



APOPKA PLANNING COMMISSION AGENDA

October 8, 2024 5:30 PM

Apopka City Hall Council Chambers

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

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

CALL TO ORDER

OPENING AND INVOCATION

APPROVAL OF MINUTES

1. Meeting Minutes from August 13, 2024

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.

PUBLIC HEARING

1. Quasi-Judicial - Special Exception Use for Outdoor Storage (as a Principal Use) - 100 Hermit Smith Road
Owner(s): 100 Hermit Smith LLC
Applicant(s): Tara Tedrow
Location: 100 Hermit Smith Road
Project: Special Exception Use - Outdoor Storage (as a Principal Use)
Density: N/A
Project Manager: Jun Sohn, Ph.D.
2. Legislative - Ordinance No. 3067 – Large-Scale Future Land Use Amendment – Ondich South
Owner(s): PM S-1 REO, LLC
Applicant(s): Appian Engineering, Inc. c/o Luke Classon, P.E.
Location: Southwest corner of Ondich Road and Effie Drive
Tract: 54.85 +/- acre(s)
Density: 5.97 dwelling units per acre; 326 units total proposed
Transitional District Overlay - maximum of 10 dwelling units per acre
Neighborhood District Overlay - maximum of 5 dwelling units per acre
Project Manager: Jean Sanchez
3. Quasi-Judicial - Ordinance No. 3068 - Change of Zoning and Master Plan - Ondich South
Owner(s): PM S-1 REO, LLC
Applicant(s): Appian Engineering, Inc. c/o Luke Classon, P.E.
Location: Southwest corner of Ondich Road and Effie Drive
Tract: 54.85 +/- acre(s)
Density: 5.97 dwelling units per acre; 326 units total proposed
Transitional District Overlay - maximum of 10 dwelling units per acre

Neighborhood District Overlay - maximum of 5 dwelling units per acre
Project Manager: Jean Sanchez

4. Ordinance No. 3075 - Amendment to the Land Development Code to allow outdoor recreation in the MU-D and C-COR zoning districts
Presented by: Bobby Howell, Planning Manager
5. Legislative - Ordinance No. 3078 - Large-Scale Future Land Use Amendment - Chandler Hills
Owner(s): Orchid Estate HOA Community, Mega GNG, LLC, Jacob Snavelly, 4625 Chandler Road, LLC, Matthew & Deborah Shaw, Daphne Martin, Walter H. Robinson III, Yoo Shik Um Irrevocable Trust, PM-S1 REO, LLC
Applicant(s): Jonathan Huels, Esq.
Location: 2350 W. Kelly Park Road
Project: Chandler Hills
Density: Maximum 5 dwelling units per acre
Project Manager: Bobby Howell, AICP
6. Legislative – Ordinance No. 3079 – Small-Scale Future Land Use Amendment – 2300 W Ponkan Road
Owner(s): Jason Monroe Lee, Cara Dawn Lee
Applicant(s): Jason Lee
Location: 2300 W. Ponkan Road
Project: 2300 W Ponkan Road Small-Scale Future Land Use Amendment
Density: 3.5 DU/A
Project Manager: Jun Sohn, Ph.D.
7. Quasi-Judicial – Ordinance No. 3080 – Change of Zoning – 2300 W Ponkan Road
Owner(s): Jason Monroe Lee, Cara Dawn Lee
Applicant(s): Jason Lee
Location: 2300 W. Ponkan Road
Project: 2300 W Ponkan Road Rezoning
Density: 5 DU/A
Project Manager: Jun Sohn, Ph.D.
8. Quasi-Judicial - Ordinance No. 3082 - Rezoning - 1770 Sheeler Avenue
Owner(s): Itay Guy
Applicant(s): Brent Lenzen, P.E. Kimley Horn
Location: 1770 Sheeler Avenue
Project: 1770 Sheeler Avenue - Rezoning
Density: 5 Dwelling Units/Acre
Project Manager: Amer Hamza

SITE PLANS

OLD BUSINESS

NEW BUSINESS

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 Planning Commission 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 Planning Commission meeting shall be the voluntary offering of a private person, to and for the benefit of the Planning Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Planning Commission 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 Planning Commission 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.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON AUGUST 13, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: William Gusler, Howard Washington, Butch Stanley, Eric Mock, Robert Ryan and Mary Norwood

ABSENT: Wes Dumey and Orange County Public Schools (Non-voting)

STAFF PRESENT: Bobby Howell – Planning Manager, Jean Sanchez – Senior Project Coordinator/Planner, Jun Sohn, Ph.D. – Planner II, Andrew Hand – City Attorney (Cliff Sheppard’s Office), Kelly Robertson – Content Administrator, Marta Schwarz – Content Specialist, Erin Arnold – Executive Assistant and Mary Denizard – Administrative Associate

OTHERS PRESENT: Julian Coto, Alvaro Mazariegos-Galvan, Andrew McCown, James Nugent, Logan Opsahl, Genevieve LaBuda and Kevin Roberson

OPENING AND INVOCATION: Chairperson Gusler called the meeting to order and asked for a moment of silent prayer. The Pledge of Allegiance followed.

PUBLIC COMMENT: Chairperson Gusler asked if anyone from the public wished to speak on a matter that is not on the agenda. With no one wishing to speak, Chairperson Gusler closed the public comment period.

APPROVAL OF MINUTES: Chairperson Gusler asked if there were any corrections or additions to the regular meeting minutes of June 11, 2024 at 5:30 p.m.

MOTION: Butch Stanley made a motion to approve the Planning Commission minutes from the regular meeting held on June 11, 2024 at 5:30 p.m. and seconded by Eric Mock. Aye votes were cast by William Gusler, Howard Washington, Butch Stanley, Eric Mock, Robert Ryan and Mary Norwood (6-0).

APPROVAL OF MINUTES: Chairperson Gusler asked if there were any corrections or additions to the regular meeting minutes of July 9, 2024 at 5:00 p.m.

MOTION: Robert Ryan made a motion to approve the Planning Commission minutes from the regular meeting held on July 9, 2024 at 5:00 p.m. and seconded by Howard Washington. Aye votes were cast by William Gusler, Howard Washington, Butch Stanley, Eric Mock, Robert Ryan and Mary Norwood (6-0).

QUASI JUDICIAL – VARIANCE – 5260 MT PLYMOUTH ROAD

Chairperson Gusler read the item description and asked if anyone had ex-parte communication on this matter. All commissioners responded no.

Staff Presentation: Jun Sohn presented the item based on the staff report.

Commissioner Mock asked if there was point that the council would say that it’s too small and how does that get figured? He read that it is individual and each one comes on their own merit.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON AUGUST 13, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOKA, FLORIDA.

Dr. Sohn replied that for agricultural zoning, the standard zoning variance was required because the lot width can be exempted but the lot size cannot be exempted or done by administrative adjustment.

Commissioner Washington stated that there is basically an inconsistency between the AG zoning and the plat and we are trying to eliminate the gap, therefore, the variance.

Chairperson Gusler mentioned that this doesn't set a precedent or give anybody free reign.

Chairperson Gusler opened the meeting for public hearing. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Butch Stanley made a motion to approve the Variance. Motion seconded by Robert Ryan. Aye votes were cast by William Gusler, Howard Washington, Butch Stanley, Eric Mock, Robert Ryan and Mary Norwood (6-0).

FLORIDIAN TOWN CENTER MULTI-FAMILY, PHASE 1 – MAJOR DEVELOPMENT PLAN

Chairperson Gusler read the item description.

Staff Presentation: Bobby Howell presented the item based on the staff report.

Commissioner Ryan asked if the YMCA was supposed to be on this Parcel. Mr. Howell stated that is was supposed to be on Parcel 7 and this parcel was always contemplated to be multi family.

Commissioner Ryan asked if there are any government loans or guarantees involved in this project.

Applicant, Andrew McCown with GAI Consultants said no this is all being privately financed.

Commissioner Ryan stated that he sees the EV charging stations and that there is plenty of parking for people with disabilities. He asked the applicant if they plan to add any EV charging stations with accessibility for people with disabilities.

James Nugent with Donald McIntosh and Associates is the Civil Engineer of Record for the project. He stated that there are EV charging station on the plans at periodic locations throughout the site where they have already anticipated. He doesn't believe there is a specific ADA requirement, but they will try to accommodate all the potential residents. There will be more detail provided in the construction site plan which is currently under review with the city.

Chairperson Gusler opened the meeting for public hearing. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Mary Norwood made a motion to recommend approval of the Floridian Town Center, Multi-Family, Phase 1 – Major Development Plan. Motion seconded by Eric Mock. Aye votes were cast by William Gusler, Howard Washington, Butch Stanley, Eric Mock, Robert Ryan and Mary Norwood (6-0).

WYLD OAKS - REPLAT

Chairperson Gusler read the item description.

Staff Presentation: Jean Sanchez presented the item based on the staff report.

Chairperson Gusler opened the meeting for public hearing. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Butch Stanley made a motion to approve the Wyld Oaks – Replat based on the findings and facts in the staff report and exhibits. Motion seconded by Mary Norwood. Aye votes were cast by William Gusler, Howard Washington, Eric Mock, Robert Ryan, Butch Stanley and Wes Dumey (6-0).

CROSSROADS AT KELLY PARK PHASE 1B - PLAT

Chairperson Gusler read the item description.

Staff Presentation: Jean Sanchez presented the item based on the staff report.

Commissioner Ryan asked about the setbacks on the front-loaded garages on the lots.

Ms. Sanchez stated that there are no minimums and maximums in the Kelly Park Interchange Form Based Code Area but this phase, the MDP as well as the CSP, have been approved and those would be on the CSP. She later apologized for misspeaking.

Commissioner Ryan said that this needs to be something that is looked at in the future because he wants to make sure that someone can park a car in the driveway and not block the sidewalk.

Mr. Howell mentioned that this is in the neighborhood character zone of the form-based code are and there's a minimum front yard setback of 15 and a maximum of 30 so there is a range. These are what they call neotraditional type design similar to Baldwin Park area.

Commissioner Washington stated that the staff report shows a proposed use of 175 single family homes but then Ms. Sanchez's project summary shows 140. He confirmed that this was a typo.

Chairperson Gusler opened the meeting for public hearing. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Howard Washington made a motion to approve the Crossroads at Kelly Park Phase 1B - Plat based on the findings and facts in the staff report and exhibits. Motion seconded by Mary Norwood. Aye votes were cast by William Gusler, Howard Washington, Eric Mock, Robert Ryan, Butch Stanley and Wes Dumey (6-0).

BRONSON PEAK PHASE 2A - PLAT

Chairperson Gusler read the item description.

Staff Presentation: Jean Sanchez presented the item based on the staff report.

Commissioner Ryan asked staff how wide the lots are in the back and what can be built on the 20-foot lot width.

Ms. Sanchez responded that the ones in the alley are under 50 feet in width which is what requires and alley in the code. It's a mix of standard lots and bungalows. Bungalows are 20 to 25 feet.

Applicant, Genevieve LaBuda with Poulos & Bennett located at 2602 E Livingston Street in Orlando stated that these are all townhome and bungalow style homes so they are all connected.

Chairperson Gusler opened the meeting for public hearing. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Butch Stanley made a motion to approve the Bronson Peak Phase 2A - Plat based on the findings and facts in the staff report and exhibits. Motion seconded by Eric Mock. Aye votes were cast by William Gusler, Howard Washington, Eric Mock, Robert Ryan, Butch Stanley and Wes Dumey (6-0).

OLD BUSINESS: None

NEW BUSINESS: Chairperson Gusler said that he had a question for Mr. Howell about a project. This was for a landscaping company that is located on Clarcona Road and Stone Road and we changed the zoning to industrial. He says that the applicant was initially going to rezone it and then ask for a special exception, but they were told that they didn't need a special exception as long as they followed the outdoor storage 14 regulations. Part of those regulations was that the outdoor storage shall be enclosed in either a wall made of masonry consistent with that of the primary building on the wood lot vinyl or combinations and shall be sufficient to screen stored materials from public view, right of ways and private streets. The applicant asked for the variance and it was approved based on them following those rules. Chairperson Gusler said that 2 people have asked him to drive by that location and look at the side of the building where they keep their storage. The fencing is torn down, palettes stacked 15 feet over the height so the 3 or 4 people who live across the street look at that every day. Initially when they did it they kept everything really nice. The question is if they don't follow the rules is there any other recourse other than people calling code enforcement because both parties advised that they have called code enforcement 4 times each and it's never been resolved. Chairperson Gusler stated that if code enforcement is powerless or toothless, then the board really needs to consider who they are giving a variance to.

Bobby Howell responded that he can follow up with code enforcement to see what the status is. He said that when they review a plan or a rezoning, and they have to react to the standards that's presented and the information that the applicant is presenting there is a possibility that someone might do stuff that's outside the realm of code.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON AUGUST 13, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

Another thing that Chairperson Gusler wanted to bring up was about the parking. He is of the understanding that you can be written a ticket if your car is hanging over the sidewalk. He asked who benefits by allowing a 15-foot driveway. He believes that the driveway should be 25-foot because the homeowner doesn't really benefit. The only person who benefits is the developer because they get more square footage into each lot. He would like to see that addressed so that if someone wants to park in their driveway and not be hanging over the sidewalk.

Mr. Howell responded that the Kelly Park form-based interchange code where the majority of the plats presented this evening are located at what is called a "new urbanist neotraditional design code". It's supposed to be like a Baldwin Park or Celebration type development there. Our code requires that if you have a lot that is 50 feet or less to be rear loaded. The Form Based Code was written and got adopted in 2016.

Chairperson Gusler mentioned that he would like that to be changed and addressed the next time we have a "change fest".

Mr. Howell added that on September 10th at 3p is the joint workshop with the City Council for the Comprehensive Plan Rewrite. The drafts will hopefully be to everyone a couple of weeks before the meeting so that everyone will be prepared.

ADJOURNMENT: The meeting adjourned at 6:05 p.m.

William Gusler, Chairperson

Bobby Howell, Planning Manager



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 1.

Meeting Date: October 8, 2024

Department: Community Development

SUBJECT:

Quasi-Judicial - Special Exception Use for Outdoor Storage (as a Principal Use) - 100 Hermit Smith Road

REQUEST:

Approve a Special Exception Use Permit to allow the use of an Outdoor Storage (as a Principal Use) for heavy equipment rental as the primary use in the I-L (Light Industrial) Zoning District.

SUMMARY:

Owner: 100 Hermit Smith LLC

Applicant: Tara Tedrow

Parcel ID Number: 01-21-27-0000-00-080

Location: 100 Hermit Smith Road

Future Land Use: Industrial

Existing Use: Industrial

Zoning: I-L (Light Industrial)

Tract Size: 4.15 +/- Acres

Proposed Use: Outdoor Storage as a Principal Use on the property for heavy equipment rental

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	Industrial	I-L (Light Industrial) / T (Transitional)	Vacant / Warehouse
East	Industrial	I-L (Light Industrial)	Vacant
South	Industrial	PD	Vacant
West	Industrial	PD	Vacant

PROJECT SUMMARY:

The applicant intends to utilize the site for Outdoor Storage (as a Principal Use) for heavy equipment rental (equipment, vehicles, and building materials), which requires a Special Exception Use Permit within the I-L (Light Industrial) Zoning District. The exterior of the property (building exterior, parking lots) has been recently improved, and the outdoor storage areas are already paved with asphalt. The condition of the pavement has been reviewed and approved by the City Engineer to be used for outdoor storage.

Per Land Development Code Section 2.5.1.G.4, a Special Exception is required to comply with the following standards:

- a. Will be consistent with the goals, objectives, and policies of the comprehensive plan;
 - Applicant's response: The proposed special exception will allow heavy equipment rental with outdoor storage

on the property (the "Project") consistent with the goals, objectives and policies of the City's Comprehensive Plan including Policy 3.1.I and Policy 16.5.

- Staff response: Staff has no objection.

b. Will comply with all applicable zoning district standards;

- Applicant's response: This proposed Project will comply with or exceed all zoning district standards regarding site specific development standards. The property is located at 100 Hermit Smith Road and consists of 4.15 acres was previously being used as a mulch operation and outdoor storage of raw materials. The property is on the west side of Hermit Smith Road and east of Conrad Road and south of General Electric Road. The property is zoned I-L (Light Industrial) and has a future land use designation of Industrial.
- Staff response: Staff has no objection.

c. Will comply with all standards in Sec. 4.2.3, Standards Specific to Principal Uses, Standards for Specific Principal Uses;

- Applicant's response: Consistent with Section 4.2.3 of the City's Land Development Code, the proposed Project will comply with all applicable performance and siting standards applicable to the use. As outlined in the City of Apopka Land Development Code under Article 4 Use Regulations and Table 4.2.2.C, a Special Exception permit is necessary solely to allow heavy equipment rental proposed outdoor storage.
- Staff response: Staff has no objection.

d. Will be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district;

- Applicant's response: The proposed Project is compatible with the character of the surrounding area, which is already built out for predominately industrial uses, as shown below. The surrounding area is already being utilized for outdoor storage.
- Staff response: Staff has no objection.

e. Will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;

- Applicant's response: The proposed Project will provide ample screening and buffering to minimize any adverse visual impacts on the adjacent lands. There are outdoor storage uses to the east of the property. The parcel to the north is a custom foliage warehouse and parcels to the north and west are vacant undeveloped lots. The southern property line runs along a retention pond owned by Mid-Florida Logistics Park. The Property was previously used as a mulch operation and outdoor storage of raw materials. The area is predominately industrial and sufficient setbacks exist to buffer the requested use. The outdoor storage will be located primarily in areas of the property set back away from Hermit Smith Road which will provide for additional buffering. The proposed outdoor storage is for equipment, vehicles and building materials.
- Staff response: Staff has no objection.

f. Will ensure that no site lighting source shall negatively impact adjacent properties and rights-of-way;

- Applicant's response: Site lighting, store lighting and signage lighting shall comply with Section 5.6 Exterior Lighting of the City's Land Development Code and will not negatively impact adjacent properties.
- Staff response: Staff has no objection.

g. Will maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;

- Applicant's response: The proposed Project will use existing, already approved ingress and egress driveways along Hermit Smith Road on the eastern property line to provide safe traffic flow onto and through the site by vehicles and safe road conditions around the site. Also noting an easement has been granted for a driveway crossing the northern corner of the property from Hermit Smith Road.
- Staff response: Staff has no objection.

h. Will avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;

- Applicant's response: The proposed Project will not have significant adverse odor, noise, glare or vibration impacts on surrounding lands. The existing trash enclosure, service delivery, parking and loading zones will be used and proposed signage and lighting will be provided according to the City's Land Development code. All future signage will comply with City Code requirements. Additionally, the proposed heavy equipment rental with outdoor storage of vehicles and building materials will not have significant adverse odor, noise, glare or vibration.
- Staff response: Staff has no objection.

- i. Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district;
- Applicant's response: The proposed Project will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district. The area is developed with similar industrial operations and this request is in keeping with such uses. The exterior of the property has been improved. The building exterior has been painted, and the parking lot has been milled adding three (3) inches of asphalt millings applied over the existing asphalt.
 - Staff response: Staff has no objection.
- j. Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources;
- Applicant's response: The proposed Project will not cause deterioration of water and air resources, scenic resources, and other natural resources. 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 currently located at the property.
 - Staff response: Staff has no objection.
- k. Will not overburden existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection facilities; and
- Applicant's response: The proposed Project 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 building has now connected to city water and sewer. A new chain link fence has been installed around entire perimeter of the property, and two (2) electric gates with EMS access have been installed to improve security of the premises. The proposed special exception would allow the use of the existing buildings and infrastructure at the property. No additional intensity of use is proposed from the historic uses of the property.
 - Staff response: Staff has no objection.
- l. Will comply with all other relevant City, State, and federal laws and regulations.
- Applicant's response: The proposed Project will comply with all other relevant City, State and federal laws and regulations. In addition to the exterior building and driveway improvements, interior and site improvements are in process or have been completed as shown on the attached drawing and description sheets. (See Attachment 1)
 - Staff response: Staff has no objection.

PUBLIC HEARING SCHEDULE:

October 8, 2024 – Planning Commission (5:30 P.M.)

DULY ADVERTISED:

September 27, 2024 – Apopka Chief

August 6, 2024 – Poster Placed on Property

August 6, 2024 – Mailed Notices to Adjacent Property Owners

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:

Recommends approval of a Special Exception to allow Outdoor Storage (as a Principal Use) for heavy equipment rental service and business at a property located at 100 Hermit Smith Road in the I-L (Light Industrial) Zoning District, subject to the exhibits and findings of the staff report.

Recommended Motion – Planning Commission:

Approve a Special Exception to allow Outdoor Storage (as a Principal Use) for heavy equipment rental service and business at a property located at 100 Hermit Smith Road in the I-L (Light Industrial) Zoning District, subject to the

exhibits and findings of the staff report.

Planning Commission Role:

Pursuant to the City of Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.3.2.B.1.a, the Planning Commission has the authority to take make decisions on Special Exception Permits. Therefore, the Planning Commission may approve, deny or approve with conditions this application. An applicant may appeal the Planning Commission action to the City Council.

ATTACHMENTS:

1. Maps
2. Site Plan
3. Attachment 1
4. Ads 09272024



N

Hermit
Lake

Hermit Smith Rd

Shelby Industrial Dr

Shelby Industrial

- 100 Hermit Smith Rd
- Parcel
- Apopka City Limits

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Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



Hermit Lake

Hermit Smith Rd

Hermit Smith Rd

Legend



100 Hermit Smith Rd



Parcel

0.03 0.05 0.1 Miles

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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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Hermit
Lake

h Rd

Shelby Industrial Dr

Hermit Smith Rd

Shelby Industrial

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

LEGAL DESCRIPTION

And

N O T P L A T T E D

PARCEL ID. # 272101000000026
RAYNOR APOPKA LAND MANAGEMENT LLC
17615 DEER ISLE CIRCLE
WINTER GARDEN, FL 34787

S 00°22'38" W

659.41'

W. LINE OF THE E. 1/2 OF THE S.E. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 1-21-27

SUBJECT PROPERTY
4.13 ACRES +-
-

NOT
INCLUDED
NOT PLATTED

0 7.5 15 30 60

GRAPHIC SCALE

N.W. CORNER OF THE E. 1/2 OF
THE S.E. 1/4 OF THE S.E. 1/4 OF
THE S.W. 1/4 OF SECTION 1-21-27
POINT NOT SET - FALLS ON SCALE

N O T P L A T T E D

PARCEL ID. # 272101000000028
RAYNOR APOPKA LAND MANAGEMENT LLC
17615 DEER ISLE CIRCLE
WINTER GARDEN, FL 34787

SITE

LOCATION MAP
(NOT TO SCALE)

CENTER OF SECTION 1-21-27
FOUND 6" DIA CONC MONUMENT
(NO ID) UNDER PAVEMENT
C.C.R. #82614

HERMIT SMITH ROAD

Digitally signed by Thomas

McMahon

Date: 2023.08.13 15:18:58 -04'00'

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(C), 8, 9, 11, 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8/8/23.

CERTIFIED TO: 100 HERMIT SMITH, LLC
FIRST AMERICAN TITLE
INSURANCE COMPANY
WALKER & TUDHOPE, P.A.

I HEREBY CERTIFY: THAT THIS SURVEY MEETS THE
STANDARDS OF PRACTICE
SET FORTH BY THE FLORIDA
BOARD OF LAND SURVEYORS IN
CHAPTER 51-17, FLORIDA
ADMINISTRATIVE CODE.

THOMAS J. MCMAHON
FL REG LAND SURVEYOR #4887

DATE: 8/8/23
SCALE: 1" = 30'
JOB NO. 100 HERMIT
MCMAHON SURVEYING
AND MAPPING, LLC
1690 TALL OAKS ROAD
DELAND, FLORIDA, 32720
LICENSED SURVEYOR #7434
PHONE: 407-298-3744

Thomas McMahon

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND / ABBREVIATIONS

O.R.B.	=	OFFICIAL RECORDS BOOK	LP	=	LIGHT POLE
CONC	=	CONCRETE	R/W	=	TRANSFORMER
R/W	=	RIGHT OF WAY	MES	=	MITERED END SECTION
OHW	=	OVERHEAD WIRES	REG	=	REGISTERED
WPP	=	WOOD POWER POLE	LB	=	LICENSED BUSINESS
GA	=	GUY ANCHOR			
(D.)	=	DEED			
(M.)	=	MEASURED			
(C.)	=	CALCULATED FROM SECTION BREAKDOWN			

SURVEYOR'S NOTES

1. BEARINGS BASED ON THE NORTH / SOUTH CENTER SECTION LINE OF SECTION 1-21-27 AS BEING S.00°16'14"W. (ASSUMED).
2. UNDERGROUND IMPROVEMENTS NOT LOCATED (EXCEPT AS SHOWN).
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. SUBJECT PROPERTY LIES IN ZONE "X" (AREA OF MINIMAL FLOODING) PER FLOOD INSURANCE RATE MAP PANEL NUMBER 12009C0125H, DATED 9/24/21.
5. DATE OF FIELD SURVEY: 8/8/23.
6. THE STREET ADDRESS OF SUBJECT PROPERTY IS: 120 HERMIT SMITH ROAD, APOPKA, FLORIDA.
7. THE SURVEYOR IS NOT AWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND DID NOT OBSERVE EVIDENCE OF STREET REPAIRS AT THE TIME OF SURVEY.
8. THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF SURVEY.
9. THE SURVEYOR HAS NOT BEEN PROVIDED WITH A ZONING LETTER.

NOT PLATTED

PARCEL ID. # 012127000000081
MARILYN S BOUGHAN TRUST
C/O WILLIAM C BOUGHANM TRUSTEE
P.O. BOX 573 SORRENTO, FL 32776

TITLE NOTES

THIS SURVEY REFLECTS EASEMENTS LISTED ON SCHEDULE "B", SECTION II OF
FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 5011412-1129389,
DATED 4/19/23 AS FOLLOWS:

ITEM	COMMENT
1. ITEMS 1 THROUGH 5 -	STANDARD EXCEPTION ITEMS - NOTHING TO PLOT.
2. RESOLUTION PER O.R.B. 2735, PAGE 539 -	NOT A MATTER OF SURVEY - NOTHING TO PLOT
3. DISTRIBUTION EASEMENT PER O.R.N. 4090, PAGE 2196 -	SHOWN ON SURVEY
4. INGRESS AND EGRESS EASEMENT PER O.R.B. 7035, PAGE 3449 -	SHOWN ON SURVEY
5. O.R.B. 9428, PAGE 2024	
6. O.R.B. 10453, PAGE 8531	

9. UTILITY EASEMENT PER O.R.N. 8406M PAGE 2615 - DOES NOT AFFECT PROPERTY
10. INGRESS, EGRESS AND UTILITY EASEMENT PER O.R.B. 10940 PAGE 6649 - SHOWN ON SURVEY
11. STANDARD EXCEPTION ITEM - NOTHING TO PLOT
12. REFERENCE TO OLD SURVEY - NOTHING TO PLOT
13. MORTGAGE PER INSTRUMENT NO. 202302218962 - NOTHING TO PLOT
14. ASSIGNMENT OF RENTS - NOTHING TO PLOT
15. FINANCING STATEMENT - NOTHING TO PLOT

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11-6-2023

Equipment Share Apopka - LL Responsibility Scope of Work

Metal Building

- The existing 1st floor office area to have all walls and ceiling repaired and painted as required. If new lighting is required landlord shall be responsible for that. Supply and install all new LVT flooring. Landlord to service and verify all HVAC is functioning.
- The ground floor wash and locker room are to have new flooring, paint and repair walls and ceiling and ensure shower is functional and cleaned. Remove all existing lockers and trash them ready for new.
- The office next to the locker room will become the break room. Landlord to install breakroom millwork complete with sink, hot and cold water, electric for a fridge and microwave and 2 general outlets. Landlord to ensure waste is available. HVAC in that area is very temporary. Landlord to ensure it is installed correctly and the duct is fixed to a permanent solution.
- Pressure wash and clean the entire interior of workshop including the ground floor cage and 1st floor mezzanine. It should be washed from ceiling to floor.
- Paint the interior of the workshop.
- Replace all exit and emergency egress lighting with new to ensure timing requirements are met.
- New warehouse lights (LED). The workshop shall be no less than 50-foot candles per square foot.
- Provide 1 x 208v 3 phase 30 amp disconnect for tenant supplied compressor.
- Install 1 x 50amp 3 phase outlets for a welder within the interior of the workshop.
- Existing compressed air piping shall remain.
- Supply 4 x 20-amp circuits for general outlets throughout the workshop. Install 20 dual 120v 3 pin outlets.
- Repair or replace as required all rollup doors. If doors are replaced, they must be replaced with electric operators.
- Covered overhang area to be used for lift storage and repairs. Landlord shall at exterior overhang provide 6 x 20amp dedicated circuits. Landlord shall provide 6 banks of circuits on the Western exterior wall and evenly space them running North to South. Each bank shall have 7 120v 3 pin outlets. Outlets shall be fixed to a solid surface on the exterior face of the building.
- Paint exterior of the building in ES color scheme
- Ensure all plumbing & HVAC is functional prior to occupancy. Provide service report for HVAC complete with useful life remaining.
- Ensure roof is cleaned and not leaking.
- Ensure gutters and downspouts are functioning and clear.
- West side of overhand, south bay, fill with exterior skin to stop the spray from the wash bay. See marked up site plan.
- 2 x 50amp 230/120 electric disconnects to the wash bay area. Equipment Share Contractor will connect from there.

Office Trailer (Existing)

- Repair exterior and exterior skirt as required.
- Remove stairs, ramp and landings and replace with new.
- Hot Mop roof to mitigate leaks.
- Repair all interior walls and ceiling and paint in ES color scheme. Replace all flooring with new LVT.
- Remove all existing items from interior.
- Ensure all lighting, including emergency and exit lights, is functioning. If they are not installed landlord shall provide new as required.
- Replace central HVAC units with new or reconditioned. All window rattlers should be replaced also and correctly secured.
- Ensure plumbing is functioning correctly and connected.
- Replace breakroom cabinets with new and new countertops.
- Remove wood rot and replace as required.
- Install floor lights on the eastern side of the trailer to light up the parking area as defined on marked up site plan.
- Incoming fiber to the trailer shall remain functional for tenant use.
- Ensure all internal power is functional.

Site Work

- Fence 1500 ft of guard dog fence installation.
- Supply and install 1 x 30ft electric roll gate at entry. Gate to be placed on timer for operation and outside of normal hours have a remote control.
- Sewer/Septic system as required for ES to function and operate
- Stabilize the site with millings as required. Grading should be reviewed to ensure water run off from the building is managed and routed as required.
- Remove all mulch and trees from the site.
- If landscape is required by city for occupancy, then landlord is responsible.
- Overhead power is too low for our operation. Need to bring incoming power underground.
- Remove the overhead line to light pole on the NE corner of the metal building.
- Place fuel storage tanks on island to the West of the metal building per site plan
- Exterior pylon signage on the road.
- Install 11 x wood poles complete with LED flood lights. Power is to be fed underground (same trench as incoming power to be relocated) and to the 1st pole. From there all lighting is fed from overhead wires draped from pole to pole on the property line
- Install wash bay per location shown on site plan. Power for the pressure washer and sump pump will be required. Landlord shall run and install the required disconnects.

Youth essay contest celebrates city’s 142nd birthday

To celebrate the upcoming 142nd birthday of the city of Apopka, middle school aged youth are invited to participate in an essay contest. The submission deadline is Friday, October 4, at 5 p.m.

The city is asking middle school-aged youth in Apopka and surrounding communities to write an essay about the city of Apopka seal. The city’s seal contains symbolism and meaning which speak to the rich heritage, history and culture of Apopka. The essay should identify some or all of these symbols, why they are important and what they mean to them.

Essay guidelines

- *Essay length should be 600 words or less.
- *Must be a middle school student in Apopka or the surrounding area.
- *Contestants are strongly urged to utilize the Apopka Museum in their research.

Additional details

First, second, and third place prizes will be awarded. Winner will be announced at the Wednesday, October 16, City Council meeting.

Students who are unable to submit their essay online may submit their essay at Apopka City Hall during City Hall business hours. Include the name, address, and phone number of the participant.

For any questions, contact Stephen Cribb at SCribb@Apopka.net.

Helene: Updates found on city website

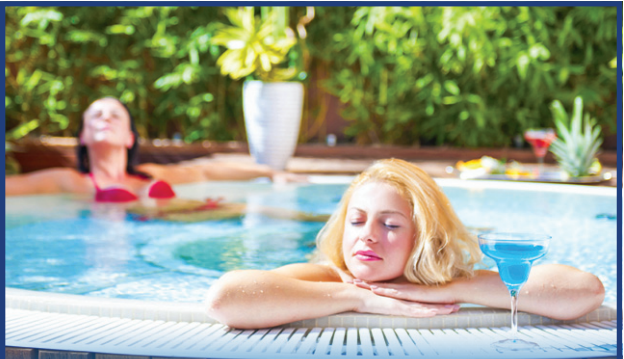
Continued from page 1A

No trash collection

There was no solid waste collection on Thursday, September 26; however, garbage pickups will not be made up. Customers that are collected on Thursday will get their next usual pickup on Monday.

For yard waste and bulky pickups, the city resumed Thursday pickups on Friday and will work into the weekend to try to catch up. The city said that all yard waste and bulky pickups may be on a delayed schedule for several days.

Visit the city’s Alert Center at Apopka.gov for updates and storm news. Visit the city’s hurricane for additional storm information, Apopka.gov/Hurricane.



INCREASE THE VALUE OF YOUR HOME WITH NATURAL GAS AND SAVE MONEY.

At Lake Apopka Natural Gas, we're helping families connect to affordable, reliable, and efficient natural gas, with appliances that pay dividends for years to come. Studies show a home with natural gas has a **6% greater resale** value than an all-electric home.

 **Know what's below. Call before you dig.**

 **Lake Apopka Natural Gas District**

www.langd.org 407-656-2734 ext. 307

ELECT





Vicki Vargo

for Orange County Soil & Water Conservation District 2

Committed to Conservation, Community, Agriculture and Waterways

- Helped save Ben White Raceway, now known as Trotters Park, from development
- Serving on Board of Directors for Central Florida Fair for 24 years and counting
- Homestead in Wekiva River Watershed Basin for 35 years
- University of Florida Levin College of Law
- Raised on Lake Michigan and has profound respect for our natural resources
- Raised and worked on family-owned blueberry farm in Michigan, still in operation today
- University of South Florida Business Administration with an emphasis in Finance

TUESDAY, NOVEMBER 5

Polls open at **7 a.m.** and close at **8 p.m.**



 **VickiVargoforSoilandWater** | vickivargoforsoilandwater.com

Paid for and approved by Vicki Vargo for Orange County Soil & Water Conservation District 2

CITY OF APOPKA PUBLIC HEARING NOTICE SPECIAL EXCEPTION

NOTICE is hereby given that **Tara Tedrow** has made an application, in accordance with Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 4.2.2.C to the City of Apopka Planning Commission for a **SPECIAL EXCEPTION TO ALLOW THE USE OF AN OUTDOOR STORAGE AS A PRINCIPAL USE IN THE I-L (LIGHT INDUSTRIAL) ZONING DISTRICT.**

This application relates to the following described property located at 100 Hermit Smith Road:



Parcel Identification Number(s): 01-21-27-0000-00-080
Contains: 4.15 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider the Special Exception request at its scheduled meeting in the City Council Chambers of the Apopka City Hall on **Tuesday, October 8, 2024, beginning at 5:30 P.M.,** or as soon thereafter as possible.

Affected parties and the public may appear at the above listed hearing to speak. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka, Florida 32703; Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

September 27, 2024
Publish: The Apopka Chief

Apopka Planning Commission
Community Development Department

177407

CITY OF APOPKA PUBLIC HEARING NOTICE CHANGE OF ZONING

NOTICE is hereby given pursuant to Sec. 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Brent Lenzen P.E., Kimley Horn** has made application relating to the following described property.

ORDINANCE NO. 3082
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM RSF-1B (RESIDENTIAL SINGLE FAMILY - LARGE LOT) TO RTF (RESIDENTIAL TWO FAMILY), FOR PROPERTY LOCATED 1770 SHEELER AVENUE; OWNED BY SHEELER DEVELOPMENT LLC COMPRISING 9.92 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Legend
1770 Sheeler Avenue
Parcel

Parcel Identification Number(s): 22-21-28-0000-00-143
Contains: 9.92 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, October 8, 2024 beginning at 5:30 P.M.,** or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3082 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, November 6, 2024 beginning at 1:30 P.M.** or soon thereafter.

Affected parties and the public may appear at the above listed hearings to speak. The proposed Rezoning Application can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

September 27, 2024
Publish: The Apopka Chief

Apopka City Council
Apopka Planning Commission
Community Development Department

177411

Tell them you saw it in The Apopka Chief

Onset of Tropical Storm Helene causes strategic placement of workers

ST. PETERSBURG, Fla. – Duke Energy Florida is readying 8,000 workers to respond to Tropical Storm Helene. As the storm approaches, these skilled individuals are being strategically placed across the state, enabling them to respond as quickly as possible to widespread power outages that are expected as a result of strong winds and heavy rainfall.

The company is also sending crews from Duke Energy’s Midwest operations in Kentucky, Ohio and Indiana. Responders include power line technicians, vegetation workers, damage assessors and support personnel.

Trucks will begin arriving at Tropicana Field, St. Petersburg College Tarpon Springs, The Villages and Suwannee Valley Farmer’s Market later this afternoon. Staging locations are positioned along the outside of Helene’s projected path, but as close to the impacted areas as possible. Crews are prepared to start power restoration as soon as conditions are safe.

“As soon as conditions allow, our dedicated team will be on the ground, carefully assessing the damage and working tirelessly to get the lights back on for our customers,” said Todd Fountain, Duke Energy Florida storm director. “In

the meantime, our customers should continue to prepare for this rapidly moving storm and remain vigilant in the days ahead.”

Duke Energy Florida urges its more than 2 million customers to consider the following safety tips:

- *Do not walk, swim or drive through floodwaters.
- *If rising water threatens your home or business – or if you evacuate due to flooding – turn off your power at the circuit breaker panel or fuse box.
- *Never replace a fuse or touch a circuit breaker with wet hands or while standing on a wet or damp surface.
- *Stay away from power

lines that have fallen or are sagging. Consider all lines energized as well as trees or limbs in contact with lines. Report all power line hazards to Duke Energy at 800.228.8485 or contact your local emergency services department or agency.

*If a power line falls across a car that you are in, stay in the car. If you MUST get out of the car due to a fire or other immediate

life-threatening situation, do your best to jump clear of the car and land on both feet. Be sure that no part of your body is touching the car when your feet touch the ground.

*Electric current passes easily through water, so stay away from downed power lines and electrical wires. Do not drive over – and do not stand near – downed power lines. Downed lines

will be hard to see in the rain and can potentially be hidden in standing water. If you encounter large pools of standing water, stop, back up and choose another path.

To report a power outage, text OUT to 57801, call 800.228.8485 or report online or through the mobile app.

For more safety tips, please visit duke-energy.com/StormTips.

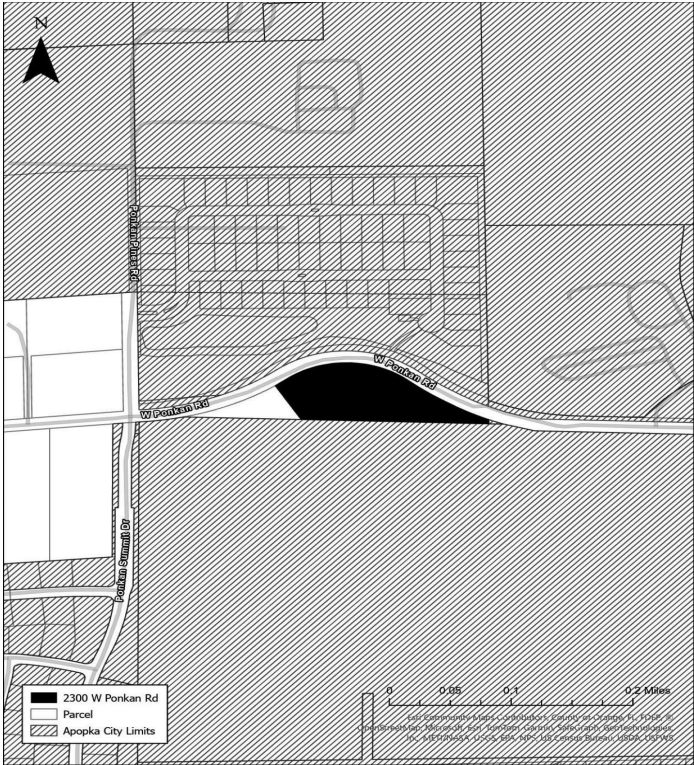
CITY OF APOPKA PUBLIC HEARING NOTICE FUTURE LAND USE AMENDMENT AND CHANGE OF ZONING

NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Jason Lee** has made application relating to the following described property.

ORDINANCE NO. 3079
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE FUTURE LAND USE FROM IN-PROGRESS TO RESIDENTIAL LOW SUBURBAN, FOR CERTAIN REAL PROPERTY LOCATED 2300 W PONKAN ROAD; OWNED BY LEE JASON MONROE AND LEE CARA DAWN, COMPRISING 3.56 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

and

ORDINANCE NO. 3080
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO RSF-1B (RESIDENTIAL SINGLE FAMILY-LARGE LOT), FOR CERTAIN REAL PROPERTY LOCATED 2300 W PONKAN ROAD; OWNED BY LEE JASON MONROE AND LEE CARA DAWN, COMPRISING 3.56 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 19-20-28-0000-00-007
Contains: 3.56 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, October 8, 2024 beginning at 5:00 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for **Ordinance Number 3079 and 3080 is rescheduled** and will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, October 16, 2024 beginning at 7:00 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Rezoning Application can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

September 27, 2024
Publish: The Apopka Chief

Apopka City Council
Apopka Planning Commission
Community Development Department

177410

Byrd: Arrest is made for making threat

Continued from page 2A

threat is made after school hours then the investigation will usually include a visit to the student’s home to question the student and parents.

Making a threat to a school can result in arrest and our law enforcement agencies have been taking this step to ensure that students understand the severity of their actions. A threat last week at Apopka High School resulted in a 15-year-old being charged with a felony for “making written or electronic threats to kill, cause bodily injury, or conduct a mass shooting or act of terrorism,” as well as a misdemeanor of “disruption of a school function.”

Making threats of any kind is certainly no joke. The school is immediately notified at the same time so they can put the school on a hold or a lockdown to keep kids safe. The school also implements

the threat assessment procedures when the immediate danger is over, which includes a meeting of the threat assessment team at the school. This team is made up of law enforcement, counselors, teachers and administration. Every school has this team.

The threat assessment team decides the risk level of the threat and discusses the discipline and support services that need to be put in place for the student. This information is noted in the student’s record so students can be monitored and continue services even if they leave that school.

The threat assessment teams meet on a schedule to review all the cases and discuss the students’ progress and support.

Schools hand out discipline according to the Code of Student Conduct and these threats usually result in a Level 4 which is the most serious offense and can result in expulsion. Full expulsion has been the re-

cent consequence for these threats.

As we saw last week at Apopka High School, the threat that was made during a live stream of the pep rally turned what should have been a fun and bonding event for the students into a frightening experience resulting in a several-hours-long hold on the school. The administration had to manage 3,000 students as well as keep parents informed and calm. Numerous Apopka Police officers responded and had to investigate the threat along with OCPs police as well as the FBI to identify the individual responsible.

The amount of resources used, the learning time lost, and the fear and anxiety these events cause are astounding and so unnecessary. We are asking for everyone’s help. Please continue to report concerns and please talk to your children about the seriousness of their actions. One stupid mistake can ruin a life!

Moore: County has huge responsibility

Continued from page 2A

at the diversity of taxes assessed by folks in the same neighborhood. Some night, if you have nothing better to do, look up information on your street.

Highlights for Fiscal ’25 Budget projects include the following:

- *New animal control facility \$45 million
- *Septic-2-Sewer Program \$19.3 million
- *Lake Apopka Loop Connector Trail \$10.8 million
- *Sidewalk Program \$10.8 million

- *Kennedy Blvd. ROW \$9.4 million
 - *All American Blvd. ROW \$6.9 million
 - *Pine Hills Pedestrian Safety Program \$1.3 million
 - *John Bridges Playground \$1.2 million
 - *Edgewater Dr. corridor study \$103,789
- Please remember the depth and breadth of the county responsibilities. The county maintains all facilities for the courthouse, constitutional offices, parks, jail, convention center, animal control, mosquito control, and community ac-

tion buildings like John Bridges and Willow Street. The county is responsible for similar roles as cities, but also for additional safety net programs such as homeless services, mental health services, jail operations, emergency services (hurricanes), and children’s afterschool programs such as Boys and Girls Club. This is in addition to maintaining county roads, ponds, and utilities.

As always, if you have any questions, don’t hesitate to contact me at District2@ocfl.net

Hayden: Research, share info, then vote

Continued from page 2A

The American Revolution started because the British Government tried to take advantage of hard working, down-to-earth people, and the administration that includes Kamala Harris as Vice President now presents her as the *answer to all our problems*, while behind her phony cackle *she tries to hide the fact she assisted in creating the problems.*

The only way we are going to overcome this debacle is through the privilege of voting for a government that is “Of the People,

By the People, and For the People.” November 5th is fast approaching, and if you haven’t researched the candidates and their stand on constitutional law, the economy, foreign policy, and their love for the American people, as well as the United States of America, *then you need to get busy.*

Talk to people and ask them for their viewpoint. Pay attention to their reasons for their outlook. Most of all, look to the past performance of those applying for a job as it pertains to the vow they took to serve ... and who did they serve:

The American people? Or themselves? Do not vote with your emotions, but with common sense, and understanding.

Plato once said, “If you do not take an interest in the affairs of your government, then you are doomed to live under the rule of fools.” If we will commit ourselves to hiring those who will fulfill the promise to serve as “We the People” request of them, the ending of those storybooks could be true in the lives of all Americans, and we can “Live happily ever after!”

ALL ABOUT APOPKA

The Apopka Chief

Established 1923
(USPS 545-440)

The Apopka Chief is published every Friday and entered as Periodicals, postage paid at Apopka Post Office, under the Act of Congress of March 3, 1879. The Apopka Chief newspaper is published by Foliage Enterprises, Inc., every Friday at 400 North Park Avenue, Apopka, Fla., 32712-3417. An annual subscription is \$25 in Orange County and \$30 outside Orange County. Phone 407-886-2777. Postmaster: Send address changes to The Apopka Chief, P.O. Box 880, Apopka, Fla., 32704-0880.

The Apopka Chief is a consistent award-winning community weekly newspaper and a member of the Florida Press Association. The newspaper won the group's award as its best newspaper in 1982, 1987, and 1988, the only three-time winner. Letters to the editor are welcome, but must be signed and include a daytime telephone number, address, or email address for verification. Management reserves the right to edit letters.

www.theapokkachief.com, news@theapokkachief.com

City of Apopka Telephone Numbers	
City Hall	407-703-1700
Mayor's Office	407-703-1701
City Administrator	407-703-1649
City Clerk	407-703-1704
Community Devel.	407-703-1712
Code Enforcement	407-703-1738
Finance Dept.	407-703-1725
Fire (non-emerg.).....	407-703-1756
Parks and Rec. Dept.	407-703-1741
Police Chief	407-703-1769
Police (non-emerg.).....	407-703-1771
Job Line	407-703-1743
Solid Waste Collect.....	407-703-1731
Street Maintenance	407-703-1731
Utility Billing	407-703-1727
Medical, fire emergency.....	911
The city of Apopka was chartered in 1882. It is located at 28°30 north latitude and is 150 feet above sea level. Its population is about 48,000 and its total area is more than 30 sq. mi. www.apopka.net	

Orange County Telephone Numbers	
Animal Services.....	407-836-3111
Auto/Boat Tags.....	850-617-2000
Building Dept.....	407-836-8550
County Mayor	407-836-7370
County Commission.....	407-836-7350
County Attorney	407-836-7320
Clerk of the Court.....	407-836-2065
Elections Supervisor.....	407-836-2070
Fire/Rescue	407-836-3111
Solid Waste	407-836-6601
Garbage Collection.....	407-703-1731
Health Dept.	407-836-2600
Hunting/Fishing Lic	888-347-4356
Parks and Rec. Dept.	407-836-6200
Property Appraiser	407-836-5044
Sheriff Administrative	407-254-7000
Non-Emerg. Complaint.....	407-836-4357
Utilities	407-836-5515
All other departments	407-836-3111
Medical, fire emergency.....	911
www.orangecountyfl.net	

Other Area Numbers of Note	
U.S. Senators	
Rick Scott (Rep.)	202-224-5274
Marco Rubio (Rep.).....	407-254-2573
U.S. Representative	
Daniel Webster (Dist. 11).....	352-241-9220
State Representatives	
Doug Bankson	407-476-6787
Carolina Amesty (Dist. 45).....	unknown
State Senators	
Geraldine Thompson (Dist.11)	407-297-2045
Orange County Commissioner	
Christine Moore	407-836-7350
Orange County Public Schools	
Pupil assignment.....	407-317-3233
Bus routes.....	407-317-3800
Superintendent.....	407-317-3200
School Board	407-317-3200
Miscellaneous	
The Apopka Chief	407-886-2777
Museum of the Apopkans.....	407-703-1707
Chamber of Commerce.....	407-886-1441

City: Moratorium ‘will get pushback,’ city attorney says

Continued from page 1A

conversation about having such a moratorium, which is a temporary suspension of activity for an authorized period of time.

“I feel like if we can do that with the impact fees... that our developers would pay for the new development rather than to have our existing residents paying for the impact of new developments,” Velazquez said. “I know the cities around us have done the same thing. I think it’s a good thing for us too. While the other cities are doing it, we are in the same kind of era with them. So, it would be good for all of us to be doing the same thing.”

City attorney Cliff Shepard explained the process of creating and approving a moratorium, which would include hiring a contractor to conduct an impact fee study, determining how long it would take for the contractor to put to-

gether the study (because that would affect how long the moratorium would be in effect), and which areas in the city the moratorium would influence.

“Once you do that, your moratorium’s in place and you will get pushback from the development community. Count on that,” Shepard warned the City Council. “What you will also get is people flooding you with applications in all likelihood to avoid potential increased fees or delays in construction. So, you might see your activity or meetings and your applications in your planning and zoning department go up. That’s just a fact of life. But that’s how it goes.”

Once the City Council adopts the moratorium, the new impact fees will go into effect 90 days from that day, Shepard said.

Shepard said there must be justification for how and why the city would charge the impact

fees it’s charging, hence the purpose of the study.

“That’s the purpose of the study, because anything that’s not justifiable in a method that you can explain in court is something that would be called either an unlawful tax or an unlawful exaction from a developer,” Shepard said.

Shepard suggested that the City Council invite a consultant to make a presentation on October 2. Shepard also said he will prepare the moratorium for the City Council’s two readings, with adoption on the second reading.

Passing a moratorium is crucial to ensure that its purpose for existing would be followed through, Shepard explained. For example, the city of Maitland once approved a moratorium that prevented any more drive-throughs from getting built in the downtown area until an impact study was completed.

Commissioner Nick

Nesta reminded the City Council and Shepard that they had the moratorium discussion the previous

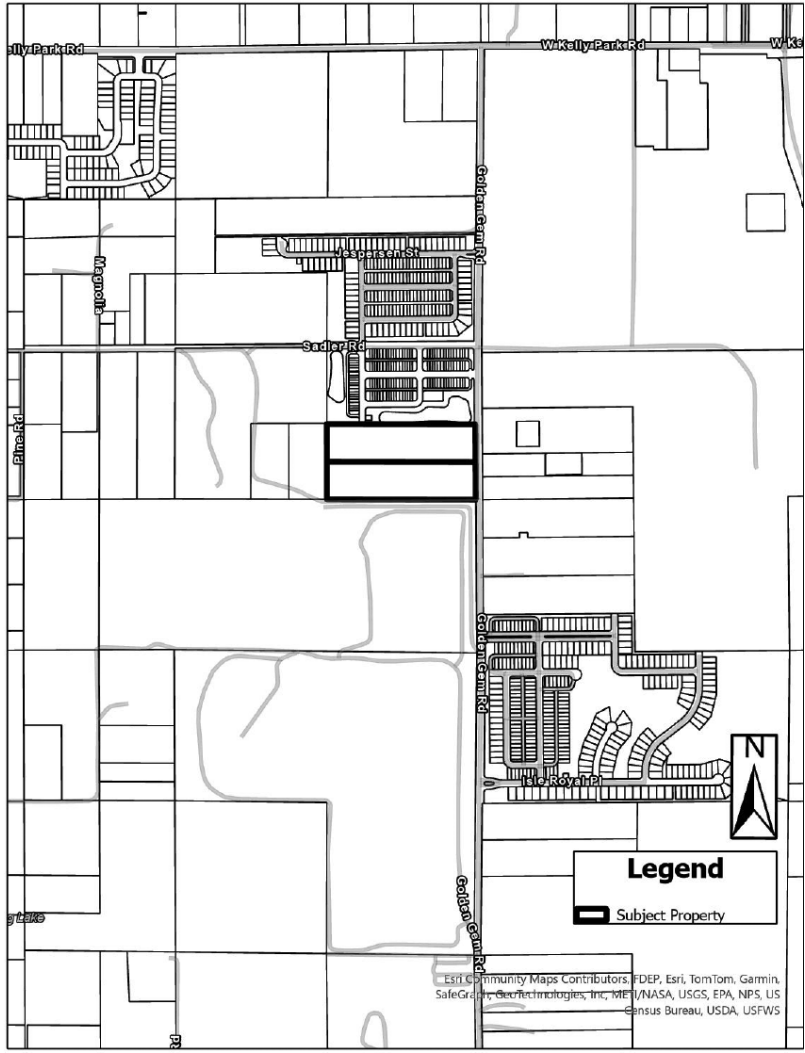
week, at the September 18 City Council meeting, and that conversation included agreeing to put the mora-

torium on the October 2 agenda.

PUBLIC HEARING NOTICE ANNEXATION CITY OF APOPKA

NOTICE is hereby given pursuant to Florida Statutes 171.044, the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.5.1.A, that **GL SUMMITT ENGINEERING, INC. C/O GEOFFREY L. SUMMITT, P.E.** has made an application to the City of Apopka City Council for an **ANNEXATION** of the following described property:

ORDINANCE NO. 3073
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, TO EXTEND ITS TERRITORIAL AND MUNICIPAL LIMITS TO ANNEX PURSUANT TO FLORIDA STATUTE 171.044 THE HEREINAFTER DESCRIBED LANDS SITUATED AND BEING IN ORANGE COUNTY, FLORIDA, OWNED BY STACY AND ROBERT MOSS AND TIMOTHY BURCHFIELD; LOCATED WEST OF GOLDEN GEM ROAD, SOUTH OF NIGHTSHADE GROVE LANE AND SADLER ROAD; COMPRISING 19.76 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 14-20-27-0000-00-025 and 14-20-27-0000-00-083
Contains: 19.76 +/- acres

NOTICE is given that public hearings for Ordinance No. 3073 will be held by the **City of Apopka City Council** at its regularly scheduled meetings in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, October 2, 2024 beginning at 1:30 P.M. and Wednesday, October 16, 2024 beginning at 7:00 P.M.** or as soon thereafter as possible.

Affected parties and the public may appear at the above listed hearings to speak. The proposed Annexation can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

CITY OF APOPKA PUBLIC HEARING NOTICE AMENDMENT TO APOPKA LAND DEVELOPMENT CODE

NOTICE is hereby given that the City of Apopka proposes to amend the Land Development Code of the City of Apopka, Florida in accordance with Florida Statutes 166.0413(3)(c) and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7(B), to revise sections of said Land Development Code as specified within the Ordinance title and within Ordinance Number 3075.

ORDINANCE NO. 3075
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF APOPKA BY AMENDING PART III – LAND DEVELOPMENT CODE; ARTICLE 4 – USE REGULATIONS, SECTION 4.2 PRINCIPAL USES, TABLE 4.2.2.C. PRINCIPAL USE TABLE TO PERMIT RECREATION FACILITY, OUTDOOR AS A PERMITTED USE IN THE C-COR (CORRIDOR COMMERCIAL DISTRICT) AND MU-D (MIXED-USE DOWNTOWN) ZONING DISTRICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS, AND SETTING AN EFFECTIVE DATE.

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, October 8, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3075 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, October 16, 2024 beginning at 1:30 P.M. AND Wednesday, November 6, 2024 at 7:00 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Text Amendment can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

September 27, 2024
Publish: The Apopka Chief
Apopka City Council
Apopka Planning Commission
Community Development Department
177409

September 27, 2024
Publish: The Apopka Chief
Apopka City Council
Apopka Planning Commission
Community Development Department
177408

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Page 22 of 131



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 2.

Meeting Date: October 8, 2024

Department: Community Development

SUBJECT:

Legislative - Ordinance No. 3067 – Large-Scale Future Land Use Amendment – Ondich South

REQUEST:

Recommend approval and transmittal of the change in Future Land Use from County Rural to Mixed-Use to the Florida Department of Commerce for Ondich South.

SUMMARY:

Owner(s): PM S-1 REO, LLC

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

Parcel Identification Number(s): 11-20-27-0000-00-037, 11-20-27-0000-00-069, 12-20-27-0000-00-001, 12-20-27-0000-00-012, 12-20-27-0000-00-046, 12-20-27-0000-00-048

Location: Southwest corner of Ondich Road and Effie Drive

Tract: 54.85 +/- acre(s)

Density: 5.97 dwelling units per acre; 326 units total proposed

Transitional District Overlay - maximum of 10 dwelling units per acre

Neighborhood District Overlay - maximum of 5 dwelling units per acre

Project Manager: Jean Sanchez

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	Mixed-Use and County Rural	KPI-MU (Kelly Park Interchange - Mixed-Use) and County A-1 (Citrus Rural)	Single-family residences and vacant
West	Mixed-Use	KPI-MU	Crossroads at Kelly Park Mixed Use Development

PROJECT SUMMARY:

The properties are located on the southwest corner of Ondich Road and Effie 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 properties to have a Mixed-Use future land use designation. Therefore, the applicant is requesting to amend the future land use designation of the said properties from County Rural to Mixed Use.

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 District Overlays covering the property within the Vision Plan.

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 response: This project is consistent with the KPI as it transitions from high density to lower density along the outer limits of the Kelly Park Interchange.

Staff response: Staff has no objection.

b. Is in conflict with any provisions of the LDC;

Applicant response: The Large Scale FLU Amendment and Master Plan/Rezoning permit applications are required to allow for Mixed-Use (Transition and Neighborhood Character Zones) zoning within the Kelly Park Interchange zoning.

Staff response: If the future land use amendment is approved, a development plan will be required to be submitted to and approved by the Development Review Committee (DRC) for the development of the property. As part of the submittal requirements for the development plan, a Traffic Impact Analysis (TIA) will be required to be submitted which will outline what transportation impact mitigation measures, if any, will be required. The development plan will be reviewed against all applicable Land Development Code (LDC) requirements and will be evaluated by the DRC during the development review process.

c. Addresses a demonstrated community need;

Applicant response: The proposed development will include single family residential housing, as well as amenities that will encourage outdoor uses while providing open space areas for families to gather.

Staff response: Staff has no objection.

d. Is required by changed conditions;

Applicant response: The proposed layout of the site ties into existing roads and connects to existing, adjacent developments.

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 response: The proposed developments density is similar to adjacent developments such as Crossroads at Kelly Park, located west of the proposed Ondich South.

Staff response: Staff has no objection.

f. Would result in a logical and orderly development pattern;

Applicant response: The development will be phased and would have multiple locations for ingress/egress, along Ondich Rd and Effie Drive, while providing additional connections to existing roadways within Crossroads at Kelly Park to the west and south as well as roadway stub outs to the south. This project is currently under review for a Large Scale Future Land Use Amendment and Rezoning to KPI-MU, which will precede the Major Development Plan and Construction Site Plan processes.

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 response: There are no wetlands or environmental features onsite that will incur negative impacts based on the proposed improvements, and all stormwater will be collected, attenuated and treated onsite. The Phase 1 ESA finding for the development identified no outstanding conditions that would limit or potentially require a site redesign to work around environmental restraints.

Staff response: Staff has no objection.

h. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency

medical facilities).

Applicant response: The project will go through Apopka's Concurrency Process as part of the permitting process and will require payment for any mitigation and impact fees as necessary.

Staff response: Staff has no objection

SCHOOL PLANNING:

Orange County Public Schools (OCPS) has indicated that capacity for the proposed development is not available at the elementary, middle and high school levels and is deficient with 21.173 seats, 28,823 seats, and 38.833 seats, respectively. The location is served by the following schools: Zellwood Elementary, Wolf Lake 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 May 30, 2024.

PUBLIC HEARING SCHEDULE:

October 8, 2024 – Planning Commission (5:30 P.M.)

October 16, 2024 – City Council (7:00 P.M.), First Reading/Transmittal

DULY ADVERTISED:

September 13, 2024 – Apopka Chief

September 19, 2024 – Mailed notices to adjacent property owners and posters placed on property

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Development Review Committee:

Finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends transmittal of the change in Future Land Use from County Rural to Mixed-Use to the Florida Department of Commerce.

Recommended Motion - Planning Commission:

Find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval and transmittal of the change in Future Land Use from County Rural to Mixed-Use to the Florida Department of Commerce for Ondich South.

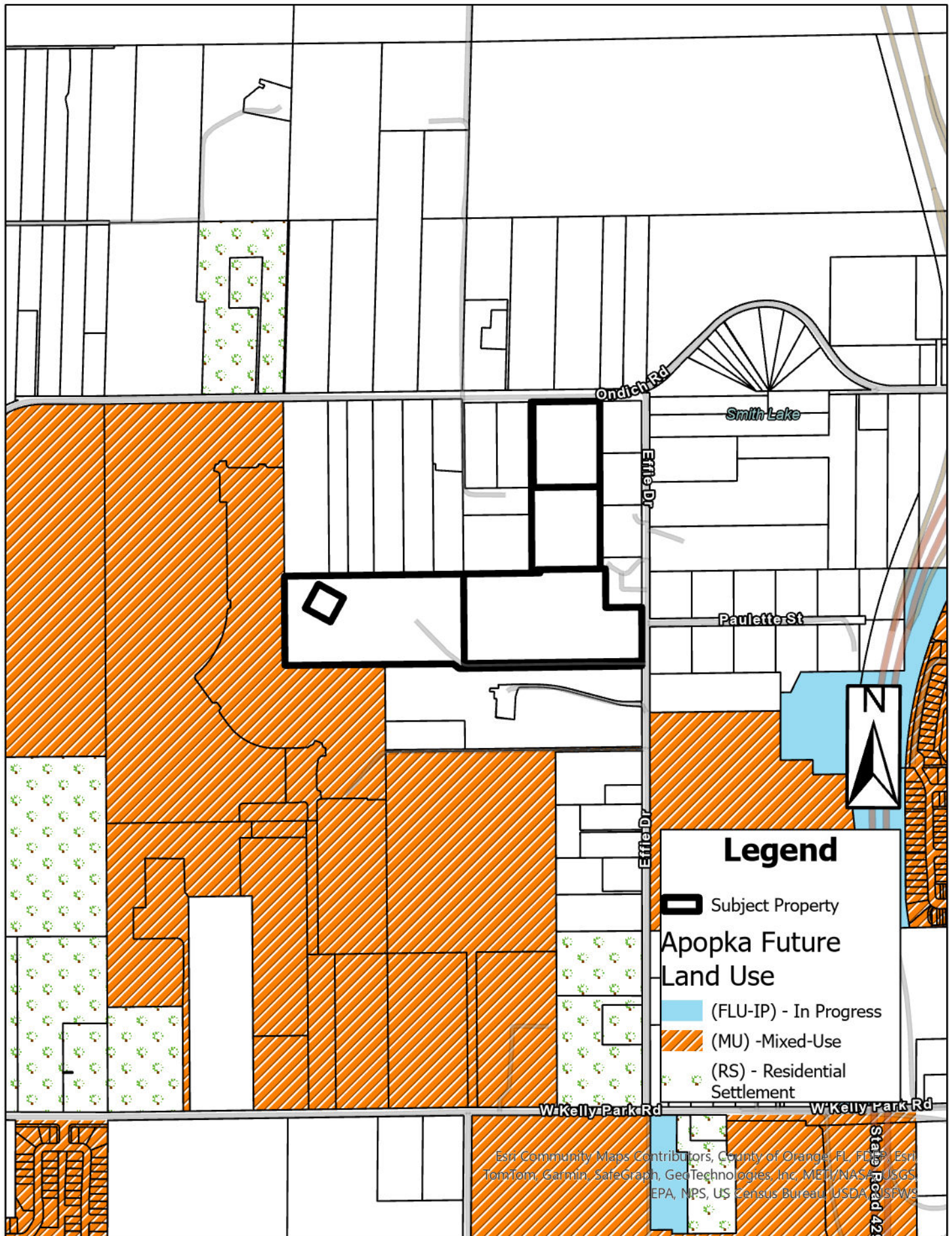
ATTACHMENTS:

1. Maps
2. Land Use Report
3. Ordinance 3067
4. Ondich South - OCPS Capacity Determination
5. Ondich South - Ad 91324

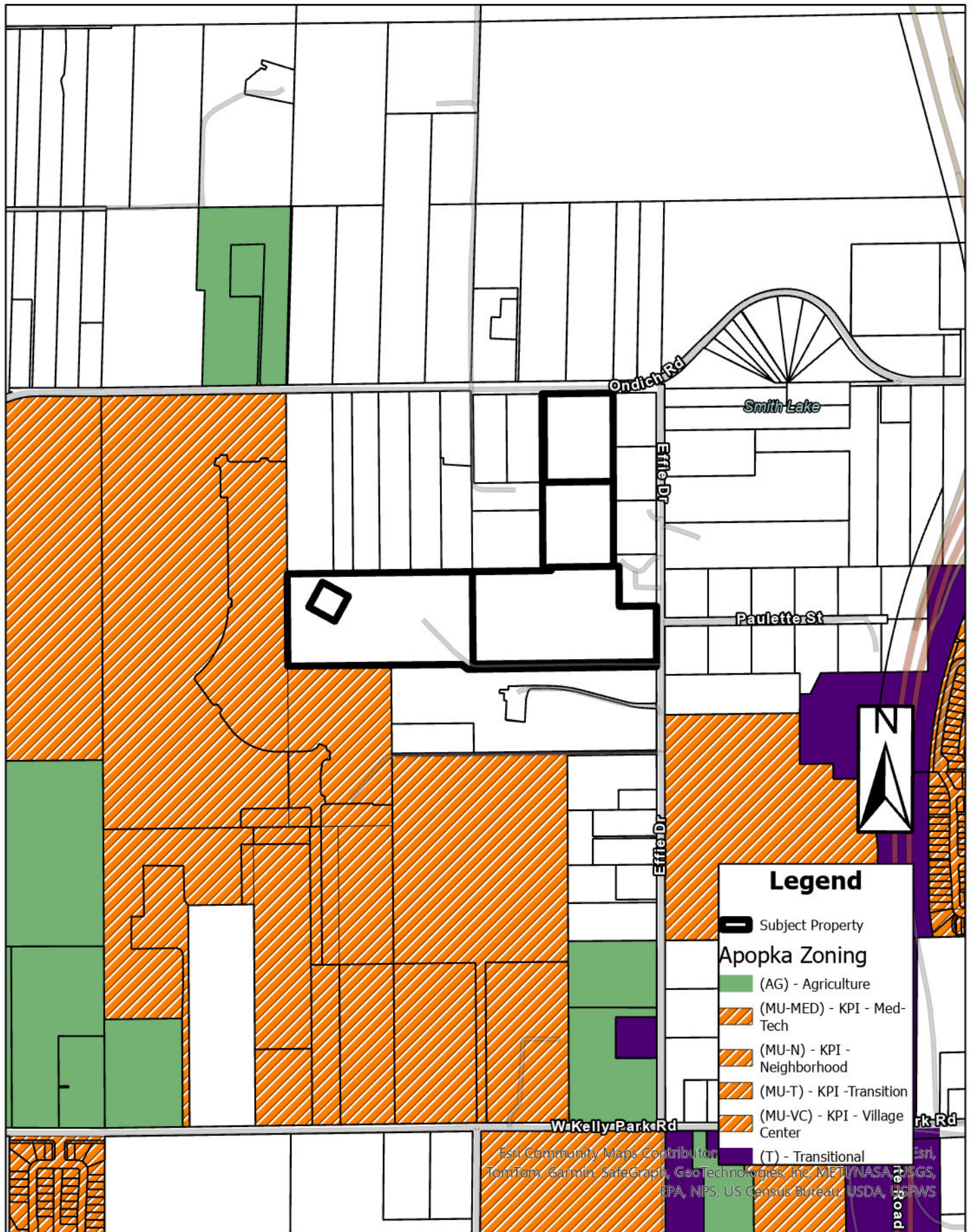
Vicinity



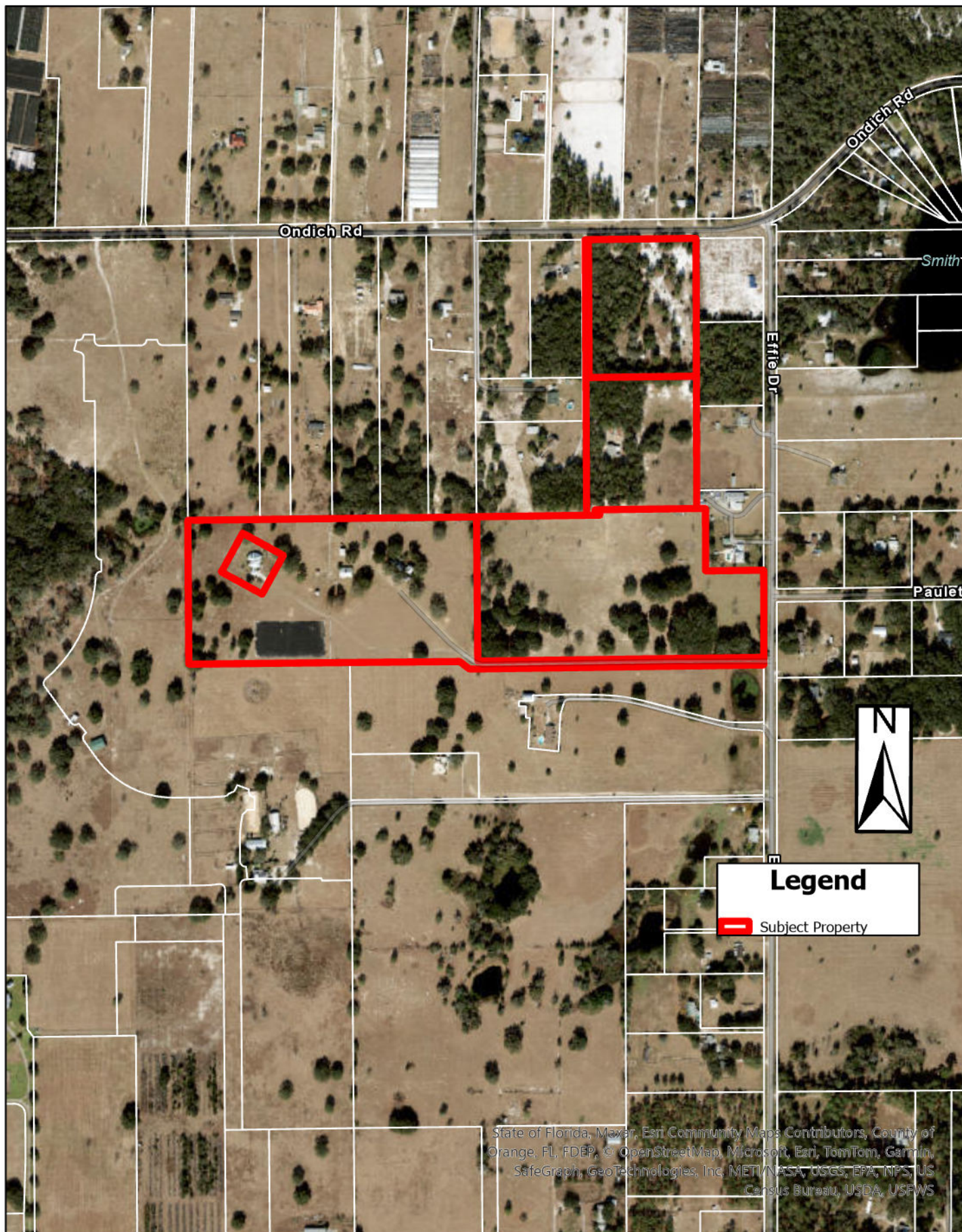
Future Land Use



Zoning



Aerial



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	Mixed-Use and County Rural	KPI-MU (Kelly Park Interchange - Mixed-Use) and County A-1	Single-family residences
West	Mixed-Use	KPI-MU	Crossroads at Kelly Park Mixed-Use Development

II. LAND USE ANALYSIS

High density and intensity uses are planned for this area of the City due to its located within the one-mile of the radius SR 429 and Kelly Park Road interchange. Development must comply with the Mixed-Use future land use designation and be consistent with the Comprehensive Plan policies, Land Development Code and the Kelly Park Interchange – Form-Based Code. The area of the properties is approximately 54.85 acres in size; currently vacant; and situated west of Effie Drive and south of Ondich Road. The Karst Topography Features Map from the Florida Department of Environmental Protection shows that the parcels are not in an area containing Karst features. The parcels are 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 County Rural 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.r states that 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 use 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. 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 property may be accessed from Ondich Road and Effie Drive.

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 at the time of development review.

Land Use Calculations:

CURRENT: County Rural (1 dwelling unit per 10 acres)

0.1 DU X 54.85 acres = 5 dwelling units

0 X 2,389,266 square feet = 0 square feet of non-residential

PROPOSED: Mixed-Use (2.0 floor area ratio; 5 dwelling units per acre)

0.5 X 2,389,266 square feet = 1,194,633 square feet of non-residential

5 X 54.85 acres = 274 dwelling units

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

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AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM COUNTY RURAL TO MIXED-USE FOR CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE SOUTHWEST CORNER OF ONDICH ROAD AND EFFIE DRIVE; COMPRISING 54.85 ACRES, MORE OR LESS; OWNED BY PM S-1 REO, LLC; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

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

WHEREAS, the applicant, Luke Classon, P.E., on behalf of the fee simple owners of the Properties, submitted an application for a future land use amendment on the Properties identified and depicted in Exhibit “A,” attached hereto, from County Rural to Mixed-Use and

WHEREAS, the proposed Mixed-Use future land use designation of the Property is consistent with the City's Comprehensive Plan and Land Development Code; and

WHEREAS, the City of Apopka Planning Commission held a public hearing on October 8, 2024, to consider this large-scale amendment to the Future Land Use Map of the Comprehensive Plan and determined that this amendment is internally consistent with the City’s Comprehensive Plan; and

WHEREAS, the City of Apopka has followed all statutory and Code requirements for noticing and advertising this future land use amendment Ordinance and public hearings associated with the amendment; and

WHEREAS, the City Council has received public input on the future land use amendment and a recommendation from staff; and

WHEREAS, the City Council of the City of Apopka finds that the applicants have met the necessary criteria for rezoning under City’s Land Development Code and that rezoning serves a legitimate public purpose and will not adversely affect the public interest.

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

Section I. Findings and Intent. The City of Apopka has complied with all requirements and procedures of Florida Law in processing this Ordinance. The recitals set forth above are hereby adopted.

47 **Section II. Future Land Use Amendment.** The Property described and shown in Exhibit
48 “A”, being situated in the City of Apopka, Florida, is hereby assigned the Mixed-Use future land
49 use designation, as defined in the Comprehensive Plan.

50
51 **Section III. Future Land Use Map.** The Official Future Land Use Map of the City of
52 Apopka shall be amended to conform to the future land use designation assignment approved in
53 Section 2 of this Ordinance. The Community Development Director, or the Director’s designee, is
54 hereby directed to amend, alter, and implement the official future land use maps of the City of
55 Apopka, Florida, to include said designation.

56
57 **Section IV. Severability.** If any section or portion of a section or subsection of this
58 Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or
59 impair the validity, force or effect of any other section or portion of section or subsection or part
60 of this ordinance.

61
62 **Section V. Conflicts.** All ordinances or parts of ordinances in conflict herewith are hereby
63 repealed.

64
65 **Section VI. Effective Date.** Within ten (10) days after enactment, a certified copy of this
66 Ordinance shall be filed in the Office of the Secretary of State by the City Clerk and transmitted
67 to the state land planning agency and any other agency or local government that provided timely
68 comments pursuant to the expedited state review process in Section 163.3184(3), Florida Statutes.
69 This Ordinance shall take effect upon the latter of the following dates: (a) thirty-one (31) days after
70 the state land planning agency notifies the City that the plan amendment package is complete and
71 the issuance of a certificate of consistency or (b) issuance of a final order by the state land planning
72 agency or the State of Florida Administration Commission determining the amendment adopted
73 by this Ordinance to be in compliance.

74
75
76 ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this
77 ____ day of _____, 2024.

READ FIRST TIME: _____

READ SECOND TIME AND
ADOPTED: _____

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

ORDINANCE NO. 3067

PAGE 3

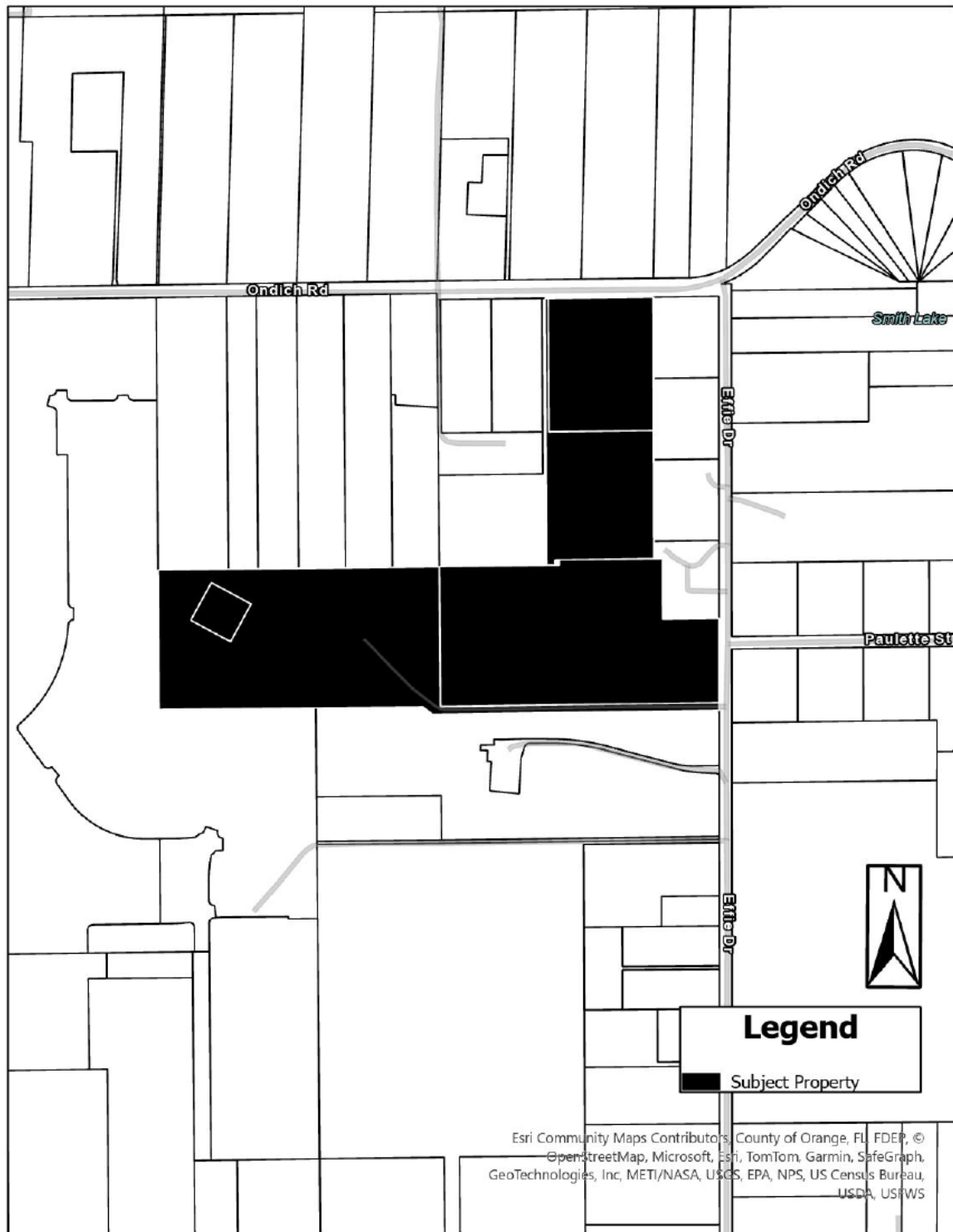
Approved as to form and legal sufficiency:

Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: September 13, 2024

EXHIBIT A

Parcel Identification Number(s): 11-20-27-0000-00-037, 11-20-27-0000-00-069, 12-20-27-0000-00-001, 12-20-27-0000-00-012, 12-20-27-0000-00-046, 12-20-27-0000-00-048 (54.85 acres)





Orange County Public Schools

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

FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER

June 24, 2024

E-MAIL: lclasson@appianfl.com

Luke M. Classon, P.E.
Appian Engineering, LLC
2221 Lee Road, Suite 17
Winter Park, FL 32789

Application APK-24-010 Ondich South

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 #:	FLU-24-10 & PD-24-06
Project Name:	Ondich South
OCPS Completed Application Date:	06/10/24
Parcel #(s):	11-27-20-0000-00-037, 11-27-20-0000-00-069, 12-27-20-0000-00-001, 12-27-20-0000-00-012, 12-27-20-0000-00-046, 12-27-20-0000-00-048
Requested New Units (#):	SF: 128 MF: TH: 193
Vested Unit(s):	SF: 5 MF: TH:
Total Project Units:	326
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:

	Zellwood ES	Wolf Lake MS	Apopka HS
Jurisdictional Analysis	Apopka-15.88% Unincorporated-83.30%	Apopka-64.98% Unincorporated-34.43%	Apopka-61.11% Unincorporated-37.74%

Given the above analysis, this project does not meet 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 December 9, 2024 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 City of Apopka's adopted Comprehensive Plan, and the Orange County Charter and Code.

Please contact me at 407-317-3700 ext. 2022139 or Tamara.Pelc@ocps.net, if you have any questions or comments regarding this matter.

Sincerely,



Tamara L. Pelc
Administrator, Facilities Planning

SK/tp

Attachments – Attachment A: Detailed Capacity Analysis

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

Attachment A



School Capacity Determination

User ID SV June 12, 2024 09:55:07

Project ID: CEA –APK –24 –010

Valid Until: December 9, 2024

Project Name:		ONDICH SOUTH			
Unvested Units	Single Family Units:	128	Vested Units	Single Family Units:	5
	Multi Family Units:	0		Multi Family Units:	0
	Multi Family High Rise Units:	0		Multi Family High Rise Units:	0
	Town Homes Units:	193		Town Homes Units:	0
	Mobile Home Units:	0		Mobile Home Units:	0

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	BB		
	School:	ZELLWOOD ES	WOLF LAKE MS	APOPKA HS
	Analysis of Existing Conditions			
	School Capacity (2023-2024)	633	1,152	3,396
	Enrollment (2023-2024)	474	1,195	3,443
	Utilization (2023-2024)	96.0%	122.0%	110.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	222	0	0
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	159	170	241
	Reserved Capacity	28	42	20
	Adjusted Utilization	104.4%	122.1%	109.1%
	Adjusted Available Seats	35	0	0
	Analysis of Proposed Development			
	Students Generated	56.173	28.823	38.833
	Adjusted Utilization	113.3%	124.6%	110.2%
	AVAILABLE/NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE
	Number of Seats to Mitigate	21.173	28.823	38.833

ZELLWOOD ES	
WOLF LAKE MS	
APOPKA HS	

AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF ORANGE

Before the undersigned, personally appeared Eileen H. Ricketson who is personally known to me and who on oath says she is Manager of **THE APOPKA CHIEF**, a weekly newspaper published at Apopka, in Orange County, Florida, that the attached copy of advertisement was published in said newspaper in the issues of: **September 13, 2024**, as well as being posted online at www.theapokkachief.com and www.floridapublicnotices.com

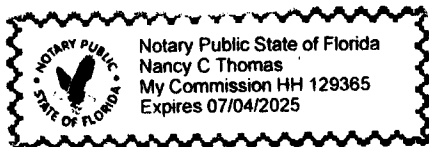
Affiant further says that said **The Apopka Chief** is a newspaper published at Apopka, in said Orange County, Florida, and that said newspaper has heretofore been continuously published in said Orange County, Florida, each week and has been entered as periodicals* class mail matter (*second class as renamed by USPS 7/1/96) at the post office in Apopka, in said Orange County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

Eileen H. Ricketson

Sworn and subscribed before me this
13 day of September, 2024, by Eileen H. Ricketson,
who is personally known to me.

Nancy C. Thomas

Nancy C. Thomas
Notary Public, State of Florida
My commission HH 129365
Expires July 04, 2025



CITY OF APOPKA
PUBLIC HEARING NOTICE
LARGE-SCALE FUTURE LAND USE
AMENDMENT AND CHANGE OF ZONING

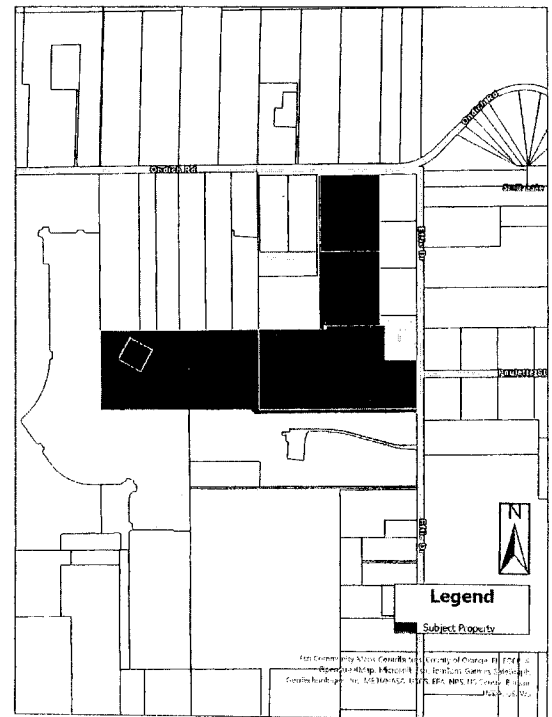
NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3) (a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Appiar Engineering, LLC c/o Luke Classon, P.E.** has made application relating to the following described property.

ORDINANCE NO. 3067

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM COUNTY RURAL TO MIXED-USE FOR CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE SOUTHWEST CORNER OF ONDICH ROAD AND EFFIE DRIVE; COMPRISING 54.85 ACRES, MORE OR LESS; OWNED BY PM S-1 REO, LLC; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

ORDINANCE NO. 3068

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM COUNTY A-1 (CITRUS RURAL) DISTRICT TO KPI-MU (KELLY PARK INTERCHANGE - MIXED-USE) DISTRICT, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE SOUTHWEST CORNER OF ONDICH ROAD AND EFFIE DRIVE; COMPRISING 54.85 ACRES, MORE OR LESS; OWNED BY PM S-1 REO, LLC; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 11-20-27-0000-00-037, 11-20-27-0000-00-069, 12-20-27-0000-00-001, 12-20-27-0000-00-012, 12-20-27-0000-00-046, 12-20-27-0000-00-048
Contains: 54.85 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, October 8, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Numbers 3067 and 3068 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, October 16, 2024 beginning at 7:00 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Future Land Use and Rezoning Applications can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 A.M. and 4:30 P.M. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

September 13, 2024
Publish: The Apopka Chief



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 3.

Meeting Date: October 8, 2024

Department: Community Development

SUBJECT:

Quasi-Judicial - Ordinance No. 3068 - Change of Zoning and Master Plan - Ondich South

REQUEST:

Recommend approval of the change in zoning from County A-1 (Citrus Rural) to KPI-MU (Kelly Park Interchange - Mixed-Use), assignment of Transition and Neighborhood District Overlays and its Master Plan,

SUMMARY:

Owner(s): PM S-1 REO, LLC

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

Parcel Identification Number(s): 11-20-27-0000-00-037, 11-20-27-0000-00-069, 12-20-27-0000-00-001, 12-20-27-0000-00-012, 12-20-27-0000-00-046, 12-20-27-0000-00-048

Location: Southwest corner of Ondich Road and Effie Drive

Tract: 54.85 +/- acre(s)

Density: 5.97 dwelling units per acre; 326 units total proposed

Transitional District Overlay - maximum of 10 dwelling units per acre

Neighborhood District Overlay - maximum of 5 dwelling units per acre

Project Manager: Jean Sanchez

Direction	Future Land Use	Zoning	Present Use
North	County Rural	County A-1 (Citrus Rural)	Single-family residences
East	County Rural	County A-1 (Citrus Rural)	Single-family residences
South	Mixed-Use and County Rural	KPI-MU (Kelly Park Interchange - Mixed-Use) and County A-1 (Citrus Rural)	Single-family residences and vacant
West	Mixed-Use	KPI-MU	Crossroads at Kelly Park Mixed Use Development

PROJECT SUMMARY:

The subject properties are currently zoned County A-1 (Citrus Rural) and have a future land use (FLU) designation of County Rural, and are located at the northern terminus of the Kelly Park Interchange - Form-Based Code regulating map. The proposed KPI-MU (Kelly Park Interchange – Mixed-Use) zoning, as well as, Transition and Neighborhood District Overlays for Ondich South are compatible with the intent of the City's Comprehensive Plan and KPI Form-Based Code. In addition, the applicant is requesting approval of the accompanying Master Plan.

The Master Plan details a conceptual plan for a mix of residential products, comprising 326 single-family detached and attached units, proposed on approximately 54 acres. The plan calls for 193 townhome units, 95 rear-loaded lots with 34-feet of width and 38 rear-loaded lots with 40-feet of width. The Transition Overlay requires open space

area of 15%, equivalent to 6.01 acres, and the Neighborhood Overlay requires 20%, corresponding to 2.92 acres, totaling 8.93 acres of open space. The applicant proposes 11.24 acres of open spaces that encompass an amenity area, playground, buffer and amenitized stormwater pond. The Master Plan also shows approximate access points and connections. There are internal connection points offered from the south of the subdivision, including a link to the Crossroads Development to the south via Firebush Drive right-of-way (ROW), and two others east of said ROW. The finite details of the site layout and access points will be provided at the time of Major Development Plan process.

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 response: This project is consistent with the KPI as it transitions from high density to lower density along the outer limits of the Kelly Park Interchange.

Staff response: Staff has no objection.

b. Is in conflict with any provisions of the LDC;

Applicant response: The Large Scale FLU Amendment and Master Plan/Rezoning permit applications are required to allow for Mixed-Use (Transition and Neighborhood Character Zones) zoning within the Kelly Park Interchange zoning.

Staff response: If the future land use amendment is approved, a development plan will be required to be submitted to and approved by the Development Review Committee (DRC) for the development of the property. As part of the submittal requirements for the development plan, a Traffic Impact Analysis (TIA) will be required to be submitted which will outline what transportation impact mitigation measures, if any, will be required. The development plan will be reviewed against all applicable Land Development Code (LDC) requirements and will be evaluated by the DRC during the development review process.

c. Addresses a demonstrated community need;

Applicant response: The proposed development will include single family residential housing, as well as amenities that will encourage outdoor uses while providing open space areas for families to gather.

Staff response: Staff has no objection.

d. Is required by changed conditions;

Applicant response: The proposed layout of the site ties into existing roads and connects to existing, adjacent developments.

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 response: The proposed development's density is similar to adjacent developments such as Crossroads at Kelly Park, located west of the proposed Ondich South.

Staff response: Staff has no objection.

f. Would result in a logical and orderly development pattern;

Applicant response: The development will be phased and would have multiple locations for ingress/egress, along Ondich Rd and Effie Drive, while providing additional connections to existing roadways within Crossroads at Kelly Park to the west and south as well as roadway stub outs to the south. This project is currently under review for a Large Scale Future Land Use Amendment and Rezoning to KPI-MU, which will precede the Major Development Plan and Construction Site Plan processes.

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 response: There are no wetlands or environmental features onsite that will incur negative impacts based on the proposed improvements, and all stormwater will be collected, attenuated and treated onsite. The Phase 1 ESA finding for the development identified no outstanding conditions that would limit or potentially require a site redesign to work around environmental restraints.

Staff response: Staff has no objection.

h. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).

Applicant response: The project will go through Apopka's Concurrency Process as part of the permitting process and will require payment for any mitigation and impact fees as necessary.

Staff response: Staff has no objection

SCHOOL PLANNING:

Orange County Public Schools (OCPS) has indicated that capacity for the proposed development is not available at the elementary, middle and high school levels and is deficient with 21.173 seats, 28,823 seats, and 38,833 seats, respectively. The location is served by the following schools: Zellwood Elementary, Wolf Lake 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 May 30, 2024.

PUBLIC HEARING SCHEDULE:

October 8, 2024 – Planning Commission (5:30 P.M.)

October 16, 2024 – City Council (7:00 P.M.), First Reading

DULY ADVERTISED:

September 13, 2024 – Apopka Chief

September 19, 2024 – Mailed notices to adjacent property owners and posters placed on property

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:

Finds the proposed change in zoning district designation from County A-1 (Citrus Rural) to KPI-MU (Kelly Park Interchange - Mixed-Use), assignment of Transition and Neighborhood District Overlays and its Master Plan, consistent with the Comprehensive Plan and Land Development Code, compatible with the character of the surrounding area.

Recommended Motion - Planning Commission:

Find the proposed change in zoning district designation from County A-1 (Citrus Rural) to KPI-MU (Kelly Park Interchange - Mixed-Use), assignment of Transition and Neighborhood District Overlays and its Master Plan, consistent with the Comprehensive Plan and Land Development Code, compatible with the character of the surrounding area, and recommend approval of the proposed Change of Zoning, assignment of Transition and Neighborhood District Overlays and Master Plan, based on the findings and facts presented in the staff report and exhibits.

ATTACHMENTS:

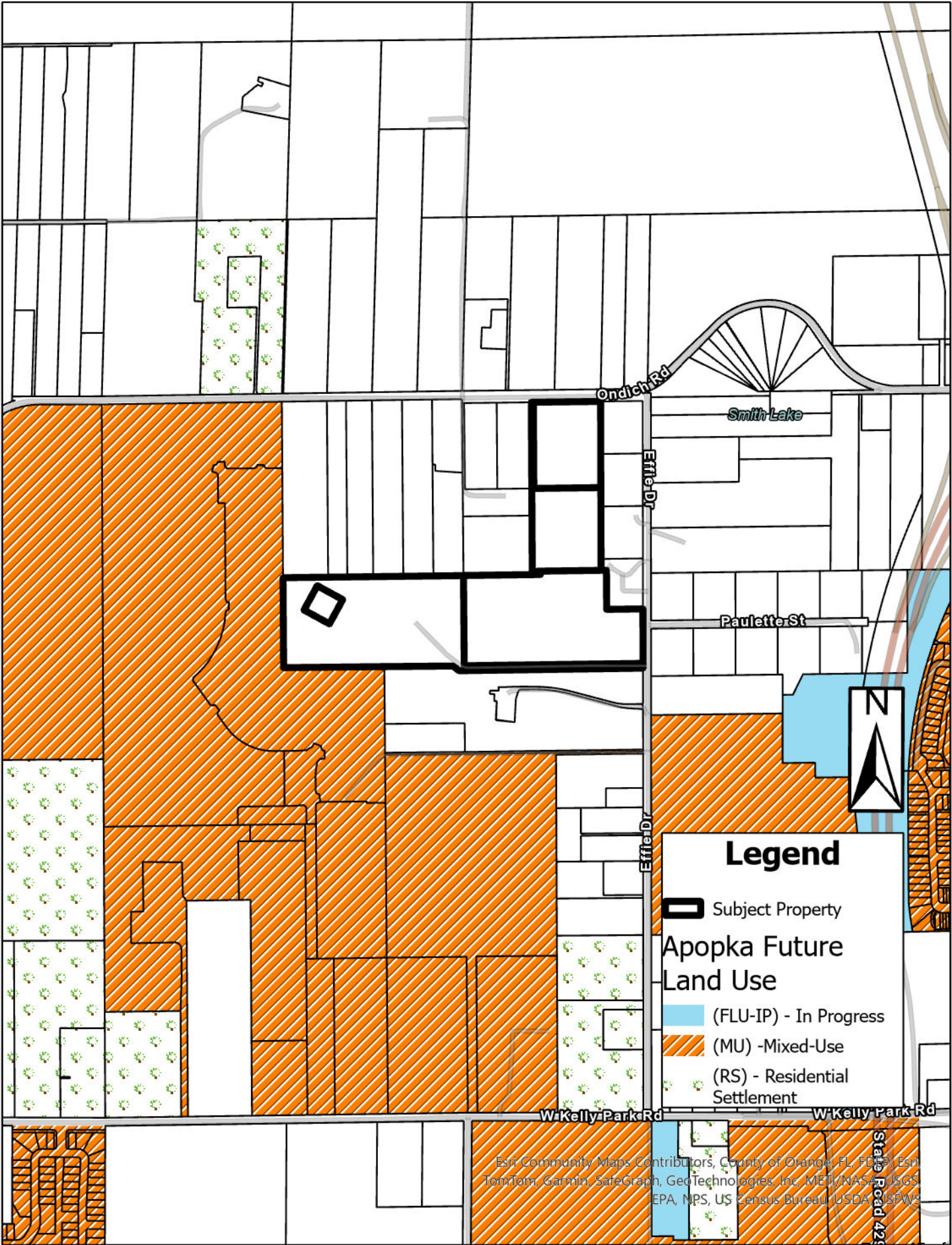
1. Maps
2. Ordinance 3068
3. Ondich South - Master Plan
4. Ondich South - OCPS Capacity Determination

5. Ondich South - Ad 91324

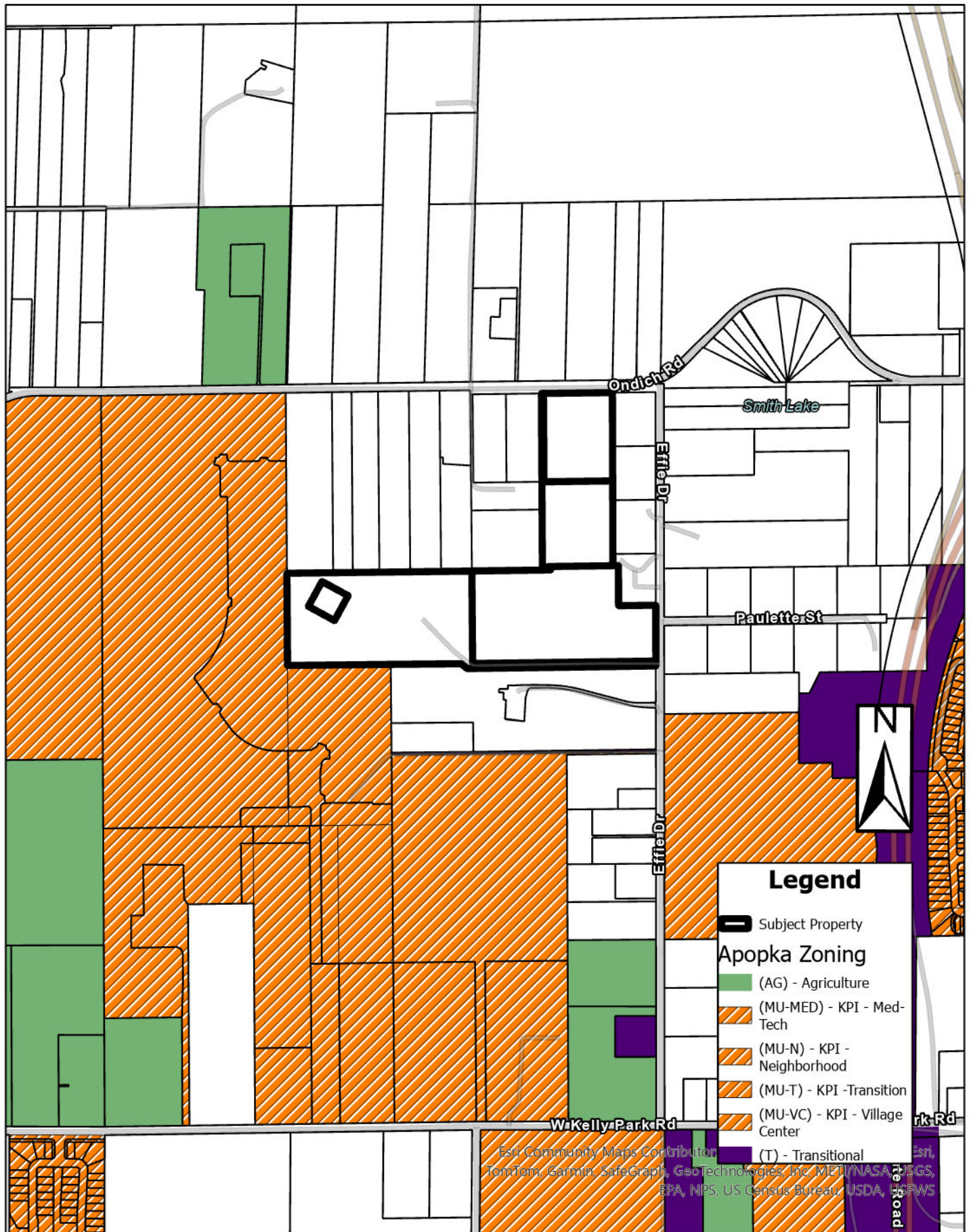
Vicinity



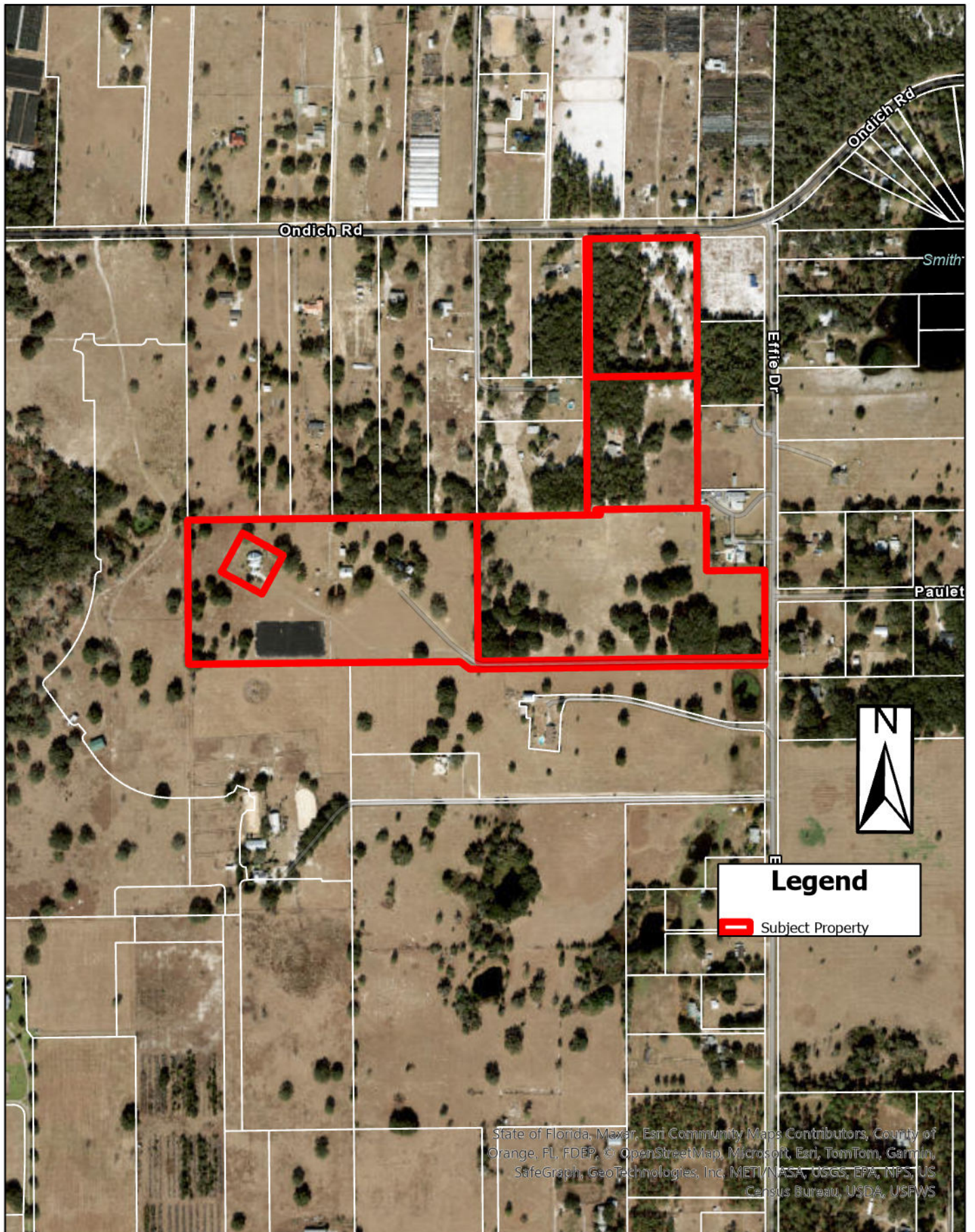
Future Land Use



Zoning



Aerial



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6
7
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WHEREAS, to manage the growth, the City of Apopka, Florida, finds it in the best interest of the public health, safety and welfare of its citizens to establish zoning classifications within the City; and

WHEREAS, the proposed KPI-MU (Kelly Park Interchange – Mixed-Use) zoning, as well as, Transitional and Neighborhood District Overlays of the Properties are consistent with the City’s Comprehensive Plan and Land Development Code; and

WHEREAS, the City of Apopka Planning Commission, sitting as the Local Planning Agency, recommended approval of the change in the zoning of the Properties and found that the rezoning is consistent with the City's Comprehensive Plan; and

WHEREAS, the City of Apopka has followed all statutory and Code requirements for noticing and advertising this rezoning Ordinance and public hearings associated with the rezoning; and

WHEREAS, the City Council has received public input on the rezoning and a recommendation from staff; and

WHEREAS, the City Council of the City of Apopka finds that the applicants have met the necessary criteria for rezoning under City's Land Development Code and that rezoning serves a legitimate public purpose and will not adversely affect the public interest.

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

Section I. Findings and Intent. The City of Apopka has complied with all requirements and procedures of Florida Law in processing this Ordinance. The recitals set forth above are hereby adopted.

Section II. Rezoning. The Property described and shown in Exhibit “A”, being situated in the City of Apopka, Florida, is hereby assigned the Mixed-Use future land use designation, as defined in the Comprehensive Plan.

Section III. Zoning Map. The Official Zoning Map of the City of Apopka shall be amended to conform to the zoning assignment approved in Section 2 of this Ordinance. The Community Development Director, or the Director’s designee, is hereby directed to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

Section IV. Severability. 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. Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VI. Effective Date. This Ordinance shall become effective immediately following such time that its companion future land use map amendment ordinance (Ordinance 3067) takes effect.

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

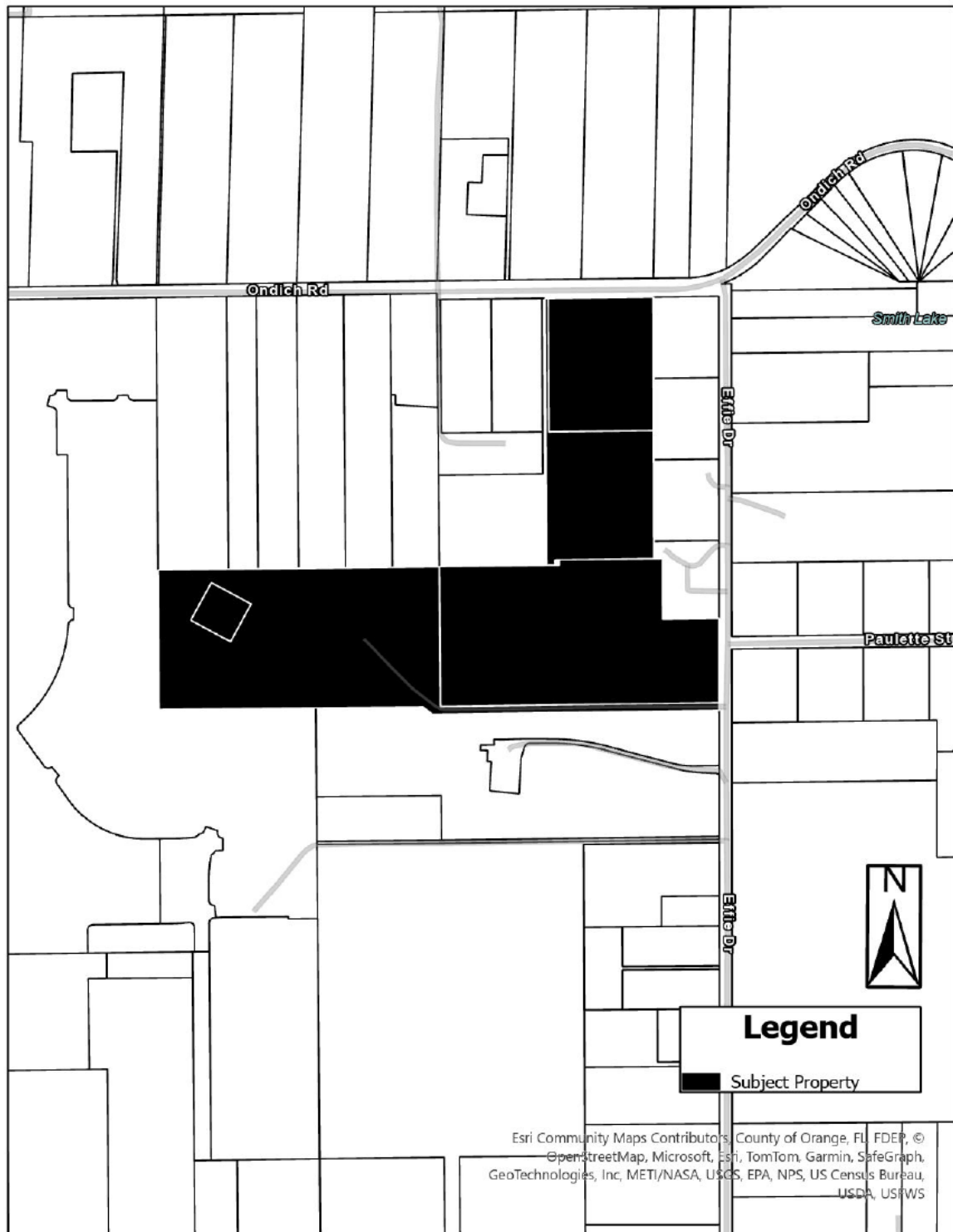
Approved as to form and legal sufficiency:

Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: September 13, 2024

EXHIBIT A

Parcel Identification Number(s): 11-20-27-0000-00-037, 11-20-27-0000-00-069, 12-20-27-0000-00-001, 12-20-27-0000-00-012, 12-20-27-0000-00-046, 12-20-27-0000-00-048 (54.85 acres)



P:\PROJECT DRAWINGS\PUL-048 Ondich South Assemblage Drawings\CAD Civil3D\LAYOUTS\03 KPI-MU Master Plan\Master Plan.dwg Modified: 5/30/2024 By: sierragil Plotted By: sofia sierra-gil

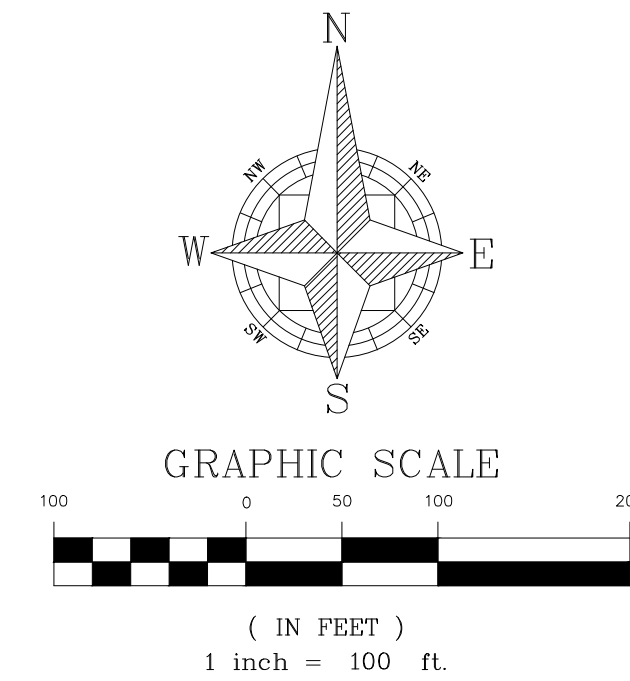
OVERALL SITE DATA:

OCA - PARCEL ID #s:			11-20-27-0000-00-037, 11-20-27-0000-00-069 12-20-27-0000-00-001, 12-20-27-0000-00-012 12-20-27-0000-00-046, 12-20-27-0000-00-048
TOTAL PROPERTY AREA:			54.85 Ac.
DEDICATED RIGHT-OF-WAY AREA			0.20 Ac.
NET DEVELOPABLE AREA			54.65 Ac.
FUTURE COMMERCIAL TRACT			1.37 Ac.
RESIDENTIAL AREA			53.29 Ac.
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE:			X
FIRM PANEL #12095C0050H DATED SEPT. 24, 2021			
EXISTING FUTURE LAND USE (FLU):			R (COUNTY)
PROPOSED FUTURE LAND USE (FLU):			MU (CITY)
ADJACENT FUTURE LANE USE (FLU):			NORTH R (COUNTY) SOUTH R (COUNTY), MU (CITY) EAST R (COUNTY) WEST R (COUNTY), MU (CITY)
EXISTING ZONING:			A-1 (COUNTY)
PROPOSED ZONING:			KPI-MU (CITY)
REQUESTED OVERLAY / CHARACTER ZONE:			TRANSITION OVERLAY DISTRICT & NEIGHBORHOOD OVERLAY DISTRICT
ADJACENT ZONING:			A-1 (COUNTY) A-1 (COUNTY), KPI-MU (CITY) A-1 (COUNTY), A-R (COUNTY) A-1 (COUNTY), KPI-MU (CITY)
PROPOSED NUMBER OF DWELLING UNITS:			326 LOTS
PROPOSED NET DENSITY:			5.97 DU/AC
PROPOSED MINIMUM LOT REQUIREMENTS:			
		DETACHED	ATTACHED
MINIMUM LOT AREA		3,366 SF	1,840 SF
MINIMUM LOT WIDTH		34 ft.	20 ft.
MINIMUM LOT DEPTH		99 ft.	92 ft.
MAXIMUM BUILDING HEIGHT		35 ft. (2-story)	35 ft. (2-story)
SETBACKS			
FRONT/STREET SIDE (TRANSITION)		10 ft. min/20 ft. max.	10 ft. min/20 ft. max.
FRONT/STREET SIDE (NEIGHBORHOOD)		15 ft. min/30 ft. max.	N/A
REAR		5 ft. min.	5 ft. min.
SIDE		5 ft. min.	0 ft./5 ft. min.*
REAR GARAGE		20 ft. min.	20 ft. min.
*5 ft. SETBACK IS FOR EXTERIOR TOWNHOME UNITS TO CREATE A MINIMUM 10 ft. OF SEPARATION BETWEEN BUILDINGS. INTERIOR TOWNHOME UNITS HAVE A 0 ft. SIDE SETBACK.			

OPEN SPACE TABLE		
OPEN SPACE REQUIRED	8.93 AC	16.33%
TRANSITION OVERLAY	6.01 AC	15.00%
(40.27 ACRES - R.O.W. DEDICATION AREA) X 15%		
NEIGHBORHOOD OVERLAY	2.92 AC	20.00%
(14.58 ACRES) X 20%		
PROPOSED OPEN SPACE		
AMENITY & PLAYGROUND	0.85 AC	1.55%
OPEN SPACE	0.96 AC	1.75%
LANDSCAPE BUFFER	1.82 AC	3.32%
STORMWATER POND (75% MAX)	7.62 AC	13.94%
TOTAL	11.24 AC	20.57%

TRACT DATA			
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)
TRACT 'A'	AMENITY	0.74 AC	32,082 SF
TRACT 'B'	STORMWATER POND 1	4.54 AC	197,968 SF
TRACT 'C'	STORMWATER POND 2	5.62 AC	244,610 SF
TRACT 'D'	10' LANDSCAPE BUFFER	0.29 AC	12,570 SF
TRACT 'E'	LANDSCAPE BUFFER	1.00 AC	43,459 SF
TRACT 'F'	10' LANDSCAPE BUFFER	0.10 AC	4,208 SF
TRACT 'G'	10' LANDSCAPE BUFFER	0.30 AC	12,965 SF
TRACT 'H'	10' LANDSCAPE BUFFER	0.02 AC	860 SF
TRACT 'I'	10' LANDSCAPE BUFFER	0.07 AC	2,913 SF
TRACT 'J'	OPEN SPACE	0.05 AC	2,104 SF
TRACT 'K'	PLAYGROUND	0.11 AC	4,894 SF
TRACT 'L'	OPEN SPACE	0.77 AC	33,509 SF
TRACT 'M'	OPEN SPACE	0.07 AC	3,205 SF
TRACT 'N'	LANDSCAPE ISLAND	0.11 AC	5,001 SF
TRACT 'O'	PRIVATE ALLEY	1.03 AC	44,654 SF
TRACT 'P'	PRIVATE ALLEY	0.26 AC	11,140 SF
TRACT 'Q'	PRIVATE ALLEY	0.30 AC	12,914 SF
TRACT 'R'	PRIVATE ALLEY	0.26 AC	11,158 SF
TRACT 'S'	PRIVATE ALLEY	0.31 AC	13,639 SF
TRACT 'T'	PRIVATE ALLEY	0.27 AC	11,870 SF
TRACT 'U'	PRIVATE ALLEY	0.26 AC	11,145 SF
TRACT 'V'	PRIVATE ALLEY	0.14 AC	5,902 SF
TRACT 'W'	PRIVATE ALLEY	0.15 AC	6,596 SF
TRACT 'X'	PRIVATE ALLEY	0.25 AC	10,746 SF
TRACT 'Y'	PRIVATE ALLEY	0.79 AC	34,276 SF
TRACT 'Z'	LIFT STATION	0.04 AC	1,825 SF
TRACT 'AA'	PUBLIC RIGHT-OF-WAY	12.76 AC	555,843 SF
TRACT 'BB'	20' RIGHT-OF-WAY DEDICATION	0.20 AC	8,746 SF
TRACT 'CC'	TRAFFIC CIRCLE	0.03 AC	1,095 SF
TRACT 'DD'	FUTURE COMMERCIAL DEVELOPMENT	1.37 AC	59,481 SF
TRACT 'EE'	10' LANDSCAPE BUFFER	0.07 AC	2,877 SF
TRACT 'FF'	10' LANDSCAPE BUFFER	0.07 AC	3,211 SF
TRACT 'GG'	10' LANDSCAPE BUFFER	0.03 AC	1,479 SF

PROPOSED AMENITIES:
CABANA & POOL
8' MULTI-PURPOSE TRAIL
PLAYGROUND
5' POND TRAIL



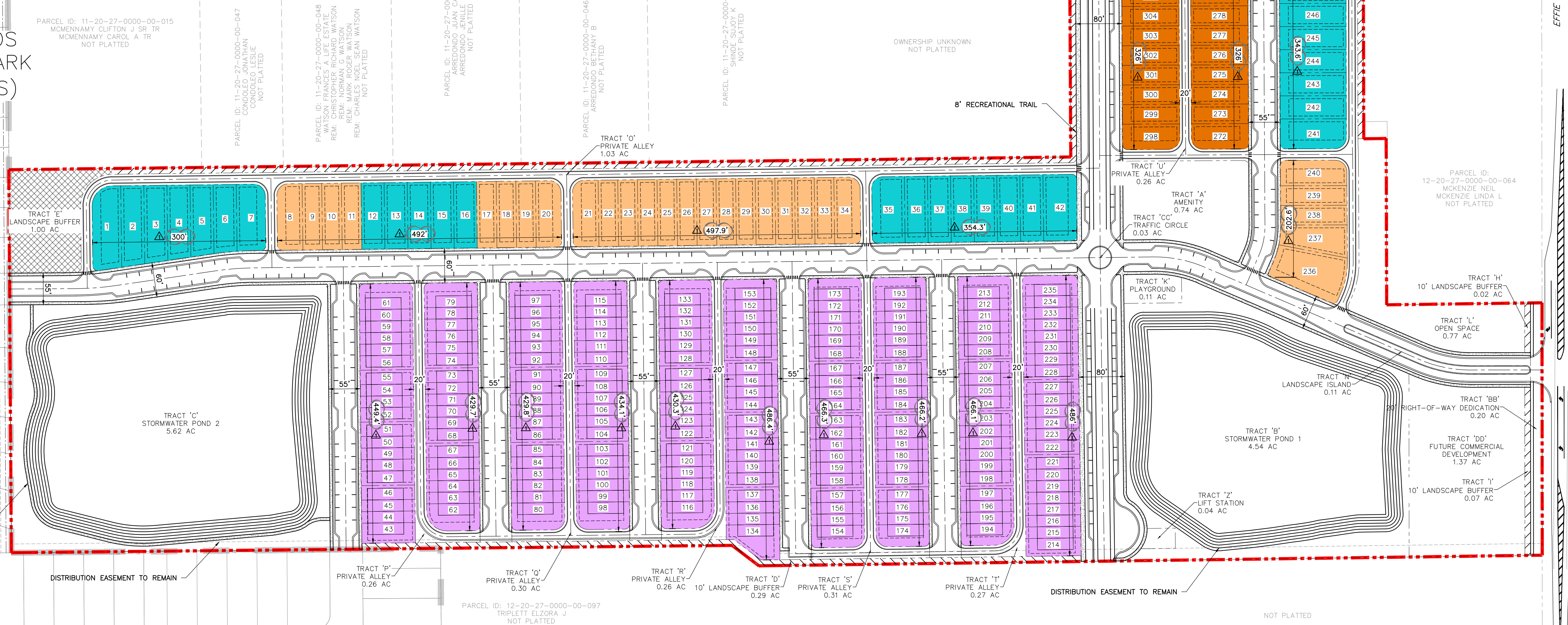
LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- SETBACKS
- 10' LANDSCAPE BUFFER
- LANDSCAPE BUFFER
- 34' DETACHED LOTS
- 34' DETACHED LOTS - SHORT PAD
- 40' DETACHED LOTS
- 20' TOWNHOME LOTS

DEVELOPMENT PROGRAM

20' TOWNHOME	193 LOTS
34' DETACHED REAR-LOADED (SHORT PAD)	55 LOTS
34' DETACHED REAR-LOADED	40 LOTS
40' DETACHED REAR-LOADED	38 LOTS
Total	326 LOTS

CROSSROADS
AT KELLY PARK
(BY OTHERS)



NOT FOR CONSTRUCTION

CIVIL ENGINEERING | LAND PLANNING
APPIAN ENGINEERING LLC.

KPI-MU MASTER PLAN

DRAWN: A. FRANCIS
DESIGNED: S. SIERRA-OL
PROJECT: PUL-048
CHECKED: L. CLASSEN
DATE: 5/30/2024
SCALE: 1" = 100'



ONDICH SOUTH SUBDIVISION
CITY OF APOPKA, FLORIDA

P:\PROJECT DRAWINGS\PUL-048 Ondich South Assemblage Drawings\CAD Civil3D\LAYOUTS\03 KPI-MU Master Plan\Master Plan.dwg Modified: 5/30/2024 By: ssieraggi Plotted By: sofia sierra-ol

ONDICH SOUTH SUBDIVISION MASTER PLAN DEVELOPMENT STANDARDS

A. Design Standards (1)

1. LOT CRITERIA:

Description	Single-Family Detached 34' & 40' Lots (Rear-Loaded)	Single-Family Attached 20' Townhomes (Rear-Loaded)
Front Porch Setback (2)	10' min.	10' min.
Front/Street Side Setback (Neighborhood District)	Minimum: 15' Maximum: 30'	Minimum: 15' Maximum: 30'
Front/Street Side Setback (Transition District)	Minimum: 10' Maximum: 20'	Minimum: 10' Maximum: 20'
Side Setback	5' min.	0' for interior units 5' minimum for exterior units
Rear Setback	5' min.	5' min.
Garage Rear Setback (3)	20' min.	20' min.
Min. Average Lot Area	3,366 SF	1,840 SF
Min. Lot Width	34'	20'
Min. Lot Depth	99'	92'
Max. Lot Coverage	75%	90%
Max. Building Height	35'2 Stories	35'2 Stories
Min. Living Area	1,300 SF	1,200 SF

- (1) See Master Plan for depiction of conceptual typical site details.
(2) Front porch requirements and setback as allowed per Kelly Park Interchange Form-Based Code Section J.1 and K.2(g)(v) and within Sections B.9.a, B.9.b, C.9.a, and C.9.b of these Development Standards.
(3) Rear garages are allowed per Kelly Park Interchange Form-Based Code Section K.2(g)(iv).

B. Architectural, Buildings, and Accessory Structures for Detached Units

- Architectural design shall meet the intent of City of Apopka Kelly Park Interchange Form-Base Code unless otherwise stated.
- Each individual single-family home shall have a minimum of two (2) bedrooms.
- All rear-loaded lots shall have a minimum of one (1) car garage.
- Mail delivery for all lots within Ondich South shall occur at cluster mailbox units. Approval from the Postmaster of the location shall be submitted prior to approval of the Construction Site Plan.
- AC condenser units and similar equipment shall be placed in the side yard area. AC condenser units and similar equipment shall be placed with a minimum setback of three (3) feet from the side property line. For corner lots, AC condenser units and similar equipment shall be screened from side streets with landscaping or opaque fencing.
- Storage sheds or similar storage facilities shall not be allowed.
- Swimming pools shall not be allowed on rear-loaded lots.
- Architectural Design Standards:
 - Architectural styles shall be determined prior to Construction Site Plan approval, and these shall meet the intent of the City of Apopka's Kelly Park Interchange Form-Based Code except as noted on these Development Standards. Modification or replacement of the exterior elevations can be

1

F. Buffers and Landscaping

- A ten-foot (10') buffer for entry wall and landscaping will be provided along Ondich Road. This tract shall be dedicated to and maintained by the H.O.A.
- A ten-foot (10') buffer for entry wall and landscaping will be provided along Effie Drive. This tract shall be dedicated to and maintained by the H.O.A.
- A buffer with a minimum width of ten (10) feet shall be provided along the rest of the property boundary, except where adjacent to a stormwater pond tracts or the commercial parcel, for landscaping purposes. These landscape buffer tracts shall be dedicated to and maintained by the H.O.A. Landscape buffer plantings shall be planted along the boundary within the stormwater pond tracts. The future development Commercial parcel shall provide buffering within its parcel when it is developed.
- The design of all buffer tracts, and buffer plantings within stormwater tracts, shall follow the City of Apopka Kelly Park Interchange Form-Base Code Section M. Landscaping and Hardscape Plans shall be provided at Construction Site Plan.
- Entrance feature and community sign details will be provided with the Construction Site Plan.
- Final landscape plans for the buffer areas and landscape islands along the proposed main entrance at Effie Drive shall be provided with the Construction Site Plan.
- Tree Planting Conditions. Minimum of two (2) new trees shall be planted per residential lot. The new trees shall be a minimum of three (3) inches DBH at the time of planting and shall count toward the overall number of required tree replacement inches, if any. Trees within Street Type E (Neighborhood) shall be medium canopy trees at forty (40) feet minimum spacing and understorey trees at twenty (20) feet minimum spacing per City of Apopka Kelly Park Interchange Form-Base Code Section P.3 Table 12. Trees within Street Type D shall be medium canopy trees at forty (40) feet minimum spacing per City of Apopka Kelly Park Interchange Form-Base Code Section P.3 Table 12.
- Tree Protection Plan - The Construction Site Plan shall include tree protection techniques to prevent harm to any trees designate to be preserved or encroachment into protected natural areas, including but not limited to tree barricades, silt fencing or other similar techniques accepted by the City Engineer.

G. Maintenance and Plat

- Ondich South Homeowners' Association shall maintain common areas including all fences/walls and landscaping within said common areas.
- The Construction Site Plan shall include the plat document, and the plat shall be in final form.
- The City of Apopka shall be responsible for the maintenance of Street Type D, Street Type E (Neighborhood), on-street parallel parking spaces, street lighting, stormwater collection systems and utilities (potable water main, reclaimed water main, force main, etc.) within the public rights-of-way of Ondich South.

H. Wetlands and Environmental

- There are no wetland areas within the site.
- According to the FEMA Flood Insurance Rate Map for Orange County, FL, Panel No. 12095C0050H, dated September 24, 2021, the entire site of the proposed development is located within Unshaded Zone 'X' (areas determined to outside the 500-year floodplain).
- An erosion control plan will be submitted with the Construction Site Plan.

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- approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.
- Front facade materials such as cultured stone veneer, stucco, wood plank, and fiber cement siding may be utilized to be consistent with the applicable Architectural Style.
 - Minimum roof pitch over the main house and garage shall be 5/12. Roof pitch over porches shall be a minimum of 4/12.
 - Thirty-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall compliment the color scheme of the house.
 - Aluminum fascia and soffit shall be standard for all houses. Fascia and soffit color shall complement the color scheme of the house.
 - Trim around windows and doors shall be painted a different color from the body of the house. Doors may be painted either the same as the trim or separate accent color.
 - Concrete or pavers shall be installed in rear yard driveways, lead walks, porches, and porticos.
9. Front Building Entrance Elevation Design Standards:
- Front building entrance shall feature a minimum four (4) feet deep (per Kelly Park Interchange Form-Base Code Section J.4 Figure 16) porches and porticos flush or projecting beyond front wall or similar feature. Porches shall be a minimum width of four (4) feet and a minimum clear height of eight (8) feet.
 - Front porches and porticos may be at grade level or elevated.
 - Should any home's front elevation comprise less than the required 10% of windows, the front door shall be predominantly made of glass.
 - Identical model plan type shall not be constructed on neighboring lots who share a side yard property boundary line or are directly across the street without a different elevation type.
 - Identical exterior paint schemes shall not be applied on neighboring lots who share a side yard property boundary line or are directly across the street.
 - Specific elevations style types shall have similar wall finishes, window grid patterns, window banding and trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
 - Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from exterior elevations must be approved by City Council.
10. Individual Lot Front, Side, and Rear Yard Fencing Standards:
- The maximum height of a fence within a lot shall be six (6) feet above final grade or six (6) inches less than the community common wall height, whichever is less. No fence shall exceed the height of an abutting common area wall.
 - Fencing at rear yards of rear-loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
 - Fencing in front yards and street corner side yards of lots shall adhere to LDC Section 5.5.
 - Vinyl fencing shall be allowed.

C. Architectural, Buildings, and Accessory Structures for Attached Units (Townhomes)

- Architectural design shall meet the intent of City of Apopka Kelly Park Interchange Form-Base Code unless otherwise stated.
- Each individual townhome shall have a minimum of two (2) bedrooms.
- All rear-loaded lots shall have a minimum of one (1) car garage.

- Tree removal, tree replacement, and landscaping shall comply with the City of Apopka Kelly Park Interchange Form-Base Code Section M.
- Individual lot arbor/clearing permit is required prior to clearing or grading of any lot or issuance of a building permit. Placement of the house shall preserve existing trees to the greatest extent practical. Plot plan for each lot shall illustrate tree locations as presented within the Construction Site Plan.

I. Development Condition Continuity

The KPI-MU Development Standards shall be printed within the KPI-MU Master Plan and the Construction Site Plan.

J. Signage

Signage shall comply with the City of Apopka Kelly Park Interchange Form-Base Code.

K. Lighting

- Lighting shall comply with the City of Apopka's Kelly Park Interchange Form-Base Code Section P.4(e). Street and parking area or pedestrian path light poles shall be decorative type. Details will be provided with the Construction Site Plan.
- Lighting shall be provided along Type F (Alley) rights-of-way. Light(s) on the garage wall of each rear-loaded unit to illuminate the adjacent alley are acceptable in lieu of light poles.

L. Garbage Pickup

- Garbage of rear-loaded single-family units shall be picked up at the adjacent Street Type F (Alley) along the rear of the lots.

M. Miscellaneous

- Any existing septic tanks or wells shall be properly abandoned prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies.
- All acreages are subject to change with Construction Site Plan and Preliminary Plat review and approval.
- Outdoor storage areas (boats, trailers, recreational vehicles, etc.) are not provided within the development and will be prohibited through the H.O.A. documents.
- All lots with rear alley access shall have uniform address numbers on the front and rear facades of the residence.

- Mail delivery for all lots within Ondich South shall occur at cluster mailbox units. Approval from the Postmaster of the location shall be submitted prior to approval of the Construction Site Plan.
- AC condenser units and similar equipment shall be placed in the rear yard area for interior lots and in the rear or side yard for exterior lots. For exterior lots when placed within the side yard, AC condenser units and similar equipment shall be placed with a minimum setback of three (3) feet from the side property line. For interior lots, AC condenser units and similar equipment shall be placed within the rear yard with no minimum setback from the side property line. For corner lots, AC condenser units and similar equipment shall be screened from side streets with landscaping or opaque fencing.
- Storage sheds or similar storage facilities shall not be allowed.
- Swimming pools shall not be allowed on rear-loaded lots.
- Architectural Design Standards:
 - Architectural styles shall be determined prior to Construction Site Plan approval, and these shall meet the intent of the City of Apopka's Kelly Park Interchange Form-Based Code except as noted on these Development Standards. Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.
 - Front facade materials such as cultured stone veneer, stucco, wood plank, and fiber cement siding may be utilized to be consistent with the applicable Architectural Style.
 - Minimum roof pitch over the main house and garage shall be 5/12. Roof pitch over porches shall be a minimum of 4/12.
 - Thirty-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall compliment the color scheme of the house.
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 - Concrete or pavers shall be installed in rear yard driveways, lead walks, porches, and porticos.
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 - Front building entrance shall feature a minimum four (4) feet deep (per Kelly Park Interchange Form-Base Code Section J.4 Figure 16) porches and porticos flush or projecting beyond front wall or similar feature. Porches shall be a minimum width of four (4) feet and a minimum clear height of eight (8) feet.
 - Front porches and porticos may be at grade level or elevated.
 - Should any home's front elevation comprise less than the required 10% of windows, the front door shall be predominantly made of glass.
 - Specific elevations style types shall have similar wall finishes, window grid patterns, window banding and trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
 - Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from exterior elevations must be approved by City Council.
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 - The maximum height of a fence within a lot shall be six (6) feet above final grade or six (6) inches less than the community common wall height, whichever is less. No fence shall exceed the height of an abutting common area wall.
 - Fencing at rear yards of rear-loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
 - Fencing in front yards and street corner side yards of lots shall adhere to LDC Section 5.5.

- Vinyl fencing shall be allowed.

D. Utilities and Infrastructure

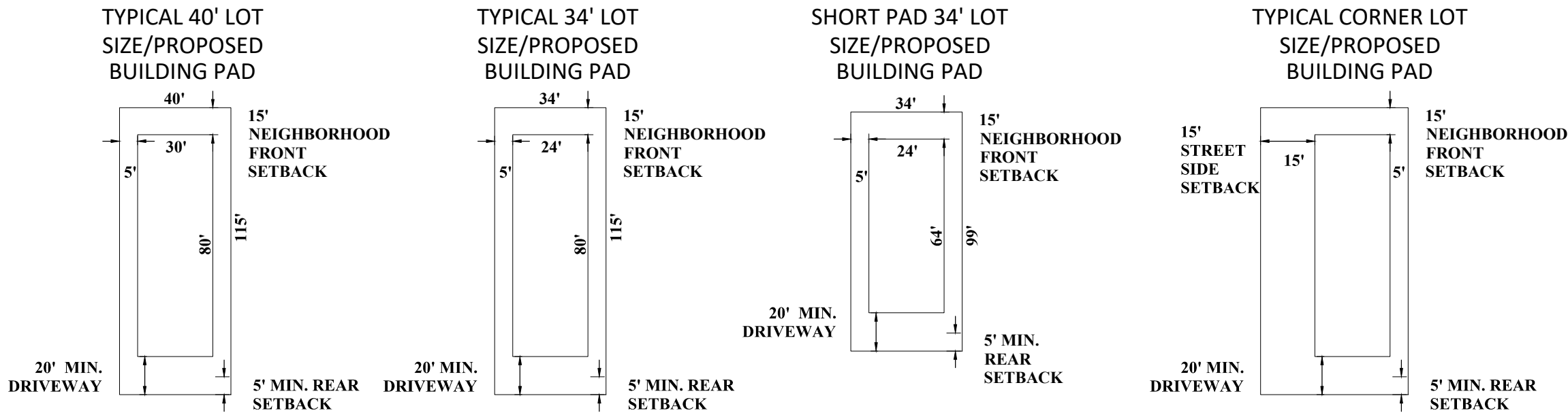
- Potable water service shall be provided by the City of Apopka. The water system shall be designed to City of Apopka standards.
- Reclaimed water service shall be provided by the City of Apopka. The reclaimed water system shall be designed to City of Apopka standards.
- Stormwater management system shall be designed to comply with the design standards of the City of Apopka and the St. Johns River Water Management District.
- A final drainage report and soils report will be submitted with the Construction Site Plan.
- Sanitary service shall be provided by the City of Apopka. The sanitary system shall be designed to City of Apopka standards.
- Utility easements shall be dedicated to the City of Apopka.
- Drainage easements to be dedicated to the Homeowners' Association unless otherwise required by the City of Apopka.
- All stormwater and utility pipes may be moved to save existing trees in the right-of-way. Any change in the location of these pipes will be shown on the Construction Site Plan.
- On-site streets are to be constructed per City of Apopka standards.
- Stabilized access roadways and fire hydrants must be in place before building construction may begin.
- Solid waste collection and public safety (police and fire) shall be provided by the City of Apopka.
- The internal Street Type D right-of-way is to be public.
- The internal Street Type E (Neighborhood) rights-of-way are to be public.
- The internal Street Type F (Alley) rights-of-way are to be private.
- Five-foot (5') sidewalks are to be constructed within internal Streets Type E rights-of-way throughout the entire project in compliance with the City of Apopka Kelly Park Interchange Form-Base Code unless otherwise noted. Sidewalk alignment may be adjusted at Construction Site Plan to preserve existing trees.
- An eight-foot (8') multipurpose trail is to be constructed along one side of internal Street Type D right-of-way as shown on the Master Plan. A five-foot (5') sidewalk is to be constructed on the other side of said Street Type D right-of-way.
- Garages shall be accessed from the adjacent Street Type F (Alley) at the rear of the lot for all rear-loaded lots.
- Power service within the development shall be underground. No overhead service will be allowed.
- Vehicular, Pedestrian and Accent lighting shall substantially conform to the City of Apopka's Kelly Park Interchange Form-Base Code Section P.4(e).

E. Recreation and Open Space

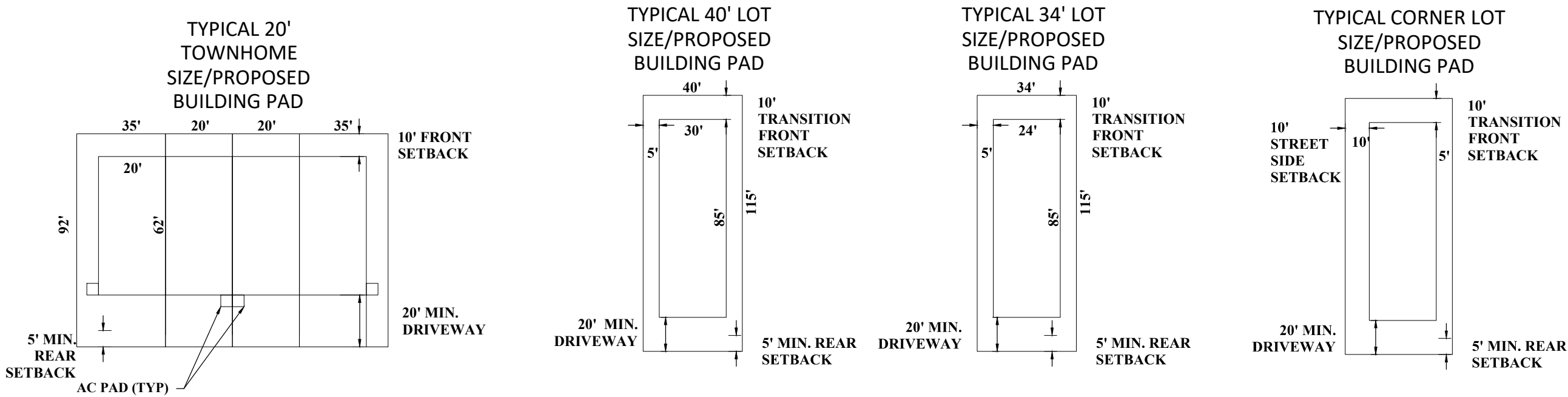
- Required project open space shall be a minimum of 15% of the developed site area in accordance with City of Apopka Kelly Park Interchange Form-Base Code per Section Q Table 13.
- Tract 'A' shall be an approximately 0.74-acre Amenity Tract. A specific park site plan showing amenities/equipment shall be provided with the Construction Site Plan. Park amenities shall include a cabana with restrooms, a swimming pool, and a covered mailbox kiosk at a minimum. The swimming pool shall meet minimum sizing requirements based on the Florida Building Code. Documentation/calculations that the proposed pool size and deck complies with state health standards will be provided at the Building Permit Application.

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NEIGHBORHOOD DETAILS



TRANSITION DETAILS



CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANENGINEERING.COM • 407.960.5868

2221 LEE ROAD, SUITE 271, WINTER PARK, FLORIDA 32789

KPI-MU DEVELOPMENT STANDARDS

ONDICH SOUTH SUBDIVISION

CITY OF APOPKA, FLORIDA

DRAWN: A. FRANCOIS

DESIGNED: S. SIERRA-OL

CHECKED: L. CLASSEN

DATE: 5/30/2024

SCALE: N.T.S.

PROJECT: PUL-048

SHEET: C2.0

NOT FOR CONSTRUCTION

530/24

NOT FOR CONSTRUCTION



FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER

June 24, 2024

E-MAIL: lclasson@appianfl.com

Luke M. Classon, P.E.
Appian Engineering, LLC
2221 Lee Road, Suite 17
Winter Park, FL 32789

Application **APK-24-010 Ondich South**

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 #:	FLU-24-10 & PD-24-06
Project Name:	Ondich South
OCPS Completed Application Date:	06/10/24
Parcel #(s):	11-27-20-0000-00-037, 11-27-20-0000-00-069, 12-27-20-0000-00-001, 12-27-20-0000-00-012, 12-27-20-0000-00-046, 12-27-20-0000-00-048
Requested New Units (#):	SF: 128 MF: TH: 193
Vested Unit(s):	SF: 5 MF: TH:
Total Project Units:	326
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:

	Zellwood ES	Wolf Lake MS	Apopka HS
Jurisdictional Analysis	Apopka-15.88% Unincorporated-83.30%	Apopka-64.98% Unincorporated-34.43%	Apopka-61.11% Unincorporated-37.74%

Given the above analysis, this project does not meet 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 December 9, 2024 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 City of Apopka's adopted Comprehensive Plan, and the Orange County Charter and Code.

Please contact me at 407-317-3700 ext. 2022139 or Tamara.Pelc@ocps.net, if you have any questions or comments regarding this matter.

Sincerely,



Tamara L. Pelc
Administrator, Facilities Planning

SK/tp

Attachments – Attachment A: Detailed Capacity Analysis

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

Attachment A



School Capacity Determination

User ID SV June 12, 2024 09:55:07

Project ID: CEA –APK –24 –010

Valid Until: December 9, 2024

Project Name:		ONDICH SOUTH			
Unvested Units	Single Family Units:	128	Vested Units	Single Family Units:	5
	Multi Family Units:	0		Multi Family Units:	0
	Multi Family High Rise Units:	0		Multi Family High Rise Units:	0
	Town Homes Units:	193		Town Homes Units:	0
	Mobile Home Units:	0		Mobile Home Units:	0

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	BB		
	School:	ZELLWOOD ES	WOLF LAKE MS	APOPKA HS
	Analysis of Existing Conditions			
	School Capacity (2023-2024)	633	1,152	3,396
	Enrollment (2023-2024)	474	1,195	3,443
	Utilization (2023-2024)	96.0%	122.0%	110.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	222	0	0
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	159	170	241
	Reserved Capacity	28	42	20
	Adjusted Utilization	104.4%	122.1%	109.1%
	Adjusted Available Seats	35	0	0
	Analysis of Proposed Development			
	Students Generated	56.173	28.823	38.833
	Adjusted Utilization	113.3%	124.6%	110.2%
	AVAILABLE/NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE
	Number of Seats to Mitigate	21.173	28.823	38.833

ZELLWOOD ES	
WOLF LAKE MS	
APOPKA HS	

AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF ORANGE

Before the undersigned, personally appeared Eileen H. Ricketson who is personally known to me and who on oath says she is Manager of **THE APOPKA CHIEF**, a weekly newspaper published at Apopka, in Orange County, Florida, that the attached copy of advertisement was published in said newspaper in the issues of: **September 13, 2024**, as well as being posted online at www.theapokkachief.com and www.floridapublicnotices.com

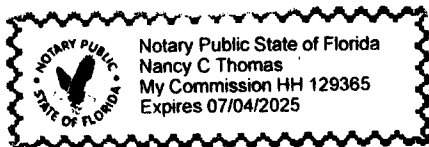
Affiant further says that said **The Apopka Chief** is a newspaper published at Apopka, in said Orange County, Florida, and that said newspaper has heretofore been continuously published in said Orange County, Florida, each week and has been entered as periodicals* class mail matter (*second class as renamed by USPS 7/1/96) at the post office in Apopka, in said Orange County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

Eileen H. Ricketson

Sworn and subscribed before me this
13 day of September, 2024, by Eileen H. Ricketson,
who is personally known to me.

Nancy C. Thomas

Nancy C. Thomas
Notary Public, State of Florida
My commission HH 129365
Expires July 04, 2025



CITY OF APOPKA
PUBLIC HEARING NOTICE
LARGE-SCALE FUTURE LAND USE
AMENDMENT AND CHANGE OF ZONING

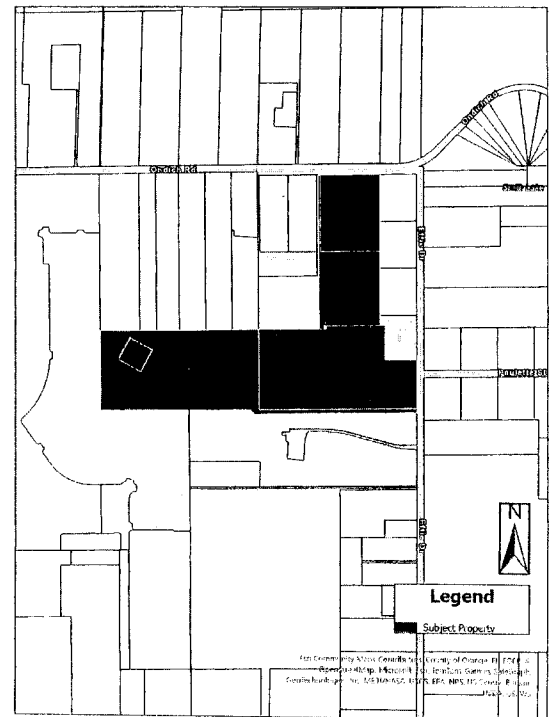
NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3) (a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Appiar Engineering, LLC c/o Luke Classon, P.E.** has made application relating to the following described property.

ORDINANCE NO. 3067

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM COUNTY RURAL TO MIXED-USE FOR CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE SOUTHWEST CORNER OF ONDICH ROAD AND EFFIE DRIVE; COMPRISING 54.85 ACRES, MORE OR LESS; OWNED BY PM S-1 REO, LLC; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

ORDINANCE NO. 3068

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM COUNTY A-1 (CITRUS RURAL) DISTRICT TO KPI-MU (KELLY PARK INTERCHANGE - MIXED-USE) DISTRICT, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE SOUTHWEST CORNER OF ONDICH ROAD AND EFFIE DRIVE; COMPRISING 54.85 ACRES, MORE OR LESS; OWNED BY PM S-1 REO, LLC; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 11-20-27-0000-00-037, 11-20-27-0000-00-069, 12-20-27-0000-00-001, 12-20-27-0000-00-012, 12-20-27-0000-00-046, 12-20-27-0000-00-048
Contains: 54.85 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, October 8, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Numbers 3067 and 3068 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, October 16, 2024 beginning at 7:00 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Future Land Use and Rezoning Applications can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 A.M. and 4:30 P.M. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

September 13, 2024
Publish: The Apopka Chief



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 4.

Meeting Date: October 8, 2024

Department: Community Development

SUBJECT:

Ordinance No. 3075 - Amendment to the Land Development Code to allow outdoor recreation in the MU-D and C-COR zoning districts

REQUEST:

Recommend approval of Ordinance No. 3075, amendment to Principle Use Table, Section 4.2.2.C, Land Development Code

SUMMARY:

City staff has been approached by a property owner in the MU-D (Mixed-Use Downtown) area of the City who has expressed interest in developing a pickleball court on their property. Pickleball is classified as outdoor recreation, and is not a permitted use within the MU-D and/or the C-COR (Commercial Corridor) zoning districts. Staff has prepared an amendment to Land Development Code, Section 4.2.2.C, Principle Use Table to permit outdoor recreation as a permitted use in both the MU-D and C-COR zoning districts. Outdoor recreation is a permitted use in the AG (Agriculture), RMF (Residential Multifamily), C-C (Community Commercial), C-R (Regional Commercial), I-L (Light Industrial), MU-ES-GT (Mixed Use East Shore Gateway), and MU-ES-RTE (Mixed Use East Shore Research Technology Education) zoning districts.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Development Review Committee: The Development Review Committee (DRC) recommends approval of Ordinance No. 3075, amendment to Principle Use Table, Section 4.2.2.C, Land Development Code.

Recommended Motion - Planning Commission: Recommend approval of Ordinance No. 3075, amendment to Principle Use Table, Section 4.2.2.C, Land Development Code.

ATTACHMENTS:

1. Ordinance Number 3075
2. Advertisement September 27

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ORDINANCE NO. 3075

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF APOPKA BY AMENDING PART III – LAND DEVELOPMENT CODE; ARTICLE 4 – USE REGULATIONS, SECTION 4.2 PRINCIPAL USES, TABLE 4.2.2.C. PRINCIPAL USE TABLE TO ALLOW RECREATION FACILITY, OUTDOOR AS A PERMITTED USE IN THE C-COR (CORRIDOR COMMERCIAL DISTRICT) AND MU-D (MIXED-USE DOWNTOWN) ZONING DISTRICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS, AND SETTING AN EFFECTIVE DATE.

WHEREAS, Section 166.021(3), *Florida Statutes*, provides, in pertinent part, that “[t]he Legislature recognizes that pursuant to the grant of powers set forth in Section 2(b), Art. VIII of the State Constitution, the legislative body of each municipality has the power to enact legislation concerning any subject matter upon which the state legislature may act” except for certain very limited matters; and

WHEREAS, the City of Apopka Land Development Code requires amending periodically to include needed amendments to protect the health, safety, and welfare of all persons in the City; and

WHEREAS, City of Apopka Code of Ordinances, Florida, Part III – Land Development Code regulates the development and uses within the City of Apopka; and

WHEREAS, the City’s Planning Commission has determined that this Ordinance is consistent with the City’s Comprehensive Plan and provided its recommendation to City Council; and

WHEREAS, the City Council of the City of Apopka, Florida, has determined that it is in the best interests of the health, safety, and welfare of its citizens, to update the Land Development Code’s Principal Use Table to allow “Recreational facility, outdoor” as a permitted use in the C-COR (Corridor Commercial District) and MU-D (Mixed Use Downton) zoning districts.

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

SECTION I: LEGISLATIVE FINDINGS. The foregoing recitals are hereby adopted as the legislative findings of the City Council of the City of Apopka, Florida.

SECTION II: PRINCIPAL USE TABLE AMENDMENT. Part III, Article 4: Use Regulations, Section 4.2 Principal Uses, 4.2.2.C Principal Use Table – of the Land Development Code, Code of Ordinances of the City of Apopka is hereby amended to allow “Recreational facility, outdoor” as a permitted use in the C-COR (Corridor Commercial District) and MU-D

ORDINANCE NO. 3075

PAGE 2

(Mixed Use Downton) zoning districts as shown in Exhibit “A” attached hereto and a made part hereof.

NOTE: Within Exhibit “A,” underlined words constitute additions to the City of Apopka’s Code of Ordinances, ~~strike through~~ constitutes deletions from the original, and asterisks (***) indicate an omission from the existing text which is intended to remain unchanged.

SECTION III: CODIFICATION. The amendments shown within Exhibit “A” of this ordinance shall be included and incorporated into the Code of Ordinances of the City of Apopka, as additions or amendments thereto.

SECTION III: 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 IV: CONFLICTS. All ordinances or part thereof, in conflict herewith are, to the extent of such conflict, repealed.

SECTION V: EFFECTIVE DATE. 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.

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: September 27, 2024

Exhibit "A"

Table 4.2.2.C: Principal Use Table
P = permitted use
A = allowed use in a PD district if approved as part of a PD Plan
S = allowed with approval of special exception
Blank cell = use is prohibited

Principal Use Category	Principal Use Type	Agricultural & Transitional Districts		Residential Districts							Commercial Districts					Industrial Districts		Special Purpose Districts							Planned Development District	Use-Specific Standards
		AG	T	RCE	RSF-1A	RSF-1B	RTF	RMF	RMU	MHP	C-N	C-C	O	C-COR	C-R	I-L	I-H	MU-D	MU-ES			INST	PR	AIR	PD	
																		NM	GT	RTE						
Entertainment Uses	Arena, stadium, or amphitheater														S		P				S	S		A	4.2.3.E.5.a	
	Cinema								P		S	P		P	P		P	P	P	P				A		
	Country club	P		P	P	P						P			P									A		
	Golf course	P	P	P	P	P	P	P							P					P		P		A		
	Golf driving range	P		P								P			P					P		P		A		
	Nightclub								P		S	P		P	P		P	P						A		
	Performance arts theater								P		S	P		P	P		P	P	P		P			A		
	Recreation facility, indoor								P			P		P	P	P	P	P	P		P			A		
	Recreation facility, outdoor	P					S	P	S			P		P	P		P		P	P		P		A	4.2.3	

Youth essay contest celebrates city’s 142nd birthday

To celebrate the upcoming 142nd birthday of the city of Apopka, middle school aged youth are invited to participate in an essay contest. The submission deadline is Friday, October 4, at 5 p.m.

The city is asking middle school-aged youth in Apopka and surrounding communities to write an essay about the city of Apopka seal. The city’s seal contains symbolism and meaning which speak to the rich heritage, history and culture of Apopka. The essay should identify some or all of these symbols, why they are important and what they mean to them.

Essay guidelines

- *Essay length should be 600 words or less.
- *Must be a middle school student in Apopka or the surrounding area.
- *Contestants are strongly urged to utilize the Apopka Museum in their research.

Additional details

First, second, and third place prizes will be awarded. Winner will be announced at the Wednesday, October 16, City Council meeting.

Students who are unable to submit their essay online may submit their essay at Apopka City Hall during City Hall business hours. Include the name, address, and phone number of the participant.

For any questions, contact Stephen Cribb at SCribb@Apopka.net.

Helene: Updates found on city website

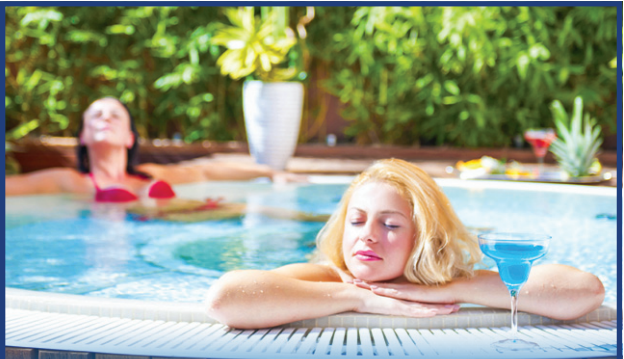
Continued from page 1A

No trash collection

There was no solid waste collection on Thursday, September 26; however, garbage pickups will not be made up. Customers that are collected on Thursday will get their next usual pickup on Monday.

For yard waste and bulky pickups, the city resumed Thursday pickups on Friday and will work into the weekend to try to catch up. The city said that all yard waste and bulky pickups may be on a delayed schedule for several days.

Visit the city’s Alert Center at Apopka.gov for updates and storm news. Visit the city’s hurricane for additional storm information, Apopka.gov/Hurricane.



INCREASE THE VALUE OF YOUR HOME WITH NATURAL GAS AND SAVE MONEY.

At Lake Apopka Natural Gas, we're helping families connect to affordable, reliable, and efficient natural gas, with appliances that pay dividends for years to come. Studies show a home with natural gas has a **6% greater resale** value than an all-electric home.

 **Lake Apopka**
Natural Gas District

www.langd.org 407-656-2734 ext. 307

ELECT





Vicki Vargo

for Orange County Soil & Water Conservation District 2

Committed to Conservation, Community, Agriculture and Waterways

- Helped save Ben White Raceway, now known as Trotters Park, from development
- Serving on Board of Directors for Central Florida Fair for 24 years and counting
- Homestead in Wekiva River Watershed Basin for 35 years
- University of Florida Levin College of Law
- Raised on Lake Michigan and has profound respect for our natural resources
- Raised and worked on family-owned blueberry farm in Michigan, still in operation today
- University of South Florida Business Administration with an emphasis in Finance

TUESDAY, NOVEMBER 5

Polls open at **7 a.m.** and close at **8 p.m.**



 **VickiVargoforSoilandWater** | **vickivargoforsoilandwater.com**

Paid for and approved by Vicki Vargo for Orange County Soil & Water Conservation District 2

CITY OF APOPKA PUBLIC HEARING NOTICE SPECIAL EXCEPTION

NOTICE is hereby given that **Tara Tedrow** has made an application, in accordance with Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 4.2.2.C to the City of Apopka Planning Commission for a **SPECIAL EXCEPTION TO ALLOW THE USE OF AN OUTDOOR STORAGE AS A PRINCIPAL USE IN THE I-L (LIGHT INDUSTRIAL) ZONING DISTRICT.**

This application relates to the following described property located at 100 Hermit Smith Road:



Parcel Identification Number(s): 01-21-27-0000-00-080
Contains: 4.15 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider the Special Exception request at its scheduled meeting in the City Council Chambers of the Apopka City Hall on **Tuesday, October 8, 2024, beginning at 5:30 P.M.,** or as soon thereafter as possible.

Affected parties and the public may appear at the above listed hearing to speak. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka, Florida 32703; Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

September 27, 2024
Publish: The Apopka Chief

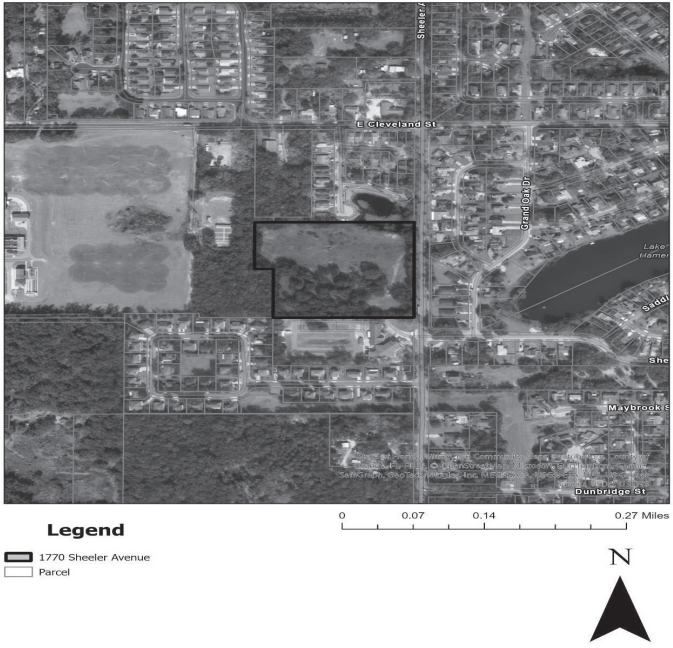
Apopka Planning Commission
Community Development Department

177407

CITY OF APOPKA PUBLIC HEARING NOTICE CHANGE OF ZONING

NOTICE is hereby given pursuant to Sec. 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Brent Lenzen P.E., Kimley Horn** has made application relating to the following described property.

ORDINANCE NO. 3082
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM RSF-1B (RESIDENTIAL SINGLE FAMILY - LARGE LOT) TO RTF (RESIDENTIAL TWO FAMILY), FOR PROPERTY LOCATED 1770 SHEELER AVENUE; OWNED BY SHEELER DEVELOPMENT LLC COMPRISING 9.92 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 22-21-28-0000-00-143
Contains: 9.92 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, October 8, 2024 beginning at 5:30 P.M.,** or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3082 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, November 6, 2024 beginning at 1:30 P.M.** or soon thereafter.

Affected parties and the public may appear at the above listed hearings to speak. The proposed Rezoning Application can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

September 27, 2024
Publish: The Apopka Chief

Apopka City Council
Apopka Planning Commission
Community Development Department

177411

Tell them you saw it in The Apopka Chief

Onset of Tropical Storm Helene causes strategic placement of workers

ST. PETERSBURG, Fla. – Duke Energy Florida is readying 8,000 workers to respond to Tropical Storm Helene. As the storm approaches, these skilled individuals are being strategically placed across the state, enabling them to respond as quickly as possible to widespread power outages that are expected as a result of strong winds and heavy rainfall.

The company is also sending crews from Duke Energy’s Midwest operations in Kentucky, Ohio and Indiana. Responders include power line technicians, vegetation workers, damage assessors and support personnel.

Trucks will begin arriving at Tropicana Field, St. Petersburg College Tarpon Springs, The Villages and Suwannee Valley Farmer’s Market later this afternoon. Staging locations are positioned along the outside of Helene’s projected path, but as close to the impacted areas as possible. Crews are prepared to start power restoration as soon as conditions are safe.

“As soon as conditions allow, our dedicated team will be on the ground, carefully assessing the damage and working tirelessly to get the lights back on for our customers,” said Todd Fountain, Duke Energy Florida storm director. “In

the meantime, our customers should continue to prepare for this rapidly moving storm and remain vigilant in the days ahead.”

Duke Energy Florida urges its more than 2 million customers to consider the following safety tips:

- *Do not walk, swim or drive through floodwaters.
- *If rising water threatens your home or business – or if you evacuate due to flooding – turn off your power at the circuit breaker panel or fuse box.
- *Never replace a fuse or touch a circuit breaker with wet hands or while standing on a wet or damp surface.
- *Stay away from power

lines that have fallen or are sagging. Consider all lines energized as well as trees or limbs in contact with lines. Report all power line hazards to Duke Energy at 800.228.8485 or contact your local emergency services department or agency.

*If a power line falls across a car that you are in, stay in the car. If you MUST get out of the car due to a fire or other immediate

life-threatening situation, do your best to jump clear of the car and land on both feet. Be sure that no part of your body is touching the car when your feet touch the ground.

*Electric current passes easily through water, so stay away from downed power lines and electrical wires. Do not drive over – and do not stand near – downed power lines. Downed lines

will be hard to see in the rain and can potentially be hidden in standing water. If you encounter large pools of standing water, stop, back up and choose another path.

To report a power outage, text OUT to 57801, call 800.228.8485 or report online or through the mobile app.

For more safety tips, please visit duke-energy.com/StormTips.

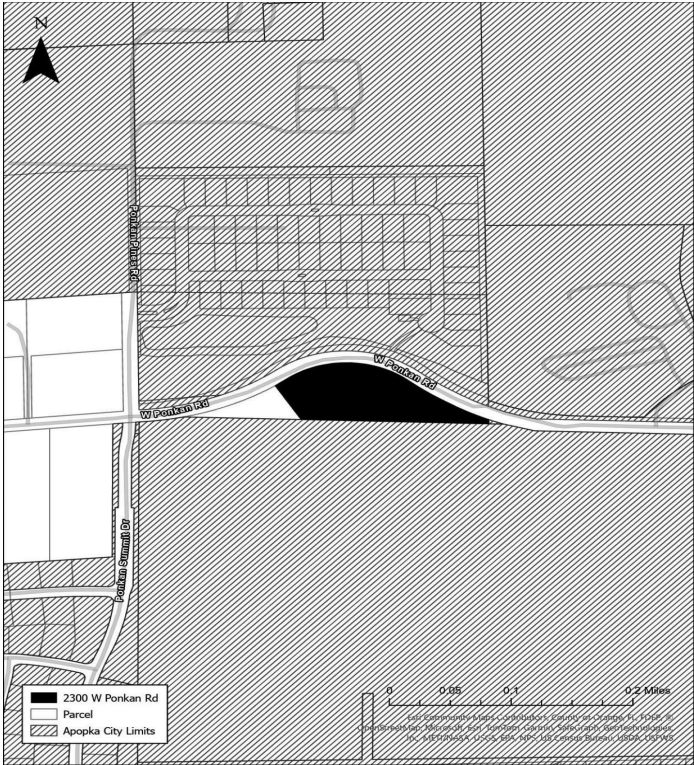
CITY OF APOPKA PUBLIC HEARING NOTICE FUTURE LAND USE AMENDMENT AND CHANGE OF ZONING

NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Jason Lee** has made application relating to the following described property.

ORDINANCE NO. 3079
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE FUTURE LAND USE FROM IN-PROGRESS TO RESIDENTIAL LOW SUBURBAN, FOR CERTAIN REAL PROPERTY LOCATED 2300 W PONKAN ROAD; OWNED BY LEE JASON MONROE AND LEE CARA DAWN, COMPRISING 3.56 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

and

ORDINANCE NO. 3080
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO RSF-1B (RESIDENTIAL SINGLE FAMILY-LARGE LOT), FOR CERTAIN REAL PROPERTY LOCATED 2300 W PONKAN ROAD; OWNED BY LEE JASON MONROE AND LEE CARA DAWN, COMPRISING 3.56 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 19-20-28-0000-00-007
Contains: 3.56 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, October 8, 2024 beginning at 5:00 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for **Ordinance Number 3079 and 3080 is rescheduled** and will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, October 16, 2024 beginning at 7:00 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Rezoning Application can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

September 27, 2024
Publish: The Apopka Chief

Apopka City Council
Apopka Planning Commission
Community Development Department

177410

Byrd: Arrest is made for making threat

Continued from page 2A

threat is made after school hours then the investigation will usually include a visit to the student’s home to question the student and parents.

Making a threat to a school can result in arrest and our law enforcement agencies have been taking this step to ensure that students understand the severity of their actions. A threat last week at Apopka High School resulted in a 15-year-old being charged with a felony for “making written or electronic threats to kill, cause bodily injury, or conduct a mass shooting or act of terrorism,” as well as a misdemeanor of “disruption of a school function.”

Making threats of any kind is certainly no joke. The school is immediately notified at the same time so they can put the school on a hold or a lockdown to keep kids safe. The school also implements

the threat assessment procedures when the immediate danger is over, which includes a meeting of the threat assessment team at the school. This team is made up of law enforcement, counselors, teachers and administration. Every school has this team.

The threat assessment team decides the risk level of the threat and discusses the discipline and support services that need to be put in place for the student. This information is noted in the student’s record so students can be monitored and continue services even if they leave that school.

The threat assessment teams meet on a schedule to review all the cases and discuss the students’ progress and support.

Schools hand out discipline according to the Code of Student Conduct and these threats usually result in a Level 4 which is the most serious offense and can result in expulsion. Full expulsion has been the re-

cent consequence for these threats.

As we saw last week at Apopka High School, the threat that was made during a live stream of the pep rally turned what should have been a fun and bonding event for the students into a frightening experience resulting in a several-hours-long hold on the school. The administration had to manage 3,000 students as well as keep parents informed and calm. Numerous Apopka Police officers responded and had to investigate the threat along with OCPs police as well as the FBI to identify the individual responsible.

The amount of resources used, the learning time lost, and the fear and anxiety these events cause are astounding and so unnecessary. We are asking for everyone’s help. Please continue to report concerns and please talk to your children about the seriousness of their actions. One stupid mistake can ruin a life!

Moore: County has huge responsibility

Continued from page 2A

at the diversity of taxes assessed by folks in the same neighborhood. Some night, if you have nothing better to do, look up information on your street.

Highlights for Fiscal ’25 Budget projects include the following:

- *New animal control facility \$45 million
- *Septic-2-Sewer Program \$19.3 million
- *Lake Apopka Loop Connector Trail \$10.8 million
- *Sidewalk Program \$10.8 million

- *Kennedy Blvd. ROW \$9.4 million
 - *All American Blvd. ROW \$6.9 million
 - *Pine Hills Pedestrian Safety Program \$1.3 million
 - *John Bridges Playground \$1.2 million
 - *Edgewater Dr. corridor study \$103,789
- Please remember the depth and breadth of the county responsibilities. The county maintains all facilities for the courthouse, constitutional offices, parks, jail, convention center, animal control, mosquito control, and community ac-

tion buildings like John Bridges and Willow Street. The county is responsible for similar roles as cities, but also for additional safety net programs such as homeless services, mental health services, jail operations, emergency services (hurricanes), and children’s afterschool programs such as Boys and Girls Club. This is in addition to maintaining county roads, ponds, and utilities.

As always, if you have any questions, don’t hesitate to contact me at District2@ocfl.net

Hayden: Research, share info, then vote

Continued from page 2A

The American Revolution started because the British Government tried to take advantage of hard working, down-to-earth people, and the administration that includes Kamala Harris as Vice President now presents her as the *answer to all our problems*, while behind her phony cackle *she tries to hide the fact she assisted in creating the problems.*

The only way we are going to overcome this debacle is through the privilege of voting for a government that is “Of the People,

By the People, and For the People.” November 5th is fast approaching, and if you haven’t researched the candidates and their stand on constitutional law, the economy, foreign policy, and their love for the American people, as well as the United States of America, *then you need to get busy.*

Talk to people and ask them for their viewpoint. Pay attention to their reasons for their outlook. Most of all, look to the past performance of those applying for a job as it pertains to the vow they took to serve ... and who did they serve:

The American people? Or themselves? Do not vote with your emotions, but with common sense, and understanding.

Plato once said, “If you do not take an interest in the affairs of your government, then you are doomed to live under the rule of fools.” If we will commit ourselves to hiring those who will fulfill the promise to serve as “We the People” request of them, the ending of those storybooks could be true in the lives of all Americans, and we can “Live happily ever after!”

ALL ABOUT APOPKA

The Apopka Chief

Established 1923
(USPS 545-440)

The Apopka Chief is published every Friday and entered as Periodicals, postage paid at Apopka Post Office, under the Act of Congress of March 3, 1879. The Apopka Chief newspaper is published by Foliage Enterprises, Inc., every Friday at 400 North Park Avenue, Apopka, Fla., 32712-3417. An annual subscription is \$25 in Orange County and \$30 outside Orange County. Phone 407-886-2777. Postmaster: Send address changes to The Apopka Chief, P.O. Box 880, Apopka, Fla., 32704-0880.

The Apopka Chief is a consistent award-winning community weekly newspaper and a member of the Florida Press Association. The newspaper won the group's award as its best newspaper in 1982, 1987, and 1988, the only three-time winner. Letters to the editor are welcome, but must be signed and include a daytime telephone number, address, or email address for verification. Management reserves the right to edit letters.

www.theapokkachief.com, news@theapokkachief.com

City of Apopka Telephone Numbers	
City Hall	407-703-1700
Mayor's Office	407-703-1701
City Administrator	407-703-1649
City Clerk	407-703-1704
Community Devel.	407-703-1712
Code Enforcement	407-703-1738
Finance Dept.	407-703-1725
Fire (non-emerg.).....	407-703-1756
Parks and Rec. Dept.	407-703-1741
Police Chief	407-703-1769
Police (non-emerg.).....	407-703-1771
Job Line	407-703-1743
Solid Waste Collect.....	407-703-1731
Street Maintenance	407-703-1731
Utility Billing	407-703-1727
Medical, fire emergency.....	911
The city of Apopka was chartered in 1882. It is located at 28°30 north latitude and is 150 feet above sea level. Its population is about 48,000 and its total area is more than 30 sq. mi. www.apopka.net	

Orange County Telephone Numbers	
Animal Services.....	407-836-3111
Auto/Boat Tags.....	850-617-2000
Building Dept.	407-836-8550
County Mayor	407-836-7370
County Commission.....	407-836-7350
County Attorney	407-836-7320
Clerk of the Court	407-836-2065
Elections Supervisor.....	407-836-2070
Fire/Rescue	407-836-3111
Solid Waste	407-836-6601
Garbage Collection.....	407-703-1731
Health Dept.	407-836-2600
Hunting/Fishing Lic	888-347-4356
Parks and Rec. Dept.	407-836-6200
Property Appraiser	407-836-5044
Sheriff Administrative	407-254-7000
Non-Emerg. Complaint.....	407-836-4357
Utilities	407-836-5515
All other departments	407-836-3111
Medical, fire emergency.....	911
www.orangecountyfl.net	

Other Area Numbers of Note	
U.S. Senators	
Rick Scott (Rep.)	202-224-5274
Marco Rubio (Rep.).....	407-254-2573
U.S. Representative	
Daniel Webster (Dist. 11).....	352-241-9220
State Representatives	
Doug Bankson	407-476-6787
Carolina Amesty (Dist. 45).....	unknown
State Senators	
Geraldine Thompson (Dist.11)	407-297-2045
Orange County Commissioner	
Christine Moore	407-836-7350
Orange County Public Schools	
Pupil assignment.....	407-317-3233
Bus routes.....	407-317-3800
Superintendent.....	407-317-3200
School Board	407-317-3200
Miscellaneous	
The Apopka Chief	407-886-2777
Museum of the Apopkans.....	407-703-1707
Chamber of Commerce.....	407-886-1441

City: Moratorium ‘will get pushback,’ city attorney says

Continued from page 1A

conversation about having such a moratorium, which is a temporary suspension of activity for an authorized period of time.

“I feel like if we can do that with the impact fees... that our developers would pay for the new development rather than to have our existing residents paying for the impact of new developments,” Velazquez said. “I know the cities around us have done the same thing. I think it’s a good thing for us too. While the other cities are doing it, we are in the same kind of era with them. So, it would be good for all of us to be doing the same thing.”

City attorney Cliff Shepard explained the process of creating and approving a moratorium, which would include hiring a contractor to conduct an impact fee study, determining how long it would take for the contractor to put to-

gether the study (because that would affect how long the moratorium would be in effect), and which areas in the city the moratorium would influence.

“Once you do that, your moratorium’s in place and you will get pushback from the development community. Count on that,” Shepard warned the City Council. “What you will also get is people flooding you with applications in all likelihood to avoid potential increased fees or delays in construction. So, you might see your activity or meetings and your applications in your planning and zoning department go up. That’s just a fact of life. But that’s how it goes.”

Once the City Council adopts the moratorium, the new impact fees will go into effect 90 days from that day, Shepard said.

Shepard said there must be justification for how and why the city would charge the impact

fees it’s charging, hence the purpose of the study.

“That’s the purpose of the study, because anything that’s not justifiable in a method that you can explain in court is something that would be called either an unlawful tax or an unlawful exaction from a developer,” Shepard said.

Shepard suggested that the City Council invite a consultant to make a presentation on October 2. Shepard also said he will prepare the moratorium for the City Council’s two readings, with adoption on the second reading.

Passing a moratorium is crucial to ensure that its purpose for existing would be followed through, Shepard explained. For example, the city of Maitland once approved a moratorium that prevented any more drive-throughs from getting built in the downtown area until an impact study was completed.

Commissioner Nick

Nesta reminded the City Council and Shepard that they had the moratorium discussion the previous

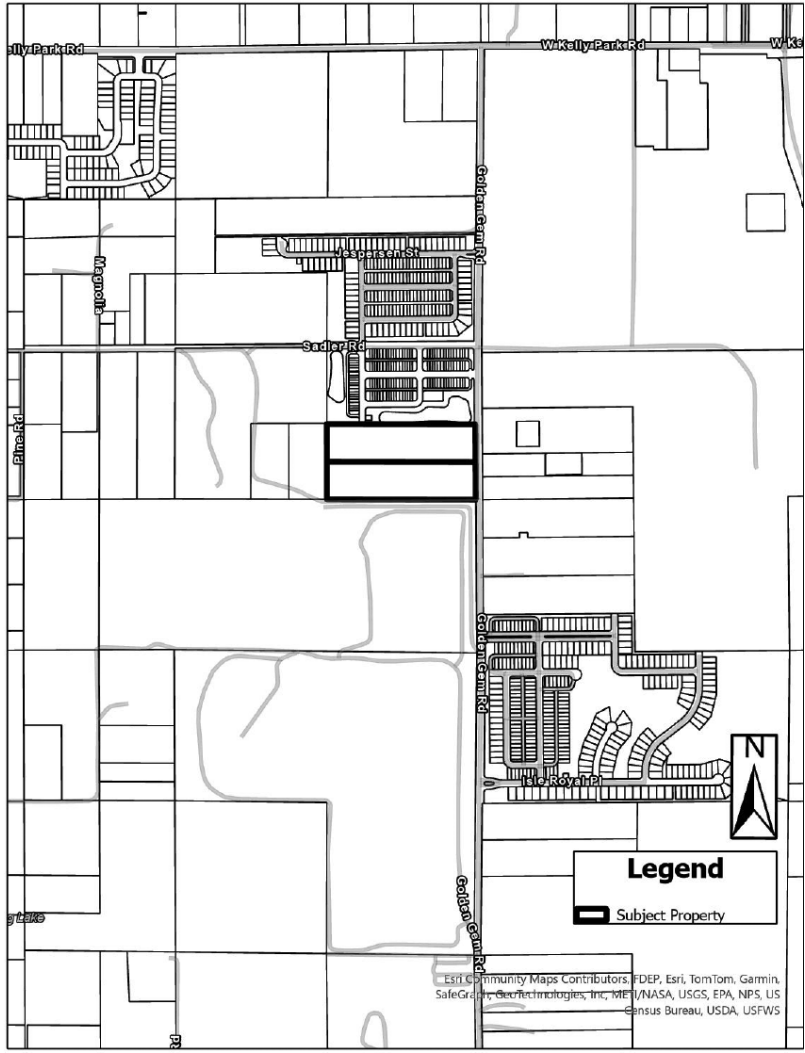
week, at the September 18 City Council meeting, and that conversation included agreeing to put the mora-

torium on the October 2 agenda.

PUBLIC HEARING NOTICE ANNEXATION CITY OF APOPKA

NOTICE is hereby given pursuant to Florida Statutes 171.044, the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.5.1.A, that **GL SUMMITT ENGINEERING, INC. C/O GEOFFREY L. SUMMITT, P.E.** has made an application to the City of Apopka City Council for an **ANNEXATION** of the following described property:

ORDINANCE NO. 3073
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, TO EXTEND ITS TERRITORIAL AND MUNICIPAL LIMITS TO ANNEX PURSUANT TO FLORIDA STATUTE 171.044 THE HEREINAFTER DESCRIBED LANDS SITUATED AND BEING IN ORANGE COUNTY, FLORIDA, OWNED BY STACY AND ROBERT MOSS AND TIMOTHY BURCHFIELD; LOCATED WEST OF GOLDEN GEM ROAD, SOUTH OF NIGHTSHADE GROVE LANE AND SADLER ROAD; COMPRISING 19.76 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 14-20-27-0000-00-025 and 14-20-27-0000-00-083
Contains: 19.76 +/- acres

NOTICE is given that public hearings for Ordinance No. 3073 will be held by the **City of Apopka City Council** at its regularly scheduled meetings in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, October 2, 2024 beginning at 1:30 P.M. and Wednesday, October 16, 2024 beginning at 7:00 P.M.** or as soon thereafter as possible.

Affected parties and the public may appear at the above listed hearings to speak. The proposed Annexation can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

CITY OF APOPKA PUBLIC HEARING NOTICE AMENDMENT TO APOPKA LAND DEVELOPMENT CODE

NOTICE is hereby given that the City of Apopka proposes to amend the Land Development Code of the City of Apopka, Florida in accordance with Florida Statutes 166.0413(3)(c) and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7(B), to revise sections of said Land Development Code as specified within the Ordinance title and within Ordinance Number 3075.

ORDINANCE NO. 3075
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF APOPKA BY AMENDING PART III – LAND DEVELOPMENT CODE; ARTICLE 4 – USE REGULATIONS, SECTION 4.2 PRINCIPAL USES, TABLE 4.2.2.C. PRINCIPAL USE TABLE TO PERMIT RECREATION FACILITY, OUTDOOR AS A PERMITTED USE IN THE C-COR (CORRIDOR COMMERCIAL DISTRICT) AND MU-D (MIXED-USE DOWNTOWN) ZONING DISTRICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS, AND SETTING AN EFFECTIVE DATE.

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, October 8, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3075 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, October 16, 2024 beginning at 1:30 P.M. AND Wednesday, November 6, 2024 at 7:00 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Text Amendment can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

September 27, 2024

Publish: The Apopka Chief

177409

September 27, 2024

Publish: The Apopka Chief

Apopka City Council
Apopka Planning Commission
Community Development Department

177408



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City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 5.

Meeting Date: October 8, 2024

Department: Community Development

SUBJECT:

Legislative - Ordinance No. 3078 - Large-Scale Future Land Use Amendment - Chandler Hills

REQUEST:

Recommend approval of Ordinance No. 3078, a Future Land Use Map Amendment from County Rural, City FLU-In Progress, City Residential Very Low Suburban to Mixed-Use.

SUMMARY:

Owner(s): Orchid Estate HOA Community, Mega GNG, LLC, Jacob Snavelly, 4625 Chandler Road, LLC, Matthew & Deborah Shaw, Daphne Martin, Walter H. Robinson III, Yoo Shik Um Irrevocable Trust, PM-S1 REO, LLC

Applicant: Jonathan Huels, Esq.

Parcel Identification Number(s): 18-20-28-0000-00-132, 18-20-28-0000-00-031, 18-20-28-0000-00-105, 18-20-28-0000-00-050, 18-20-28-0000-00-049, 18-20-28-0000-00-061, 18-20-28-0000-00-048, 18-20-28-0000-00-052, 18-20-28-0000-00-106, 18-20-28-0000-00-035, 18-20-28-0000-00-034, 18-20-28-0000-00-032, 18-20-28-0000-00-033, 18-20-28-0000-00-037, 18-20-28-0000-00-051, 18-20-28-0000-00-080, 18-20-28-0000-00-119, 18-20-28-0000-00-046, 18-20-28-0000-00-047

Location: 2350 W. Kelly Park Road

Existing Future Land Use: County Rural, City FLU-In Progress, City Residential Very Low Suburban

Proposed Future Land Use: Mixed-Use

Existing Use(s): Vacant parcel with abandoned agricultural buildings

Existing Zoning: RSF-1A, Transitional

Tract Size: 116.94 +/- Acres

Direction	Future Land Use	Zoning	Present Use
North	Mixed Use	MU-KPI (Neighborhood), T (Transitional), AG (Agriculture)	Oaks at Kelly Park subdivision, agricultural buildings
East	Residential Very Low Suburban	RSF-1A (Residential Single-family -Estate) O (Office)	Agricultural buildings, Jason Dwelly K-8 School
South	In Progress	T (Transitional)	Vacant
West	City Residential Very Low Suburban,	RSF-1A (Residential Single-Family - Estate)	Vacant, Oak Ridge Subdivision

PROJECT SUMMARY:

The subject property, which is approximately 116.94 acres in size, is located at 2350 W. Kelly Park Road and is vacant with abandoned agricultural buildings. The applicant is requesting a Future Land Use amendment to change the designation from County Rural, City FLU In-Progress, and City Residential Very Low Suburban to Mixed Use in order to allow for the construction of a development consisting of 392 single-family residences. The

applicant is requesting the future land use amendment to bring the property into the Neighborhood character zone of the Kelly Park Interchange Form Based Code area, which permits a maximum density of 5 dwelling units per acre. Comprehensive Plan, Future Land Use Element Policy 20.9 and the Kelly Park Interchange (KPI) Form-Based Code require the subject properties to have a Mixed-Use future land use designation. Therefore, the applicant is requesting to amend the future land use designation of the said properties from County Rural, City FLU In Progress, and City Residential Very Low Suburban to City 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:

- a. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
 - Applicant's response: The development of the Property under the KPI Code is consistent with and furthers the goals, objectives and policies of the City of Apopka. Based on the initial inclusion of the Property within the Wekiva Parkway Interchange Vision Plan ("Vision Plan"), the entitlement of the Project under the KPI Code is consistent with its stated purpose and intent in Section A ("Purpose and Intent") that "Sites generally within one (1) mile of the Kelly Park Interchange are subject to the form-based standards contained in this document." There are at least three (3) other property assemblages similarly situated as the Property that have been permitted to develop under the KPI Code including Oakview, Oaks at Kelly Park Phases 1 and 2 and Park View Preserve. These projects were approved under the same governing regulations that are currently in force and effect. This pattern of development is consistent with furthers the goals, objectives and policies of the City of Apopka with respect to the KPI Code area.
 - Staff response: Staff has no objection.
- b. Is in conflict with any provisions of the LDC;
 - Applicant's response: There are no conflicts with the provisions of the LDC as it has incorporated the KPI Code, which will control future development of the Property upon approval of the Comprehensive Plan Amendment and rezoning to the KPI-MU zoning designation.
 - Staff response: Staff has no objection.
- c. Addresses a demonstrated community need;
 - Applicant's response: The City's approval of the Comprehensive Plan Amendment will allow the Property to be developed under the Neighborhood District of the KPI Form Based Code. Under such district, the Project will feature a range of housing types that promotes economic growth and diversity with a design that complements the surrounding area and addresses a demonstrated community need for more housing options.
 - Staff response: Staff has no objection.
- d. Is required by changed conditions;
 - Applicant's response: The City's adoption of the KPI Code and plans for future expansion of Kelly Park Road are the catalysts for development of the Project. The project will provide a range of housing types to an area in need for additional residential options.
 - 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 proposed Mixed-Use FLU designation and KPI-MU zoning is appropriate for the Property. The Project is compatible with existing and proposed uses surround the Property, which include existing residential subdivisions, a public school, existing large lot residences and greenhouses. Performance standards that will be placed on the Project during the subsequent rezoning will include substantial perimeter buffering that will ensure compatibility.
 - Staff response: Staff has no objection.
- f. Would result in a logical and orderly development pattern;
 - Applicant's response: The unification of over a dozen separate parcels into a single development project that will be developed under the KPI Code will further the logical and orderly development pattern in this geographic area of the City.
 - 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 Project will not result in significant adverse impacts on the natural environment. The Property is currently developed for agricultural and residential uses. There are no known wetlands or sensitive environmental located on the Property.
 - Staff response: An Environmental Assessment will be required to be provided with the submittal of a development plan.

- 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 Project will be adequately serviced by Public facilities that are already constructed in the immediate vicinity of the Property.
 - Staff response: Staff has no objection.

SCHOOL CAPACITY REPORT:

An inquiry was sent to Orange County Public Schools (OCPS) regarding school capacity requirement for this application. Capacity is not available at the high school level, and is deficient by 20.881 seats. The property is zoned for the following schools: Kelly Park (K-5) elementary, Kelly Park (6-8) Middle School, 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 August 29, 2024.

PUBLIC HEARING SCHEDULE:

October 8, 2024 – Planning Commission (5:30 P.M.)

October 16, 2024 – City Council (7:00 P.M.), First Reading, Transmittal to Florida Department of Commerce

DULY ADVERTISED:

September 20, 2024 – Apopka Chief

September 24, 2024 - Mailed notices to adjacent property owners, property posted

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.

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES

Direction	Future Land Use	Zoning	Present Use
North	Mixed Use	MU-KPI (Neighborhood), T (Transitional), AG (Agriculture)	Oaks at Kelly Park subdivision, agricultural buildings
East	Residential Very Low Suburban	RSF-1A (Residential Single-family -Estate) O (Office)	Agricultural buildings, Jason Dwelly K-8 School
South	In Progress	T (Transitional)	Vacant
West	City Residential Very Low Suburban,	RSF-1A (Residential Single-Family - Estate)	Vacant, Oak Ridge Subdivision

II. LAND USE ANALYSIS

The subject property is located in the Northern portion of the Joint Planning Area. Mixed-Use parcels exist to the north of the subject property. Development must comply with the Mixed-Use future land use designation and be consistent with the Comprehensive Plan policies, Development Design Guidelines, and the Land Development Code. The property is approximately 116.94 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 Small-Scale Future Land Use Amendment request for a change from Residential Very Low Suburban 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.r

Mixed-Use

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.

Transportation Element:

Policies 1.1 and 1.2 state that the City of Apopka is a Transportation Concurrency Exception Area. The property has existing access from W. Kelly Park 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 is required as the development is more than ten (10) acres.

Land Use Calculations:

CURRENT: Future Land Use

2 DU/AC X 116.94 ac = 233.88 dwelling units – Residential Very Low Suburban (2 Dwelling Units Per Acre)

1 DU/10 AC x 10.01 ac = 1 dwelling unit - FLU In Progress (1 Dwelling Unit per 10 acres)

1 DU/10 AC x 78.39 ac = 7.839 dwelling units - County Rural (1 Dwelling Unit per 10 acres)

Total units permitted under existing future land use designations - 242.719

PROPOSED: Future Land Use – Mixed-Use (Neighborhood) (Maximum 5 Dwelling Units Per Acre)

5 DU X 116.94 ac = 584.7 dwelling units

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

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

DEVELOPMENT REVIEW COMMITTEE (DRC):

Recommends approval of the Change in Future Land Use designation from County Rural, City FLU In Progress, and City Residential Very Low Suburban to Mixed Use, finding the proposed amendment 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:

Find the proposed Change in Future Land Use designation from County Rural, City FLU In Progress, and City Residential Very Low Suburban to City Mixed Use, consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommend approval of the proposed Change of Zoning, based on the findings and facts presented in the staff report and exhibits, and recommend approval of Ordinance No. 3078.

ATTACHMENTS:

1. Ordinance Number 3078
2. Map Series
3. School Capacity Determination Letter
4. Chandler Hills Master Plan
5. Advertisement September 20

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AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM COUNTY RURAL, CITY FLU-IN PROGRESS, AND CITY RESIDENTIAL VERY LOW SUBURBAN TO MIXED-USE FOR CERTAIN REAL PROPERTY GENERALLY LOCATED SOUTH OF W. KELLY PARK ROAD, AND EAST OF CHANDLER ROAD, OWNED BY ORCHID ESTATE HOA COMMUNITY, MEGA GNG, LLC, JACOB SNAVELY, 4625 CHANDLER ROAD, LLC, MATTHEW & DEBORAH SHAW, DAPHNE MARTIN, WALTER H. ROBINSON III, YOO SHIK UM IRREVOCABLE TRUST, PM-S1 REO, LLC COMPRISING 116.94 ACRES, MORE OR LESS, PROVIDING FOR SEVERABILITY; AND FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Apopka adopted its Apopka Comprehensive Plan by Ordinance No. 653 on October 2, 1991, in accordance with the laws of the State of Florida; and

WHEREAS, the City of Apopka is committed to planning and managing the future growth and development of the City; and

WHEREAS, the City Council of the City of Apopka has the authority to amend its Comprehensive Plan pursuant to Chapter 163, *Florida Statutes*; and

WHEREAS, the City of Apopka Planning Commission held a public hearing on October 8, 2024, to consider this large-scale amendment to the Future Land Use Map of the Comprehensive Plan and determined that this amendment is internally consistent with the City’s Comprehensive Plan; and

WHEREAS, the City Council of the City of Apopka held public hearings to consider this amendment, with due public notice having been provided, to obtain public comment, and considered all written and oral comments received during public hearings, including support documents; and

WHEREAS, the City of Apopka has complied with all requirements and procedures of Florida law in processing this small-scale amendment to the City's Comprehensive Plan; and

WHEREAS, the City Council of the City of Apopka hereby finds and determines that this amendment is internally consistent with the City's Comprehensive Plan.

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 Community Planning Act. The City of Apopka has complied with all requirements of Florida Law in processing this ordinance. The recitals set forth above recitals are hereby adopted.

Section II. Future Land Use Map Amendment. Page 1-32 (Map 1-6) of the Future Land Use Element of the City of Apopka Comprehensive Plan, is hereby amended to change the land use from County Rural, City In-Progress, and City Residential Very Low Suburban to Mixed-Use for certain real property generally located south of W. Kelly Park Road and east of Chandler Road, comprising 116.94 acres more or less; as shown and 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 Community Planning Act as set forth in Chapter 163, *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. Conflicts. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

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 effective after the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small-scale development amendment is in compliance with applicable law.

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:

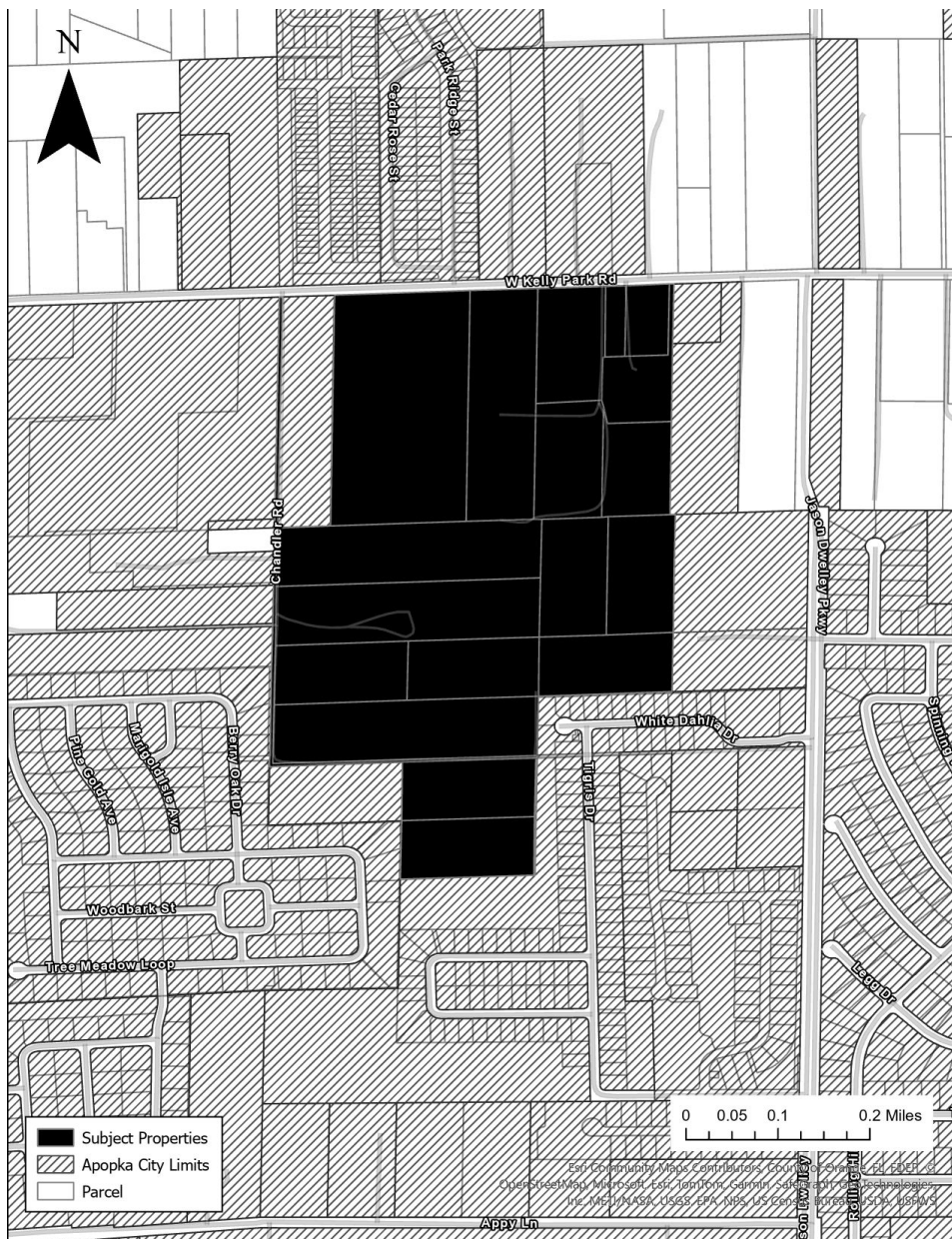
Clifford B. Shepard, City Attorney

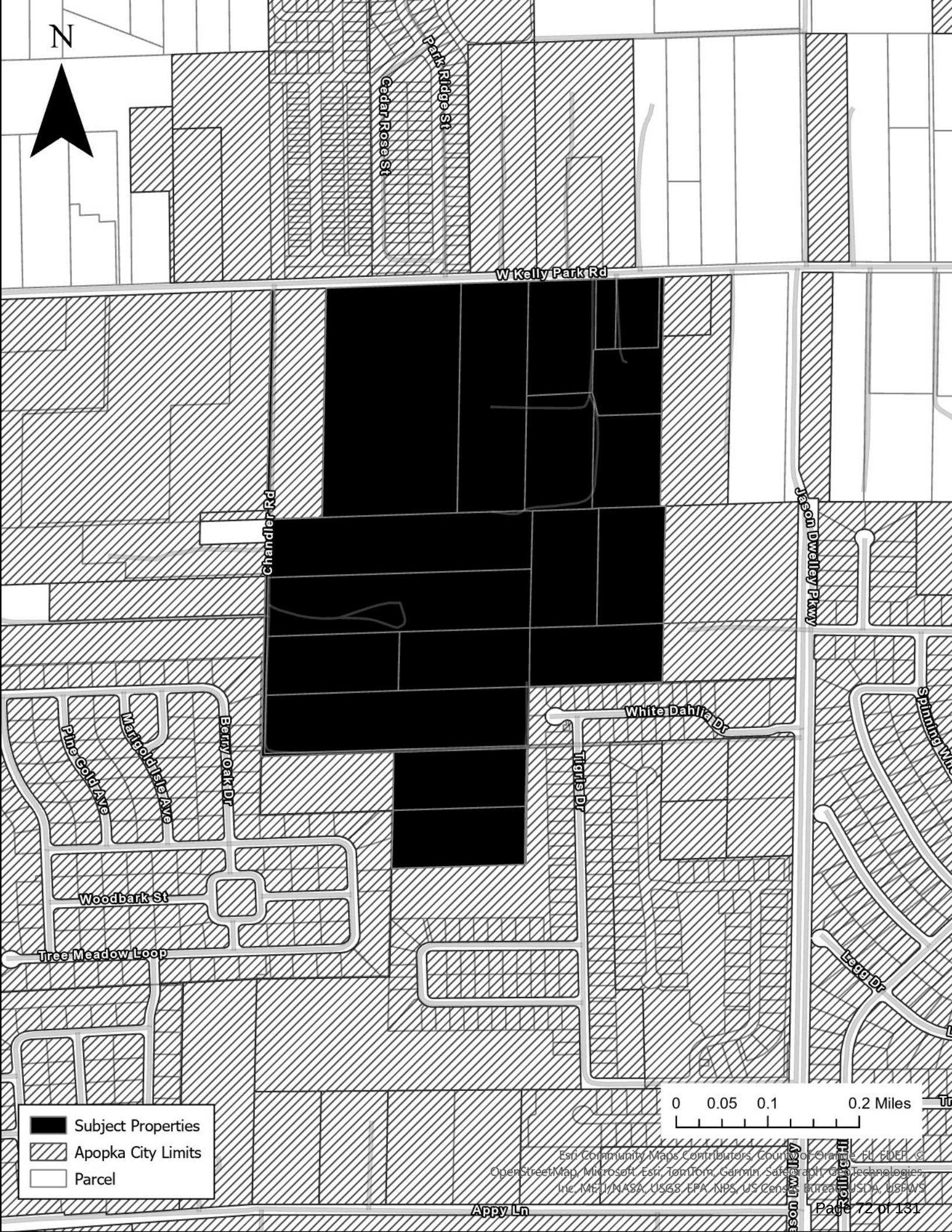
DULY ADVERTISED FOR PUBLIC HEARING: September 20, 2024

EXHIBIT "A"

Parcel Identification Number(s): 18-20-28-0000-00-132, 18-20-28-0000-00-031, 18-20-28-0000-00-105, 18-20-28-0000-00-050, 18-20-28-0000-00-049, 18-20-28-0000-00-061, 18-20-28-0000-00-048, 18-20-28-0000-00-052, 18-20-28-0000-00-106, 18-20-28-0000-00-035, 18-20-28-0000-00-034, 18-20-28-0000-00-032, 18-20-28-0000-00-033, 18-20-28-0000-00-037, 18-20-28-0000-00-051, 18-20-28-0000-00-080, 18-20-28-0000-00-119, 18-20-28-0000-00-046, 18-20-28-00000-00-047

Acreage: 116.94 +/- Acres





N

Cedar Rose St

Park Ridge St

W Kelly Park Rd

Chandler Rd

Jason Dwealley Pkwy

White Dahlia Dr

Tigris Dr

Betty Oak Dr

Mangrove Isle Ave

Pine Gold Ave

Woodbark St

Tree Meadow Loop

Spinning Wheel Dr

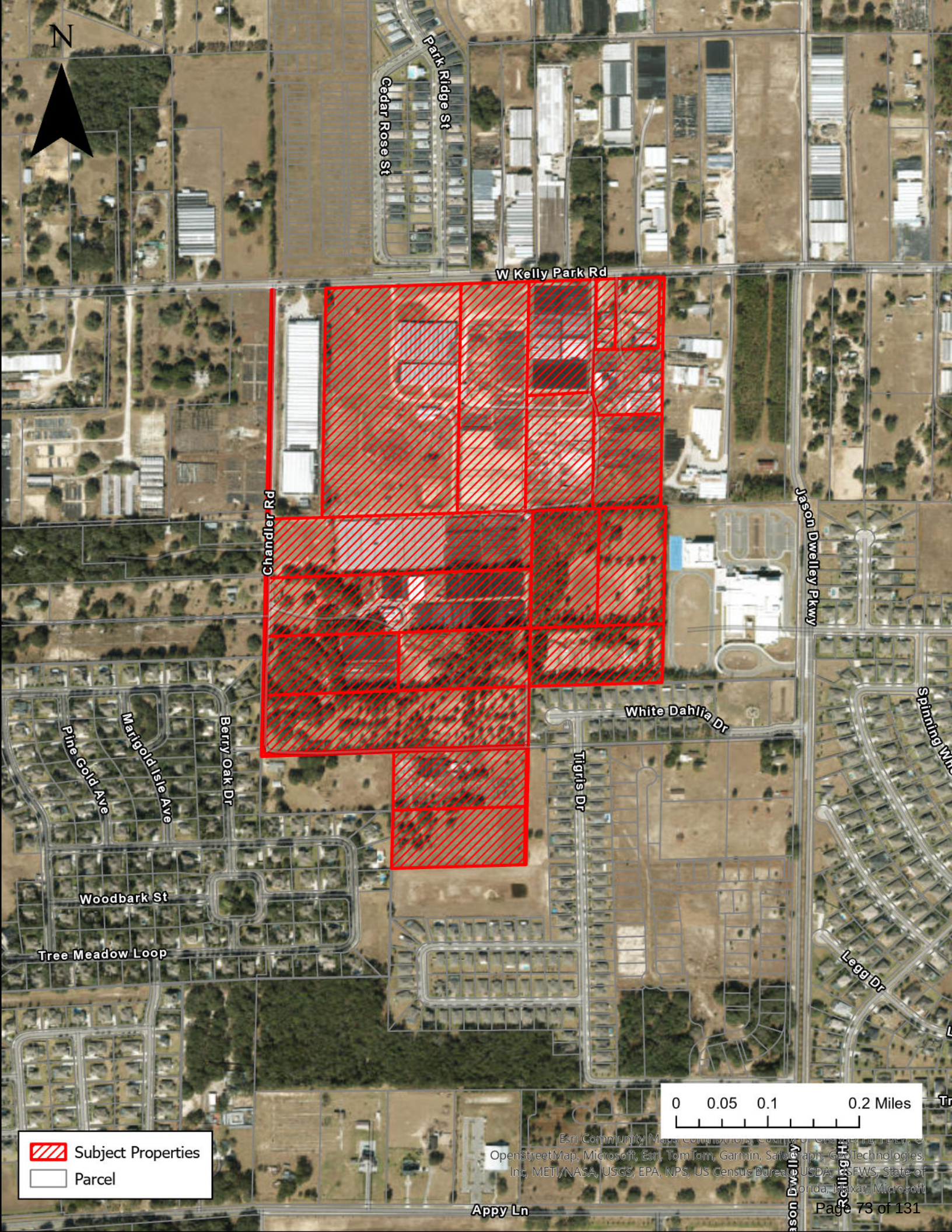
Legg Dr

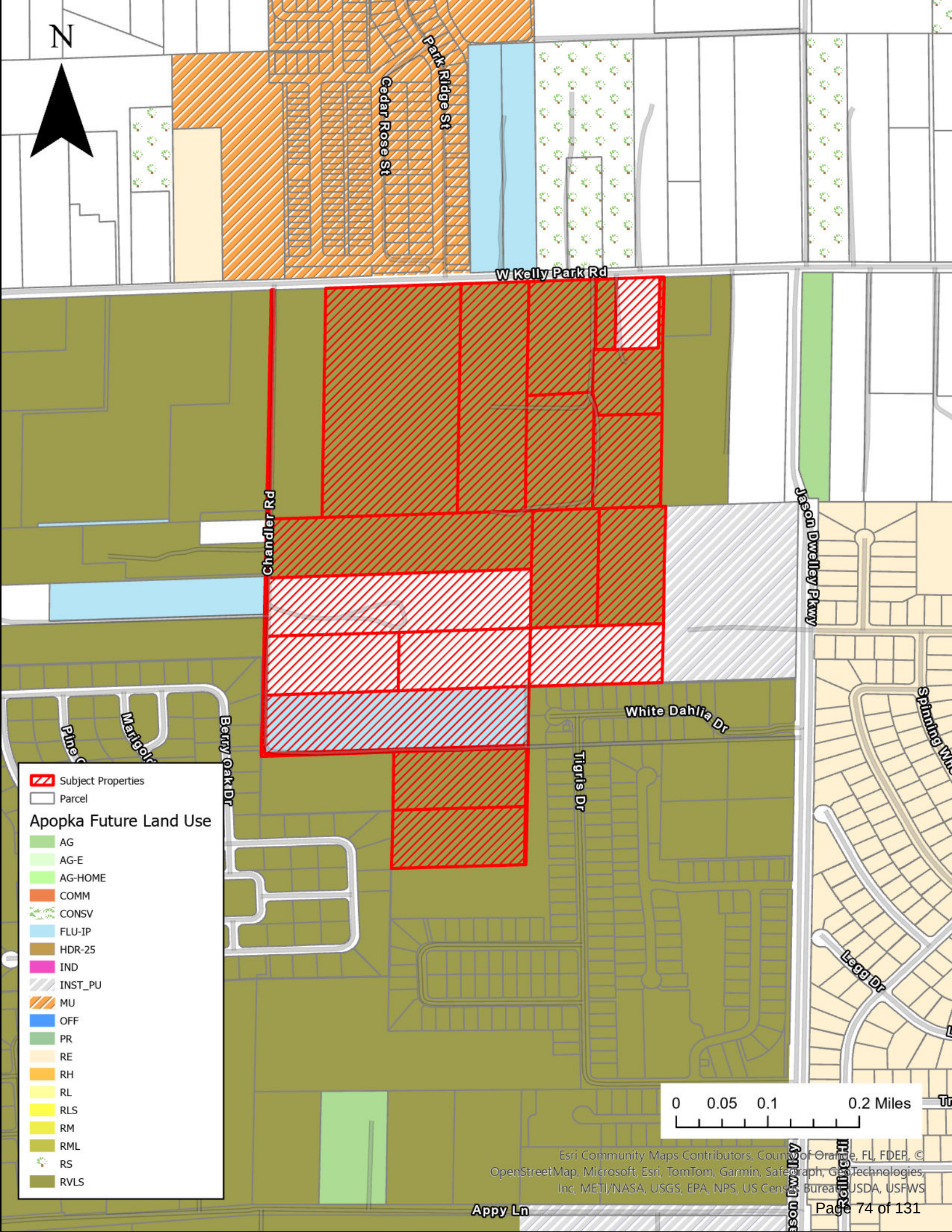
Appy Ln

- Subject Properties
- Apopka City Limits
- Parcel

0 0.05 0.1 0.2 Miles

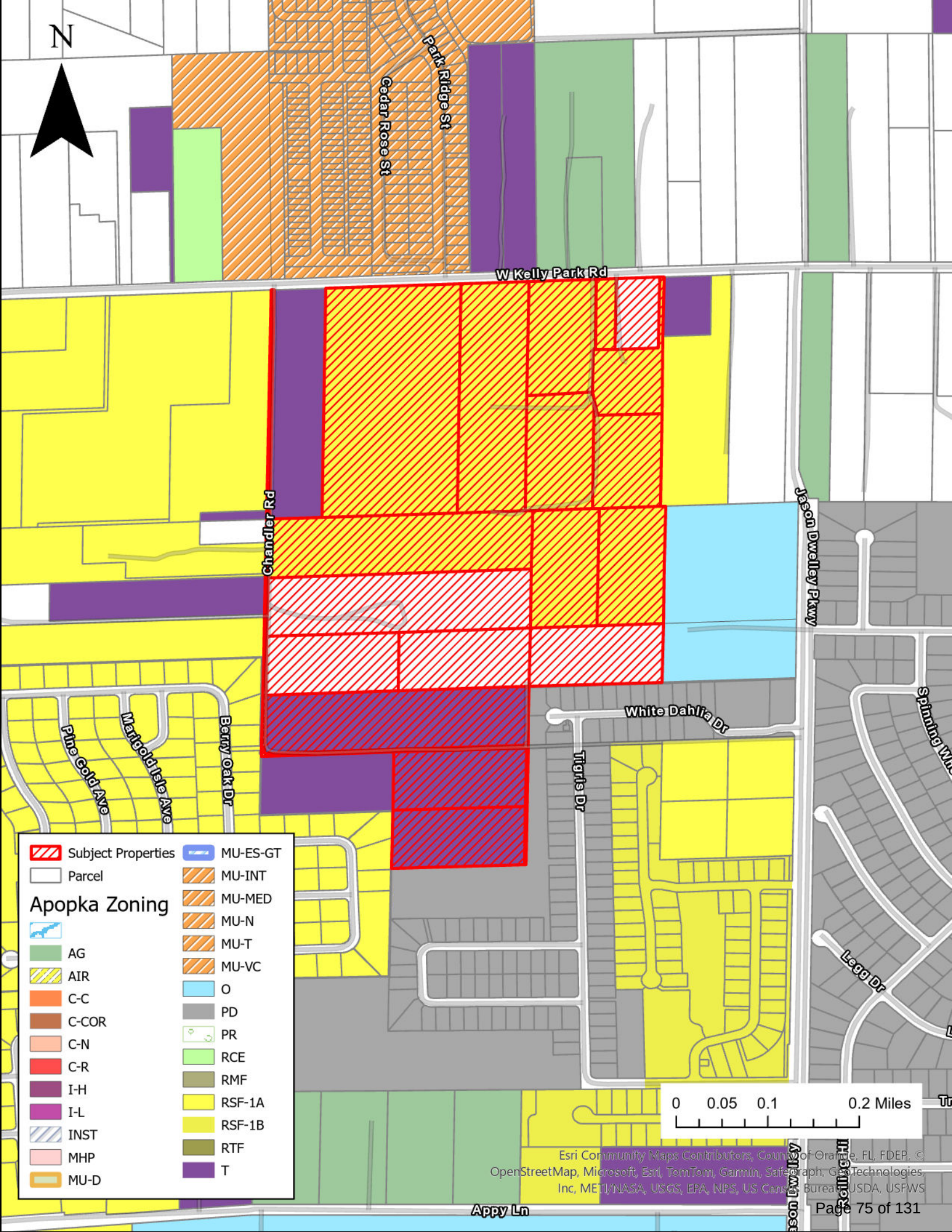
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Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS





- Subject Properties**
- 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 0.05 0.1 0.2 Miles



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Park Ridge St

Cedar Rose St

W Kelly Park Rd

Chandler Rd

Jason Dweley Pkwy

Pine Gold Ave

Margold Isle Ave

Berry Oak Dr

White Dahlia Dr

Tigris Dr

Legg Dr

Appy Ln

Apopka Zoning

- | | |
|---|--|
|  Subject Properties |  MU-ES-GT |
|  Parcel |  MU-INT |
| |  MU-MED |
| |  MU-N |
| |  MU-T |
| |  MU-VC |
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|  AIR |  PD |
|  C-C |  PR |
|  C-COR |  RCE |
|  C-N |  RMF |
|  C-R |  RSF-1A |
|  I-H |  RSF-1B |
|  I-L |  RTF |
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|  MHP | |
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FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER

August 05, 2024

E-MAIL: jonathan.huels@lowndes-law.com

Jonathan Huels
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 N. Eola Drive
Orlando, FL 32801

Application APK-24-012 Chandler Hills

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:	Chandler Hills		
OCPS Completed Application Date:	08/01/24		
Parcel #(s):	28-20-18-0000-00-132, -031, -105, -050, -049, -061, -035, -034, -032, -033, -037, -051, -080, -119, -052, -106, -048, -046, -047		
Requested New Units (#):	SF: 157	MF:	TH: 193
Vested Unit(s):	SF: 235	MF:	TH:
Total Project Units:	392		
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:

	Kelly Park School K-8 ES	Kelly Park School K-8 MS	Apopka HS
Jurisdictional Analysis	N/A	N/A	Apopka-61.11% Unincorporated-37.74%

Given the above analysis, this project does not meet 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 January 29, 2025 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 City of Apopka's adopted Comprehensive Plan, and the Orange County Charter and Code.

Please contact me at 407-317-3700 ext. 2022139 or Tamara.Pelc@ocps.net, if you have any questions or comments regarding this matter.

Sincerely,



Tamara L. Pelc
Administrator, Facilities Planning

SK/tp

Attachments – Attachment A: Detailed Capacity Analysis

CC: Bobby Howell, City of Apopka (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A



School Capacity Determination

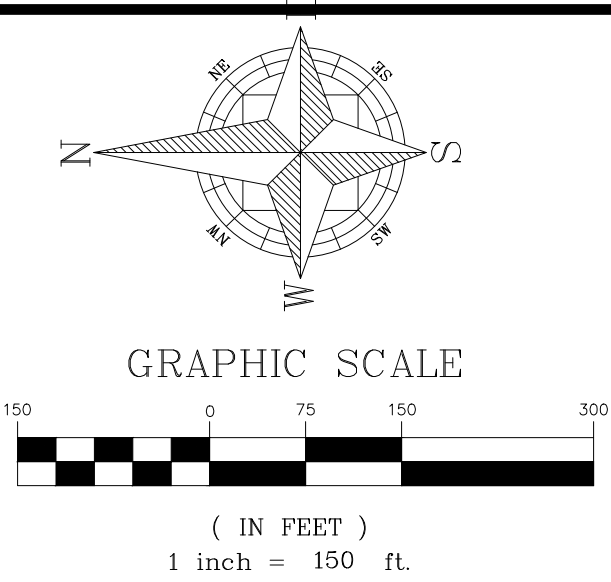
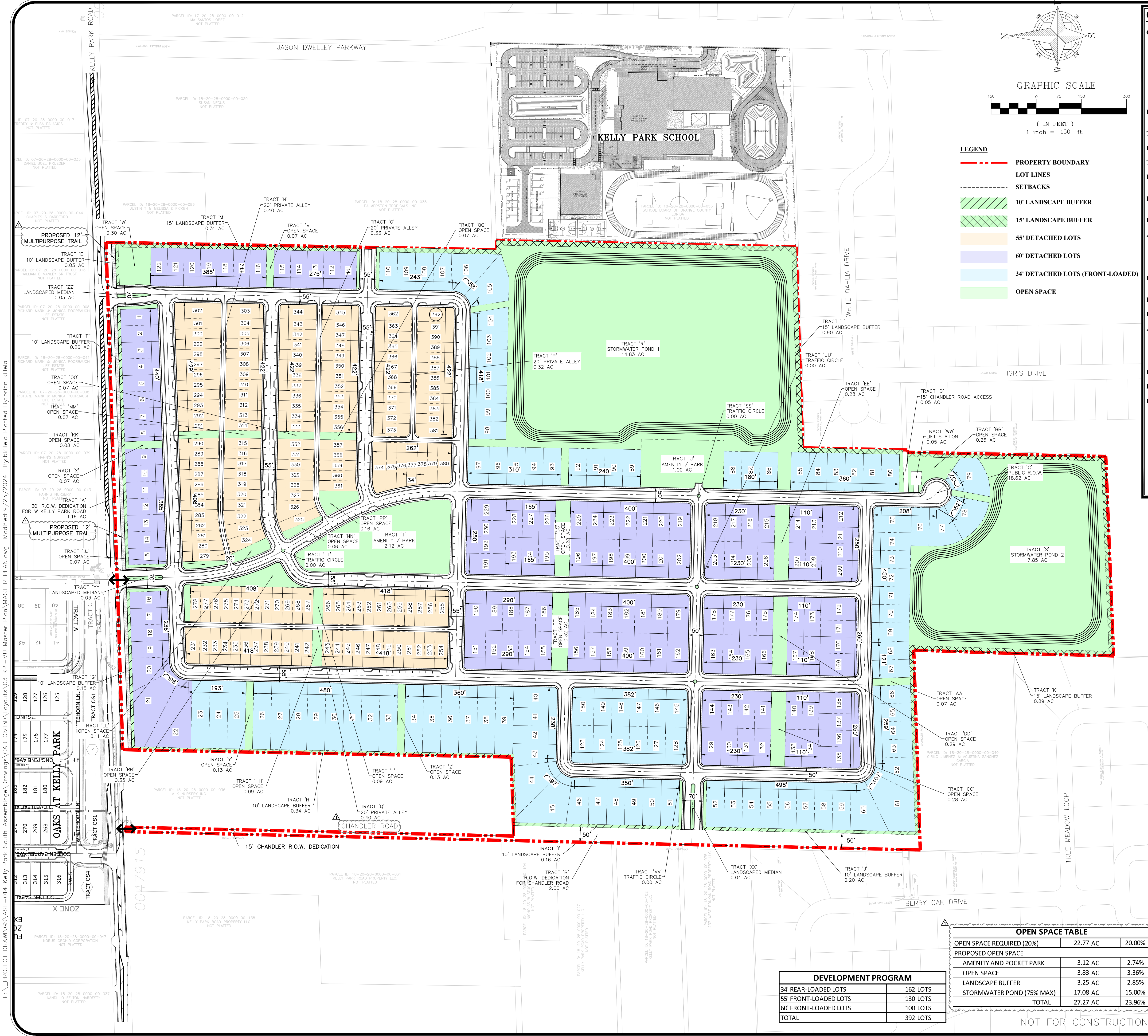
User ID SV August 2, 2024 11:32:20

Project ID: CEA –APK –24 –012 Valid Until: January 29, 2025

Project Name: CHANDLER HILLS			
Unvested Units	Single Family Units:	157	Single Family Units: 235
	Multi Family Units:	0	Multi Family Units: 0
	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
Vested Units			

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	DD		
	School:	KELLY PARK (K-5) ES	KELLY PARK (6-8) MS	APOPKA HS
	Analysis of Existing Conditions			
	School Capacity (2023-2024)	810	390	3,396
	Enrollment (2023-2024)	644	290	3,443
	Utilization (2023-2024)	0.0%	0.0%	110.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	247	100	0
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	120	0	241
	Reserved Capacity	0	0	20
	Adjusted Utilization	94.3%	74.4%	109.1%
	Adjusted Available Seats	127	100	0
	Analysis of Proposed Development			
	Students Generated	27.946	14.758	20.881
	Adjusted Utilization	97.8%	78.1%	109.7%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	AVAILABLE	NOT AVAILABLE
	Number of Seats to Mitigate	0.000	0.000	20.881

KELLY PARK (K-5) ES	
KELLY PARK (6-8) MS	
APOPKA HS	



- LEGEND**
- PROPERTY BOUNDARY
 - LOT LINES
 - SETBACKS
 - 10' LANDSCAPE BUFFER
 - 15' LANDSCAPE BUFFER
 - 55' DETACHED LOTS
 - 60' DETACHED LOTS
 - 34' DETACHED LOTS (FRONT-LOADED)
 - OPEN SPACE

OVERALL SITE DATA:

OCPA - PARCEL ID #:	18-20-28-0000-00-031, 18-20-28-0000-00-032, 18-20-28-0000-00-033, 18-20-28-0000-00-034, 18-20-28-0000-00-035, 18-20-28-0000-00-037, 18-20-28-0000-00-046, 18-20-28-0000-00-047, 18-20-28-0000-00-048, 18-20-28-0000-00-049, 18-20-28-0000-00-050, 18-20-28-0000-00-051, 18-20-28-0000-00-052, 18-20-28-0000-00-061, 18-20-28-0000-00-080, 18-20-28-0000-00-105, 18-20-28-0000-00-106, 18-20-28-0000-00-119, 18-20-28-0000-00-132	
PROPERTY ADDRESS:	2350 W KELLY PARK ROAD APOPKA, FLORIDA 32712	
TOTAL PROPERTY AREA:	117.00 AC	
R.O.W. DEDICATION AREA:	3.16 AC	
TOTAL DEVELOPABLE AREA:	113.84 AC	
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE:	ZONE X	
FIRM PANEL #12097C0000G DATED JUNE 18, 2013		
EXISTING FUTURE LAND USE (FLU):	R (COUNTY) FLU-IP, RVLS (CITY)	
PROPOSED FUTURE LAND USE:	MIXED USE (CITY)	
ADJACENT FUTURE LAND USED (FLU):	RS, FLU-IP, MU (CITY), R (COUNTY) RVLS (CITY) INST. PU, RE, AG (CITY), R (COUNTY) RVLS (CITY), R (COUNTY)	
NORTH SOUTH EAST WEST		
EXISTING ZONING:	A-1 (COUNTY) T, RSF-1A (CITY)	
REQUESTED OVERLAY ZONING/CHARACTER ZONE:	NEIGHBORHOOD	
PROPOSED ZONING:	KPI-MU (CITY)	
ADJACENT ZONING:	PD, AG, MU-N (CITY), A-1 (COUNTY) PD, RSF-1A PD, O, RSF-1A, RSF-1B (CITY), A-1 (COUNTY) PD, RSF-1A (CITY), A-1 (COUNTY)	
NORTH SOUTH EAST WEST		
PROPOSED NUMBER OF DWELLING UNITS:	392 LOTS	
PROPOSED NET DENSITY:	3.44 DU/Ac.	
PROPOSED MINIMUM LOT REQUIREMENTS:		
MINIMUM LOT AREA	FRONT-LOADED 6,600 SF	REAR-LOADED 3,910 SF
MINIMUM LOT WIDTH	55 ft.	34 ft.
MINIMUM LOT DEPTH	115 ft.	115 ft.
MAXIMUM BUILDING HEIGHT	35 ft.	
SETBACKS		
FRONT PORCH	10 ft. min.	10 ft. min.
FRONT/STREET SIDE	15 ft. min./30 ft. max	15 ft. min./30 ft. max
REAR	20 ft.	5 ft.
SIDE	5 ft. min	5 ft. min
REAR GARAGE	N/A	20 ft.
CORNER	15 ft.	15 ft.

TRACT DATA				
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	30' R.O.W. DEDICATION FOR W KELLY PARK ROAD	1.16 AC	50,625.18 SF	COUNTY
TRACT 'B'	R.O.W. DEDICATION FOR CHANDLER ROAD	2.00 AC	86,958.75 SF	CITY
TRACT 'C'	PUBLIC R.O.W.	18.62 AC	810,975.89 SF	CITY
TRACT 'D'	15' CHANDLER ROAD ACCESS	0.05 AC	2,112.42 SF	H.O.A.
TRACT 'E'	10' LANDSCAPE BUFFER	0.03 AC	1,428.26 SF	H.O.A.
TRACT 'F'	10' LANDSCAPE BUFFER	0.26 AC	11,347.34 SF	H.O.A.
TRACT 'G'	10' LANDSCAPE BUFFER	0.15 AC	6,566.01 SF	H.O.A.
TRACT 'H'	10' LANDSCAPE BUFFER	0.34 AC	14,788.85 SF	H.O.A.
TRACT 'I'	10' LANDSCAPE BUFFER	0.16 AC	7,112.56 SF	H.O.A.
TRACT 'J'	10' LANDSCAPE BUFFER	0.20 AC	8,741.82 SF	H.O.A.
TRACT 'K'	15' LANDSCAPE BUFFER	0.89 AC	38,671.58 SF	H.O.A.
TRACT 'L'	15' LANDSCAPE BUFFER	0.90 AC	39,410.38 SF	H.O.A.
TRACT 'M'	15' LANDSCAPE BUFFER	0.31 AC	13,301.79 SF	H.O.A.
TRACT 'N'	20' PRIVATE ALLEY	0.40 AC	17,374.58 SF	H.O.A.
TRACT 'O'	20' PRIVATE ALLEY	0.33 AC	14,238.34 SF	H.O.A.
TRACT 'P'	20' PRIVATE ALLEY	0.32 AC	13,989.88 SF	H.O.A.
TRACT 'Q'	20' PRIVATE ALLEY	0.40 AC	17,514.33 SF	H.O.A.
TRACT 'R'	STORMWATER POND 1	14.83 AC	646,186.35 SF	H.O.A.
TRACT 'S'	STORMWATER POND 2	7.85 AC	341,759.85 SF	H.O.A.
TRACT 'T'	AMENITY/PARK	2.12 AC	92,465.04 SF	H.O.A.
TRACT 'U'	AMENITY/PARK	1.00 AC	43,560.00 SF	H.O.A.
TRACT 'V'	OPEN SPACE	0.07 AC	3,125.00 SF	H.O.A.
TRACT 'W'	OPEN SPACE	0.30 AC	13,268.70 SF	H.O.A.
TRACT 'X'	OPEN SPACE	0.07 AC	3,125.00 SF	H.O.A.
TRACT 'Y'	OPEN SPACE	0.13 AC	5,626.78 SF	H.O.A.
TRACT 'Z'	OPEN SPACE	0.13 AC	5,626.78 SF	H.O.A.
TRACT 'AA'	OPEN SPACE	0.07 AC	3,125.00 SF	H.O.A.
TRACT 'BB'	OPEN SPACE	0.26 AC	11,251.65 SF	H.O.A.
TRACT 'CC'	OPEN SPACE	0.28 AC	12,102.10 SF	H.O.A.
TRACT 'DD'	OPEN SPACE	0.29 AC	12,586.19 SF	H.O.A.
TRACT 'EE'	OPEN SPACE	0.28 AC	12,102.10 SF	H.O.A.
TRACT 'FF'	OPEN SPACE	0.32 AC	14,033.94 SF	H.O.A.
TRACT 'GG'	OPEN SPACE	0.28 AC	12,244.18 SF	H.O.A.
TRACT 'HH'	OPEN SPACE	0.09 AC	3,953.22 SF	H.O.A.
TRACT 'II'	OPEN SPACE	0.09 AC	3,953.22 SF	H.O.A.
TRACT 'JJ'	OPEN SPACE	0.07 AC	3,132.95 SF	H.O.A.
TRACT 'KK'	OPEN SPACE	0.08 AC	3,340.63 SF	H.O.A.
TRACT 'LL'	OPEN SPACE	0.11 AC	4,862.33 SF	H.O.A.
TRACT 'MM'	OPEN SPACE	0.07 AC	3,025.00 SF	H.O.A.
TRACT 'NN'	OPEN SPACE	0.06 AC	2,718.85 SF	H.O.A.
TRACT 'OO'	OPEN SPACE	0.07 AC	3,025.00 SF	H.O.A.
TRACT 'PP'	OPEN SPACE	0.16 AC	7,151.95 SF	H.O.A.
TRACT 'QQ'	OPEN SPACE	0.07 AC	3,025.00 SF	H.O.A.
TRACT 'RR'	OPEN SPACE	0.35 AC	15,167.92 SF	H.O.A.
TRACT 'SS'	TRAFFIC CIRCLE	0.00 AC	68.42 SF	H.O.A.
TRACT 'TT'	TRAFFIC CIRCLE	0.00 AC	68.42 SF	H.O.A.
TRACT 'UU'	TRAFFIC CIRCLE	0.00 AC	68.42 SF	H.O.A.
TRACT 'VV'	TRAFFIC CIRCLE	0.00 AC	68.42 SF	H.O.A.
TRACT 'WW'	LIFT STATION	0.05 AC	1,975.00 SF	CITY
TRACT 'XX'	LANDSCAPED MEDIAN	0.04 AC	1,675.48 SF	H.O.A.
TRACT 'YY'	LANDSCAPED MEDIAN	0.03 AC	1,336.30 SF	H.O.A.
TRACT 'ZZ'	LANDSCAPED MEDIAN	0.03 AC	1,089.30 SF	H.O.A.

OPEN SPACE TABLE		
OPEN SPACE REQUIRED (20%)	22.77 AC	20.00%
PROPOSED OPEN SPACE		
AMENITY AND POCKET PARK	3.12 AC	2.74%
OPEN SPACE	3.83 AC	3.36%
LANDSCAPE BUFFER	3.25 AC	2.85%
STORMWATER POND (75% MAX)	17.08 AC	15.00%
TOTAL	27.27 AC	23.96%

DEVELOPMENT PROGRAM	
34' REAR-LOADED LOTS	162 LOTS
55' FRONT-LOADED LOTS	130 LOTS
60' FRONT-LOADED LOTS	100 LOTS
TOTAL	392 LOTS

NOT FOR CONSTRUCTION

CIVIL ENGINEERING I LAND PLANNING

APPIAN ENGINEERING LLC.

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2221 Lee Road, Suite 217, Winter Park, Florida, 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 1914

KPI-MIXED USE

(MASTER PLAN)

CHANDLER HILLS

CITY OF APOPKA, FLORIDA

SCALE

1" = 150'

DRAWN:

B. KILLELA

DESIGNED:

S. SIERRA-GIL

CHECKED:

L. CLASON

DATE:

9/23/2024

PROJECT

ASH-014

SHEET

C1.0

9/23/24

APPIAN ENGINEERING

9/23/24

055

BY

DATE

DESCRIPTION

COMMENTS

P:\PROJECT DRAWINGS\ASH-014 Kelly Park South Assembly\Drawings\CAD\Civil3D\Layouts\03 KPI-MU Master Plan\MASTER PLAN.dwg By:killela Plotted By:brian killela Modified: 9/18/2024

CHANDLER HILLS MASTER PLAN DEVELOPMENT STANDARDS

A. Design Standards ⁽¹⁾

1. LOT CRITERIA (based on KPI Neighborhood Design Criteria):

Description	Single-Family Detached 34' Lots (Rear-Loaded)	Single-Family Detached 55' & 60' Lot (Front-Loaded)
Front Porch Setback ⁽²⁾	10'	10'
Front Facade Setback	15' min./30' max.	15' min./30' max.
Rear Setback ⁽³⁾	5' min.	20'
Side Setback	5'	5'
Corner/Side Street Setback	15'	15'
Garage Front Setback	N/A	25' min./30' max
Garage Rear Setback	20'	N/A
Min. Average Lot Area	3,910 SF	6,600 SF
Min. Lot Width	34'	55'
Min. Lot Depth	115'	120'
Max. Lot Coverage	75%	75%
Max. Building Height	35'2 Stories	35'2 Stories
Min. Living Area	1,500 SF	1,600 SF
3 car garage less than 50% of facade	N/A	—
Building foundation 18' above c/l of ROW	Keep at grade level	

- (1) See Master Plan sheet for depiction of conceptual typical site plans.
(2) Front porch requirements and setback as allowed per Kelly Park Interchange (KPI) Form-Based Code Section J.1 and K.2(g)(v).
(3) Swimming pools and other structures allowed to encroach within rear setback per KPI Table 10.2.4.B of the Apopka Code.

B. Architectural, Buildings, and Accessory Structures

- Architectural design shall meet the intent of City of Apopka Kelly Park Interchange Form-Base Code or unless otherwise stated.
- All lots shall have detached single-family homes.
- Each individual single-family home shall have a minimum of two (2) bedrooms.
- All front-loaded lots shall have minimum two (2) car garage.
- All rear-loaded lots shall have a minimum one (1) car garage.
- Mail delivery for all lots within Chandler Hills shall occur at cluster mailbox units. Approval from the Postmaster of the location shall be submitted prior to approval of the Construction Site Plan.
- AC condenser units & similar equipment shall be placed in the side or rear yard area. Units & similar equipment shall be placed with a minimum three (3) feet setback from side property line. Units shall be screened from side streets with landscaping or opaque fencing.
- Storage sheds or similar storage facilities shall not be allowed.

1

CHANDLER HILLS MASTER PLAN DEVELOPMENT STANDARDS

- Swimming pools shall be allowed on all front-loaded lots.
- Swimming pools shall not be allowed on rear-loaded lots.
- Architectural Design Standards:
 - Architectural styles shall be determined prior to Construction Site Plan approval, and these shall meet the intent of to the City of Apopka's Kelly Park Interchange Form-Based Code except as noted on these Development Standards. Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.
 - Front facade materials such as cultured stone veneer, stucco, wood plank, and fiber cement siding may be utilized to be consistent with the applicable Architectural Style.
 - Minimum roof pitch over the main house and garage shall be 5/12. Roof pitch over porches shall be a minimum of 4/12.
 - Thirty-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall compliment the color scheme of the house.
 - Aluminum and vinyl fascia and soffit shall be standard for all houses. Fascia and soffit color shall compliment the color scheme of the house.
 - Trim around windows and doors shall be painted a different color from the body of the house. Doors may be painted either the same as the trim or separate accent color.
 - Concrete or pavers shall be installed in rear yard driveways, lead walks, porches, and porticos.
- Front Building Entrance Elevation Design Standards:
 - Front building entrance shall feature a minimum four (4) feet deep (per Kelly Park Interchange Form-Base Code Section J.4 Figure 16) porches & porticos flush or projecting beyond front wall or similar feature. Porches shall be a minimum width of eight (8) feet and a minimum clear height of eight (8) feet.
 - Front garages shall be attached and recessed from the primary façade (not including porches, bays, or other minor projections) by a minimum of four (4) feet.
 - Garage frontage shall be limited to 52%. Frontage is determined by garage door width.
 - Front porches and porticos may be at grade level.
 - Should any home's front elevation comprise less than the required 10% of windows, the front door shall be predominantly made of glass.
 - Identical model plan type shall not be constructed on neighboring lots who share a side yard property boundary line or are directly across the street without a different elevation type.
 - Identical exterior paint schemes shall not be applied on neighboring lots who share a side yard property boundary line or are directly across the street.
 - Specific elevations style types shall have similar wall finishes, window grid patterns, window banding & trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
 - Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from exterior elevations must be approved by City Council.
- Individual Lot Front & Rear Yard Fencing Standards:
 - Maximum height of a fence shall be six (6) feet above final grade or six (6) inches less than the community common wall height, whichever is less. No fence shall exceed the height of an abutting common area wall.
 - Fencing at rear yards of rear alley loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
 - Fencing at street corner lot side yards shall adhere to LDC Section 5.5.

2

CHANDLER HILLS MASTER PLAN DEVELOPMENT STANDARDS

C. Utilities and Infrastructure

- Potable water service shall be provided by the City of Apopka. The water system shall be designed to City of Apopka standards.
- Reclaimed water service shall be provided by the City of Apopka. The reclaimed water system shall be designed to City of Apopka standards.
- Stormwater management system shall be designed to comply with the design standards of the City of Apopka and the St. Johns River Water Management District.
- A final drainage report and soils report will be submitted with the Construction Site Plan.
- Sanitary service shall be provided by the City of Apopka. The sanitary system shall be designed to City of Apopka standards.
- Utility easements shall be dedicated to the City of Apopka.
- Drainage easements to be dedicated to the Homeowners' Association unless otherwise required by the City of Apopka.
- All stormwater and utility pipes may be moved to save existing trees in the right-of-way. Any change in the location of these pipes will be shown on the Construction Site Plan.
- On-site streets are to be constructed per City of Apopka standards.
- Stabilized access roadways and fire hydrants must be in place before building construction may begin.
- Solid waste collection and public safety (police and fire) shall be provided by the City of Apopka.
- The internal Street Type E (Neighborhood) right-of-way is to be public.
- The internal Street Type F (Alley) right-of-way is to be private.
- Five-foot (5') wide sidewalks are to be constructed adjacent to internal roads throughout the entire project in compliance with the City of Apopka Kelly Park Interchange Form-Base Code unless otherwise noted. Sidewalk alignment may be adjusted at Construction Site Plan to preserve existing trees.
- Garages shall be accessed from the adjacent Street Type F (Alley) at the rear of the lot for all rear-loaded lots.
- Power service within the development shall be underground. No overhead service will be allowed.
- Vehicular, Pedestrian and Accent lighting shall substantially conform to the City of Apopka's Kelly Park Interchange Form-Base Code Section P.4(c).
- Lighting shall be required for safety and security in accordance with Sec. 5-6-2.A.3.

D. Recreation and Open Space

- Required project open space shall be a minimum of 20% of the developed site area in accordance with City of Apopka Kelly Park Interchange Form-Base Code per Section Q Table 13.
- Required project recreation shall be provided at a rate of 3.6 acres per 1,000 population with 2.6 population per dwelling unit.

3

CHANDLER HILLS MASTER PLAN DEVELOPMENT STANDARDS

E. Buffers and Landscaping

- A ten-foot (10') buffer will be provided along the northern property boundary. This tract shall be dedicated to and maintained by the H.O.A.
- A 30' ROW Dedication shall be made in favor of the City of Apopka along the northern property boundary adjacent to Kelly Park Road, to include a 12' community trail.
- A ten-to-fifteen-five-foot (10' - 15') buffer will be provided along all other property boundaries. This tract shall be dedicated to and maintained by the H.O.A.
- The design of all buffer tracts shall follow the City of Apopka Kelly Park Interchange Form-Base Code Section M. Landscaping & Hardscape Plans shall be provided at Construction Site Plan. Entrance feature and community sign details will be provided with the Construction Site Plan.
- Final landscape plans for the buffer areas along the proposed main entrance at Kelly Park Road shall be provided with the Construction Site Plan.
- Tree Planting Conditions. Minimum of two (2) new trees shall be planted per residential lot. The new trees shall be a minimum of three (3) inches DBH at the time of planting and shall count toward the overall number of required tree replacement inches, if any.
- Trees within the Street Type E (Neighborhood) shall be medium canopy trees at forty (40) feet minimum spacings, understory trees at twenty (20) feet minimum spacing per City of Apopka Kelly Park Interchange Form-Base Code Section P.3 Table 12.
- Tree Protection Plan - The Construction Site Plan shall include tree protection techniques to prevent harm to any trees designate to be preserved or encroachment into protected natural areas, including but not limited to tree barricades, silt fencing or other similar techniques accepted by the City Engineer.

F. Maintenance and Plat

- Chandler Hills Homeowners' Association shall maintain common areas including all fences/walls and landscaping within said common areas.
- The Construction Site Plan shall include the plat document, and the plat shall be in final form.
- The City of Apopka shall be responsible for maintenance of Street Type E (Neighborhood), on-street parallel parking spaces, street lighting, stormwater collection systems and utilities (potable water main, reclaimed water main, force main, etc.) within the public rights-of-way of the Chandler Hills.

G. Wetlands and Environmental

- There are no wetland areas within the site.
- According to the flood insurance rate map no. 12097C0000 G Dated June 18, 2013, The land and the improvement as shown on ALTA survey are not within a 100-year flood hazard zone. The land is in "X".
- An erosion control plan will be submitted with the Construction Site Plan.
- Tree removal, tree replacement, and landscaping shall comply with the City of Apopka Kelly Park Interchange Form-Base Code Section M.
- Individual lot arbor/clearing permit is required prior to clearing or grading of any lot or issuance of building permit. Placement of the house shall preserve existing trees to the greatest extent practical. Plot plan for each lot shall illustrate tree locations as presented within the Construction Site Plan.

4

CHANDLER HILLS MASTER PLAN DEVELOPMENT STANDARDS

H. Development Condition Continuity

The MU-KPI Development Standards shall be printed within the MU-KPI Master Plan and the Construction Site Plan.

I. Signage

Signage shall comply with the City of Apopka Kelly Park Interchange Form-Base Code.

J. Lighting

Lighting shall comply with the City of Apopka's Kelly Park Interchange Form-Base Code Section P.4(c). Street and parking area or pedestrian path light poles shall be decorative type. Details will be provided with the Construction Site Plan.

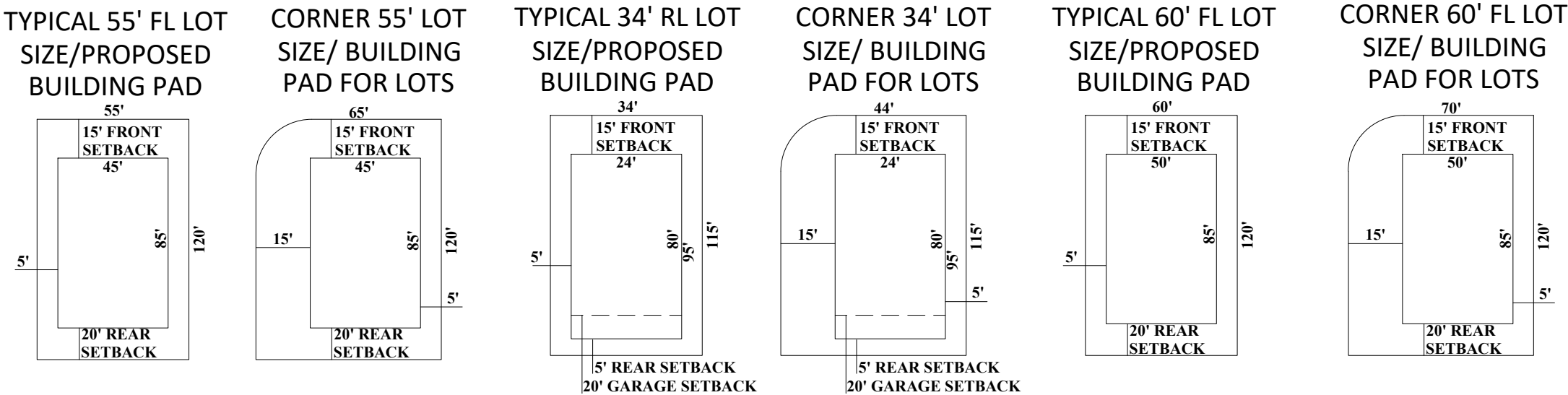
K. Garbage Pickup

- Garbage of rear-loaded single-family units shall be picked up at the adjacent Street Type F (Alley) along the rear of the lots.

L. Miscellaneous

- Any existing septic tanks or wells shall be properly abandoned prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies.
- All acreages are subject to change with Construction Site Plan and Preliminary Plat review and approval.
- Outdoor storage areas (boats, trailers, recreational vehicles, etc.) are not provided within the development and will be prohibited through the H.O.A. documents.
- All lots with rear alley access shall have uniform address numbers on the front and rear facades of the residence.

5



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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 1811

DEVELOPMENT STANDARDS

MASTER PLAN

CHANDLER HILLS

CITY OF APOPKA, FLORIDA

SCALE: N.T.S.

PROJECT: ASH-014

SHEET: C2.0

DRAWN BY: KILLELA

DESIGNED BY: S. SIERRA-GIL

CHECKED BY: L. CLASON

DATE: 9/23/2024

9/23/24

BY: [Signature]

DATE: 2024/09/27

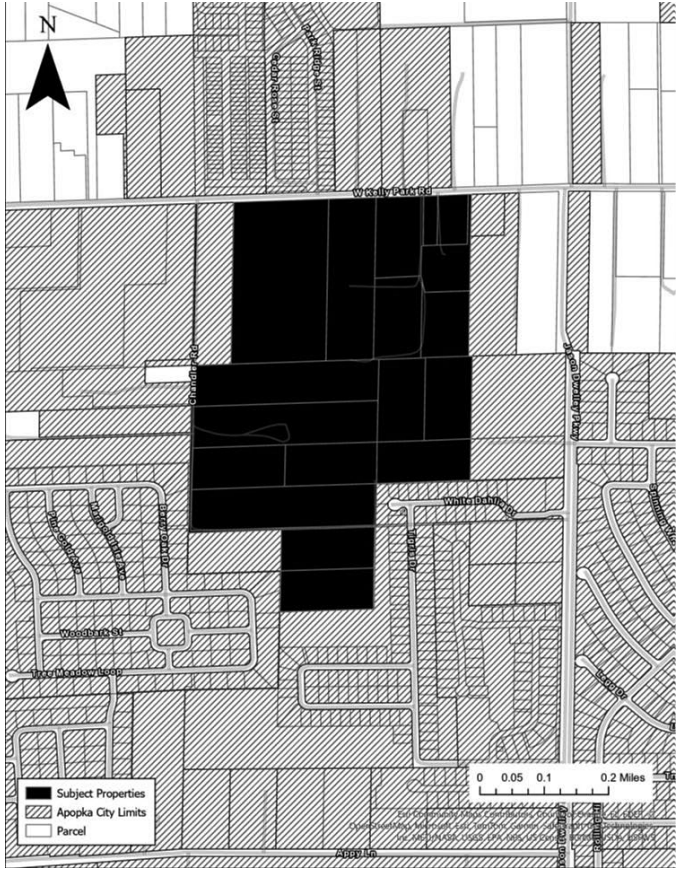
DESCRIPTION: CITY OF APOPKA - DRG COMMENTS (COMMENTS DATED 2024/09/27)

BY: GSS

CITY OF APOPKA PUBLIC HEARING NOTICE FUTURE LAND USE AMENDMENT

NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3) (a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Jonathan Huels, Esq.** has made application relating to the following described property.

ORDINANCE NO. 3078
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM COUNTY RURAL, CITY FLU-IN PROGRESS, AND CITY RESIDENTIAL VERY LOW SUBURBAN TO MIXED-USE FOR CERTAIN REAL PROPERTY GENERALLY LOCATED SOUTH OF W. KELLY PARK ROAD, AND EAST OF CHANDLER ROAD, OWNED BY ORCHID ESTATE HOA COMMUNITY, MEGA GNG, LLC, JACOB SNAVELY, 4625 CHANDLER ROAD, LLC, MATTHEW & DEBORAH SHAW, DAPHNE MARTIN, WALTER H. ROBINSON III, YOO SHIK UM IRREVOCABLE TRUST, PM-S1 REO, LLC COMPRISING 116.94 ACRES, MORE OR LESS, PROVIDING FOR SEVERABILITY; AND FOR AN EFFECTIVE DATE.



Parcel Identification Number(s): 18-20-28-0000-00-132, 18-20-28-0000-00-031, 18-20-28-0000-00-105, 18-20-28-0000-00-050, 18-20-28-0000-00-049, 18-20-28-0000-00-061, 18-20-28-0000-00-048, 18-20-28-0000-00-052, 18-20-28-0000-00-106, 18-20-28-0000-00-035, 18-20-28-0000-00-034, 18-20-28-0000-00-032, 18-20-28-0000-00-033, 18-20-28-0000-00-037, 18-20-28-0000-00-051, 18-20-28-0000-00-080, 18-20-28-0000-00-119, 18-20-28-0000-00-046, 18-20-28-0000-00-047
Contains: 116.94 +/- acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, October 8, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, October 16, 2024 beginning at 7:00 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Future Land Use Application can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka, Florida 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

September 20, 2024
Publish: The Apopka Chief

177395

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Byrd: Volunteers are positive influences

Continued from page 2A

state so that our 200-plus band members can effectively travel to events. They also give up their time to *drive* the semi for the band when they travel. To top it off, they also dedicate countless hours setting up Roger Williams Field each and every Friday for our band and the visiting bands for the games!

At Wolf Lake Middle School, Jacqueline Alexander, from a suspension alternative site called Keeping Up Apopka, is an amazing community partner. When students go there as an alternative to suspension, she not only ensures they are receiving instruction, she counsels and mentors them.

Alexander is often found on campus following up with students she has seen to continue her mentorship and she also

mentors some young parents in the community, as well.

John Dempsey of Journey Christian Church has brought more than 60 volunteers to Piedmont Lakes Middle School two separate times to do beautification projects including bringing new plants, mulch, painting and cleaning projects. They have stocked the school's food pantry and donated and organized the clothing closet for families in need as well.

Dempsey and his volunteers have also worked on projects to bring a positive environment to students and staff.

The school told me "The love that they have brought each time can be felt, not only in those actual days, but also as students come to school and see the changes made."

These incredible

volunteers are just some of the examples of community members making a real difference in the lives of our students each and every day in our local schools.

Last year, OCPS had more than 76,000 volunteers working in our schools district-wide and over 5,000 partnerships helping our schools. Our community is incredibly supportive of our local schools, and we are so thankful for the support.

If you are interested in becoming a volunteer or partner, there are always numerous opportunities available. Our schools are always looking for help in many different ways.

Feel free to reach out directly to a school or visit the Community Outreach page on ocps.net.

It's a great way to share your talent and time!

Moore: Register to use the Atlas

Continued from page 2A

the county Planner assigned to the project, and you can email him or her with questions. Consider this your "one stop shop" for those questions you have when you see changes occurring in your community.

Finally, you can be-

come a registered user of the Atlas, and this will enable you to receive emails about all upcoming development in unincorporated Orange County.

How to get to there? Download OCFLAtlas on the App Store on Google Play. The desk-

top version can be found at: <https://www.ocfl.net/Home/NewslettersAlerts/OCFLAtlas.aspx>

I use mine on my cell phone and find it works very easily. I hope you do, too. If any questions, contact: gis@ocfl.net or 407.836.0066.

Hayden: Study, then be sure to VOTE

Continued from page 2A

soul of GOD. The soul is where our emotions, commitments and love are manifest, as in John 3:16 "For God so loved the world, that he gave his only begotten Son, that whosoever believeth in him should not perish, but have everlasting life."

So, we know how GOD created all of us in His image, but He also gave each one of us a free will, both to either accept His Gift of Jesus, or reject Him. Whichever way you choose, GOD's going to use you in His masterpiece called the United States of America by allowing you, with wisdom and understanding, to use the common sense He ordained you with to take proper action when you enter the voting booth.

Do not vote your worldly emotions, but take time to study the candidates, and their platform and then use your God-given wisdom to fill in the oval spaces.

When voting for the amendments, think

about the ramifications your vote could produce. Amendment #1 gives us a choice of knowing the political party of each candidate for school board membership. The way I see it now is that the candidates *do not show* which political party platform they stand for. At least by naming the party they support, we would have a better idea of their ideology and what their goals are for our kids.

Amendment #3 touts all the benefits of legalizing marijuana – which are mostly lies. They talk about how it will cut down on street dealers, provide billions of dollars for our schools, free up our local police force for serious crime (do they think our police don't know how to prioritize?), and how it will be regulated, *but by whom?* Just what we need ... another stupefying drug that will end up by giving us more DUI's, and young and old will know exactly who to go to for their daily high.

Amendment #4

would give the opportunity to those who profit from murder (abortion) to live "high on the hog" and keep the population down. When I see the live birth of a baby, I consider it a miracle. From the time a baby is conceived until he or she is welcomed into the outside world by birth, or C-section, they are completely at the mother's mercy.

The baby knows his or her mom, can hear her singing, is comforted when mom lies down for a rest, and at all times depends on his or her mom to *protect them*. The amendment they are trying to get passed does away with parent notification ("no law shall interfere"), does away with when the baby may be murdered by having no restrictions, and can be decided by a "Health-care Provider," not even a physician.

Let's use our God-given common sense when we go to vote. Remember, we all are in the same box! Get out and VOTE.

ALL ABOUT APOPKA

The Apopka Chief

Established 1923
(USPS 545-440)

The Apopka Chief is published every Friday and entered as Periodicals, postage paid at Apopka Post Office, under the Act of Congress of March 3, 1879. The Apopka Chief newspaper is published by Foliage Enterprises, Inc., every Friday at 400 North Park Avenue, Apopka, Fla., 32712-3417. An annual subscription is \$25 in Orange County and \$30 outside Orange County. Phone 407-886-2777. Postmaster: Send address changes to The Apopka Chief, P.O. Box 880, Apopka, Fla., 32704-0880.

The Apopka Chief is a consistent award-winning community weekly newspaper and a member of the Florida Press Association. The newspaper won the group's award as its best newspaper in 1982, 1987, and 1988, the only three-time winner. Letters to the editor are welcome, but must be signed and include a daytime telephone number, address, or email address for verification. Management reserves the right to edit letters.

www.theapopkachief.com, news@theapopkachief.com



City of Apopka Telephone Numbers

City Hall407-703-1700
Mayor's Office407-703-1701
City Administrator407-703-1649
City Clerk407-703-1704
Community Devel.407-703-1712
Code Enforcement407-703-1738
Finance Dept.407-703-1725
Fire (non-emerg.).....407-703-1756
Parks and Rec. Dept.407-703-1741
Police Chief407-703-1769
Police (non-emerg.)407-703-1771
Job Line407-703-1743
Solid Waste Collect.....407-703-1731
Street Maintenance407-703-1731
Utility Billing407-703-1727
Medical, fire emergency..... 911
The city of Apopka was chartered in 1882. It is located at 28°30 north latitude and is 150 feet above sea level. Its population is about 48,000 and its total area is more than 30 sq. mi. **www.apopka.net**

Orange County Telephone Numbers

Animal Services.....407-836-3111
Auto/Boat Tags.....850-617-2000
Building Dept.....407-836-8550
County Mayor407-836-7370
County Commission.....407-836-7350
County Attorney407-836-7320
Clerk of the Court.....407-836-2065
Elections Supervisor.....407-836-2070
Fire/Rescue407-836-3111
Solid Waste407-836-6601
Garbage Collection.....407-703-1731
Health Dept.407-836-2600
Hunting/Fishing Lic888-347-4356
Parks and Rec. Dept.407-836-6200
Property Appraiser407-836-5044
Sheriff Administrative407-254-7000
Non-Emerg. Complaint.....407-836-4357
Utilities407-836-5515
All other departments407-836-3111
Medical, fire emergency..... 911
www.orangecountyfl.net

Other Area Numbers of Note

U.S. Senators
Rick Scott (Rep.) 202-224-5274
Marco Rubio (Rep.).....407-254-2573
U.S. Representative
Daniel Webster (Dist. 11).....352-241-9220
State Representatives
Doug Bankson407-476-6787
Carolina Amesty (Dist. 45).....unknown
State Senators
Geraldine Thompson (Dist.11) 407-297-2045
Orange County Commissioner
Christine Moore407-836-7350
Orange County Public Schools
Pupil assignment.....407-317-3233
Bus routes.....407-317-3800
Superintendent.....407-317-3200
School Board.....407-317-3200
Miscellaneous
The Apopka Chief407-886-2777
Museum of the Apopkans.....407-703-1707
Chamber of Commerce.....407-886-1441

FWC holds annual Fish Art Contest for grades K-12

Hello Folks,

I can hardly wait for Sunday. That will be the first day of “Fall.” I’m ready for some cooler weather. I know it’s not goin’ to just go down to the 60s overnight, but we are headin’ for some cooler months.

The fishin’ is still about the same. It’s still kinda hot durin’ the day, then we get the afternoon rains and that keeps a lot of folks off the water. Hopefully we will get some cooler days real soon and that will help cool the water down and get those ole specks to bitin’.

The bass fishin’ has been a little slow, but I’m hopin’ that some cooler weather will get them to bite.

I wanted all the parents to know that the FWC is havin’ a Fish Art Contest. This is an annual program and it invites youth from around the world to connect with nature and learn about fish and aquatic habitats while exploring the creative art. This contest is open for young artists from kindergarten



Jim Keck
Goin’ Fishin’

through 12th grade.

Since its founding in 1997, the Fish Art Contest has reached over 85,000 youth in 46 countries. This is a free contest and is accessible to all youth across the globe. Florida students can submit their work to Wildlife Forever usin’ the Florida Fish Art Contest entry form page. One first place winner and one runner-up will be selected for each grade bracket. The brackets are set up like this: kindergarten through third grade, fourth grade through sixth grade, seventh through ninth grade, and then tenth grade through twelfth grade.

There will be one category for illustrating the best freshwater fish species and one for the best salt-water fish species. You can

visit MyFWC.com/Fish-Art for more information.

If you haven’t read about this yet, the ramps on the Butler Chain are closed again due to high water. I know there has been a lot of rain late, and the water is high on the St. Johns River as well. As of September 11, the following boat ramps are closed on the Butler Chain of Lakes: R.D. Keene, Lake Down, Fern Creek, and Randolph Street. These ramps will be closed until the water levels are reduced to 9 inches above the normal High Water Elevation. You can go to the OrangeCountyParks.net website for more information.

I haven’t heard of any ramps bein’ closed on the Harris Chain of Lakes.

Well, that’s it for this week. I will be gone next week on vacation. I hope you get a chance to do some fishin’ over the next two weeks. Hope to see you on the water real soon.

Tip of the week: Fall is comin’.

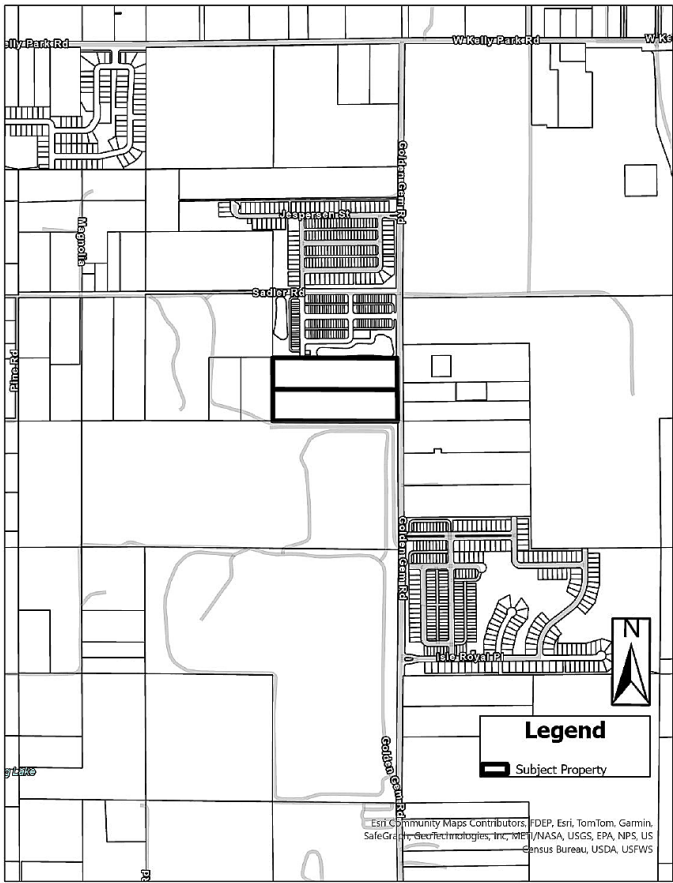
Save a few and good luck.

PUBLIC HEARING NOTICE ANNEXATION CITY OF APOPKA

NOTICE is hereby given pursuant to Florida Statutes 171.044, the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.5.1.A, that **GL SUMMITT ENGINEERING, INC. C/O GEOFFREY L. SUMMITT, P.E.** has made an application to the City of Apopka City Council for an **ANNEXATION** of the following described property:

ORDINANCE NO. 3073

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, TO EXTEND ITS TERRITORIAL AND MUNICIPAL LIMITS TO ANNEX PURSUANT TO FLORIDA STATUTE 171.044 THE HEREINAFTER DESCRIBED LANDS SITUATED AND BEING IN ORANGE COUNTY, FLORIDA, OWNED BY STACY AND ROBERT MOSS AND TIMOTHY BURCHFIELD; LOCATED WEST OF GOLDEN GEM ROAD, SOUTH OF NIGHTSHADE GROVE LANE AND SADLER ROAD; COMPRISING 19.76 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s):
14-20-27-0000-00-025 and 14-20-27-0000-00-083
Contains: 19.76 +/- acres

NOTICE is given that public hearings for Ordinance No. 3073 will be held by the **City of Apopka City Council** at its regularly scheduled meetings in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, October 2, 2024 beginning at 1:30 P.M. and Wednesday, October 16, 2024 beginning at 7:00 P.M.** or as soon thereafter as possible.

Affected parties and the public may appear at the above listed hearings to speak. The proposed Annexation can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

September 20, 2024

Publish: The Apopka Chief

177399

Police Beat

If a law enforcement agency charges you with a crime and this paper reports that information, please notify us within 90 days if the charge is dropped, or if you are found not guilty by the court. After verifying the information, we will be happy to publish it. Please send notification to The Apopka Chief, P.O. Box 880, Apopka, 32704-0880.

In the period from September 8-14, the Apopka Police Department received 1,474 calls for service, responded to 34 crashes, issued 24 citations, and made 12 arrests. Juveniles were charged with battery-touch or strike.

The following adults were arrested and charged:
Zyannah Ny’Zada Azar Allan Pierre, 19, 463 Lake Bridge Ln. #1735, Apopka, larceny-grand theft \$750 less than \$5,000.
Briam Josue Espinoza Hernandez, 23, 6 Juniper

Loop Way, Ocala, hit and run-leave the scene of crash involving damage to property.

Kila Lee Filiatrault, 38, confidential, Apopka, battery-touch or strike (domestic violence).

Carlos Garcia-Lopez, 19, 463 Dream Lake Dr., Apopka, vehicle theft-grand theft of motor vehicle.

Terrance James McMillian, 39, 136 NE 6th Ave., Boynton Beach, burglary-dwelling/structure/conveyance armed; larceny-grand theft of firearm; vehicle theft-grand theft of motor vehicle; drugs-possession of controlled substance without prescription; drug equipment-possession and/or use; possession of weapon or ammo by convicted Florida felon.

Victor Jose Ortiz, 34, 1035 Interlaken Way, Apopka, drugs-possession of controlled substance without prescription.

Melvonnia Teneya Pompilus, 40, 3675 Hogs-

head Rd., Apopka, trespassing-failure to leave property on order of owner.

Barry Lee Snyder, 71, 3000 Clarcona Rd. lot 2112, Apopka, kidnap-false imprisonment of person; simple assault-on specified personnel; resist officer with violence.

Kenney Wade Strickland, 45, PO Box 601, Ocoee, drugs-possession of controlled substance without prescription (methamphetamine).

George Ronald Vaught, 27, 1616 N. Federal Hwy Apt. 4, Lake Worth, burglary-dwelling/structure/conveyance armed; larceny-grand theft of firearm; vehicle theft-grand theft of motor vehicle; damage property-criminal mischief \$1,000 or more.

Jenod Tavonte Wallace, 30, 7901 Forest City Rd., Orlando, burglary-unoccupied conveyance unarmed (X3); larceny-other theft.

James Leslie Williams, 35, 575 Lake McCoy Dr., Apopka, trespassing-occupied structure or conveyance.

Eustis: Explosive Mustang offense



A Wekiva running back slips through the Eustis defensive line with ease getting to the second level of the Panther defense.

Continued from page 1B

second play from scrimmage was recovered by the Mustangs at the Panthers’ 49-yard line.

Two plays later, Mike Blackmon took a handoff from Jackson Keillor. By the time Blackmon reached the right side of the line, the defense had been pushed at least six inches to the other side. Blackmon bolted through the opening while reaching full speed and outran the rest of the defense to the end zone. Running to the right hashmark | and forward once past the line of scrimmage | provided Blackmon with the slight angle needed.

Distance of the rush covered 43 yards. The other rushing touchdowns were

scored by Lawrence Pipken from 18 yards and Blackmon again from a distance of 62, respectively.

Keillor threw three touchdown passes, in order: 12 yards to Naeem Woulard, 32 to Michael Ellis, and another 55 to Woulard. Seven of eight pass attempts were also completed by Keillor.

The interceptions returned for touchdowns were the work of Chris Glenn (38 yards) and Jabari Smith (27). Times of the touchdowns were with 35 seconds remaining in the first half and 10:10 in the fourth quarter, respectively. Returning two interceptions for a touchdown has now been achieved during six contests in Wekiva history.

Glenn also ended the Panthers’ second possession with an interception.

Then a blocked punt concluded Eustis’ subsequent (third) possession.

“Over the last couple of weeks we have gotten two much needed victories,” Gabriel said. “Of course, celebrating as opposed to trying to figure out what went wrong is much preferable and feels lighter. A lack of listening to the coaches and stubbornness is still present, which starts the process of committing mistakes. Performance tonight was far from consistent enough to be competitive against a lot of opponents though.”

The Panthers’ lone

See EUSTIS Page 5B

West Port: ‘... a great team win,’

Continued from page 1B

were for a touchdown.

I got to talk to Davison a little bit after the win and ask him how he felt about the offense production – especially his own. “This was a great team win. We got the guys who needed to get in, in, and get them some reps in, and we all just balled out. I think we were all able to play so well because of a great week of preparation from the coaches down to the players, to the scout team, to the athletic trainers keeping us healthy. And when you have a week like we did, it shows on the field.”

Davison showed great poise out there for most of the night until he was pulled out to give his backups some reps. Davison’s highlights were his running game, especially his 38-yard rushing touchdown that put up the first points of the night for the Blue Darters. Other than that he had two passing touch-

downs with both showing his ability to read the defense and place the ball only where his receiver could get it.

Davison’s first passing touchdown was a 10-yard completion to Noah Morgan on a beautiful corner route. The second was a huge chunk play which made the stadium roar. Sitting on Apopka’s 47-yard line Apopka went with a play-action boot. Apopka lined up with a five-man front with two recovers on each side and one back in the backfield next to Davison. Before the snap, Davison called for a motion from his slot receiver on the right side who goes into a jet sweep sort of motion. Davison called for the snap – faked the handoff to the sweeping receiver – and began moving out of the pocket.

As Davison left the pocket, he was one-on-one with a West Port edge rusher. With a quick move, Davison shook the West Port defender and made

him fall to his knees. As he continued to scramble from pressure, Davison saw the receiver that was set in motion upfield wide open down the sideline and heaved up a pass that ended in a 53-yard touchdown for Davison and receiver Judah Harvey. After the original sweep motion, Harvey continued upfield on a wheel route and was completely forgotten about by the West Port defense-leaving him wide open down the sideline!

Our boys in blue came out swinging last Friday during their homecoming game scoring 21 points in the first quarter. But they didn’t stop there. In the second quarter, the boys scored another 21 points and went into the locker room at halftime up 42-0.

The Blue Darters went on to score one more touchdown in the third quarter, but the second half was much more about letting some of Apopka’s

See WEST PORT Page 4B

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City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 6.

Meeting Date: October 8, 2024

Department: Community Development

SUBJECT:

Legislative – Ordinance No. 3079 – Small-Scale Future Land Use Amendment – 2300 W Ponkan Road

REQUEST:

Recommend approval of the Future Land Use Map Amendment from “County” Rural to “City” RLS (Residential Low Suburban) for 2300 W. Ponkan Road.

SUMMARY:

Owner(s): Jason Monroe Lee, Cara Dawn Lee

Applicant: Jason Lee

Parcel Identification Number(s): 19-20-28-0000-00-007

Location: 2300 W. Ponkan Road

Existing Future Land Use: “County” Rural

Proposed Future Land Use: “City” RLS (Residential Low Suburban)

Existing Use(s): Residential Single-Family

Existing Zoning: T (Transitional)

Tract Size: 3.56 +/- Acres

Direction	Future Land Use	Zoning	Present Use
North	RVLS (Residential Very Low Suburban)	RSF-1B (Residential Single-Family-Large Lot)	Residential (Wolf Lake Ranch)
East	Institutional/Public Use	Office	Education (Wolf Lake Elementary School)
South	RLS (Residential Low Suburban)	RSF-1A (Residential Single-Family-Estate)	Vacant
West	“County” Rural	“County” A-1 (Agricultural)	Residential

PROJECT SUMMARY:

The subject property, which is approximately 3.56 acres in size, is located at 2300 W Ponkan Road and is currently used as a Single-Family residence. The applicant is requesting the amendment of the future land use of the property to be consistent and comparable with the surrounding properties. The property was annexed to the City of Apopka in 2014 by Ordinance Number 2379. However, the Future Land Use and Zoning of the property have not been assigned. The consistent and comparable future land use of this property is RLS (Residential Low Suburban). The property to the north has a future land use designation of RVLS, and the properties to the south have designations of RLS. The Future Land Use of RLS allows 3.5

dwelling units per acre according to the Comprehensive Plan and is consistent with the proposed rezoning to RSF-1B. The applicant has not proposed any new development or improvement of the property.

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 rezoning (and Future Land Use Change) is consistent with the goals, objectives and policies of the comprehensive plan including meeting adopted levels of service for public facilities, being consistent with the future land use map and future land use designation, not contributing to urban sprawl, and protecting and/or mitigating natural resources located onsite.
 - Staff response: Staff has no objection.
2. Is in conflict with any provisions of the LDC;
 - Applicant's response: Rezoning (and Future Land Use Change) the subject property from Transition to RSF-1B (and Residential Low Suburban) is not in conflict with the City's LDC. Rezoning is allowable when they are consistent with the City's goals, are compatible with surrounding uses and provide an orderly and a logical development pattern.
 - Staff response: Staff has no objection.
3. Addresses a demonstrated community need;
 - Applicant's response: The rezoning (and Future Land Use Change) from Transition to RSF-1B (and Residential Low Suburban) is due to a zoning not being set when the property was initially annexed into the City of Apopka. The Applicant desires to have an appropriate zoning for the property that is consistent with the surrounding area. This request serves the applicant and community as the property should have a consistent zoning.
 - Staff response: Staff has no objection.
4. Is required by changed conditions;
 - Applicant's response: No.
 - 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 subject property is currently surrounded by mostly residential uses. Per the Applicants desire, and the support by City Staff, the Applicants request for RSF-1B is compatible, appropriate and desirable.
 - Staff response: Staff has no objection.
6. Would result in a logical and orderly development pattern;
 - Applicant's response: Yes. Given the surroundings, the property would conform with the zoning in the area. This would continue the same, or similar development pattern in the area.
 - 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: Rezoning (and Future Land Use Change) the subject property from Transition to RSF-1B (and Residential Low Suburban) will not have any significant adverse impacts to the natural environment.

- 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: Yes. The property has sufficient access to public facilities.
 - Staff response: Staff has no objection.

SCHOOL CAPACITY REPORT:

An inquiry was sent to Orange County Public Schools (OCPS) regarding school capacity requirement for this application. OCPS determined that school capacity for the subject development is not available. Please see the attached document.

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 August 28, 2024.

PUBLIC HEARING SCHEDULE:

October 8, 2024 – Planning Commission (5:00 P.M.)
 October 16, 2024 – City Council (7:00 P.M.), First Reading
 November 6, 2024 – City Council (1:30 P.M.), Second Reading and Adoption

DULY ADVERTISED:

September 27, 2024 – Apopka Chief
 September 19, 2024 – Mailed notices to adjacent property owners
 September 19, 2024 – Posters placed on property

LAND USE REPORT:

1. Relationship of adjacent properties

Direction	Future Land Use	Zoning	Present Use
North	RVLS (Residential Very Low Suburban)	RSF-1B (Residential Single-Family-Large Lot)	Residential (Wolf Lake Ranch)
East	Institutional/Public Use	Office	Education (Wolf Lake Elementary School)
South	RLS (Residential Low Suburban)	RSF-1A (Residential Single-Family-Estate)	Vacant
West	"County" Rural	"County" A-1 (Agricultural)	Residential

2. Land Use Analysis

The subject property is located in the Joint Planning Area. The property is surrounded by low density residential uses. The land use of the properties on the South are RLS (Residential Low Suburban) that allows

3.5 dwelling units per acres. The properties on the North are RLVS (Residential Very Low Suburban) that allows 2 dwelling units per acre because these properties are within Wekiva Parkway Interchange Plan Area. However, the subject property of this staff report, which is 2300 W Ponkan Rd, is not within Wekiva Parkway Interchange Plan Area.

Land use of the subject property has recommended for RLS (Residential Low Suburban) for 3.5 dwelling units per acre to be consistent with its adjacent properties, as well as the Comprehensive Plan policies, Development Design Guidelines, and the Land Development Code.

The property is approximately 3.56 acres in size and not located in the following areas:

Wekiva Parkway Interchange 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 Small-Scale Future Land Use Amendment request for a change from “County” Rural to “City” RVS (Residential 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.d. Low Density Suburban Residential: The primary use shall be residential dwelling units up to 3.5 dwelling units per acre, elementary schools; middle schools, high 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, and 4) Horticultural nurseries as a primary use.

Transportation Element: Policies 1.1 and 1.2 state that the City of Apopka is a Transportation Concurrency Exception Area.

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 – “County” Rural (1 Dwelling Unit Per 10 Acres) $0.1 \text{ DU/AC} \times 3.56 \text{ ac} = 0.356$ dwelling units

PROPOSED: Future Land Use – “City” Residential Low Suburban (3.5 Dwelling Unit Per 1 Acre) $3.5 \text{ DU} \times 3.56 \text{ ac} = 12.46$ dwelling units

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

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Development Review Committee (DRC):

Recommends approval of the Change in Future Land Use designation from “County” Rural to “City” RLS (Residential Low Suburban), finding the proposed amendment 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.

Recommended Motion – Planning Commission:

Find the proposed Change in Future Land Use designation from “County” Rural to “City” RLS (Residential Low Suburban), consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommend approval of the proposed Change of Future Land Use, based on

the findings and facts presented in the staff report and exhibits.

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.

ATTACHMENTS:

1. Ordinance Number 3079
2. Map Series
3. APK-24-015 Capacity Determination
4. Advertisement September 27

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AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM COUNTY RURAL TO CITY RESIDENTIAL LOW SUBURBAN FOR PROPERTY LOCATED AT 2300 W. PONKAN ROAD; OWNED BY LEE JASON MONROE AND LEE CARA DAWN, COMPRISING 3.56 ACRES MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Apopka adopted the City's Comprehensive Plan by Ordinance No. 653 on October 2, 1991, in accordance with the laws of the State of Florida; and

WHEREAS, the City of Apopka is committed to planning and managing the future growth and development of the City; and

WHEREAS, the City Council of the City of Apopka has the authority to amend its Comprehensive Plan pursuant to Chapter 163, *Florida Statutes*; and

WHEREAS, the City of Apopka Planning Commission held a public hearing on October 8, 2024, to consider this small-scale amendment to the Future Land Use Map of the Comprehensive Plan and determined that this amendment is internally consistent with the City’s Comprehensive Plan; and

WHEREAS, the City Council of the City of Apopka held public hearings to consider this amendment, with due public notice having been provided, to obtain public comment, and considered all written and oral comments received during public hearings, including support documents; and

WHEREAS, the City of Apopka has complied with all requirements and procedures of Florida law in processing this small-scale amendment to the City's Comprehensive Plan; and

WHEREAS, the City Council of the City of Apopka hereby finds and determines that this amendment is internally consistent with the City's Comprehensive Plan.

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 Community Planning Act. The City of Apopka has complied with all requirements of Florida Law in processing this ordinance. The recitals set forth above recitals are hereby adopted.

Section II. Future Land Use Map Amendment. Page 1-32 (Map 1-6) of the Future Land Use Element of the City of Apopka Comprehensive Plan, is hereby amended to change the land use from County Rural to City Residential Low Suburban for certain real property generally located North of Ponkan Road and East of Plymouth Sorrento Road, comprising 3.56 more or less; as shown and 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 Community Planning Act as set forth in Chapter 163, *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. Conflicts. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

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 effective after the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small-scale development amendment is in compliance with applicable law.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this _____ day of _____, 2024.

READ FIRST TIME: October 16, 2024

READ SECOND TIME AND
ADOPTED: November 6, 2024

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

Clifford B. Shepard, City Attorney

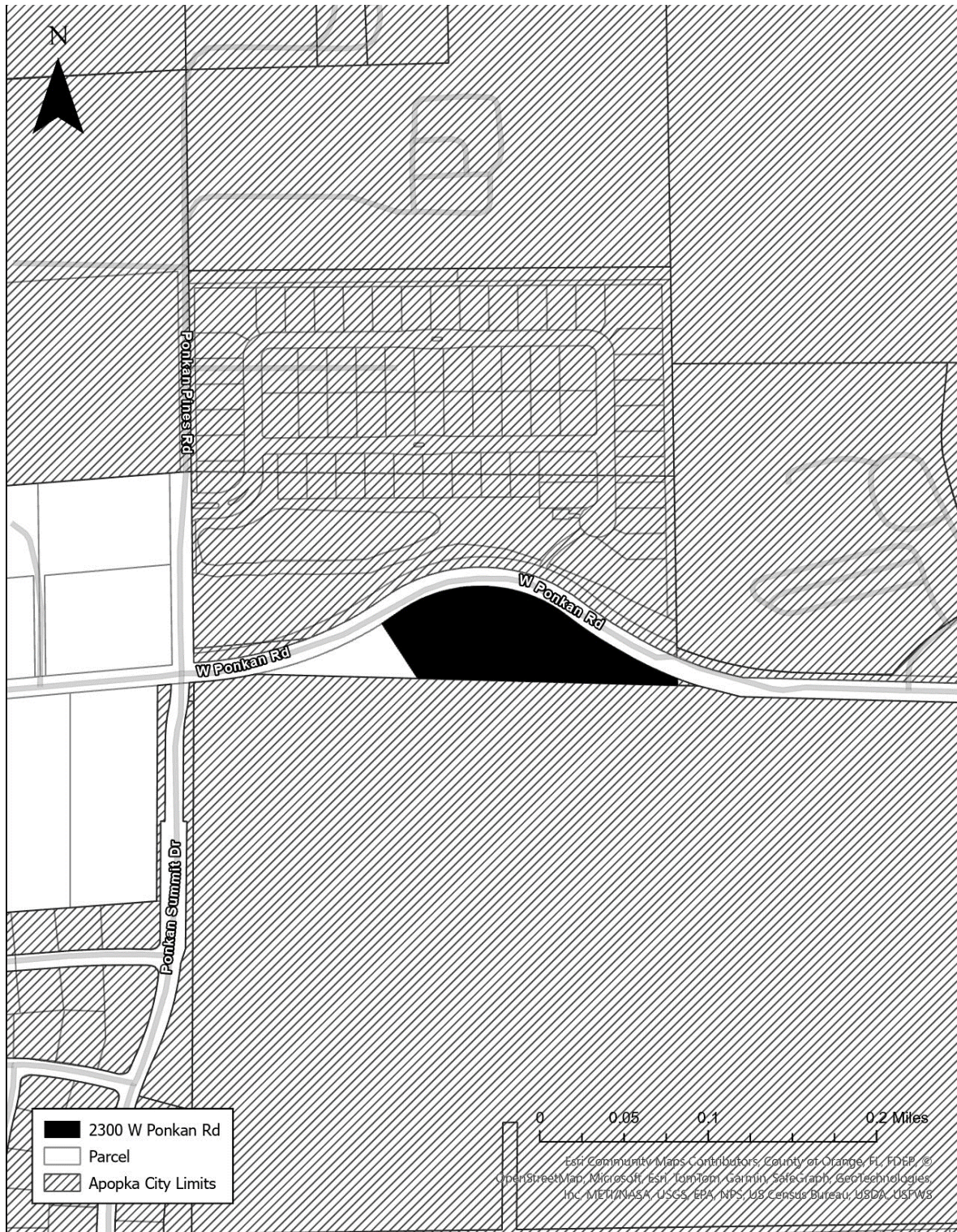
DULY ADVERTISED FOR PUBLIC HEARING: September 27, 2024

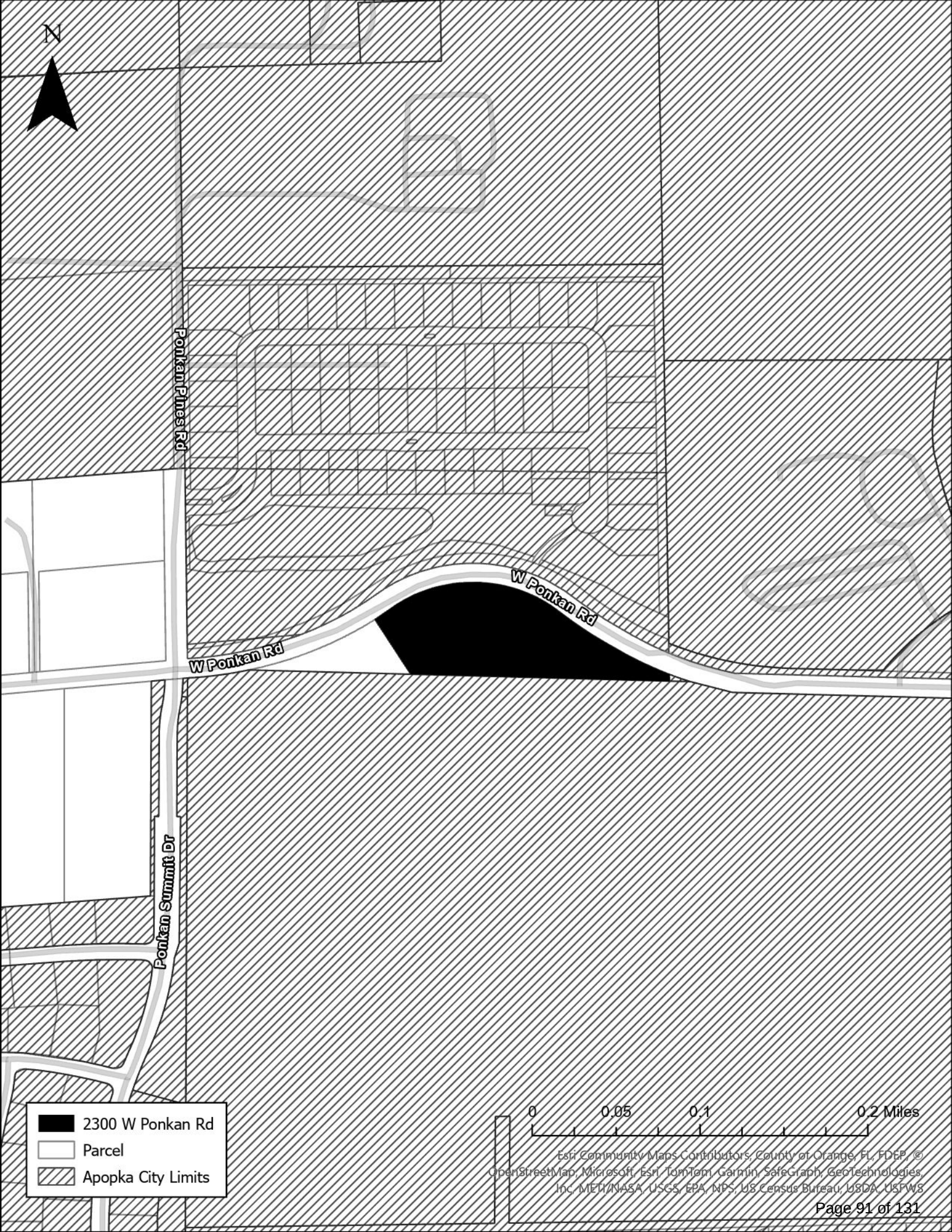
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EXHIBIT "A"

Parcel Identification Number(s): 19-20-28-0000-00-007

Location Map





N

Ponkan Pines Rd

W Ponkan Rd

W Ponkan Rd

Ponkan Summit Dr

- 2300 W Ponkan Rd
- Parcel
- Apopka City Limits

0 0.05 0.1 0.2 Miles

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Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



Ponkan Pines Rd

W Ponkan Rd

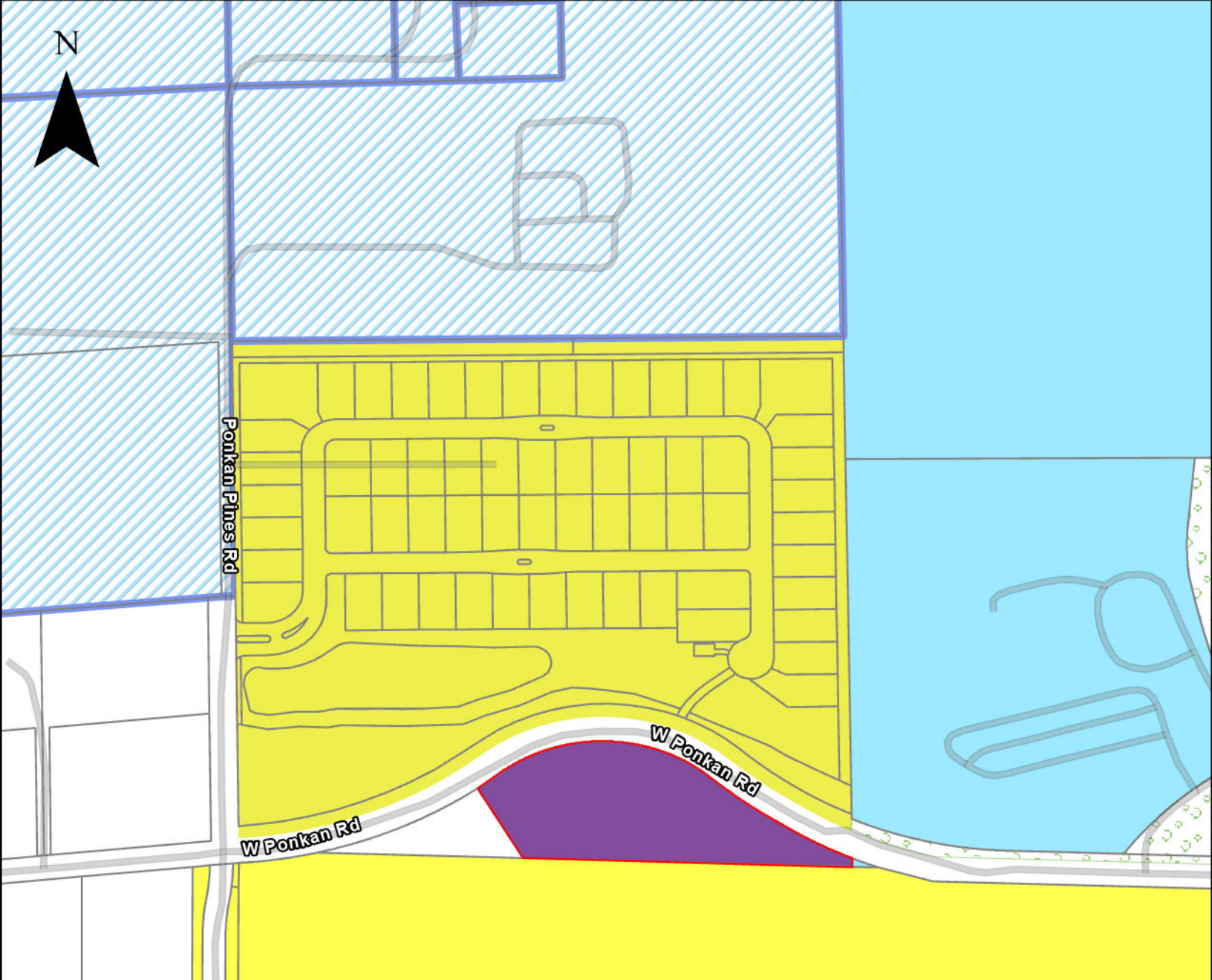
W Ponkan Rd

Ponkan Summit Dr

-  2300 W Ponkan Rd
-  Parcel

0 0.05 0.1 0.2 Miles

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2300 W Ponkan Rd

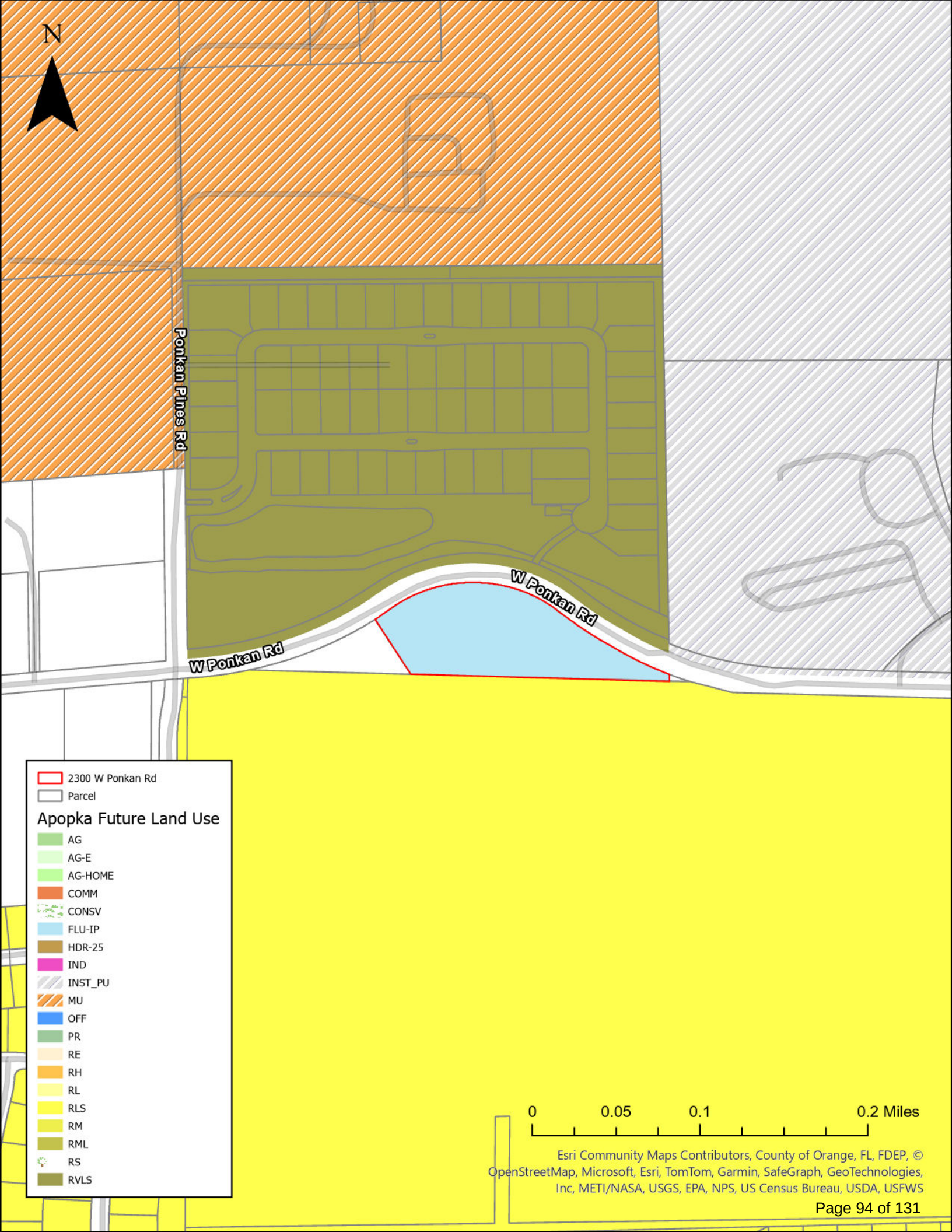
Parcel

Apopka Zoning

	MU-ES-GT
	MU-INT
	MU-MED
	MU-N
	MU-T
	MU-VC
	O
	AG
	AIR
	C-C
	C-COR
	C-N
	C-R
	I-H
	I-L
	INST
	MHP
	MU-D
	PD
	PR
	RCE
	RMF
	RSF-1A
	RSF-1B
	RTF
	T

0 0.05 0.1 0.2 Miles

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OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies,
Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



N

Ponkan Pines Rd

W Ponkan Rd

W Ponkan Rd

2300 W Ponkan 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 0.05 0.1 0.2 Miles

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Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER

September 11, 2024

E-MAIL: JASON@LANDANDDEV.COM

Jason Lee
2300 W. Ponkan Rd
Apopka, FL 32712

Application APK-24-015 2300 W. Ponkan 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 TBD
Development Application #:	
Project Name:	2300 W. Ponkan Rd
OCPS Completed Application Date:	09/10/24
Parcel #(s):	28-20-19-0000-00-007
Requested New Units (#):	SF: 12 MF: TH:
Vested Unit(s):	SF: MF: TH:
Total Project Units:	12
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-83.13% Unincorporated-16.32%	Apopka-64.98% Unincorporated-34.43%	Apopka-61.11% Unincorporated-37.74%

Given the above analysis, this project does not meet 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 March 10, 2025 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 City of Apopka's adopted Comprehensive Plan, and the Orange County Charter and Code.

Please contact me at 407-317-3700 ext. 2022139 or Tamara.Pelc@ocps.net, if you have any questions or comments regarding this matter.

Sincerely,



Tamara L. Pelc
Administrator, Facilities Planning

SK/tp

Attachments – Attachment A: Detailed Capacity Analysis

CC: Bobby Howell, City of Apopka (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A



School Capacity Determination

User ID SV September 11, 2024 10:08:36

Project ID: CEA –APK –24 –015 Valid Until: March 10, 2025

Project Name:		2300 W PONKAN RD		
Unvested Units	Single Family Units:	12	Single Family Units:	0
	Multi Family Units:	0	Multi Family Units:	0
	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
		Vested Units		

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	DD		
	School:	WOLF LAKE ES	WOLF LAKE MS	APOPKA HS
	Analysis of Existing Conditions			
	School Capacity (2023-2024)	828	1,152	3,396
	Enrollment (2023-2024)	735	1,195	3,443
	Utilization (2023-2024)	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	244	186	232
	Reserved Capacity	38	41	20
	Adjusted Utilization	122.8%	123.4%	108.8%
	Adjusted Available Seats	0	0	0
	Analysis of Proposed Development			
	Students Generated	2.136	1.128	1.596
	Adjusted Utilization	123.1%	123.5%	108.9%
	AVAILABLE/NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE
	Number of Seats to Mitigate	2.136	1.128	1.596

WOLF LAKE ES	
WOLF LAKE MS	
APOPKA HS	

Youth essay contest celebrates city’s 142nd birthday

To celebrate the upcoming 142nd birthday of the city of Apopka, middle school aged youth are invited to participate in an essay contest. The submission deadline is Friday, October 4, at 5 p.m.

The city is asking middle school-aged youth in Apopka and surrounding communities to write an essay about the city of Apopka seal. The city’s seal contains symbolism and meaning which speak to the rich heritage, history and culture of Apopka. The essay should identify some or all of these symbols, why they are important and what they mean to them.

Essay guidelines

- *Essay length should be 600 words or less.
- *Must be a middle school student in Apopka or the surrounding area.
- *Contestants are strongly urged to utilize the Apopka Museum in their research.

Additional details

First, second, and third place prizes will be awarded. Winner will be announced at the Wednesday, October 16, City Council meeting.

Students who are unable to submit their essay online may submit their essay at Apopka City Hall during City Hall business hours. Include the name, address, and phone number of the participant.

For any questions, contact Stephen Cribb at SCribb@Apopka.net.

Helene: Updates found on city website

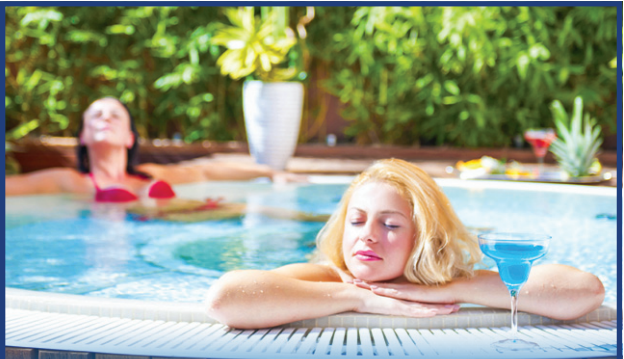
Continued from page 1A

No trash collection

There was no solid waste collection on Thursday, September 26; however, garbage pickups will not be made up. Customers that are collected on Thursday will get their next usual pickup on Monday.

For yard waste and bulky pickups, the city resumed Thursday pickups on Friday and will work into the weekend to try to catch up. The city said that all yard waste and bulky pickups may be on a delayed schedule for several days.

Visit the city’s Alert Center at Apopka.gov for updates and storm news. Visit the city’s hurricane for additional storm information, Apopka.gov/Hurricane.



INCREASE THE VALUE OF YOUR HOME WITH NATURAL GAS AND SAVE MONEY.

At Lake Apopka Natural Gas, we're helping families connect to affordable, reliable, and efficient natural gas, with appliances that pay dividends for years to come. Studies show a home with natural gas has a **6% greater resale** value than an all-electric home.

 **Lake Apopka**
Natural Gas District
www.langd.org 407-656-2734 ext. 307

ELECT





Vicki Vargo

for Orange County Soil & Water Conservation District 2

Committed to Conservation, Community, Agriculture and Waterways

- Helped save Ben White Raceway, now known as Trotters Park, from development
- Serving on Board of Directors for Central Florida Fair for 24 years and counting
- Homestead in Wekiva River Watershed Basin for 35 years
- University of Florida Levin College of Law
- Raised on Lake Michigan and has profound respect for our natural resources
- Raised and worked on family-owned blueberry farm in Michigan, still in operation today
- University of South Florida Business Administration with an emphasis in Finance

TUESDAY, NOVEMBER 5

Polls open at **7 a.m.** and close at **8 p.m.**



 **VickiVargoforSoilandWater** | **vickivargoforsoilandwater.com**

Paid for and approved by Vicki Vargo for Orange County Soil & Water Conservation District 2

CITY OF APOPKA PUBLIC HEARING NOTICE SPECIAL EXCEPTION

NOTICE is hereby given that **Tara Tedrow** has made an application, in accordance with Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 4.2.2.C to the City of Apopka Planning Commission for a **SPECIAL EXCEPTION TO ALLOW THE USE OF AN OUTDOOR STORAGE AS A PRINCIPAL USE IN THE I-L (LIGHT INDUSTRIAL) ZONING DISTRICT.**

This application relates to the following described property located at 100 Hermit Smith Road:



Parcel Identification Number(s): 01-21-27-0000-00-080
Contains: 4.15 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider the Special Exception request at its scheduled meeting in the City Council Chambers of the Apopka City Hall on **Tuesday, October 8, 2024, beginning at 5:30 P.M.,** or as soon thereafter as possible.

Affected parties and the public may appear at the above listed hearing to speak. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka, Florida 32703; Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

September 27, 2024
Publish: The Apopka Chief

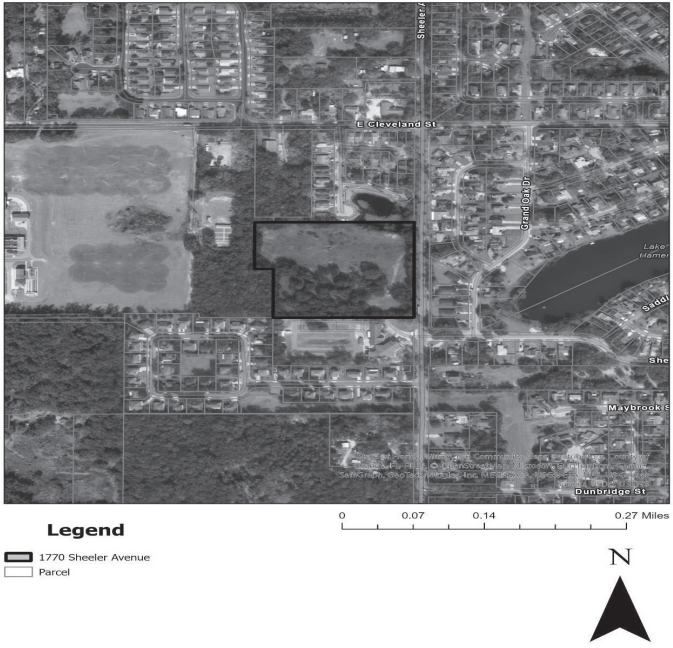
Apopka Planning Commission
Community Development Department

177407

CITY OF APOPKA PUBLIC HEARING NOTICE CHANGE OF ZONING

NOTICE is hereby given pursuant to Sec. 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Brent Lenzen P.E., Kimley Horn** has made application relating to the following described property.

ORDINANCE NO. 3082
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM RSF-1B (RESIDENTIAL SINGLE FAMILY - LARGE LOT) TO RTF (RESIDENTIAL TWO FAMILY), FOR PROPERTY LOCATED 1770 SHEELER AVENUE; OWNED BY SHEELER DEVELOPMENT LLC COMPRISING 9.92 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 22-21-28-0000-00-143
Contains: 9.92 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, October 8, 2024 beginning at 5:30 P.M.,** or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3082 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, November 6, 2024 beginning at 1:30 P.M.** or soon thereafter.

Affected parties and the public may appear at the above listed hearings to speak. The proposed Rezoning Application can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka FL 32703; Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

September 27, 2024
Publish: The Apopka Chief

Apopka City Council
Apopka Planning Commission
Community Development Department

177411

Tell them you saw it in The Apopka Chief

Onset of Tropical Storm Helene causes strategic placement of workers

ST. PETERSBURG, Fla. – Duke Energy Florida is readying 8,000 workers to respond to Tropical Storm Helene. As the storm approaches, these skilled individuals are being strategically placed across the state, enabling them to respond as quickly as possible to widespread power outages that are expected as a result of strong winds and heavy rainfall.

The company is also sending crews from Duke Energy’s Midwest operations in Kentucky, Ohio and Indiana. Responders include power line technicians, vegetation workers, damage assessors and support personnel.

Trucks will begin arriving at Tropicana Field, St. Petersburg College Tarpon Springs, The Villages and Suwannee Valley Farmer’s Market later this afternoon. Staging locations are positioned along the outside of Helene’s projected path, but as close to the impacted areas as possible. Crews are prepared to start power restoration as soon as conditions are safe.

“As soon as conditions allow, our dedicated team will be on the ground, carefully assessing the damage and working tirelessly to get the lights back on for our customers,” said Todd Fountain, Duke Energy Florida storm director. “In

the meantime, our customers should continue to prepare for this rapidly moving storm and remain vigilant in the days ahead.”

Duke Energy Florida urges its more than 2 million customers to consider the following safety tips:

- *Do not walk, swim or drive through floodwaters.
- *If rising water threatens your home or business – or if you evacuate due to flooding – turn off your power at the circuit breaker panel or fuse box.
- *Never replace a fuse or touch a circuit breaker with wet hands or while standing on a wet or damp surface.
- *Stay away from power

lines that have fallen or are sagging. Consider all lines energized as well as trees or limbs in contact with lines. Report all power line hazards to Duke Energy at 800.228.8485 or contact your local emergency services department or agency.

*If a power line falls across a car that you are in, stay in the car. If you MUST get out of the car due to a fire or other immediate

life-threatening situation, do your best to jump clear of the car and land on both feet. Be sure that no part of your body is touching the car when your feet touch the ground.

*Electric current passes easily through water, so stay away from downed power lines and electrical wires. Do not drive over – and do not stand near – downed power lines. Downed lines

will be hard to see in the rain and can potentially be hidden in standing water. If you encounter large pools of standing water, stop, back up and choose another path.

To report a power outage, text OUT to 57801, call 800.228.8485 or report online or through the mobile app.

For more safety tips, please visit duke-energy.com/StormTips.

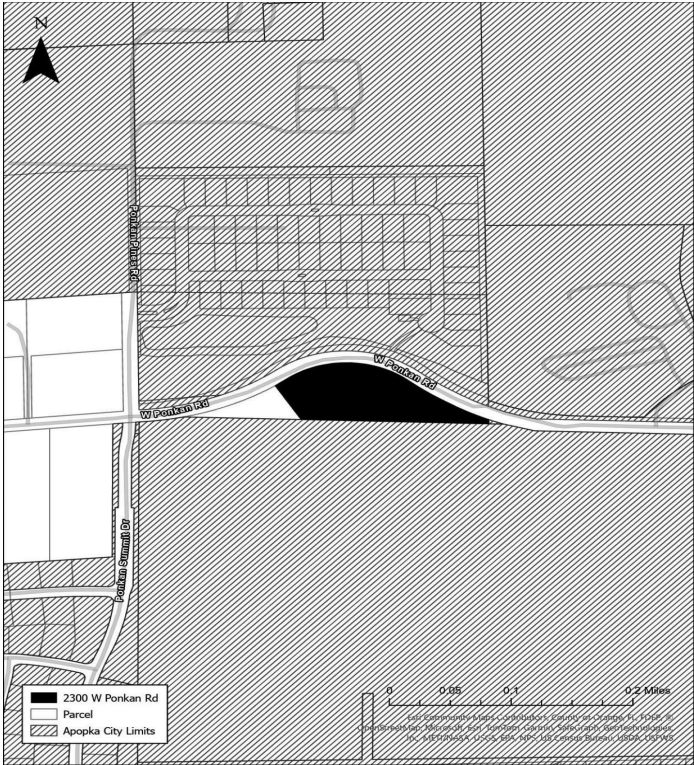
CITY OF APOPKA PUBLIC HEARING NOTICE FUTURE LAND USE AMENDMENT AND CHANGE OF ZONING

NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Jason Lee** has made application relating to the following described property.

ORDINANCE NO. 3079
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE FUTURE LAND USE FROM IN-PROGRESS TO RESIDENTIAL LOW SUBURBAN, FOR CERTAIN REAL PROPERTY LOCATED 2300 W PONKAN ROAD; OWNED BY LEE JASON MONROE AND LEE CARA DAWN, COMPRISING 3.56 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

and

ORDINANCE NO. 3080
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO RSF-1B (RESIDENTIAL SINGLE FAMILY-LARGE LOT), FOR CERTAIN REAL PROPERTY LOCATED 2300 W PONKAN ROAD; OWNED BY LEE JASON MONROE AND LEE CARA DAWN, COMPRISING 3.56 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 19-20-28-0000-00-007
Contains: 3.56 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, October 8, 2024 beginning at 5:00 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for **Ordinance Number 3079 and 3080 is rescheduled** and will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, October 16, 2024 beginning at 7:00 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Rezoning Application can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

September 27, 2024
Publish: The Apopka Chief

Apopka City Council
Apopka Planning Commission
Community Development Department

177410

Byrd: Arrest is made for making threat

Continued from page 2A

threat is made after school hours then the investigation will usually include a visit to the student’s home to question the student and parents.

Making a threat to a school can result in arrest and our law enforcement agencies have been taking this step to ensure that students understand the severity of their actions. A threat last week at Apopka High School resulted in a 15-year-old being charged with a felony for “making written or electronic threats to kill, cause bodily injury, or conduct a mass shooting or act of terrorism,” as well as a misdemeanor of “disruption of a school function.”

Making threats of any kind is certainly no joke. The school is immediately notified at the same time so they can put the school on a hold or a lockdown to keep kids safe. The school also implements

the threat assessment procedures when the immediate danger is over, which includes a meeting of the threat assessment team at the school. This team is made up of law enforcement, counselors, teachers and administration. Every school has this team.

The threat assessment team decides the risk level of the threat and discusses the discipline and support services that need to be put in place for the student. This information is noted in the student’s record so students can be monitored and continue services even if they leave that school.

The threat assessment teams meet on a schedule to review all the cases and discuss the students’ progress and support.

Schools hand out discipline according to the Code of Student Conduct and these threats usually result in a Level 4 which is the most serious offense and can result in expulsion. Full expulsion has been the re-

cent consequence for these threats.

As we saw last week at Apopka High School, the threat that was made during a live stream of the pep rally turned what should have been a fun and bonding event for the students into a frightening experience resulting in a several-hours-long hold on the school. The administration had to manage 3,000 students as well as keep parents informed and calm. Numerous Apopka Police officers responded and had to investigate the threat along with OCPs police as well as the FBI to identify the individual responsible.

The amount of resources used, the learning time lost, and the fear and anxiety these events cause are astounding and so unnecessary. We are asking for everyone’s help. Please continue to report concerns and please talk to your children about the seriousness of their actions. One stupid mistake can ruin a life!

Moore: County has huge responsibility

Continued from page 2A

at the diversity of taxes assessed by folks in the same neighborhood. Some night, if you have nothing better to do, look up information on your street.

Highlights for Fiscal ’25 Budget projects include the following:

- *New animal control facility \$45 million
- *Septic-2-Sewer Program \$19.3 million
- *Lake Apopka Loop Connector Trail \$10.8 million
- *Sidewalk Program \$10.8 million

- *Kennedy Blvd. ROW \$9.4 million
 - *All American Blvd. ROW \$6.9 million
 - *Pine Hills Pedestrian Safety Program \$1.3 million
 - *John Bridges Playground \$1.2 million
 - *Edgewater Dr. corridor study \$103,789
- Please remember the depth and breadth of the county responsibilities. The county maintains all facilities for the courthouse, constitutional offices, parks, jail, convention center, animal control, mosquito control, and community ac-

tion buildings like John Bridges and Willow Street. The county is responsible for similar roles as cities, but also for additional safety net programs such as homeless services, mental health services, jail operations, emergency services (hurricanes), and children’s afterschool programs such as Boys and Girls Club. This is in addition to maintaining county roads, ponds, and utilities.

As always, if you have any questions, don’t hesitate to contact me at District2@ocfl.net

Hayden: Research, share info, then vote

Continued from page 2A

The American Revolution started because the British Government tried to take advantage of hard working, down-to-earth people, and the administration that includes Kamala Harris as Vice President now presents her as the *answer to all our problems*, while behind her phony cackle *she tries to hide the fact she assisted in creating the problems.*

The only way we are going to overcome this debacle is through the privilege of voting for a government that is “Of the People,

By the People, and For the People.” November 5th is fast approaching, and if you haven’t researched the candidates and their stand on constitutional law, the economy, foreign policy, and their love for the American people, as well as the United States of America, *then you need to get busy.*

Talk to people and ask them for their viewpoint. Pay attention to their reasons for their outlook. Most of all, look to the past performance of those applying for a job as it pertains to the vow they took to serve ... and who did they serve:

The American people? Or themselves? Do not vote with your emotions, but with common sense, and understanding.

Plato once said, “If you do not take an interest in the affairs of your government, then you are doomed to live under the rule of fools.” If we will commit ourselves to hiring those who will fulfill the promise to serve as “We the People” request of them, the ending of those storybooks could be true in the lives of all Americans, and we can “Live happily ever after!”

ALL ABOUT APOPKA

The Apopka Chief

Established 1923
(USPS 545-440)

The Apopka Chief is published every Friday and entered as Periodicals, postage paid at Apopka Post Office, under the Act of Congress of March 3, 1879. The Apopka Chief newspaper is published by Foliage Enterprises, Inc., every Friday at 400 North Park Avenue, Apopka, Fla., 32712-3417. An annual subscription is \$25 in Orange County and \$30 outside Orange County. Phone 407-886-2777. Postmaster: Send address changes to The Apopka Chief, P.O. Box 880, Apopka, Fla., 32704-0880.

The Apopka Chief is a consistent award-winning community weekly newspaper and a member of the Florida Press Association. The newspaper won the group's award as its best newspaper in 1982, 1987, and 1988, the only three-time winner. Letters to the editor are welcome, but must be signed and include a daytime telephone number, address, or email address for verification. Management reserves the right to edit letters.

www.theapokkachief.com, news@theapokkachief.com

City of Apopka Telephone Numbers	
City Hall	407-703-1700
Mayor's Office	407-703-1701
City Administrator	407-703-1649
City Clerk	407-703-1704
Community Devel.	407-703-1712
Code Enforcement	407-703-1738
Finance Dept.	407-703-1725
Fire (non-emerg.).....	407-703-1756
Parks and Rec. Dept.	407-703-1741
Police Chief	407-703-1769
Police (non-emerg.).....	407-703-1771
Job Line	407-703-1743
Solid Waste Collect.....	407-703-1731
Street Maintenance	407-703-1731
Utility Billing	407-703-1727
Medical, fire emergency.....	911
The city of Apopka was chartered in 1882. It is located at 28°30 north latitude and is 150 feet above sea level. Its population is about 48,000 and its total area is more than 30 sq. mi. www.apopka.net	

Orange County Telephone Numbers	
Animal Services.....	407-836-3111
Auto/Boat Tags.....	850-617-2000
Building Dept.....	407-836-8550
County Mayor	407-836-7370
County Commission.....	407-836-7350
County Attorney	407-836-7320
Clerk of the Court.....	407-836-2065
Elections Supervisor.....	407-836-2070
Fire/Rescue	407-836-3111
Solid Waste	407-836-6601
Garbage Collection.....	407-703-1731
Health Dept.	407-836-2600
Hunting/Fishing Lic	888-347-4356
Parks and Rec. Dept.	407-836-6200
Property Appraiser	407-836-5044
Sheriff Administrative	407-254-7000
Non-Emerg. Complaint.....	407-836-4357
Utilities	407-836-5515
All other departments	407-836-3111
Medical, fire emergency.....	911
www.orangecountyfl.net	

Other Area Numbers of Note	
U.S. Senators	
Rick Scott (Rep.)	202-224-5274
Marco Rubio (Rep.).....	407-254-2573
U.S. Representative	
Daniel Webster (Dist. 11).....	352-241-9220
State Representatives	
Doug Bankson	407-476-6787
Carolina Amesty (Dist. 45).....	unknown
State Senators	
Geraldine Thompson (Dist.11)	407-297-2045
Orange County Commissioner	
Christine Moore	407-836-7350
Orange County Public Schools	
Pupil assignment.....	407-317-3233
Bus routes.....	407-317-3800
Superintendent.....	407-317-3200
School Board	407-317-3200
Miscellaneous	
The Apopka Chief	407-886-2777
Museum of the Apopkans.....	407-703-1707
Chamber of Commerce.....	407-886-1441

City: Moratorium ‘will get pushback,’ city attorney says

Continued from page 1A

conversation about having such a moratorium, which is a temporary suspension of activity for an authorized period of time.

“I feel like if we can do that with the impact fees... that our developers would pay for the new development rather than to have our existing residents paying for the impact of new developments,” Velazquez said. “I know the cities around us have done the same thing. I think it’s a good thing for us too. While the other cities are doing it, we are in the same kind of era with them. So, it would be good for all of us to be doing the same thing.”

City attorney Cliff Shepard explained the process of creating and approving a moratorium, which would include hiring a contractor to conduct an impact fee study, determining how long it would take for the contractor to put to-

gether the study (because that would affect how long the moratorium would be in effect), and which areas in the city the moratorium would influence.

“Once you do that, your moratorium’s in place and you will get pushback from the development community. Count on that,” Shepard warned the City Council. “What you will also get is people flooding you with applications in all likelihood to avoid potential increased fees or delays in construction. So, you might see your activity or meetings and your applications in your planning and zoning department go up. That’s just a fact of life. But that’s how it goes.”

Once the City Council adopts the moratorium, the new impact fees will go into effect 90 days from that day, Shepard said.

Shepard said there must be justification for how and why the city would charge the impact

fees it’s charging, hence the purpose of the study.

“That’s the purpose of the study, because anything that’s not justifiable in a method that you can explain in court is something that would be called either an unlawful tax or an unlawful exaction from a developer,” Shepard said.

Shepard suggested that the City Council invite a consultant to make a presentation on October 2. Shepard also said he will prepare the moratorium for the City Council’s two readings, with adoption on the second reading.

Passing a moratorium is crucial to ensure that its purpose for existing would be followed through, Shepard explained. For example, the city of Maitland once approved a moratorium that prevented any more drive-throughs from getting built in the downtown area until an impact study was completed.

Commissioner Nick

Nesta reminded the City Council and Shepard that they had the moratorium discussion the previous

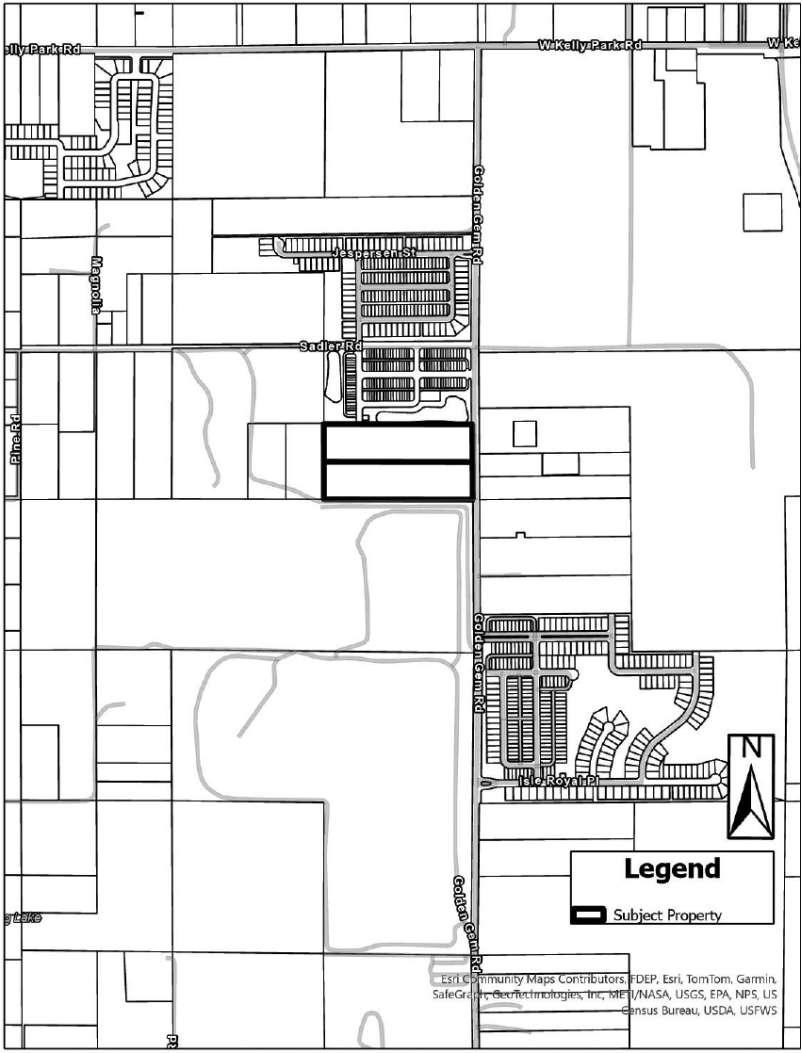
week, at the September 18 City Council meeting, and that conversation included agreeing to put the mora-

torium on the October 2 agenda.

PUBLIC HEARING NOTICE ANNEXATION CITY OF APOPKA

NOTICE is hereby given pursuant to Florida Statutes 171.044, the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.5.1.A, that **GL SUMMITT ENGINEERING, INC. C/O GEOFFREY L. SUMMITT, P.E.** has made an application to the City of Apopka City Council for an **ANNEXATION** of the following described property:

ORDINANCE NO. 3073
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, TO EXTEND ITS TERRITORIAL AND MUNICIPAL LIMITS TO ANNEX PURSUANT TO FLORIDA STATUTE 171.044 THE HEREINAFTER DESCRIBED LANDS SITUATED AND BEING IN ORANGE COUNTY, FLORIDA, OWNED BY STACY AND ROBERT MOSS AND TIMOTHY BURCHFIELD; LOCATED WEST OF GOLDEN GEM ROAD, SOUTH OF NIGHTSHADE GROVE LANE AND SADLER ROAD; COMPRISING 19.76 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 14-20-27-0000-00-025 and 14-20-27-0000-00-083
Contains: 19.76 +/- acres

NOTICE is given that public hearings for Ordinance No. 3073 will be held by the **City of Apopka City Council** at its regularly scheduled meetings in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, October 2, 2024 beginning at 1:30 P.M. and Wednesday, October 16, 2024 beginning at 7:00 P.M.** or as soon thereafter as possible.

Affected parties and the public may appear at the above listed hearings to speak. The proposed Annexation can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

CITY OF APOPKA PUBLIC HEARING NOTICE AMENDMENT TO APOPKA LAND DEVELOPMENT CODE

NOTICE is hereby given that the City of Apopka proposes to amend the Land Development Code of the City of Apopka, Florida in accordance with Florida Statutes 166.0413(3)(c) and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7(B), to revise sections of said Land Development Code as specified within the Ordinance title and within Ordinance Number 3075.

ORDINANCE NO. 3075
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF APOPKA BY AMENDING PART III – LAND DEVELOPMENT CODE; ARTICLE 4 – USE REGULATIONS, SECTION 4.2 PRINCIPAL USES, TABLE 4.2.2.C. PRINCIPAL USE TABLE TO PERMIT RECREATION FACILITY, OUTDOOR AS A PERMITTED USE IN THE C-COR (CORRIDOR COMMERCIAL DISTRICT) AND MU-D (MIXED-USE DOWNTOWN) ZONING DISTRICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS, AND SETTING AN EFFECTIVE DATE.

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, October 8, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3075 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, October 16, 2024 beginning at 1:30 P.M. AND Wednesday, November 6, 2024 at 7:00 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Text Amendment can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

September 27, 2024
Publish: The Apopka Chief
Apopka City Council
Apopka Planning Commission
Community Development Department
177409

September 27, 2024
Publish: The Apopka Chief
Apopka City Council
Apopka Planning Commission
Community Development Department
177408

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City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 7.

Meeting Date: October 8, 2024

Department: Community Development

SUBJECT:

Quasi-Judicial – Ordinance No. 3080 – Change of Zoning – 2300 W Ponkan Road

REQUEST:

Recommend approval of the Change of Zoning from T (Transitional) to RSF-1B (Residential Single-Family District—Large Lot) for the Residential Development at 2300 W. Ponkan Road.

SUMMARY:

Owner(s): Lee Jason Monroe, Lee Cara Dawn

Applicant: Jason Lee

Parcel Identification Number(s): 19-20-28-0000-00-007

Location: 2300 W. Ponkan Road

Existing Zoning: T (Transitional)

Proposed Zoning: RSF-1B (Residential Single-Family District—Large Lot)

Existing Use(s): Residential Single-Family

Existing Future Land Use: "County" Rural

Tract Size: 3.56 +/- Acres

Direction	Future Land Use	Zoning	Present Use
North	RVLS (Residential Very Low Suburban)	RSF-1B (Residential Single-Family-Large Lot)	Residential (Wolf Lake Ranch)
East	Institutional/Public Use	Office	Education (Wolf Lake Elementary School)
South	RLS (Residential Low Suburban)	RSF-1A (Residential Single-Family-Estate)	Vacant
West	"County" Rural	"County" A-1 (Agricultural)	Residential

PROJECT SUMMARY:

The subject property, which is approximately 3.56 acres in size, is located at 2300 W Ponkan Road and is currently used as a Single-Family residence. The applicant is requesting rezoning of the property to be consistent and comparable with its surrounding properties, without any new development or improvement of the property. The property was annexed to the City of Apopka in 2014 by Ordinance Number 2379, but the

Future Land Use and Zoning of the property have not been designated.

Existing use of the property, which is single-family detached, is permitted use in the RSF-1B zoning district per Land Development Code Table 4.2.2.C. Land Development Code Section 10.3.1.D.1 defines 'dwelling, single-family detached' as follows: "A dwelling designed for or occupied exclusively by one family on a lot. There shall only be one single-family detached dwelling on one individual lot."

The proposed RSF-1B zoning district allows for a maximum density of five (5) dwelling units per acre and is compatible with the surrounding areas. The property to the north has zoning designations of RSF-1B, the property to the south has designations of RSF-1A. The property to the East has designations of Office for Orange County Public School, and the property to the west is not within the city limits.

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 rezoning is consistent with the goals, objectives and policies of the comprehensive plan including meeting adopted levels of service for public facilities, being consistent with the future land use map and future land use designation, not contributing to urban sprawl, and protecting and/or mitigating natural resources located onsite.
 - Staff response: Staff has no objection.
2. Is in conflict with any provisions of the LDC;
 - Applicant's response: Rezoning the subject property from Transition to RSF-1B is not in conflict with the City's LDC. Rezoning is allowable when they are consistent with the City's goals, are compatible with surrounding uses and provide an orderly and a logical development pattern.
 - Staff response:
3. Addresses a demonstrated community need;
 - Applicant's response: The rezoning from Transition to RSF-1B is due to a zoning not being set when the property was initially annexed into the City of Apopka. The Applicant desires to have an appropriate zoning for the property that is consistent with the surrounding area. This request serves the applicant and community as the property should have a consistent zoning.
 - Staff response: Staff has no objection.
4. Is required by changed conditions;
 - Applicant's response: No.
 - 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 subject property is currently surrounded by mostly residential uses. Per the Applicants desire, and the support by City Staff, the Applicants request for RSF-1B is compatible, appropriate and desirable.
 - Staff response: Staff has no objection.
6. Would result in a logical and orderly development pattern;
 - Applicant's response: Yes. Given the surroundings, the property would conform with the zoning in the area. This would continue the same, or similar development pattern in the area.
 - 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: Rezoning the subject property from Transition to RSF-1B will not have any significant adverse impacts to the natural environment.
 - 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: Yes. The property has sufficient access to public facilities.
 - Staff response: Staff has no objection.

SCHOOL CAPACITY REPORT:

An inquiry was sent to Orange County Public Schools (OCPS) regarding school capacity requirement for this application. OCPS determined that school capacity for the subject development is not available.

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 August 28, 2024.

PUBLIC HEARING SCHEDULE:

October 8, 2024 – Planning Commission (5:00 P.M.)
October 16, 2024 – City Council (7:00 P.M.), First Reading
November 6, 2024 – City Council (1:30 P.M.), Second Reading and Adoption

DULY ADVERTISED:

September 27, 2024 – Apopka Chief
September 19, 2024 – Mailed notices to adjacent property owners
September 19, 2024 – Posters placed on property

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Development Review Committee (DRC):

Recommends approval of the Change of Zoning from T (Transitional) to RSF-1B (Residential Single-Family District—Large Lot), 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.

Recommended Motion – Planning Commission:

Find the proposed Change of Zoning from T (Transitional) to RSF-1B (Residential Single-Family District—Large Lot), consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommend approval of the proposed Change of Zoning, based on the findings and facts presented in the staff report and exhibits.

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. Ordinance Number 3080
2. Map Series
3. School Concurrency - Capacity Determination
4. Advertisement September 27

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

WHEREAS, the proposed RSF-1B (Residential Single-Family District—Large Lot) District zoning has been found to be consistent with the City of Apopka Comprehensive Plan, and the City of Apopka Land Development Code.

Section I. That the zoning classification of the property described in Exhibit A, being situated in the City of Apopka, Florida, is hereby RSF-1B District, as defined in the Apopka Land Development Code, and with the following provision:

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

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

ORDINANCE NO. 3080

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: October 16, 2024

54

READ SECOND TIME AND
ADOPTED: November 6, 2024

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

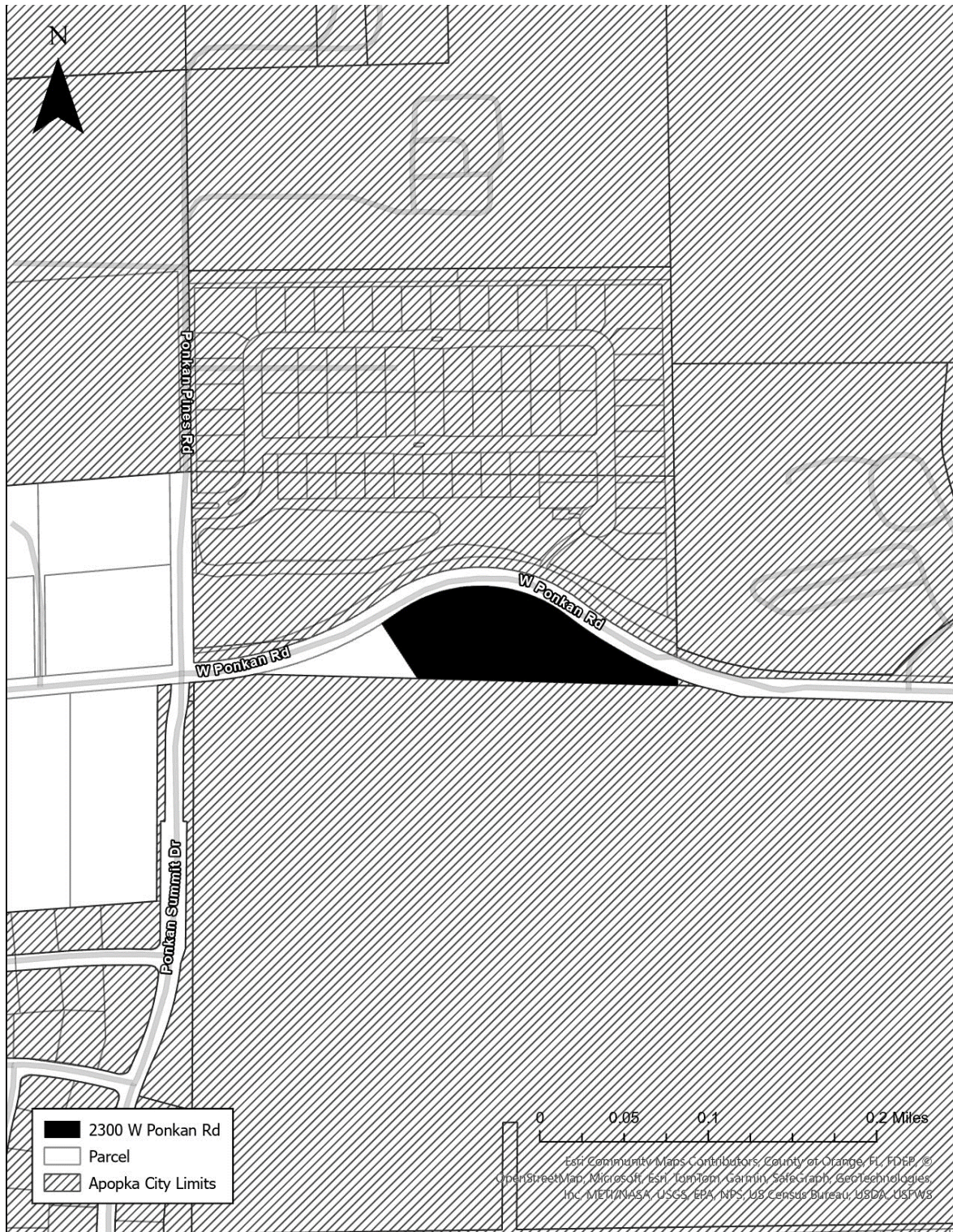
Cliff Shepard, City Attorney

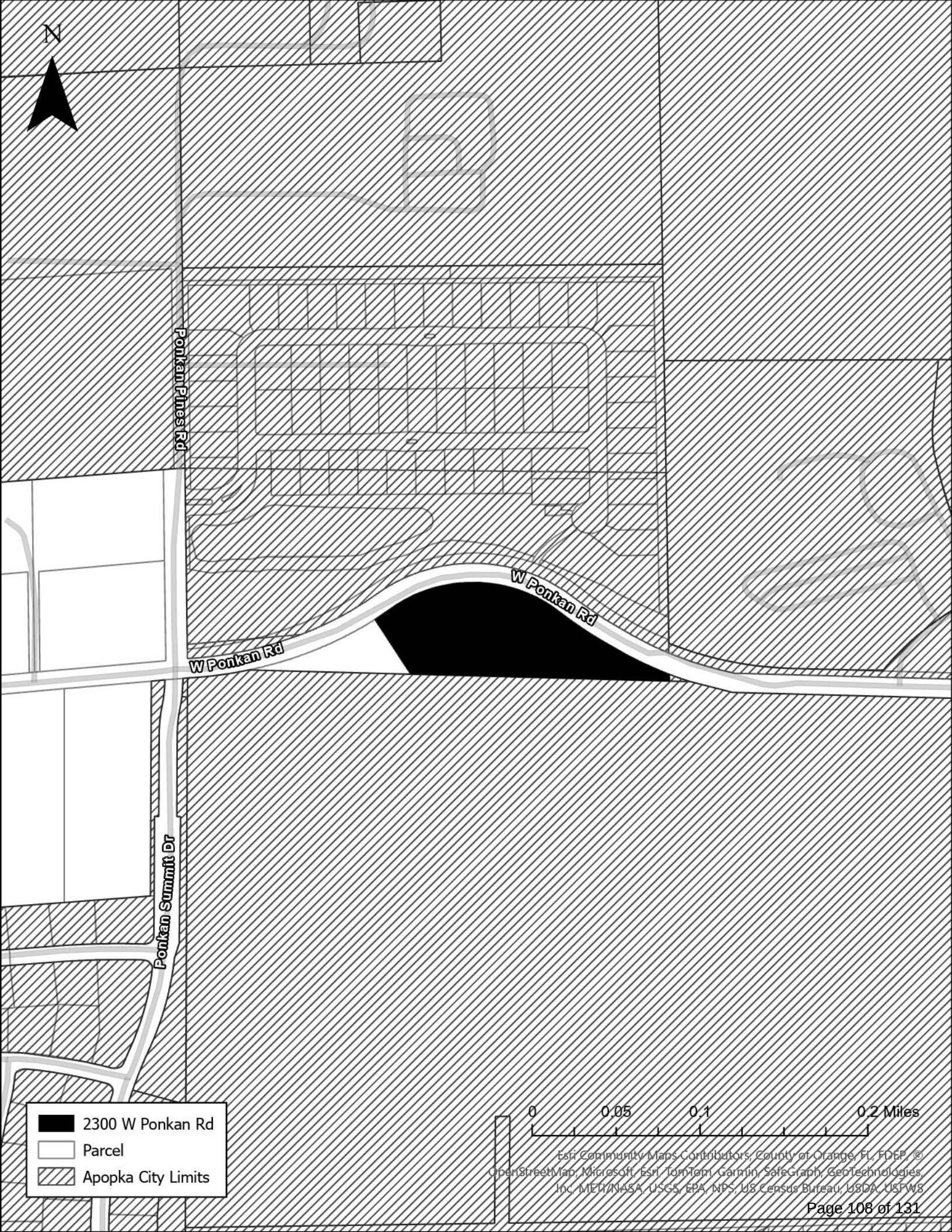
DULY ADVERTISED FOR PUBLIC HEARING: September 27, 2024

EXHIBIT "A"

Parcel Identification Number(s): 19-20-28-0000-00-007

Location Map





N

Ponkan Pines Rd

W Ponkan Rd

W Ponkan Rd

Ponkan Summit Dr

- 2300 W Ponkan Rd
- Parcel
- Apopka City Limits

0 0.05 0.1 0.2 Miles

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Ponkan Pines Rd

W Ponkan Rd

W Ponkan Rd

Ponkan Summit Dr

2300 W Ponkan Rd

Parcel

0 0.05 0.1 0.2 Miles

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N



Ponkan Pines Rd

W Ponkan Rd

W Ponkan Rd

	2300 W Ponkan Rd		MU-ES-GT
	Parcel		MU-INT
Apopka Zoning			
	AG		MU-MED
	AIR		MU-N
	C-C		MU-T
	C-COR		MU-VC
	C-N		O
	C-R		PD
	I-H		PR
	I-L		RCE
	INST		RMF
	MHP		RSF-1A
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Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

N



Ponkan Pines Rd

W Ponkan Rd

W Ponkan Rd

2300 W Ponkan 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 0.05 0.1 0.2 Miles

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Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER

September 11, 2024

E-MAIL: JASON@LANDANDDEV.COM

Jason Lee
2300 W. Ponkan Rd
Apopka, FL 32712

Application APK-24-015 2300 W. Ponkan 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:	2300 W. Ponkan Rd
OCPS Completed Application Date:	09/10/24
Parcel #(s):	28-20-19-0000-00-007
Requested New Units (#):	SF: 12 MF: TH:
Vested Unit(s):	SF: MF: TH:
Total Project Units:	12
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-83.13% Unincorporated-16.32%	Apopka-64.98% Unincorporated-34.43%	Apopka-61.11% Unincorporated-37.74%

Given the above analysis, this project does not meet 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 March 10, 2025 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 City of Apopka's adopted Comprehensive Plan, and the Orange County Charter and Code.

Please contact me at 407-317-3700 ext. 2022139 or Tamara.Pelc@ocps.net, if you have any questions or comments regarding this matter.

Sincerely,



Tamara L. Pelc
Administrator, Facilities Planning

SK/tp

Attachments – Attachment A: Detailed Capacity Analysis

CC: Bobby Howell, City of Apopka (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A



School Capacity Determination

User ID SV September 11, 2024 10:08:36

Project ID: CEA –APK –24 –015 Valid Until: March 10, 2025

Project Name:		2300 W PONKAN RD	
Unvested Units	Single Family Units:	12	Single Family Units: 0
	Multi Family Units:	0	Multi Family Units: 0
	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
Vested Units			

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	DD		
	School:	WOLF LAKE ES	WOLF LAKE MS	APOPKA HS
	Analysis of Existing Conditions			
	School Capacity (2023-2024)	828	1,152	3,396
	Enrollment (2023-2024)	735	1,195	3,443
	Utilization (2023-2024)	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	244	186	232
	Reserved Capacity	38	41	20
	Adjusted Utilization	122.8%	123.4%	108.8%
	Adjusted Available Seats	0	0	0
	Analysis of Proposed Development			
	Students Generated	2.136	1.128	1.596
	Adjusted Utilization	123.1%	123.5%	108.9%
	AVAILABLE/NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE
	Number of Seats to Mitigate	2.136	1.128	1.596

WOLF LAKE ES	
WOLF LAKE MS	
APOPKA HS	

Youth essay contest celebrates city’s 142nd birthday

To celebrate the upcoming 142nd birthday of the city of Apopka, middle school aged youth are invited to participate in an essay contest. The submission deadline is Friday, October 4, at 5 p.m.

The city is asking middle school-aged youth in Apopka and surrounding communities to write an essay about the city of Apopka seal. The city’s seal contains symbolism and meaning which speak to the rich heritage, history and culture of Apopka. The essay should identify some or all of these symbols, why they are important and what they mean to them.

Essay guidelines

- *Essay length should be 600 words or less.
- *Must be a middle school student in Apopka or the surrounding area.
- *Contestants are strongly urged to utilize the Apopka Museum in their research.

Additional details

First, second, and third place prizes will be awarded. Winner will be announced at the Wednesday, October 16, City Council meeting.

Students who are unable to submit their essay online may submit their essay at Apopka City Hall during City Hall business hours. Include the name, address, and phone number of the participant.

For any questions, contact Stephen Cribb at SCribb@Apopka.net.

Helene: Updates found on city website

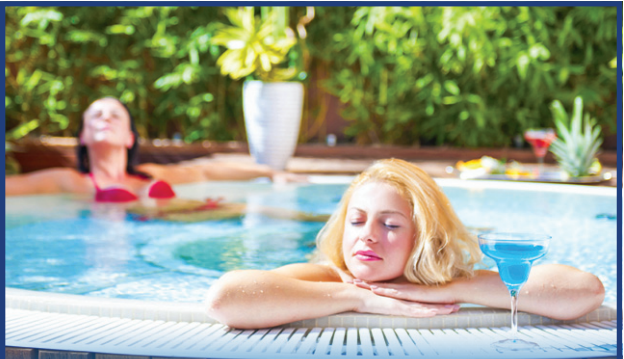
Continued from page 1A

No trash collection

There was no solid waste collection on Thursday, September 26; however, garbage pickups will not be made up. Customers that are collected on Thursday will get their next usual pickup on Monday.

For yard waste and bulky pickups, the city resumed Thursday pickups on Friday and will work into the weekend to try to catch up. The city said that all yard waste and bulky pickups may be on a delayed schedule for several days.

Visit the city’s Alert Center at Apopka.gov for updates and storm news. Visit the city’s hurricane for additional storm information, Apopka.gov/Hurricane.



INCREASE THE VALUE OF YOUR HOME WITH NATURAL GAS AND SAVE MONEY.

At Lake Apopka Natural Gas, we're helping families connect to affordable, reliable, and efficient natural gas, with appliances that pay dividends for years to come. Studies show a home with natural gas has a **6% greater resale** value than an all-electric home.

 **Lake Apopka**
Natural Gas District

www.langd.org 407-656-2734 ext. 307

ELECT





Vicki Vargo

for Orange County Soil & Water Conservation District 2

Committed to Conservation, Community, Agriculture and Waterways

- Helped save Ben White Raceway, now known as Trotters Park, from development
- Serving on Board of Directors for Central Florida Fair for 24 years and counting
- Homestead in Wekiva River Watershed Basin for 35 years
- University of Florida Levin College of Law
- Raised on Lake Michigan and has profound respect for our natural resources
- Raised and worked on family-owned blueberry farm in Michigan, still in operation today
- University of South Florida Business Administration with an emphasis in Finance

TUESDAY, NOVEMBER 5

Polls open at **7 a.m.** and close at **8 p.m.**



 **VickiVargoforSoilandWater** | vickivargoforsoilandwater.com

Paid for and approved by Vicki Vargo for Orange County Soil & Water Conservation District 2

CITY OF APOPKA PUBLIC HEARING NOTICE SPECIAL EXCEPTION

NOTICE is hereby given that **Tara Tedrow** has made an application, in accordance with Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 4.2.2.C to the City of Apopka Planning Commission for a **SPECIAL EXCEPTION TO ALLOW THE USE OF AN OUTDOOR STORAGE AS A PRINCIPAL USE IN THE I-L (LIGHT INDUSTRIAL) ZONING DISTRICT.**

This application relates to the following described property located at 100 Hermit Smith Road:



Parcel Identification Number(s): 01-21-27-0000-00-080
Contains: 4.15 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider the Special Exception request at its scheduled meeting in the City Council Chambers of the Apopka City Hall on **Tuesday, October 8, 2024, beginning at 5:30 P.M.,** or as soon thereafter as possible.

Affected parties and the public may appear at the above listed hearing to speak. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka, Florida 32703; Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

September 27, 2024
Publish: The Apopka Chief

Apopka Planning Commission
Community Development Department

177407

CITY OF APOPKA PUBLIC HEARING NOTICE CHANGE OF ZONING

NOTICE is hereby given pursuant to Sec. 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Brent Lenzen P.E., Kimley Horn** has made application relating to the following described property.

ORDINANCE NO. 3082
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM RSF-1B (RESIDENTIAL SINGLE FAMILY - LARGE LOT) TO RTF (RESIDENTIAL TWO FAMILY), FOR PROPERTY LOCATED 1770 SHEELER AVENUE; OWNED BY SHEELER DEVELOPMENT LLC COMPRISING 9.92 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Legend
1770 Sheeler Avenue
Parcel

Parcel Identification Number(s): 22-21-28-0000-00-143
Contains: 9.92 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, October 8, 2024 beginning at 5:30 P.M.,** or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3082 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, November 6, 2024 beginning at 1:30 P.M.** or soon thereafter.

Affected parties and the public may appear at the above listed hearings to speak. The proposed Rezoning Application can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka FL 32703; Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

September 27, 2024
Publish: The Apopka Chief

Apopka City Council
Apopka Planning Commission
Community Development Department

177411

Onset of Tropical Storm Helene causes strategic placement of workers

ST. PETERSBURG, Fla. – Duke Energy Florida is readying 8,000 workers to respond to Tropical Storm Helene. As the storm approaches, these skilled individuals are being strategically placed across the state, enabling them to respond as quickly as possible to widespread power outages that are expected as a result of strong winds and heavy rainfall.

The company is also sending crews from Duke Energy’s Midwest operations in Kentucky, Ohio and Indiana. Responders include power line technicians, vegetation workers, damage assessors and support personnel.

Trucks will begin arriving at Tropicana Field, St. Petersburg College Tarpon Springs, The Villages and Suwannee Valley Farmer’s Market later this afternoon. Staging locations are positioned along the outside of Helene’s projected path, but as close to the impacted areas as possible. Crews are prepared to start power restoration as soon as conditions are safe.

“As soon as conditions allow, our dedicated team will be on the ground, carefully assessing the damage and working tirelessly to get the lights back on for our customers,” said Todd Fountain, Duke Energy Florida storm director. “In

the meantime, our customers should continue to prepare for this rapidly moving storm and remain vigilant in the days ahead.”

Duke Energy Florida urges its more than 2 million customers to consider the following safety tips:

- *Do not walk, swim or drive through floodwaters.
- *If rising water threatens your home or business – or if you evacuate due to flooding – turn off your power at the circuit breaker panel or fuse box.
- *Never replace a fuse or touch a circuit breaker with wet hands or while standing on a wet or damp surface.
- *Stay away from power

lines that have fallen or are sagging. Consider all lines energized as well as trees or limbs in contact with lines. Report all power line hazards to Duke Energy at 800.228.8485 or contact your local emergency services department or agency.

*If a power line falls across a car that you are in, stay in the car. If you MUST get out of the car due to a fire or other immediate

life-threatening situation, do your best to jump clear of the car and land on both feet. Be sure that no part of your body is touching the car when your feet touch the ground.

*Electric current passes easily through water, so stay away from downed power lines and electrical wires. Do not drive over – and do not stand near – downed power lines. Downed lines

will be hard to see in the rain and can potentially be hidden in standing water. If you encounter large pools of standing water, stop, back up and choose another path.

To report a power outage, text OUT to 57801, call 800.228.8485 or report online or through the mobile app.

For more safety tips, please visit duke-energy.com/StormTips.

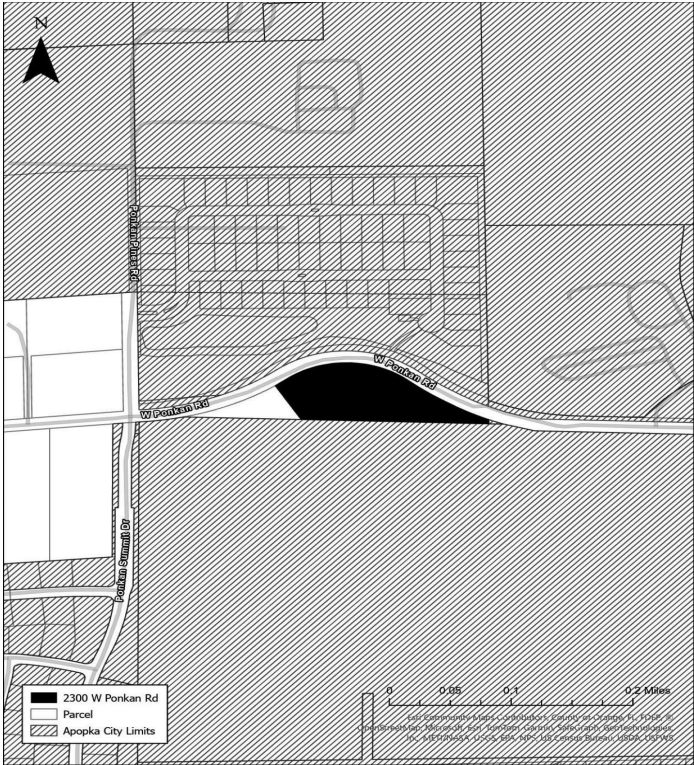
CITY OF APOPKA PUBLIC HEARING NOTICE FUTURE LAND USE AMENDMENT AND CHANGE OF ZONING

NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Jason Lee** has made application relating to the following described property.

ORDINANCE NO. 3079
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE FUTURE LAND USE FROM IN-PROGRESS TO RESIDENTIAL LOW SUBURBAN, FOR CERTAIN REAL PROPERTY LOCATED 2300 W PONKAN ROAD; OWNED BY LEE JASON MONROE AND LEE CARA DAWN, COMPRISING 3.56 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

and

ORDINANCE NO. 3080
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO RSF-1B (RESIDENTIAL SINGLE FAMILY-LARGE LOT), FOR CERTAIN REAL PROPERTY LOCATED 2300 W PONKAN ROAD; OWNED BY LEE JASON MONROE AND LEE CARA DAWN, COMPRISING 3.56 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 19-20-28-0000-00-007
Contains: 3.56 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, October 8, 2024 beginning at 5:00 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for **Ordinance Number 3079 and 3080 is rescheduled** and will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, October 16, 2024 beginning at 7:00 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Rezoning Application can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

September 27, 2024
Publish: The Apopka Chief

Apopka City Council
Apopka Planning Commission
Community Development Department

177410

Byrd: Arrest is made for making threat

Continued from page 2A

threat is made after school hours then the investigation will usually include a visit to the student’s home to question the student and parents.

Making a threat to a school can result in arrest and our law enforcement agencies have been taking this step to ensure that students understand the severity of their actions. A threat last week at Apopka High School resulted in a 15-year-old being charged with a felony for “making written or electronic threats to kill, cause bodily injury, or conduct a mass shooting or act of terrorism,” as well as a misdemeanor of “disruption of a school function.”

Making threats of any kind is certainly no joke. The school is immediately notified at the same time so they can put the school on a hold or a lockdown to keep kids safe. The school also implements

the threat assessment procedures when the immediate danger is over, which includes a meeting of the threat assessment team at the school. This team is made up of law enforcement, counselors, teachers and administration. Every school has this team.

The threat assessment team decides the risk level of the threat and discusses the discipline and support services that need to be put in place for the student. This information is noted in the student’s record so students can be monitored and continue services even if they leave that school.

The threat assessment teams meet on a schedule to review all the cases and discuss the students’ progress and support.

Schools hand out discipline according to the Code of Student Conduct and these threats usually result in a Level 4 which is the most serious offense and can result in expulsion. Full expulsion has been the re-

cent consequence for these threats.

As we saw last week at Apopka High School, the threat that was made during a live stream of the pep rally turned what should have been a fun and bonding event for the students into a frightening experience resulting in a several-hours-long hold on the school. The administration had to manage 3,000 students as well as keep parents informed and calm. Numerous Apopka Police officers responded and had to investigate the threat along with OCPs police as well as the FBI to identify the individual responsible.

The amount of resources used, the learning time lost, and the fear and anxiety these events cause are astounding and so unnecessary. We are asking for everyone’s help. Please continue to report concerns and please talk to your children about the seriousness of their actions. One stupid mistake can ruin a life!

Moore: County has huge responsibility

Continued from page 2A

at the diversity of taxes assessed by folks in the same neighborhood. Some night, if you have nothing better to do, look up information on your street.

Highlights for Fiscal ’25 Budget projects include the following:

- *New animal control facility \$45 million
- *Septic-2-Sewer Program \$19.3 million
- *Lake Apopka Loop Connector Trail \$10.8 million
- *Sidewalk Program \$10.8 million

- *Kennedy Blvd. ROW \$9.4 million
 - *All American Blvd. ROW \$6.9 million
 - *Pine Hills Pedestrian Safety Program \$1.3 million
 - *John Bridges Playground \$1.2 million
 - *Edgewater Dr. corridor study \$103,789
- Please remember the depth and breadth of the county responsibilities. The county maintains all facilities for the courthouse, constitutional offices, parks, jail, convention center, animal control, mosquito control, and community ac-

tion buildings like John Bridges and Willow Street. The county is responsible for similar roles as cities, but also for additional safety net programs such as homeless services, mental health services, jail operations, emergency services (hurricanes), and children’s afterschool programs such as Boys and Girls Club. This is in addition to maintaining county roads, ponds, and utilities.

As always, if you have any questions, don’t hesitate to contact me at District2@ocfl.net

Hayden: Research, share info, then vote

Continued from page 2A

The American Revolution started because the British Government tried to take advantage of hard working, down-to-earth people, and the administration that includes Kamala Harris as Vice President now presents her as the *answer to all our problems*, while behind her phony cackle *she tries to hide the fact she assisted in creating the problems.*

The only way we are going to overcome this debacle is through the privilege of voting for a government that is “Of the People,

By the People, and For the People.” November 5th is fast approaching, and if you haven’t researched the candidates and their stand on constitutional law, the economy, foreign policy, and their love for the American people, as well as the United States of America, *then you need to get busy.*

Talk to people and ask them for their viewpoint. Pay attention to their reasons for their outlook. Most of all, look to the past performance of those applying for a job as it pertains to the vow they took to serve ... and who did they serve:

The American people? Or themselves? Do not vote with your emotions, but with common sense, and understanding.

Plato once said, “If you do not take an interest in the affairs of your government, then you are doomed to live under the rule of fools.” If we will commit ourselves to hiring those who will fulfill the promise to serve as “We the People” request of them, the ending of those storybooks could be true in the lives of all Americans, and we can “Live happily ever after!”

ALL ABOUT APOPKA

The Apopka Chief

Established 1923
(USPS 545-440)

The Apopka Chief is published every Friday and entered as Periodicals, postage paid at Apopka Post Office, under the Act of Congress of March 3, 1879. The Apopka Chief newspaper is published by Foliage Enterprises, Inc., every Friday at 400 North Park Avenue, Apopka, Fla., 32712-3417. An annual subscription is \$25 in Orange County and \$30 outside Orange County. Phone 407-886-2777. Postmaster: Send address changes to The Apopka Chief, P.O. Box 880, Apopka, Fla., 32704-0880.

The Apopka Chief is a consistent award-winning community weekly newspaper and a member of the Florida Press Association. The newspaper won the group's award as its best newspaper in 1982, 1987, and 1988, the only three-time winner. Letters to the editor are welcome, but must be signed and include a daytime telephone number, address, or email address for verification. Management reserves the right to edit letters.

www.theapokkachief.com, news@theapokkachief.com

City of Apopka Telephone Numbers	
City Hall	407-703-1700
Mayor's Office	407-703-1701
City Administrator	407-703-1649
City Clerk	407-703-1704
Community Devel.	407-703-1712
Code Enforcement	407-703-1738
Finance Dept.	407-703-1725
Fire (non-emerg.).....	407-703-1756
Parks and Rec. Dept.	407-703-1741
Police Chief	407-703-1769
Police (non-emerg.).....	407-703-1771
Job Line	407-703-1743
Solid Waste Collect.....	407-703-1731
Street Maintenance	407-703-1731
Utility Billing	407-703-1727
Medical, fire emergency.....	911
The city of Apopka was chartered in 1882. It is located at 28°30 north latitude and is 150 feet above sea level. Its population is about 48,000 and its total area is more than 30 sq. mi. www.apopka.net	

Orange County Telephone Numbers	
Animal Services.....	407-836-3111
Auto/Boat Tags.....	850-617-2000
Building Dept.....	407-836-8550
County Mayor	407-836-7370
County Commission.....	407-836-7350
County Attorney	407-836-7320
Clerk of the Court.....	407-836-2065
Elections Supervisor.....	407-836-2070
Fire/Rescue	407-836-3111
Solid Waste	407-836-6601
Garbage Collection.....	407-703-1731
Health Dept.	407-836-2600
Hunting/Fishing Lic	888-347-4356
Parks and Rec. Dept.....	407-836-6200
Property Appraiser	407-836-5044
Sheriff Administrative	407-254-7000
Non-Emerg. Complaint.....	407-836-4357
Utilities	407-836-5515
All other departments	407-836-3111
Medical, fire emergency.....	911
www.orangecountyfl.net	

Other Area Numbers of Note	
U.S. Senators	
Rick Scott (Rep.)	202-224-5274
Marco Rubio (Rep.).....	407-254-2573
U.S. Representative	
Daniel Webster (Dist. 11).....	352-241-9220
State Representatives	
Doug Bankson	407-476-6787
Carolina Amesty (Dist. 45).....	unknown
State Senators	
Geraldine Thompson (Dist.11)	407-297-2045
Orange County Commissioner	
Christine Moore	407-836-7350
Orange County Public Schools	
Pupil assignment.....	407-317-3233
Bus routes.....	407-317-3800
Superintendent.....	407-317-3200
School Board	407-317-3200
Miscellaneous	
The Apopka Chief	407-886-2777
Museum of the Apopkans.....	407-703-1707
Chamber of Commerce.....	407-886-1441

City: Moratorium ‘will get pushback,’ city attorney says

Continued from page 1A

conversation about having such a moratorium, which is a temporary suspension of activity for an authorized period of time.

“I feel like if we can do that with the impact fees... that our developers would pay for the new development rather than to have our existing residents paying for the impact of new developments,” Velazquez said. “I know the cities around us have done the same thing. I think it’s a good thing for us too. While the other cities are doing it, we are in the same kind of era with them. So, it would be good for all of us to be doing the same thing.”

City attorney Cliff Shepard explained the process of creating and approving a moratorium, which would include hiring a contractor to conduct an impact fee study, determining how long it would take for the contractor to put to-

gether the study (because that would affect how long the moratorium would be in effect), and which areas in the city the moratorium would influence.

“Once you do that, your moratorium’s in place and you will get pushback from the development community. Count on that,” Shepard warned the City Council. “What you will also get is people flooding you with applications in all likelihood to avoid potential increased fees or delays in construction. So, you might see your activity or meetings and your applications in your planning and zoning department go up. That’s just a fact of life. But that’s how it goes.”

Once the City Council adopts the moratorium, the new impact fees will go into effect 90 days from that day, Shepard said.

Shepard said there must be justification for how and why the city would charge the impact

fees it’s charging, hence the purpose of the study.

“That’s the purpose of the study, because anything that’s not justifiable in a method that you can explain in court is something that would be called either an unlawful tax or an unlawful exaction from a developer,” Shepard said.

Shepard suggested that the City Council invite a consultant to make a presentation on October 2. Shepard also said he will prepare the moratorium for the City Council’s two readings, with adoption on the second reading.

Passing a moratorium is crucial to ensure that its purpose for existing would be followed through, Shepard explained. For example, the city of Maitland once approved a moratorium that prevented any more drive-throughs from getting built in the downtown area until an impact study was completed.

Commissioner Nick

Nesta reminded the City Council and Shepard that they had the moratorium discussion the previous

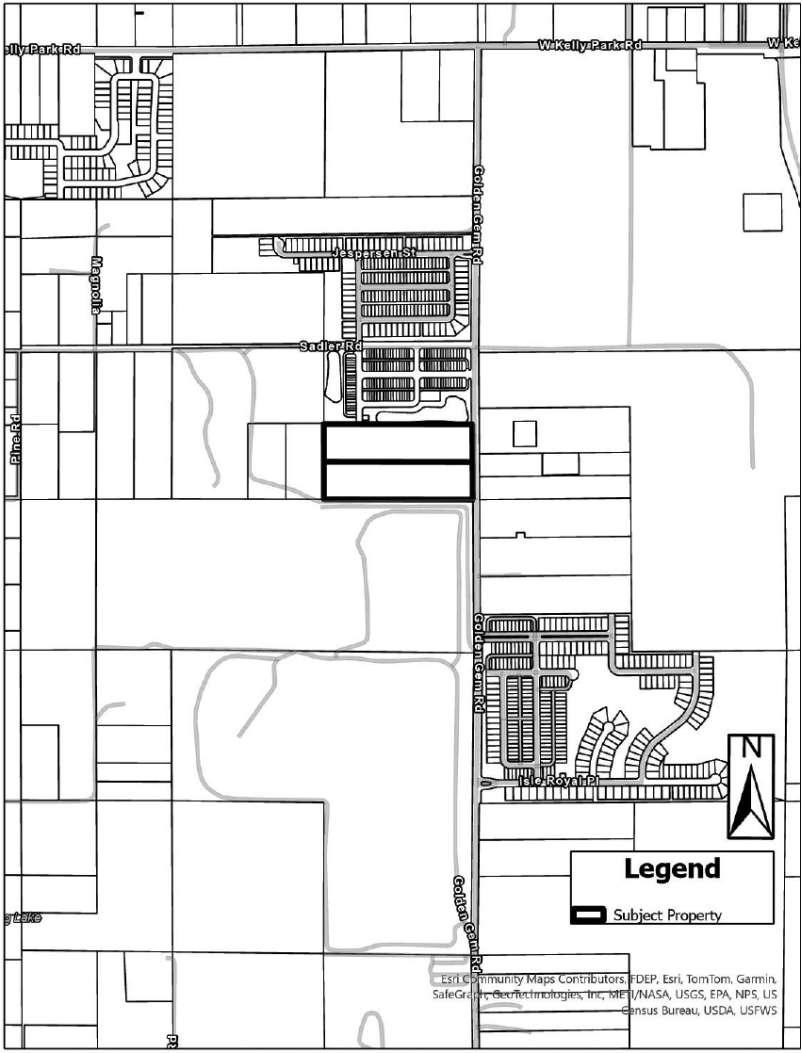
week, at the September 18 City Council meeting, and that conversation included agreeing to put the mora-

torium on the October 2 agenda.

PUBLIC HEARING NOTICE ANNEXATION CITY OF APOPKA

NOTICE is hereby given pursuant to Florida Statutes 171.044, the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.5.1.A, that **GL SUMMITT ENGINEERING, INC. C/O GEOFFREY L. SUMMITT, P.E.** has made an application to the City of Apopka City Council for an **ANNEXATION** of the following described property:

ORDINANCE NO. 3073
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, TO EXTEND ITS TERRITORIAL AND MUNICIPAL LIMITS TO ANNEX PURSUANT TO FLORIDA STATUTE 171.044 THE HEREINAFTER DESCRIBED LANDS SITUATED AND BEING IN ORANGE COUNTY, FLORIDA, OWNED BY STACY AND ROBERT MOSS AND TIMOTHY BURCHFIELD; LOCATED WEST OF GOLDEN GEM ROAD, SOUTH OF NIGHTSHADE GROVE LANE AND SADLER ROAD; COMPRISING 19.76 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 14-20-27-0000-00-025 and 14-20-27-0000-00-083
Contains: 19.76 +/- acres

NOTICE is given that public hearings for Ordinance No. 3073 will be held by the **City of Apopka City Council** at its regularly scheduled meetings in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, October 2, 2024 beginning at 1:30 P.M. and Wednesday, October 16, 2024 beginning at 7:00 P.M.** or as soon thereafter as possible.

Affected parties and the public may appear at the above listed hearings to speak. The proposed Annexation can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

CITY OF APOPKA PUBLIC HEARING NOTICE AMENDMENT TO APOPKA LAND DEVELOPMENT CODE

NOTICE is hereby given that the City of Apopka proposes to amend the Land Development Code of the City of Apopka, Florida in accordance with Florida Statutes 166.0413(3)(c) and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7(B), to revise sections of said Land Development Code as specified within the Ordinance title and within Ordinance Number 3075.

ORDINANCE NO. 3075
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF APOPKA BY AMENDING PART III – LAND DEVELOPMENT CODE; ARTICLE 4 – USE REGULATIONS, SECTION 4.2 PRINCIPAL USES, TABLE 4.2.2.C. PRINCIPAL USE TABLE TO PERMIT RECREATION FACILITY, OUTDOOR AS A PERMITTED USE IN THE C-COR (CORRIDOR COMMERCIAL DISTRICT) AND MU-D (MIXED-USE DOWNTOWN) ZONING DISTRICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS, AND SETTING AN EFFECTIVE DATE.

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, October 8, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3075 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, October 16, 2024 beginning at 1:30 P.M. AND Wednesday, November 6, 2024 at 7:00 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Text Amendment can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

September 27, 2024
Publish: The Apopka Chief

177409

September 27, 2024
Publish: The Apopka Chief

Apopka City Council
Apopka Planning Commission
Community Development Department

177408



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The Apopka Chief Newspaper

www.TheApopkaChief.com | 400 N. Park Ave., Apopka | 407-886-2777 | www.FloridaPublicNotices.com



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 8.

Meeting Date: October 8, 2024

Department: Community Development

SUBJECT:

Quasi-Judicial - Ordinance No. 3082 - Rezoning - 1770 Sheeler Avenue

REQUEST:

Recommend approval of the Change of Zoning from RSF-1B (Residential Single-Family - Large Lot) to RTF (Residential Two-Family) to allow development of duplexes.

SUMMARY:

Owner(s): Itay Guy

Applicant: Brent Lenzen, P.E. Kimley Horn

Parcel Identification Number(s): 22-21-28-0000-00-143

Location: 1770 Sheeler Avenue

Existing Future Land Use: Residential Low (5 Dwelling Units/Acre maximum)

Proposed Future Land Use: N/A

Existing Use(s): Vacant Residential

Existing Zoning: RSF-1B (Residential Single Family – Large Lot) Zoning District

Tract Size: 9.92 +/- Acres

Direction	Future Land Use	Zoning	Present Use
North	Residential Low, Residential Medium Low	RSF-1B (Residential Single Family – Large Lot), RMF (Residential Multi-Family)	Church, Single Family Subdivision
East	Residential Low	PD (Planned Development), RSF-1B (Residential Single Family – Large Lot)	Single Family Subdivision
South	Residential Low	PD (Planned Development)	Church
West	Institutional – Public Use	O (Office)	City of Apopka Public Services Complex

PROJECT SUMMARY:

The subject property, which is approximately 9.92 acres in size, is located at 1770 Sheeler Avenue and is currently vacant. Previously the property was used as a one-story office for a radio station. The applicant is requesting the rezoning of the property to develop a subdivision that includes a mix of duplexes (two-family units) and single-family homes. Two-family units are a permitted use in the RTF zoning district per Land Development Code 3.3.6 and Land Development Code Table 4.2.2.C.

The proposed RTF zoning district is compatible with the surrounding areas, as properties to the east, north, and south have zoning designations of residential with some properties in the surrounding area already having RTF zoning designation. The existing RTF zoning subdivisions are located north and east of the subject property with the subdivision names of Meadow Oaks, Royal Oak Estates, Sheeler Hills, Stonewood Reserve, and Cobblefield. The property to the west has a zoning designation of Office and is the site of both the Public Services complex and Police Department gun range. The Police Department gun range portion of the property to the west is adjacent to the subject property. The applicant has indicated to staff that they have a future plan of developing a residential

subdivision which includes two-family units and single-family homes.

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 proposed rezoning is consistent with the City's Comprehensive Plan. The purpose of the Residential Low (RL) Future Land Use designation is to keep the area residential in character. Given the proposed development contains exclusively residential units, this development is consistent with the Comprehensive Plan and surrounding districts.
 - Staff response: Staff has no objection.
- b. Is in conflict with any provisions of the LDC;
 - Applicant's response: There are no conflicts within the proposed rezoning. The future development of the site will comply with the LDC standards.
 - Staff response: Staff has no objection.
- c. Addresses a demonstrated community need;
 - Applicant's response: According to Zillow's Rental Manager statistics, the average rent for all homes in Apopka, FL is \$2,338 a month, which is 6% higher than Orlando at \$2,195. The affordable housing crisis affects the entire region, and the proposed project would increase the local supply of housing, relieving the housing shortage and decreasing the cost of housing.
 - Staff response: Staff has no objection.
- d. Is required by changed conditions;
 - Applicant's response: The rezoning of this property is not required by changing Future Land Use, but the desire for more affordable housing and the increase in built housing surrounding the property has necessitated a change to fit the growing housing market of the area.
 - 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 rezoning is compatible and consistent with the existing uses in the surrounding area. The Property is currently surrounded by single family development to the north, south, and east. The surrounding Future Land Uses all reflect single family or medium densities. The RTF zoning district is permitted within the RL Future Land Use, which makes it an appropriate use for the land.
 - Staff response: Staff has no objection.
- f. Would result in a logical and orderly development pattern;
 - Applicant's response: The development along Sheeler Avenue is dominated by entrances to single-family subdivisions both to the east and west. The current use of radio antennas for a local radio station breaks up the development pattern. A use of residential single and two-family residences would more closely resemble the changing development patterns of the road.
 - 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: No significant adverse impacts are expected as a result of the land uses associated with the proposed zoning amendment. Provisions of the land development code will be met to help in mitigating potential adverse impacts on the natural environment.
 - 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 Rezoning and Land Use Amendment would not have a negative impact on public facilities. The intended development would ensure all required connections for utilities and stormwater management are met.
 - Staff response: Staff has no objection.

SCHOOL CAPACITY REPORT:

OCPS determined that school capacity for the subject development is available.

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 July 19, 2024.

PUBLIC HEARING SCHEDULE:

October 8, 2024 – Planning Commission (5:30 P.M.)

November 6, 2024 – City Council (1:30 P.M.), First Reading

November 20, 2024 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:

September 27, 2024– Apopka Chief

September 23, 2024 – Mailed notices to adjacent property owners; Posters placed on property

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 RSF-1B (Residential Single-Family - Large Lot) to RTF (Residential Two-Family), 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.

Recommended Motion – Planning Commission:

Find the proposed Change of Zoning from RSF-1B (Residential Single-Family - Large Lot) to RTF (Residential Two-Family), consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommend approval of the proposed Change of Zoning, based on the findings and facts presented in the staff report and exhibits.

ATTACHMENTS:

1. Ordinance No. 3082
2. Map Series
3. Advertisement September 27
4. School Capacity Determination Letter

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

WHEREAS, the proposed RTF (Residential Two Family) District rezoning of the Property is consistent with the City's Comprehensive Plan and Land Development Code; and

WHEREAS, the City of Apopka has followed all statutory and Code requirements for noticing and advertising this rezoning Ordinance and public hearings associated with the rezoning; and

WHEREAS, the City Council has received public input on the rezoning and a recommendation from staff; and

WHEREAS, the City Council of the City of Apopka finds that the applicants have met the necessary criteria for rezoning under City's Land Development Code and that rezoning serves a legitimate public purpose and will not adversely affect the public interest.

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

Section I. Findings and Intent. The City of Apopka has complied with all requirements and procedures of Florida Law in processing this Ordinance. The recitals set forth above are hereby adopted.

45 **Section II. Rezoning.** The Property described and shown in Exhibit “A”, being situated
46 in the City of Apopka, Florida, is hereby rezoned and assigned the RTF (Residential Two Family)
47 Zoning District, as defined in the Apopka Land Development Code.

48
49 **Section III. Zoning Map.** The Official Zoning Map of the City of Apopka shall be
50 amended to conform to the zoning assignment approved in Section 2 of this Ordinance. The
51 Community Development Director, or the Director’s designee, is hereby directed to amend, alter,
52 and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

53
54 **Section IV. Severability.** If any section or portion of a section or subsection of this
55 Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or
56 impair the validity, force or effect of any other section or portion of section or subsection or part
57 of this ordinance.

58
59 **Section V. Conflicts.** All ordinances or parts of ordinances in conflict herewith are hereby
60 repealed.

61
62 **Section VI. Effective Date.** This Ordinance shall become effective immediately following
63 such time that its companion future land use map amendment ordinance (Ordinance 3058) takes
64 effect.

65
66
67 ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this
68 ____ day of _____, 2024.

READ FIRST TIME: November 6, 2024

READ SECOND TIME AND
ADOPTED:

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

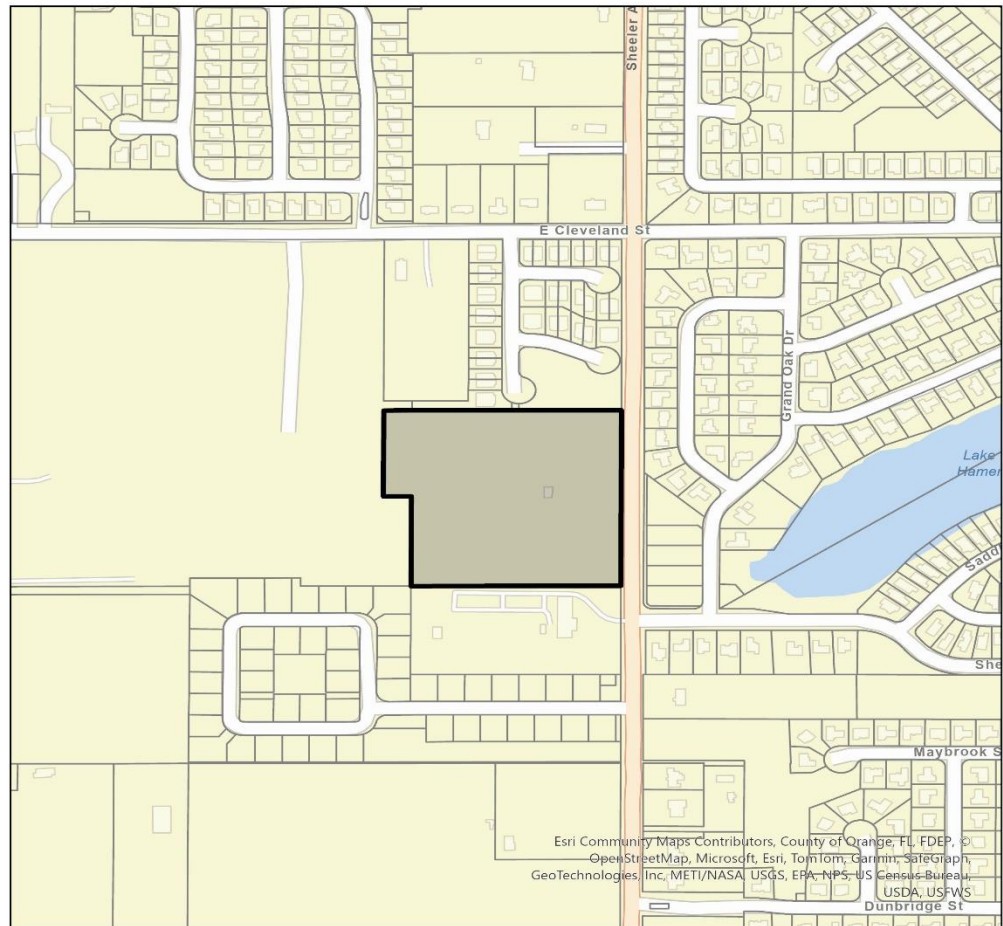
Approved as to form and legal sufficiency:

Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: September 27, 2024

EXHIBIT A

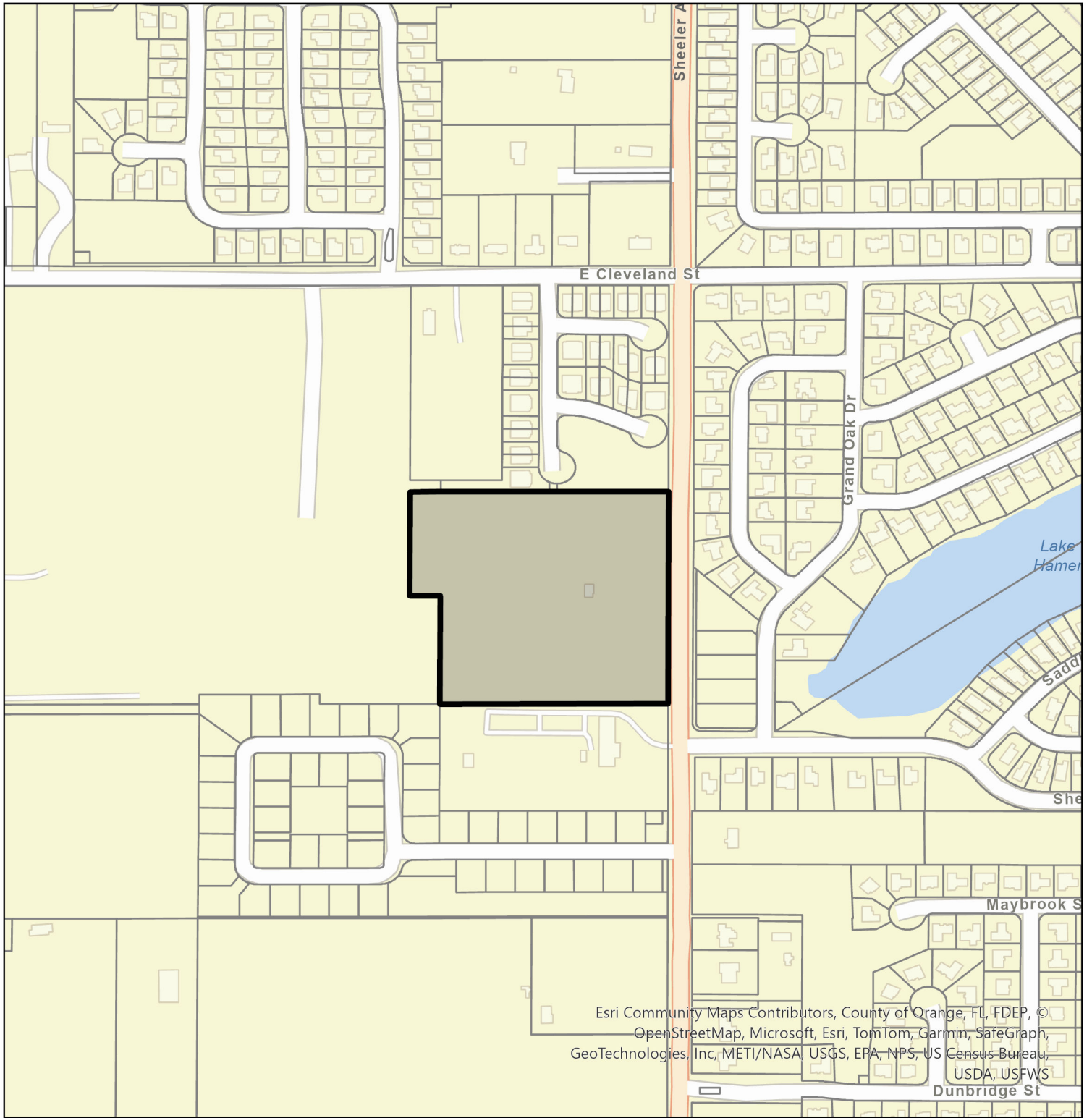
Parcel Identification Number(s): 22-21-28-0000-00-143



Legend

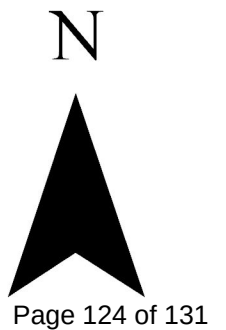
- 1770 Sheeler Avenue
- Parcel

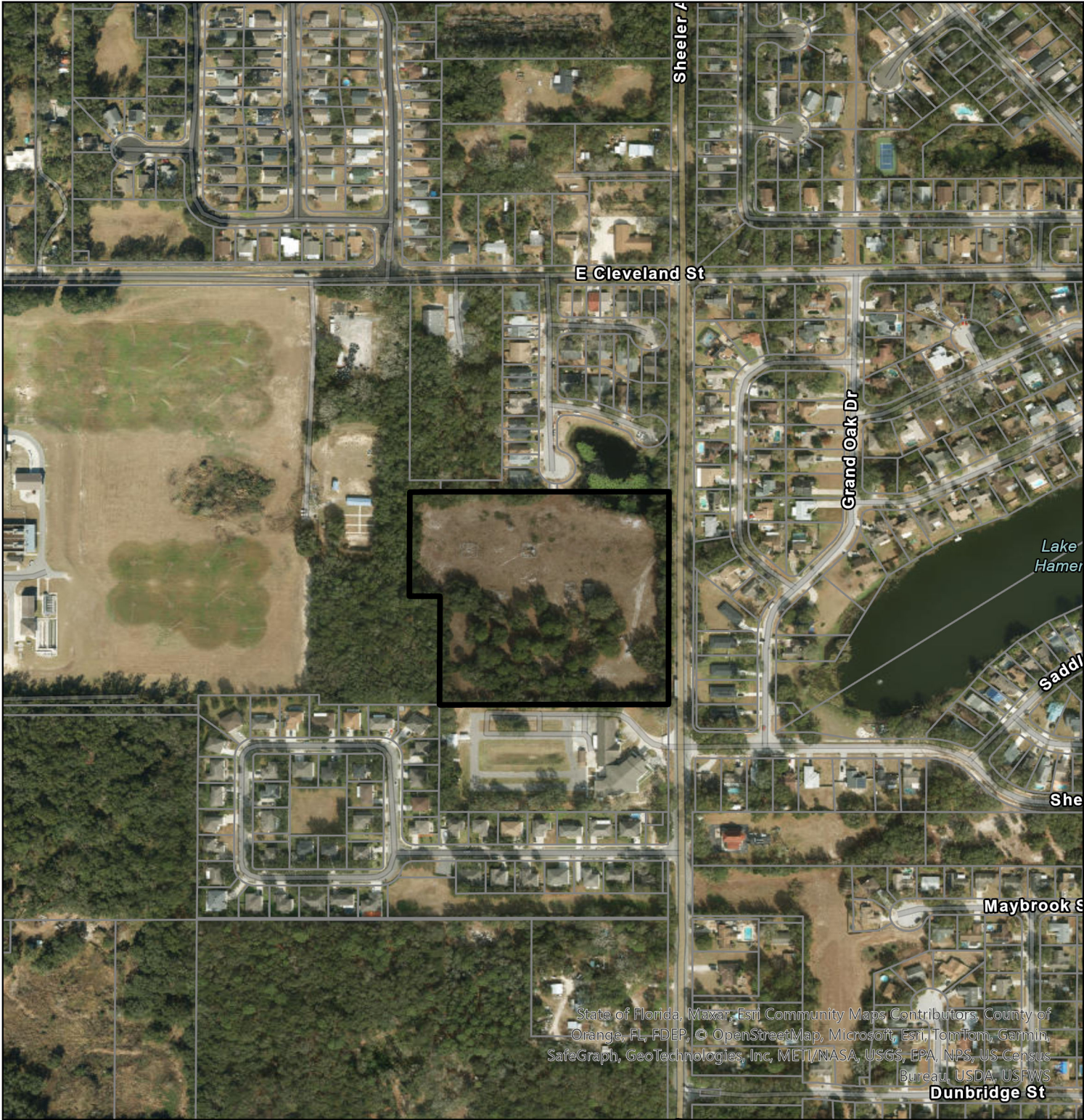




Legend

-  1770 Sheeler Avenue
-  Parcel

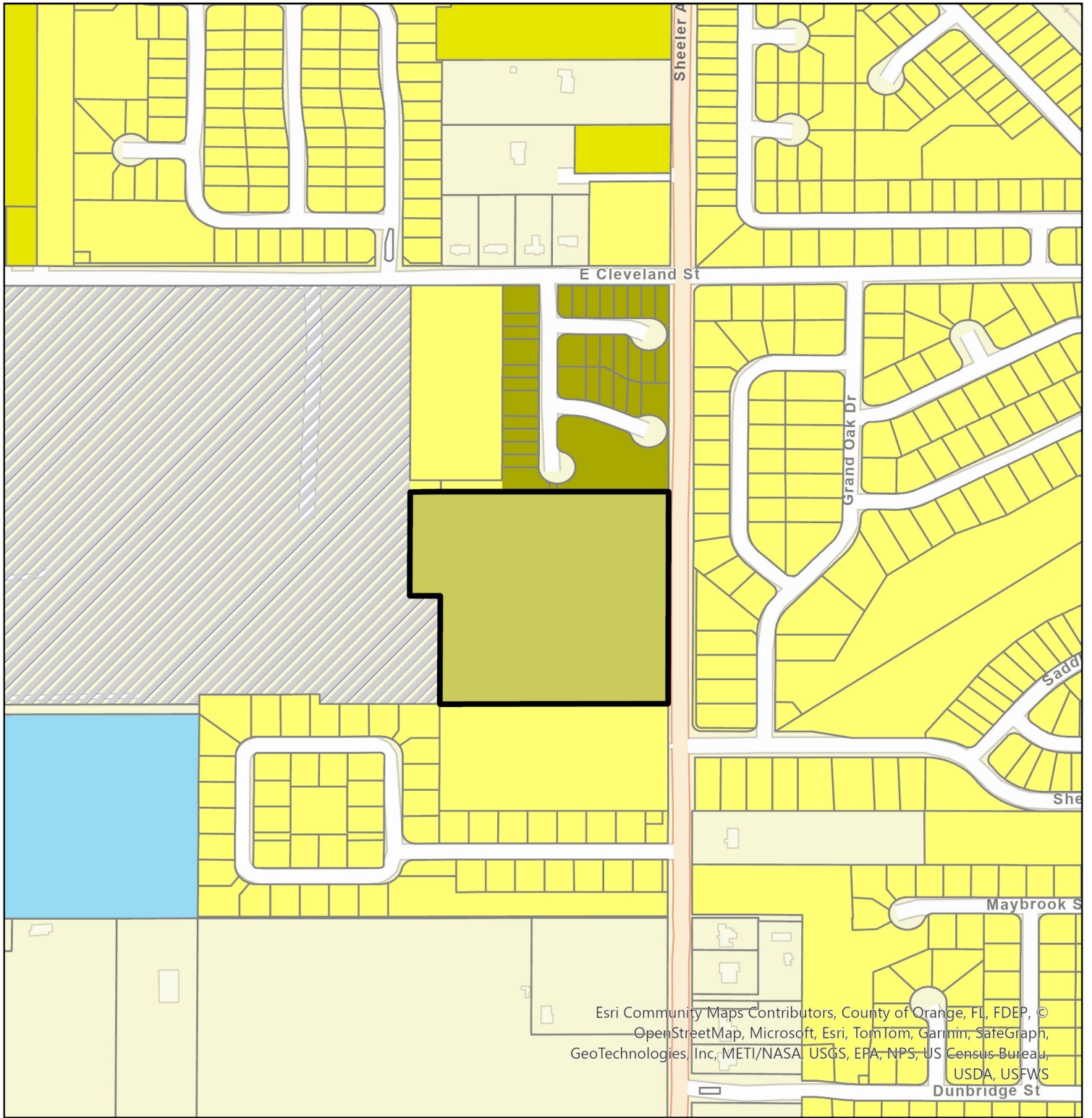




Legend

-  1770 Sheeler Avenue
-  Parcel





0 0.07 0.14 0.27 Miles

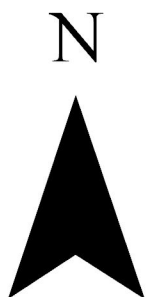
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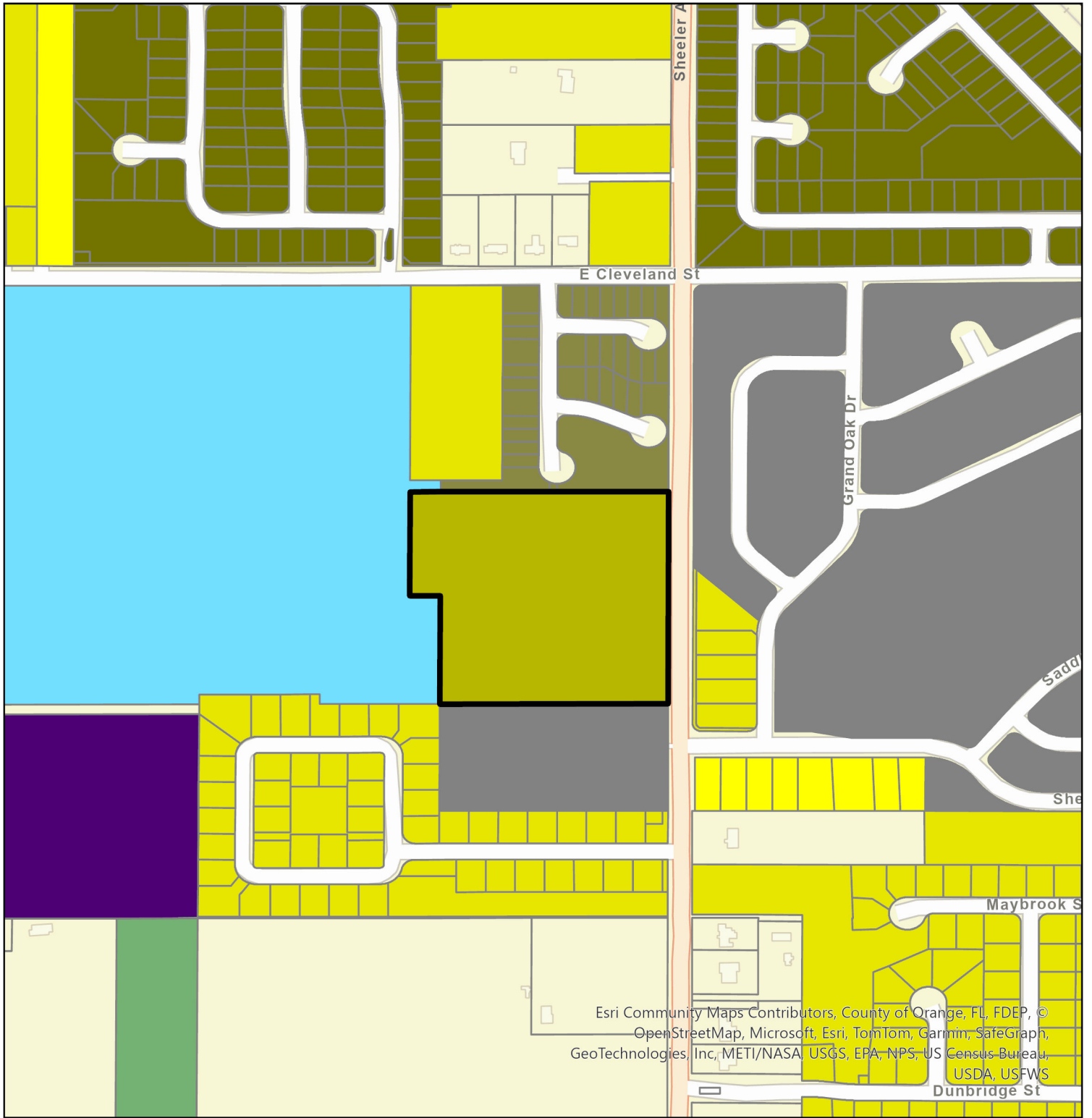
Apopka Future Land Use

- 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





Youth essay contest celebrates city’s 142nd birthday

To celebrate the upcoming 142nd birthday of the city of Apopka, middle school aged youth are invited to participate in an essay contest. The submission deadline is Friday, October 4, at 5 p.m.

The city is asking middle school-aged youth in Apopka and surrounding communities to write an essay about the city of Apopka seal. The city’s seal contains symbolism and meaning which speak to the rich heritage, history and culture of Apopka. The essay should identify some or all of these symbols, why they are important and what they mean to them.

Essay guidelines

- *Essay length should be 600 words or less.
- *Must be a middle school student in Apopka or the surrounding area.
- *Contestants are strongly urged to utilize the Apopka Museum in their research.

Additional details

First, second, and third place prizes will be awarded. Winner will be announced at the Wednesday, October 16, City Council meeting.

Students who are unable to submit their essay online may submit their essay at Apopka City Hall during City Hall business hours. Include the name, address, and phone number of the participant.

For any questions, contact Stephen Cribb at SCribb@Apopka.net.

Helene: Updates found on city website

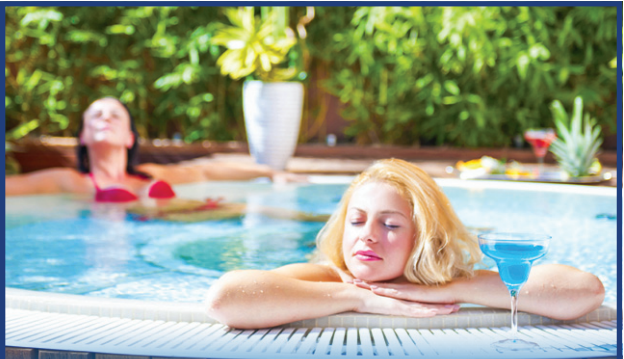
Continued from page 1A

No trash collection

There was no solid waste collection on Thursday, September 26; however, garbage pickups will not be made up. Customers that are collected on Thursday will get their next usual pickup on Monday.

For yard waste and bulky pickups, the city resumed Thursday pickups on Friday and will work into the weekend to try to catch up. The city said that all yard waste and bulky pickups may be on a delayed schedule for several days.

Visit the city’s Alert Center at Apopka.gov for updates and storm news. Visit the city’s hurricane for additional storm information, Apopka.gov/Hurricane.



INCREASE THE VALUE OF YOUR HOME WITH NATURAL GAS AND SAVE MONEY.

At Lake Apopka Natural Gas, we're helping families connect to affordable, reliable, and efficient natural gas, with appliances that pay dividends for years to come. Studies show a home with natural gas has a **6% greater resale** value than an all-electric home.

 **Lake Apopka Natural Gas District**

Know what's below. Call before you dig.

www.langd.org 407-656-2734 ext. 307

ELECT





Vicki Vargo

for Orange County Soil & Water Conservation District 2

Committed to Conservation, Community, Agriculture and Waterways

- Helped save Ben White Raceway, now known as Trotters Park, from development
- Serving on Board of Directors for Central Florida Fair for 24 years and counting
- Homestead in Wekiva River Watershed Basin for 35 years
- University of Florida Levin College of Law
- Raised on Lake Michigan and has profound respect for our natural resources
- Raised and worked on family-owned blueberry farm in Michigan, still in operation today
- University of South Florida Business Administration with an emphasis in Finance

TUESDAY, NOVEMBER 5

Polls open at 7 a.m. and close at 8 p.m.



 **VickiVargoforSoilandWater** | vickivargoforsoilandwater.com

Paid for and approved by Vicki Vargo for Orange County Soil & Water Conservation District 2

CITY OF APOPKA PUBLIC HEARING NOTICE SPECIAL EXCEPTION

NOTICE is hereby given that **Tara Tedrow** has made an application, in accordance with Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 4.2.2.C to the City of Apopka Planning Commission for a **SPECIAL EXCEPTION TO ALLOW THE USE OF AN OUTDOOR STORAGE AS A PRINCIPAL USE IN THE I-L (LIGHT INDUSTRIAL) ZONING DISTRICT.**

This application relates to the following described property located at 100 Hermit Smith Road:



Parcel Identification Number(s): 01-21-27-0000-00-080
Contains: 4.15 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider the Special Exception request at its scheduled meeting in the City Council Chambers of the Apopka City Hall on **Tuesday, October 8, 2024, beginning at 5:30 P.M.,** or as soon thereafter as possible.

Affected parties and the public may appear at the above listed hearing to speak. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka, Florida 32703; Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

September 27, 2024
Publish: The Apopka Chief

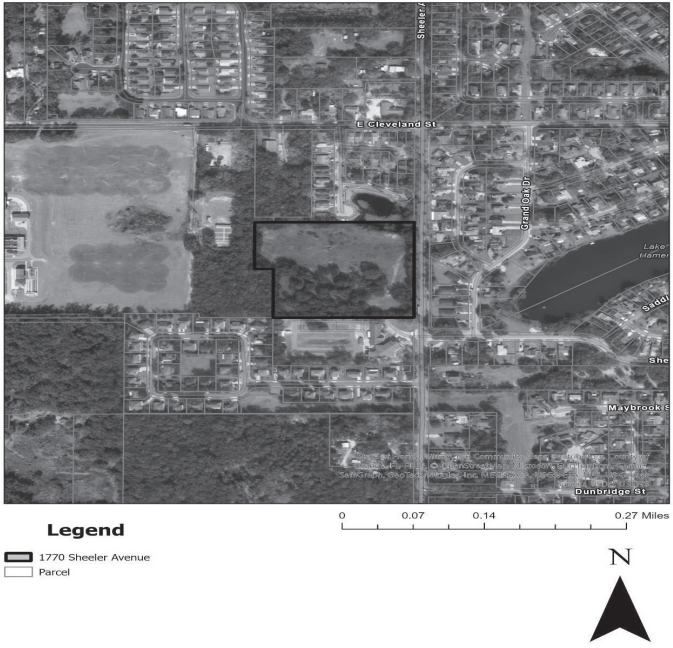
Apopka Planning Commission
Community Development Department

177407

CITY OF APOPKA PUBLIC HEARING NOTICE CHANGE OF ZONING

NOTICE is hereby given pursuant to Sec. 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Brent Lenzen P.E., Kimley Horn** has made application relating to the following described property.

ORDINANCE NO. 3082
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM RSF-1B (RESIDENTIAL SINGLE FAMILY - LARGE LOT) TO RTF (RESIDENTIAL TWO FAMILY), FOR PROPERTY LOCATED 1770 SHEELER AVENUE; OWNED BY SHEELER DEVELOPMENT LLC COMPRISING 9.92 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 22-21-28-0000-00-143
Contains: 9.92 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, October 8, 2024 beginning at 5:30 P.M.,** or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3082 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, November 6, 2024 beginning at 1:30 P.M.** or soon thereafter.

Affected parties and the public may appear at the above listed hearings to speak. The proposed Rezoning Application can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka FL 32703; Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

September 27, 2024
Publish: The Apopka Chief

Apopka City Council
Apopka Planning Commission
Community Development Department

177411

Tell them you saw it in The Apopka Chief



Orange County Public Schools

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

FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER

September 12, 2024

VIA E-MAIL: gwendolyn.nicholas@kimley-horn.com
Brent Lenzen
Kimley Horn and Associates, Inc.
189 S. Orange Ave
Orlando, FL 32801

Application APK-24-016 Sheeler Avenue Residential

This letter serves as the official determination by Orange County Public Schools that school capacity for the following development is **AVAILABLE**:

Type of Development Application	☐ FLUM ☒ Rezoning ☐ Amendment or Extension CEA
Development Application #:	TBD
Project Name:	Sheeler Avenue Residential
OCPS Completed Application Date:	9/10/2024
Parcel #(s):	28-21-22-0000-00-143
Requested New Units (#):	SF: MF: TH: 49
Vested Unit(s):	SF: 49 MF: TH:
Total Project Units:	98
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**.

This determination expires on **March 11, 2025**. 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 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.

This project is subject to School Concurrency. The Applicant will need to apply for School Concurrency review and satisfy any requirements of School Concurrency prior to Site Plan approval by the City.

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

Please contact me at (407) 317-3700 ext. 2022139 or e-mail me at tamara.pelc@ocps.net with any questions.

Sincerely,



Tamara L. Pelc
Administrator, Facilities Planning

SV/tp

Attachments – Attachment A: Detailed Capacity Analysis

CC: Bobby Howell, city of Apopka (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A



School Capacity Determination

User ID SV September 12, 2024 12:21:48

Project ID: CEA -APK -24 -016 Valid Until: March 11, 2025

Project Name:		SHEELER AVENUE RESIDENTIAL	
Unvested Units	Single Family Units:	0	Single Family Units: 49
	Multi Family Units:	0	Multi Family Units: 0
	Multi Family High Rise Units:	0	Multi Family High Rise Units: 0
	Town Homes Units:	49	Town Homes Units: 0
	Mobile Home Units:	0	Mobile Home Units: 0
Vested Units			

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	CC		
	School:	LAKEVILLE ES	PIEDMONT LAKES MS	WEKIVA HS
	Analysis of Existing Conditions			
	School Capacity (2023-2024)	607	1,113	2,797
	Enrollment (2023-2024)	642	967	2,187
	Utilization (2023-2024)	104.0%	89.0%	76.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	26	146	610
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	0	71	434
	Reserved Capacity	0	2	37
	Adjusted Utilization	105.8%	93.4%	95.0%
	Adjusted Available Seats	26	73	139
	Analysis of Proposed Development			
	Students Generated	8.477	4.263	5.537
	Adjusted Utilization	107.2%	93.8%	95.2%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE
	Number of Seats to Mitigate	0.000	0.000	0.000

LAKEVILLE ES	
PIEDMONT LAKES MS	
WEKIVA HS	