



APOPKA PLANNING COMMISSION AGENDA

November 12, 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

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.

APPROVAL OF MINUTES

1. Meeting Minutes from October 8, 2024

PUBLIC HEARING

1. Legislative - Ordinance No. 3074 – Future Land Use Amendment – Golden Grove
Owner(s): Tim Burchfield, Stacy and Robert Moss
Applicant(s): GL Summitt Engineering, Inc. c/o Geoffrey L. Summitt, P.E.
Location: West of Golden Gem Road and south of Nightshade Grove Lane and Sadler Road
Project: 19.76 +/- acre(s)
Density: 1 to 5 dwelling units per acre
Project Manager: Jean Sanchez
2. Legislative - Ordinance No. 3076 - Small-Scale Future Land Use Amendment - INB Homes
Owner(s): Kelly Park Road Property, LLC
Applicant(s): INB Homes, c/o John Ryan Adams
Location: 2584 W. Kelly Park Road
Project: INB Homes
Density: 7.5 dwelling units per acre
Project Manager: Bobby Howell, AICP
3. Quasi-Judicial - Ordinance No. 3077 - Rezoning/KPI Master Plan - INB Homes
Owner(s): Kelly Park Road Property, LLC
Applicant(s): INB Homes, c/o John Ryan Adams
Location: 2584 W. Kelly Park Road
Project: INB Homes
Density: 7.5 dwelling units per acre
Project Manager: Bobby Howell, AICP
4. Legislative - Ordinance No. 3083 – Future Land Use Amendment – Roseville Wolf Lake Ranch Phase II
Owner(s): Roseville Farms, LLC

Applicant(s): Bill Maki
Location: North of Ponkan Road east of Ponkan Pines Road and west of Jason Dwelley Parkway
Project: 28.44 +/- acre(s)
Density: 2 dwelling units per acre
Project Manager: Jean Sanchez

5. Quasi-Judicial - Ordinance No. 3084 – Change of Zoning – Roseville Wolf Lake Ranch Phase II
Owner(s): Roseville Farms, LLC
Applicant(s): Bill Maki
Location: North of Ponkan Road east of Ponkan Pines Road and west of Jason Dwelley Parkway
Project: 28.44 +/- acre(s)
Density: 2 dwelling units per acre
Project Manager: Jean Sanchez
6. Quasi-Judicial - Special Exception - Mateos ADU Build
Owner(s): Sulyquey Mateos
Applicant(s): Sulyquey Mateos
Location: 49 E. Orange Street
Project: Mateos ADU Build - Special Exception
Density: 5 DU/AC
Project Manager: Amer Hamza
7. Quasi-Judicial - Special Exception - Ponkan Plymouth Sorrento Mixed Use Commercial
Owner(s): Ponkan Road Property LLC
Applicant(s): John C. Vick III
Location: 2920 Plymouth Sorrento Road
Project: Ponkan Plymouth Sorrento Mixed Use Commercial SPX
Density: 0.25 Maximum FAR
Project Manager: Amer Hamza

SITE PLANS

1. Quasi-Judicial - Mullinax - Sign Variance
Owner(s): Mullinax Ford of Central FL., Inc.
Applicant(s): Mark Brenchley
Location: 1405 and 1551 East Semoran Boulevard
Project: Sign Variance
Density: N/A
Project Manager: Jean Sanchez
2. Ponkan Reserve South - Plat
Owner(s): BSC - Ponkan LLC
Applicant(s): Aron Bishman
Location: South of W Ponkan Road, East of Vick Road, and West of N Rock Springs Road
Project: Ponkan Reserve South - Plat
Density: 3.5 DU/AC
Project Manager: Amer Hamza
3. Hammock at Rock Springs - Plat
Owner(s): BSC - Rock Springs, LLC
Applicant(s): Momtaz Barq
Location: West of N Rock Springs Road, South of E Ponkan Road, and North of E Lester Road
Project: Hammock at Rock Springs - Plat
Density: 3.5 DU/AC
Project Manager: Amer Hamza

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 OCTOBER 8, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: William Gusler, Howard Washington, Robert Ryan. Eric Mock, Mary Norwood and Wes Dumey

ABSENT: Kirk Dickson 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, Amer Hamza – Planner I, Andrew Hand – City Attorney (Cliff Sheppard’s Office), Kelly Robertson – Content Administrator, Erin Arnold – Executive Assistant and Mary Denizard – Administrative Associate

OTHERS PRESENT: Logan Opsahl, Luke Classon, Jonathan Huels, Bernard Sullivan, Tom Smith, Josh Enot, Jason Lee, Tina Lee and Monica Marlow.

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 August 13, 2024 at 5:30 p.m.

MOTION: Robert Ryan made a motion to approve the Planning Commission minutes from the regular meeting held on August 13, 2024 at 5:30 p.m. and seconded by Howard Washington. Aye votes were cast by William Gusler, Howard Washington, Robert Ryan, Eric Mock, Mary Norwood and Wes Dumey (6-0).

Chairperson Gusler stated that there was no meeting held in September due to lack of quorum, so there are no meeting minutes to approve.

QUASI JUDICIAL – SPECIAL EXCEPTION – 100 HERMIT SMITH 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.

Applicant, Logan Opsahl 215 N Eola Drive, stated that he does have a presentation but since this is a very familiar project, he will be happy to answer any questions that anyone might have.

Commissioner Ryan asked if Hermit Smith Road is just a piece of the project that is considered a private road and not a city road and will they be maintaining that.

Mr. Opsahl replied that the public right of way comes up into their entrance to the property and they will maintain any portion that might be utilized.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON OCTOBER 8, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

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

MOTION: Wes Dumey made a motion to approve the Special Exception to allow outdoor storage as a principal use for heavy equipment rental and business at the 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. Motion seconded by Eric Mock. Aye votes were cast by William Gusler, Howard Washington, Robert Ryan, Eric Mock, Mary Norwood and Wes Dumey (6-0).

LEGISLATIVE – ORDINANCE NO. 3067 – LARGE-SCALE FUTURE LAND USE AMENDMENT – ONDICH SOUTH

Chairperson Gusler read the item description.

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

Commissioner Washington asked if this is pending approval from the Development Review Committee to look at the development plan.

Mrs. Sanchez responded yes.

Applicant, Luke Classon with Appian Engineering located at 2221 Lee Road stated that he doesn't have a presentation but is happy to answer any questions.

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 find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends approval and transmittal of the change in Future Lane Use from County Rural to Mixed-Use to the Florida Department of Commerce for Ondich South. Motion 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 – ORDINANCE NO. 3068 – CHANGE OF ZONING AND MASTER PLAN – ONDICH SOUTH

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

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

Commissioner Mock asked if the 4 lots are included in the regulating plan or if they are a section of that.

Ms. Sanchez stated that it's included in the northern terminus of the regulating plan.

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Chairperson Gusler asked if there was anyone else from the public who would like to speak on the matter. With no one wishing to speak, Chairperson Gusler closed the public hearing.

Commissioner Dumey mentioned that this is 11 acres of open space on 54 total acres which is about the minimum 20% and he thanked the applicant for including the playground and the other amenities. He said that is incumbent upon the city to change the Land Development code to require more open spaces for these communities and that should be fixed at the city level.

Mr. Howell said that those discussions came up during the Comp Plan Workshop back in September about a little more open space.

Commissioner Dumey said that his recommendation would be to sync up with Orange County as much as we can so that we are more in harmony with what they are doing. He thinks that they are at 35% contiguous where we are only at 20% which is a pretty significant variance.

MOTION: Eric Mock made a motion to find the proposed Change of 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 consistent with the Comprehensive Plan and Land Development Code, and 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. 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).

ORDINANCE NO. 3075 – AMENDMENT TO THE LAND DEVELOPMENT CODE TO ALLOW OUTDOOR RECREATION IN THE MU-D AND C-COR ZONING DISTRICTS

Chairperson Gusler read the item description.

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

Commissioner Washington asked if the interested party has a specific location in mind for the pickleball court.

Mr. Howell responded that the property is located off of Fourth Street.

Chairperson Gusler asked if there was anyone else from the public who would like to speak on the matter. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Wes Dumey made a motion to approve Ordinance Number 3075, amendment to Principle Use Table, Section 4.2.2.C, Land Development Code. Motion seconded by Howard Washington. Aye votes were cast by William Gusler, Howard Washington, Robert Ryan, Eric Mock, Mary Norwood and Wes Dumey (6-0).

LEGISLATIVE – ORDINANCE NO. 3078 – LARGE-SCALE FUTURE LAND USE AMENDMENT – CHANDLER HILLS

Chairperson Gusler read the item description.

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

Chairperson Gusler asked the board if they had any questions for staff or the applicant.

Applicant, Jonathan Huels with Lowndes Law Firm located at 215 N Eola Drive in Orlando mentioned that he does have a presentation that he is happy to give but is also happy to just answer questions.

Commissioner Mock asked about the Orange County School Capacity report which shows that the high school level doesn't have enough space. He asked Mr. Huels if he could offer some clarification on what would happen if the board was to approve this project.

Mr. Howell responded first by saying that in our Comp Plan there is a provision that states that the governing body can use that as a way to form your recommendation if you want to approve or deny the amendment going forward. Once you get into the development stage, which is under Florida Law, it's called Concurrency. Under this if there's not enough capacity in the system then they could look at adjacency and they can go with adjacent school zones or capacity zones. If there is none of that left, then they could mitigate with a monetary contribution or land.

Mr. Huels added that it's meant to be informative for purposes of planning for the future. This project is in step one of what is going to be a lengthy development approval process. The students likely wouldn't be generated from this school for a few years and it won't be all at once but later in the construction site plan process is when that school concurrency review is done. If Apopka High School is suffering from an overcapacity issue and there is an adjacency at the local high schools, then there will be a mitigation payment made to fund the construction of additional schools.

Commissioner Ryan asked if there is a high school plan by Orange County on a plot of land on Round Lake Road and Sadler Road.

Mr. Huels said that with all of the new projects that are coming, that school is going to need to become a reality in the very near future and the fees that will be paid by each of these projects as they come through are going to be required to build it. If the process works, that school should be ready at the same time that there are actual students generated from these projects.

Chairperson Gusler said that the property for the school that is being discussed has been there for a very long time and if we try and judge these by school capacity, we will never approve one. It's the same way with the roads. The school is never going to build excess capacity. The school gets built and then they chase the school capacity. They won't build the school capacity prior so it always comes up and if we use that and say that they don't have the capacity, we'd never build anything. It's a backwards process, but if you ever watch their meetings and how they have to plan and make adaptations when a neighborhood is here and it's full of kids and they bury the school and then those kids go off to college

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and then the school has nothing so there is a balancing act with them. It can't be a drop-dead factor because if we stopped them based on school capacity, we would never approve anything.

Commissioner Washington asked is the mitigation funding happens before the development goes into the ground or after.

Mr. Huels said that it's before because they have to have plat approval in order to build a home and so the mitigation payment is made so that those dollars are available to the school board to fund the necessary expansion or the construction of a new school.

Commissioner Ryan asked about stormwater or wastewater capacity (exact question was inaudible).

Mr. Howell stated that the Comp Plan reads that that is determined prior to the issuance of a development order. This is not a development order, this is a land use decision at this time but that is something that being that it is not a quasi-judicial matter that you can take in to account.

Mr. Huels said that if the process works with his development team, that he is confident that they will stay ahead of it and make sure that there's capacity. The last thing that anyone would want is to invest the time and effort to get the approvals and get to a point where there wouldn't be Wastewater Capacity to serve a project.

Commissioner Dumey added that his ask to the applicant would be to save some of the trees and mature trees and the landscaping when returning to present the site plan.

Commissioner Washington added that he is glad that this project is happening.

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 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, and recommends 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 Number 3078. Motion seconded by Mary Norwood. Aye votes were cast by William Gusler, Howard Washington, Robert Ryan, Eric Mock, Mary Norwood and Wes Dumey (6-0).

LEGISLATIVE – ORDINANCE NO. 3079 – SMALL-SCALE FUTURE LAND USE AMENDMENT – 2300 W PONKAN ROAD

Chairperson Gusler read the item description.

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

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

MOTION: Wes Dumey made a motion to 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, and recommends approval of the proposed Change of Future Land Use, based on the findings and facts presented in the staff report and exhibits. Motion seconded by Howard Washington. Aye votes were cast by William Gusler, Howard Washington, Robert Ryan, Eric Mock, Mary Norwood and Wes Dumey (6-0).

QUASI-JUDICIAL – ORDINANCE NO. 3080 – CHANGE OF ZONING – 2300 W PONKAN 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 Ryan asked what the speed limit on that road is and how would someone get in and out of there without it being a blind turn into the property.

Applicant, Jason Lee lives at 2300 W Ponkan Rd and says that the speed limit is 35 and he has lived there since 2011. It has never been an easy property to get in or out of. He and his wife are talking about potentially building a house and realized that they were annexed with a transitional zoning and aren't able to build one or replace their current home if they wanted to so that is why they are requesting a rezoning.

Chairperson Gusler asked if there was anyone else from the public who would like to speak on the matter. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Mary Norwood made a motion to 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, and recommends approval of the proposed Change of Zoning based on the findings and facts presented in the staff report and exhibits. Motion seconded by Howard Washington. Aye votes were cast by William Gusler, Howard Washington, Robert Ryan, Eric Mock, Mary Norwood and Wes Dumey (6-0).

QUASI-JUDICIAL – ORDINANCE NO. 3082 – CHANGE OF ZONING – 1770 SHEELER AVENUE

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

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Staff Presentation: Amer Hamza presented the item based on the staff report.

Chairperson Gusler asked the board if they had any questions for staff or the applicant.

Commissioner Washington asked if the building on that property is currently in operation and what will happen to the building along with the antennas.

Mr. Hamza stated that the site is vacant and the building is abandoned. He was unclear about the antennas and deferred to the applicant to answer that.

Applicant, Josh Enot with Kimley-Horn located at 200 S Orange Avenue said that the antennas will be coming down. He also said that everything on that site slopes down so they are going to have to keep the same grading style with just a single retaining wall. He stated that the purpose right now is just to request a rezoning to allow the use of duplexes and they will take everything into account before it comes back for review.

Commissioner Washington mentioned that there is a firing range right next to this location.

Mr. Enot replied that the police chief did talk about what he would like to see with this property and what buffers need to be in place. Once they get to the site plan review process they will work with him and see what they can do to assist with that.

Commissioner Dumey stated that he wanted to make sure that the applicant works with the police department since the gun range for them is so close to this property. He also asked if there was a provision for more open spaces, maybe playgrounds because there really is nothing in that part of town for recreation.

Mr. Enot responded that it's still in development but they are planning on providing amenities for the residents.

Chairperson Gusler asked if there was anyone else from the public who would like to speak on the matter.

Monica Marlow 930 Loch Carron Drive Apopka stated that she is here on behalf of her employer, Lake Apopka Natural Gas and asked the developer how many homes they are proposing.

Mr. Enot responded that they are looking at 40 homes.

Chairperson Gusler asked Mr. Hamza if there was anything around this that has that high of a density that's adjacent to that.

Mr. Hamza stated that the zoning allows it. The RTF zoning in the surrounding areas currently with that existing zoning allows someone to build the two-family units.

Chairperson Gusler asked if public notices were sent out and if there were any reactions from those.

Mr. Enot stated that they hosted a community meeting and 3 people attended. They sent out the minutes and then engaged with the public in that respect. He also said in respect to the relative density, this

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rezoning doesn't change the current existing density that's allowable on the property. The only thing it does is allow for duplexes.

Commissioner Dumey asked if there was a way to make a motion that to go forward with the development there has to be an agreement with the Apopka Police Department.

Chairperson Gusler said that we could, but there is a thing called "King's Rule". The King does what he wants. He said who is going to tell the police department that they can't shoot their guns there anymore. He said that there is also talk about them moving this gun range to another location.

Commissioner Dumey said that he just doesn't want to constrain the Police Department from being able to do any kind of training.

Mr. Howell stated that the existing zoning currently allows for someone to come in today and submit a development plan and not have to go through the rezoning process. It's already entitled for single family homes. The only change is just to allow duplexes on the property. They can't exceed five dwelling units an acre.

MOTION: Eric Mock made a motion to 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, and recommends approval of the proposed Change of Zoning based on the findings and facts presented in the staff report and exhibits. Motion seconded by Robert Ryan. Aye votes were cast by William Gusler, Howard Washington, Robert Ryan, Eric Mock, Mary Norwood and Wes Dumey (6-0).

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT: The meeting adjourned at 6:30 p.m.

William Gusler, Chairperson

Bobby Howell, Planning Manager



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 1.

Meeting Date: November 12, 2024

Department: Community Development

SUBJECT:

Legislative - Ordinance No. 3074 – Future Land Use Amendment – Golden Grove

REQUEST:

Recommend approval of the Future Land Use Map Amendment from County Rural to City Mixed-Use for Golden Grove.

SUMMARY:

Owner(s): Tim Burchfield, Stacy and Robert Moss

Applicant(s): GL Summitt Engineering, Inc. c/o Geoffrey L. Summitt, P.E.

Parcel Identification Number(s): 14-20-27-0000-00-025 and 14-20-27-0000-00-083

Location: West of Golden Gem Road and south of Nightshade Grove Lane and Sadler Road

Future Land Use: County Rural

Proposed Future Land Use: Mixed-Use

Existing Zoning: County A-1 (Citrus Rural)

Existing Use(s): Residential Single-Family and Vacant

Tract Size: 19.76 +/- acre(s)

Density: 1 to 5 dwelling units per acre

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use	KPI-MU (Kelly Park Interchange - Mixed-Use)	Gardenia Reserve Residential Subdivision
East	Mixed-Use	KPI-MU	Wyld Oaks Mixed Use Development
South	County Rural	County A-1 (Citrus Rural)	Single-family residences
West	County Rural	County A-1	Construction landfill and recycling facility

SUMMARY:

The subject properties, approximately 19.76 acres in size, are located West of Golden Gem Road and south of Nightshade Grove Lane and Sadler Road, in which one parcel is vacant and the other houses 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 on October 16, 2024 by Ordinance Number 3073. The properties are within the Kelly Park Interchange Form-Based Code (FBC) Regulating Plan area. Per the City's Comprehensive Plan and FBC, development of these properties require a future land use (FLU) designation of Mixed-Use. The Mixed-Use FLU designation for these properties would permit up to five dwelling units per acre.

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:

- **Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;**
 - *Applicant's response:* The requested amendment is consistent with Comp Plan Policy 20.2 and falls within the identified one-mile radius as reflected in the vision plan.
 - *Staff response:* Staff has no comments or objection.
- **Is in conflict with any provisions of the LDC;**
 - *Applicant's response:* The requested amendment does not conflict with any provision of the LDC or the City Comprehensive Plan.
 - *Staff response:* Staff has no comments or objection.
- **Addresses a demonstrated community need;**
 - *Applicant's response:* The requested amendment falls within the area defined in the City's Comprehensive Plan for future residential growth to support the identified commercial, office and industrial areas within the area identified in Policy 20.2.
 - *Staff response:* Staff has no comments or objection.
- **Is required by changed conditions;**
 - *Applicant's response:* The requested amendment is needed to facilitate the use of the subject property consistent with City adopted Policy 20.2. The surrounding area is consistent with criteria in Policy 20.2.
 - *Staff response:* Staff has no comments or objection.
- **Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;**
 - *Applicant's response:* The requested use is consistent with the characteristics reflected in Policy 20.2 and the densities and allowable uses are specified in Policy 202.2 to address compatibility with adjacent properties.
 - *Staff response:* Staff has no comments or objection.
- **Would result in a logical and orderly development pattern;**
 - *Applicant's response:* The requested amendment is based on the development pattern identified in Policy 20.2 and the vision plan for the area to ensure a logical and orderly development pattern for the area.
 - *Staff response:* Staff has no comments or objection.
- **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 requested amendment will not impact any existing waterbodies, wetlands, or other environmentally sensitive areas as the property does not contain any environmentally sensitive areas. The development scheme will not introduce additional air or noise pollution due the development restrictions imposed by Policy 20.2 to ensure compatibility.
 - *Staff response:* Staff has no comments or objection.
- **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 amendment falls within the City's service area and is served by adequate water, sewer and other city services. Development of the site will provide sufficient stormwater management to serve the property as well as help facilitate the City's improvements to the streets for the purpose of providing an adequate level of service.
 - *Staff response:* Staff has no comments or objection.

ORANGE COUNTY NOTIFICATION:

The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on August 26, 2024.

SCHOOL CAPACITY REPORT:

Orange County Public Schools (OCPS) has indicated that capacity for the proposed development on this property is available for elementary and middle schools. However, capacity is deficient at the high school level by 8,512 students. This project would be served by Zellwood Elementary, Wolf Lake Middle, and Apopka High Schools.

PUBLIC HEARING SCHEDULE:

November 12, 2024 (5:30 P.M.) – Planning Commission
December 4, 2024 (1:30 P.M.) – City Council, First Reading
December 18, 2024 (7:00 P.M.) – City Council – Second Reading and Adoption

DULY ADVERTISED:

October 18, 2024 – Apopka Chief
October 22, 2024 – Mailed Notifications to Adjacent Property and Posted Notice on the Property

LAND USE REPORT:**1. Relationship of adjacent properties**

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use	KPI-MU (Kelly Park Interchange - Mixed-Use	Gardenia Reserve Residential Subdivision
East	Mixed-Use	KPI-MU	Wyld Oaks Mixed Use Development
South	County Rural	County A-1 (Citrus Rural)	Single-family residences
West	County Rural	County A-1	Construction landfill and recycling facility

2. Land Use Analysis

Golden Grove properties are located within the western portion of the City's Kelly Park Interchange - Form-Based Code (FBC) area, west of the Wyld Oaks Mixed-Use Development and south of the Golden Orchard Residential Subdivision. Land use of the subject property is being recommended for Mixed-Use or 5 dwelling units per acre to be consistent with the Comprehensive Plan policies, Kelly Park Interchange - Form-Based Code and the Land Development Code. The property is approximately 19.76 acres in size and not located in the following areas:

Wekiva Parkway Interchange 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 County Rural to City 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. 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.

	Community Center	Employment Center	Central Business District	Interchange (3)
USES ALLOWED (1)				
Residential	50% max.	30% max.	50% max.	75% max
Commercial	60% max.	40% max.	60% max.	30% max.
Office/Medical	50% max.	90% max.	70% max.	
Light Industrial	0	20%	10% max.	
Recreation (Passive or Active)	20% min.	15% min.	15% min.	15% min.
Institutional/Public/Civic	50% max.	40% max.	50% max.	40% max.
DEVELOPMENT STANDARDS				
FAR (2) Min.	0.25	0.25	0.25	(see Note 3)
Max.	0.6	1	2	1
Density Max.	10	15	15	25

Designation of a Mixed-Use Category

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.

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 be required as the development is over ten (10) acres.

Land Use Calculations:

CURRENT: Future Land Use – County Rural (1 Dwelling Unit Per 10 Acres) 0.1 DU/AC X 19.76 ac = 1 dwelling unit

PROPOSED: Future Land Use – Mixed-Use (5 dwelling units per acre) 5 DU X 19.76 acres = 98 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:

Recommend approval of the Future Land Use Map Amendment from County Rural to City Mixed-Use for Golden Grove.

Recommended Motion – Planning Commission:

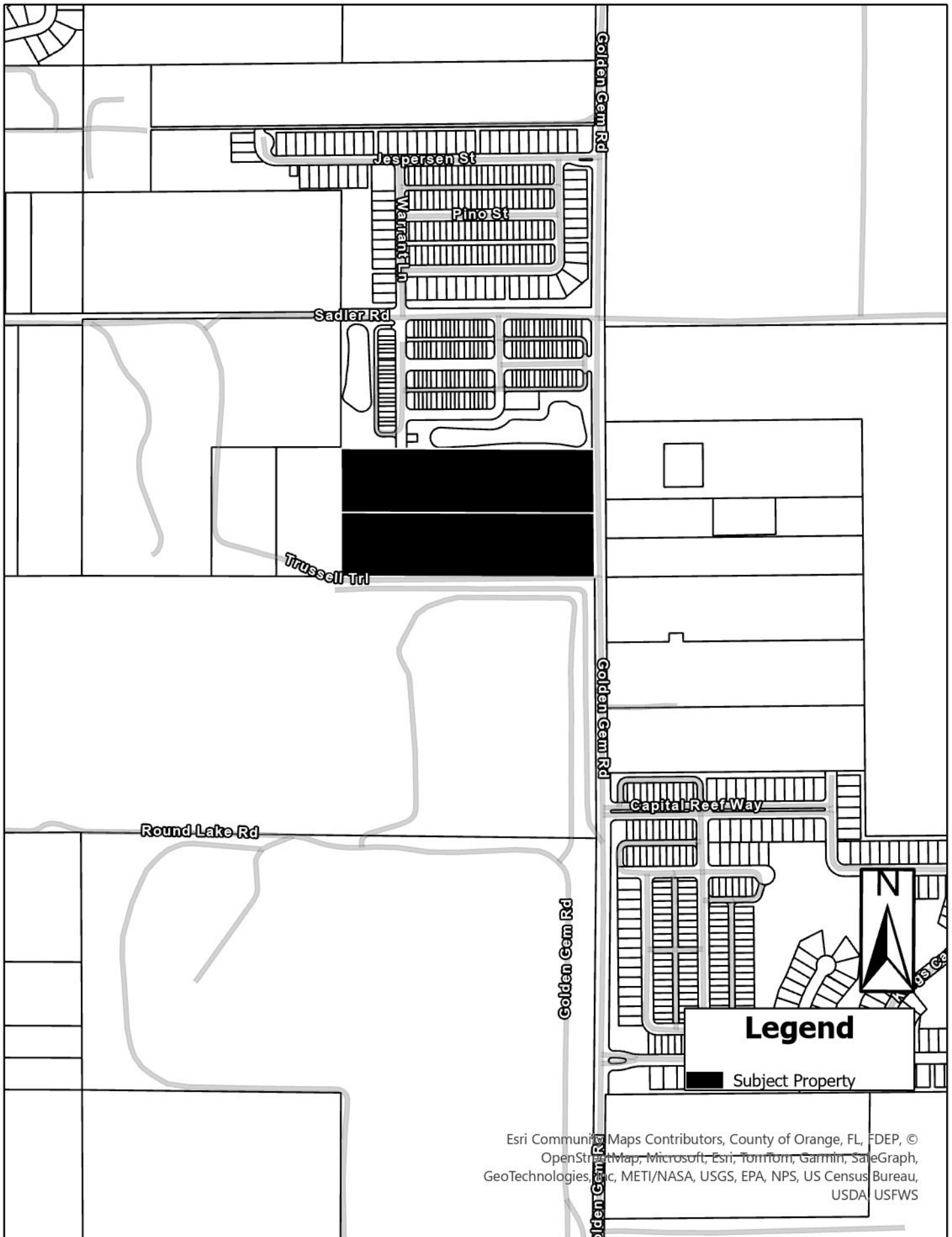
Find the proposed Change in Future Land Use designation from County Rural to City Mixed-Use, consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommend approval of the proposed Change of Future Land Use, based on the findings 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.

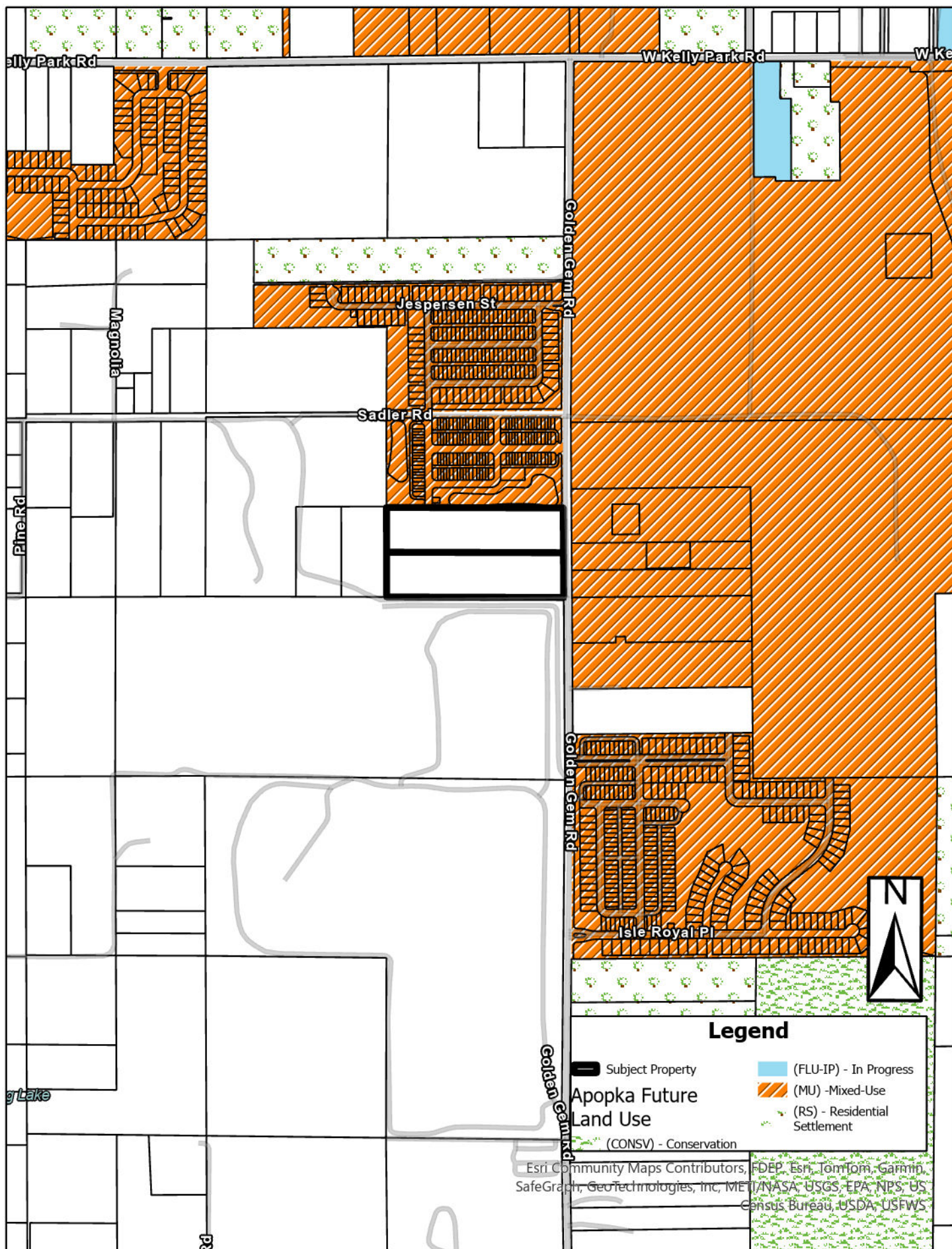
ATTACHMENTS:

1. Maps
2. Ordinance No 3074
3. Golden Grove - OCPS School Capacity
4. Advertisement October 18

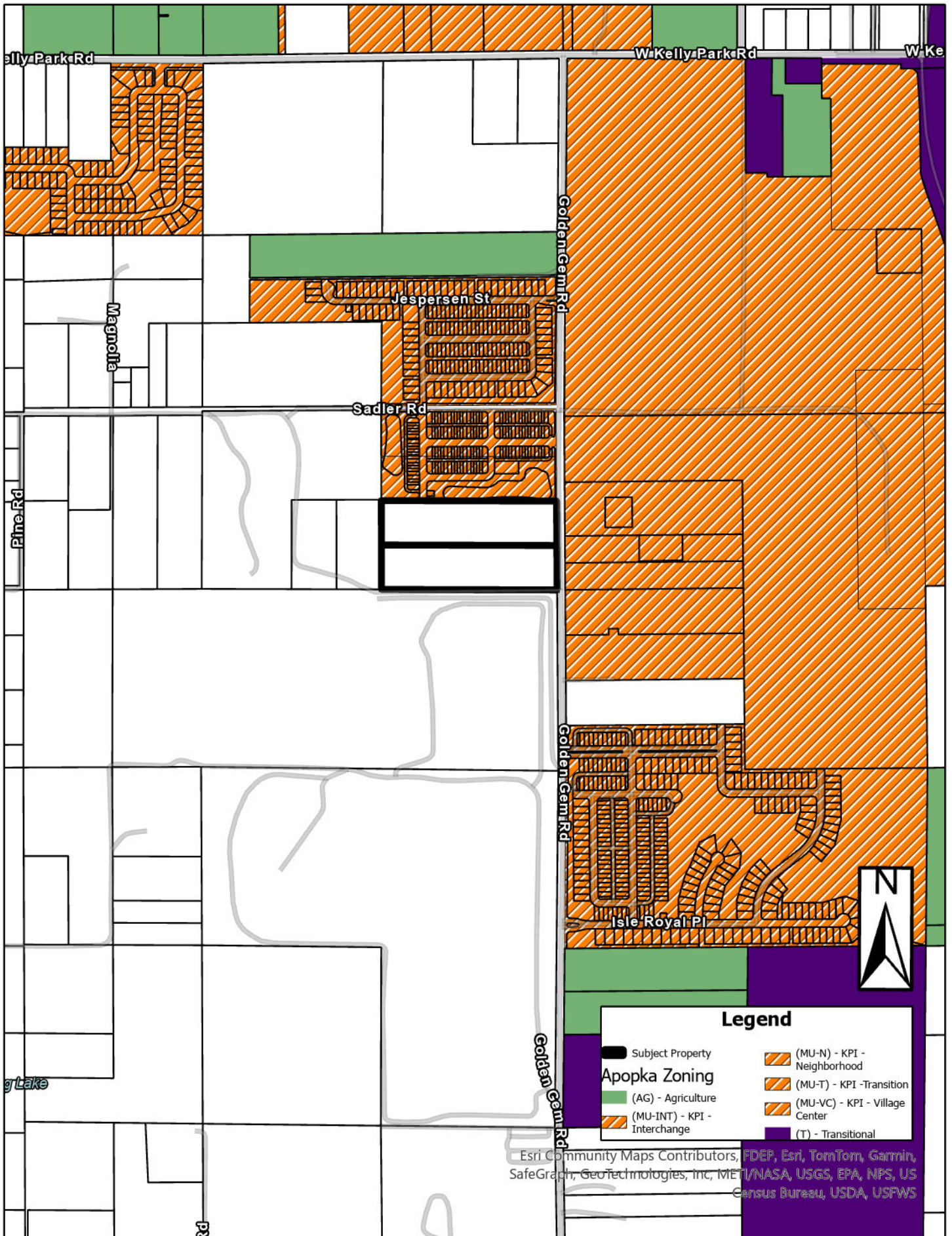
Vicinity



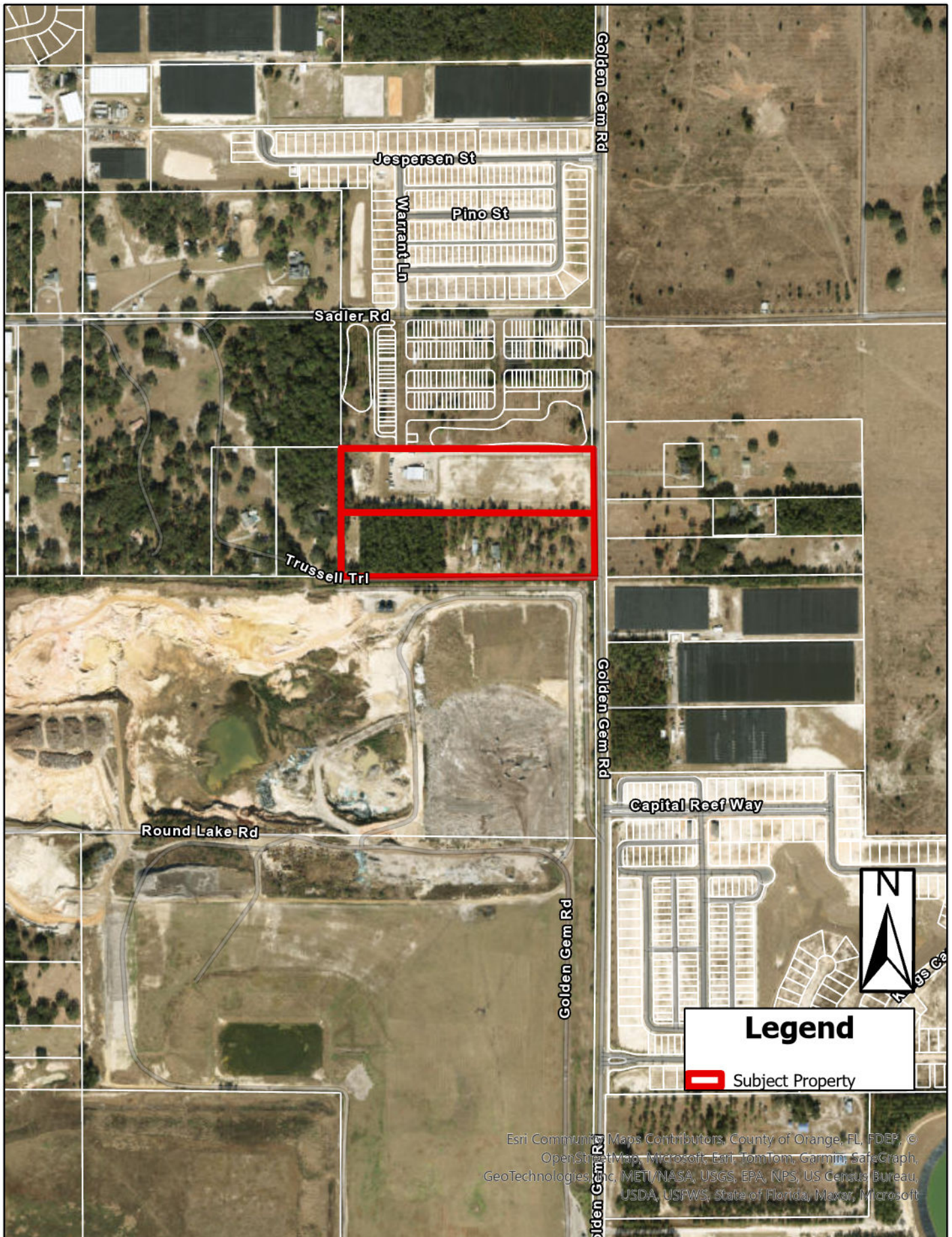
Future Land Use



Zoning



Aerial



Esri Community Maps Contributors, County of Orange, FL, FDEP, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau,
USDA, USFWS, State of Florida, Maxar, Microsoft

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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 Council of the City of Apopka has the authority to amend its Comprehensive Plan pursuant to Chapter 163, *Florida Statutes*; 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 Council of the City of Apopka hereby finds and determines that this amendment is internally consistent with the City's Comprehensive Plan.

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 Mixed-Use for certain real property generally located west of Golden Gem Road, south of Nightshade Grove Lane and Sadler Road, comprising 19.76 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: December 4, 2024

READ SECOND TIME AND
ADOPTED: December 18, 2024

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

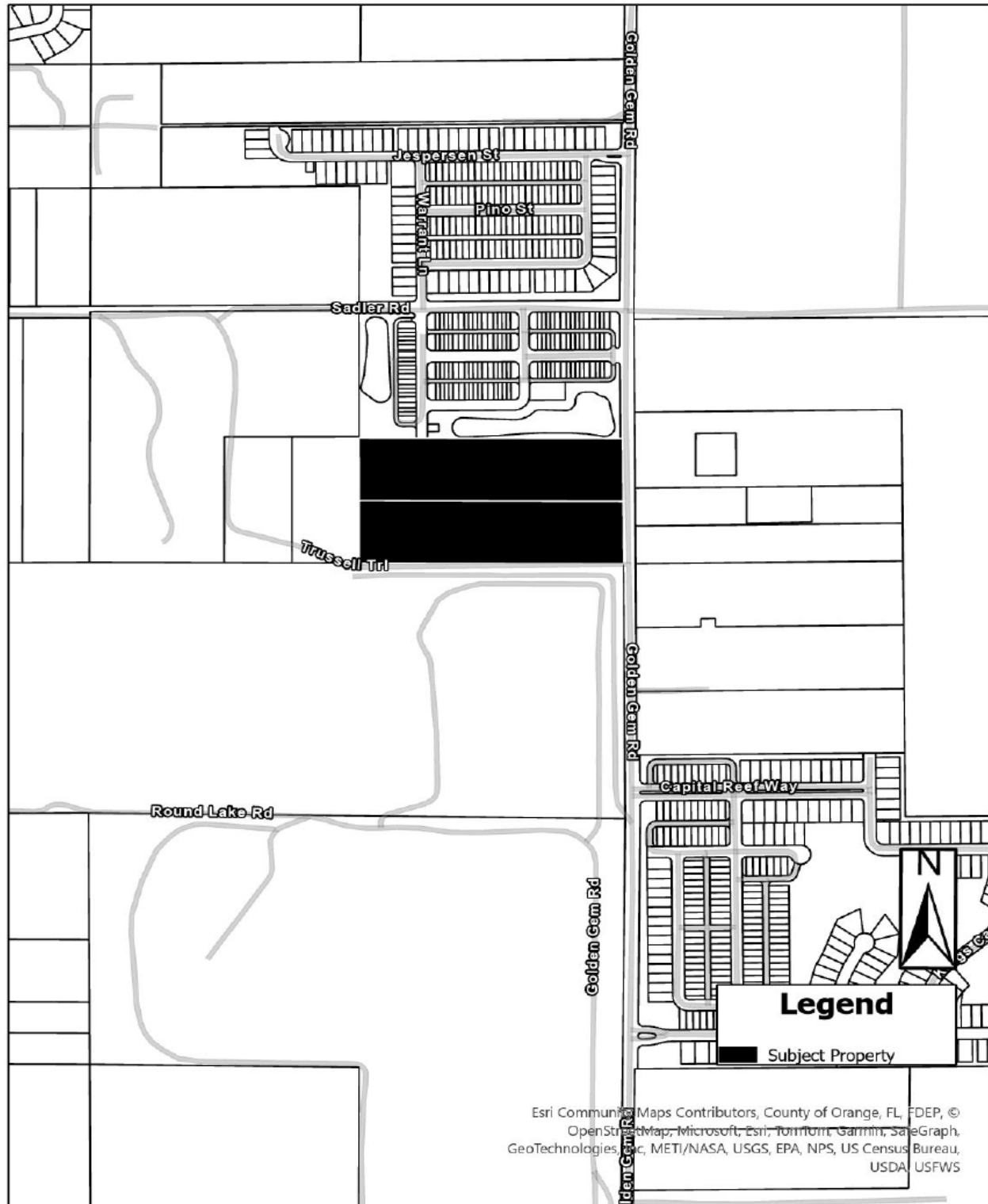
Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: October 18, 2024

EXHIBIT "A"

Parcel Identification Number(s): 14-20-27-0000-00-025 and 14-20-27-0000-00-083

Acreage: 19.76 +/- Acres





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

FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER

August 20, 2024

E-MAIL: geoff@glseeng.com

Geoffrey L. Summitt
G L Summitt Engineering, Inc.
3667 Simonton Place
Lake Mary, FL 32746

Application APK-24-013 Golden Grove

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:	Golden Grove
OCPS Completed Application Date:	08/12/24
Parcel #(s):	27-20-14-0000-000-025, 27-20-14-0000-00-083
Requested New Units (#):	SF: 64 MF: TH:
Vested Unit(s):	SF: 1 MF: TH:
Total Project Units:	65
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	N/A	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 February 15, 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: Jean Sanchez, City of Apopka (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A



School Capacity Determination

User ID SV August 19, 2024 13:18:50

Project ID: CEA –APK –24 –013 Valid Until: February 15, 2025

Project Name:		GOLDEN GROVE		
Unvested Units	Single Family Units:	64	Single Family Units:	1
	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:	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	186	241
	Reserved Capacity	27	41	20
	Adjusted Utilization	104.3%	123.4%	109.1%
	Adjusted Available Seats	36	0	0
	Analysis of Proposed Development			
	Students Generated	11.392	6.016	8.512
	Adjusted Utilization	106.1%	124.0%	109.3%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	NOT AVAILABLE	NOT AVAILABLE
	Number of Seats to Mitigate	0.000	6.016	8.512

ZELLWOOD ES	
WOLF LAKE MS	
APOPKA HS	

Moore: It is important for all trouble spots in District 2 to be reported

Continued from page 2A

stations. No one wants sewage to back up into homes.

Then it is important to work with Duke Energy to remove trees tangled in power lines. Never try to remove trees near power lines yourself. In fact, Duke is called even before the public works team can start cutting tree limbs. We lost a precious man in the Pine Hills area who touched a live wire.

A special shout-out to our manager of ponds, Jeff

Charles. He answered myriad calls about breached ponds, swollen drain wells, and the like. All his team’s hard work matters in an instant, during severe flooding. He makes sure ponds are well-maintained. This means more than just cutting grass. They manage soil conditions, excess debris, and pond wall integrity.

As to having the stamina to prepare for a hurricane, I found more and more elderly people without family or friends to assist in this process. It is vi-

tal we understand the limitations of our neighbors and show some concern. The most successful neighborhoods are well acquainted with and offer to meet specific needs like filling sandbags, moving outside furniture, providing generators, etc.

For many of you that have flooding in low-lying areas, some of these areas were built prior to codes which limit construction adjacent to wetlands. Have you checked the 100-year flood zone map? Flooding occurred in many flood

zones and areas next to wetlands.

Then there are those areas with long, systemic flooding issues. Again, roadways that are in low-lying areas will always fill up with water and will naturally recede after a storm. Yes, in some cases expensive fixes would be preferable. However, it is challenging to find the millions of dollars necessary for remediation.

A few special cases, I would like to mention. Remember, either I or the county staff have visited trouble spots in District 2 by now. I welcome you reporting problems when you first view them. This morning, I visited a sink hole off Beggs Road. I found the contractor and county staff had just remedied the sink hole.

As for the major flooding, that is simply difficult. The ground is saturated and in the case of the Pinto Road area, the water cannot drain due to a lack of capacity in Lake Gandy.

When Pine Hills Road was built, they left homes lower than the road. I wish I had been on the BCC at the time. Staff is working on short-term pumping in this area of Lockhart. I will follow up with discussions of any long-term solutions.

If you haven’t studied how water drains in northwest Orange County, I will give you a short primer. We drain to the St. John’s River and out to the Atlantic Ocean through Jacksonville. Pine Hills drains to Lockhart and then up the Little Wekiva River. Apopka drains either towards the Wekiva River or to Lake

Apopka.

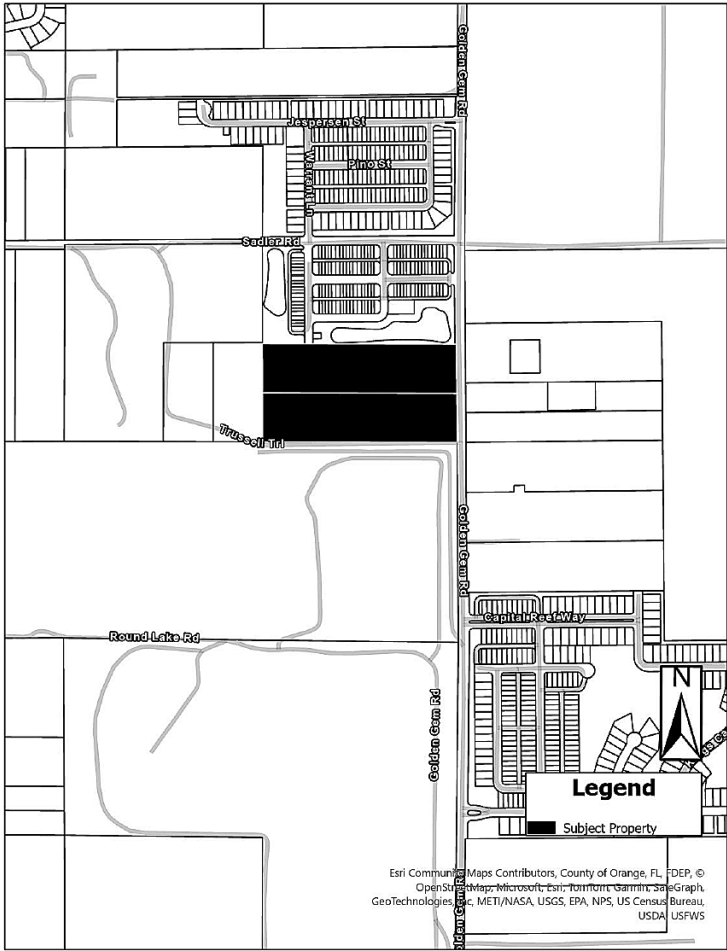
On a personal note, during the hurricane I had too much water draining into my home’s foundation. I have a compost pile which I can repurpose to raise up these few areas. I also experienced water intrusion through a few window seals. So, I will be recaulking the windows. And sorry to say, I have a broken window I never fixed from when my then teenage daughter sneaked in. It leaked and I had to put towels in that windowsill. She is now the mother of three of my grandchildren. Yes, a lack of maintenance and repairs can haunt any of us.

So, I encourage you to evaluate what went well and what didn’t. Now is the best time to make the necessary repairs and complete needed maintenance.

CITY OF APOPKA PUBLIC HEARING NOTICE SMALL-SCALE 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 **G L Summitt Engineering, Inc. c/o Geoffrey L. Summitt, P.E.** has made application relating to the following described property.

ORDINANCE NO. 3074
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; OWNED BY TIMOTHY BURCHFIELD, ROBERT AND STACY MOSS; LOCATED WEST OF GOLDEN GEM ROAD, SOUTH OF NIGHTSHADE GROVE LANE AND SADLER ROAD; COMPRISING 19.76 ACRES, MORE OR LESS; PROVIDING FOR 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 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, November 12, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3074 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, December 4, 2024 beginning at 1:30 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.

October 18, 2024
Publish: The Apopka Chief

Apopka City Council
Apopka Planning Commission
Community Development Department

177486

and they were cared for by the wonderful staff including principal Lyle Heinz. Thank you to those who helped make that shelter available to the community.

After a storm passes, the district staff immediately assesses all the properties to check for damage. Sometimes, schools are not able to open right away depending on damage, power outages, and other factors. This time, we were quite lucky as there didn’t appear to be any significant damage to any of the buildings.

We did have several schools without power, but those schools were back online by Monday. Quite remarkable considering the massive power outages in our area.

Roads and routes to schools also have to be checked and cleared as well to be sure that buses can safely get our children to school. All bus drivers drive the routes a couple of times before schools are back in session to make sure bus stops and routes are cleared of debris.

There is tremendous teamwork and coordination

as well as extra hours of work from the district level to the school level to get our schools through these storms.

I want to personally thank everyone who had a hand in getting us through this storm. Thank you for your time, effort and efficiency in ensuring our *public school* buildings are kept as safe as possible and that our students can return as quickly as possible.

Let’s hope this is the last storm we have to deal with this hurricane season!

Hayden: Vote NO on abortion

Continued from page 2A

no ability to respond.

During the Nuremberg Trials the defense argued that the accused murderers of over six million Jews, Christians, Blacks, and other races whom they judged as inferior, were just following the laws of their nation. One of the prosecutors silenced that argument with the comment, “Are we not under a much higher law than that of men?” Rudolf Hess, and the rest of the hierarchy of the Nazi movement were sentenced to hang because of that higher law.

Whether the abortionist wins the vote or not, there is coming a day when we all will be judged by that higher law.

When I was a child, the norm was for parents to have at least three children. The formula was to replace the parents and then have one more for unforeseen loss of one to sickness, accident, or other factors. In an interview the other day, former President Bill Clinton postulated that since the

birth rate in America is not sufficient to keep up with job demands for workers, immigration is imperative!

Here we are in America talking about murdering babies in the womb as if it is absolutely necessary for a woman’s health but, in reality, most abortions are chosen for selfish reasons. Around 40 percent of people in a 2013 study mentioned a financial reason for needing an abortion.

Most of them had general financial concerns or said they could not afford to support a child. Almost one-third (31percent) of study respondents gave reasons relating to their partner.

I wonder – why would you choose someone for sexual gratification, knowing your partner would not be suitable as a responsible parent, and not use prophylactics? The answer is, abortion is available and if a baby would inconvenience you, just get rid of it!

Former President Bill Clinton stated *our birth rate is too low*, so we need

immigration; and, out of the other side of the Democratic Party’s mouth comes the call for *freedom for abortion for all*, without any restrictions as to age, reason, use of taxpayer funds, or any governmental or parental intervention.

When Roe vs Wade was overturned, there was so much ruckus about how women were going to suffer because of that Supreme Court decision, and the truth be told, all they did was follow the Constitutional guidelines and returned control of that legislation back to the individual states, where the Constitution says it belongs.

Before you vote on Amendment Four, do your own research. Don’t listen to all the rhetorical garbage used for promoting abortion.

And, by the way, what happens to the aborted baby. Who or what benefits from that whole baby or its pieces?

Make up your own mind, then 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 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 of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 2.

Meeting Date: November 12, 2024

Department: Community Development

SUBJECT:

Legislative - Ordinance No. 3076 - Small-Scale Future Land Use Amendment - INB Homes

REQUEST:

Recommend approval of Ordinance No. 3076, a Future Land Use Map Amendment from Residential Very Low Suburban to Mixed-Use.

SUMMARY:

Owner(s): Kelly Park Road Property, LLC

Applicant: INB Homes, c/o John Ryan Adams

Parcel Identification Number(s): 18-20-25-0000-00-058, 18-20-28-0000-00-102, 18-20-28-0000-00-122, 18-20-28-0000-00-123, 18-20-28-0000-00-027, 18-20-28-0000-00-138, 18-20-28-0000-00-001

Location: 2584 W. Kelly Park Road

Existing Future Land Use: Residential Very Low Suburban

Proposed Future Land Use: Mixed-Use

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

Existing Zoning: RSF-1A

Tract Size: 45.37 +/- Acres

Direction	Future Land Use	Zoning	Present Use
North	Mixed Use	MU-KPI (Neighborhood)	Oaks at Kelly Park subdivision
East	Residential Very Low Suburban	RSF-1A (Residential Single-family -Estate)	Agricultural buildings
South	In Progress	T (Transitional)	Vacant
West	City Residential Very Low Suburban, County Rural	City T (Transitional) County A-1 (Citrus Rural) District	Vacant

PROJECT SUMMARY:

The subject property, which is approximately 45.37 acres in size, is located at 2584 W. Kelly Park Road and is vacant with abandoned agricultural buildings. A cellular communications tower is located on the northern portion of the property. The applicant is requesting a Future Land Use amendment to change the designation from Residential Very Low Suburban to Mixed Use in order to allow for the construction of a development consisting of a parcel that is reserved for future non-residential development along W. Kelly Park Road and 250 townhome units on the southern portion of the property. The applicant is requesting the future land use amendment to bring the property into the Transition character zone of the Kelly Park Interchange Form Based Code area, which permits a maximum density of 10 dwelling units per acre by right and 15 dwelling units per acre with a bonus subject to the criteria of Section R, Development Bonuses and TDRs of the Kelly Park Interchange Form Based Code. 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 Residential Very Low Suburban to 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: Proposed developments will align with the goals, objectives, and policies outlined in the city's comprehensive plan and any other relevant plans that have been adopted by the city.
 - Staff response: Staff has no objection.
- b. Is in conflict with any provisions of the LDC;
 - Applicant's response: The proposed development will not conflict with any provisions of the Land Development Code (LDC), which is the set of regulations governing land use and development in Apopka.
 - Staff response: Staff has no objection.
- c. Addresses a demonstrated community need;
 - Applicant's response: The development will address a demonstrated need within the community. This implies that it will contribute to the betterment or growth of the community in some way.
 - Staff response: Staff has no objection.
- d. Is required by changed conditions;
 - Applicant's response: The proposed development will be compatible with the existing land uses and the zoning in the area where it is planned. It will fit into the neighborhood without causing disruptions.
 - 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 development will not negatively affect property values in the surrounding area. It will ideally enhance property values or, at the very least, not reduce them.
 - Staff response: Staff has no objection.
- f. Would result in a logical and orderly development pattern;
 - Applicant's response: The development will contribute to a logical and orderly pattern of land use in the city. It will make sense in the context of the city's overall development.
 - 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 development will not result in significant adverse impacts on the natural environment. This includes factors like water quality, air quality, noise levels, stormwater management, wildlife habitat, vegetation, wetlands, and overall ecological health.
 - 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 proposed development will be adequately served by public facilities such as roads, water supply, wastewater treatment, waste disposal, stormwater management, schools, parks, and public safety services (police, fire, emergency medical).
 - Staff response: Staff has no objection. An Environmental Assessment will be required to be provided with the submittal of a development plan.

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 28.250 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 January 16, 2024 and July 29, 2024.

PUBLIC HEARING SCHEDULE:

November 12, 2024 – Planning Commission (5:30 P.M.)
November 20, 2024 – City Council (7:00 P.M.), First Reading
December 4, 2024 – City Council (1:30 P.M.), Second Reading and Adoption

DULY ADVERTISED:

October 18, 2024 – Apopka Chief
October 28, 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)	Oaks at Kelly Park subdivision
East	Residential Very Low Suburban	RSF-1A (Residential Single-family -Estate)	Agricultural buildings
South	In Progress	T (Transitional)	Vacant
West	City Residential Very Low Suburban, County Rural	City T (Transitional) County A-1 (Citrus Rural) District	Vacant

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 45.37 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 – Residential Very Low Suburban (2 Dwelling Units Per Acre)

$$2 \text{ DU/AC} \times 45.37 \text{ ac} = 90.74 \text{ dwelling units}$$

PROPOSED: Future Land Use – Mixed-Use (Transition) (Maximum 15 Dwelling Unit Per Acre)

$$10 \text{ DU} \times 45.37 \text{ ac} = 453.7 \text{ dwelling units by right}$$

$$15 \text{ DU} \times 45.37 \text{ ac} = 680.55 \text{ dwelling units with a bonus}$$

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 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 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. 3076.

ATTACHMENTS:

1. Ordinance Number 3076
2. Map series
3. School Capacity Determination Letter
4. Advertisement October 18

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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 RESIDENTIAL VERY LOW SUBURBAN TO MIXED-USE FOR CERTAIN REAL PROPERTY GENERALLY LOCATED SOUTH OF W. KELLY PARK ROAD, AND WEST OF CHANDLER ROAD, OWNED BY KELLY PARK ROAD PROPERTY, LLC COMPRISING 45.37 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 November 12, 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 Residential Very Low Suburban to Mixed-Use for certain real property generally located south of W. Kelly Park Road and west of Chandler Road, comprising 45.37 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: October 18, 2024

EXHIBIT "A"

Parcel Identification Number(s): 8-20-25-0000-00-058, 18-20-28-0000-00-102, 18-20-28-0000-00-122, 18-20-28-0000-00-123, 18-20-28-0000-00-027, 18-20-28-0000-00-138, 18-20-28-0000-00-001

Acreage: 45.37 +/- Acres



N



Dowman Dr

Park Ridge St

Cedar Rose St

W Kelly Park Rd

W Kelly Park Rd

ree Park



Chandler Rd

Berry Oak Dr

Berry Oak Dr

Pine Gold Ave

Mantgold Isle Ave

Berry Oak Dr

Tigra's Dr

Woodbark St

Oak Ridge Sub

Tree Meadow Loop

Esri Community Maps Contributors, County of Orange, FL, FDEP, ©



Subject Property



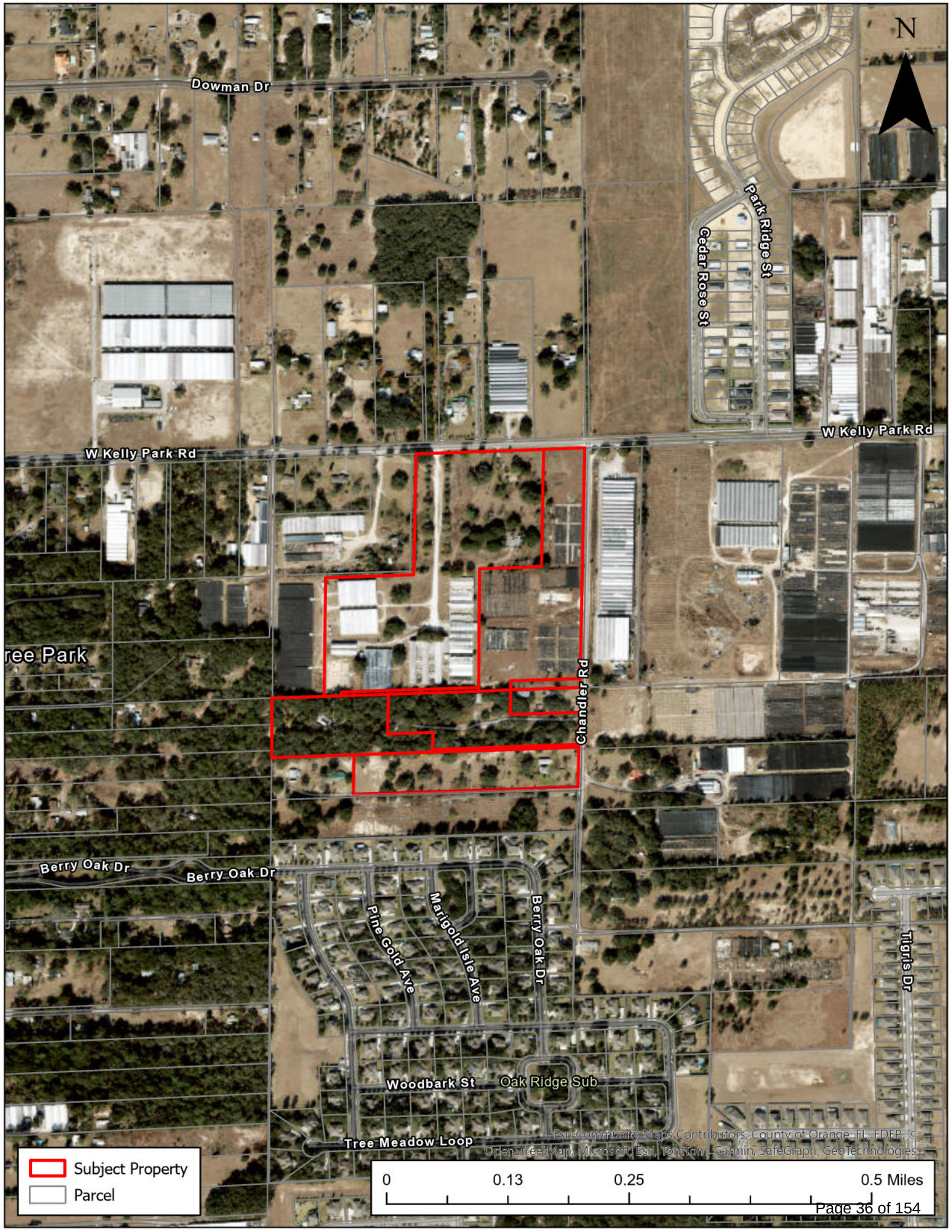
Parcel

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0.13

0.25

0.5 Miles



N

Dowman Dr

Park Ridge St

Cedar Rose St

W Kelly Park Rd

W Kelly Park Rd

ree Park

Chandler Rd

Berry Oak Dr

Berry Oak Dr

Pine Gold Ave

Marigold Isle Ave

Berry Oak Dr

Woodbark St

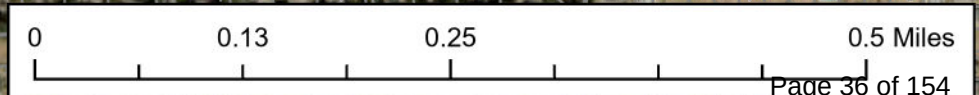
Oak Ridge Sub

Tree Meadow Loop

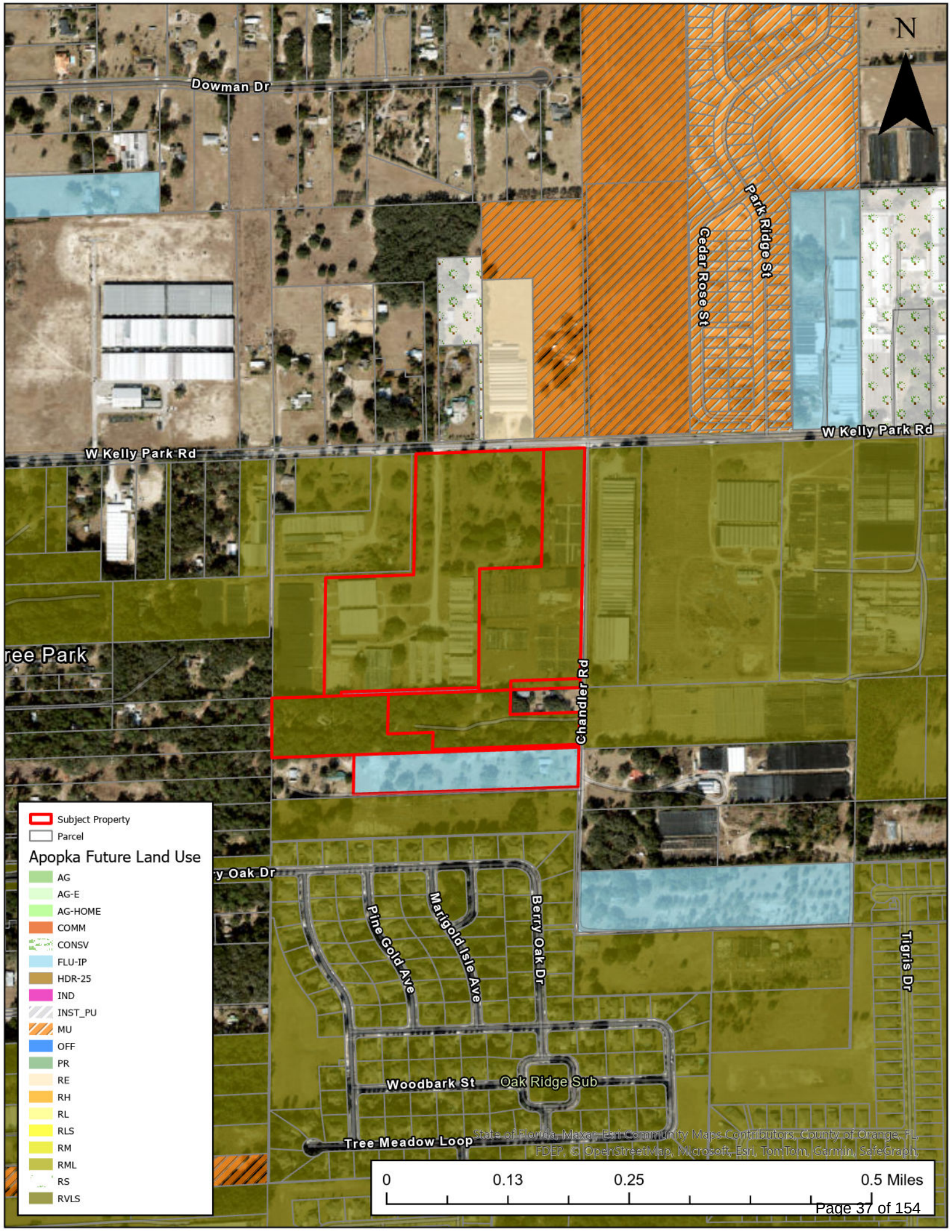
Tigris Dr

Subject Property

Parcel



Esri Community Maps Contributors, County of Orange, FL FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies



Dowman Dr

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Park Ridge St

Cedar Rose St

W Kelly Park Rd

W Kelly Park Rd

Chandler Rd

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y Oak Dr

Pine Gold Ave

Marigold Isle Ave

Berry Oak Dr

Tilgris Dr

Woodbark St

Oak Ridge Sub

Tree Meadow Loop

Subject Property

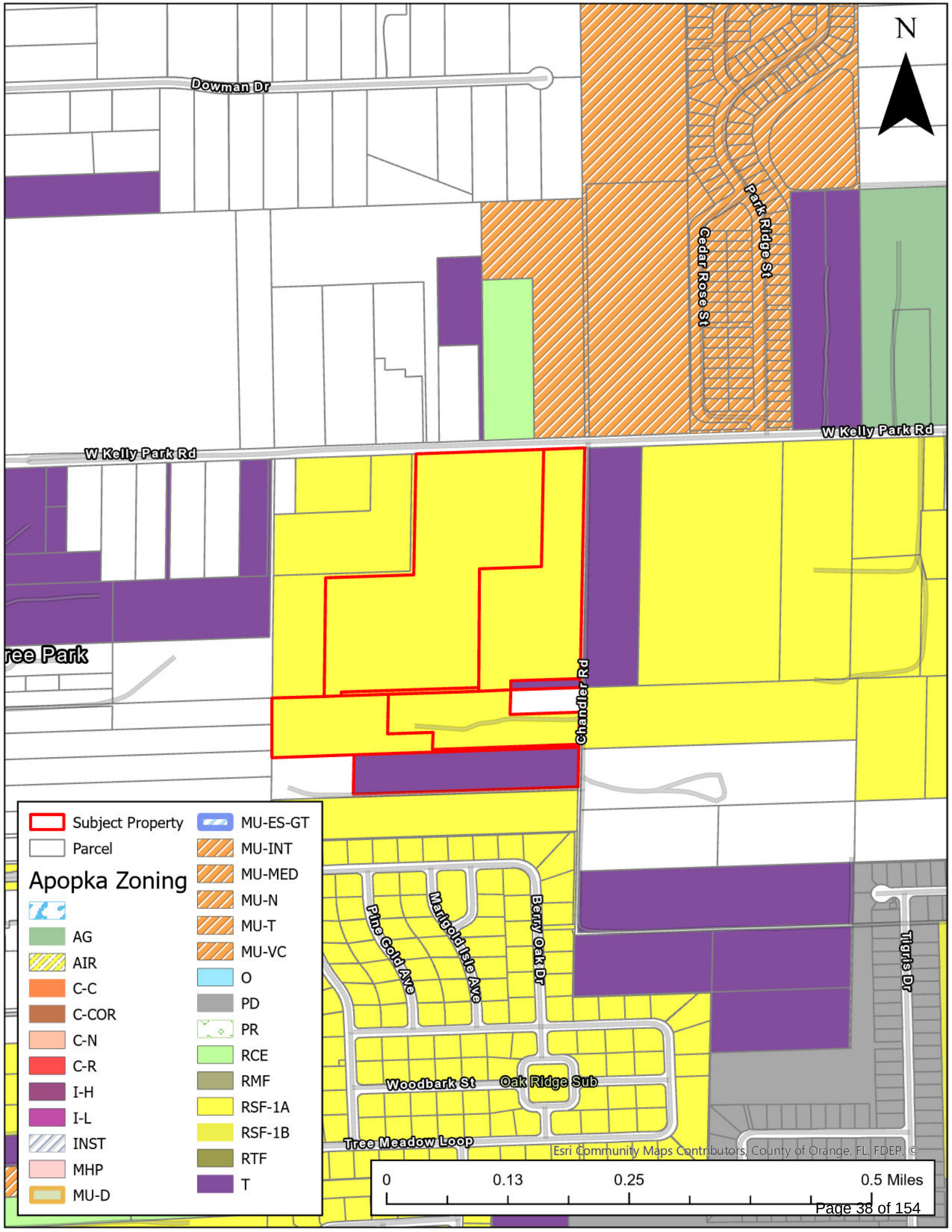
Parcel

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

State of Florida, Maxar, Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph

0 0.13 0.25 0.5 Miles



FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER – EXTENSION

August 30, 2024

E-MAIL: J.BELL@INBHOMES.COM

INB Homes
3670 Maguire Blvd, Ste 220
Orlando, FL 32792

Application APK-24-005 (Chandler Oaks)

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 Oaks
OCPS Completed Application Date:	2/26/24
Parcel #(s):	18-28-20-0000-00-138, 18-28-20-0000-00-001, 18-28-20-0000-00-122, 18-28-20-0000-00-102, 18-28-20-0000-00-123, 18-28-20-0000-00-027, 18-28-20-0000-00-058
Vested Units (#):	SF: MF: TH:
Unvested Unit(s):	SF: MF: TH: 250
Total Project Units:	250
School Board District:	#7

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

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

	Kelly Park (K-5) ES	Kelly Park (6-8) MS	Apopka HS
Jurisdictional Analysis	N/A	N/A	Apopka-61.11% Unincorporated-37.74%

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

This determination expires on February 28, 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: Jean Sanchez, City of Apopka (via e-mail)
Sue Watson, Orange County (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A



School Capacity Determination

User ID SVK

Project ID: CEA – APK – 24 – 005

Project Name:		CHANDLER OAKS		
Unvested Units	Single Family Units:	0	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:	250	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	43.250	21.750	28.250
	Adjusted Utilization	99.7%	79.9%	109.9%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	AVAILABLE	NOT AVAILABLE
	Number of Seats to Mitigate	0.000	0.000	28.250

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

Moore: It is important for all trouble spots in District 2 to be reported

Continued from page 2A

stations. No one wants sewage to back up into homes.

Then it is important to work with Duke Energy to remove trees tangled in power lines. Never try to remove trees near power lines yourself. In fact, Duke is called even before the public works team can start cutting tree limbs. We lost a precious man in the Pine Hills area who touched a live wire.

A special shout-out to our manager of ponds, Jeff

Charles. He answered myriad calls about breached ponds, swollen drain wells, and the like. All his team’s hard work matters in an instant, during severe flooding. He makes sure ponds are well-maintained. This means more than just cutting grass. They manage soil conditions, excess debris, and pond wall integrity.

As to having the stamina to prepare for a hurricane, I found more and more elderly people without family or friends to assist in this process. It is vi-

tal we understand the limitations of our neighbors and show some concern. The most successful neighborhoods are well acquainted with and offer to meet specific needs like filling sandbags, moving outside furniture, providing generators, etc.

For many of you that have flooding in low-lying areas, some of these areas were built prior to codes which limit construction adjacent to wetlands. Have you checked the 100-year flood zone map? Flooding occurred in many flood

zones and areas next to wetlands.

Then there are those areas with long, systemic flooding issues. Again, roadways that are in low-lying areas will always fill up with water and will naturally recede after a storm. Yes, in some cases expensive fixes would be preferable. However, it is challenging to find the millions of dollars necessary for remediation.

A few special cases, I would like to mention. Remember, either I or the county staff have visited trouble spots in District 2 by now. I welcome you reporting problems when you first view them. This morning, I visited a sink hole off Beggs Road. I found the contractor and county staff had just remedied the sink hole.

As for the major flooding, that is simply difficult. The ground is saturated and in the case of the Pinto Road area, the water cannot drain due to a lack of capacity in Lake Gandy.

When Pine Hills Road was built, they left homes lower than the road. I wish I had been on the BCC at the time. Staff is working on short-term pumping in this area of Lockhart. I will follow up with discussions of any long-term solutions.

If you haven’t studied how water drains in northwest Orange County, I will give you a short primer. We drain to the St. John’s River and out to the Atlantic Ocean through Jacksonville. Pine Hills drains to Lockhart and then up the Little Wekiva River. Apopka drains either towards the Wekiva River or to Lake

Apopka.

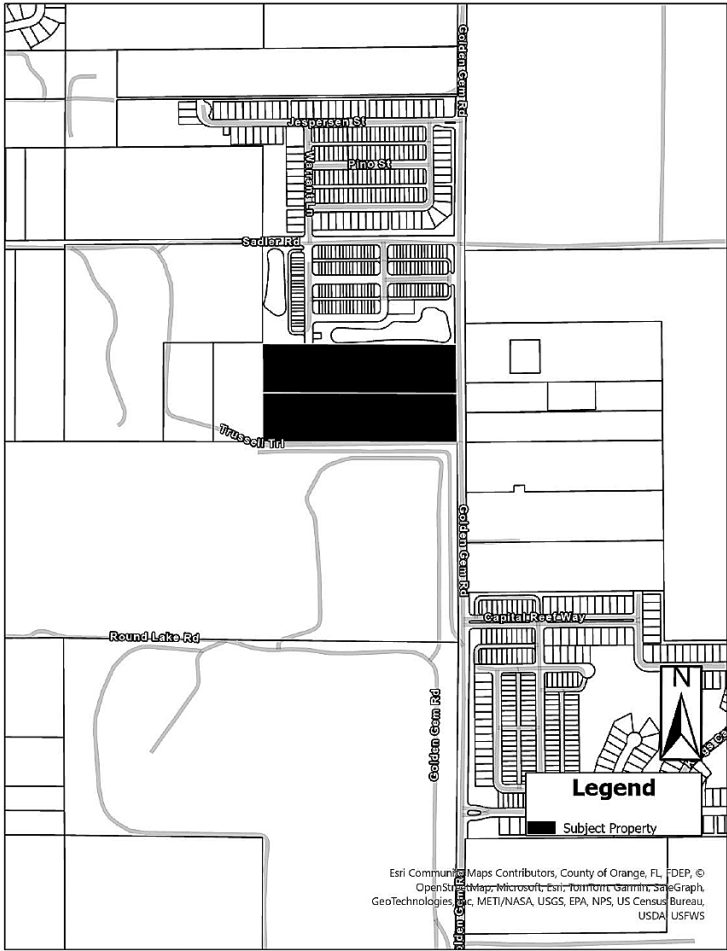
On a personal note, during the hurricane I had too much water draining into my home’s foundation. I have a compost pile which I can repurpose to raise up these few areas. I also experienced water intrusion through a few window seals. So, I will be recaulking the windows. And sorry to say, I have a broken window I never fixed from when my then teenage daughter sneaked in. It leaked and I had to put towels in that windowsill. She is now the mother of three of my grandchildren. Yes, a lack of maintenance and repairs can haunt any of us.

So, I encourage you to evaluate what went well and what didn’t. Now is the best time to make the necessary repairs and complete needed maintenance.

CITY OF APOPKA PUBLIC HEARING NOTICE SMALL-SCALE 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 **G L Summitt Engineering, Inc. c/o Geoffrey L. Summitt, P.E.** has made application relating to the following described property.

ORDINANCE NO. 3074
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; OWNED BY TIMOTHY BURCHFIELD, ROBERT AND STACY MOSS; LOCATED WEST OF GOLDEN GEM ROAD, SOUTH OF NIGHTSHADE GROVE LANE AND SADLER ROAD; COMPRISING 19.76 ACRES, MORE OR LESS; PROVIDING FOR 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 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, November 12, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3074 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, December 4, 2024 beginning at 1:30 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

October 18, 2024

Publish: The Apopka Chief

177486

Byrd: Everyone is to be thanked

Continued from page 2A

and they were cared for by the wonderful staff including principal Lyle Heinz. Thank you to those who helped make that shelter available to the community.

After a storm passes, the district staff immediately assesses all the properties to check for damage. Sometimes, schools are not able to open right away depending on damage, power outages, and other factors. This time, we were quite lucky as there didn’t appear to be any significant damage to any of the buildings.

We did have several schools without power, but those schools were back online by Monday. Quite remarkable considering the massive power outages in our area.

Roads and routes to schools also have to be checked and cleared as well to be sure that buses can safely get our children to school. All bus drivers drive the routes a couple of times before schools are back in session to make sure bus stops and routes are cleared of debris.

There is tremendous teamwork and coordination

as well as extra hours of work from the district level to the school level to get our schools through these storms.

I want to personally thank everyone who had a hand in getting us through this storm. Thank you for your time, effort and efficiency in ensuring our *public school* buildings are kept as safe as possible and that our students can return as quickly as possible.

Let’s hope this is the last storm we have to deal with this hurricane season!

Hayden: Vote NO on abortion

Continued from page 2A

no ability to respond.

During the Nuremberg Trials the defense argued that the accused murderers of over six million Jews, Christians, Blacks, and other races whom they judged as inferior, were just following the laws of their nation. One of the prosecutors silenced that argument with the comment, “Are we not under a much higher law than that of men?” Rudolf Hess, and the rest of the hierarchy of the Nazi movement were sentenced to hang because of that higher law.

Whether the abortionist wins the vote or not, there is coming a day when we all will be judged by that higher law.

When I was a child, the norm was for parents to have at least three children. The formula was to replace the parents and then have one more for unforeseen loss of one to sickness, accident, or other factors. In an interview the other day, former President Bill Clinton postulated that since the

birth rate in America is not sufficient to keep up with job demands for workers, immigration is imperative!

Here we are in America talking about murdering babies in the womb as if it is absolutely necessary for a woman’s health but, in reality, most abortions are chosen for selfish reasons. Around 40 percent of people in a 2013 study mentioned a financial reason for needing an abortion.

Most of them had general financial concerns or said they could not afford to support a child. Almost one-third (31percent) of study respondents gave reasons relating to their partner.

I wonder – why would you choose someone for sexual gratification, knowing your partner would not be suitable as a responsible parent, and not use contraceptives? The answer is, abortion is available and if a baby would inconvenience you, just get rid of it!

Former President Bill Clinton stated *our birth rate is too low*, so we need

immigration; and, out of the other side of the Democratic Party’s mouth comes the call for *freedom for abortion for all*, without any restrictions as to age, reason, use of taxpayer funds, or any governmental or parental intervention.

When Roe vs Wade was overturned, there was so much ruckus about how women were going to suffer because of that Supreme Court decision, and the truth be told, all they did was follow the Constitutional guidelines and returned control of that legislation back to the individual states, where the Constitution says it belongs.

Before you vote on Amendment Four, do your own research. Don’t listen to all the rhetorical garbage used for promoting abortion.

And, by the way, what happens to the aborted baby. Who or what benefits from that whole baby or its pieces?

Make up your own mind, then 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 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

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 October 6-12, the Apopka Police Department received 1,623 calls for service, responded to 28 crashes, issued 20 citations, and made 25 arrests. Juveniles were charged with public order crimes-unauthorized use of 911 services; resist officer-obstruct without violence; probation violation-child in violation of imposed conditions; other agency warrant (X2).

The following adults

were arrested and charged: Manuel Caal, 26, 48 W. Orange Ave., Apopka, loitering or prowling. Ricardo Chsivalanimul, 49, transient, Apopka, loitering or prowling; burglary-unoccupied structure state of emergency/riot; larceny-grand theft from posted construction site.

Jordan Dru Euwitt, 24, 2331 South Bumby Avenue, Orlando, larceny-grand theft from posted construction site; loitering or prowling; burglary-unoccupied structure state of emergency/riot.

Ricky Alberto Fernandez, 36, confidential, Casselberry, battery-cause bodily harm; battery-commit domestic battery by strangulation.

Saul Garcia, 34, transient, Apopka, loitering or prowling; burglary-unoccupied structure state of emergency/riot; larceny-grand theft from posted construc-

tion site. Pedro Arturo Gomez, 29, 1222 E. Surf Ave., Apopka, resist officer-obstruct without violence (X2); animal cruelty-touch/strike/cause harm police/fire/sar animal; fraud-impersonate false ID given to law enforcement officer.

Rosemeber Gomez, 38, 1222 E. Surf Ave., Apopka, burglary-unoccupied structure state of emergency/riot; resist officer-obstruct without violence.

Jeromino Guzman-Moreno, 24, general delivery, Apopka, resist officer-obstruct without violence; burglary-unoccupied structure, state of emergency/riot.

Michael Domingo Hernandez, 33, 203 S. Christiana Ave., Apopka, drugs-deliver/distribute, deliver controlled substance schedule I; drugs-possession of controlled substance without prescription (fentanyl); drug equipment-possession and/or use; other agency warrant (X3).

Johnny Dale Hooks,

53, transient, Apopka, drugs-possession of controlled substance without prescription (methamphetamine); drug equipment-possession and/or use.

Heather Brianna Kirby, 35, 27 E. Sandpiper St., Apopka, drugs-possession of controlled substance without prescription (methamphetamine); drugs-possession of controlled substance without prescription (alazopram); public order crimes-unauthorized use of 911 services.

Gary Eugene Lane, 62, transient, Apopka, resist officer-obstruct without violence; loitering or prowling.

Marcos Tomas Marre-ro Mesa, 23, 3218 Everett St., Apopka, DUI-unlawful blood alcohol, DUI-influence of alcohol or drugs.

Jorge Luis Morales, 41, 3629 Hogshead Rd., Apopka, drugs-possession of controlled substance without prescription; drug equipment-possession and/or use; out-of-county warrant.

Jose Alfonso Orellana Padilla, 27, 918 Little Ave., Apopka, moving traffic violation-driving while license suspended, habitual offender; moving traffic violation-driving while license suspended, revocation equivalent status 3rd subsequent violation.

Horacio Orlando, 19, 1754 Mid Summer Ave., Apopka, moving traffic violation-operate motor vehicle without valid license 1st conviction; loitering or prowling.

Felicitas Esperanza Ornelas, 24, 120 Bomber Rd., Winter Haven, fraud-impersonate false ID given to law enforcement officer; drugs-traffic fentanyl/fentanyl analogues 4 grams+.

Felicitas Esperanza Ornelas, 24, 134 W. Virgil St., Apopka, other agency warrant.

Juan Marcos Orona, 38, 120 Bomber Rd., Winter Haven, other agency warrant.

Samuel Rodriguez Cherena, 45, transient, Apopka, drugs-possession

of controlled substance without prescription (methamphetamine); other agency warrant (X2).

Lina Beatriz Rodriguez, 60, confidential, Apopka, battery-cause bodily harm.

Johnny Rosalan, 33, general delivery, Apopka, resist officer-obstruct without violence; burglary-unoccupied structure state of emergency/riot.

Angel Santos-Ortiz, 41, transient, Apopka, larceny-grand theft from posted construction site; loitering or prowling; burglary-unoccupied structure state of emergency/riot.

Shawn David Savage, 47, confidential, Apopka, simple assault-intent threat to do violence; robbery-no firearm or weapon.

Francisco Suc-Suc, 24, 48 W. Orange St., Apopka, loitering or prowling.

Tareck Aaron Tavares, 36, confidential, Apopka, battery-commit domestic battery by strangulation.

CITY OF APOPKA PUBLIC HEARING NOTICE SMALL-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 **Bill Maki** has made application relating to the following described property.

ORDINANCE NO. 3083

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 MIXED-USE TO RESIDENTIAL VERY LOW SUBURBAN FOR CERTAIN REAL PROPERTY OWNED BY ROSEVILLE FARMS, LLC; GENERALLY LOCATED NORTH OF PONKAN ROAD, EAST OF PONKAN PINES ROAD AND WEST OF JASON DWELLEY PARKWAY; COMPRISING 28.44 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

ORDINANCE NO. 3084

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM MU-ES-GT (MIXED-USE – GATEWAY – EAST SHORE) TO RSF-1B (RESIDENTIAL SINGLE-FAMILY – LARGE LOT) FOR CERTAIN REAL PROPERTY OWNED BY ROSEVILLE FARMS, LLC; GENERALLY LOCATED NORTH OF PONKAN ROAD, EAST OF PONKAN PINES ROAD AND WEST OF JASON DWELLEY PARKWAY; COMPRISING 28.44 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 19-20-28-0000-00-010
Contains: 28.44 +/- 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, November 12, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Numbers 3083 and 3084 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, December 4, 2024 beginning at 1:30 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

October 18, 2024
Publish: The Apopka Chief

177487

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 **Kelly Park Road Property LLC** has made application relating to the following described property.

ORDINANCE NO. 3076

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 RESIDENTIAL VERY LOW SUBURBAN TO MIXED-USE FOR CERTAIN REAL PROPERTY GENERALLY LOCATED SOUTH OF W. KELLY PARK ROAD, AND WEST OF CHANDLER ROAD, OWNED BY KELLY PARK ROAD PROPERTY, LLC COMPRISING 45.37 ACRES, MORE OR LESS, PROVIDING FOR SEVERABILITY; AND FOR AN EFFECTIVE DATE.

AND

ORDINANCE NO. 3077

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM RESIDENTIAL SINGLE-FAMILY ESTATE (RSF-1A) TO KPI-MU WITH AN ASSIGNMENT OF TRANSITION OVERLAY, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED SOUTH OF W. KELLY PARK ROAD AND WEST OF CHANDLER ROAD; OWNED BY KELLY PARK ROAD PROPERTY, LLC; COMPRISING 45.37 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 18-20-25-0000-00-058, 18-20-28-0000-00-102, 18-20-28-0000-00-122, 18-20-28-0000-00-123, 18-20-28-0000-00-027, 18-20-28-0000-00-138, 18-20-28-0000-00-001
Contains: 45.37 +/- 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, November 12, 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, November 20, 2024 beginning at 7:00 P.M. AND Wednesday, December 6, 2024 at 1:30 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, Florida 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

October 18, 2024
Publish: The Apopka Chief

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City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 3.

Meeting Date: November 12, 2024

Department: Community Development

SUBJECT:

Quasi-Judicial - Ordinance No. 3077 - Rezoning/KPI Master Plan - INB Homes

REQUEST:

Recommend approval of Ordinance No. 3077, rezoning from RSF-1A (Residential Single-Family Estate) to KPI-MU, Transition (Kelly Park Interchange Mixed-Use).

SUMMARY:

Owner(s): Kelly Park Road Property, LLC

Applicant: INB Homes, c/o John Ryan Adams

Parcel Identification Number(s): 18-20-25-0000-00-058, 18-20-28-0000-00-102, 18-20-28-0000-00-122, 18-20-28-0000-00-123, 18-20-28-0000-00-027, 18-20-28-0000-00-138, 18-20-28-0000-00-001

Location: 2584 W. Kelly Park Road

Existing Future Land Use: Residential Very Low Suburban

Proposed Future Land Use: Mixed-Use

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

Existing Zoning: RSF-1A

Tract Size: 45.37 +/- Acres

Direction	Future Land Use	Zoning	Present Use
North	Mixed Use	MU-KPI (Neighborhood)	Oaks at Kelly Park subdivision
East	Residential Very Low Suburban	RSF-1A (Residential Single-family -Estate)	Agricultural buildings
South	In Progress	T (Transitional)	Vacant
West	City Residential Very Low Suburban, County Rural	City T (Transitional) County A-1 (Citrus Rural) District	Vacant

PROJECT SUMMARY:

The subject property, which is approximately 45.37 acres in size, is located at 2584 W. Kelly Park Road and is vacant with abandoned agricultural buildings. A cellular communications tower is located on the northern portion of the property. The applicant is requesting a rezoning from RSF-1A (Residential Single-Family Estate) to Suburban to KPI-MU, Transition (Kelly Park Interchange Mixed-Use) in order to allow for the construction of a development consisting of a parcel that is reserved for future non-residential development along W. Kelly Park Road and 250 townhome units on the southern portion of the property. The applicant is requesting the rezoning to bring the property into the Transition character zone of the Kelly Park Interchange Form Based Code area, which permits a maximum density of 10 dwelling units per acre by right and 15 dwelling units per acre with a bonus subject to the criteria of Section R, Development Bonuses and TDR's of the Kelly Park Interchange Form Based Code. If a site, or any portion of a site is located within a one mile radius of the interchange of Kelly Park Road and State Road 429, the entire site is subject to the form-based standards contained within the Kelly Park Form-Based Code.

In accordance with the requirements of the Kelly Park Interchange Form Based Code, the owner has submitted a Master Plan detailing the development of the property. The Master Plan proposes development of the property with a total of 250 residential units consisting of townhomes within the Transition character zone at a maximum density of 7.5 dwelling units per acre. There are no minimum and maximum lot size and living area requirements in the Form Based Code. In addition, a non-residential parcel totaling 10.33 acres in size is reserved in the northern portion of the site for future development and is located within the Transition character zone as noted in the Kelly Park Interchange Form Based Code. Any proposed uses for this parcel must be consistent with the list of permitted uses in the Transition character zone. This parcel will be interconnected via vehicular and pedestrian connections to the residential portion of the site. A vehicular access point leading to the non-residential and residential portions of the site are located along W. Kelly Park Road. The Master Plan proposes the townhome units to be accessed via alleyways.

The Master Plan details design of the proposed subdivision in accordance with the requirements of the Kelly Park Interchange Form Based Code, and the Transition character zone criteria. The Transition character zone is intended to provide a buffer between the high-density/intensity Village Center zone and the low-density/intensity areas outside the form-based code area. The zone shall respect pedestrian function and scale and shall mainly be comprised of single or multi-use office/medium-density residential buildings and urban single-family homes. The surrounding properties consist of residential uses.

Access to the site is proposed via W. Kelly Park Road. A dedication of a 30-foot wide strip for future right-of-way needs for W. Kelly Park Road is detailed on the Master Plan. Within this strip, a 12-foot wide multipurpose trail will be constructed by the developer to help facilitate the construction of the regional trail system that is proposed and is currently being constructed within the Kelly Park Form Based Code area. A telecommunications tower is located on the nonresidential parcel. A 1.62 acre water management tract is proposed to be located around the telecommunications tower. A 152.25-foot fall zone is provided adjacent to the telecommunications tower. The master stormwater pond is located in the central portion of the site. In accordance with the requirements of the Form Based Code, 15-percent of the total site area is required to remain as open space. The Master Plan reserves 15.12-percent of the site as open space. Common recreation elements include a community swimming pool, green space with internal trail system, passive open space/recreation areas, playgrounds and the dedication of the bike trail along W. Kelly Park Road. The main internal roadways are street type "D", which is the required street type within the Transition character zone. Rights-of-ways ranging in width from 60 to 72-feet wide are provided. Within this right-of-way, 127 on-street parking spaces are provided. The townhome units are alley loaded. Per Table 14 of the Form Based Code, the alleyways are required to provide 18-feet of right-of-way.

The Master Plan details the design of the internal street system with public streets utilizing a walkable street design with pedestrian and vehicular connections between the residential and nonresidential portions of the development. In addition, future roadway and pedestrian connections are provided to the properties to the west and east to facilitate connections as those properties develop.

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: Proposed developments will align with the goals, objectives, and policies outlined in the city's comprehensive plan and any other relevant plans that have been adopted by the city.
 - Staff response: Staff has no objection.
- b. Is in conflict with any provisions of the LDC;
 - Applicant's response: The proposed development will not conflict with any provisions of the Land Development Code (LDC), which is the set of regulations governing land use and development in Apopka.
 - Staff response: Staff has no objection.
- c. Addresses a demonstrated community need;
 - Applicant's response: The development will address a demonstrated need within the community. This implies that it will contribute to the betterment or growth of the community in some way.
 - Staff response: Staff has no objection.
- d. Is required by changed conditions;
 - Applicant's response: The proposed development will be compatible with the existing land uses and the zoning in the area where it is planned. It will fit into the neighborhood without causing disruptions.
 - 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 development will not negatively affect property values in the surrounding area. It will ideally enhance property values or, at the very least, not reduce them.
 - Staff response: Staff has no objection.
- f. Would result in a logical and orderly development pattern;
- Applicant's response: The development will contribute to a logical and orderly pattern of land use in the city. It will make sense in the context of the city's overall development.
 - 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 development will not result in significant adverse impacts on the natural environment. This includes factors like water quality, air quality, noise levels, stormwater management, wildlife habitat, vegetation, wetlands, and overall ecological health.
 - 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 proposed development will be adequately served by public facilities such as roads, water supply, wastewater treatment, waste disposal, stormwater management, schools, parks, and public safety services (police, fire, emergency medical).
 - Staff response: Staff has no objection. An Environmental Assessment will be required to be provided with the submittal of a development plan.

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 28.250 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 January 16, 2024 and July 29, 2024.

PUBLIC HEARING SCHEDULE:

November 12, 2024 – Planning Commission (5:30 P.M.)
November 20, 2024 – City Council (7:00 P.M.), First Reading
December 4, 2024 – City Council (1:30 P.M.), Second Reading and Adoption

DULY ADVERTISED:

October 18, 2024 – Apopka Chief
October 28, 2024 - Mailed notices to adjacent property owners, property posted

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 in Zoning from RSF-1A (Residential Single-Family Estate) to KPI-MU Transition (Kelly Park Interchange 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 Zoning from RSF-1A (Residential Single-Family Estate) to KPI-MU Kelly Park Interchange Mixed Use) Transition 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. 3077.

ATTACHMENTS:

1. Ordinance Number 3077
2. Master Plan
3. Map series
4. School Capacity Determination Letter
5. Advertisement October 18

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ORDINANCE NO. 3077

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM RESIDENTIAL SINGLE-FAMILY ESTATE (RSF-1A) TO KPI-MU (KELLY PARK INTERCHANGE MIXED USE) WITH AN ASSIGNMENT OF TRANSITION OVERLAY, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED SOUTH OF W. KELLY PARK ROAD AND WEST OF CHANDLER ROAD; OWNED BY KELLY PARK ROAD PROPERTY, LLC; COMPRISING 45.37 ACRES, MORE OR LESS; 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, INB Homes, on behalf of the fee simple owners of the Property, submitted an application for a change in zoning on the Property identified and depicted in Exhibit "A," attached hereto, from RSF-1A (Residential Single-Family Estate) to KPI-MU (Kelly Park Interchange Mixed Use) with a Transition overlay; and

WHEREAS, the proposed KPI-MU (Kelly Park Interchange Mixed-Use) District rezoning of the Property is 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 Property 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 Dunnellon 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 rezoned and assigned the KPI-MU with a Transition overlay Zoning District, as defined in the Apopka Land Development Code.

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 3058) 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: October 18, 2024

EXHIBIT A

Parcel Identification Number(s): 18-20-25-0000-00-058, 18-20-28-0000-00-102, 18-20-28-0000-00-122, 18-20-28-0000-00-123, 18-20-28-0000-00-027, 18-20-28-0000-00-138, 18-20-28-0000-00-001



INB HOMES- APOPKA- KELLY PARK MASTER PLAN



Rj WHIDDEN and
ASSOCIATES, INC.

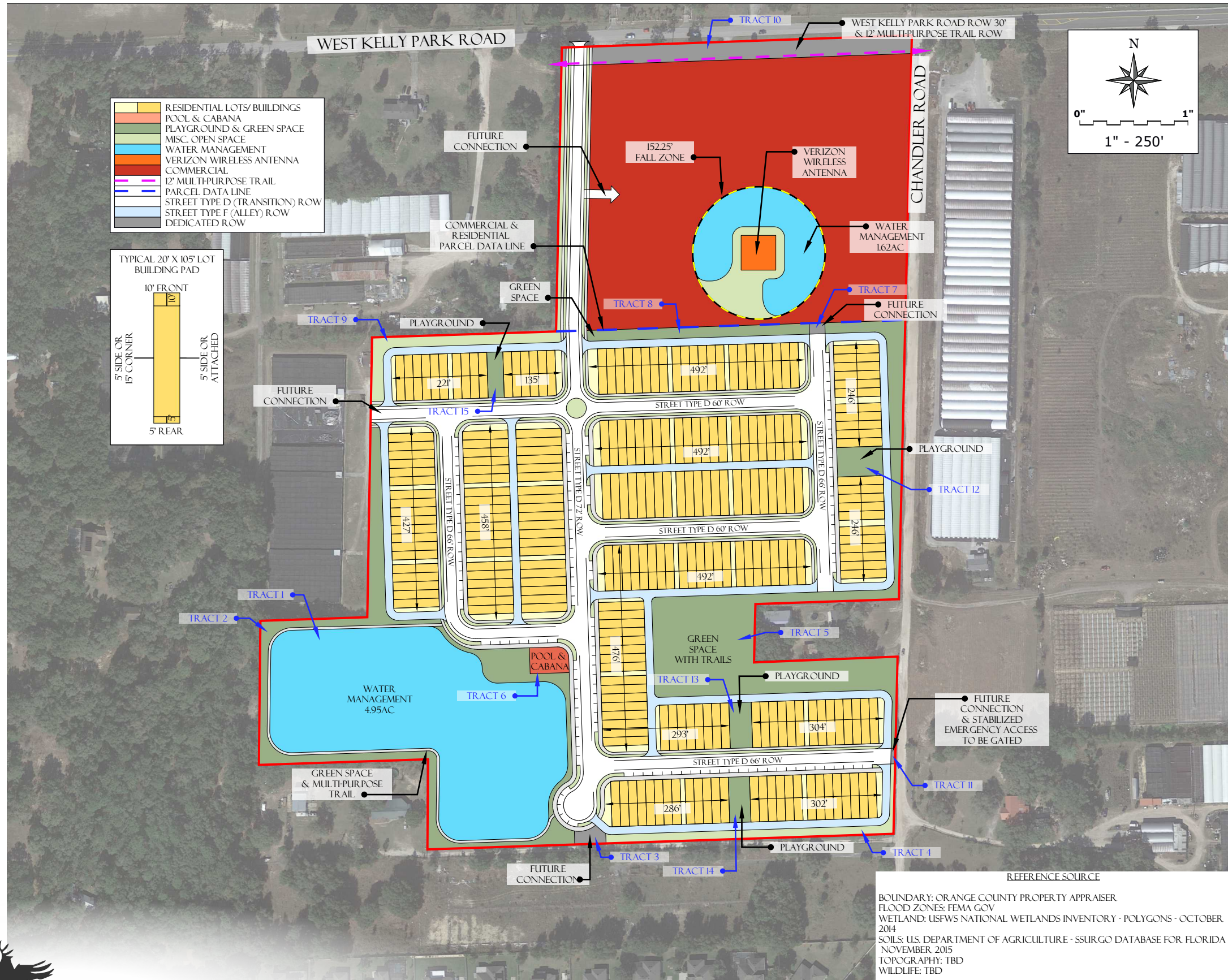
LAND PLANNERS AND DEVELOPMENT CONSULTANTS
316 Church St. Kissimmee, FL. 34741 - 407 846 1880

This plan is a preliminary concept only and not intended to be an engineered plan. As such it is subject to modification pending environmental, engineering, design, agency review and permit considerations.

These documents and their contents are the property of Rj WHIDDEN and ASSOCIATES, INC. and are issued only for the specific project noted on these drawings. Any reproductions, revisions or modifications of these documents without the expressed written consent of Rj WHIDDEN and ASSOCIATES, INC. is prohibited by law.

INB HOMES- APOPKA- KELLY PARK

Master Plan



OVERALL SITE DATA				
TOTAL PROPERTY AREA		45.37AC		
DEDICATED RIGHT OF WAY (KELLY PARK ROAD)		0.78AC		
VERIZON WIRELESS FALLZONE		1.68AC		
TOTAL DEVELOPABLE AREA		42.91AC		
EXISTING FUTURE LAND USE (FLU)		RVLS		
ADJACENT FUTURE LAND USE (FLU)				
NORTH		COUNTY, MU, RE, CONSV		
SOUTH		FLHP, RVLS		
EAST		RVLS		
WEST		COUNTY, RVLS		
EXISTING ZONING		RSF-1A		
REQUESTED OVERLAY ZONING/CHARACTER ZONE		TRANSITION OVERLAY DISTRICT		
PROPOSED ZONING		KPI-MU		
ADJACENT ZONING				
NORTH		R		
SOUTH		RSF-1A		
EAST		T		
WEST		T & RSF-1A		
PROPOSED RESIDENTIAL DEVELOPMENT				
TOTAL AREA		33.33AC		
REAR LOADED TOWNHOMES		250/DU		
DENSITY		7.5DU/AC		
PROPOSED MINIMUM LOT REQUIRMENTS				
MINIMUM LOT AREA		2,000SF		
MINIMUM LOT WIDTH		20'		
MINIMUM LOT DEPTH		100'		
MAXIMUM BUILDING HEIGHT (2 STORYS)		35'		
FRONT PORCH SETBACK		5'		
STREET SIDE SETBACK		15'		
REAR SETBACK		20'		
REAR ALLEY SETBACK		5'		
SIDE SETBACK		5'		
SIDE SETBACK ALONG "NEIGHBORHOOD" DISTRICT		15'		
PROPOSED COMMERCIAL DEVELOPMENT				
TOTAL AREA		10.33AC		
INTENSITY		TBD		
NOTE: COMMERCIAL DEVELOPMENT INTENSITY WILL BE SHOWN ON FUTURE APPLICIATIONS. INTENSITY WILL COMPLY POLICY 2010 OF THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN AND TABLE 4 OF THE FBC. THE MINIMUM INTENSITY IS 0.5 FAR AND THE MAXIMUM INTENSITY IS 0.75 FAR				
DEVELOPMENT PROGRAM				
RESIDENTIAL AREA		33.33	AC	
20' REAR LOADED ATTACHED		250	DU	
COMMERCIAL AREA		10.33	AC	
RESIDENTIAL OPEN SPACE TABLE				
OPEN SPACE REQUIRED		5.00	AC	15%
PROPOSEED OPEN SPACE				
PLAYGROUNDS		0.50	AC	150%
GREEN SPACE		4.42	AC	13.26%
POOL & CABANA		0.12	AC	0.36%
TOTAL		5.04	AC	15.12%
COMMERCIAL OPEN SPACE TABLE				
OPEN SPACE REQUIRED		1.55	AC	15%
PROPOSEED OPEN SPACE				
TBD ON FUTRE APPLICATION		1.55	AC	15%
PARKING TOTAL				
REQUIRED PARKING		625	SPACES	
PARKING SHOWN				
UNIT PARKING		500	SPACES	
ON STREET		127	SPACES	
TOTAL PARKING SHOWN		627	SPACES	
TRACT DATA				
TRACT		DESCRIPTION	AREA- AC	OWNER
TRACT 1		WATER MANAGEMENT	4.95	HOA
TRACT 2		GREEN SPACE	1.64	HOA
TRACT 3		FUTURE ROW	0.05	HOA
TRACT 4		OPEN SPACE	0.34	HOA
TRACT 5		GREEN SPACE	2.49	HOA
TRACT 6		POOL & CABANA	0.12	HOA
TRACT 7		FUTURE ROW	.02	HOA
TRACT 8		GREEN SPACE	0.29	HOA
TRACT 9		OPEN SPACE	0.47	HOA
TRACT 10		FUTURE ROW	0.72	HOA
TRACT 11		FUTURE ROW	0.01	HOA
TRACT 12		PLAYGROUND	0.17	HOA
TRACT 13		PLAYGROUND	0.12	HOA
TRACT 14		PLAYGROUND	0.12	HOA
TRACT 15		PLAYGROUND	0.09	HOA
RESIDENTIAL LOTS		PRIVATE RESIDENCE	12.23	PRIVATE
COMMERCIAL		FUTURE DEVELOPMENT	10.33	PRIVATE
VERIZON WIRELESS ANTENNA / FALL_ZONE		PRIVATE SERVICE	1.68	PRIVATE
STREET TYPE D (TRANSITION) ROW		ROADWAYS	7.10	CITY
STREET TYPE F (ALLEY) ROW		ALLEYS	2.45	HOA

INB HOMES- APOPKA- KELLY PARK

A. ARCHITECTURAL, BUILDINGS, AND ACCESSORY STRUCTURES

1. ARCHITECTURAL DESIGN SHALL ALIGN WITH THE GUIDELINES OUTLINED IN THE CITY OF APOPKA KELLY PARK INTERCHANGE FORM-BASED CODE, UNLESS OTHERWISE SPECIFIED.
2. ALL LOTS SHALL FEATURE ATTACHED SINGLE-FAMILY HOMES.
3. REAR-LOADED LOTS MUST INCLUDE A MINIMUM ONE (1) CAR GARAGE.
4. PLACEMENT OF AC CONDENSER UNITS AND SIMILAR EQUIPMENT IS RESTRICTED TO THE SIDE OR REAR YARD AREA, WITH A MINIMUM SETBACK OF THREE (3) FEET FROM THE SIDE PROPERTY LINE. SCREENING OF UNITS FROM SIDE STREETS IS REQUIRED USING LANDSCAPING OR OPAQUE FENCING.
5. STORAGE SHEDS OR SIMILAR FACILITIES ARE NOT PERMITTED.
6. SWIMMING POOLS ARE PROHIBITED ON REAR-LOADED LOTS.
7. ARCHITECTURAL DESIGN STANDARDS:
 - A. ARCHITECTURAL STYLES MUST BE DETERMINED PRIOR TO CONSTRUCTION SITE PLAN APPROVAL, ADHERING TO THE CITY OF APOPKA'S KELLY PARK INTERCHANGE FORM-BASED CODE, WITH EXCEPTIONS AS NOTED IN THESE DEVELOPMENT STANDARDS.
8. FRONT BUILDING ENTRANCE ELEVATION DESIGN STANDARDS:
 - A. FRONT BUILDING ENTRANCES MUST INCLUDE A MINIMUM FOUR (4) FEET DEEP PORCH OR PORTICO, IN ACCORDANCE WITH KELLY PARK INTERCHANGE FORM-BASED CODE SECTION J.4 FIGURE 16. PORCHES MUST BE AT LEAST EIGHT (8) FEET WIDE AND HAVE A MINIMUM CLEAR HEIGHT OF EIGHT (8) FEET.
9. INDIVIDUAL LOT FRONT & REAR YARD FENCING STANDARDS:
 - A. FENCING IS PROHIBITED IN FRONT YARDS.
 - B. MAXIMUM FENCE HEIGHT IS SIX (6) FEET ABOVE FINAL GRADE.
 - C. FENCING IN REAR YARDS OF REAR ALLEY-LOADED LOTS MUST BE SET BACK A MINIMUM OF TWO (2) FEET FROM THE ALLEY AND DRIVEWAY EDGES.
 - D. FENCING IN SIDE YARDS OF STREET CORNER LOTS MUST BE SET BACK A MINIMUM OF TEN (10) FEET FROM THE STREETSIDE PROPERTY LINE.

B. UTILITIES AND INFRASTRUCTURE

1. POTABLE WATER SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA, MEETING CITY STANDARDS.
2. RECLAIMED WATER SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA, ADHERING TO CITY STANDARDS.
3. STORMWATER MANAGEMENT SYSTEMS MUST COMPLY WITH DESIGN STANDARDS SET BY THE CITY OF APOPKA AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
4. SUBMISSION OF FINAL DRAINAGE AND SOILS REPORTS WE BE SUBMITTED WITH THE CONSTRUCTION SITE PLAN.
5. SANITARY SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA, MEETING CITY STANDARDS.
6. UTILITY EASEMENTS WILL BE DEDICATED TO THE CITY OF APOPKA.
7. DRAINAGE EASEMENTS ARE TO BE DEDICATED TO THE HOMEOWNERS' ASSOCIATION, UNLESS OTHERWISE SPECIFIED BY THE CITY OF APOPKA.
8. STABILIZED ACCESS ROADWAYS AND FIRE HYDRANTS MUST BE INSTALLED BEFORE BUILDING CONSTRUCTION COMMENCES.
9. POWER SERVICE WITHIN THE DEVELOPMENT MUST BE UNDERGROUND; OVERHEAD SERVICE IS NOT PERMITTED.
10. VEHICULAR, PEDESTRIAN, AND ACCENT LIGHTING WILL CONFORM TO THE CITY OF APOPKA'S KELLY PARK INTERCHANGE FORM-BASED CODE SECTION P.4(E).
11. THE INTERNAL STREET TYPE D (TRANSITION) RIGHT-OF-WAY IS TO BE PUBLIC.
12. THE INTERNAL STREET TYPE F (ALLEY) RIGHT-OF-WAY IS TO BE PRIVATE.
13. 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.
14. AN EIGHT-FOOT (8') MULTIPURPOSE TRAIL IS TO BE CONSTRUCTED AS SHOWN ON THE MASTER PLAN AROUND THE WATER MANAGEMENT POND.

C. RECREATION AND OPEN SPACE

1. THE PROJECT MUST ALLOCATE A MINIMUM OF 15% OF THE DEVELOPED SITE AREA FOR OPEN SPACE, AS PER CITY OF APOPKA KELLY PARK INTERCHANGE FORM-BASED CODE SECTION Q TABLE 13.
2. RECREATION AMENITIES MUST BE PROVIDED AT A RATE OF 3.6 ACRES PER 1,000 POPULATION, WITH 2.6 POPULATION PER DWELLING UNIT.

D. MAINTENANCE AND PLAT

1. THE HOMEOWNERS' ASSOCIATION IS RESPONSIBLE FOR MAINTAINING COMMON AREAS, INCLUDING FENCES/WALLS AND LANDSCAPING.
2. THE CONSTRUCTION SITE PLAN MUST INCLUDE THE FINAL PLAT DOCUMENT.
3. MAINTENANCE OF STREET D (TRANSITION), ON-STREET PARALLEL PARKING SPACES, STREET LIGHTING, STORMWATER COLLECTION SYSTEMS, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY IS THE RESPONSIBILITY OF THE CITY OF APOPKA.

E. WETLANDS AND ENVIRONMENTAL

1. THERE ARE NO WETLAND AREAS WITHIN THE SITE.
2. THE SITE IS LOCATED WITHIN UNSHADED ZONE 'X' ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR ORANGE COUNTY, FL, PANEL NO. 12095C0050H DATED SEPTEMBER 24, 2021.
3. TREE REMOVAL, REPLACEMENT, AND LANDSCAPING MUST COMPLY WITH THE CITY OF APOPKA KELLY PARK INTERCHANGE FORM-BASED CODE SECTION M.
4. EACH LOT'S PLOT PLAN WILL ILLUSTRATE TREE LOCATIONS AS PRESENTED WITHIN THE CONSTRUCTION SITE PLAN.

F. DEVELOPMENT CONDITION CONTINUITY

1. THE KPI-MU DEVELOPMENT STANDARDS WILL BE INCLUDED IN BOTH THE KPI-MU MASTER PLAN AND THE CONSTRUCTION SITE PLAN.

G. SIGNAGE

1. SIGNAGE WILL COMPLY WITH THE CITY OF APOPKA KELLY PARK INTERCHANGE FORM-BASED CODE.

H. LIGHTING

1. LIGHTING WILL COMPLY WITH THE CITY OF APOPKA'S KELLY PARK INTERCHANGE FORM-BASED CODE.

I. GARBAGE PICKUP

1. GARBAGE FROM REAR-LOADED SINGLE-FAMILY UNITS WILL BE COLLECTED FROM THE ADJACENT STREET TYPE F (ALLEY) ALONG THE REAR OF THE LOTS.

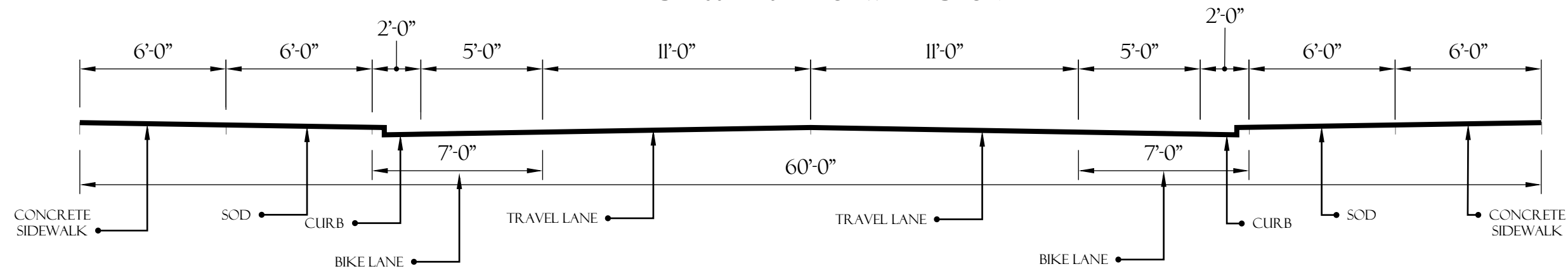
J. BUFFERS AND LANDSCAPING

1. FINAL LANDSCAPE PLANS SHALL BE PROVIDED AT THE CONSTRUCTION SITE PLAN STAGE.
2. A TREE PROTECTION PLAN MUST BE INCLUDED IN THE CONSTRUCTION SITE PLAN, OUTLINING TECHNIQUES TO PREVENT HARM TO DESIGNATED TREES OR ENCROACHMENT INTO PROTECTED NATURAL AREAS. ACCEPTED TECHNIQUES INCLUDE TREE BARRICADES, SILT FENCING, OR OTHER METHODS APPROVED BY THE CITY ENGINEER.
3. TREE PLANTING CONDITIONS. EACH RESIDENTIAL LOT WILL INCLUDE A MINIMUM OF TWO (2) NEWLY PLANTED TREES. TREES WILL HAVE A MINIMUM DIAMETER (DBH) OF THREE (3) INCHES UPON PLANTING AND WILL CONTRIBUTE TOWARDS ANY NECESSARY REPLACEMENT MEASURES. TREES LOCATED WITHIN STREET TYPE D (TRANSITION) AREAS WILL BE SPACED ACCORDING TO SPECIFIC CRITERIA. MEDIUM CANOPY TREES ARE TO BE PLANTED WITH A MINIMUM SPACING OF FORTY (40) FEET, UNDERSTORY TREES WILL HAVE A MINIMUM SPACING OF TWENTY (20) FEET. THESE SPECIFICATIONS, OUTLINED IN THE CITY OF APOPKA KELLY PARK INTERCHANGE FORM-BASED CODE SECTION P.3 TABLE 12.

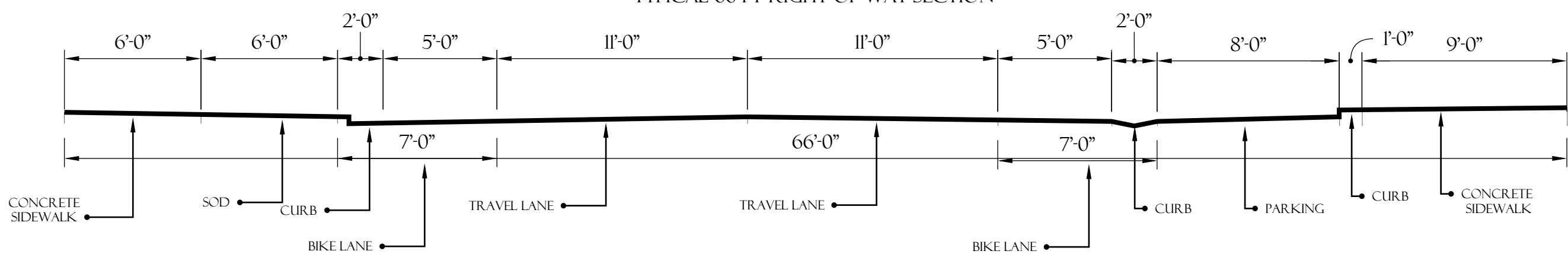
INB HOMES- APOPKA- KELLY PARK

Cross Section

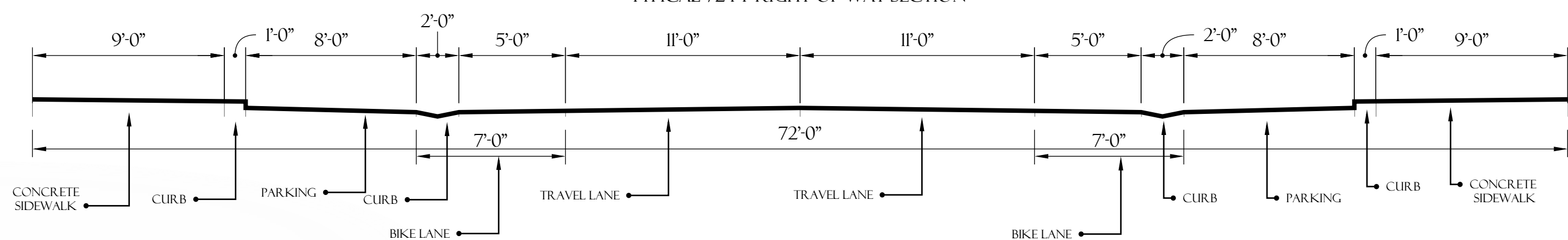
TYPICAL 60 FT RIGHT OF WAY SECTION



TYPICAL 66 FT RIGHT OF WAY SECTION



TYPICAL 72 FT RIGHT OF WAY SECTION



N



Dowman Dr

Park Ridge St

Cedar Rose St

W Kelly Park Rd

W Kelly Park Rd

ree Park



Chandler Rd

Berry Oak Dr

Berry Oak Dr

Pine Gold Ave

Mantgold Isle Ave

Berry Oak Dr

Tigra's Dr

Woodbark St

Oak Ridge Sub

Tree Meadow Loop

Esri Community Maps Contributors, County of Orange, FL, FDEP, ©



Subject Property



Parcel

0

0.13

0.25

0.5 Miles

N



Dowman Dr

Park Ridge St

Cedar Rose St

W Kelly Park Rd

W Kelly Park Rd

ree Park

Chandler Rd

Berry Oak Dr

Berry Oak Dr

Pine Gold Ave

Marigold Isle Ave

Berry Oak Dr

Tigris Dr

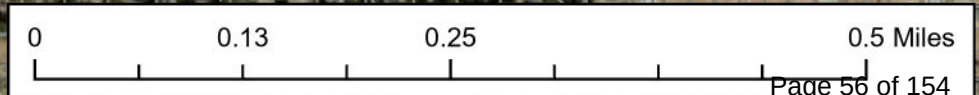
Woodbark St

Oak Ridge Sub

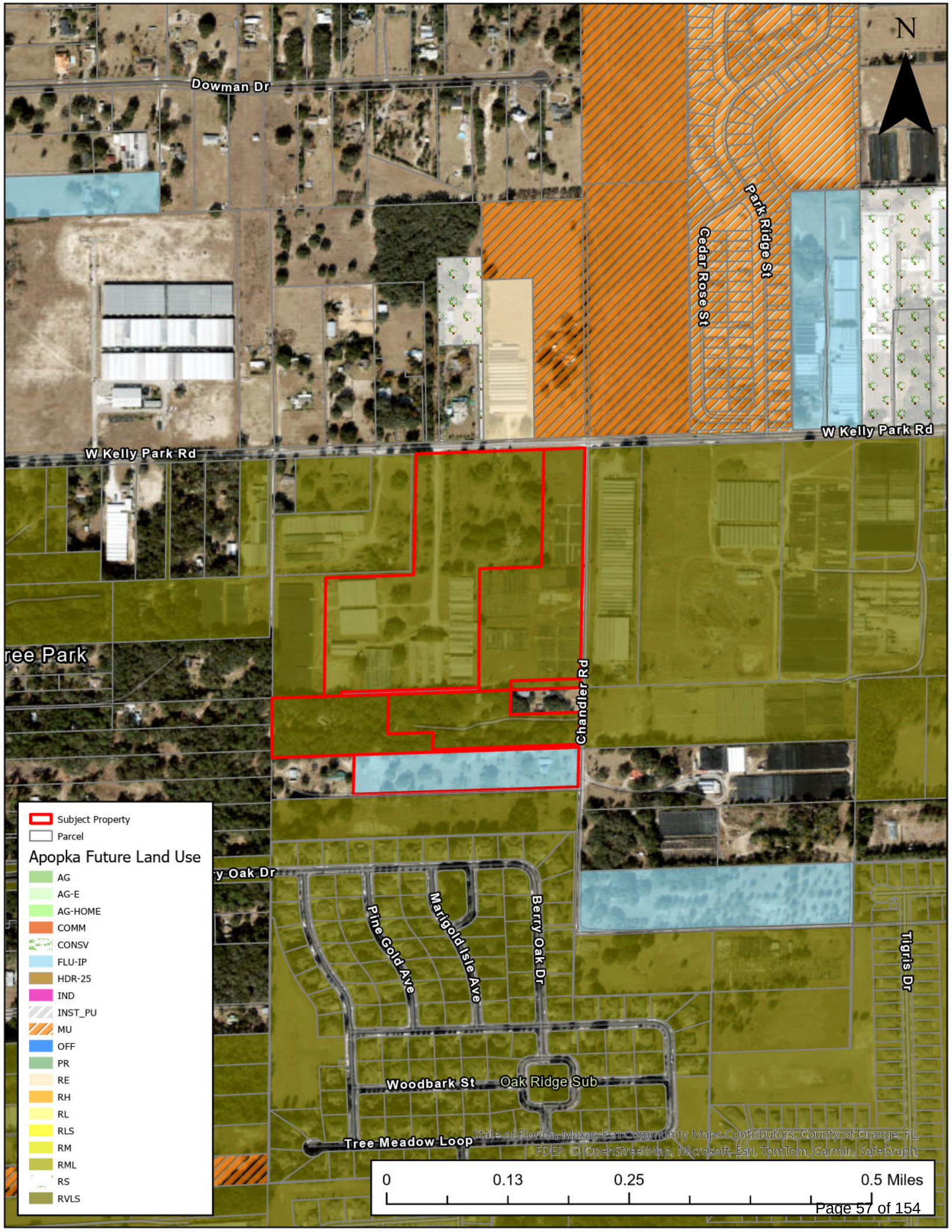
Tree Meadow Loop

Subject Property

Parcel



Esri Community Maps Contributors, County of Orange, FL FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies



Dowman Dr

N

Park Ridge St

Cedar Rose St

W Kelly Park Rd

W Kelly Park Rd

Chandler Rd

W Kelly Park Rd

Pine Gold Ave

Marigold Isle Ave

Berry Oak Dr

Tilgris Dr

Woodbark St

Oak Ridge Sub

Tree Meadow Loop

Subject Property

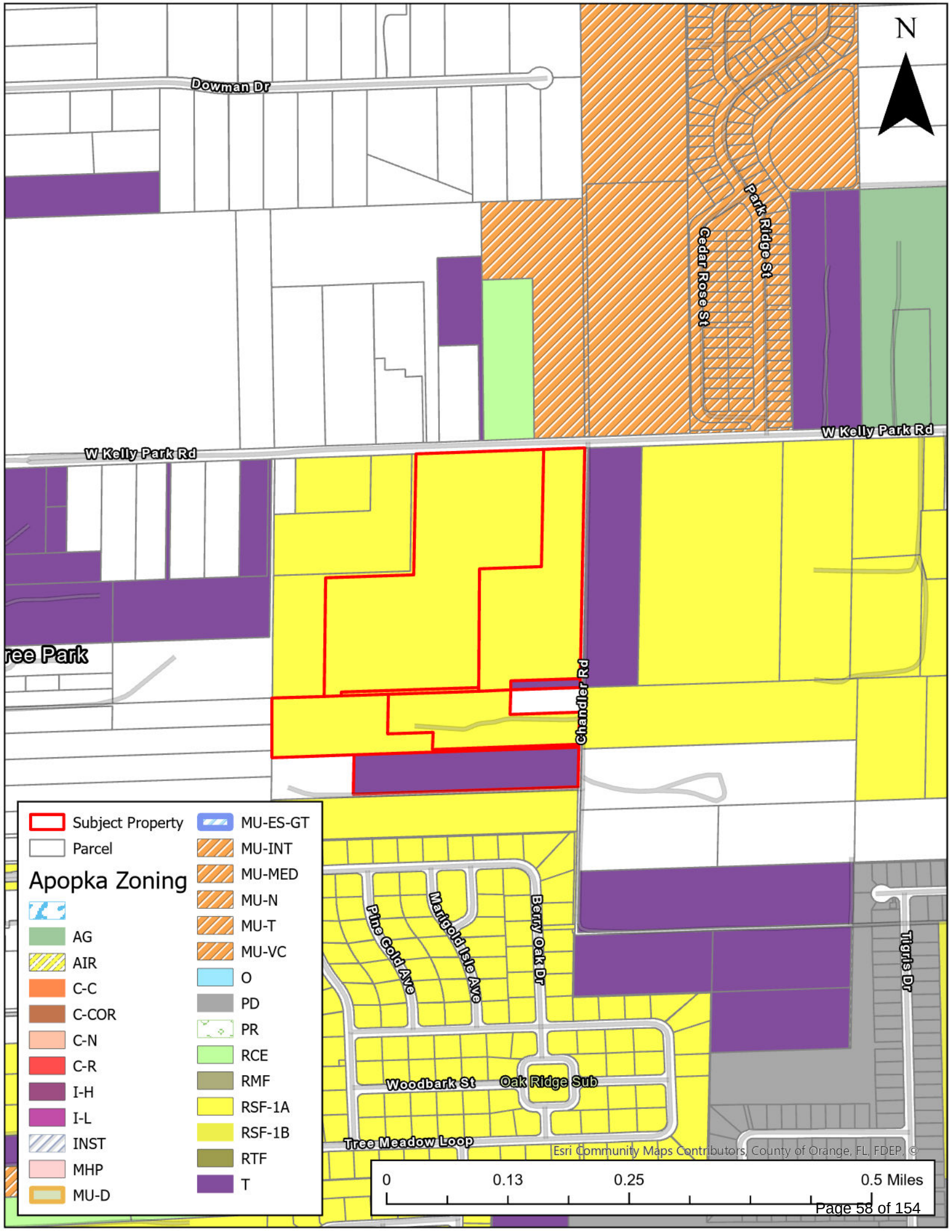
Parcel

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

State of Florida, Maxar, Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph

0 0.13 0.25 0.5 Miles



FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER – EXTENSION

August 30, 2024

E-MAIL: J.BELL@INBHOMES.COM

INB Homes
3670 Maguire Blvd, Ste 220
Orlando, FL 32792

Application APK-24-005 (Chandler Oaks)

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 Oaks
OCPS Completed Application Date:	2/26/24
Parcel #(s):	18-28-20-0000-00-138, 18-28-20-0000-00-001, 18-28-20-0000-00-122, 18-28-20-0000-00-102, 18-28-20-0000-00-123, 18-28-20-0000-00-027, 18-28-20-0000-00-058
Vested Units (#):	SF: MF: TH:
Unvested Unit(s):	SF: MF: TH: 250
Total Project Units:	250
School Board District:	#7

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

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

	Kelly Park (K-5) ES	Kelly Park (6-8) MS	Apopka HS
Jurisdictional Analysis	N/A	N/A	Apopka-61.11% Unincorporated-37.74%

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

This determination expires on February 28, 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: Jean Sanchez, City of Apopka (via e-mail)
Sue Watson, Orange County (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A



School Capacity Determination

User ID SVK

Project ID: CEA – APK – 24 – 005

Project Name:		CHANDLER OAKS		
Unvested Units	Single Family Units:	0	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:	250	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	43.250	21.750	28.250
	Adjusted Utilization	99.7%	79.9%	109.9%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	AVAILABLE	NOT AVAILABLE
	Number of Seats to Mitigate	0.000	0.000	28.250

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

Moore: It is important for all trouble spots in District 2 to be reported

Continued from page 2A

stations. No one wants sewage to back up into homes.

Then it is important to work with Duke Energy to remove trees tangled in power lines. Never try to remove trees near power lines yourself. In fact, Duke is called even before the public works team can start cutting tree limbs. We lost a precious man in the Pine Hills area who touched a live wire.

A special shout-out to our manager of ponds, Jeff

Charles. He answered myriad calls about breached ponds, swollen drain wells, and the like. All his team’s hard work matters in an instant, during severe flooding. He makes sure ponds are well-maintained. This means more than just cutting grass. They manage soil conditions, excess debris, and pond wall integrity.

As to having the stamina to prepare for a hurricane, I found more and more elderly people without family or friends to assist in this process. It is vi-

tal we understand the limitations of our neighbors and show some concern. The most successful neighborhoods are well acquainted with and offer to meet specific needs like filling sandbags, moving outside furniture, providing generators, etc.

For many of you that have flooding in low-lying areas, some of these areas were built prior to codes which limit construction adjacent to wetlands. Have you checked the 100-year flood zone map? Flooding occurred in many flood

zones and areas next to wetlands.

Then there are those areas with long, systemic flooding issues. Again, roadways that are in low-lying areas will always fill up with water and will naturally recede after a storm. Yes, in some cases expensive fixes would be preferable. However, it is challenging to find the millions of dollars necessary for remediation.

A few special cases, I would like to mention. Remember, either I or the county staff have visited trouble spots in District 2 by now. I welcome you reporting problems when you first view them. This morning, I visited a sink hole off Beggs Road. I found the contractor and county staff had just remedied the sink hole.

As for the major flooding, that is simply difficult. The ground is saturated and in the case of the Pinto Road area, the water cannot drain due to a lack of capacity in Lake Gandy.

When Pine Hills Road was built, they left homes lower than the road. I wish I had been on the BCC at the time. Staff is working on short-term pumping in this area of Lockhart. I will follow up with discussions of any long-term solutions.

If you haven’t studied how water drains in northwest Orange County, I will give you a short primer. We drain to the St. John’s River and out to the Atlantic Ocean through Jacksonville. Pine Hills drains to Lockhart and then up the Little Wekiva River. Apopka drains either towards the Wekiva River or to Lake

Apopka.

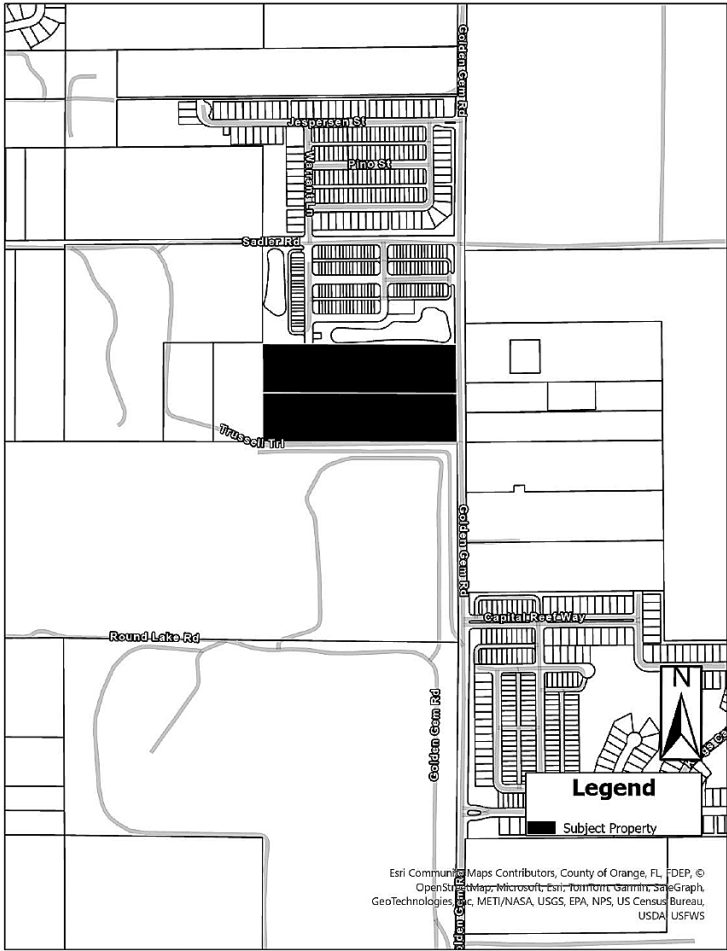
On a personal note, during the hurricane I had too much water draining into my home’s foundation. I have a compost pile which I can repurpose to raise up these few areas. I also experienced water intrusion through a few window seals. So, I will be recaulking the windows. And sorry to say, I have a broken window I never fixed from when my then teenage daughter sneaked in. It leaked and I had to put towels in that windowsill. She is now the mother of three of my grandchildren. Yes, a lack of maintenance and repairs can haunt any of us.

So, I encourage you to evaluate what went well and what didn’t. Now is the best time to make the necessary repairs and complete needed maintenance.

CITY OF APOPKA PUBLIC HEARING NOTICE SMALL-SCALE 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 **G L Summitt Engineering, Inc. c/o Geoffrey L. Summitt, P.E.** has made application relating to the following described property.

ORDINANCE NO. 3074
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; OWNED BY TIMOTHY BURCHFIELD, ROBERT AND STACY MOSS; LOCATED WEST OF GOLDEN GEM ROAD, SOUTH OF NIGHTSHADE GROVE LANE AND SADLER ROAD; COMPRISING 19.76 ACRES, MORE OR LESS; PROVIDING FOR 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 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, November 12, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3074 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, December 4, 2024 beginning at 1:30 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

October 18, 2024

Publish: The Apopka Chief

177486

and they were cared for by the wonderful staff including principal Lyle Heinz. Thank you to those who helped make that shelter available to the community.

After a storm passes, the district staff immediately assesses all the properties to check for damage. Sometimes, schools are not able to open right away depending on damage, power outages, and other factors. This time, we were quite lucky as there didn’t appear to be any significant damage to any of the buildings.

We did have several schools without power, but those schools were back online by Monday. Quite remarkable considering the massive power outages in our area.

Roads and routes to schools also have to be checked and cleared as well to be sure that buses can safely get our children to school. All bus drivers drive the routes a couple of times before schools are back in session to make sure bus stops and routes are cleared of debris.

There is tremendous teamwork and coordination

as well as extra hours of work from the district level to the school level to get our schools through these storms.

I want to personally thank everyone who had a hand in getting us through this storm. Thank you for your time, effort and efficiency in ensuring our *public school* buildings are kept as safe as possible and that our students can return as quickly as possible.

Let’s hope this is the last storm we have to deal with this hurricane season!

Hayden: Vote NO on abortion

Continued from page 2A

no ability to respond.

During the Nuremberg Trials the defense argued that the accused murderers of over six million Jews, Christians, Blacks, and other races whom they judged as inferior, were just following the laws of their nation. One of the prosecutors silenced that argument with the comment, “Are we not under a much higher law than that of men?” Rudolf Hess, and the rest of the hierarchy of the Nazi movement were sentenced to hang because of that higher law.

Whether the abortionist wins the vote or not, there is coming a day when we all will be judged by that higher law.

When I was a child, the norm was for parents to have at least three children. The formula was to replace the parents and then have one more for unforeseen loss of one to sickness, accident, or other factors. In an interview the other day, former President Bill Clinton postulated that since the

birth rate in America is not sufficient to keep up with job demands for workers, immigration is imperative!

Here we are in America talking about murdering babies in the womb as if it is absolutely necessary for a woman’s health but, in reality, most abortions are chosen for selfish reasons. Around 40 percent of people in a 2013 study mentioned a financial reason for needing an abortion.

Most of them had general financial concerns or said they could not afford to support a child. Almost one-third (31percent) of study respondents gave reasons relating to their partner.

I wonder – why would you choose someone for sexual gratification, knowing your partner would not be suitable as a responsible parent, and not use prophylactics? The answer is, abortion is available and if a baby would inconvenience you, just get rid of it!

Former President Bill Clinton stated *our birth rate is too low*, so we need

immigration; and, out of the other side of the Democratic Party’s mouth comes the call for *freedom for abortion for all*, without any restrictions as to age, reason, use of taxpayer funds, or any governmental or parental intervention.

When Roe vs Wade was overturned, there was so much ruckus about how women were going to suffer because of that Supreme Court decision, and the truth be told, all they did was follow the Constitutional guidelines and returned control of that legislation back to the individual states, where the Constitution says it belongs.

Before you vote on Amendment Four, do your own research. Don’t listen to all the rhetorical garbage used for promoting abortion.

And, by the way, what happens to the aborted baby. Who or what benefits from that whole baby or its pieces?

Make up your own mind, then 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 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

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 October 6-12, the Apopka Police Department received 1,623 calls for service, responded to 28 crashes, issued 20 citations, and made 25 arrests. Juveniles were charged with public order crimes-unauthorized use of 911 services; resist officer-obstruct without violence; probation violation-child in violation of imposed conditions; other agency warrant (X2).

The following adults

were arrested and charged: Manuel Caal, 26, 48 W. Orange Ave., Apopka, loitering or prowling. Ricardo Chsivalan- imul, 49, transient, Apopka, loitering or prowling; burglary-unoccupied structure state of emergency/riot; larceny-grand theft from posted construction site.

Jordan Dru Euwitt, 24, 2331 South Bumby Avenue, Orlando, larceny-grand theft from posted construction site; loitering or prowling; burglary-unoccupied structure state of emergency/riot.

Ricky Alberto Fernandez, 36, confidential, Casselberry, battery-cause bodily harm; battery-commit domestic battery by strangulation.

Saul Garcia, 34, transient, Apopka, loitering or prowling; burglary-unoccupied structure state of emergency/riot; larceny-grand theft from posted construc-

tion site.

Pedro Arturo Gomez, 29, 1222 E. Surf Ave., Apopka, resist officer-obstruct without violence (X2); animal cruelty-touch/ strike/cause harm police/fire/sar animal; fraud-impersonate false ID given to law enforcement officer.

Rosemeber Gomez, 38, 1222 E. Surf Ave., Apopka, burglary-unoccupied structure state of emergency/riot; resist officer-obstruct without violence.

Jeromino Guzman-Moreno, 24, general delivery, Apopka, resist officer-obstruct without violence; burglary -unoccupied structure, state of emergency/riot.

Michael Domingo Hernandez, 33, 203 S. Christiana Ave., Apopka, drugs-deliver/distribute, deliver controlled substance schedule I; drugs-possession of controlled substance without prescription (fentanyl); drug equipment-possession and/or use; other agency warrant (X3).

Johnny Dale Hooks,

53, transient, Apopka, drugs-possession of controlled substance without prescription (methamphetamine); drug equipment-possession and/or use.

Heather Brianna Kirby, 35, 27 E. Sandpiper St., Apopka, drugs-possession of controlled substance without prescription (methamphetamine); drugs-possession of controlled substance without prescription (alazopram); public order crimes-unauthorized use of 911 services.

Gary Eugene Lane, 62, transient, Apopka, resist officer-obstruct without violence; loitering or prowling.

Marcos Tomas Marre-ro Mesa, 23, 3218 Everett St., Apopka, DUI-unlawful blood alcohol, DUI-influence of alcohol or drugs.

Jorge Luis Morales, 41, 3629 Hogshead Rd., Apopka, drugs-possession of controlled substance without prescription; drug equipment-possession and/or use; out-of-county warrant.

Jose Alfonso Orellana Padilla, 27, 918 Little Ave., Apopka, moving traffic violation-driving while license suspended, habitual offender; moving traffic violation-driving while license suspended, revocation equivalent status 3rd subsequent violation.

Horacio Orlando, 19, 1754 Mid Summer Ave., Apopka, moving traffic violation-operate motor vehicle without valid license 1st conviction; loitering or prowling.

Felicitas Esperanza Ornelas, 24, 120 Bomber Rd., Winter Haven, fraud-impersonate false ID given to law enforcement officer; drugs-traffic fentanyl/fentanyl analogues 4 grams+.

Felicitas Esperanza Ornelas, 24, 134 W. Virgil St., Apopka, other agency warrant.

Juan Marcos Orona, 38, 120 Bomber Rd., Winter Haven, other agency warrant.

Samuel Rodriguez Cherena, 45, transient, Apopka, drugs-possession

of controlled substance without prescription (methamphetamine); other agency warrant (X2).

Lina Beatriz Rodriguez, 60, confidential, Apopka, battery-cause bodily harm.

Johnny Rosalan, 33, general delivery, Apopka, resist officer-obstruct without violence; burglary-unoccupied structure state of emergency/riot.

Angel Santos-Ortiz, 41, transient, Apopka, larceny-grand theft from posted construction site; loitering or prowling; burglary-unoccupied structure state of emergency/riot.

Shawn David Savage, 47, confidential, Apopka, simple assault-intent threat to do violence; robbery-no firearm or weapon.

Francisco Suc-Suc, 24, 48 W. Orange St., Apopka, loitering or prowling.

Tareck Aaron Tavares, 36, confidential, Apopka, battery-commit domestic battery by strangulation.

CITY OF APOPKA PUBLIC HEARING NOTICE SMALL-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 **Bill Maki** has made application relating to the following described property.

ORDINANCE NO. 3083

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 MIXED-USE TO RESIDENTIAL VERY LOW SUBURBAN FOR CERTAIN REAL PROPERTY OWNED BY ROSEVILLE FARMS, LLC; GENERALLY LOCATED NORTH OF PONKAN ROAD, EAST OF PONKAN PINES ROAD AND WEST OF JASON DWELLEY PARKWAY; COMPRISING 28.44 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

ORDINANCE NO. 3084

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM MU-ES-GT (MIXED-USE – GATEWAY – EAST SHORE) TO RSF-1B (RESIDENTIAL SINGLE-FAMILY – LARGE LOT) FOR CERTAIN REAL PROPERTY OWNED BY ROSEVILLE FARMS, LLC; GENERALLY LOCATED NORTH OF PONKAN ROAD, EAST OF PONKAN PINES ROAD AND WEST OF JASON DWELLEY PARKWAY; COMPRISING 28.44 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 19-20-28-0000-00-010
Contains: 28.44 +/- 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, November 12, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Numbers 3083 and 3084 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, December 4, 2024 beginning at 1:30 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

October 18, 2024
Publish: The Apopka Chief

177487

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 **Kelly Park Road Property LLC** has made application relating to the following described property.

ORDINANCE NO. 3076

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 RESIDENTIAL VERY LOW SUBURBAN TO MIXED-USE FOR CERTAIN REAL PROPERTY GENERALLY LOCATED SOUTH OF W. KELLY PARK ROAD, AND WEST OF CHANDLER ROAD, OWNED BY KELLY PARK ROAD PROPERTY, LLC COMPRISING 45.37 ACRES, MORE OR LESS, PROVIDING FOR SEVERABILITY; AND FOR AN EFFECTIVE DATE.

AND

ORDINANCE NO. 3077

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM RESIDENTIAL SINGLE-FAMILY ESTATE (RSF-1A) TO KPI-MU WITH AN ASSIGNMENT OF TRANSITION OVERLAY, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED SOUTH OF W. KELLY PARK ROAD AND WEST OF CHANDLER ROAD; OWNED BY KELLY PARK ROAD PROPERTY, LLC; COMPRISING 45.37 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 18-20-25-0000-00-058, 18-20-28-0000-00-102, 18-20-28-0000-00-122, 18-20-28-0000-00-123, 18-20-28-0000-00-027, 18-20-28-0000-00-138, 18-20-28-0000-00-001
Contains: 45.37 +/- 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, November 12, 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, November 20, 2024 beginning at 7:00 P.M. AND Wednesday, December 6, 2024 at 1:30 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, Florida 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

October 18, 2024
Publish: The Apopka Chief

177485

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City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 4.

Meeting Date: November 12, 2024

Department: Community Development

SUBJECT:

Legislative - Ordinance No. 3083 – Future Land Use Amendment – Roseville Wolf Lake Ranch Phase II

REQUEST:

Recommend approval of the Future Land Use Map Amendment from Mixed-Use to Residential Very Low Suburban for Roseville Wolf Lake Ranch Phase II.

SUMMARY:

Owner(s): Roseville Farms, LLC

Applicant(s): Bill Maki

Parcel Identification Number(s): 19-20-28-0000-00-010

Location: North of Ponkan Road east of Ponkan Pines Road and west of Jason Dwelley Parkway

Existing Future Land Use: Mixed-Use

Proposed Future Land Use: Residential Very Low Suburban

Existing Zoning: MU-ES-GT (Mixed-Use - East Shore - Gateway)

Existing Use(s): Residential Single-Family and Vacant

Density: 2 dwelling units per acre

Tract Size: 28.44 +/- acre(s)

Direction	Future Land Use	Zoning	Present Use
North	Residential Very Low Suburban	O (Office)	Apopka Northwest Recreation Facility
East	Institutional - Public Use	O	Apopka Northwest Recreation Facility
South	Residential Very Low Suburban	RSF-1B (Residential Single-Family — Large Lot)	Wolf Lake Ranch Phase I Residential Subdivision
West	Mixed-Use	MU-ES-GT (Mixed-Use – East Shore – Gateway)	Single-Family Residences

SUMMARY:

The subject property, which is approximately 28.44 acres in size 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, including Wolf Lake Ranch Phase I on the south. The properties to the north and south have future land use designations of Residential Very Low Suburban. The Future Land Use of RVLS allows 2 dwelling units per acre. According to the City's Comprehensive Plan, Future Land Use Element Policy 3.5 residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) will be restricted to no more than two dwelling units per acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan. This application is being processed simultaneously with an application to rezone the property

from MU-ES-GT (Mixed-Use – East Shore – Gateway) to RSF-1B (Residential Single-Family — Large Lot) Zoning District.

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:

- **Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;**
 - *Applicant response:* A Comprehensive Plan Amendment Justification Report has been submitted, which identifies goals, objectives and policies that support the proposed development. Please see Section 1.7 Consistency with the 2030 Comprehensive Plan, which demonstrates how the project aligns with the goals, objectives, and policies of City's Comprehensive Plan, furthering their vision for the City's development by establishing Future Land Use and Zoning Districts that are compatible with adjacent properties and the Wekiva Study Area. The proposed density at 2 du/acre is consistent with the RVLS Future Land Use Designation. The analysis of adjacent uses, levels of service, and comp plan policies, which is provided in the Report, demonstrates how the proposed development furthers the goals, objectives and policies of the comprehensive plan. The subdivision will be designed and constructed in conformance with the City's adopted Land Development Code and the Wekiva Study Area.
 - *Staff response:* Staff has no objection/comments.
- **Is in conflict with any provisions of the LDC;**
 - *Applicant's response:* The applicant is requesting to amend the existing Future Land Use Map designation (FLU) from Mixed Use (MU) to Very Low Density Suburban Residential (RVLS) and to amend the existing zoning from Mixed Use – Eastern Shore Gateway (MU-ES-GT) to RSF-1B that will reduce the potential residential density from the current 15 du/ac to 2 du/ac. This request is consistent with the Wekiva Study area policy that does not permit density for residential development north of Ponkan Rd, to be greater than 2 du/ac. The request has followed procedural requirements for processing the comprehensive plan amendment and rezoning and is consistent with the Land Development Code (LDC).
 - *Staff response:* Staff has no objection/comments.
- **Addresses a demonstrated community need;**
 - *Applicant's response:* According to the cities published statistical information, since 2014 the City of Apopka has experienced a significant increase in the number of residents that have relocated to the city. The current growth rate in the city averages 2.3% annually and the population has been projected to be approximately 60,510 residents by the end of 2024. The increase in population increases the demand for more housing opportunities to support the projected growth.
 - *Staff response:* Staff has no objection/comments.
- **Is required by changed conditions;**
 - *Applicant's response:* The subject site is located north of Ponkan Rd within the Wekiva Study Area. Residential development greater than 2 du/ac is not permitted on the subject site. The existing Future Land Use and Zoning require a higher residential density (15 du/ac) and commercial uses that would not be supported by the existing Wekiva Study Area policies. As such, the modification to the future land use and zoning is required. The applicant is proposing residential development that would be limited to a maximum of 2 du/ac consistent with the Wekiva Study Area. The siting of the Northwest Regional Park Complex and Wolf Lake Ranch Elementary and Middle School to the east validate the changing character of the area from rural to residential. The plan nursery on the subject property has closed down. The requested very low residential density development is consistent with the existing Wolf Lake Ranch subdivision to the south.
 - *Staff response:* Staff has no objection/comments.
- **Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;**
 - *Applicant's response:* The request to amend the existing FLU and Zoning from mixed use that requires commercial and higher density residential uses, to a very low density single-family residential community is consistent with the surrounding properties and character of this area of the City. Please see section 1.6 and table 1.6.1 of the Comprehensive Plan Amendment Justification Report for the existing and proposed uses surrounding the property.
 - *Staff response:* Staff has no objection/comments.
- **Would result in a logical and orderly development pattern;**

- *Applicant's response:* The proposed community will be phase 2 of the existing Wolf Lake Ranch community that has been under construction over the past year. With the change in future land use and zoning on the subject property, the applicant is proposing to expand the Wolf Lake Ranch community and provide phase 2 consistent with the residential development within Phase 1 of the community. The expansion, which will use the main entrance of the existing development on Ponkan Pines Road, will provide additional recreation, parks and open space, and will include an additional emergency access onto Ponkan Pines Road will result in a logical and orderly development pattern.
- *Staff response:* Staff has no objection/comments.
- **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:* An environmental assessment has been provided. Please see appendix A of the attached Comprehensive Plan Justification Report. The site was substantially builtout with greenhouses and drive aisles as its previous use was a plant nursery. Subdivision stormwater ponds are proposed in areas already being used for stormwater by the plant nursery. Tree saves are proposed around the perimeter of the property in the only areas where trees exist. The project will not result in significant adverse impacts on the natural environment.
 - *Staff response:* Staff has no objection/comments.
- **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 served by existing public facilities. The existing potable water, reclaim water and sanitary sewer will be extended from phase 1 of the Wolf Lake Ranch community to serve this phase of development. Stormwater will be designed to meet City and Water Management District requirements. A level of service/demand analysis has been provided with the attached Justification Report. Impact Fees will be paid at the time of home construction consistent with the City of Apopka's Land Development Code.
 - *Staff response:* Staff has no objection/comments.

SCHOOL CAPACITY REPORT:

Orange County Public Schools (OCPS) has indicated that capacity for the proposed development on this property is not available for all school levels, served by Wolf Lake Elementary, Wolf Lake Middle, and Apopka High Schools. It is deficient by 10.502, 5.546 and 7.847 students, respectively.

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 26, 2024.

PUBLIC HEARING SCHEDULE:

November 12, 2024 (5:30 P.M.) – Planning Commission
 December 4, 2024 (1:30 P.M.) – City Council, First Reading
 December 18, 2024 (7:00 P.M.) – City Council, Second Reading and Adoption

DULY ADVERTISED:

October 18, 2024 – Apopka Chief
 October 28, 2024 – Mailed Notifications to Adjacent Property and Posted Notice on the Property

LAND USE REPORT:

1. Relationship of adjacent properties

Direction	Future Land Use	Zoning	Present Use
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North	Residential Very Low Suburban	O (Office)	Apopka Northwest Recreation Facility
East	Institutional - Public Use	KPI-MU	Apopka Northwest Recreation Facility
South	Residential Very Low Suburban	RSF-1B (Residential Single-Family — Large Lot)	Wolf Lake Ranch Phase I Residential Subdivision
West	Mixed-Use	MU-ES-GT (Mixed-Use – East Shore – Gateway)	Single-family residences

2. Land Use Analysis

Roseville Wolf Lake Ranch Phase II is located north of Ponkan Road and east of Ponkan Pines Road, west-adjacent of the City's Northwest Recreation Facility. Land use of the subject property is being recommended for Residential Very Low Suburban two dwelling units per acre to be consistent with the Comprehensive Plan policies and Land Development Code. The property is approximately 28.44 acres in size and subject to standards 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 Mixed-Use to Residential Very Low Suburban is consistent with the terms of the JPA (Second Amendment).

City of Apopka Comprehensive Plan Policies: Future Land Use Element:

- Policy 3.5. Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) will be restricted to no more than two dwelling units per acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.
- Policy 3.1.c. The primary use shall be residential dwelling units up to 2 dwelling units per acre, elementary schools; middle schools; supporting infrastructure of less than two acres, neighborhood parks. Special exception uses shall include:
 - A. Institutional uses of five acres or less
 - B. High schools
 - C. Supporting infrastructure and public facilities of two acres or more
 - D. Horticultural nurseries as a primary use; Planned Development uses may include:
 - 1. All primary uses
 - 2. All special exception uses
 - 3. Neighborhood commercial uses at a rate not in excess of 25 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
 - 4. Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods.

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 be required as the development is over ten (10) acres.

Land Use Calculations:

CURRENT: Future Land Use – Mixed-Use (2 dwelling units per acre per FLUE Policy 3.5) 2 DU/AC X 28.44 acres = 56 dwelling units

PROPOSED: Future Land Use – Residential Very Low Suburban (2 dwelling units per acre) 2 DU X 28.44 acres = 56 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:

Recommends approval of the Future Land Use Map Amendment from Mixed-Use to Residential Very Low Suburban for Roseville Wolf Lake Ranch Phase II.

Recommended Motion – Planning Commission:

Find the proposed Change in Future Land Use designation from Mixed-Use to Residential Very 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.

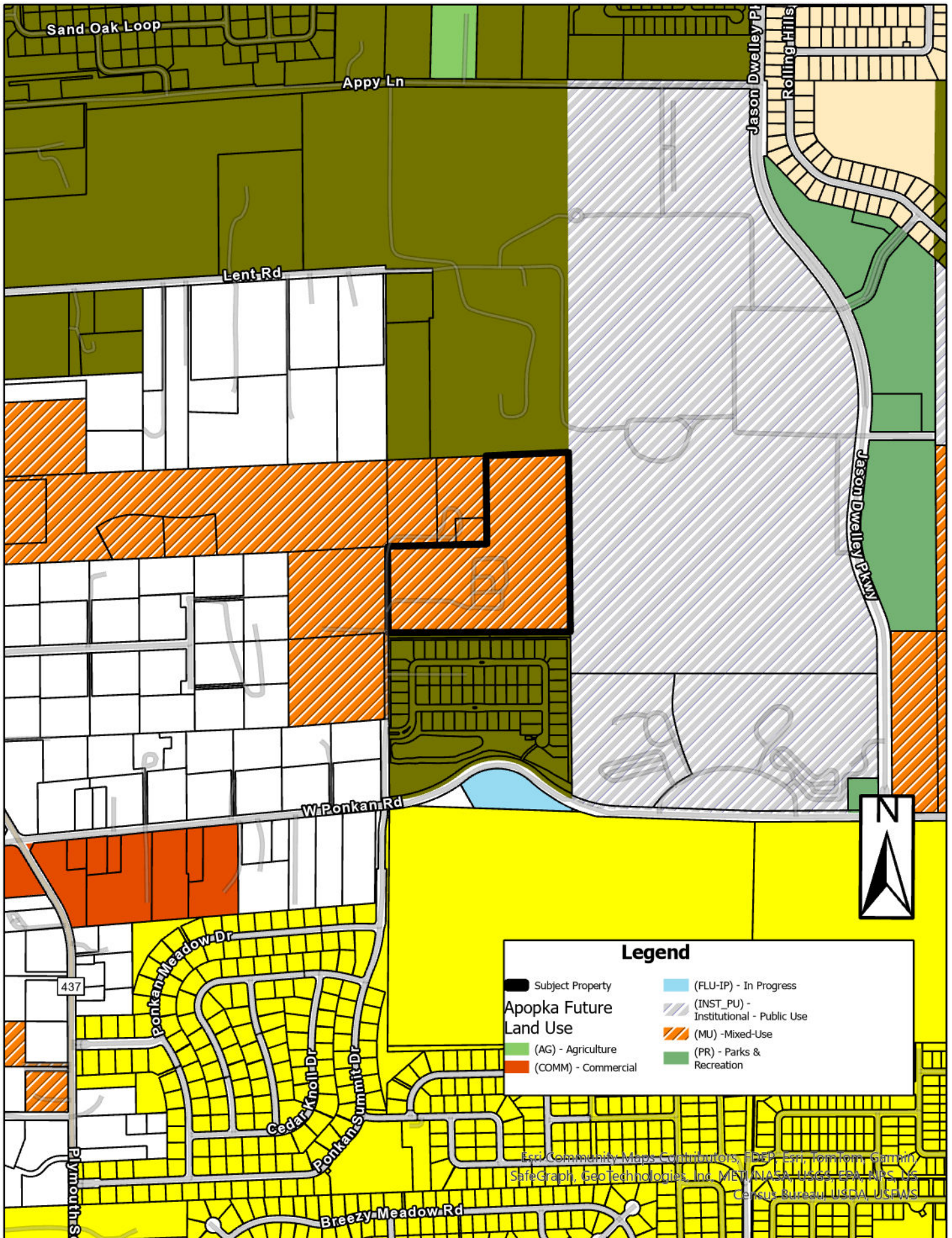
ATTACHMENTS:

1. Maps
2. Ordinance No 3083
3. Roseville - OCPS School Capacity Determination
4. Roseville - Comp Plan Report
5. Advertisement October 18

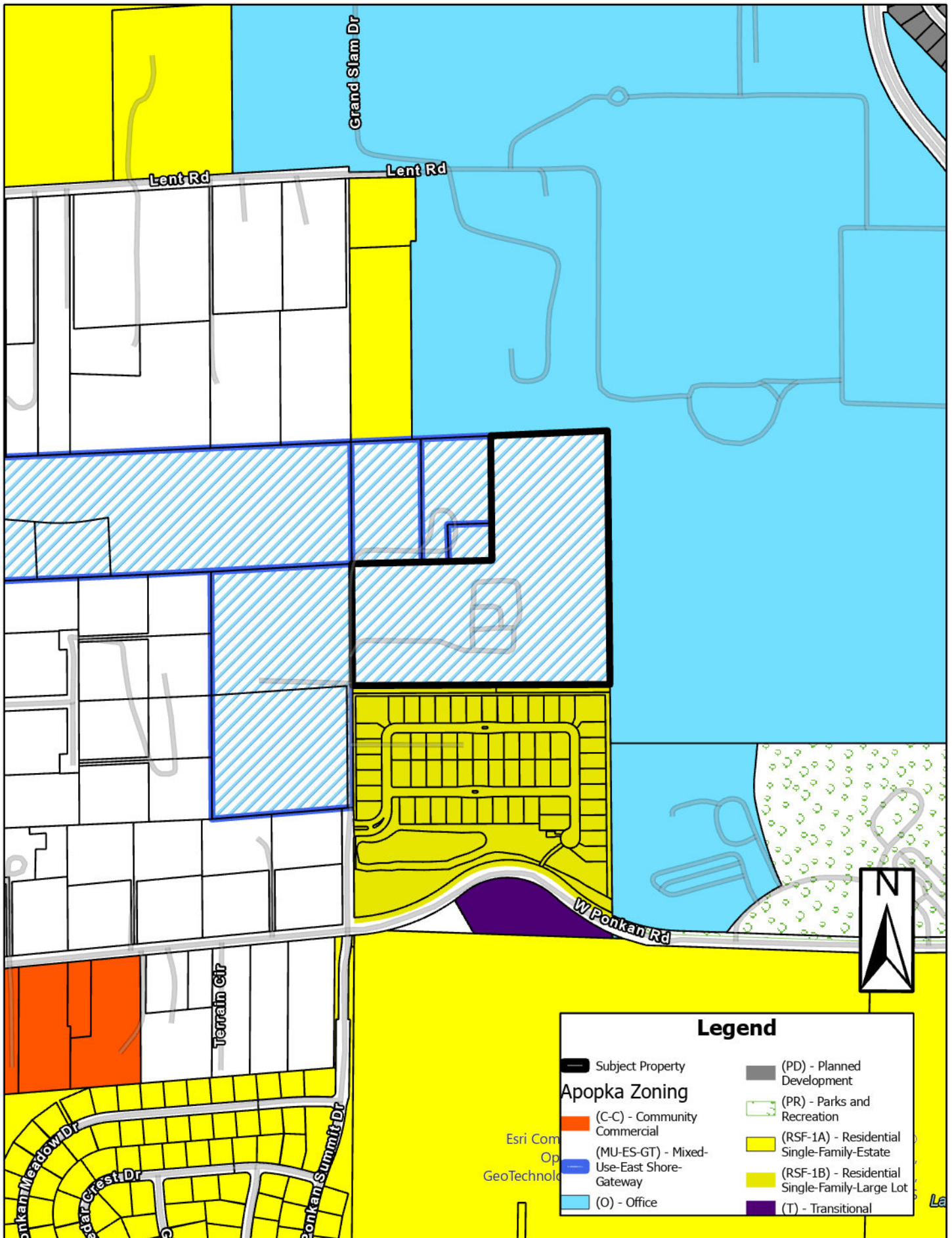
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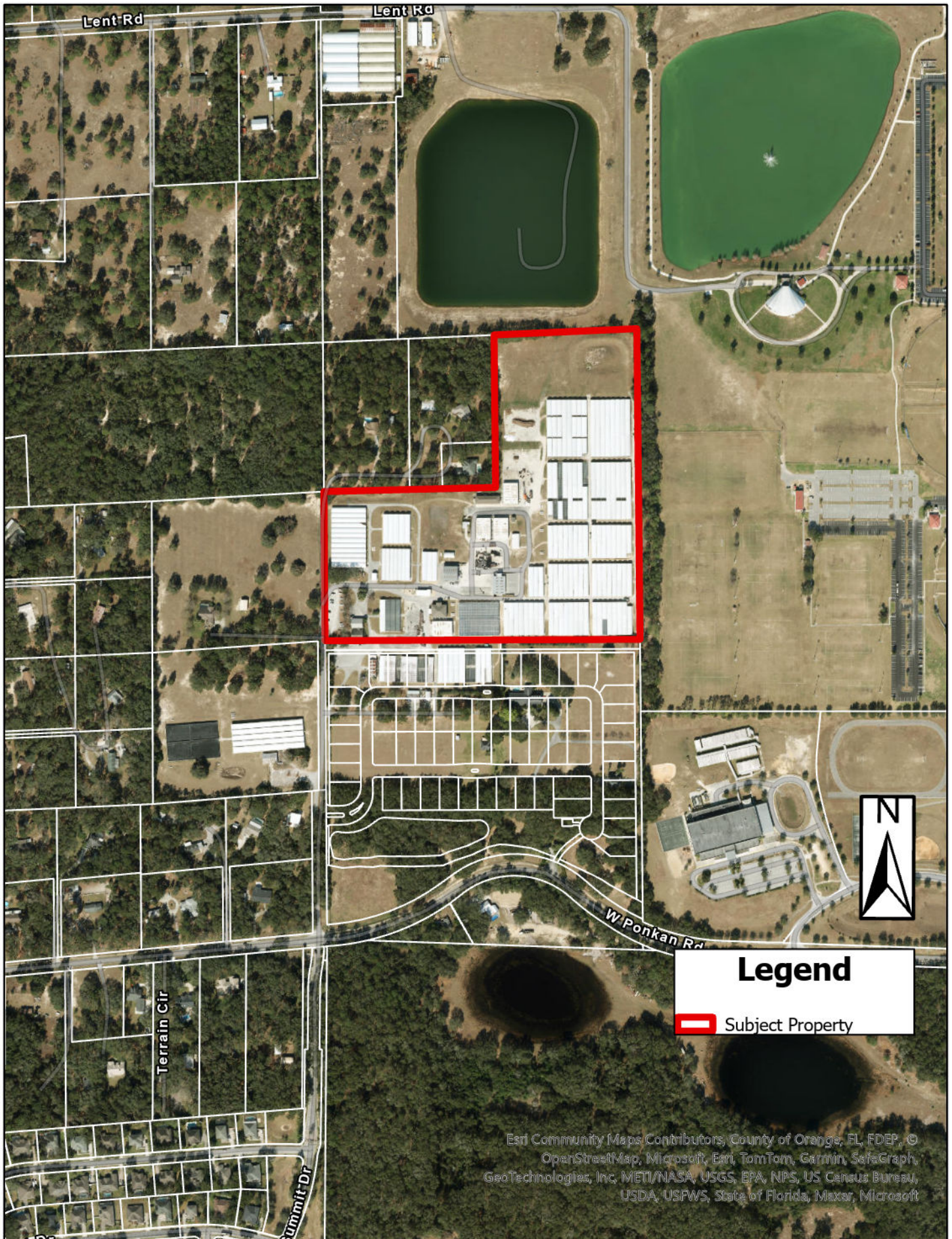
Future Land Use



Zoning



Aerial



Esri Community Maps Contributors, County of Orange, FL, FDEP, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,
USDA, USPWS, State of Florida, Maxar, Microsoft

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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 MIXED-USE TO RESIDENTIAL VERY LOW SUBURBAN FOR CERTAIN REAL PROPERTY OWNED BY ROSEVILLE FARMS, LLC; LOCATED NORTH OF PONKAN ROAD, EAST OF PONKAN PINES ROAD AND WEST OF JASON DWELLEY PARKWAY; COMPRISING 28.44 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 November 12, 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

ORDINANCE NO. 3083

PAGE 2

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 Mixed-Use to Residential Very Low Suburban for certain real property generally located east of Bradshaw Road and west of Hawthorne Avenue, comprising 28.44 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: December 4, 2024

READ SECOND TIME AND
ADOPTED: December 18, 2024

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: October 18, 2024

EXHIBIT “A”

Parcel Identification Number(s): 19-20-28-0000-00-010

Acreage: 28.44 +/- 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

August 30, 2024

E-MAIL: BMAKI@DALYDESIGN.COM

William Maki
Daly Design Group
913 N. Pennsylvania Ave
Winter Park, FL 32879

Application APK-24-014 Wolf Lake Ranch Roseville

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:	Wolf Lake Ranch Roseville
OCPS Completed Application Date:	08/27/24
Parcel #(s):	28-20-19-0000-00-010, 28-20-19-0000-00-009, 28-20-19-0000-00-039
Requested New Units (#):	SF: 59 MF: TH:
Vested Unit(s):	SF: MF: TH:
Total Project Units:	59
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 February 25, 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: Jean Sanchez, City of Apopka (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A



School Capacity Determination

User ID SV August 29, 2024 11:26:25

Project ID: CEA - APK - 24 - 014 Valid Until: February 25, 2025

Project Name: WOLF LAKE RANCH ROSEVILLE			
Unvested Units	Single Family Units:	59	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	10.502	5.546	7.847
	Adjusted Utilization	124.1%	123.9%	109.0%
	AVAILABLE/NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE
	Number of Seats to Mitigate	10.502	5.546	7.847

WOLF LAKE ES	
WOLF LAKE MS	
APOPKA HS	

September 13, 2024

Jean Sanchez
Planning Division
City of Apopka
120 E Main Street
Apopka, FL 32703

Re: Wolf Lake Ranch Roseville Community Meeting Summary Report

The following is the required written summary of the Community Meeting that was conducted on September 05, 2024 at 6:00 PM.

Overview:

The required community meeting for the Wolf Lake Ranch Roseville property was conducted on September 05, 2024 from 6pm to 6:30pm. Our design team, which included representatives from M/I Homes, Appian Civil Engineering, and the Daly Design Group facilitated the meeting to discuss the requested comprehensive plan amendment and rezoning for the proposed residential development on the subject site. This meeting was conducted consistent with the requirement of the Apopka LDC Section 2.4.2. The meeting was held via Microsoft Teams. The mailed invitations that were sent to property owners within 300' of the property boundary. The purpose of the meeting was to discuss any concerns or objections to the proposed Future Land Use Map Amendment and Rezoning of the 29.64 ac subject site.

Notified Landowners:

Thirteen (13) community meeting notifications were sent via certified mail on August 22, 2024. Notifications were mailed to the property owners within 300' of the property boundary.

A copy of the notification letter package and a list of notified property owners is attached to this summary letter **Appendix A**.

Community Meeting Attendees:

In total there were a total of 7 participants in the community meeting including the design team. Participants were asked to email Bill Maki at bmaki@dalydesign.com with any questions or comments. The meeting recording is available, if needed. A snapshot from the meeting video is included in **Appendix B** showing who was in attendance (as requested in DRC comments).

Representatives from the Design Team included:

Tina Demostene, AICP and Jimmy Palm, PE with M/I Homes,
Luke Classon, PE and TJ Moore with Appian Engineering,
Bill Maki, RLA with Daly Design Group.

Property Owner attendees included:

Chet and Cynthia Kennerly, 3445 Ponkan Pines Rd. Apopka FL 32712 (captchet820@aol.com)

Phone and Email communication:

Our team received no emails or phone calls regarding our application to amend the FLUM and Zoning on the subject site

Design Team presentation:

Our design team prepared a PowerPoint presentation to discuss the proposed process for amending the existing future land use and zoning to allow for very low-density single family residential development on the subject site, which would be consistent with the existing phase 1, Wolf Lake Ranch subdivision to the south.

The presentation included exhibits showing the existing and proposed Future Land Use Map. The existing and proposed zoning map for the property and the Conceptual site plan showing the proposed development and its relation to phase 1 of the overall Wolf Lake Ranch community. A copy of the presentation is attached to this report **Appendix B**.

Summary of concerns, issues and or problems expressed at the community meeting:

The community members asked what buffers would be provided on the north boundary of the subject property. The development team responded that they would provide buffers consistent with the City Land Development Code, including 6' tall PVC fence, consistent with the buffers and fence along the northern portion of Ponkan Pines Road in phase 1.

The community members who were in attendance for the meeting expressed concerns about the interruption of telephone and cable services to their properties due to site construction. The representatives for M/I Homes stated that if the residents were to have any issues that are caused by site construction, they should contact any of the team members (contact information provided in the PowerPoint) and they will be able to help address any concerns that may arise from the construction of phase 2.

The design team engineer explained to the residents how the existing utilities from phase 1 will be extended and what he will guide the development team to do to alleviate any potential disruption in services.

The community members asked the development team if the type, size and style of homes in phase 1 was planned to be used in Phase 2. The representatives from M/I Homes stated that the same type, style and product line up that was used in Phase 1 is proposed for phase 2. The residents seem pleased with the type of development being constructed in phase 1 and were not opposed to the expansion of the same on the subject property as phase 2.

To the best of our knowledge all topics and concerns expressed at the pre-application community meeting held on September 05, 2024, have been documented with this summary report.

Sincerely



William Maki, RLA
Project Manager
Daly Design Group

Cc: Tina Demostene
Jimmy Palm
Luke Classon
TJ Moore



Appendix A



daly design group inc
phone 407.740.7373

- 913 N Pennsylvania Ave
- www.dalydesign.com

- Winter Park, fl 32789
- corp la lic 0000384

August 20, 2024

Re: Community Meeting Notification Letter

Dear Property Owner:

Daly Design Group would like to invite you to attend a virtual community meeting to discuss an application to amend the Future Land Use (FLU) from Mixed-Use (up to 15 du/ac) to Residential Very Low Suburban (RVLS) (up to 2 du/ac) and the zoning from MU-ES-GT (Mixed-Use – East Shore - Gateway) to RSF-1B (Residential Single-Family - Large Lot) district on the 29.64 ac site located north of the Wolf Lake Subdivision. The community meeting will be virtual meeting held online at the following date and time:

**Wolf Lake Ranch Roseville
Community Awareness and Participation Meeting
Tuesday September 5, 2024, at 6:00 PM – 7:15 PM**

Join Meeting

Please join the meeting from your computer, tablet or smartphone.

Microsoft Teams Meeting

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID: [216 923 945 89](#)

Passcode: [xVN6v3](#)

You can also dial in using your phone.

United States:

[+1 213-458-8567](#)

Phone conference ID:

[409 274 078#](#)

The proposed subdivision will be incorporated into the Wolf Lake Ranch subdivision and will be developed as Phase 2 of the community. Access to the site will be via the existing gated entrance for Wolf Lake Ranch that is located on Ponkan Pines Road. A secondary emergency access connection to Ponkan Pines Road is proposed on the western boundary of the site. The proposed community will be comprised of detached large lot single-family homes, stormwater retention and open space areas.

The community meeting is an opportunity to discuss the proposed FLU amendment and rezoning to address any comments and concerns you may have regarding this proposal. If you are unable to attend the virtual meeting, please feel free to email your comments to Bill Maki at bmaki@dalydesign.com or call the office at (407) 740-7373 if you have any questions regarding the proposed application. We look forward to hearing from you or virtually meeting you to discuss the proposed development.

Sincerely

William Maki

Project Manager

daly design group

Attachments: Location Map, Aerial Map & conceptual site plan.





daly design group

Urban Planning · Landscape Architecture · Project Management

913 N Pennsylvania Ave, Winter Park, Florida 32789

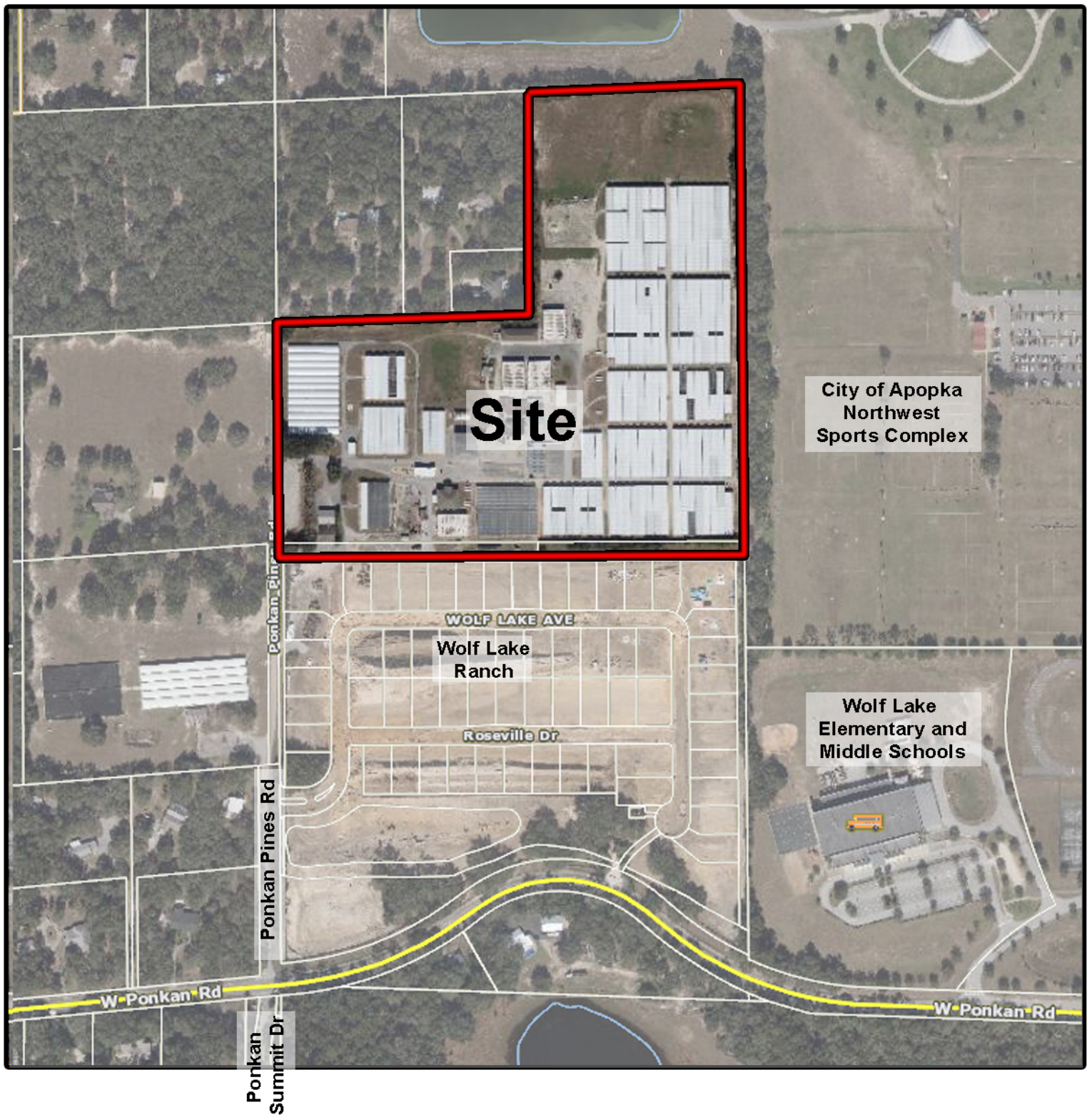
Phone 407.740.7373 · www.dalydesign.com

Job No.: 21251-2 Scale: nts Date: 07.12.2024

Wolf Lake Roseville Apopka, Florida

Location Map





Wolf Lake Roseville Apopka, Florida

Aerial Photo



daly design group

Urban Planning · Landscape Architecture · Project Management

913 N Pennsylvania Ave, Winter Park, Florida 32789

Phone 407.740.7373 · www.dalydesign.com

Job No.: 21251-2 Scale: nts Date: 08.12.2024



Appendix B



daly design group inc
phone 407.740.7373

- 913 N Pennsylvania Ave
- www.dalydesign.com

- Winter Park, fl 32789
- corp la lic 0000384

7
Attended

5:46 PM - 6:26 PM
Start and end time

39m 9s
Meeting duration

25m 9s
Average attendance time

Participants

Name	First join	Last leave	In-meeting duration	Role
BM Bill Maki bmaki@dalydesign.com	5:46 PM	6:26 PM	39m 7s	Organizer
TM TJ Moore (External) tmoore@appianfl.com	5:54 PM	6:22 PM	27m 57s	Presenter
TD Tina Demostene tdemostene@mihomes.com	5:56 PM	6:25 PM	29m 18s	Presenter
CK Chet Kennerly (Unverified)	5:58 PM	6:25 PM	27m 30s	Presenter
LC Luke M. Classon (External) lclasson@appianfl.com	5:59 PM	6:26 PM	26m 34s	Presenter
JP Jimmy Palm jpalm@mihomes.com	6:01 PM	6:26 PM	24m 20s	Presenter

Moore: It is important for all trouble spots in District 2 to be reported

Continued from page 2A

stations. No one wants sewage to back up into homes.

Then it is important to work with Duke Energy to remove trees tangled in power lines. Never try to remove trees near power lines yourself. In fact, Duke is called even before the public works team can start cutting tree limbs. We lost a precious man in the Pine Hills area who touched a live wire.

A special shout-out to our manager of ponds, Jeff

Charles. He answered myriad calls about breached ponds, swollen drain wells, and the like. All his team’s hard work matters in an instant, during severe flooding. He makes sure ponds are well-maintained. This means more than just cutting grass. They manage soil conditions, excess debris, and pond wall integrity.

As to having the stamina to prepare for a hurricane, I found more and more elderly people without family or friends to assist in this process. It is vi-

tal we understand the limitations of our neighbors and show some concern. The most successful neighborhoods are well acquainted with and offer to meet specific needs like filling sandbags, moving outside furniture, providing generators, etc.

For many of you that have flooding in low-lying areas, some of these areas were built prior to codes which limit construction adjacent to wetlands. Have you checked the 100-year flood zone map? Flooding occurred in many flood

zones and areas next to wetlands.

Then there are those areas with long, systemic flooding issues. Again, roadways that are in low-lying areas will always fill up with water and will naturally recede after a storm. Yes, in some cases expensive fixes would be preferable. However, it is challenging to find the millions of dollars necessary for remediation.

A few special cases, I would like to mention. Remember, either I or the county staff have visited trouble spots in District 2 by now. I welcome you reporting problems when you first view them. This morning, I visited a sink hole off Beggs Road. I found the contractor and county staff had just remedied the sink hole.

As for the major flooding, that is simply difficult. The ground is saturated and in the case of the Pinto Road area, the water cannot drain due to a lack of capacity in Lake Gandy.

When Pine Hills Road was built, they left homes lower than the road. I wish I had been on the BCC at the time. Staff is working on short-term pumping in this area of Lockhart. I will follow up with discussions of any long-term solutions.

If you haven’t studied how water drains in northwest Orange County, I will give you a short primer. We drain to the St. John’s River and out to the Atlantic Ocean through Jacksonville. Pine Hills drains to Lockhart and then up the Little Wekiva River. Apopka drains either towards the Wekiva River or to Lake

Apopka.

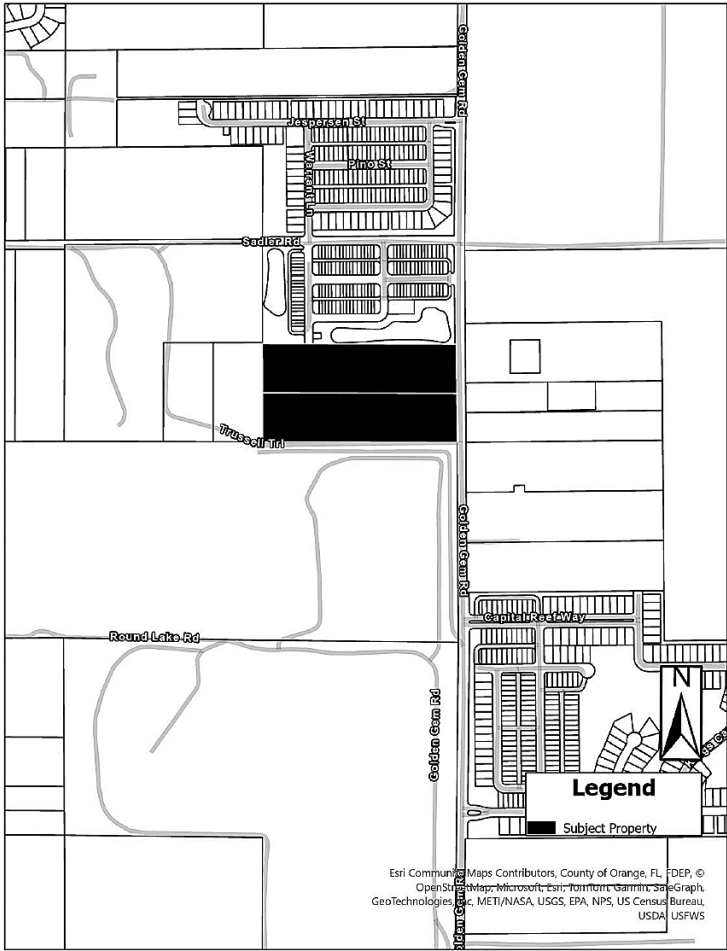
On a personal note, during the hurricane I had too much water draining into my home’s foundation. I have a compost pile which I can repurpose to raise up these few areas. I also experienced water intrusion through a few window seals. So, I will be recaulking the windows. And sorry to say, I have a broken window I never fixed from when my then teenage daughter sneaked in. It leaked and I had to put towels in that windowsill. She is now the mother of three of my grandchildren. Yes, a lack of maintenance and repairs can haunt any of us.

So, I encourage you to evaluate what went well and what didn’t. Now is the best time to make the necessary repairs and complete needed maintenance.

CITY OF APOPKA PUBLIC HEARING NOTICE SMALL-SCALE 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 **G L Summitt Engineering, Inc. c/o Geoffrey L. Summitt, P.E.** has made application relating to the following described property.

ORDINANCE NO. 3074
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; OWNED BY TIMOTHY BURCHFIELD, ROBERT AND STACY MOSS; LOCATED WEST OF GOLDEN GEM ROAD, SOUTH OF NIGHTSHADE GROVE LANE AND SADLER ROAD; COMPRISING 19.76 ACRES, MORE OR LESS; PROVIDING FOR 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 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, November 12, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3074 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, December 4, 2024 beginning at 1:30 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

October 18, 2024

Publish: The Apopka Chief

177486

Byrd: Everyone is to be thanked

Continued from page 2A

and they were cared for by the wonderful staff including principal Lyle Heinz. Thank you to those who helped make that shelter available to the community.

After a storm passes, the district staff immediately assesses all the properties to check for damage. Sometimes, schools are not able to open right away depending on damage, power outages, and other factors. This time, we were quite lucky as there didn’t appear to be any significant damage to any of the buildings.

We did have several schools without power, but those schools were back online by Monday. Quite remarkable considering the massive power outages in our area.

Roads and routes to schools also have to be checked and cleared as well to be sure that buses can safely get our children to school. All bus drivers drive the routes a couple of times before schools are back in session to make sure bus stops and routes are cleared of debris.

There is tremendous teamwork and coordination

as well as extra hours of work from the district level to the school level to get our schools through these storms.

I want to personally thank everyone who had a hand in getting us through this storm. Thank you for your time, effort and efficiency in ensuring our *public school* buildings are kept as safe as possible and that our students can return as quickly as possible.

Let’s hope this is the last storm we have to deal with this hurricane season!

Hayden: Vote NO on abortion

Continued from page 2A

no ability to respond.

During the Nuremberg Trials the defense argued that the accused murderers of over six million Jews, Christians, Blacks, and other races whom they judged as inferior, were just following the laws of their nation. One of the prosecutors silenced that argument with the comment, “Are we not under a much higher law than that of men?” Rudolf Hess, and the rest of the hierarchy of the Nazi movement were sentenced to hang because of that higher law.

Whether the abortionist wins the vote or not, there is coming a day when we all will be judged by that higher law.

When I was a child, the norm was for parents to have at least three children. The formula was to replace the parents and then have one more for unforeseen loss of one to sickness, accident, or other factors. In an interview the other day, former President Bill Clinton postulated that since the

birth rate in America is not sufficient to keep up with job demands for workers, immigration is imperative!

Here we are in America talking about murdering babies in the womb as if it is absolutely necessary for a woman’s health but, in reality, most abortions are chosen for selfish reasons. Around 40 percent of people in a 2013 study mentioned a financial reason for needing an abortion.

Most of them had general financial concerns or said they could not afford to support a child. Almost one-third (31percent) of study respondents gave reasons relating to their partner.

I wonder – why would you choose someone for sexual gratification, knowing your partner would not be suitable as a responsible parent, and not use prophylactics? The answer is, abortion is available and if a baby would inconvenience you, just get rid of it!

Former President Bill Clinton stated *our birth rate is too low*, so we need

immigration; and, out of the other side of the Democratic Party’s mouth comes the call for *freedom for abortion for all*, without any restrictions as to age, reason, use of taxpayer funds, or any governmental or parental intervention.

When Roe vs Wade was overturned, there was so much ruckus about how women were going to suffer because of that Supreme Court decision, and the truth be told, all they did was follow the Constitutional guidelines and returned control of that legislation back to the individual states, where the Constitution says it belongs.

Before you vote on Amendment Four, do your own research. Don’t listen to all the rhetorical garbage used for promoting abortion.

And, by the way, what happens to the aborted baby. Who or what benefits from that whole baby or its pieces?

Make up your own mind, then 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 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

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 October 6-12, the Apopka Police Department received 1,623 calls for service, responded to 28 crashes, issued 20 citations, and made 25 arrests. Juveniles were charged with public order crimes-unauthorized use of 911 services; resist officer-obstruct without violence; probation violation-child in violation of imposed conditions; other agency warrant (X2).

The following adults

were arrested and charged: Manuel Caal, 26, 48 W. Orange Ave., Apopka, loitering or prowling. Ricardo Chsivalan-imul, 49, transient, Apopka, loitering or prowling; burglary-unoccupied structure state of emergency/riot; larceny-grand theft from posted construction site.

Jordan Dru Euwitt, 24, 2331 South Bumby Avenue, Orlando, larceny-grand theft from posted construction site; loitering or prowling; burglary-unoccupied structure state of emergency/riot.

Ricky Alberto Fernandez, 36, confidential, Casselberry, battery-cause bodily harm; battery-commit domestic battery by strangulation.

Saul Garcia, 34, transient, Apopka, loitering or prowling; burglary-unoccupied structure state of emergency/riot; larceny-grand theft from posted construc-

tion site. Pedro Arturo Gomez, 29, 1222 E. Surf Ave., Apopka, resist officer-obstruct without violence (X2); animal cruelty-touch/strike/cause harm police/fire/sar animal; fraud-impersonate false ID given to law enforcement officer.

Rosemeber Gomez, 38, 1222 E. Surf Ave., Apopka, burglary-unoccupied structure state of emergency/riot; resist officer-obstruct without violence.

Jeromino Guzman-Moreno, 24, general delivery, Apopka, resist officer-obstruct without violence; burglary -unoccupied structure, state of emergency/riot.

Michael Domingo Hernandez, 33, 203 S. Christiana Ave., Apopka, drugs-deliver/distribute, deliver controlled substance schedule I; drugs-possession of controlled substance without prescription (fentanyl); drug equipment-possession and/or use; other agency warrant (X3).

Johnny Dale Hooks,

53, transient, Apopka, drugs-possession of controlled substance without prescription (methamphetamine); drug equipment-possession and/or use.

Heather Brianna Kirby, 35, 27 E. Sandpiper St., Apopka, drugs-possession of controlled substance without prescription (methamphetamine); drugs-possession of controlled substance without prescription (alazopram); public order crimes-unauthorized use of 911 services.

Gary Eugene Lane, 62, transient, Apopka, resist officer-obstruct without violence; loitering or prowling.

Marcos Tomas Marre-ro Mesa, 23, 3218 Everett St., Apopka, DUI-unlawful blood alcohol, DUI-influence of alcohol or drugs.

Jorge Luis Morales, 41, 3629 Hogshead Rd., Apopka, drugs-possession of controlled substance without prescription; drug equipment-possession and/or use; out-of-county warrant.

Jose Alfonso Orellana Padilla, 27, 918 Little Ave., Apopka, moving traffic violation-driving while license suspended, habitual offender; moving traffic violation-driving while license suspended, revocation equivalent status 3rd subsequent violation.

Horacio Orlando, 19, 1754 Mid Summer Ave., Apopka, moving traffic violation-operate motor vehicle without valid license 1st conviction; loitering or prowling.

Felicitas Esperanza Ornelas, 24, 120 Bomber Rd., Winter Haven, fraud-impersonate false ID given to law enforcement officer; drugs-traffic fentanyl/fentanyl analogues 4 grams+.

Felicitas Esperanza Ornelas, 24, 134 W. Virgil St., Apopka, other agency warrant.

Juan Marcos Orona, 38, 120 Bomber Rd., Winter Haven, other agency warrant.

Samuel Rodriguez Cherena, 45, transient, Apopka, drugs-possession

of controlled substance without prescription (methamphetamine); other agency warrant (X2).

Lina Beatriz Rodriguez, 60, confidential, Apopka, battery-cause bodily harm.

Johnny Rosalan, 33, general delivery, Apopka, resist officer-obstruct without violence; burglary-unoccupied structure state of emergency/riot.

Angel Santos-Ortiz, 41, transient, Apopka, larceny-grand theft from posted construction site; loitering or prowling; burglary-unoccupied structure state of emergency/riot.

Shawn David Savage, 47, confidential, Apopka, simple assault-intent threat to do violence; robbery-no firearm or weapon.

Francisco Suc-Suc, 24, 48 W. Orange St., Apopka, loitering or prowling.

Tareck Aaron Tavares, 36, confidential, Apopka, battery-commit domestic battery by strangulation.

CITY OF APOPKA PUBLIC HEARING NOTICE SMALL-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 **Bill Maki** has made application relating to the following described property.

ORDINANCE NO. 3083

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 MIXED-USE TO RESIDENTIAL VERY LOW SUBURBAN FOR CERTAIN REAL PROPERTY OWNED BY ROSEVILLE FARMS, LLC; GENERALLY LOCATED NORTH OF PONKAN ROAD, EAST OF PONKAN PINES ROAD AND WEST OF JASON DWELLEY PARKWAY; COMPRISING 28.44 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

ORDINANCE NO. 3084

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM MU-ES-GT (MIXED-USE – GATEWAY – EAST SHORE) TO RSF-1B (RESIDENTIAL SINGLE-FAMILY – LARGE LOT) FOR CERTAIN REAL PROPERTY OWNED BY ROSEVILLE FARMS, LLC; GENERALLY LOCATED NORTH OF PONKAN ROAD, EAST OF PONKAN PINES ROAD AND WEST OF JASON DWELLEY PARKWAY; COMPRISING 28.44 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 19-20-28-0000-00-010
Contains: 28.44 +/- 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, November 12, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Numbers 3083 and 3084 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, December 4, 2024 beginning at 1:30 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

October 18, 2024
Publish: The Apopka Chief

177487

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 **Kelly Park Road Property LLC** has made application relating to the following described property.

ORDINANCE NO. 3076

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 RESIDENTIAL VERY LOW SUBURBAN TO MIXED-USE FOR CERTAIN REAL PROPERTY GENERALLY LOCATED SOUTH OF W. KELLY PARK ROAD, AND WEST OF CHANDLER ROAD, OWNED BY KELLY PARK ROAD PROPERTY, LLC COMPRISING 45.37 ACRES, MORE OR LESS, PROVIDING FOR SEVERABILITY; AND FOR AN EFFECTIVE DATE.

AND

ORDINANCE NO. 3077

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM RESIDENTIAL SINGLE-FAMILY ESTATE (RSF-1A) TO KPI-MU WITH AN ASSIGNMENT OF TRANSITION OVERLAY, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED SOUTH OF W. KELLY PARK ROAD AND WEST OF CHANDLER ROAD; OWNED BY KELLY PARK ROAD PROPERTY, LLC; COMPRISING 45.37 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 18-20-25-0000-00-058, 18-20-28-0000-00-102, 18-20-28-0000-00-122, 18-20-28-0000-00-123, 18-20-28-0000-00-027, 18-20-28-0000-00-138, 18-20-28-0000-00-001
Contains: 45.37 +/- 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, November 12, 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, November 20, 2024 beginning at 7:00 P.M. AND Wednesday, December 6, 2024 at 1:30 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, Florida 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

October 18, 2024
Publish: The Apopka Chief

177485

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City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 5.

Meeting Date: November 12, 2024

Department: Community Development

SUBJECT:

Quasi-Judicial - Ordinance No. 3084 – Change of Zoning – Roseville Wolf Lake Ranch Phase II

REQUEST:

Recommend approval of the Change of Zoning from MU-ES-GT (Mixed-Use - East Shore - Gateway) to RSF-1B (Residential Single-Family - Large Lot) for Roseville Wolf Lake Ranch Phase II.

SUMMARY:

Owner(s): Roseville Farms, LLC

Applicant(s): Bill Maki

Parcel Identification Number(s): 19-20-28-0000-00-010

Location: North of Ponkan Road east of Ponkan Pines Road and west of Jason Dwelley Parkway

Existing Future Land Use: Mixed-Use

Existing Zoning: MU-ES-GT (Mixed-Use - East Shore - Gateway)

Proposed Zoning: RSF-1B (Residential Single-Family - Large Lot)

Existing Use(s): Residential Single-Family and Vacant

Density: 2 dwelling units per acre

Tract Size: 28.44 +/- acre(s)

Direction	Future Land Use	Zoning	Present Use
North	Residential Very Low Suburban	O (Office)	Apopka Northwest Recreation Facility
East	Institutional - Public Use	O	Apopka Northwest Recreation Facility
South	Residential Very Low Suburban	RSF-1B (Residential Single-Family — Large Lot)	Wolf Lake Ranch Phase I Residential Subdivision
West	Mixed-Use	MU-ES-GT (Mixed-Use – East Shore – Gateway)	Single-Family Residences

SUMMARY:

The subject property, which is approximately 28.44 acres in size and is currently used as a single-family residence. The applicant is requesting a Change of Zoning of the property to be consistent and comparable with the surrounding properties, including Wolf Ranch Phase I on the south. This application is being processed simultaneously with an application to change the future land use designation of the property from Mixed-Use. This proposed zoning is compatible with the proposed FLU designation of Residential Very Low Suburban.

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:

- **Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;**
 - *Applicant response:* A Comprehensive Plan Amendment Justification Report has been submitted, which identifies goals, objectives and policies that support the proposed development. Please see Section 1.7 Consistency with the 2030 Comprehensive Plan, which demonstrates how the project aligns with the goals, objectives, and policies of City's Comprehensive Plan, furthering their vision for the City's development by establishing Future Land Use and Zoning Districts that are compatible with adjacent properties and the Wekiva Study Area. The proposed density at 2 du/acre is consistent with the RVLS Future Land Use Designation. The analysis of adjacent uses, levels of service, and comp plan policies, which is provided in the Report, demonstrates how the proposed development furthers the goals, objectives and policies of the comprehensive plan. The subdivision will be designed and constructed in conformance with the City's adopted Land Development Code and the Wekiva Study Area.
 - *Staff response:* Staff has no objection/comments.
- **Is in conflict with any provisions of the LDC;**
 - *Applicant's response:* The applicant is requesting to amend the existing Future Land Use Map designation (FLU) from Mixed Use (MU) to Very Low Density Suburban Residential (RVLS) and to amend the existing zoning from Mixed Use – Eastern Shore Gateway (MU-ES-GT) to RSF-1B that will reduce the potential residential density from the current 15 du/ac to 2 du/ac. This request is consistent with the Wekiva Study area policy that does not permit density for residential development north of Ponkan Rd, to be greater than 2 du/ac. The request has followed procedural requirements for processing the comprehensive plan amendment and rezoning and is consistent with the Land Development Code (LDC).
 - *Staff response:* Staff has no objection/comments.
- **Addresses a demonstrated community need;**
 - *Applicant's response:* According to the cities published statistical information, since 2014 the City of Apoka has experienced a significant increase in the number of residents that have relocated to the city. The current growth rate in the city averages 2.3% annually and the population has been projected to be approximately 60,510 residents by the end of 2024. The increase in population increases the demand for more housing opportunities to support the projected growth.
 - *Staff response:* Staff has no objection/comments.
- **Is required by changed conditions;**
 - *Applicant's response:* The subject site is located north of Ponkan Rd within the Wekiva Study Area. Residential development greater than 2 du/ac is not permitted on the subject site. The existing Future Land Use and Zoning require a higher residential density (15 du/ac) and commercial uses that would not be supported by the existing Wekiva Study Area policies. As such, the modification to the future land use and zoning is required. The applicant is proposing residential development that would be limited to a maximum of 2 du/ac consistent with the Wekiva Study Area. The siting of the Northwest Regional Park Complex and Wolf Lake Ranch Elementary and Middle School to the east validate the changing character of the area from rural to residential. The plan nursery on the subject property has closed down. The requested very low residential density development is consistent with the existing Wolf Lake Ranch subdivision to the south.
 - *Staff response:* Staff has no objection/comments.
- **Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;**
 - *Applicant's response:* The request to amend the existing FLU and Zoning from mixed use that requires commercial and higher density residential uses, to a very low density single-family residential community is consistent with the surrounding properties and character of this area of the City. Please see section 1.6 and table 1.6.1 of the Comprehensive Plan Amendment Justification Report for the existing and proposed uses surrounding the property.
 - *Staff response:* Staff has no objection/comments.
- **Would result in a logical and orderly development pattern;**
 - *Applicant's response:* The proposed community will be phase 2 of the existing Wolf Lake Ranch community that has been under construction over the past year. With the change in future land use and zoning on the subject property, the applicant is proposing to expand the Wolf Lake Ranch community and provide phase 2 consistent with the residential development within Phase 1 of the community. The expansion, which will use the main entrance of the existing development on Ponkan Pines Road, will provide additional recreation, parks and open space, and will include an

additional emergency access onto Ponkan Pines Road will result in a logical and orderly development pattern.

- Staff response: Staff has no objection/comments.
- **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:* An environmental assessment has been provided. Please see appendix A of the attached Comprehensive Plan Justification Report. The site was substantially builtout with greenhouses and drive aisles as its previous use was a plant nursery. Subdivision stormwater ponds are proposed in areas already being used for stormwater by the plant nursery. Tree saves are proposed around the perimeter of the property in the only areas where trees exist. The project will not result in significant adverse impacts on the natural environment.
 - *Staff response:* Staff has no objection/comments.
- **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 served by existing public facilities. The existing potable water, reclaim water and sanitary sewer will be extended from phase 1 of the Wolf Lake Ranch community to serve this phase of development. Stormwater will be designed to meet City and Water Management District requirements. A level of service/demand analysis has been provided with the attached Justification Report. Impact Fees will be paid at the time of home construction consistent with the City of Apopka's Land Development Code.
 - *Staff response:* Staff has no objection/comments.

SCHOOL CAPACITY REPORT:

Orange County Public Schools (OCPS) has indicated that capacity for the proposed development on this property is not available for all school levels, served by Wolf Lake Elementary, Wolf Lake Middle, and Apopka High Schools. It is deficient by 10,502, 5,546 and 7,847 students, respectively.

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 26, 2024.

PUBLIC HEARING SCHEDULE:

November 12, 2024 (5:30 P.M.) – Planning Commission
December 4, 2024 (1:30 P.M.) – City Council, First Reading
December 18, 2024 (7:00 P.M.) – City Council, Second Reading and Adoption

DULY ADVERTISED:

October 18, 2024 – Apopka Chief
October 28, 2024 – Mailed Notifications to Adjacent Property and Posted Notice on the Property.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Development Review Committee:

Recommends approval of the Change in Zoning from MU-ES-GT (Mixed-Use - East Shore - Gateway) to RSF-1B (Residential Single-Family - Large Lot) for Roseville Wolf Lake Ranch Phase II, 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 Zoning from MU-ES-GT (Mixed-Use - East Shore - Gateway) to RSF-1B (Residential Single-Family - 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 Future Land Use, 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.

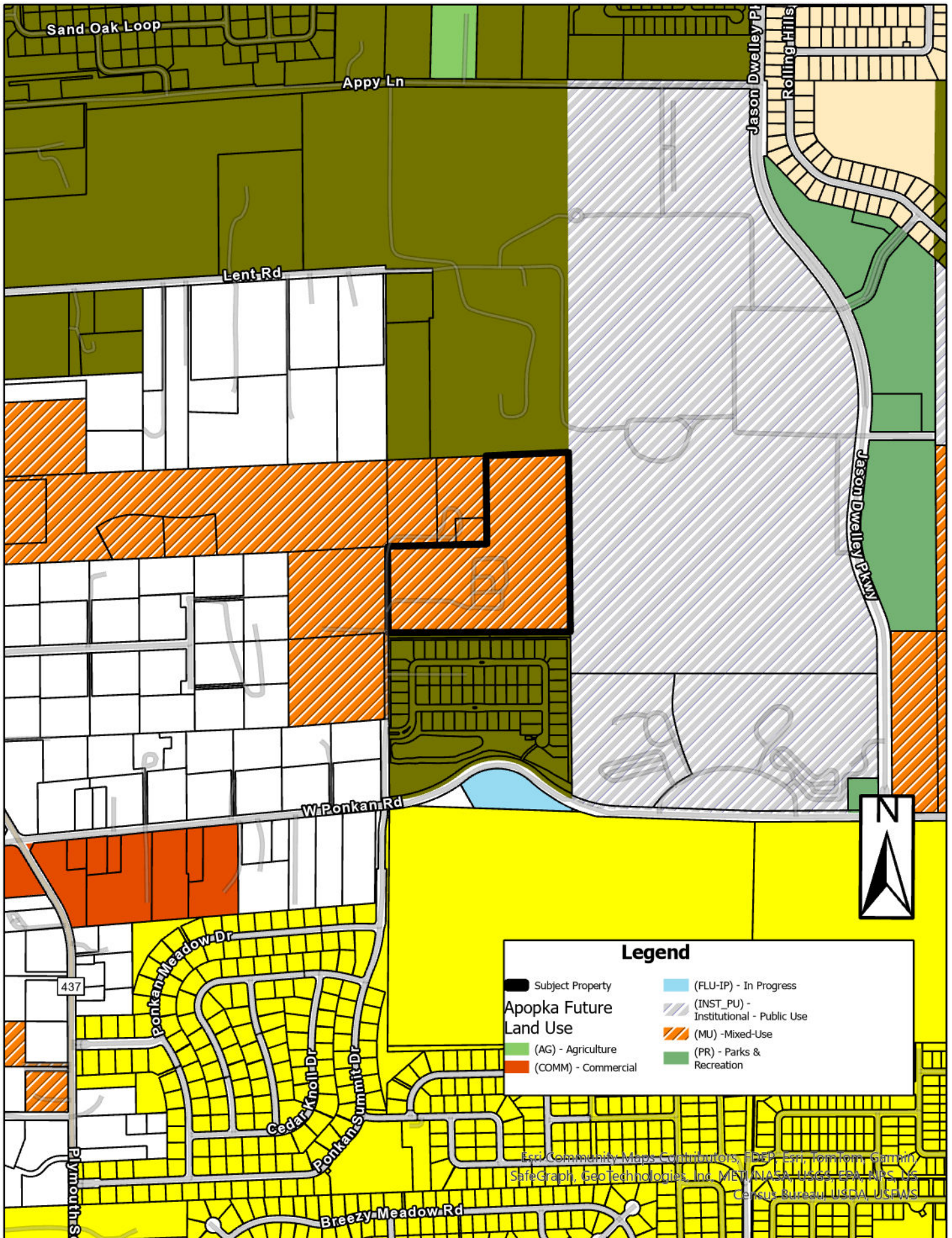
ATTACHMENTS:

1. Maps
2. Roseville - Rezoning Concept Plan
3. Ordinance No 3084
4. Roseville - OCPS School Capacity Determination
5. Advertisement October 18

Vicinity

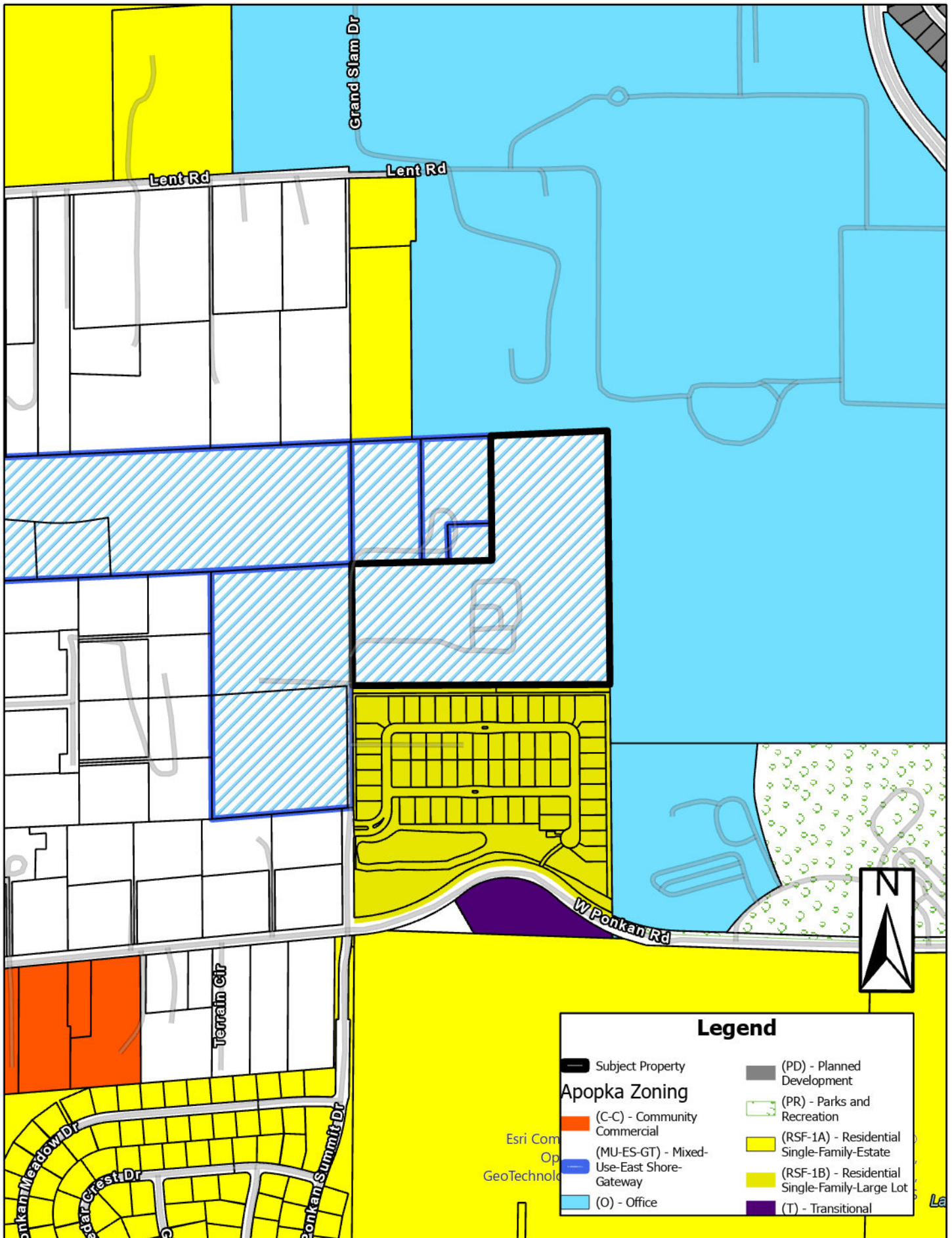


Future Land Use

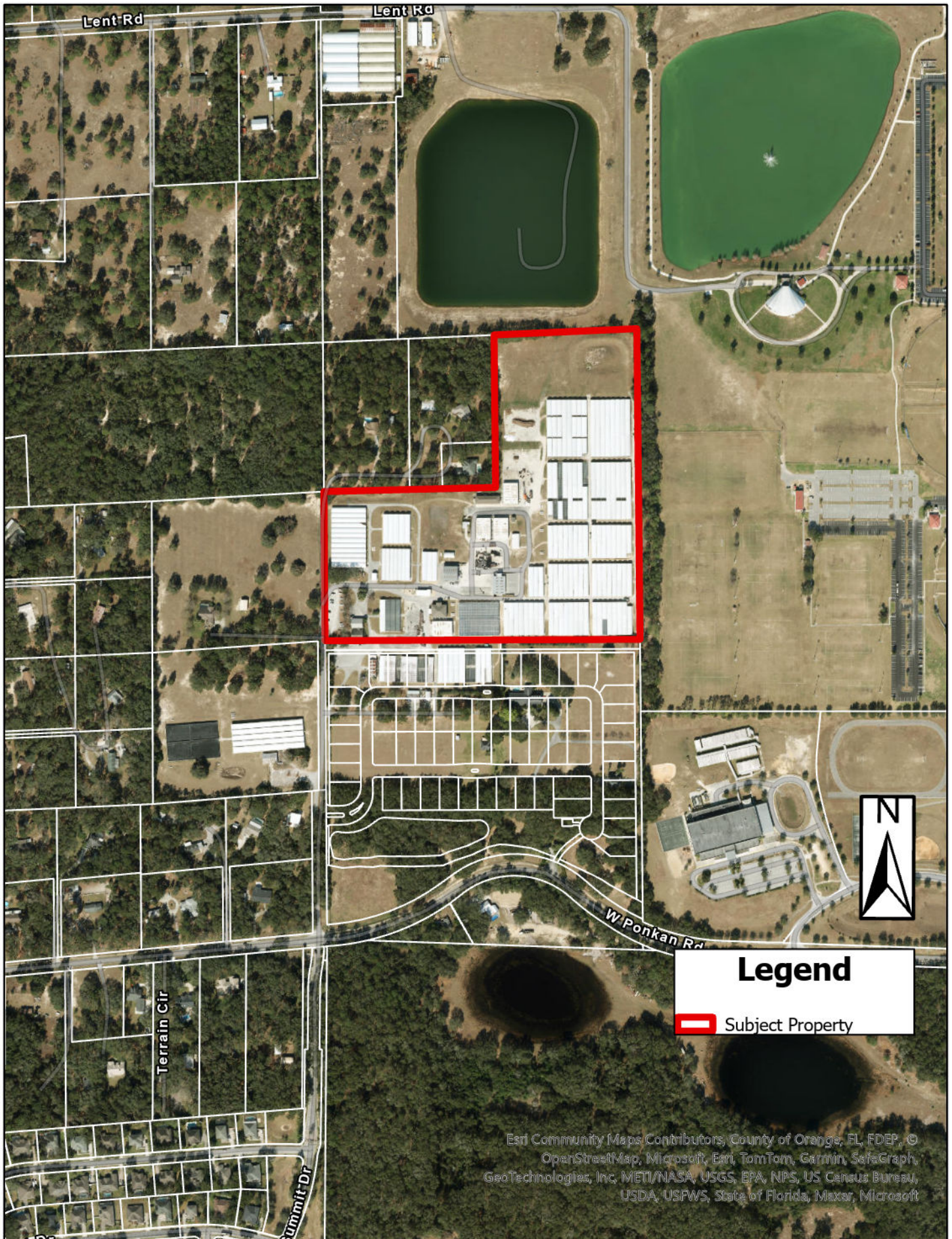


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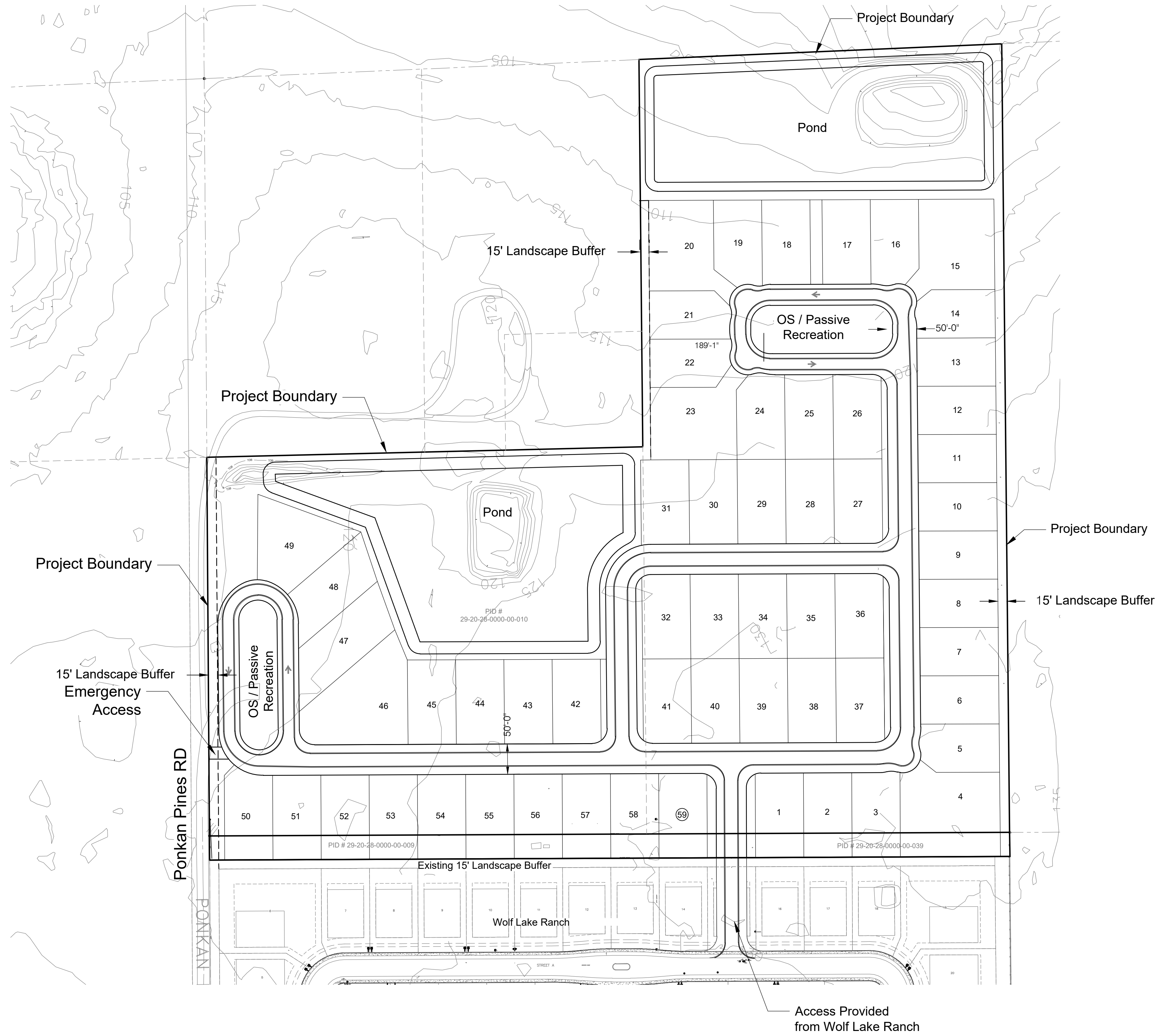
Zoning



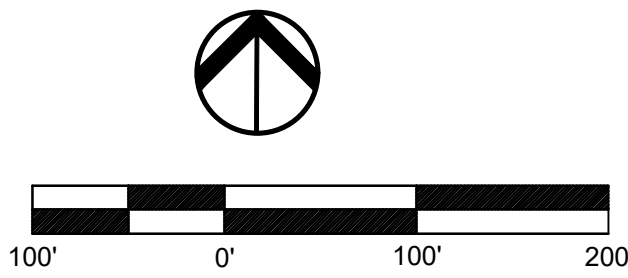
Aerial

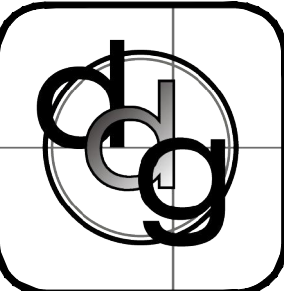


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USDA, USPWS, State of Florida, Maxar, Microsoft



Site Data		
Total Land Area	29.656	ac
Ex FLU	MU	
Ex Zone	MU-ES-GT	
Proposed FLU	RVLS	
Proposed ZONE	RSF-1B	
Total Units	59	du/ac
Proposed Density	1.99	du/ac
Minimum Lot Size	80'x130'	(10,400 sf)





Rezoning Concept Plan
Wolf Lake Ranch Roseville
Apopka, Florida

PROJECT NO. 21251-2
SCALE 1" = 100'
DATE July 2024
SHEET CP-101

REV	DATE	DESCRIPTION	BY

daly design group inc.
Urban Planning, Landscape Architecture, Project Management, Development Consulting
913 N Pennsylvania Ave, Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

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ORDINANCE NO. 3084

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM MU-ES-GT (MIXED-USE – GATEWAY – EAST SHORE) TO RSF-1B (RESIDENTIAL SINGLE-FAMILY — LARGE LOT) FOR CERTAIN REAL PROPERTY OWNED BY ROSEVILLE FARMS, LLC; GENERALLY LOCATED NORTH OF PONKAN ROAD, EAST OF PONKAN PINES ROAD AND WEST OF JASON DWELLEY PARKWAY; COMPRISING 28.44 ACRES, MORE OR LESS; 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, Bill Maki, 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 Mixed-Use to Residential Very Low Suburban and

WHEREAS, the proposed RSF-1B (Residential Single-Family – Large Lot) 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 Property 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 rezoned and assigned the RSF-1B (Residential Single-Family – Large Lot) Zoning District, as defined in the Apopka Land Development Code.

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 3083) takes effect.

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

READ FIRST TIME: December 4, 2024

READ SECOND TIME AND
ADOPTED: December 18, 2024

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: October 18, 2024

EXHIBIT "A"

Parcel Identification Number(s): 19-20-28-0000-00-010

Acreage: 28.44 +/- 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

August 30, 2024

E-MAIL: BMAKI@DALYDESIGN.COM

William Maki
Daly Design Group
913 N. Pennsylvania Ave
Winter Park, FL 32879

Application APK-24-014 Wolf Lake Ranch Roseville

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:	Wolf Lake Ranch Roseville
OCPS Completed Application Date:	08/27/24
Parcel #(s):	28-20-19-0000-00-010, 28-20-19-0000-00-009, 28-20-19-0000-00-039
Requested New Units (#):	SF: 59 MF: TH:
Vested Unit(s):	SF: MF: TH:
Total Project Units:	59
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 February 25, 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: Jean Sanchez, City of Apopka (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A



School Capacity Determination

User ID SV August 29, 2024 11:26:25

Project ID: CEA - APK - 24 - 014 Valid Until: February 25, 2025

Project Name: WOLF LAKE RANCH ROSEVILLE			
Unvested Units	Single Family Units:	59	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	10.502	5.546	7.847
	Adjusted Utilization	124.1%	123.9%	109.0%
	AVAILABLE/NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE
	Number of Seats to Mitigate	10.502	5.546	7.847

WOLF LAKE ES	
WOLF LAKE MS	
APOPKA HS	

Moore: It is important for all trouble spots in District 2 to be reported

Continued from page 2A

stations. No one wants sewage to back up into homes.

Then it is important to work with Duke Energy to remove trees tangled in power lines. Never try to remove trees near power lines yourself. In fact, Duke is called even before the public works team can start cutting tree limbs. We lost a precious man in the Pine Hills area who touched a live wire.

A special shout-out to our manager of ponds, Jeff

Charles. He answered myriad calls about breached ponds, swollen drain wells, and the like. All his team’s hard work matters in an instant, during severe flooding. He makes sure ponds are well-maintained. This means more than just cutting grass. They manage soil conditions, excess debris, and pond wall integrity.

As to having the stamina to prepare for a hurricane, I found more and more elderly people without family or friends to assist in this process. It is vi-

tal we understand the limitations of our neighbors and show some concern. The most successful neighborhoods are well acquainted with and offer to meet specific needs like filling sandbags, moving outside furniture, providing generators, etc.

For many of you that have flooding in low-lying areas, some of these areas were built prior to codes which limit construction adjacent to wetlands. Have you checked the 100-year flood zone map? Flooding occurred in many flood

zones and areas next to wetlands.

Then there are those areas with long, systemic flooding issues. Again, roadways that are in low-lying areas will always fill up with water and will naturally recede after a storm. Yes, in some cases expensive fixes would be preferable. However, it is challenging to find the millions of dollars necessary for remediation.

A few special cases, I would like to mention. Remember, either I or the county staff have visited trouble spots in District 2 by now. I welcome you reporting problems when you first view them. This morning, I visited a sink hole off Beggs Road. I found the contractor and county staff had just remedied the sink hole.

As for the major flooding, that is simply difficult. The ground is saturated and in the case of the Pinto Road area, the water cannot drain due to a lack of capacity in Lake Gandy.

When Pine Hills Road was built, they left homes lower than the road. I wish I had been on the BCC at the time. Staff is working on short-term pumping in this area of Lockhart. I will follow up with discussions of any long-term solutions.

If you haven’t studied how water drains in northwest Orange County, I will give you a short primer. We drain to the St. John’s River and out to the Atlantic Ocean through Jacksonville. Pine Hills drains to Lockhart and then up the Little Wekiva River. Apopka drains either towards the Wekiva River or to Lake

Apopka.

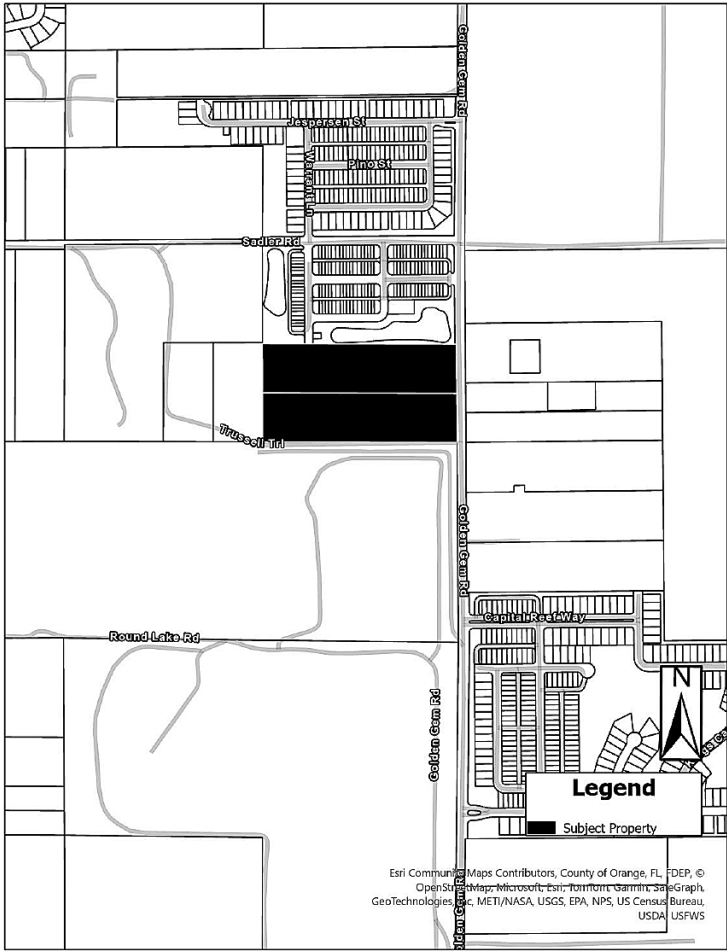
On a personal note, during the hurricane I had too much water draining into my home’s foundation. I have a compost pile which I can repurpose to raise up these few areas. I also experienced water intrusion through a few window seals. So, I will be recaulking the windows. And sorry to say, I have a broken window I never fixed from when my then teenage daughter sneaked in. It leaked and I had to put towels in that windowsill. She is now the mother of three of my grandchildren. Yes, a lack of maintenance and repairs can haunt any of us.

So, I encourage you to evaluate what went well and what didn’t. Now is the best time to make the necessary repairs and complete needed maintenance.

CITY OF APOPKA PUBLIC HEARING NOTICE SMALL-SCALE 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 **G L Summitt Engineering, Inc. c/o Geoffrey L. Summitt, P.E.** has made application relating to the following described property.

ORDINANCE NO. 3074
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; OWNED BY TIMOTHY BURCHFIELD, ROBERT AND STACY MOSS; LOCATED WEST OF GOLDEN GEM ROAD, SOUTH OF NIGHTSHADE GROVE LANE AND SADLER ROAD; COMPRISING 19.76 ACRES, MORE OR LESS; PROVIDING FOR 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 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, November 12, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3074 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, December 4, 2024 beginning at 1:30 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

October 18, 2024

Publish: The Apopka Chief

177486

and they were cared for by the wonderful staff including principal Lyle Heinz. Thank you to those who helped make that shelter available to the community.

After a storm passes, the district staff immediately assesses all the properties to check for damage. Sometimes, schools are not able to open right away depending on damage, power outages, and other factors. This time, we were quite lucky as there didn’t appear to be any significant damage to any of the buildings.

We did have several schools without power, but those schools were back online by Monday. Quite remarkable considering the massive power outages in our area.

Roads and routes to schools also have to be checked and cleared as well to be sure that buses can safely get our children to school. All bus drivers drive the routes a couple of times before schools are back in session to make sure bus stops and routes are cleared of debris.

There is tremendous teamwork and coordination

as well as extra hours of work from the district level to the school level to get our schools through these storms.

I want to personally thank everyone who had a hand in getting us through this storm. Thank you for your time, effort and efficiency in ensuring our *public school* buildings are kept as safe as possible and that our students can return as quickly as possible.

Let’s hope this is the last storm we have to deal with this hurricane season!

Hayden: Vote NO on abortion

Continued from page 2A

no ability to respond.

During the Nuremberg Trials the defense argued that the accused murderers of over six million Jews, Christians, Blacks, and other races whom they judged as inferior, were just following the laws of their nation. One of the prosecutors silenced that argument with the comment, “Are we not under a much higher law than that of men?” Rudolf Hess, and the rest of the hierarchy of the Nazi movement were sentenced to hang because of that higher law.

Whether the abortionist wins the vote or not, there is coming a day when we all will be judged by that higher law.

When I was a child, the norm was for parents to have at least three children. The formula was to replace the parents and then have one more for unforeseen loss of one to sickness, accident, or other factors. In an interview the other day, former President Bill Clinton postulated that since the

birth rate in America is not sufficient to keep up with job demands for workers, immigration is imperative!

Here we are in America talking about murdering babies in the womb as if it is absolutely necessary for a woman’s health but, in reality, most abortions are chosen for selfish reasons. Around 40 percent of people in a 2013 study mentioned a financial reason for needing an abortion.

Most of them had general financial concerns or said they could not afford to support a child. Almost one-third (31percent) of study respondents gave reasons relating to their partner.

I wonder – why would you choose someone for sexual gratification, knowing your partner would not be suitable as a responsible parent, and not use prophylactics? The answer is, abortion is available and if a baby would inconvenience you, just get rid of it!

Former President Bill Clinton stated *our birth rate is too low*, so we need

immigration; and, out of the other side of the Democratic Party’s mouth comes the call for *freedom for abortion for all*, without any restrictions as to age, reason, use of taxpayer funds, or any governmental or parental intervention.

When Roe vs Wade was overturned, there was so much ruckus about how women were going to suffer because of that Supreme Court decision, and the truth be told, all they did was follow the Constitutional guidelines and returned control of that legislation back to the individual states, where the Constitution says it belongs.

Before you vote on Amendment Four, do your own research. Don’t listen to all the rhetorical garbage used for promoting abortion.

And, by the way, what happens to the aborted baby. Who or what benefits from that whole baby or its pieces?

Make up your own mind, then 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 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

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 October 6-12, the Apopka Police Department received 1,623 calls for service, responded to 28 crashes, issued 20 citations, and made 25 arrests. Juveniles were charged with public order crimes-unauthorized use of 911 services; resist officer-obstruct without violence; probation violation-child in violation of imposed conditions; other agency warrant (X2).

The following adults

were arrested and charged: Manuel Caal, 26, 48 W. Orange Ave., Apopka, loitering or prowling. Ricardo Chsivalanimul, 49, transient, Apopka, loitering or prowling; burglary-unoccupied structure state of emergency/riot; larceny-grand theft from posted construction site.

Jordan Dru Euwitt, 24, 2331 South Bumby Avenue, Orlando, larceny-grand theft from posted construction site; loitering or prowling; burglary-unoccupied structure state of emergency/riot.

Ricky Alberto Fernandez, 36, confidential, Casselberry, battery-cause bodily harm; battery-commit domestic battery by strangulation.

Saul Garcia, 34, transient, Apopka, loitering or prowling; burglary-unoccupied structure state of emergency/riot; larceny-grand theft from posted construc-

tion site.

Pedro Arturo Gomez, 29, 1222 E. Surf Ave., Apopka, resist officer-obstruct without violence (X2); animal cruelty-touch/strike/cause harm police/fire/sar animal; fraud-impersonate false ID given to law enforcement officer.

Rosemeber Gomez, 38, 1222 E. Surf Ave., Apopka, burglary-unoccupied structure state of emergency/riot; resist officer-obstruct without violence.

Jeromino Guzman-Moreno, 24, general delivery, Apopka, resist officer-obstruct without violence; burglary -unoccupied structure, state of emergency/riot.

Michael Domingo Hernandez, 33, 203 S. Christiana Ave., Apopka, drugs-deliver/distribute, deliver controlled substance schedule I; drugs-possession of controlled substance without prescription (fentanyl); drug equipment-possession and/or use; other agency warrant (X3).

Johnny Dale Hooks,

53, transient, Apopka, drugs-possession of controlled substance without prescription (methamphetamine); drug equipment-possession and/or use.

Heather Brianna Kirby, 35, 27 E. Sandpiper St., Apopka, drugs-possession of controlled substance without prescription (methamphetamine); drugs-possession of controlled substance without prescription (alazopram); public order crimes-unauthorized use of 911 services.

Gary Eugene Lane, 62, transient, Apopka, resist officer-obstruct without violence; loitering or prowling.

Marcos Tomas Marre-ro Mesa, 23, 3218 Everett St., Apopka, DUI-unlawful blood alcohol, DUI-influence of alcohol or drugs.

Jorge Luis Morales, 41, 3629 Hogshead Rd., Apopka, drugs-possession of controlled substance without prescription; drug equipment-possession and/or use; out-of-county warrant.

Jose Alfonso Orellana Padilla, 27, 918 Little Ave., Apopka, moving traffic violation-driving while license suspended, habitual offender; moving traffic violation-driving while license suspended, revocation equivalent status 3rd subsequent violation.

Horacio Orlando, 19, 1754 Mid Summer Ave., Apopka, moving traffic violation-operate motor vehicle without valid license 1st conviction; loitering or prowling.

Felicitas Esperanza Ornelas, 24, 120 Bomber Rd., Winter Haven, fraud-impersonate false ID given to law enforcement officer; drugs-traffic fentanyl/fentanyl analogues 4 grams+.

Felicitas Esperanza Ornelas, 24, 134 W. Virgil St., Apopka, other agency warrant.

Juan Marcos Orona, 38, 120 Bomber Rd., Winter Haven, other agency warrant.

Samuel Rodriguez Cherena, 45, transient, Apopka, drugs-possession

of controlled substance without prescription (methamphetamine); other agency warrant (X2).

Lina Beatriz Rodriguez, 60, confidential, Apopka, battery-cause bodily harm.

Johnny Rosalan, 33, general delivery, Apopka, resist officer-obstruct without violence; burglary-unoccupied structure state of emergency/riot.

Angel Santos-Ortiz, 41, transient, Apopka, larceny-grand theft from posted construction site; loitering or prowling; burglary-unoccupied structure state of emergency/riot.

Shawn David Savage, 47, confidential, Apopka, simple assault-intent threat to do violence; robbery-no firearm or weapon.

Francisco Suc-Suc, 24, 48 W. Orange St., Apopka, loitering or prowling.

Tareck Aaron Tavares, 36, confidential, Apopka, battery-commit domestic battery by strangulation.

CITY OF APOPKA PUBLIC HEARING NOTICE SMALL-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 **Bill Maki** has made application relating to the following described property.

ORDINANCE NO. 3083

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 MIXED-USE TO RESIDENTIAL VERY LOW SUBURBAN FOR CERTAIN REAL PROPERTY OWNED BY ROSEVILLE FARMS, LLC; GENERALLY LOCATED NORTH OF PONKAN ROAD, EAST OF PONKAN PINES ROAD AND WEST OF JASON DWELLEY PARKWAY; COMPRISING 28.44 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

ORDINANCE NO. 3084

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM MU-ES-GT (MIXED-USE – GATEWAY – EAST SHORE) TO RSF-1B (RESIDENTIAL SINGLE-FAMILY – LARGE LOT) FOR CERTAIN REAL PROPERTY OWNED BY ROSEVILLE FARMS, LLC; GENERALLY LOCATED NORTH OF PONKAN ROAD, EAST OF PONKAN PINES ROAD AND WEST OF JASON DWELLEY PARKWAY; COMPRISING 28.44 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 19-20-28-0000-00-010
Contains: 28.44 +/- 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, November 12, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Numbers 3083 and 3084 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, December 4, 2024 beginning at 1:30 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

October 18, 2024
Publish: The Apopka Chief

177487

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 **Kelly Park Road Property LLC** has made application relating to the following described property.

ORDINANCE NO. 3076

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 RESIDENTIAL VERY LOW SUBURBAN TO MIXED-USE FOR CERTAIN REAL PROPERTY GENERALLY LOCATED SOUTH OF W. KELLY PARK ROAD, AND WEST OF CHANDLER ROAD, OWNED BY KELLY PARK ROAD PROPERTY, LLC COMPRISING 45.37 ACRES, MORE OR LESS, PROVIDING FOR SEVERABILITY; AND FOR AN EFFECTIVE DATE.

AND

ORDINANCE NO. 3077

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM RESIDENTIAL SINGLE-FAMILY ESTATE (RSF-1A) TO KPI-MU WITH AN ASSIGNMENT OF TRANSITION OVERLAY, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED SOUTH OF W. KELLY PARK ROAD AND WEST OF CHANDLER ROAD; OWNED BY KELLY PARK ROAD PROPERTY, LLC; COMPRISING 45.37 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 18-20-25-0000-00-058, 18-20-28-0000-00-102, 18-20-28-0000-00-122, 18-20-28-0000-00-123, 18-20-28-0000-00-027, 18-20-28-0000-00-138, 18-20-28-0000-00-001
Contains: 45.37 +/- 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, November 12, 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, November 20, 2024 beginning at 7:00 P.M. AND Wednesday, December 6, 2024 at 1:30 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, Florida 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

October 18, 2024
Publish: The Apopka Chief

177485

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Subscribe today at: www.TheApopkaChief.com



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 6.

Meeting Date: November 12, 2024

Department: Community Development

SUBJECT:

Quasi-Judicial - Special Exception - Mateos ADU Build

REQUEST:

Approve a Special Exception Use Permit to allow an Accessory Dwelling Unit (ADU) in the MU-D (Mixed Use Downtown) Zoning District.

SUMMARY:

Owner: Sulyquey Mateos

Applicant: Sulyquey Mateos

Parcel Id Number: 09-21-28-1972-02-460

Location: 49 E. Orange Street

Future Land Use: Residential Low

Existing Use: Single Family Home

Zoning: MU-D (Mixed Use Downtown)

Tract Size: 0.42 +/- acres

Proposed Use: Accessory Dwelling Unit

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	Residential Low, Office	MU-D (Mixed Use Downtown)	Single Family Residence, Office
East	Office	MU-D (Mixed Use Downtown)	Single Family Residence
South	Residential Low	MU-D (Mixed Use Downtown)	Single Family Residence
West	Residential Low	MU-D (Mixed Use Downtown)	Single Family Residence

PROJECT SUMMARY:

The applicant intends to build an Accessory Dwelling Unit on the site which requires a Special Exception Use Permit within the MU-D (Mixed Use Downtown) zoning district according to LDC Section 4.2.3.C.b. The site is located at 49 E. Orange Street. All of the adjacent properties to the north, south, east, and west are zoned MU-D (Mixed Use Downtown). The total acreage of the site is 0.42 +/- acres and currently has a Single-Family Residence. The Accessory Dwelling Unit will be one story and will have a total area of 500 square feet which is the maximum allowed area for an accessory dwelling unit in the MU-D (Mixed Use Downtown) Zoning District.

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

standards:

- Will be consistent with the goals, objectives, and policies of the comprehensive plan;

Applicant Response: Yes, it will be consistent with the goals, objectives, and policies of the comprehensive plan.

Staff Response: Staff has no objection.

- Will comply with all applicable zoning district standards;

Applicant Response: Yes, it will comply with all applicable zoning district standards.

Staff Response: Staff has no objection.

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

Applicant Response: Yes, it will comply with all standards in sec. 4.2.3, Standards Specific to Principal Uses, Standards for Specific Principal Uses.

Staff Response: Staff has no objection.

- 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 Response: Yes, it will be appropriate for its location and is compatible with the general character of surrounding lands and uses permitted in the zoning district.

Staff Response: Staff has no objection.

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

Applicant Response: Yes, it will be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district.

Staff Response: Staff has no objection.

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

Applicant Response: Yes, it will ensure that no site lighting source shall negatively impact adjacent properties and rights-of-way.

Staff Response: Staff has no objection.

- 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 Response: Yes, it 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.

Staff Response: Staff has no objection.

- 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 Response: Yes, it 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.

Staff Response: Staff has no objection.

- Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district;

Applicant Response: Yes, it will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district.

Staff Response: Staff has no objection.

- Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources;

Applicant Response: Yes, it will avoid significant deterioration of water and air resources, scenic resources, and other natural resources.

Staff Response: Staff has no objection.

- 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;

Applicant Response: Yes, it 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.

Staff Response: Staff has no objection.

- Will comply with all other relevant City, State, and federal laws and regulations.

Applicant Response: Yes, it will comply with all other relevant City, State, and federal laws and regulations.

Staff Response: Staff has no objection.

PUBLIC HEARING SCHEDULE:

November 12, 2024 – Planning Commission (5:30 P.M.)

DULY ADVERTISED:

October 26, 2024 – Mailed Notices to Adjacent Property Owners

October 28, 2024 – Poster Placed on Property

October 25, 2024 – Apopka Chief

Development Review Committee: Recommends approval of a Special Exception to allow an Accessory Dwelling Unit within the MU-D (Mixed Use Downtown) zoning district, subject to the exhibits and findings of the staff report.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Approve a Special Exception to allow an Accessory Dwelling Unit within the MU-D (Mixed Use Downtown) zoning district, subject to the exhibits and findings of the staff report.

ATTACHMENTS:

1. Advertisement October 25
2. Site Plan
3. Mateos ADU Build Maps

Election: Make a yes or no decision

and abortion is the killing of a living baby.

#5 Homestead adjustments: No. It helps a small group, but may increase ad-valorem taxes (adjustments may not be reductions); However, a yes vote would supposedly keep up with inflation since it would be tied to the Consumer Price

Index. When inflation increases property values, the homestead exemption would also increase.

#6 Repeal of public campaign funds: A no vote would keep restrictions in place so candidates should reveal where additional funds came from, but no telling where

they would come from if there are no guidelines.

The original intent was to reduce candidates' dependence on dark money and that of special interests; however, it has become a program that simply funnels taxpayers' dollars to political campaigns.

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

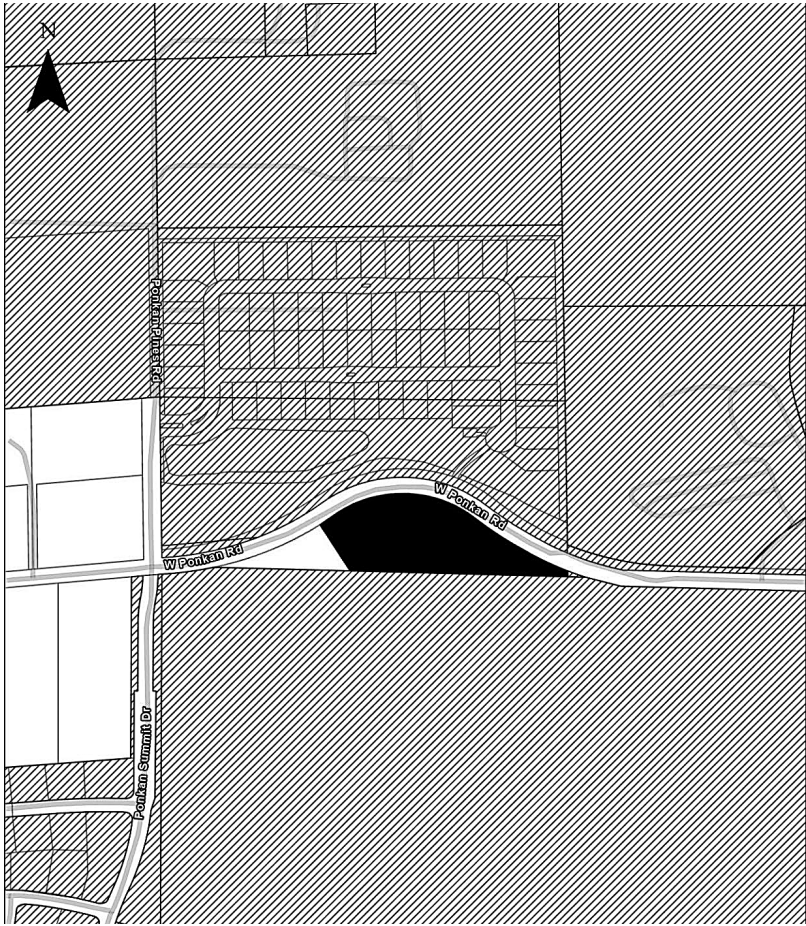
NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Jason Lee** has made application relating to the following described property.

ORDINANCE NO. 3078

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.

ORDINANCE NO. 3079

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 a public hearing for **Ordinance Number 3079 and 3080** 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.**

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.

Apopka City Council
Apopka Planning Commission
Community Development Department

October 25, 2024

Publish: The Apopka Chief

177508

Everybody has an opinion. Why not share yours?
Send a letter to the Editor online: www.theapokkachief.com

2024 numbers lower than 2016

By Steve Wilson

The Center Square –

Vote by mail numbers are down in Florida compared to the 2016 election when former President Donald Trump won his first term in office.

Florida county elections officials have mailed 2.03 million ballots to those who requested them, down from 2016, when there were 3.35 million ballots sent to voters, a 65 percent drop.

The Florida secretary of state's office will be updating both vote by mail and early voting numbers on its website daily. Early voting in Florida started on Tuesday.

So far this election season, 477,778 Republican ballots have been mailed to county election offices (36.6 percent of the total), 555,450

Democratic (42.5 percent), 26,375 other (2 percent) and 247,038 nonaffiliated (18.9 percent) for a total of nearly 1.31 million votes or 64.5 percent of ballots mailed.

In early voting, there have been 202,036 ballots cast by registered Republicans, 108,832 by registered Democrats, 7,794 by other party registration and 58,373 nonaffiliated.

In 2020, during the COVID-19 pandemic, 4.48 million voted by mail. There were 1.14 million ballots that were not submitted or 20.3 percent of the 5.62 million mailed to voters.

There were 4.33 million that cast ballots early, with 32.9 percent by registered Republicans and 32.3 percent by Democrats.

Republicans had 1.5

million mail-in ballots (31 percent), along with nearly 2.19 million by Democrats (45 percent), 1.09 million unaffiliated (22.5 percent) and 66,345 by others (1.37 percent).

There were 615,885 ballots that were not submitted in 2016, or 18.4 percent of all ballots mailed that year.

According to state data, in 2016, there were 3.35 million who voted by mail, with 1.1 million Republicans (40.6 percent), 1.05 million Democrats (38.4 percent), 69,318 listed as other (2.5 percent) and 504,895 with no party affiliation (18.5 percent). Those voting early numbered 3.87 million, split 1.43 million Republicans, 1.58 million Democrats, 779,627 unaffiliated, and 89,990 others.

Moore: Assistance can be provided

Continued from page 2A

due rent, mortgage and/or utilities, to residents who are experiencing a temporary unexpected event that affects their ability to pay their bills.

You must have lived in Orange County for ninety days. All appointments for assistance will be scheduled through the appointment line at 407.836.6500, Monday-Friday from 8:30 a.m.-12:30 p.m. Appointments will be scheduled for the very next day and you will be seen in person. No walk-in appointments will

be accepted.

Family Resource Program (FRP) - This program provides case management services and financial assistance to residents who have significant medical issues that affect their ability to pay their bills.

This program assists permanently disabled persons who plan to return to work or seek Social Security or other long-term benefits. Residents can call 407.836.8466 for more information.

Eviction Prevention in the Community (EPIC) - This program as-

sists households with minor children who have received an eviction notice from the court system and are in imminent risk of homelessness. Residents can call 407.836.6514 to be screened.

Leave a message with your full name, phone number, and your court case number (for example: 2024-CC-001234-O). Program staff will contact you for an eligibility screening within two business days.

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

Byrd: Bible and prayer are allowed

Continued from page 2A

study of the Bible and of religion."

It was also mentioned that "we can't even pray in our schools." This is also false. Florida Statute 1002.206 titled "Religious expression in public schools," guarantees a student's religious freedom in school stating that a "school district may not discriminate against a student, parent, or school personnel on the basis of a religious viewpoint or religious expression."

Furthermore, the statute states that "a student may pray or engage in religious activities or religious expression before, during, and after the school day in the same manner and to the same extent that a student may engage in secular activities or expression."

For example, Weki-

va High School just had a "meet at the pole" before school prayer meeting at the flag pole on the school campus before school.

Most of our high schools have a chapter of Fellowship of Christian Athletes as well, where all students are welcome.

Opinion columns and freedom of speech are important, but blatant disregard for the truth or publishing outright lies about our public schools is damaging to the hard work and reputation of our educators and the public education system that our country was founded on.*

The Founding Fathers believed that public education was essential to the success of American democracy. Thomas Jefferson, who proposed a system of free, public education that was radical for his time, believed that the most

effective way to protect the nation from tyranny was to create a general education system that was available to all Americans.

Our schools and teachers need our support and a community that rallies behind them to help our children - our future - be successful. It is my hope that this kind of misinformation would not continue without fact checking first.

If the public has questions or concerns about our public schools, they are always welcome and encouraged to direct their questions to school administration or to their elected school board member for clarification.

My email is melissa.byrd@ocps.net. Let's work together to support our local public schools.

Previous article did not mention local city, county or state.

Hayden: We learn from adversity

Continued from page 2A

times, I try all the things within my capabilities to smooth things over. I want to get rid of the discomfort and pain caused by those difficulties. I want "smooth sailing" and then I remember the fruit tree.

I am reminded that the tree's greatest strength and value came after the adver-

sity caused by the broomstick wielded by someone willing to go to any extreme to wake up the roots and put them back on the track they were meant for.

Adversities in our lives are meant to stimulate us to produce healthy, meaningful choices that lead each one of us to become a more fruitful "tree."

Someone in your soci-

etal group needs your help and you may be the only one that has the answers.

Because your roots, have been stimulated by the broomstick wielded by GOD, who knew precisely where the broomstick should have been applied, and for what purpose, you can be of assistance!

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

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Community Church

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Worship 11:30 AM
Livestream:
tinyurl.com/4ak7933j

9913 Bear Lake Rd., Apopka, FL
graceworxcc@gmail.com
321-228-4599

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Early: Supervisor of Elections launched two voting initiatives

Continued from page 5A

groups come forward and sit down with me and share some data that there's areas in Orange County that are considered voting deserts," Gilzean continued, "and I wanted to make sure that every Orange County resident had access to voting by being able to, in a relatively short distance that they can go and drop, like cast their vote and let their voice be heard."

To assist voters in getting to the polls, there are

many community groups and churches that volunteer to provide free transportation to polling sites.

"So, there's a lot of community groups that do things like that. For us it's all about making sure that we provide the number of spaces, the maximum amount of time so that way Orange County residents have the ability to let their voice be heard," Gilzean said.

The Supervisor of Elections Office recently kicked off two new initia-

tives. The first is the Gen Z poll worker training program, in which high school seniors have an opportunity to come and volunteer during this election.

The second initiative is Serving Those Who Serve, which hired about two dozen veteran employees to assist disabled veterans in casting their ballots in assisted living facilities.

Visit OCFelections.com/early-voting to view a full list of the 2024 general election early voting locations.

OCLS: Branch was closed for three months

Continued from page 1A

ty Library System (OCLS) spokeswoman Erin Sullivan.

Located at 1211 E. Semoran Blvd., Apopka, the North Orange Branch Library closed on July 16 due to the building's high humidity and water intrusion, which caused a musty smell at the building. OCLS brought in a consultant to remedy the problem in the building.

All public/legal notices printed in *The Apopka Chief* are also loaded to our website: www.theapopkachief.com as well as to the state-wide Florida Press Association's website: www.floridapublicnotices.com

Both Websites have searchable capabilities.

The Apopka Chief, 400 N. Park Ave., Apopka FL 32712
legals@theapopkachief.com 407-886-2777

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CITY OF APOPKA PUBLIC HEARING NOTICE SPECIAL EXCEPTION

NOTICE is hereby given that **SULYQUEY MATEOS** 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 AN ACCESSORY DWELLING UNIT (ADU) IN THE MIXED-USE DOWNTOWN (MU-D) ZONING DISTRICT.**

This application relates to the following described property located at 49 E Orange Street:



Parcel Identification Number(s): 09-21-28-1972-02-460
Contains: 0.42 +/- 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, November 12, 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.

Apopka City Council
Apopka Planning Commission
Community Development Department

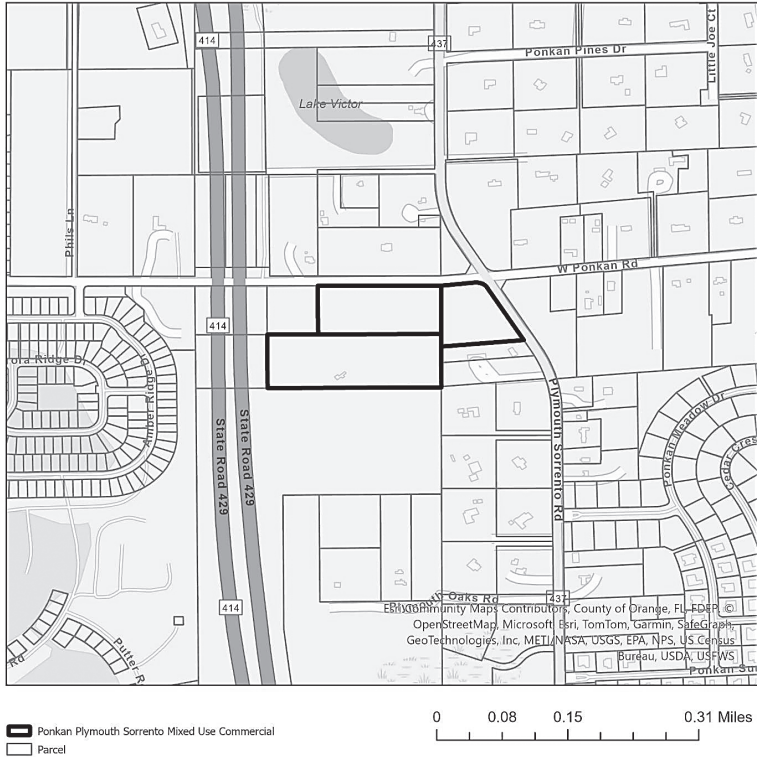
October 25, 2024
Publish: The Apopka Chief

177515

CITY OF APOPKA PUBLIC HEARING NOTICE SPECIAL EXCEPTION

NOTICE is hereby given that **JOHN C VICK III** 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 A GAS STATION IN THE COMMUNITY COMMERCIAL (C-C) ZONING DISTRICT.**

This application relates to the following described property located at 2920 Plymouth Sorrento Road:



Parcel Identification Number(s): 30-20-28-0000-00-005, 25-20-27-0000-00-030, 25-20-27-0000-00-003
Contains: 14.997 +/- 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, November 12, 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.

Apopka Planning Commission
Community Development Department

October 25, 2024
Publish: The Apopka Chief

177514

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 October 13-19, the Apopka Police Department received

1,450 calls for service, responded to 49 crashes, issued 26 citations, and made 14 arrests. Juveniles were charged with animal cruelty-torment/deprive/mutilate/kill any animal; conservation-animals, sexual contact with animal.

The following adults were arrested and charged: Delson Charlot, 38, confidential, Apopka, battery-touch or strike (domestic violence).

Marie Elizabeth Di-giovanni, 46, 218 17th St., Apopka, drugs-possession

of controlled substance without prescription (cocaine); drug equipment-possession and/or use.

Bryan Enrique Duenas Urbina, 22, 1406 NW 60th St., Miami, pass counterfeited-pass counterfeit bank bill/note/check/draft.

Shaughn Michael Fall-er, 42, 3000 Clarcona Rd., Apopka, drugs-possession of controlled substance without prescription (methamphetamine); drugs-possession of controlled substance without prescription (fentanyl); obstructing justice-tamper with evidence in criminal proceeding; drug equipment-possession and/or use.

Michael Arnold Flores, 29, confidential, Orlando, contempt of court-violation injunction protection, domestic violence.

Marco Antonio Garcia, 33, 2539 Bates Ave., Eustis, other agency warrant. Heron Hernandez Sanchez, 35, 207 Lalla Ln., Apopka, DUI-unlawful blood alcohol, DUI-influence of alcohol or drugs; flee/elude police, fail to obey law enforcement officer order to stop; hit and run-leave scene of crash involve damage to property; moving traffic violation-operate motor vehicle without valid license 1st conviction; resist officer-obstruct without

violence.

Melissa Sue Hodges, 34, 3000 Clarcona Rd., Apopka, drugs-possession of controlled substance without prescription (fentanyl); drug equipment-possession and/or use; loitering or prowling.

Olivia Maria Hormazabal, 51, 2408 Lakeville Rd., Apopka, DUI-unlawful blood alcohol, DUI-influence of alcohol or drugs.

Bruce Michael Iron Necklace, 42, 620 E. Orange St., Apopka, drugs-possession of controlled substance without prescription (methamphetamine).

Mateo Paaquib, 33, 5642 Clarcona Rd., Apop-

ka, no driver's license never had one issued.

Nicholas Kevin Puglia, 34, confidential, Apopka, battery-touch or strike.

Yony Ramirez-Velasquez, 31, 1010 Interlaken Way, Apopka, DUI-unlawful blood alcohol 0.15 or higher or with person under 18 in vehicle; moving traffic violation-operate motor vehicle without valid license 1st conviction.

Ezra Lacedric Swift, 44, transient, Apopka, robbery by sudden snatching without firearm or weapon; battery-touch or strike; larceny-other theft.

Baseball: Wekiva looks for consistency ahead of spring season

Continued from page 1B

on November 6 and Innovation Bulls on November 7 complete the schedule as of now. Due to Hurricane Milton, the original opener against the Boone Braves on October 9 was canceled. Tatai is interested in adding more contests to the fall ball schedule. However, at the least, Tatai wants to replace the canceled contest with another.

Perhaps the most important lesson learned from

the 14-12 record produced during the 2024 season is the need for consistency and a strong start to the season. The Mustangs lost nine of the first 13 contests. Then finished the regular season with a 10-2 record. A 10-0 loss to the South Lake Eagles during the first round of the District 6A-4 championship tournament ended the season.

As a team, Wekiva hit a solid and competitive .284 while the pitching staff produced an ERA of

3.78. Leaving 334 or 12.8 runners on base per contest negated much of the competitiveness created by the batting average and ERA though.

"I am excited to start next season, even with the large amount of personnel turnover," Tatai said. "These players are learning like all, improvement only occurs with repetition and over time. A lot of potential exists. However and again, patience is required to realize and steadily getting bet-

ter. The job of the coaches right now is to regularly remind the players patience is required. Facing better teams like Apopka is far more important as an opportunity for repetition than winning or losing when building from scratch."

On the right, a WHS baseball player gets a hit during their matchup against Apopka on Tuesday, October 15.



Playoffs: More than one road to the postseason for Apopka

Continued from page 1B

there are no district playoffs. The next four spots in the regional playoff will be taken by the next four highest-rated teams in the region as wild cards.

So there are two ways into the playoffs; one is be-

ing a district champion by dominating and winning all of your district matchups in the regular season; or two by being one of the next four highest-rated teams at the end of the regular season based on points.

Right now Apopka sits

second in Class 7A District 5 under West Orange. Apopka is 2-1 in district play with no more district games and West Orange is 2-0 with one more district game. Directly underneath Apopka is Ocoee at 1-1 in district play with one more district game as well. As

of right now, Apopka will not be district champions. But there is a reality, however unlikely, that Apopka could get a guaranteed playoff berth by becoming District Champions.

West Orange sits at the top of the district leaderboard because they are 2-0

and have scored 73 points in district matchups and allowed just 19. Ocoee sits third because they are 1-1 and have scored 48 points in district matchups and allowed just 18. But these two teams play each other on Thursday, October 24 and the standings could

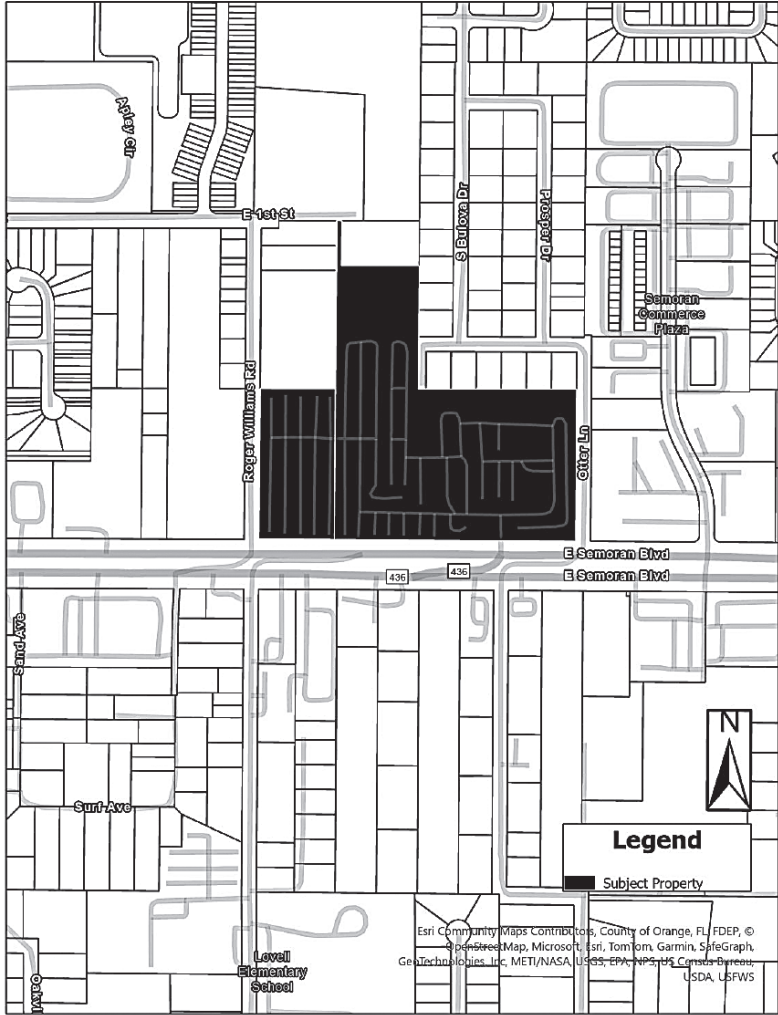
drastically change.

If Ocoee can beat West Orange in a high-scoring game Apopka has a chance to slip ahead of West Orange for District Champion with all three teams being tied at 2-1 in

See PLAYOFFS Page 7B

PUBLIC HEARING NOTICE VARIANCE REQUEST CITY OF APOPKA

The City of Apopka Planning Commission, in accordance with Article II, Section 2.5.5.A of the City's Land Development Code (LDC), herein advises you that **Mark Branchley** requests variances from LDC, Table 5.10.8.A.3: Freestanding/Monument Signs: Sign Face Size, Table 5.10.8.A.4: Maximum Height of Freestanding/Monument Signs, as well as, Section 5.10.8.A.5(c)(1) Size of secondary freestanding sign. The **variances** would allow a primary sign of 165 square feet of copy area with 20 feet in height in lieu of 100 square feet and 8 feet in height; secondary signs with 28'9" feet height in lieu of 6 feet in height; and one secondary sign with 131.6 square feet in copy area in lieu of 60 square feet. This application relates to the following described property:



Parcel Identification Number(s): 11-21-28-0000-00-065 and 11-21-28-0000-00-068
Total Acreage: 21.69 +/- acres

You are hereby notified that a Public Hearing will be held in the City of Apopka Council Chambers on **Tuesday, November 12, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible. The variance application is available for review at the Community Development Department at Apopka City Hall, 120 East Main Street, Apopka, Florida between the hours of 8:00 A.M. and 5:00 P.M.

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 FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka Planning Commission
Community Development Department

October 25, 2024

Publish: The Apopka Chief

177511

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 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 20, 2024 beginning at 7:00 P.M.** or soon thereafter.

Affected parties and the public may appear at the above listed hearing 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.

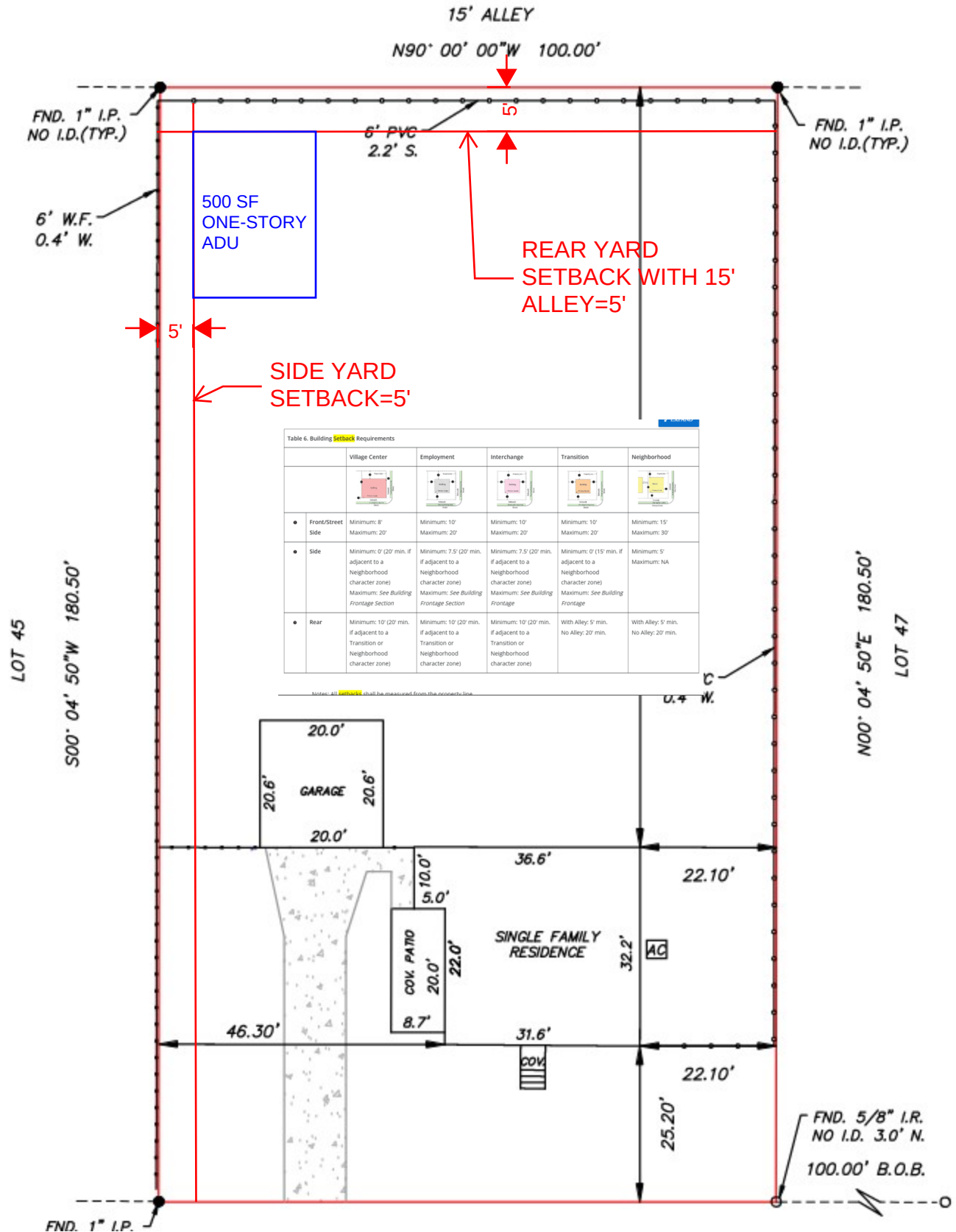
Apopka City Council
Apopka Planning Commission
Community Development Department

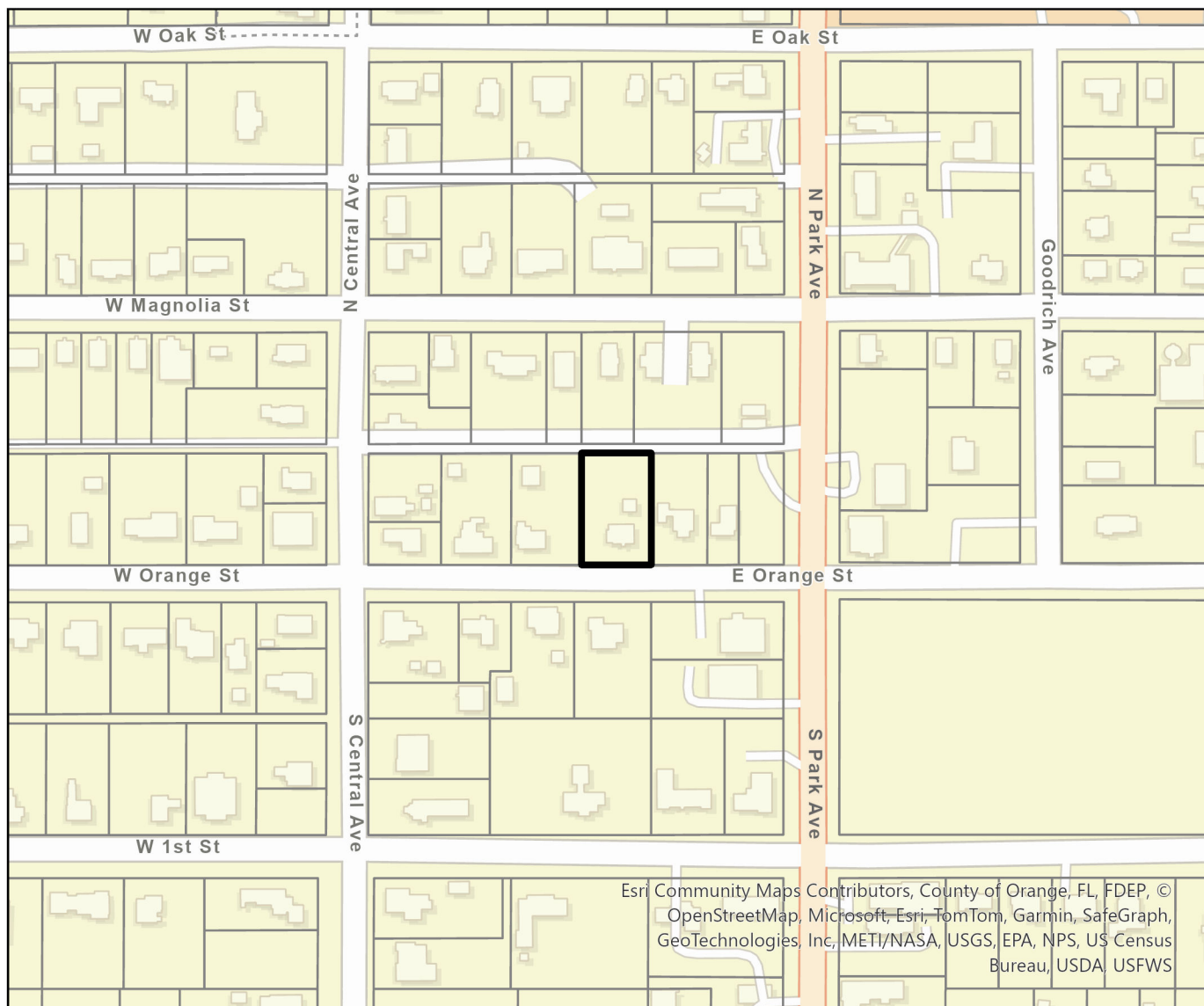
October 25, 2024

Publish: The Apopka Chief

177509

SITE PLAN

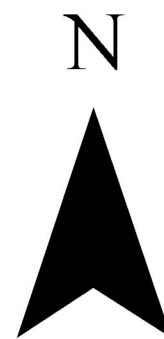


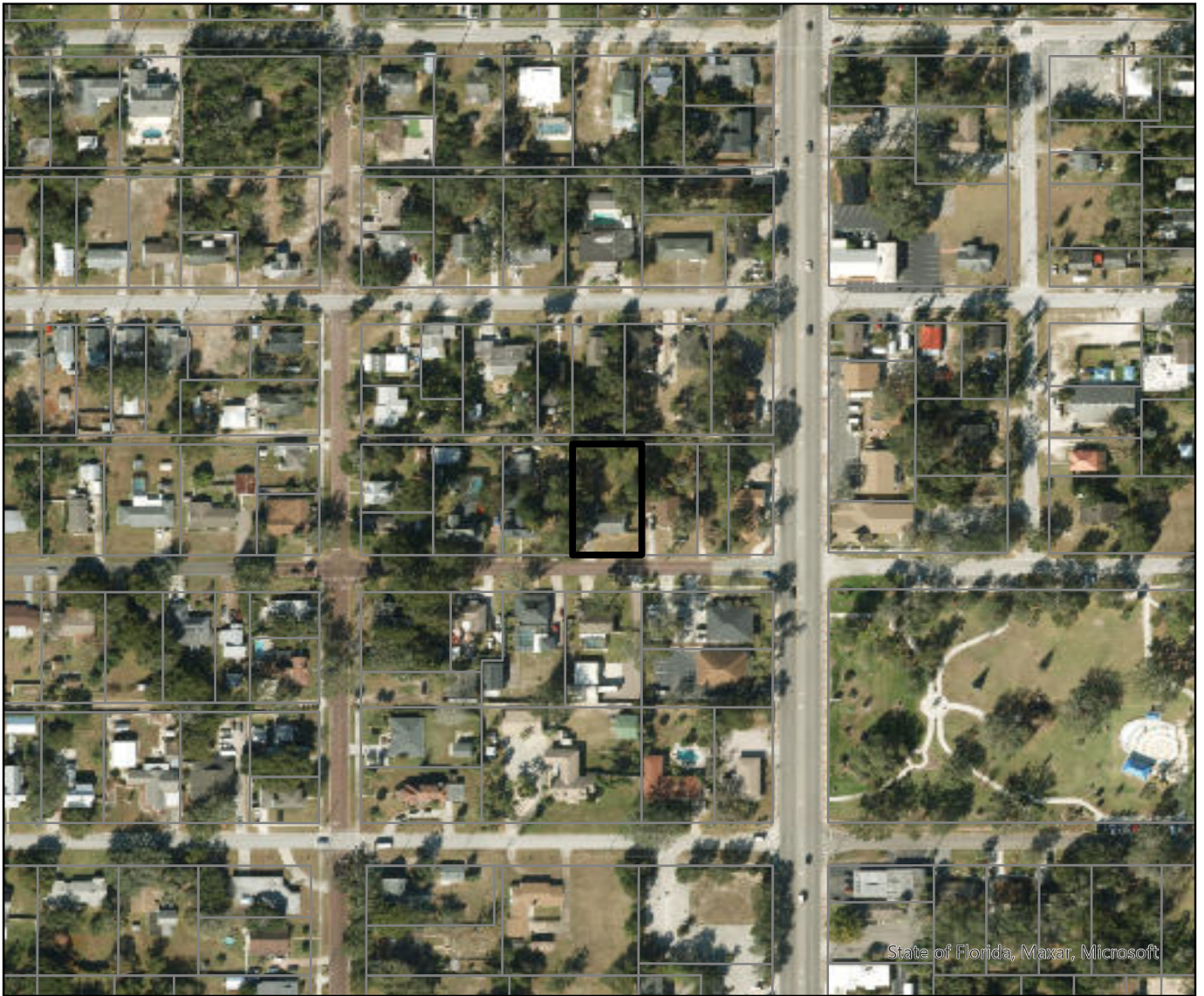


 49 E Orange Street

 Parcel

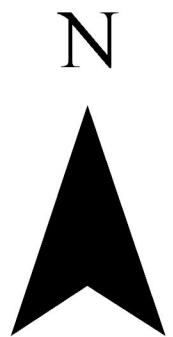
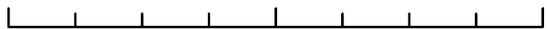
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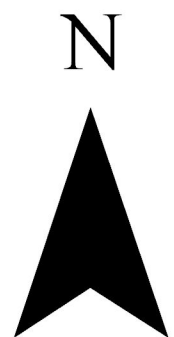
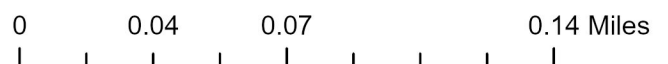
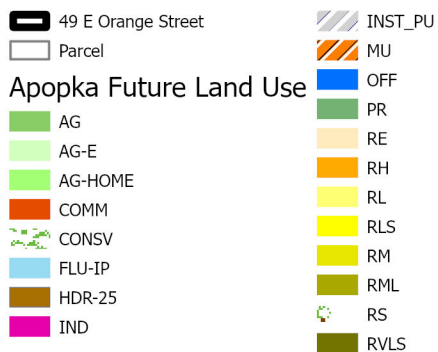


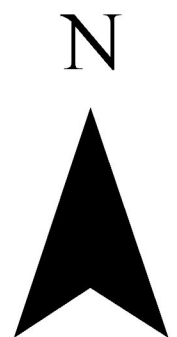
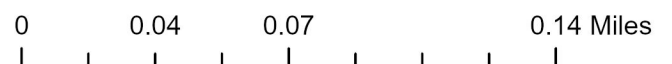
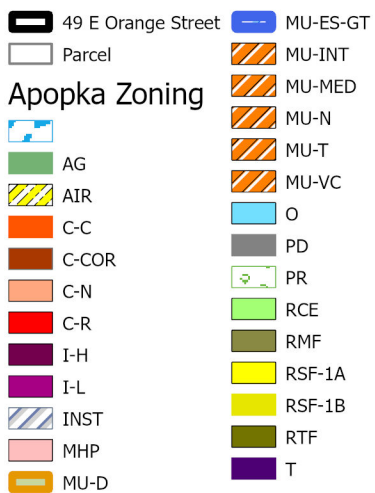
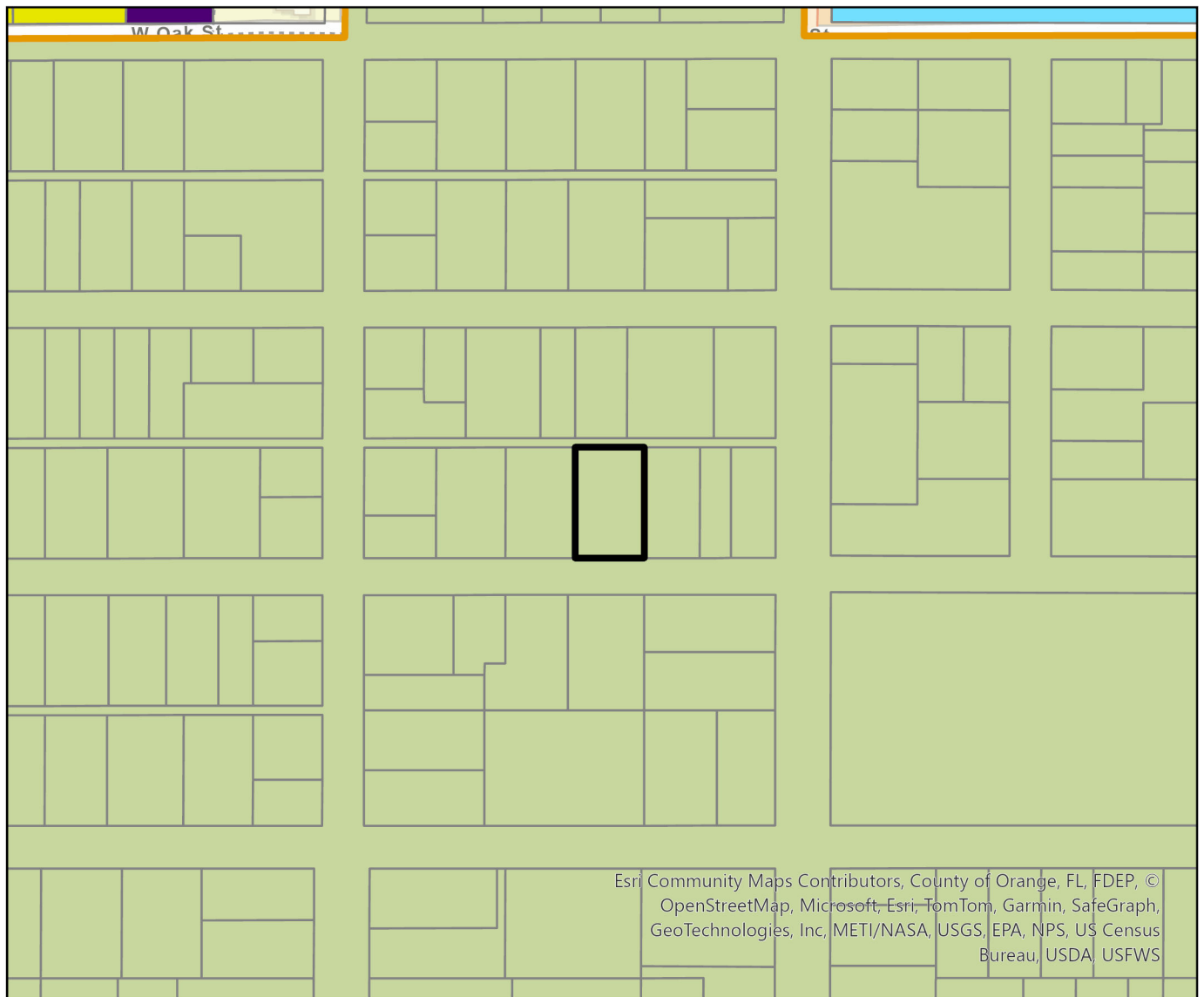


-  49 E Orange Street
-  Parcel

0 0.04 0.07 0.14 Miles









City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 7.

Meeting Date: November 12, 2024

Department: Community Development

SUBJECT:

Quasi-Judicial - Special Exception - Ponkan Plymouth Sorrento Mixed Use Commercial

REQUEST:

Approve a Special Exception Use Permit to allow a gas station in the C-C (Community Commercial) Zoning District

SUMMARY:

Owner: Ponkan Road Property LLC

Applicant: John C. Vick III

Parcel Id Number: 25-20-27-0000-00-003, 25-20-27-0000-00-030, 30-20-28-0000-00-005

Location: 2920 Plymouth Sorrento Road

Future Land Use: Commercial

Existing Use: Abandoned Building

Zoning: C-C (Community Commercial)

Tract Size: 14.997 +/- acres

Proposed Use: Gas Station

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	County Rural, County Rural	County A-1 (Citrus Rural District), County A-1 (Citrus Rural District)	Currently Vacant, Currently Vacant
East	Commercial	C-C (Community Commercial)	Currently Vacant
South	County Rural	County A-1 (Citrus Rural District)	Single Family Residence
West	County Rural	County A-1 (Citrus Rural District)	Single Family Residence

PROJECT SUMMARY:

The applicant intends to build a gas station on the site which requires a Special Exception Use Permit within the C-C (Community Commercial) zoning district according to LDC Section 4.2.3.C.b. The site for the proposed gas station is located at 2920 Plymouth Sorrento Road but the 3100 W Ponkan Road and 3320 W Plymouth Sorrento Road sites which have the same C-C (Community Commercial) zoning are also included as all three parcels will be developed together at a later date. The adjacent properties to the north, south, and west are in unincorporated Orange County and zoned County A-1 (Citrus Rural District). The property to the east is zoned C-C (Community Commercial). The total acreage of the site is 14.997 +/- acres and currently has an abandoned building.

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

- Will be consistent with the goals, objectives, and policies of the comprehensive plan;

Applicant Response: The proposed development will be consistent with the Comprehensive Plan by meeting a few goals and objectives.

- 1) Improving development efficiency to allow development in existing growth areas where infrastructure systems are in place.
- 2) Protect natural resources by guiding development away from wetlands and other natural resources and
- 3) Enhance community character by reinforcing existing development patterns and addressing compatibility issues.

Staff Response: Staff has no objection.

- Will comply with all applicable zoning district standards;

Applicant Response: The proposed development will comply with all applicable C-C zoning district standards per the adopted Land Development Code of the City.

Staff Response: Staff has no objection.

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

Applicant Response: The proposed development will comply with all standards in Sec 4.2.3- Standards Specific to Principal Uses, specifically the Section 'E' referencing Principal Use Standards for Commercial developments.

Staff Response: Staff has no objection.

- 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 Response: The proposed development will be appropriate for its location and maintain compatibility with the Commercially Zoned 'C-C' development directly to the east. Based on the general character of surrounding lands and trips generated in the area this intersection is being developed as Commercial developments, specifically Commercial developments allowed within the "C-C" Zoning designation.

Staff Response: Staff has no objection.

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

Applicant Response: The proposed development will adequately screen and buffer from adjacent lands by providing an 'E' type buffer per Apopka LDC Table 5.2.5.B.3.D-2. In addition per the submitted plan with the Special Exception request the development will provide an "Enhanced Landscape Buffer" or equal to the 'E-type Buffer' in the northeast corner of the site adjacent to the intersection of Plymouth Sorrento Rd and W Ponkan Rd.

Staff Response: Staff has no objection.

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

Applicant Response: The proposed development will ensure that no site lighting shall negatively impact adjacent properties. ROW lighting, which can be requested by City staff, will be coordinated with staff during the Construction Site Plan (CSP) permitting process.

Staff Response: Staff has no objection.

- 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 Response: The proposed development will provide a Traffic Impact Analysis (TIA) Report with the Minor/Major Development Plan for which all pedestrian and vehicular traffic flow will be assessed and coordinated at that time.

Staff Response: Staff has no objection.

- 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 Response: During the Minor/Major Development Plan and Construction Site Plan permitting process the proposed development will coordinate with City staff to ensure to 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.

Staff Response: Staff has no objection.

- Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district;

Applicant Response: The proposed development will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district.

Staff Response: Staff has no objection.

- Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources;

Applicant Response: The development will ensure to meet all applicable City and State regulations to ensure that

the proposed development will avoid significant deterioration of water and air resources, scenic resources, and other natural resources.

Staff Response: Staff has no objection.

- 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;

Applicant Response: Based on coordination with staff and the capacity analysis previously run in 2022 during the Re-Zoning process the proposed development 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.

Staff Response: Staff has no objection.

- Will comply with all other relevant City, State, and federal laws and regulations.

Applicant Response: The proposed development will comply with all other relevant City, State, and federal laws and regulations.

Staff Response: Staff has no objection.

PUBLIC HEARING SCHEDULE:

November 12, 2024 – Planning Commission (5:30 P.M.)

DULY ADVERTISED:

October 23, 2024 – Mailed Notices to Adjacent Property Owners

October 23, 2024 – Poster Placed on Property

October 25, 2024 – Apopka Chief

Development Review Committee: Recommends approval of a Special Exception to allow a gas station in the C-C (Community Commercial) Zoning District, subject to the exhibits and findings of the staff report.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

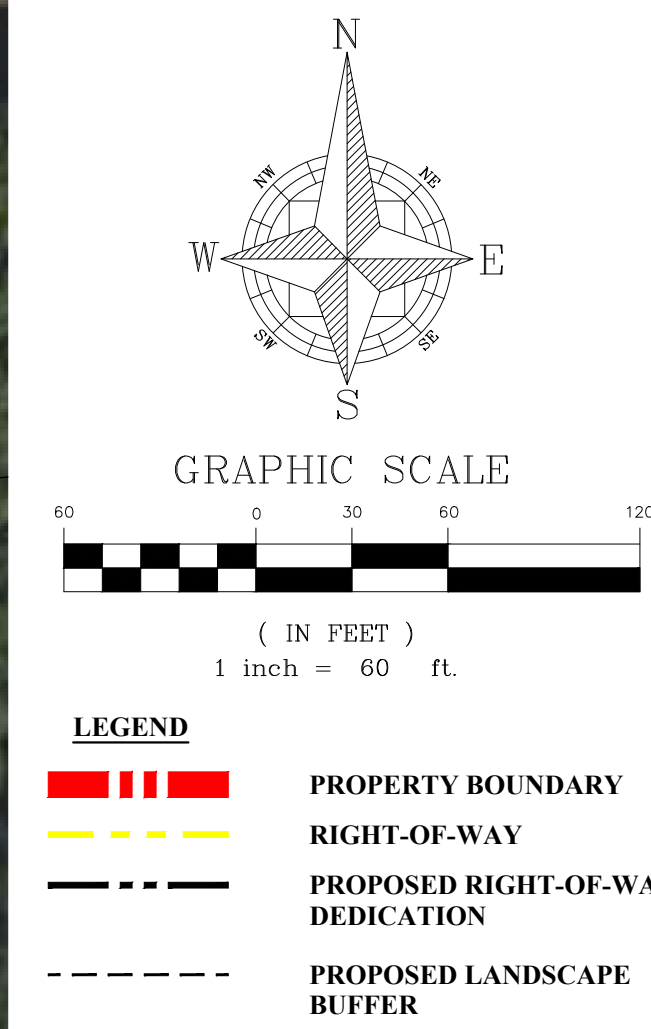
Approve a Special Exception to allow a gas station in the C-C (Community Commercial) Zoning District, subject to the exhibits and findings of the staff report.

ATTACHMENTS:

1. Conceptual Plan for Special Exception
2. Advertisement October 25
3. PonkanPlymouthSorrento Maps



SITE DATA:	
OCPA - PARCEL ID #:	25-20-27-0000-00-003 25-20-27-0000-00-030 30-20-28-0000-00-005
PROPERTY ADDRESS:	2920 PLYMOUTH SORRENTO RD APOPKA, FL 32712
TOTAL PROPERTY AREA:	±15.00 Ac.
DEDICATED RIGHT-OF-WAY:	±0.30 Ac. (COUNTY - PLYMOUTH SORRENTO RD) ±0.20 Ac. (COUNTY - W PONKAN RD)
DEVELOPABLE AREA:	±14.50 Ac.
EXISTING FUTURE LAND USE:	COMMERCIAL
EXISTING ZONING:	C-C (COMMUNITY COMMERCIAL)
SETBACKS:	
FRONT YARD	10 ft.
SIDE YARD	10 ft.
CORNER YARD	15 ft.
REAR YARD	10/30 ft.
BUILDING HEIGHT	35 ft.
MAXIMUM F.A.R. (FLOOR AREA RATIO):	0.25
MINIMUM LOT AREA:	10,000 SF.
OPEN SPACE REQUIRED:	±3.00 Ac. (20%)



LEGEND	
	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY DEDICATION
	PROPOSED LANDSCAPE BUFFER

CIVIL ENGINEERING LAND PLANNING		APPIAN ENGINEERING LLC.		APPIANFL.COM • 407.960.5868		2221 Lee Road, Suite 27, Winter Park, Florida 32789		STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 1514	
CONCEPTUAL PLAN FOR SPECIAL EXCEPTION		PONKAN PLYMOUTH SORRENTO MIXED-USE COMMERCIAL		ORANGE COUNTY, FLORIDA		DATE		DESCRIPTION	
SCALE		DRAWN:		DESIGNED:		CHECKED:		DATE:	
1" = 60'		B. KILLELA		L. CLASSON		L. CLASSON		8/23/2024	
PROJECT		V3C-001		SHEET		CP.1		NOT FOR CONSTRUCTION	
APPIAN ENGINEERING		APPIAN ENGINEERING		APPIAN ENGINEERING		APPIAN ENGINEERING		APPIAN ENGINEERING	
8/29/24									

Election: Make a yes or no decision

and abortion is the killing of a living baby.

#5 Homestead adjustments: No. It helps a small group, but may increase ad-valorem taxes (adjustments may not be reductions); However, a yes vote would supposedly keep up with inflation since it would be tied to the Consumer Price

Index. When inflation increases property values, the homestead exemption would also increase.

#6 Repeal of public campaign funds: A no vote would keep restrictions in place so candidates should reveal where additional funds came from, but no telling where

they would come from if there are no guidelines.

The original intent was to reduce candidates' dependence on dark money and that of special interests; however, it has become a program that simply funnels taxpayers' dollars to political campaigns.

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

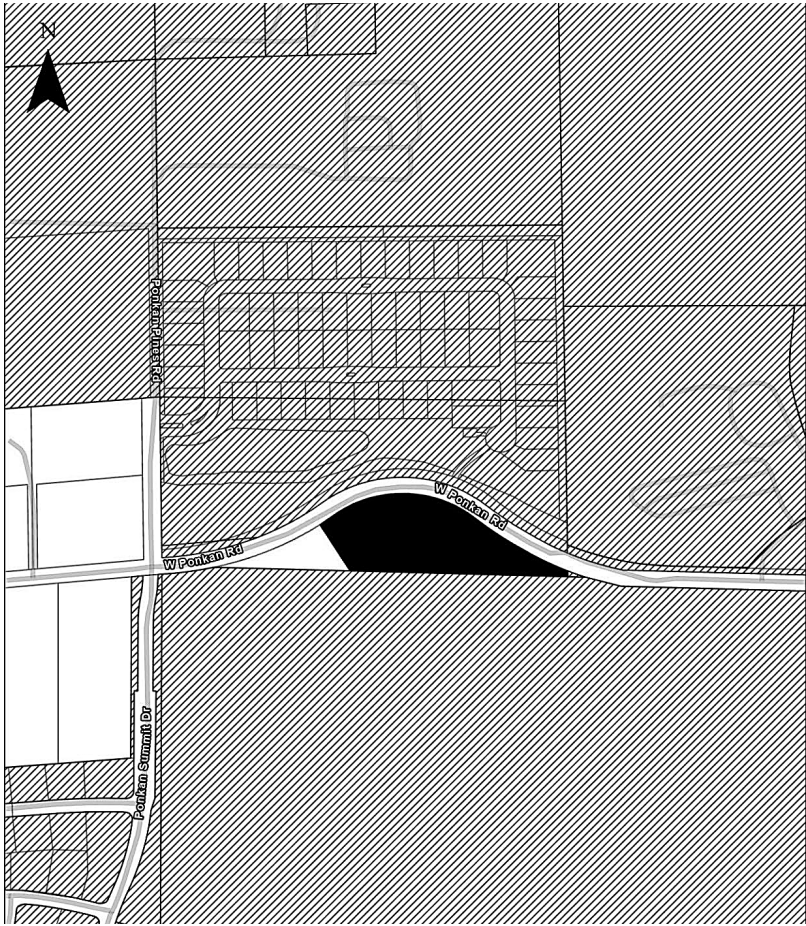
NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Jason Lee** has made application relating to the following described property.

ORDINANCE NO. 3078

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.

ORDINANCE NO. 3079

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 a public hearing for **Ordinance Number 3079 and 3080** 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.**

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.

Apopka City Council
Apopka Planning Commission
Community Development Department

October 25, 2024

Publish: The Apopka Chief

177508

Everybody has an opinion. Why not share yours?
Send a letter to the Editor online: www.theapokkachief.com

2024 numbers lower than 2016

By Steve Wilson

The Center Square –

Vote by mail numbers are down in Florida compared to the 2016 election when former President Donald Trump won his first term in office.

Florida county elections officials have mailed 2.03 million ballots to those who requested them, down from 2016, when there were 3.35 million ballots sent to voters, a 65 percent drop.

The Florida secretary of state's office will be updating both vote by mail and early voting numbers on its website daily. Early voting in Florida started on Tuesday.

So far this election season, 477,778 Republican ballots have been mailed to county election offices (36.6 percent of the total), 555,450

Democratic (42.5 percent), 26,375 other (2 percent) and 247,038 nonaffiliated (18.9 percent) for a total of nearly 1.31 million votes or 64.5 percent of ballots mailed.

In early voting, there have been 202,036 ballots cast by registered Republicans, 108,832 by registered Democrats, 7,794 by other party registration and 58,373 nonaffiliated.

In 2020, during the COVID-19 pandemic, 4.48 million voted by mail. There were 1.14 million ballots that were not submitted or 20.3 percent of the 5.62 million mailed to voters.

There were 4.33 million that cast ballots early, with 32.9 percent by registered Republicans and 32.3 percent by Democrats.

Republicans had 1.5

million mail-in ballots (31 percent), along with nearly 2.19 million by Democrats (45 percent), 1.09 million unaffiliated (22.5 percent) and 66,345 by others (1.37 percent).

There were 615,885 ballots that were not submitted in 2016, or 18.4 percent of all ballots mailed that year.

According to state data, in 2016, there were 3.35 million who voted by mail, with 1.1 million Republicans (40.6 percent), 1.05 million Democrats (38.4 percent), 69,318 listed as other (2.5 percent) and 504,895 with no party affiliation (18.5 percent). Those voting early numbered 3.87 million, split 1.43 million Republicans, 1.58 million Democrats, 779,627 unaffiliated, and 89,990 others.

Moore: Assistance can be provided

Continued from page 2A

due rent, mortgage and/or utilities, to residents who are experiencing a temporary unexpected event that affects their ability to pay their bills.

You must have lived in Orange County for ninety days. All appointments for assistance will be scheduled through the appointment line at 407.836.6500, Monday-Friday from 8:30 a.m.-12:30 p.m. Appointments will be scheduled for the very next day and you will be seen in person. No walk-in appointments will

be accepted.

Family Resource Program (FRP) - This program provides case management services and financial assistance to residents who have significant medical issues that affect their ability to pay their bills.

This program assists permanently disabled persons who plan to return to work or seek Social Security or other long-term benefits. Residents can call 407.836.8466 for more information.

Eviction Prevention in the Community (EPIC) - This program as-

sists households with minor children who have received an eviction notice from the court system and are in imminent risk of homelessness. Residents can call 407.836.6514 to be screened.

Leave a message with your full name, phone number, and your court case number (for example: 2024-CC-001234-O). Program staff will contact you for an eligibility screening within two business days.

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

Byrd: Bible and prayer are allowed

Continued from page 2A

study of the Bible and of religion."

It was also mentioned that "we can't even pray in our schools." This is also false. Florida Statute 1002.206 titled "Religious expression in public schools," guarantees a student's religious freedom in school stating that a "school district may not discriminate against a student, parent, or school personnel on the basis of a religious viewpoint or religious expression."

Furthermore, the statute states that "a student may pray or engage in religious activities or religious expression before, during, and after the school day in the same manner and to the same extent that a student may engage in secular activities or expression."

For example, Weki-

va High School just had a "meet at the pole" before school prayer meeting at the flag pole on the school campus before school.

Most of our high schools have a chapter of Fellowship of Christian Athletes as well, where all students are welcome.

Opinion columns and freedom of speech are important, but blatant disregard for the truth or publishing outright lies about our public schools is damaging to the hard work and reputation of our educators and the public education system that our country was founded on.*

The Founding Fathers believed that public education was essential to the success of American democracy. Thomas Jefferson, who proposed a system of free, public education that was radical for his time, believed that the most

effective way to protect the nation from tyranny was to create a general education system that was available to all Americans.

Our schools and teachers need our support and a community that rallies behind them to help our children - our future - be successful. It is my hope that this kind of misinformation would not continue without fact checking first.

If the public has questions or concerns about our public schools, they are always welcome and encouraged to direct their questions to school administration or to their elected school board member for clarification.

My email is melissa.byrd@ocps.net. Let's work together to support our local public schools.

Previous article did not mention local city, county or state.

Hayden: We learn from adversity

Continued from page 2A

times, I try all the things within my capabilities to smooth things over. I want to get rid of the discomfort and pain caused by those difficulties. I want "smooth sailing" and then I remember the fruit tree.

I am reminded that the tree's greatest strength and value came after the adver-

sity caused by the broomstick wielded by someone willing to go to any extreme to wake up the roots and put them back on the track they were meant for.

Adversities in our lives are meant to stimulate us to produce healthy, meaningful choices that lead each one of us to become a more fruitful "tree."

Someone in your soci-

etal group needs your help and you may be the only one that has the answers.

Because your roots, have been stimulated by the broomstick wielded by GOD, who knew precisely where the broomstick should have been applied, and for what purpose, you can be of assistance!

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

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Bible Study 10:00 AM
Worship 11:30 AM
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tinyurl.com/4ak7933j

9913 Bear Lake Rd., Apopka, FL
graceworxcc@gmail.com
321-228-4599



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HOW DO YOU FIGURE?



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Early: Supervisor of Elections launched two voting initiatives

Continued from page 5A

groups come forward and sit down with me and share some data that there's areas in Orange County that are considered voting deserts," Gilzean continued, "and I wanted to make sure that every Orange County resident had access to voting by being able to, in a relatively short distance that they can go and drop, like cast their vote and let their voice be heard."

To assist voters in getting to the polls, there are

many community groups and churches that volunteer to provide free transportation to polling sites.

"So, there's a lot of community groups that do things like that. For us it's all about making sure that we provide the number of spaces, the maximum amount of time so that way Orange County residents have the ability to let their voice be heard," Gilzean said.

The Supervisor of Elections Office recently kicked off two new initia-

tives. The first is the Gen Z poll worker training program, in which high school seniors have an opportunity to come and volunteer during this election.

The second initiative is Serving Those Who Serve, which hired about two dozen veteran employees to assist disabled veterans in casting their ballots in assisted living facilities.

Visit OCFelections.com/early-voting to view a full list of the 2024 general election early voting locations.

OCLS: Branch was closed for three months

Continued from page 1A

ty Library System (OCLS) spokeswoman Erin Sullivan.

Located at 1211 E. Semoran Blvd., Apopka, the North Orange Branch Library closed on July 16 due to the building's high humidity and water intrusion, which caused a musty smell at the building. OCLS brought in a consultant to remedy the problem in the building.

All public/legal notices printed in The Apopka Chief are also loaded to our website: www.theapopkachief.com as well as to the state-wide Florida Press Association's website: www.floridapublicnotices.com

Both Websites have searchable capabilities.

The Apopka Chief, 400 N. Park Ave., Apopka FL 32712
legals@theapopkachief.com 407-886-2777

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CITY OF APOPKA PUBLIC HEARING NOTICE SPECIAL EXCEPTION

NOTICE is hereby given that **SULYQUEY MATEOS** 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 AN ACCESSORY DWELLING UNIT (ADU) IN THE MIXED-USE DOWNTOWN (MU-D) ZONING DISTRICT.**

This application relates to the following described property located at 49 E Orange Street:



Parcel Identification Number(s): 09-21-28-1972-02-460
Contains: 0.42 +/- 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, November 12, 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.

Apopka City Council
Apopka Planning Commission
Community Development Department

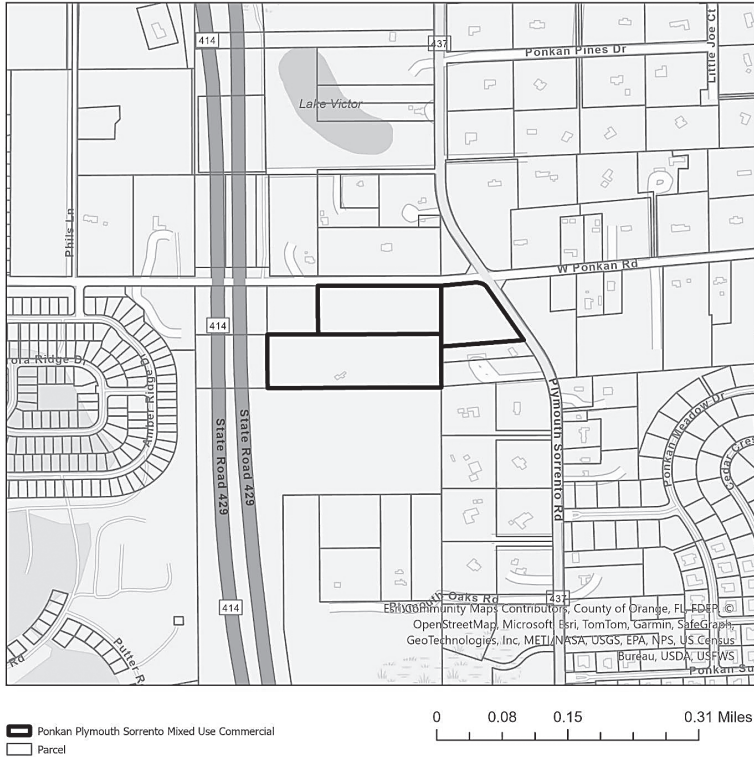
October 25, 2024
Publish: The Apopka Chief

177515

CITY OF APOPKA PUBLIC HEARING NOTICE SPECIAL EXCEPTION

NOTICE is hereby given that **JOHN C VICK III** 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 A GAS STATION IN THE COMMUNITY COMMERCIAL (C-C) ZONING DISTRICT.**

This application relates to the following described property located at 2920 Plymouth Sorrento Road:



Parcel Identification Number(s): 30-20-28-0000-00-005, 25-20-27-0000-00-030, 25-20-27-0000-00-003
Contains: 14.997 +/- 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, November 12, 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.

Apopka Planning Commission
Community Development Department

October 25, 2024
Publish: The Apopka Chief

177514

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 October 13-19, the Apopka Police Department received

1,450 calls for service, responded to 49 crashes, issued 26 citations, and made 14 arrests. Juveniles were charged with animal cruelty-torment/deprive/mutilate/kill any animal; conservation-animals, sexual contact with animal.

The following adults were arrested and charged: Delson Charlot, 38, confidential, Apopka, battery-touch or strike (domestic violence).

Marie Elizabeth Di-giovanni, 46, 218 17th St., Apopka, drugs-possession

of controlled substance without prescription (cocaine); drug equipment-possession and/or use.

Bryan Enrique Duenas Urbina, 22, 1406 NW 60th St., Miami, pass counterfeited-pass counterfeit bank bill/note/check/draft.

Shaughn Michael Fall-er, 42, 3000 Clarcona Rd., Apopka, drugs-possession of controlled substance without prescription (methamphetamine); drugs-possession of controlled substance without prescription (fentanyl); obstructing justice-tamper with evidence in criminal proceeding; drug equipment-possession and/or use.

Michael Arnold Flores, 29, confidential, Orlando, contempt of court-violation injunction protection, domestic violence.

Marco Antonio Garcia, 33, 2539 Bates Ave., Eustis, other agency warrant. Heron Hernandez Sanchez, 35, 207 Lalla Ln., Apopka, DUI-unlawful blood alcohol, DUI-influence of alcohol or drugs; flee/elude police, fail to obey law enforcement officer order to stop; hit and run-leave scene of crash involve damage to property; moving traffic violation-operate motor vehicle without valid license 1st conviction; resist officer-obstruct without

violence.

Melissa Sue Hodges, 34, 3000 Clarcona Rd., Apopka, drugs-possession of controlled substance without prescription (fentanyl); drug equipment-possession and/or use; loitering or prowling.

Olivia Maria Hormazabal, 51, 2408 Lakeville Rd., Apopka, DUI-unlawful blood alcohol, DUI-influence of alcohol or drugs.

Bruce Michael Iron Necklace, 42, 620 E. Orange St., Apopka, drugs-possession of controlled substance without prescription (methamphetamine).

Mateo Paaquib, 33, 5642 Clarcona Rd., Apop-

ka, no driver's license never had one issued.

Nicholas Kevin Puglia, 34, confidential, Apopka, battery-touch or strike.

Yony Ramirez-Velasquez, 31, 1010 Interlaken Way, Apopka, DUI-unlawful blood alcohol 0.15 or higher or with person under 18 in vehicle; moving traffic violation-operate motor vehicle without valid license 1st conviction.

Ezra Lacedric Swift, 44, transient, Apopka, robbery by sudden snatching without firearm or weapon; battery-touch or strike; larceny-other theft.

Baseball: Wekiva looks for consistency ahead of spring season

Continued from page 1B

on November 6 and Innovation Bulls on November 7 complete the schedule as of now. Due to Hurricane Milton, the original opener against the Boone Braves on October 9 was canceled. Tatai is interested in adding more contests to the fall ball schedule. However, at the least, Tatai wants to replace the canceled contest with another.

Perhaps the most important lesson learned from

the 14-12 record produced during the 2024 season is the need for consistency and a strong start to the season. The Mustangs lost nine of the first 13 contests. Then finished the regular season with a 10-2 record. A 10-0 loss to the South Lake Eagles during the first round of the District 6A-4 championship tournament ended the season.

As a team, Wekiva hit a solid and competitive .284 while the pitching staff produced an ERA of

3.78. Leaving 334 or 12.8 runners on base per contest negated much of the competitiveness created by the batting average and ERA though.

"I am excited to start next season, even with the large amount of personnel turnover," Tatai said. "These players are learning like all, improvement only occurs with repetition and over time. A lot of potential exists. However and again, patience is required to realize and steadily getting bet-

ter. The job of the coaches right now is to regularly remind the players patience is required. Facing better teams like Apopka is far more important as an opportunity for repetition than winning or losing when building from scratch."

On the right, a WHS baseball player gets a hit during their matchup against Apopka on Tuesday, October 15.



Playoffs: More than one road to the postseason for Apopka

Continued from page 1B

there are no district playoffs. The next four spots in the regional playoff will be taken by the next four highest-rated teams in the region as wild cards.

So there are two ways into the playoffs; one is be-

ing a district champion by dominating and winning all of your district matchups in the regular season; or two by being one of the next four highest-rated teams at the end of the regular season based on points.

Right now Apopka sits

second in Class 7A District 5 under West Orange. Apopka is 2-1 in district play with no more district games and West Orange is 2-0 with one more district game. Directly underneath Apopka is Ocoee at 1-1 in district play with one more district game as well. As

of right now, Apopka will not be district champions. But there is a reality, however unlikely, that Apopka could get a guaranteed playoff berth by becoming District Champions.

West Orange sits at the top of the district leaderboard because they are 2-0

and have scored 73 points in district matchups and allowed just 19. Ocoee sits third because they are 1-1 and have scored 48 points in district matchups and allowed just 18. But these two teams play each other on Thursday, October 24 and the standings could

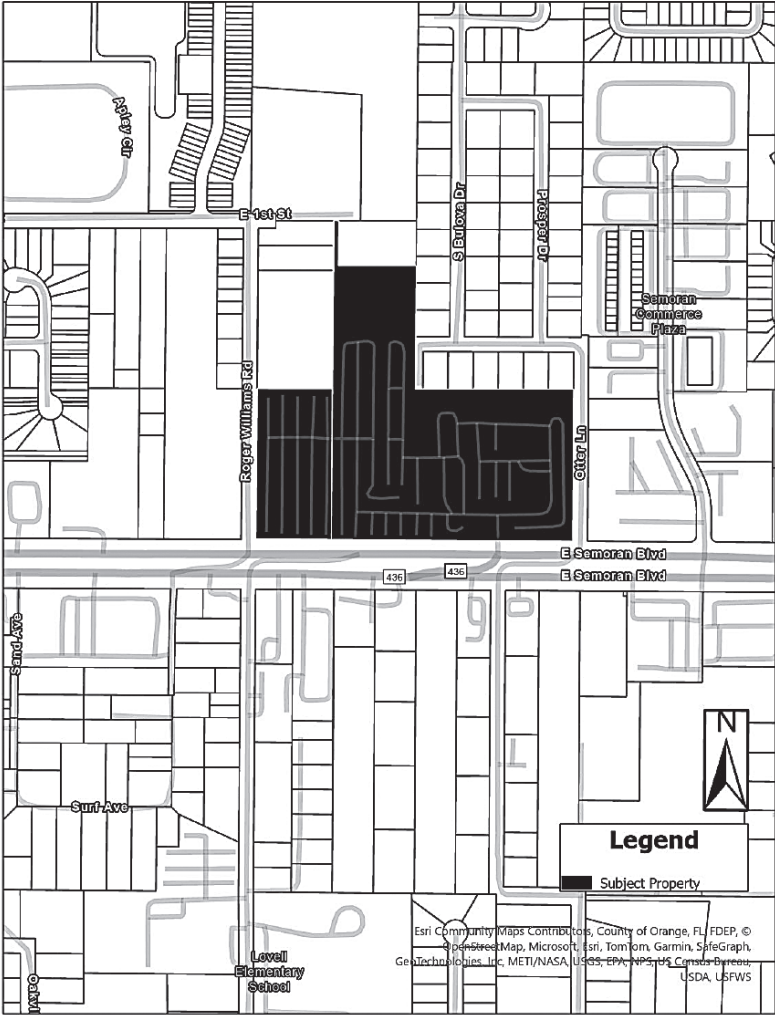
drastically change.

If Ocoee can beat West Orange in a high-scoring game Apopka has a chance to slip ahead of West Orange for District Champion with all three teams being tied at 2-1 in

See PLAYOFFS Page 7B

PUBLIC HEARING NOTICE VARIANCE REQUEST CITY OF APOPKA

The City of Apopka Planning Commission, in accordance with Article II, Section 2.5.5.A of the City's Land Development Code (LDC), herein advises you that **Mark Branchley** requests variances from LDC, Table 5.10.8.A.3: Freestanding/Monument Signs: Sign Face Size, Table 5.10.8.A.4: Maximum Height of Freestanding/Monument Signs, as well as, Section 5.10.8.A.5(c)(1) Size of secondary freestanding sign. The **variances** would allow a primary sign of 165 square feet of copy area with 20 feet in height in lieu of 100 square feet and 8 feet in height; secondary signs with 28'9" feet height in lieu of 6 feet in height; and one secondary sign with 131.6 square feet in copy area in lieu of 60 square feet. This application relates to the following described property:



Parcel Identification Number(s): 11-21-28-0000-00-065 and 11-21-28-0000-00-068
Total Acreage: 21.69 +/- acres

You are hereby notified that a Public Hearing will be held in the City of Apopka Council Chambers on **Tuesday, November 12, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible. The variance application is available for review at the Community Development Department at Apopka City Hall, 120 East Main Street, Apopka, Florida between the hours of 8:00 A.M. and 5:00 P.M.

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 FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka Planning Commission
Community Development Department

October 25, 2024

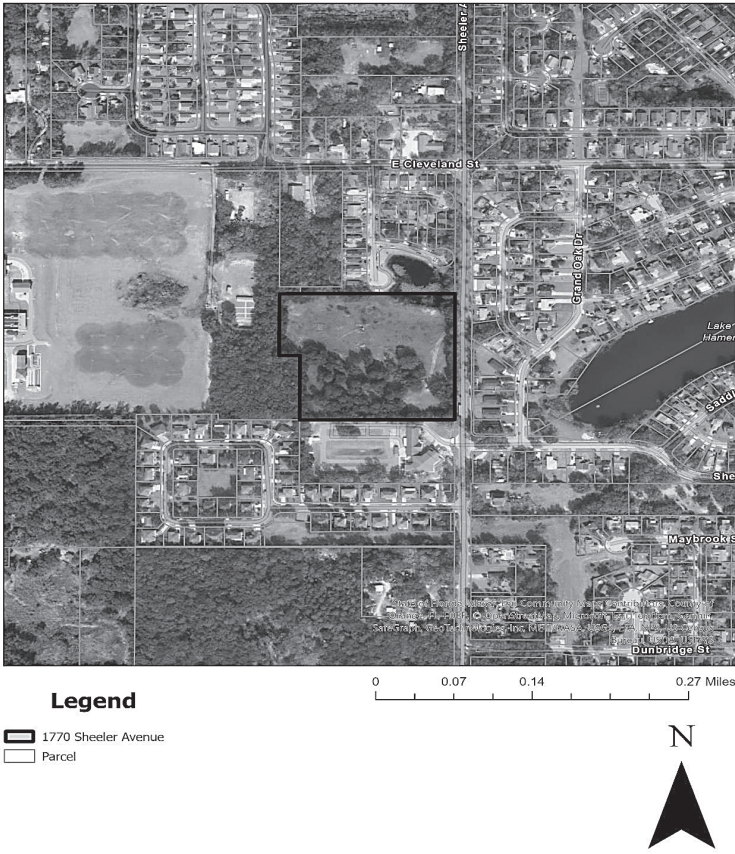
Publish: The Apopka Chief

177511

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 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 20, 2024 beginning at 7:00 P.M.** or soon thereafter.

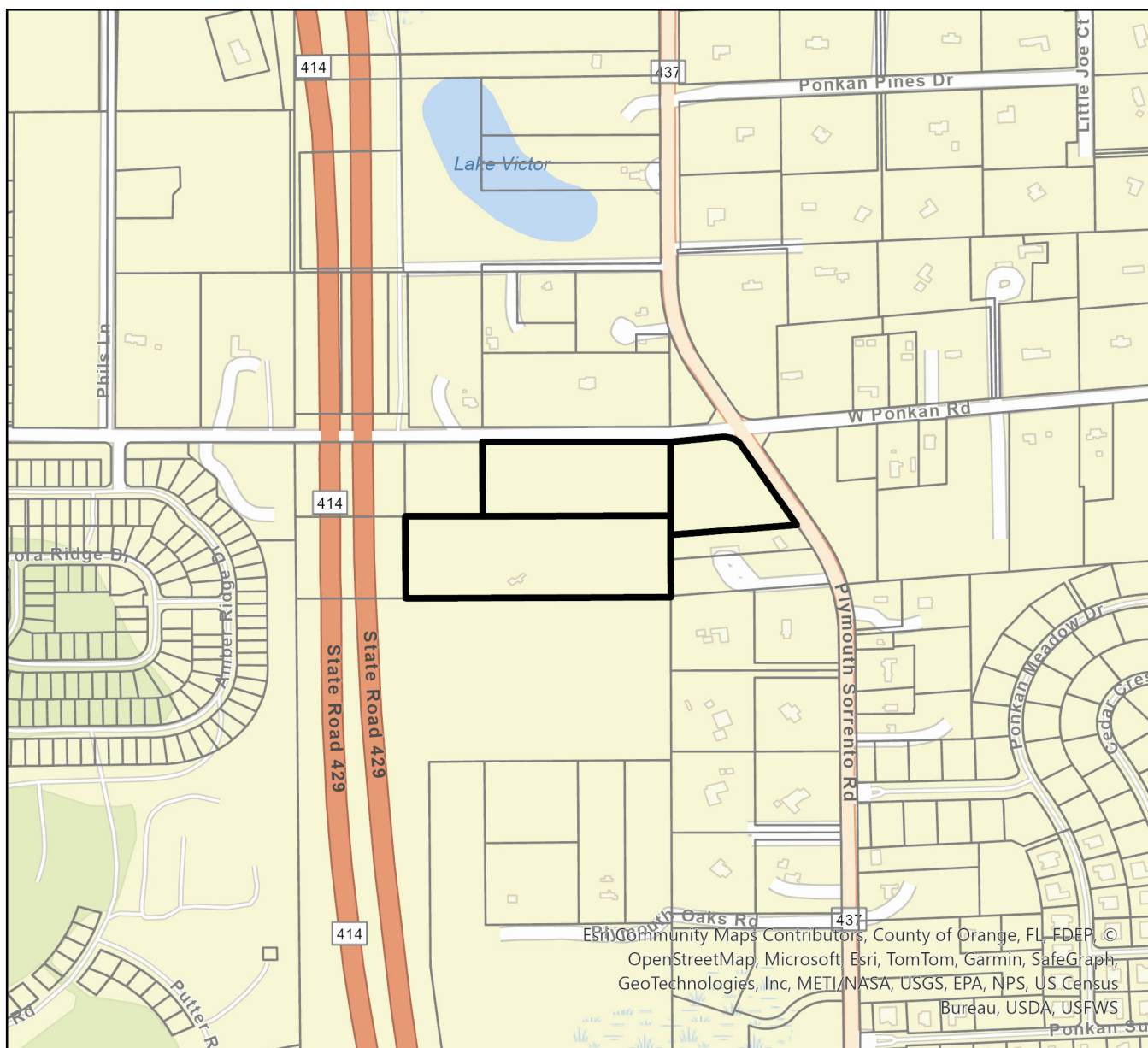
Affected parties and the public may appear at the above listed hearing to speak. The proposed Rezoning Application can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please 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.

Apopka City Council
Apopka Planning Commission
Community Development Department

October 25, 2024

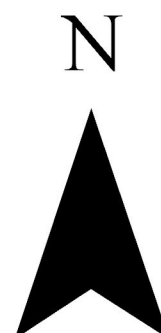
Publish: The Apopka Chief

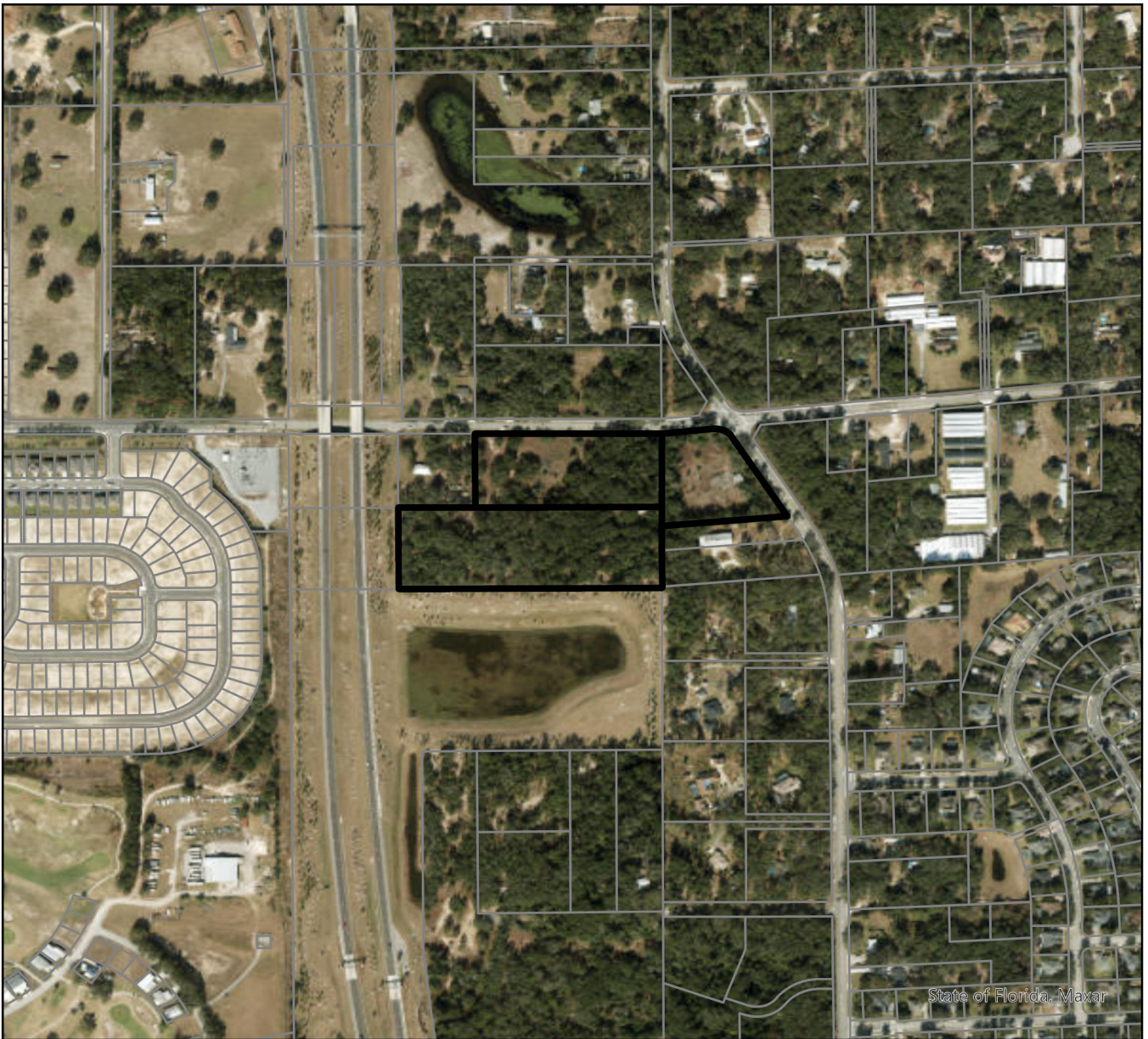
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-  Ponkan Plymouth Sorrento Mixed Use Commercial
-  Parcel

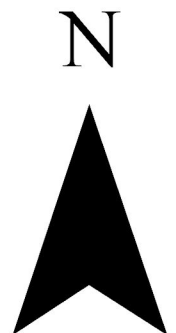
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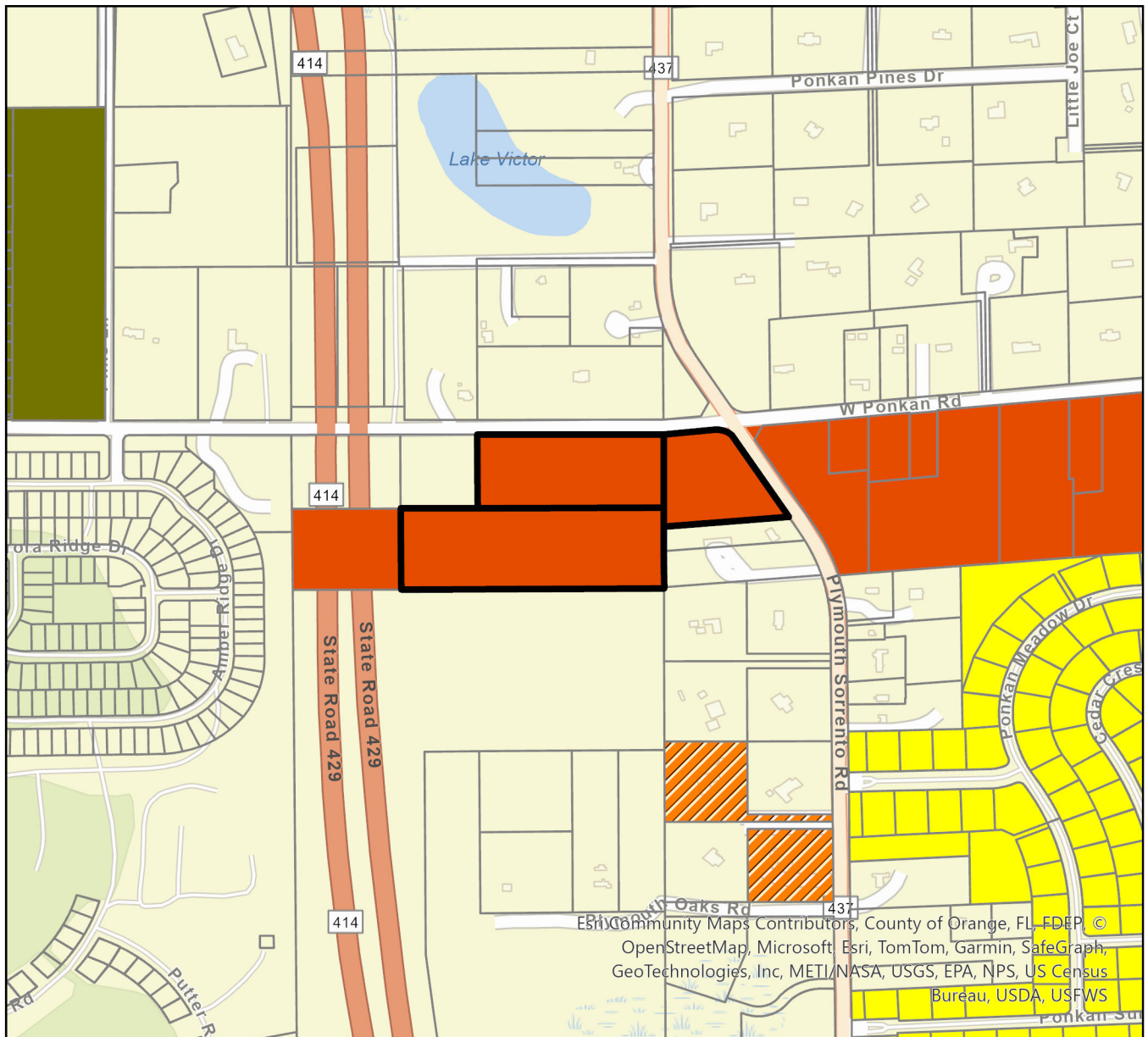




 Ponkan Plymouth Sorrento Mixed Use Commercial
 Parcel

0 0.08 0.15 0.31 Miles



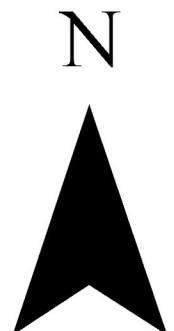


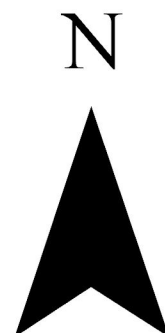
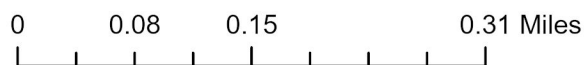
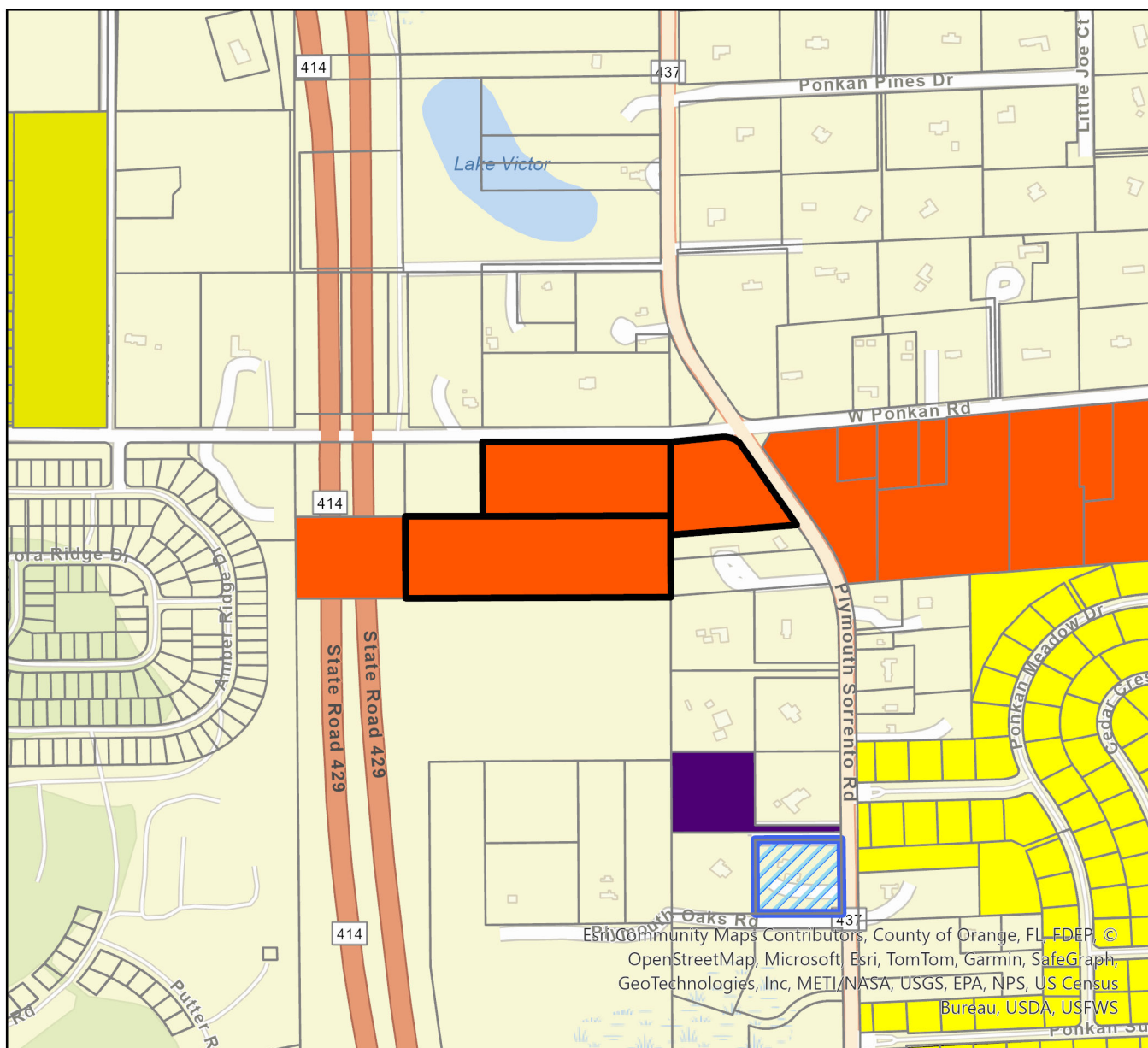
- Ponkan Plymouth Sorrento Mixed Use Commercial
- 49 E Orange Street
- Parcel

Apopka Future Land Use

- AG
- AG-E
- AG-HOME
- COMM
- CONSV
- FLU-IP
- HDR-25
- IND
- INST_PU
- MU
- OFF
- PR
- RE

0 0.08 0.15 0.31 Miles





- Ponkan Plymouth Sorrento Mixed Use Commercial**
- 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



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS

Item #: 1.

Meeting Date: November 12, 2024

Department: Community Development

SUBJECT:

Quasi-Judicial - Mullinax - Sign Variance

REQUEST:

Allow a variance from LDC Table 5.10.8.A.3, Table 5.10.8.A.4 and Section 5.10.8.A.5(c)(1) to allow a primary sign of 165 square feet of copy area with 20 feet in height in lieu of 100 square feet and 8 feet in height; secondary signs with 28'9" feet height in lieu of 6 feet in height; and one secondary sign with 131.6 square feet in copy area in lieu of 60 square feet.

SUMMARY:

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	County Low Medium	County R-2 (Residential)	Single-Family Residences
East	Industrial and Commercial	I-L (Light Industrial) and C-C (Community Commercial)	Commercial and Industrial Multi-tenant Center
South	County Commercial	County C-2 (General Commercial)	Retail Businesses
West	County Commercial	County C-3 (Wholesale Commercial)	Self-Storage Facility

The applicant is requesting a variance from Land Development Code (LDC) Table 5.10.8.A.3: Freestanding/Monument Signs, Sign Face Size to allow a primary sign of 165 square feet of copy area with 20 feet in height in lieu of 100 square feet and 8 feet in height. The applicant is also requesting a variance from LDC Table 5.10.8.A.4: Maximum Height of Freestanding/Monument Sign to allow a secondary sign with 28'9" feet height in lieu of 6 feet in height, as well as, LDC Section 5.10.8.A.5(c)(1) Size of secondary freestanding sign to allow one secondary sign with 131.6 square feet in copy area in lieu of 60 square feet.

APPLICABLE CITY CODES:

- LDC Table 5.10.8.A.3: Freestanding/Monument Signs, Sign Face Size
- LDC Table 5.10.8.A.4: Maximum Height of Freestanding/Monument Signs
- LDC Section 5.10.8.A.5(c)(1) Size of secondary freestanding sign

VARIANCE PROCESS:

Per Land Development Code Section 2.5.5(A)(5), the Planning Commission shall make initial determination of the following to approve a variance (Step 1):

1. Section 2.5.5(A)(5)(1). Whether the need for the proposed variance arises out of the physical surroundings, shape, topographical condition, or other physical or environmental conditions that are unique to the specific property involved. If so, the Planning Commission shall make the findings in subsection b., below, based on the

granting of the variance for that site alone.

2. Section 2.5.5(A)(5)(2). If the condition is common to numerous sites so that requests for similar variances are likely to be received, the Planning Commission shall make the required findings based on the cumulative effect of granting the variance to all who may apply.

3. Section 2.5.5(A)(5)(3). No nonconforming use of neighboring lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a zoning variance.

Nine Variance Criteria Findings:

If the Planning Commission makes a positive determination of each item in Step 1 above, the second step is to make a finding on the nine criteria below. A zoning variance shall be approved only on a finding the applicant demonstrates there is competent substantial evidence in the record that on each of the following nine criteria and responses:

1. There are practical difficulties in carrying out the strict letter of the regulation [in] that the requested variance relates to a hardship due to characteristics of the land and not solely on the needs of the owner. There are practical difficulties in carrying out the strict letter of the relevant requirements of the LDC in that the requested variance relates to a hardship due to characteristics of the land and not solely the needs of the land owner.

Applicant's Response:

a. The need for more and larger signs is due to the applicant's reasonable need for identification and associated wayfinding benefits to the motoring public along a major arterial where traffic is heavy, and travel speeds are significantly greater than along general commercial corridors.

b. The extremely large public frontage of the parcel along Semoran Blvd. is 1275 feet, some two or three times wider than the typical commercial lot therefore three freestanding signs is reasonable especially when the distance between each far exceeds the 150' minimum. So, on average three signs along a 1275' frontage means that an average of 425' separates each sign, a distance that is also two to three times greater than the sign spacing in a typical commercial corridor.

c. This sign variance application is seeking the replacement of an existing pylon sign, not adding another sign nor is it contributing to expanded visual proliferation of signage along this busy commercial corridor. The location of the existing "Service and Sales" 22' high pylon sign is approximately 102 feet setback from the closest driving and viewing lane of Semoran Blvd. This remote location and the reasonable visibility of said sign is somewhat compromised because of its remote location back in the vehicle display area and behind eight parked stalls. If a new 8' high monument sign, as is the current maximum height requirement, were to replace the existing 22' high sign an extreme hardship would result as said sign would be totally blocked by vehicles on display. It is important to note that the proposed new monument sign will have a 15' setback, replaces a less desirable looking pylon sign and additionally complies with the provisions of the sign code Sec.5.10.8.A.3. And even with a 15-foot setback, a lower and conforming monument sign would be totally ignored by the motoring public and customers as they would be looking for consistent sign heights similar to the two other freestanding signs in front of the dealership. Those two nonconforming pylon signs, installed before the 2019 change in the sign code, have an OAH of 36'8" and 29'10" respectfully. Pursuant to 5.10.8 A.3.Freestanding Signs...the Planning Commission can justify granting this variance based on the findings that "hardships created by existing site conditions cause construction of [an 8'] monument sign to be impractical or create a potential hazard."

Staff's Response: Staff can confirm that the proposed changes to the existing signs is a reduction of conformity.

2. The variance request is not based exclusively upon a desire to reduce the cost of developing the site.

Applicant's Response: This variance request is not based upon a desire to reduce the costs of developing the site but in fact the applicant is looking at increased costs to replace a pylon sign with a monument sign.

Staff's Response: Staff has no comments or objection.

3. The proposed variance will not substantially increase congestion on surrounding public streets.

Applicant's Response: The proposed monument sign will not increase congestion on surrounding streets but will increase the wayfinding benefits and traffic safety as the sign is moving out of the parking lot to the front of the property where it is more visible.

Staff's Response: Staff has no comments or objection.

4. The proposed variance will not substantially diminish property values in the area surrounding the site.

Applicant's Response: The variance will not diminish property values in the area surrounding the site but it will actually increase the value of all surrounding parcels as it advances the intended aesthetic direction of all new freestanding signs.

Staff's Response: Staff has no comments or objection.

5. The proposed variance will not substantially alter the essential character of the area surrounding the site.

Applicant's Response: The variance will not substantially alter the essential character of the area surrounding the

site but...as mentioned before the monument sign will enhance the area's aesthetic and economic character.

Staff's Response: Staff has no comments or objection.

6. The effect of the proposed variance is in harmony with the general intent of the LDC and the specific standards for which the variance is granted;

Applicant's Response: Also, as mentioned before, the monument sign variance is in harmony with the general intent of the LDC and the specific standards for which the variance is granted.

Staff's Response: Staff has no comments or objection.

7. Special conditions and circumstances do not result from the actions of the applicant.

Applicant's Response: The three special physical and cultural conditions and circumstances mentioned above do not result from the actions of the applicant.

Staff's Response: Staff has no comments or objection.

8. The proposed variance will not create safety hazards and other detriments to the public.

Applicant's Response: The variance will not create safety hazards and other detriments to the public but these hazards will likely be reduced as wayfinding signage will be more visible and identifiable to the motoring public thus reducing slow moving traffic with patrons and visitors straining to identify access to a desired location.

Staff's Response: Staff has no comments or objection.

9. The variance is the minimum variance which will make possible the reasonable use of the land, building or structure.

Applicant's Response: The variance is the minimum variance which will make a reasonable use of the land, building and high intensity commercial use.

Staff's Response: Staff has no comments or objection.

PUBLIC HEARING SCHEDULE:

November 12, 2024 – Planning Commission (5:00 P.M.)

DULY ADVERTISED:

October 29, 2024 – Mailed Notices to Adjacent Property Owners

October 29, 2024 – Placards 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:

The Development Review Committee (DRC) does not have any objection to this variance request based on the size of this development, as well as, the proposed reduction of the nonconformity.

Planning Commission Role:

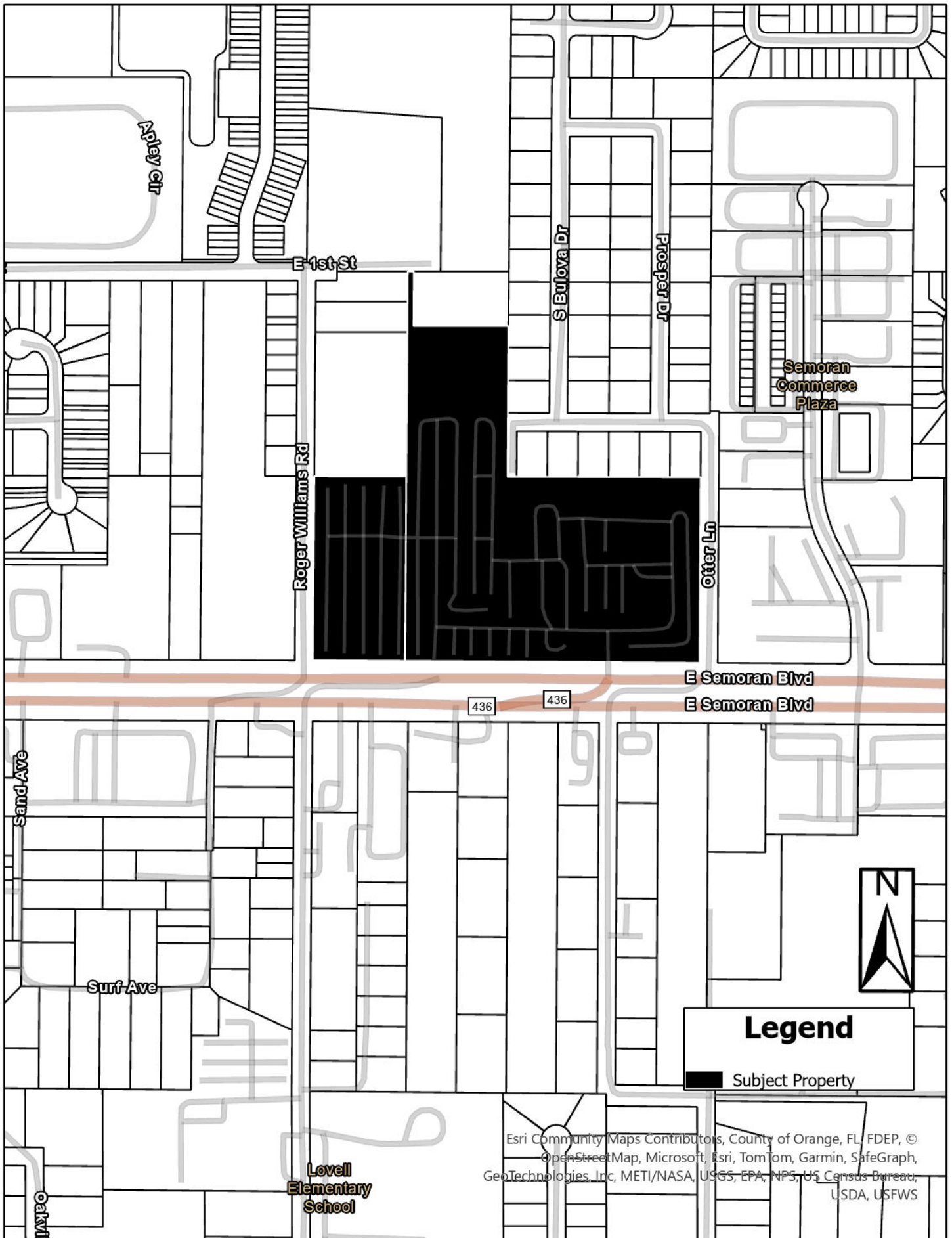
The Planning Commission shall review the application at a quasi-judicial hearing and render a decision based on the review standards in Section 2.5.5(A)(5) Standards. The Planning Commission decision shall be one of the following:

1. Approval of the variance;
2. Approval of the variance subject to modification and/or condition; or
3. Denial of the variance.

ATTACHMENTS:

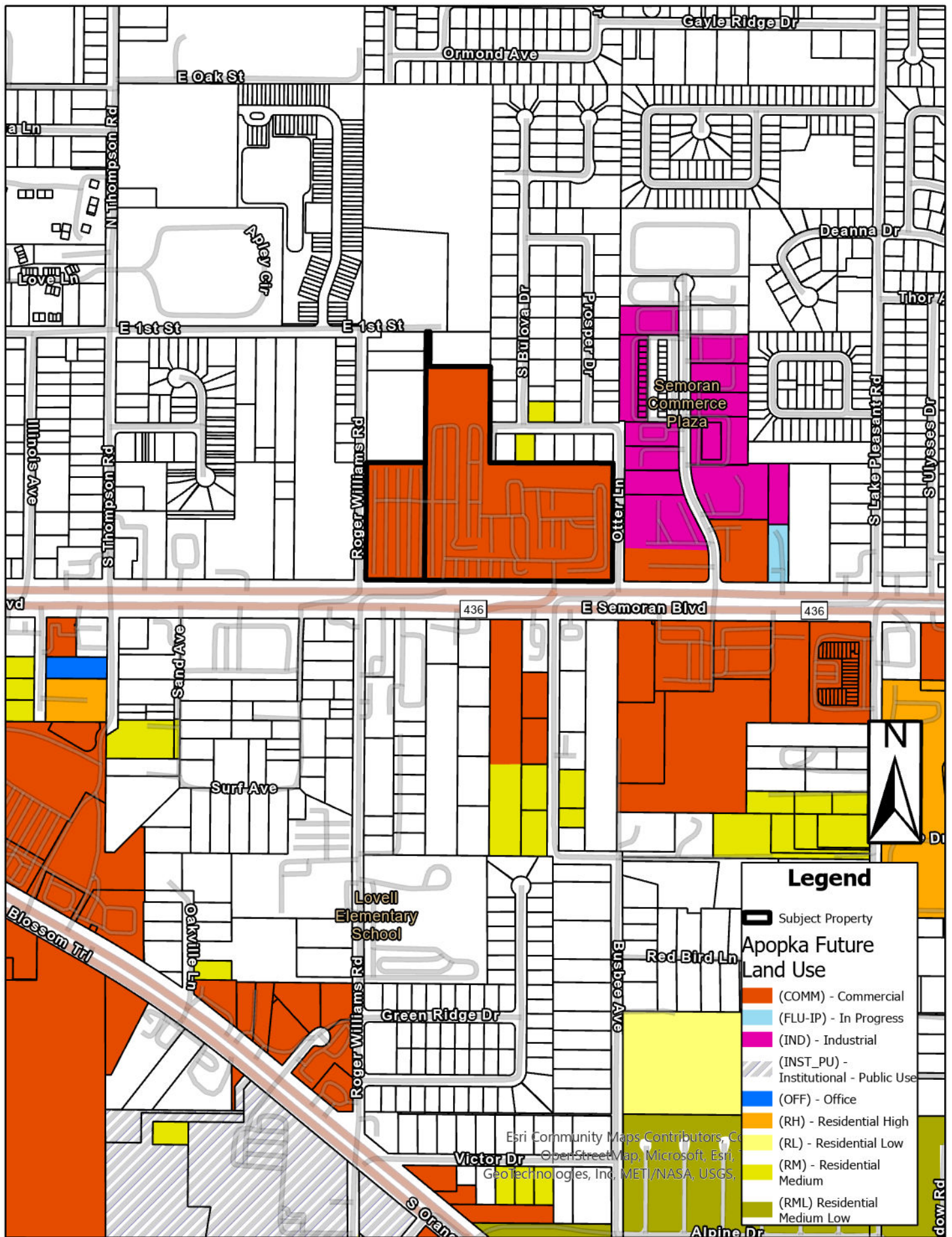
1. Maps
2. Mullinax - Site Plan
3. Mullinax - Monument Sign Exhibit

Vicinity

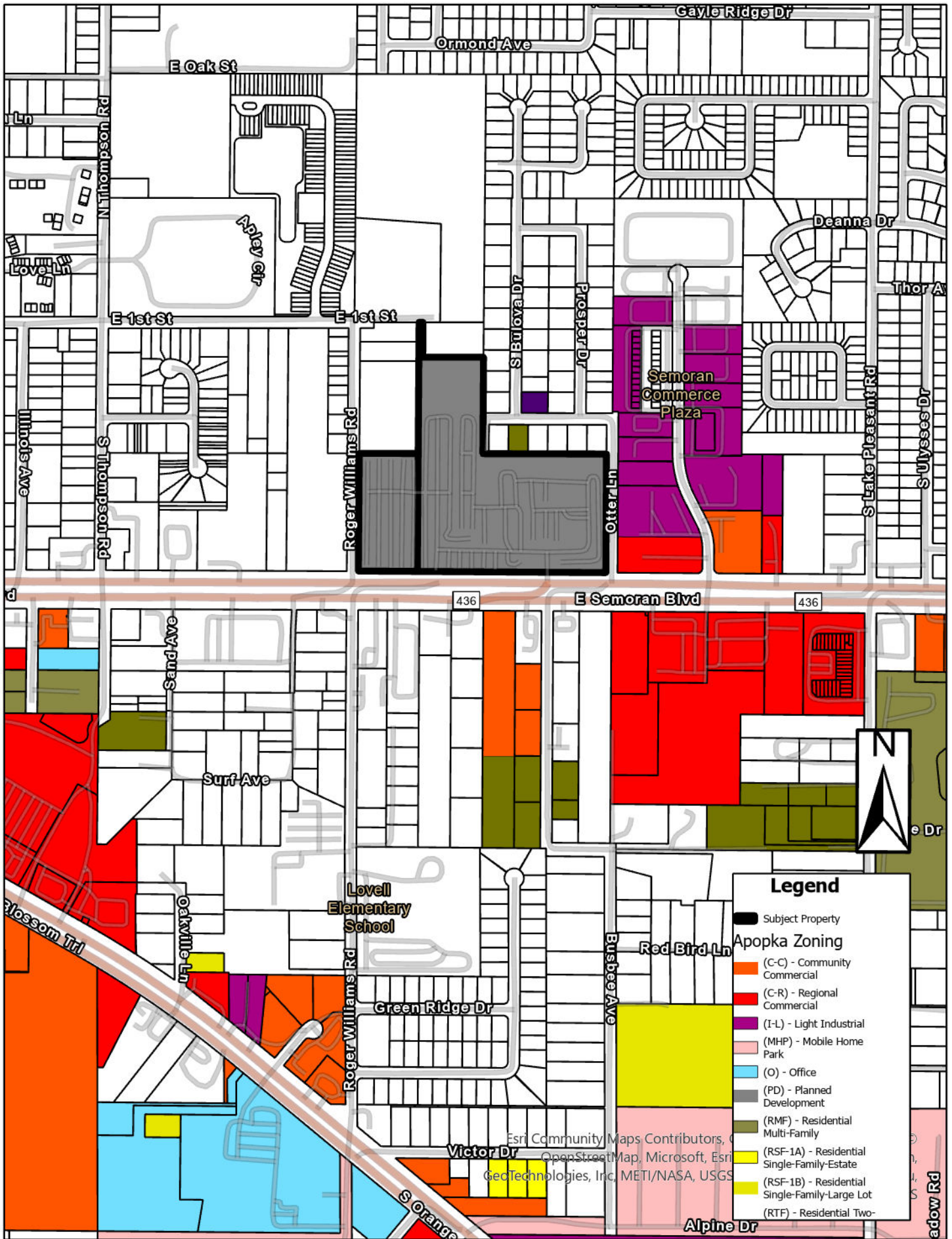


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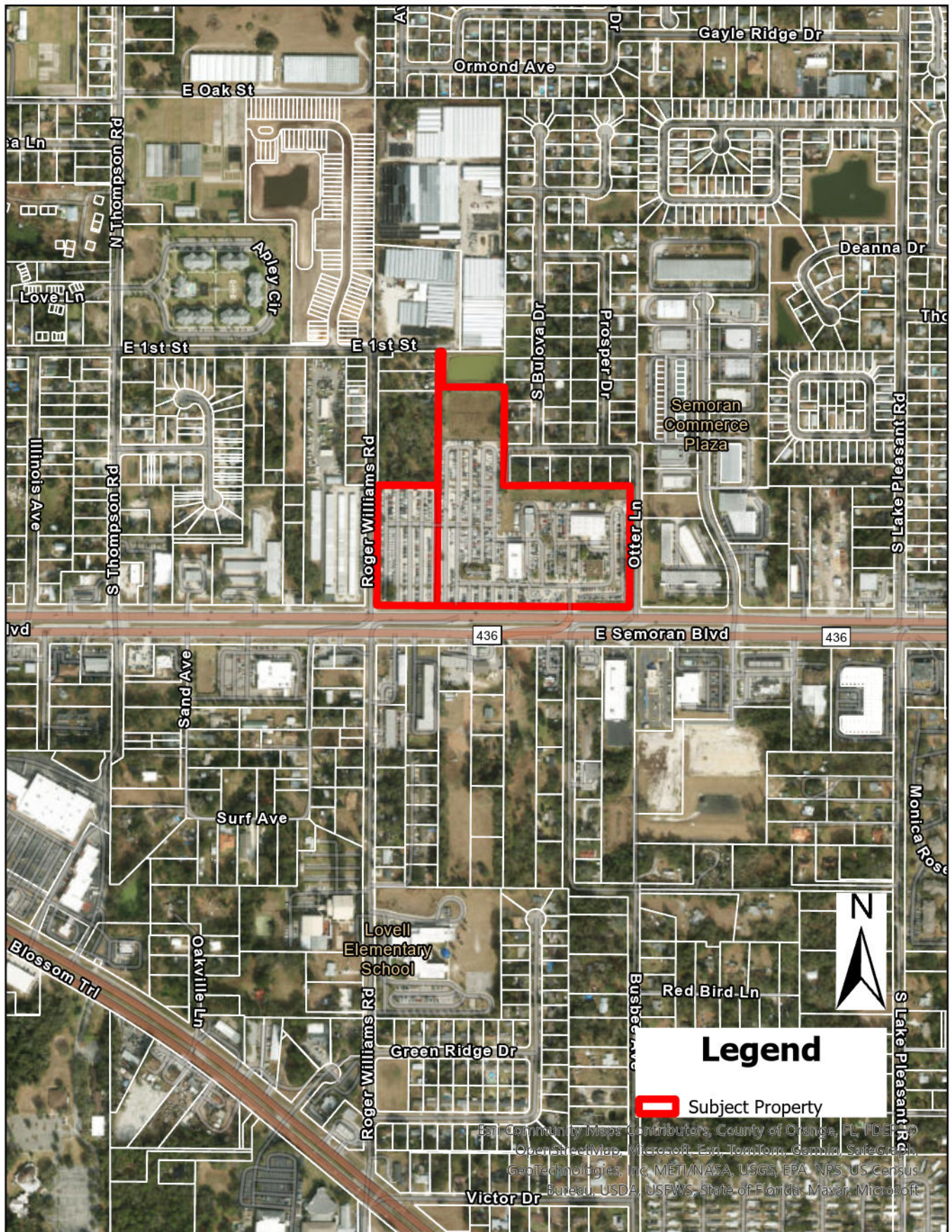
Future Land Use

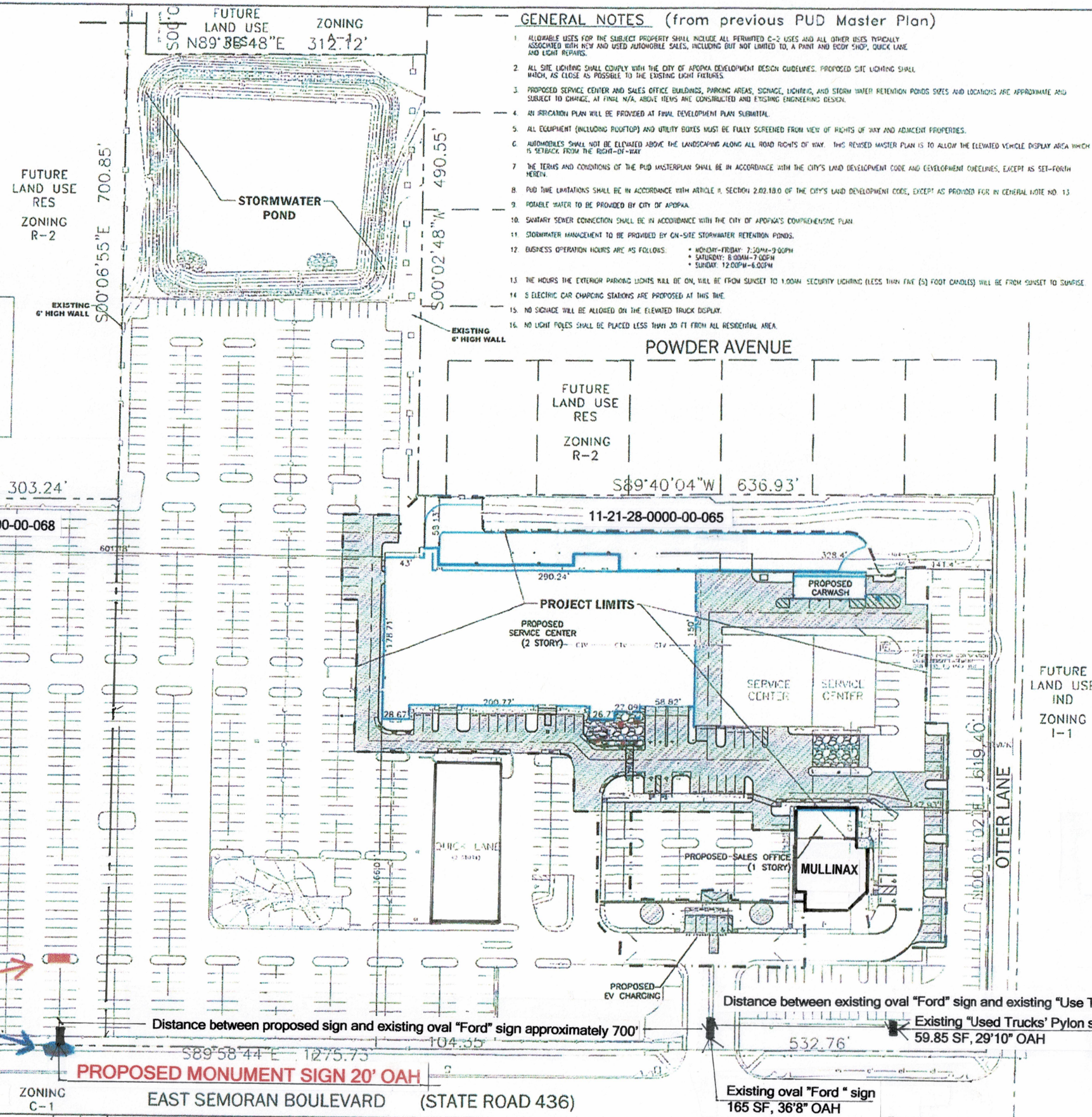
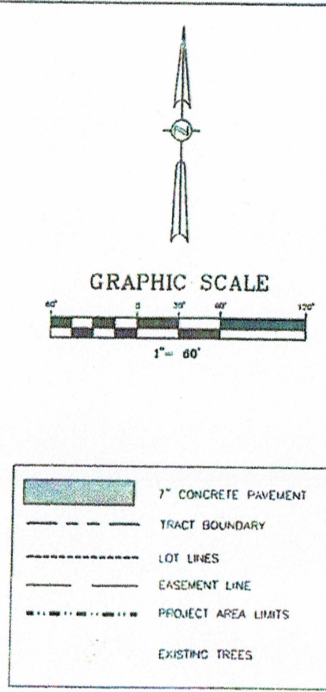


Zoning



Aerial





- ### GENERAL NOTES (from previous PUD Master Plan)
1. ALLOWABLE USES FOR THE SUBJECT PROPERTY SHALL INCLUDE ALL PERMITTED C-2 USES AND ALL OTHER USES TYPICALLY ASSOCIATED WITH NEW AND USED AUTOMOBILE SALES, INCLUDING BUT NOT LIMITED TO, A PAINT AND BODY SHOP, QUICK LANE AND LIGHT REPAIRS.
 2. ALL SITE LIGHTING SHALL COMPLY WITH THE CITY OF APOPKA DEVELOPMENT DESIGN GUIDELINES. PROPOSED SITE LIGHTING SHALL MATCH, AS CLOSE AS POSSIBLE, TO THE EXISTING LIGHT FIXTURES.
 3. PROPOSED SERVICE CENTER AND SALES OFFICE BUILDINGS, PARKING AREAS, SIGNAGE, LIGHTING, AND STORM WATER RETENTION PONDS SIZES AND LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE, AT FINAL N/A, ABOVE ITEMS ARE CONSTRUCTED AND EXISTING ENGINEERING DESIGN.
 4. AN IRRIGATION PLAN WILL BE PROVIDED AT FINAL DEVELOPMENT PLAN SUBMITTAL.
 5. ALL EQUIPMENT (INCLUDING ROOFTOP) AND UTILITY BOXES MUST BE FULLY SCREENED FROM VIEW OF RIGHTS OF WAY AND ADJACENT PROPERTIES.
 6. AUTOMOBILES SHALL NOT BE ELEVATED ABOVE THE LANDSCAPING ALONG ALL ROAD RIGHTS OF WAY. THIS REVISED MASTER PLAN IS TO ALLOW THE ELEVATED VEHICLE DISPLAY AREA WHICH IS SETBACK FROM THE RIGHT-OF-WAY.
 7. THE TERMS AND CONDITIONS OF THE PUD MASTERPLAN SHALL BE IN ACCORDANCE WITH THE CITY'S LAND DEVELOPMENT CODE AND DEVELOPMENT OUTLINES, EXCEPT AS SET-FORTH HEREIN.
 8. PUD TIME LIMITATIONS SHALL BE IN ACCORDANCE WITH ARTICLE II, SECTION 2.02.18.0 OF THE CITY'S LAND DEVELOPMENT CODE, EXCEPT AS PROVIDED FOR IN GENERAL NOTE NO. 13.
 9. PORTABLE WATER TO BE PROVIDED BY CITY OF APOPKA.
 10. SANITARY SEWER CONNECTION SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA'S COMPREHENSIVE PLAN.
 11. STORMWATER MANAGEMENT TO BE PROVIDED BY ON-SITE STORMWATER RETENTION PONDS.
 12. BUSINESS OPERATION HOURS ARE AS FOLLOWS:
 - MONDAY-FRIDAY: 7:30AM-9:00PM
 - SATURDAY: 8:00AM-7:00PM
 - SUNDAY: 12:00PM-6:00PM
 13. THE HOURS THE EXTERIOR PARKING LIGHTS WILL BE ON, WILL BE FROM SUNSET TO 1:00AM. SECURITY LIGHTING (LESS THAN FIVE (5) FOOT CANDLES) WILL BE FROM SUNSET TO SUNRISE.
 14. 5 ELECTRIC CAR CHARGING STATIONS ARE PROPOSED AT THIS TIME.
 15. NO SIGNAGE WILL BE ALLOWED ON THE ELEVATED TRUCK DISPLAY.
 16. NO LIGHT POLES SHALL BE PLACED LESS THAN 30 FT FROM ALL RESIDENTIAL AREA.

SITE DATA

PROPERTY LOCATION:	1551 SEMORAN BLVD., APOPKA, FL 32703
PARCEL ID No.	11-21-28-0000-00-055 11-21-28-0000-00-058

PROPERTY ZONING:	PUD
PROPERTY FUTURE LAND USE DESIGNATION:	COM
APPROVED LANDUSE:	ALL PERMITTED C-2 USES AND ALL OTHER USES TYPICALLY ASSOCIATED WITH NEW AND USED AUTOMOBILE SALES
EXISTING USE:	EXISTING NEW AND USED AUTOMOBILE SALES
PROPOSED USE:	EXISTING NEW AND USED AUTOMOBILE SALES
TOTAL SITE AREA:	21.51± ACRES
PROJECT AREA:	5.06± ACRES

EXISTING BUILDING:	35,758 S.F.
PROPOSED BUILDING:	120,343 S.F.
TOTAL GROSS FLOOR AREA:	156,101 S.F.

ALLOWABLE FLOOR AREA:	0.60
PROPOSED FLOOR AREA:	0.167

BUILDING SETBACKS (REQUIRED)	BUILDING SETBACKS (PROPOSED)
FRONT (SOUTH) SR 436 (SEMORAN BLVD.) 10'	FRONT (SOUTH) SR 436 (SEMORAN BLVD.) 15'
SIDE (EAST) 10'	SIDE (EAST) 15' ABUTTING ROAD R/W
SIDE (WEST) 10'	SIDE (WEST) 15' ABUTTING ROAD R/W
REAR (NORTH) 10'	REAR (NORTH) 30' ABUTTING RESIDENTIAL

MAXIMUM ALLOWABLE BUILDING HEIGHT	BUILDING HEIGHT PROPOSED
45' (FOR PUD AMENDMENT)	45'

LANDSCAPE BUFFERS (REQUIRED)	LANDSCAPE BUFFERS (EXISTING/PROPOSED)
FRONT (SOUTH) SR 436 (SEMORAN BLVD.) 10'	FRONT (SOUTH) SR 436 (SEMORAN BLVD.) 10' (EXISTING)
SIDE (EAST) 10'	SIDE (EAST) 22' (EXISTING)
SIDE (WEST) 10'	SIDE (WEST) 10' (EXISTING)
REAR (NORTH) 10'	REAR (NORTH) 10' (EXISTING)

PARKING

PARKING PROVIDED	
EXISTING INVENTORY PARKING SPACES	1,171 SPACES
NEW INVENTORY PARKING SPACES	0 SPACES
TOTAL INVENTORY PARKING SPACES	1,171 SPACES
EXISTING VEHICLE STORAGE	24 SPACES
NEW VEHICLE STORAGE	90 SPACES
TOTAL VEHICLE STORAGE PARKING SPACES	114 SPACES
EXISTING CUSTOMER PARKING	29 SPACES
NEW CUSTOMER PARKING	47 SPACES
TOTAL CUSTOMER PARKING	87 SPACES
EXISTING FURNITURE PARKING SPACES	206 SPACES
TOTAL PARKING PROVIDED	1,571 SPACES

SITE AREA CALCULATIONS

	(EXISTING)	(PROPOSED)
BUILDING FOOTPRINT	38,693 ± S.F.	60,119 ± S.F.
ASPHALT, SIDEWALK, CONC.	672,778 ± S.F.	607,382 ± S.F.
IMPERVIOUS AREA	711,471 ± S.F. 16.33 ± AC 75.92%	727,501 ± S.F. 16.70 ± AC 77.67%
PERVIOUS AREA	225,503 ± S.F. 5.18 ± AC 24.08%	209,475 ± S.F. 4.81 ± AC 22.33%
TOTAL SITE AREA	936,976 ± S.F. 21.51 ± AC 100.00%	936,976 ± S.F. 21.51 ± AC 100.00%

OPEN SPACE CALCULATIONS

MINIMUM OPEN SPACE REQUIRED	20.00%
OPEN SPACE PROVIDED	22.33%

WETLAND STATEMENT

THERE IS NO WETLAND IN THE PROJECT AREA.

HAZARDOUS MATERIALS STATEMENT

DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ONTO THE SITE IN SUCH QUANTITIES AS DEEMED HAZARDOUS BY THE FIRE OFFICIAL, ACCESS ROADS & A SUITABLE TEMPORARY SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED & MAINTAINED.

SIGNAGE NOTE

ALL NEW SIGNAGE SHALL COMPLY WITH THE CITY OF APOPKA CURRENT LOC UNDER ARTICLE VII.

SITE NOTES

1. ALL DIMENSIONS ARE PARALLEL & PERPENDICULAR TO A BEARING OF N.00°12'13"E, UNLESS OTHERWISE INDICATED WITH A "°" OR BEARING.
2. LOWER CASE TEXT DENOTES SURVEY &/OR EXISTING CONDITION INFORMATION.

Signs and sign information added by permission of owner to site plan 7.9.2024 by Mark Branchley, Planning Consultant, 3790 Beacon Ridge Way, Clermont, Florida 34711 435.512.6833

Remove the existing Ford Service & Sales primary support sign. Install in or as close as possible to the current sign.



DATE	REVISIONS	BY	CHECKED

CONSTRUCTION SITE PLANS
MULLINAX FORD SERVICE
GARAGE ADDITION
CITY OF APOPKA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone 407-895-0324
Fax 407-895-0325
www.feg-inc.us

OVERALL SITE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
CPN	CPN	GRC	GRC

21-077
SCALE 1" = 60'
DATE OCTOBER 28, 2022
SHEET C-7
SHEET 7 OF 18

FLORIDA ENGINEERING GROUP, INC.
No. 61535
STATE OF FLORIDA
Professional Engineer
License No. 61535
21-077 OverallSitePlan.dwg

Page 138 of 154



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS

Item #: 2.

Meeting Date: November 12, 2024

Department: Community Development

SUBJECT:

Ponkan Reserve South - Plat

REQUEST:

Recommend approval of the Ponkan Reserve South – Plat

SUMMARY:

SUMMARY:

Owner(s): BSC – Ponkan LLC

Applicant: Aron Bishman

Parcel Identification Number(s): 28-20-28-0000-00-006, 28-20-28-0000-00-062

Location: South of W Ponkan Road, East of Vick Road, and West of N Rock Springs Road

Future Land Use: Residential Low Suburban

Zoning District: RSF-1A (Residential Single Family Estate)

Tract Size: 7.497 +/- acres

Direction	Future Land Use	Zoning	Present Use
North	Mixed Use	MU-ES-GT (Mixed-Use East Shore Gateway)	Single Family Subdivision
East	Residential Low Suburban	RSF-1A (Residential Single Family Estate)	Vacant Land
South	Residential Low Suburban	RSF-1A (Residential Single Family Estate)	Vacant Land
West	Residential Low Suburban	RSF-1A (Residential Single Family Estate)	Vacant Land

PROJECT SUMMARY:

The applicant has submitted the Ponkan Reserve South – Plat for consideration of a Single-Family subdivision development that comprises of 14 lots, retention area (Tract A), lift station (Tract B), and open space (Tract D). The Plat is consistent with the Construction Site Plan approved by the Development Review Committee on April 15, 2021.

ACCESS:

The access to the development is on W Ponkan Road.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Development Review Committee (DRC):

Recommends approval of the Ponkan Reserve South – Plat.

Recommended Motion – Planning Commission:

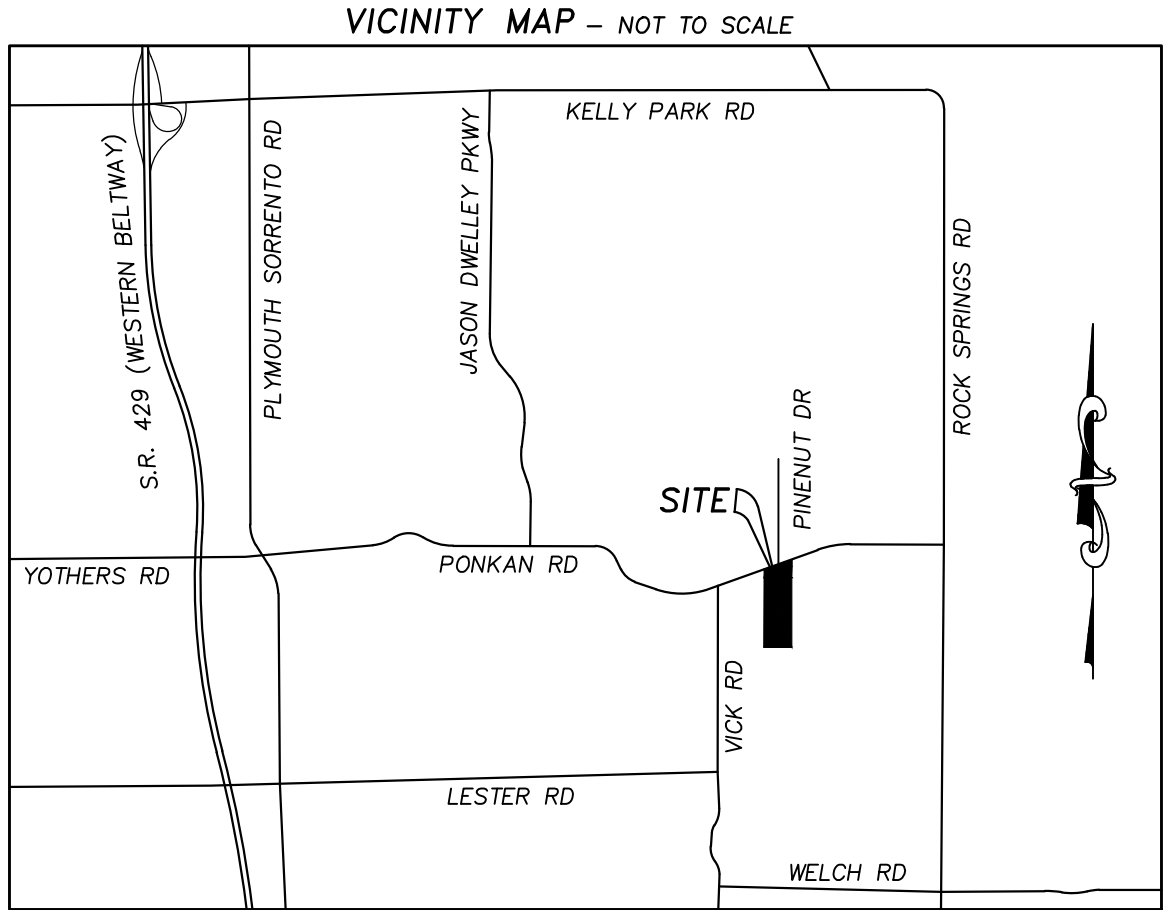
Recommend approval of the Ponkan Reserve South – Plat.

ATTACHMENTS:

1. PONKAN RESERVE SOUTH PLAT
2. Ponkan Reserve South Plat Maps

PONKAN RESERVE SOUTH

A PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



DESCRIPTION

THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LYING SOUTH OF WEST PONKAN ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN N89°45'37"W ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 332.30 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN S00°03'17"W ALONG SAID EAST LINE, 288.41 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST PONKAN ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUE S00°03'17"W ALONG SAID EAST LINE, 1037.05 FEET THE SOUTH LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN N89°45'20"W ALONG SAID SOUTH LINE, 332.80 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN N00°04'35"E ALONG SAID WEST LINE, 918.91 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF WEST PONKAN ROAD; THENCE RUN N70°39'37"E ALONG SAID SOUTH RIGHT OF WAY LINE, 352.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7.468 ACRES MORE OR LESS.

LEGEND

PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
PCC	POINT OF COMPOUND CURVE
RP	RADIUS POINT
PI	POINT OF INTERSECTION
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
P.G.	PAGE
P.B.	PLAT BOOK
CCR	CERTIFIED CORNER RECORD
CL	CENTERLINE
LB	LICENSED BUSINESS
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
LE	LANDSCAPE EASEMENT
+	DENOTES CHANGE IN DIRECTION

- ☐ DENOTES SET PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT "PRM LB 7274", UNLESS NOTED OTHERWISE.
- ☒ DENOTES SET PERMANENT CONTROL POINT, A NAIL AND DISC "PCP LB 7274", UNLESS NOTED OTHERWISE.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

SHEET 1 OF 2

PLAT
BOOK

PAGE

PONKAN RESERVE SOUTH
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT BSC – PONKAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES, TRACT A, TRACT D, TRACT F, TRACT G TO THE PONKAN RESERVE SOUTH HOMEOWNERS' ASSOCIATION, INC., WITH A DRAINAGE EASEMENT OVER ALL OF TRACT A DEDICATED TO THE CITY OF APOPKA AND NAHELE TRAIL, TRACT B, TRACT E AND THE UTILITY EASEMENTS SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC, UNLESS OTHERWISE NOTED.

IN WITNESS WHEREOF, THE UNDERSIGNED, BSC – PONKAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____, 2024.

BSC – PONKAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
NAME: CARLOS ALBERTO CALCADA BASTOS
TITLE: MANAGER

SIGNED IN THE PRESENCE OF:

SIGN NAME: _____ SIGN NAME: _____

PRINT NAME: _____ PRINT NAME: _____

STATE OF
COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2024 BY CARLOS ALBERTO CALCADA BASTOS, AS MANAGER OF BSC – PONKAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND DID NOT TAKE AN OATH, THE INDIVIDUAL AND MANAGER DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONVEYANCE AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH MANAGER THEREUNTO DULY AUTHORIZED, AND THE SAID CONVEYANCE IS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

NOTARY PUBLIC
PRINTED NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON _____, THE CITY COUNCIL THE CITY OF APOPKA APPROVED THE FOREGOING PLAT.
ATTEST:

BRYAN NELSON, MAYOR CITY CLERK

CERTIFICATE OF APPROVAL BY CITY ENGINEER

THIS IS TO CERTIFY, THAT ON _____, THE FOREGOING PLAT WAS EXAMINED AND APPROVED BY

RICHARD W. EARP, CITY ENGINEER

CERTIFICATE OF APPROVAL BY
APOPKA PLANNING COMMISSION

THIS IS TO CERTIFY, THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE APOPKA PLANNING COMMISSION OF THE CITY OF APOPKA.

CHAIRMAN _____ DATE _____

CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 PART 1 OF THE FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

DATE _____ EDWIN MUNOZ JR., P.S.M.
SOUTHEASTERN SURVEYING & MAPPING
FLORIDA REGISTRATION NO. 7288

CERTIFICATE OF APPROVAL BY THE
COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FORGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON _____
AS FILE NO. _____ COUNTY COMPTROLLER IN
AND FOR ORANGE COUNTY, FLORIDA BY _____.

QUALIFICATION AND STATEMENT
OF SURVEYOR AND MAPPER

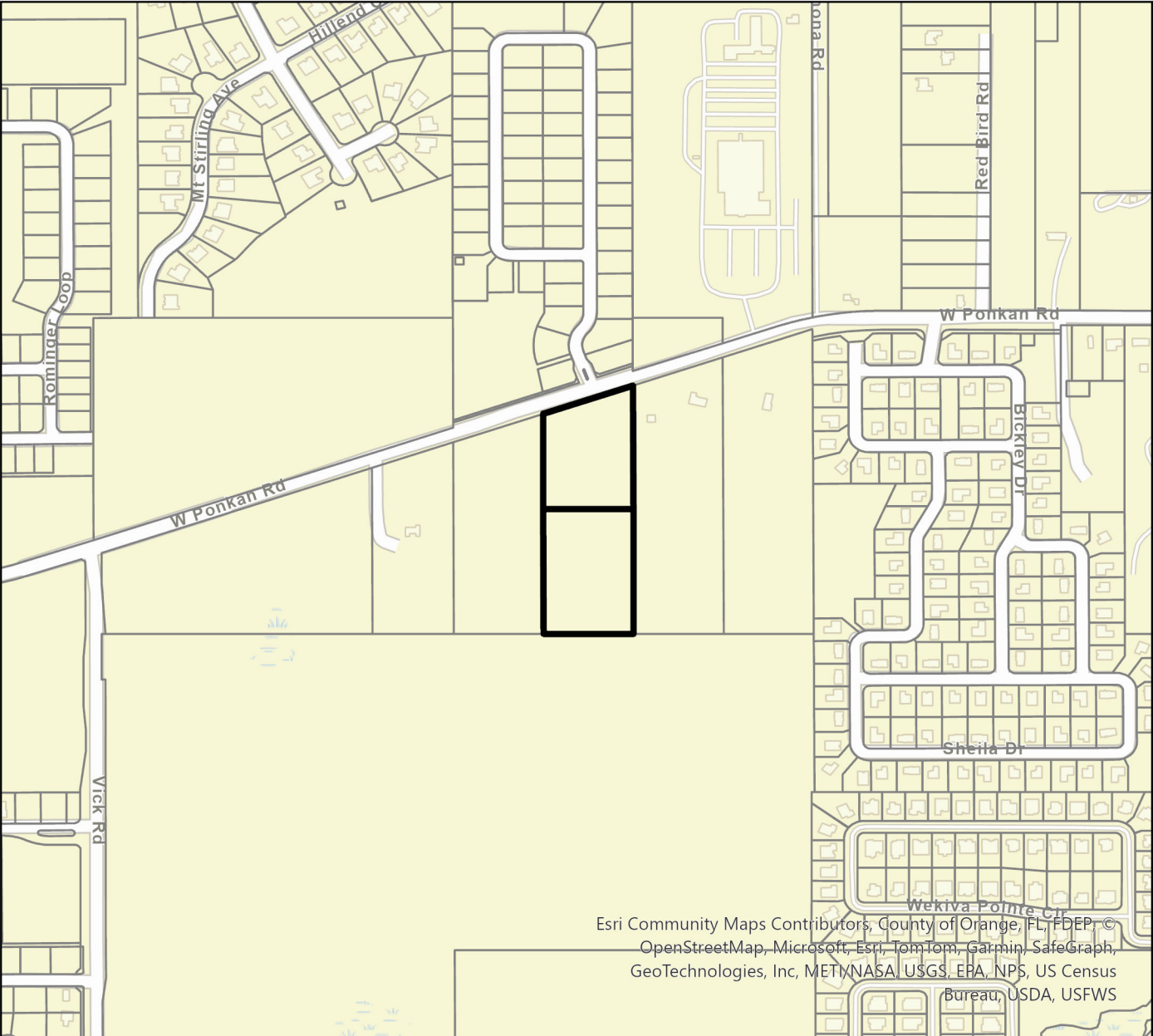
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER CERTIFIES THAT I HAVE PREPARED THE FOREGOING PLAT AND IT WAS MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN, THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

Dated: _____ Signed _____
BISHMAN SURVEYING AND MAPPING, INC. ARON D. BISHMAN, P.S.M.
301 N. TUBB STREET, SUITE 106 FLORIDA REGISTRATION NO. 5688
OAKLAND, FLORIDA 34760 LICENSED BUSINESS NO. 7274

PAGE

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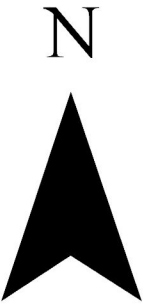
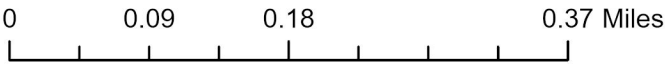
 Ponkan Reserve South - Plat
 Parcel

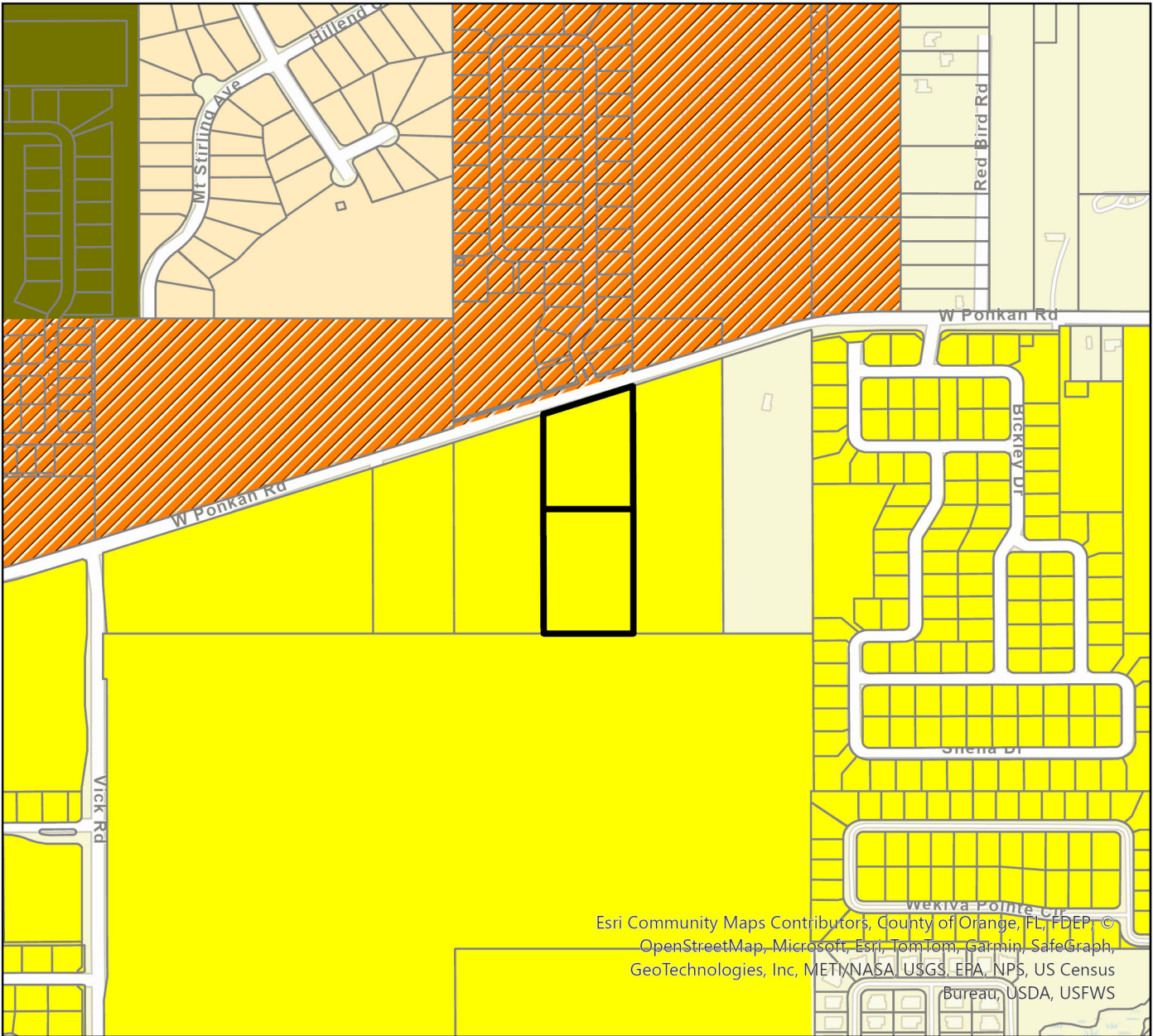
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-  Ponkan Reserve South - Plat
-  Parcel



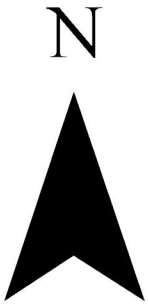


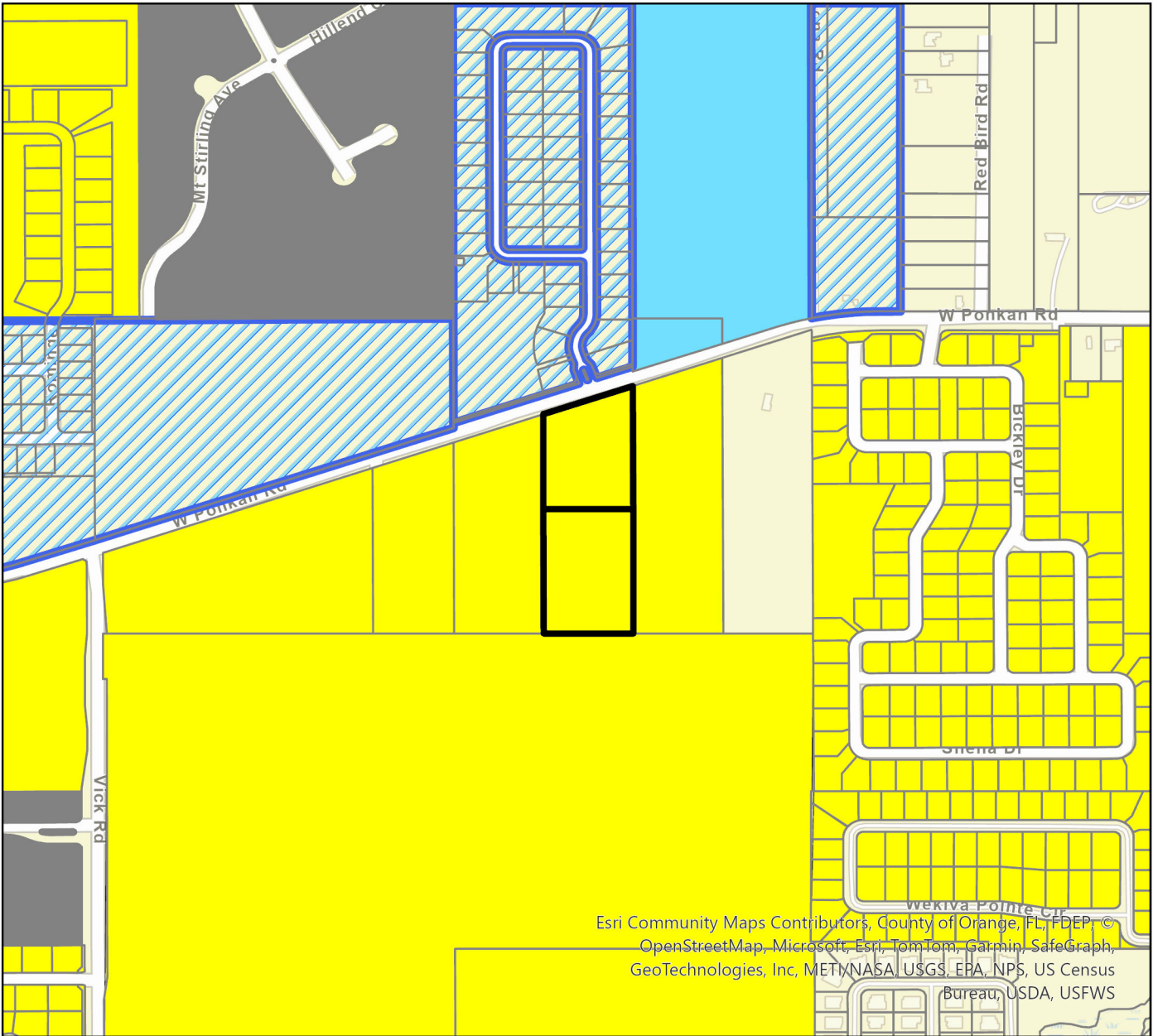
Ponkan Reserve South - Plat
 Parcel

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 0.09 0.18 0.37 Miles

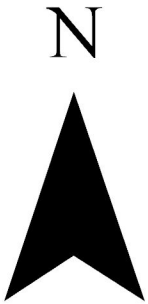




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 GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census
 Bureau, USDA, USFWS

- Ponkan Reserve South - Plat**
- Parcel**
- Apopka Zoning**
- | | |
|-------|----------|
| AG | MU-ES-GT |
| AIR | MU-INT |
| C-C | MU-MED |
| C-COR | MU-N |
| C-N | MU-T |
| C-R | MU-VC |
| I-H | O |
| I-L | PD |
| INST | PR |
| MHP | RCE |
| MU-D | RMF |
| | RSF-1A |
| | RSF-1B |
| | RTF |
| | T |

0 0.09 0.18 0.37 Miles





City of Apopka PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS

Item #: 3.

Meeting Date: November 12, 2024

Department: Community Development

SUBJECT:

Hammock at Rock Springs - Plat

REQUEST:

Recommend approval of the Hammock at Rock Springs – Plat

SUMMARY:

Owner(s): BSC – Rock Springs, LLC

Applicant: Momtaz Barq

Parcel Identification Number(s): 28-20-28-0000-00-024

Location: West of N Rock Springs Road, South of E Ponkan Road, and North of E Lester Road

Future Land Use: Residential Low Suburban

Zoning District: PD (Planned Development)

Tract Size: 9.59 +/- acres

Direction	Future Land Use	Zoning	Present Use
North	Residential Low Suburban	RSF-1B (Residential Single Family – Large Lot)	Single Family Subdivision
East	County Rural Settlement 1/1, County Rural Settlement 1/1	County A-2 (Agricultural District). County A-2 (Agricultural District)	Single Family Home, County Stormwater/Retention
South	Residential Low Suburban	RSF-1A (Residential Single Family Estate)	Single Family Subdivision
West	Residential Low Suburban	RSF-1A (Residential Single Family Estate)	Single Family Subdivision

PROJECT SUMMARY:

The applicant has submitted the Hammock at Rock Springs – Plat for consideration of a Single-Family subdivision development that comprises of 19 lots, Open Space/Pond (Tract A), Open Space (Tract B), open space (Tract E), Open Space (Tract F), and Lift Station (Tract G). The Plat is consistent with the Construction Site Plan approved by the Development Review Committee on May 19, 2021.

ACCESS:

The access to the development is on N. Rock Springs Road.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Development Review Committee (DRC):

Recommends approval of the Hammock at Rock Springs – Plat.

Recommended Motion – Planning Commission:

Recommend approval of the Hammock at Rock Springs – Plat.

ATTACHMENTS:

1. PLAT-Hammock at Rock Springs-Rev1
2. Hammock at Rock Springs Plat Maps

Hammock at Rock Springs

A PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA,

SHEET 1 OF 2

PLAT BOOK:

PAGE:

Hammock at Rock Springs DEDICATION

KNOW ALL BY THESE PRESENTS, that BSC - ROCK SPRINGS, LLC, a Florida limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates the streets and Utility & Sidewalk Easements shown hereon to the perpetual use of the public and further dedicates Tract "G" (Lift Station) to the City of Apopka.

IN WITNESS THEREOF, has caused these presents to be signed by the manager named below on the ____ day of _____, 2024.

OWNER: BSC - ROCK SPRINGS, LLC, a Florida limited liability company

BY: /s/ _____

Carlos Alberto Calçada Bastos, Manager

Signed in the presence of:

(Printed Name) (Signature)

(Printed Name) (Signature)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF FLORIDA, COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, on this ____ day of _____, 2024, by Carlos Alberto Calçada Bastos, who is ☐ personally known to me or ☐ produced identification.

IN WITNESS WHEREOF, I have here to set my hand and seal on the above date.

NOTARY PUBLIC SIGNATURE _____

PRINT NAME _____

Commission Number: _____

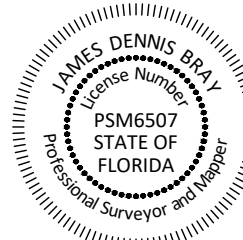
Commission Expires: _____

QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, that I the undersigned, being a professional surveyor and mapper, do hereby certify that on May 11, 2023, a survey of the lands as shown in the foregoing plat or plan is a true and correct representation of the lands surveyed and platted. This plat was prepared under my direction and supervision and this plat complies with all the survey requirements of Chapter 177, Part I, Florida Statutes.

James D. Bray PSM 6507 Date: _____

Altamax Surveying
Licensed Business: #7833
910 Belle Avenue, Suite 1100
Casselberry, Florida 32708



CERTIFICATE OF APPROVAL BY CITY OF APOPKA PLANNING COMMISSION

THIS IS TO CERTIFY, that on _____, 2024, the Apopka Planning Commission approved the foregoing plat.

Signed _____ Planning Commission Chairman

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____, 2024 the City Council of the City of Apopka approved the foregoing plat.

Brian Nelson, Mayor Susan M. Bone, City Clerk

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined _____ Date _____

and _____

Approved _____ Printed Name

CERTIFICATE OF REVIEW BY REVIEWING SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have review this plat for conformity to Chapter 177 Part 1 of Florida Statutes and that said plat complies with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurement shown on this plat.

Signed: _____ Date: _____

Printed Name _____

Registration Number: _____

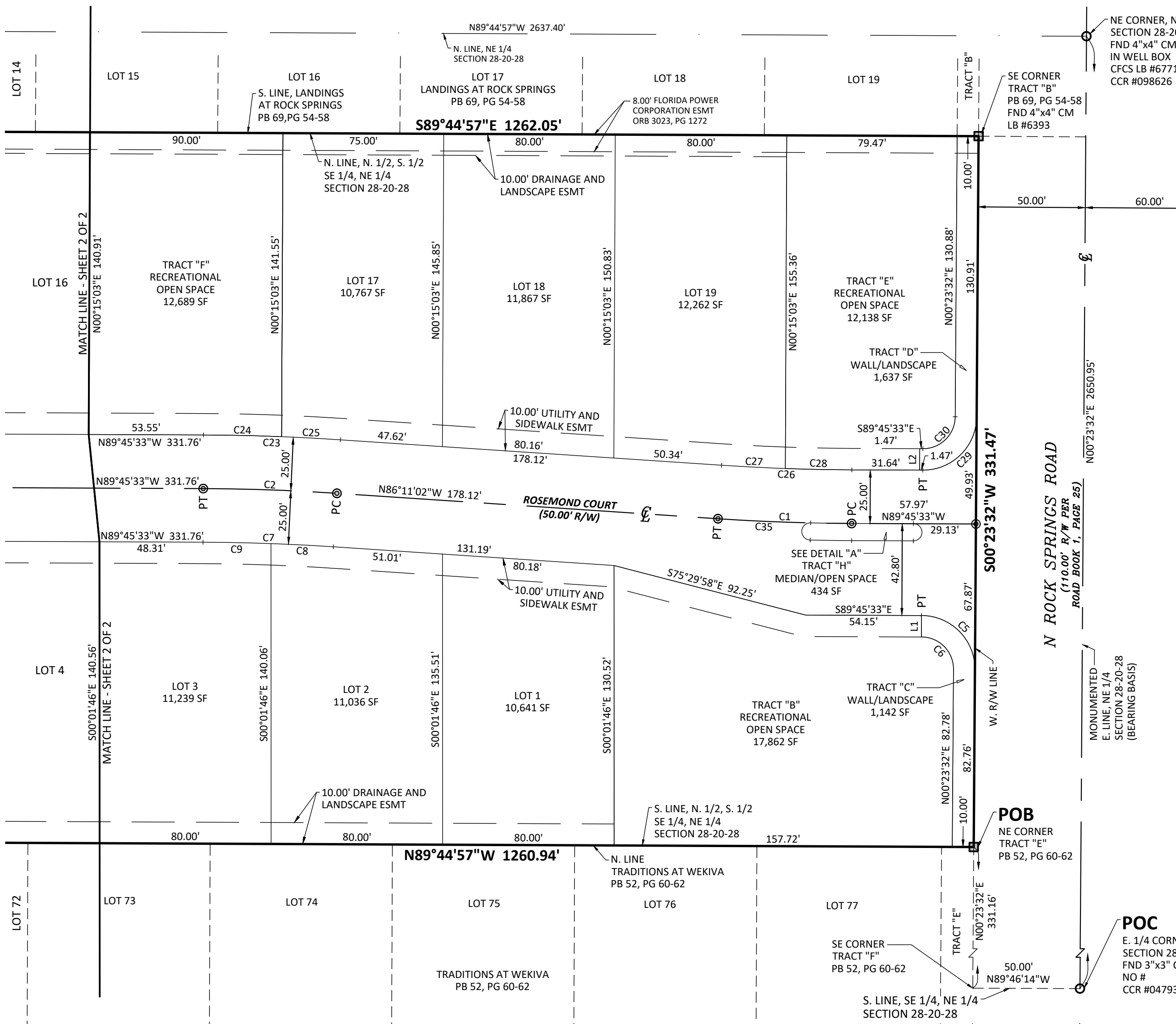
CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on _____ as _____

File No. _____

County Comptroller in and for Orange County, Florida.

BY: _____



DESCRIPTION:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (LESS THE EAST 50 FEET FOR ROAD RIGHT-OF-WAY) SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN THENCE N89°46'14"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF N. ROCK SPRINGS ROAD; THENCE N00°23'32"E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 331.16 FEET FOR A POINT OF BEGINNING, BEING A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28 AND BEING THE NORTHEAST CORNER OF TRACT "E", TRADITIONS AT WEKIVA, AS RECORDED IN PLAT BOOK 52, PAGES 60 THROUGH 62, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N89°44'57"W ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28 AND THE NORTH LINE OF SAID TRADITIONS AT WEKIVA, A DISTANCE OF 1,260.94 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE N00°12'02"E ALONG SAID WEST LINE, A DISTANCE OF 331.47 FEET TO THE SOUTHWEST CORNER OF TRACT "F", LANDINGS AT ROCK SPRINGS, AS RECORDED IN PLAT BOOK 69, PAGES 54 THROUGH 57, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING A POINT ON THE NORTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S89°44'57"E ALONG SAID NORTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28 AND SAID SOUTH LINE OF SAID LANDINGS AT ROCK SPRINGS A DISTANCE OF 1,262.05 FEET TO THE SOUTHEAST CORNER OF TRACT "B", SAID LANDINGS AT ROCK SPRINGS, BEING A POINT ON SAID WEST RIGHT-OF-WAY OF N. ROCK SPRINGS ROAD; THENCE S00°23'32"W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 331.47 FEET TO THE POINT OF BEGINNING.

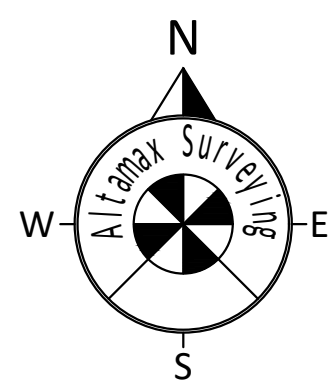
CONTAINS 418,144 SQUARE FEET OR 9.599 ACRES MORE OR LESS.

NOTES:

1. BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED EAST LINE OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST; BEING: N00°23'32"E.
2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION - FLORIDA STATUTE 177.091 (28)
3. ☐ - DENOTES PERMANENT REFERENCE MONUMENT (PRM); BEING A 4 INCH X 4 INCH CONCRETE MONUMENT WITH DISK MARKED "ALTAMAX PRM" LB 7833, UNLESS OTHERWISE NOTED.
4. ☐ - DENOTES PERMANENT CONTROL POINT (PCP); BEING A NAIL AND WITH DISK MARKED "ALTAMAX PCP" LB 7833.
5. ALL CURVILINEAR LOT LINES ARE NON-RADIAL.
6. THIS PLAT CONTAINS 19 LOTS AND 8 TRACTS.
7. TRACT "A" (RECREATIONAL/OPEN SPACE/POND) SHALL BE OWNED AND MAINTAINED BY HAMMOCK AT ROCK SPRINGS HOMEOWNERS ASSOCIATION, INC. WITH AN EASEMENT DEDICATED TO THE CITY OF APOPKA FOR EMERGENCY OPERATION AND MAINTENANCE OF THE STORMWATER CONVEYANCE SYSTEM. THE CITY OF APOPKA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER CONVEYANCE SYSTEM.
8. TRACTS "B", "E" AND "F" (RECREATIONAL/OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY HAMMOCK AT ROCK SPRINGS HOMEOWNERS ASSOCIATION, INC.
9. TRACTS "C" AND "D" (WALL/LANDSCAPE) SHALL BE OWNED AND MAINTAINED BY HAMMOCK AT ROCK SPRINGS HOMEOWNERS ASSOCIATION, INC.
10. TRACT "H" (MEDIAN/OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY HAMMOCK AT ROCK SPRINGS HOMEOWNERS ASSOCIATION, INC.
11. TRACT "G" (LIFT STATION) SHALL BE DEEDED TO AND MAINTAINED BY THE CITY OF APOPKA.
12. THE DRAINAGE & LANDSCAPE EASEMENT IS PRIVATE AND WILL BE MAINTAINED BY HAMMOCK AT ROCK SPRINGS HOMEOWNERS ASSOCIATION, INC.

LEGEND

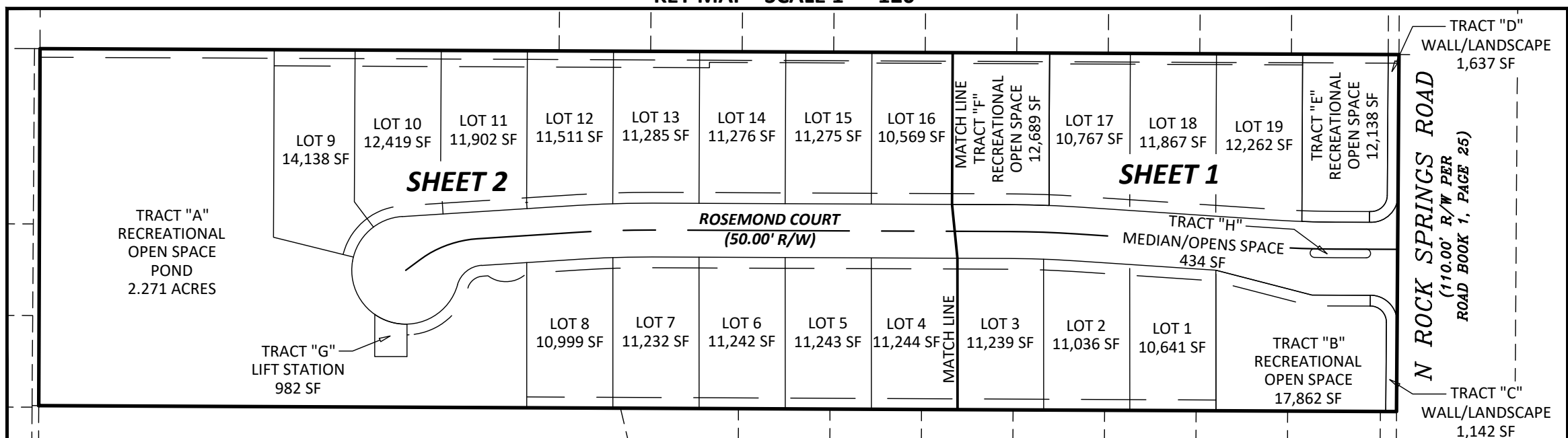
- CCR - CERTIFIED CORNER RECORD
- ⊙ - CENTERLINE SYMBOL
- Δ - CENTRAL ANGLE
- CM - CONCRETE MONUMENT
- ESMT - EASEMENT
- FND - FOUND
- IP - IRON PIPE
- IR - IRON ROD
- L - ARC LENGTH
- N&D - LICENSED BUSINESS
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- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PG - PAGE
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- POC - POINT OF COMMENCEMENT
- PCP - PERMANENT CONTROL POINT
- PRC - POINT OF REVERSE CURVATURE
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- PT - POINT OF TANGENCY
- R - RADIUS
- R/W - RIGHT-OF-WAY
- SF - SQUARE FEET
- (T) - TOTAL DIMENSION
- UE - UTILITY EASEMENT



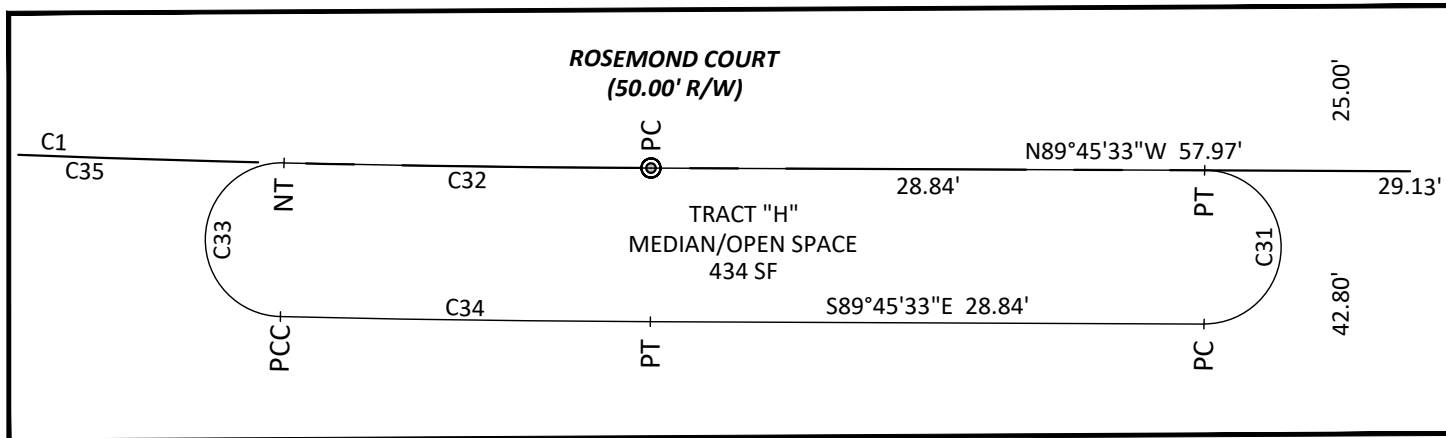
GRAPHIC SCALE
0 40 80
1 INCH = 40 FEET

LINE CHART		CURVE CHART	
L1	N00°14'27"E 10.00'	ARC	CHORD
L2	N00°14'27"E 10.00'	ANGLE	BEARING
C1	03°34'31"	RADIUS	LENGTH
C2	03°34'31"	1000.00'	62.40'
C5	90°09'05"	25.00'	38.34'
C6	90°09'05"	15.00'	23.60'
C7	03°34'31"	975.00'	60.84'
C8	01°42'46"	975.00'	29.14'
C9	01°51'45"	975.00'	31.70'
C23	03°34'31"	1025.00'	63.96'
C24	02°02'17"	1025.00'	36.46'
C25	01°32'14"	1025.00'	27.50'
C26	03°34'31"	975.00'	60.84'
C27	01°45'02"	975.00'	29.79'
C28	01°49'29"	975.00'	31.05'
C29	89°50'55"	25.00'	39.20'
C30	89°50'55"	15.00'	23.52'
C31	180°00'00"	4.00'	12.57'
C32	01°05'39"	1001.00'	19.11'
C33	180°00'00"	4.00'	12.57'
C34	01°05'39"	1009.00'	19.27'
C35	02°28'48"	1000.00'	43.29'

KEY MAP - SCALE 1" = 120'



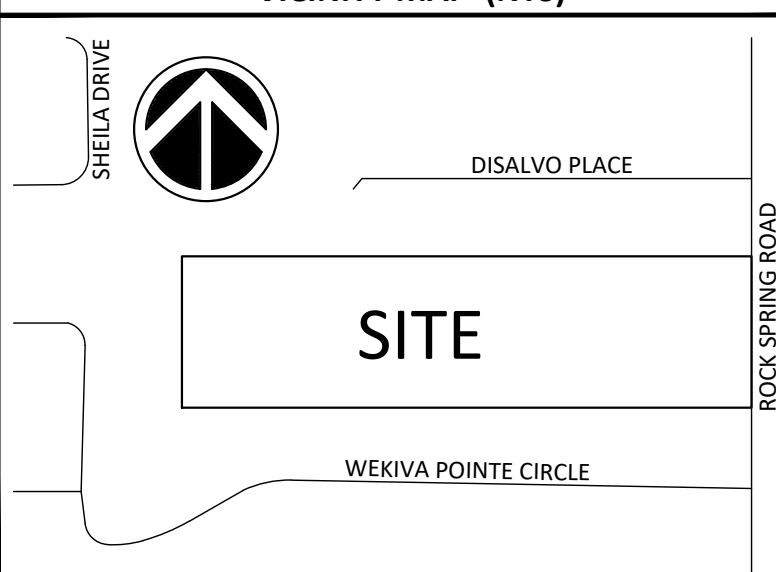
DETAIL "A" - SCALE 1" = 10'



NOTICE

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

VICINITY MAP (NTS)



Altamax Surveying
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

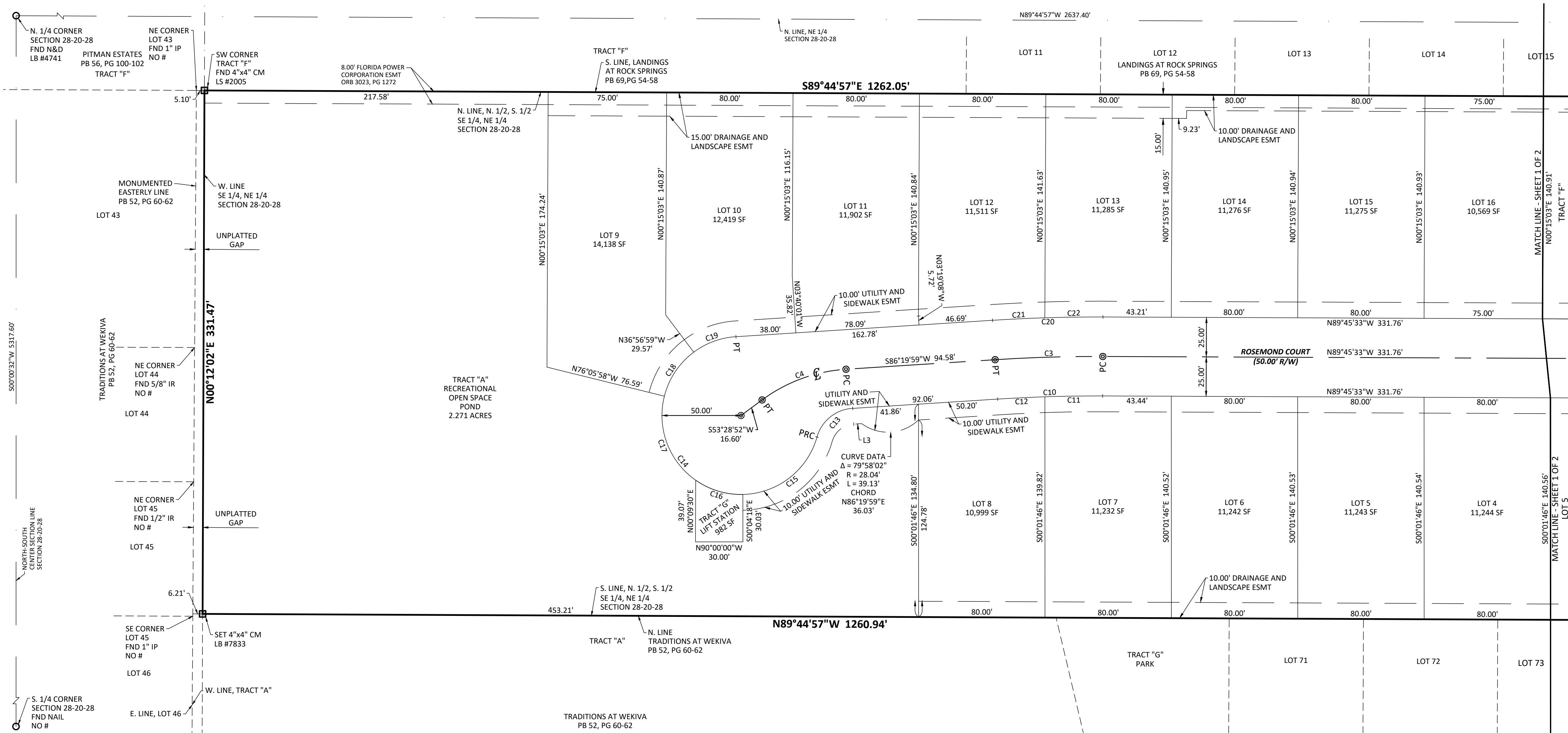
Hammock at Rock Springs

SHEET 2 OF 2

PLAT BOOK:

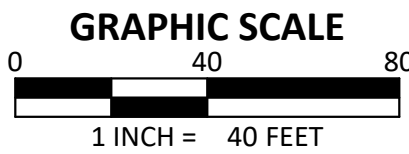
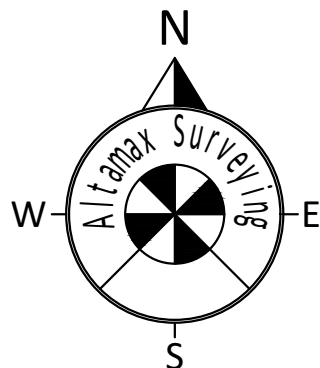
PAGE:

A PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA,



LEGEND

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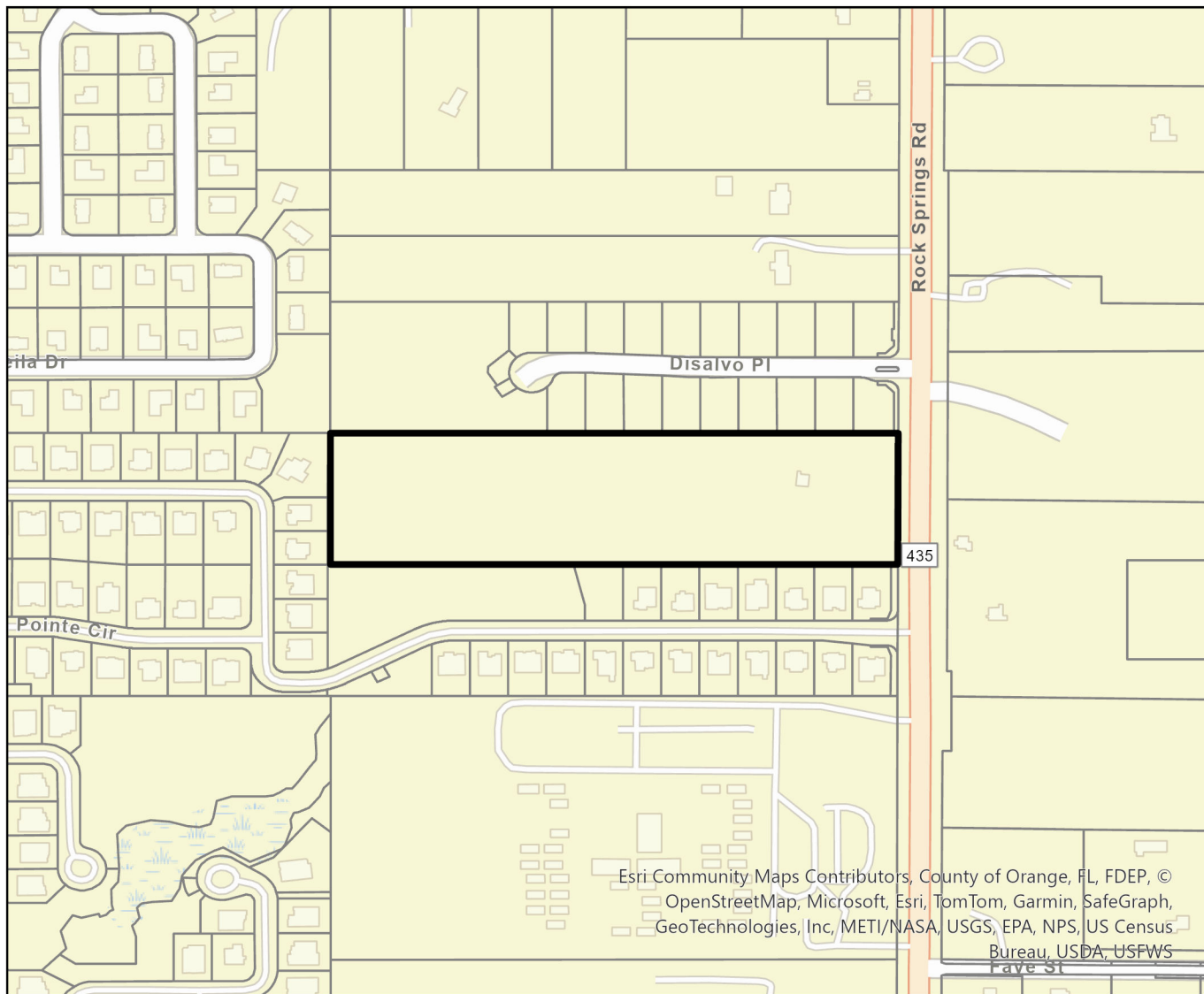


CURVE CHART					CHORD	
NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	BEARING	CHORD	DISTANCE
C3	03°54'28"	1000.00'	68.21'	S88°17'13"W	68.19'	
C4	32°51'07"	100.00'	57.34'	S69°54'25"W	56.56'	
C10	03°54'28"	975.00'	66.50'	S88°17'13"W	66.49'	
C11	02°08'55"	975.00'	36.56'	S89°10'00"W	36.56'	
C12	01°45'33"	975.00'	29.94'	S87°12'45"W	29.94'	
C13	70°31'44"	25.00'	30.77'	S51°04'07"W	28.87'	
C14	250°31'44"	50.00'	218.63'	N38°55'53"W	81.65'	
C15	72°51'55"	50.00'	63.59'	S52°14'13"W	59.39'	
C16	36°21'04"	50.00'	31.72'	N73°09'17"W	31.19'	
C17	69°10'25"	50.00'	60.37'	N20°23'33"W	56.77'	
C18	39°04'20"	50.00'	34.10'	N33°43'50"E	33.44'	
C19	33°03'59"	50.00'	28.86'	N69°47'59"E	28.46'	
C20	03°54'28"	1025.00'	69.91'	N88°17'13"E	69.90'	
C21	01°51'03"	1025.00'	33.11'	N87°15'31"E	33.11'	
C22	02°03'25"	1025.00'	36.80'	N89°12'45"E	36.80'	

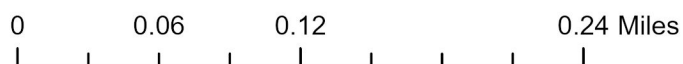
LINE CHART
L3 S86°19'59"W 5.19'

Altamax Surveying

910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
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www.altamaxsurveying.com



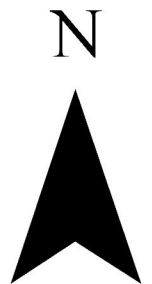
- Hammock at Rock Springs - Plat
- Parcel

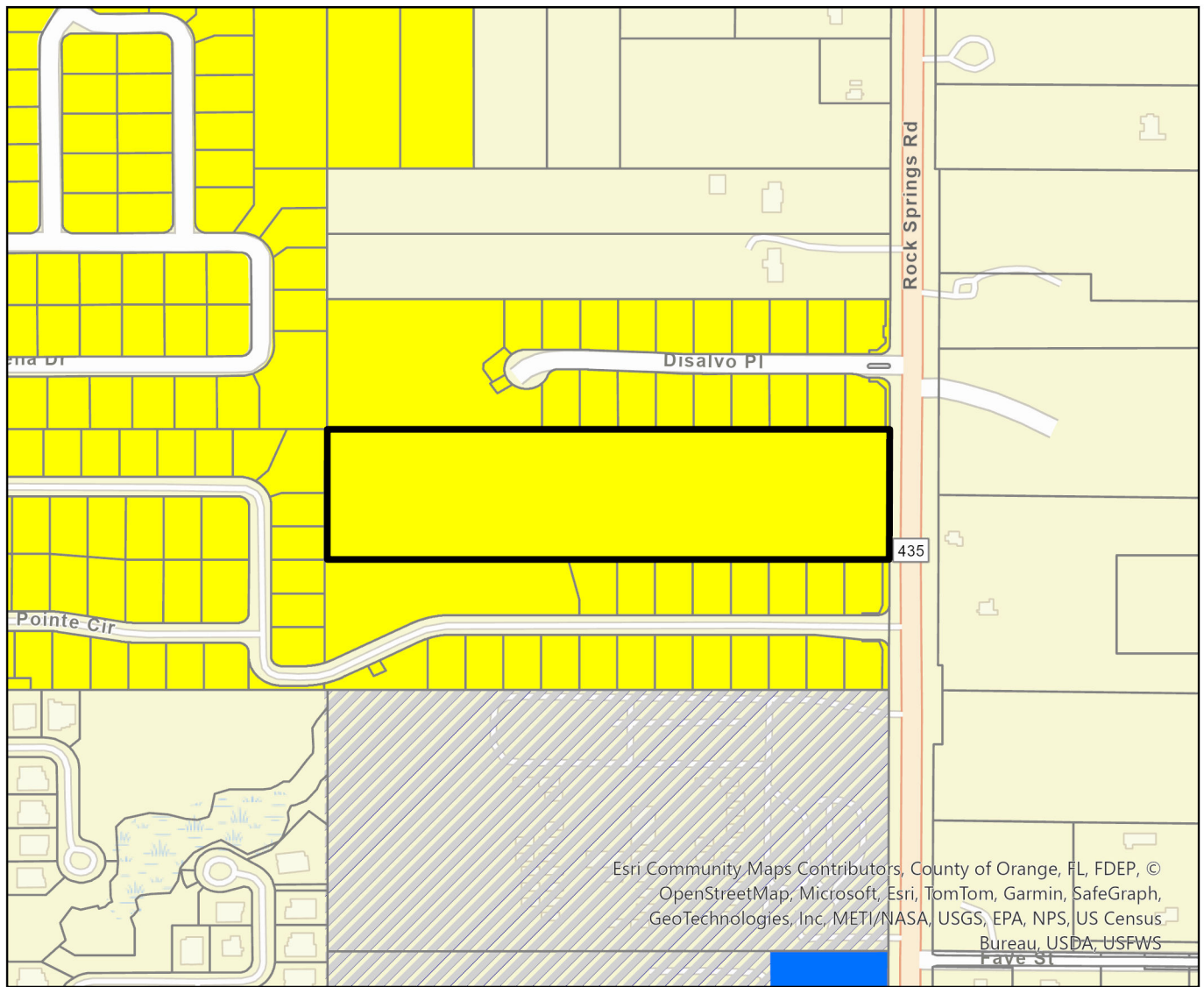




-  Hammock at Rock Springs - Plat
-  Parcel

0 0.06 0.12 0.24 Miles





Hammock at Rock Springs - Plat

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 0.06 0.12 0.24 Miles



