

## **APOPKA PLANNING COMMISSION AGENDA**

**December 10, 2024 5:30 PM**

**Apopka City Hall Council Chambers**

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

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

### **CALL TO ORDER**

### **OPENING AND INVOCATION**

### **APPROVAL OF MINUTES**

1. Meeting Minutes from November 12, 2024

### **PUBLIC COMMENT PERIOD**

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

### **PUBLIC HEARING**

1. Quasi-Judicial - Special Exception - Advent Health Fudge Road Complex  
Owner(s): Adventist Health System/Sunbelt Inc  
Applicant(s): John Townsend  
Location: 4051 Fudge Road  
Project: Advent Health Fudge Road Complex Special Exception  
Density: N/A  
Project Manager: Jun Sohn
2. Legislative - Ordinance No. 3085 - Small-Scale Future Land Use Amendment - 91 S Bradshaw Road  
Owner(s): Andersen Apopka LLC  
Applicant(s): Steven Andersen  
Location: 91 S Bradshaw Road  
Project: 2.28 +/- acre(s)  
Density: 0.6 Maximum FAR  
Project Manager: Amer Hamza

### **SITE PLANS**

1. 8th Street Replat - Plat  
Owner(s): City of Apopka  
Applicant(s): City of Apopka  
Location: Northeast corner of the intersection of E. 8th Street and S. Highland Avenue  
Project: 8th Street Replat - Plat  
Density: 5 DU/AC  
Project Manager: Bobby Howell

## **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 NOVEMBER 12, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOKA, FLORIDA.**

**MEMBERS PRESENT:** William Gusler, Kirk Dickson, Robert Ryan, and Eric Mock

**ABSENT:** Mary Norwood, Wes Dumey, Howard Washington and Orange County Public Schools (Non-voting)

**STAFF PRESENT:** Bobby Howell – Planning Manager, Jean Sanchez – Senior Project Coordinator/Planner, Amer Hamza – Planner I, Andrew Hand – City Attorney (Cliff Sheppard’s Office), Marta Schwarz – Content Specialist, and Erin Arnold – Executive Assistant

**OTHERS PRESENT:** Migul Kaled, John Adams, Luke Classon, Tom Daly, Sulyquey Mateos, Mark Branchely, Jonathan Bell, Aden Bell, Damien Sanders, Steven Frances, Keith Silverman and Tina Demostene.

**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 October 8, 2024 at 5:30 p.m.

Commissioner Ryan stated that he had a correction. He mentioned that he was talking about the wastewater treatment plant and not the stormwater. He said that he was worried about the capacity of the wastewater treatment plant and it reaching capacity in early 2029 which could mean even sooner than that and that is something that can’t be kicked down the road.

**MOTION:** Robert Ryan made a motion to approve the Planning Commission minutes from the regular meeting held on October 8, 2024 at 5:30 p.m. and seconded by Eric Mock. Aye votes were cast by William Gusler, Robert Ryan, Eric Mock and Kirk Dickson (4-0).

**LEGISLATIVE – ORDINANCE NO. 3074 – FUTURE LAND USE AMENDMENT – GOLDEN GROVE**

Chairperson Gusler read the item description.

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

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

**MOTION:** Eric Mock made a motion to find the Change in Future Land Use designation from County Rural to Mixed-Use, consistent with the Comprehensive Plan and Land Development code, and compatible with the character of the surrounding area, and recommends approval of the proposed Change of Future Land Use, based on the

**finding and facts presented in the staff report and exhibits. Motion seconded by Robert Ryan. Aye votes were cast by William Gusler, Robert Ryan, Eric Mock and Kirk Dickson (4-0).**

**LEGISLATIVE – ORDINANCE NO. 3076 – SMALL-SCALE FUTURE LAND USE AMENDMENT – INB HOMES**

Chairperson Gusler read the item description.

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

Commissioner Ryan asked if it would all be townhouses and how many would there be.

Mr. Howell said that the developer is proposing 250 townhomes.

Commissioner Mock asked about the bonus mentioned in the staff report.

Mr. Howell explained that what they presented does not qualify for the bonus, but does qualify for what's in the transition character zone which is the 10 units per acre max. The bonus is a whole laundry list of criteria which he put in the staff report for clarification.

Applicant, John Adams with RJ Whidden & Associates located at 8 Broadway in Kissimmee, FL was available for questions.

Commissioner Mock asked the applicant if they knew when they would like to start moving dirt. Mr. Adams asked his client to respond.

Jonathan Bell 3670 Maguire Blvd Orlando, here on behalf of the developer, said that they would like to start in April and said that it would probably take about 3 years.

Commissioner Ryan said that the wastewater treatment plant might be at full capacity by then and that they might want to check with the city about that.

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

Chairperson Gusler added that they can't hold up an applicant for a lack of capacity on the city's part. That concern needs to be passed up to the City Council.

**MOTION: Eric Mock made a motion to find the 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 area, and recommends approval of the proposed Change of Zoning, based on the findings and facts presented in the staff report and exhibits, and recommends approval of Ordinance Number 3076. Motion seconded by Robert Ryan. Aye votes were cast by William Gusler, Robert Ryan, Eric Mock, and Kirk Dickson (4-0).**



**MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON NOVEMBER 12, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOKA, FLORIDA.**

Before moving on to the next item, Chairperson Gusler introduced the newest member of the Planning Commission and welcomed Mr. Kirk Dickson.

**LEGISLATIVE – ORDINANCE NO. 3077 – REZONING/KPI MASTER PLAN – INB HOMES**

Chairperson Gusler read the item description.

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

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

**MOTION:** Eric Mock made a motion to find the 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, and recommends approval on the proposed Change of Zoning, based on the findings and facts presented in the staff report and exhibits, and recommends approval of Ordinance Number 3077. Motion seconded by Robert Ryan. Aye votes were cast by William Gusler, Robert Ryan, Eric Mock, and Kirk Dickson (4-0).

**LEGISLATIVE – ORDINANCE NO. 3083 – FUTURE LAND USE AMENDMENT – ROSEVILLE WOLF LAKE RANCH PHASE II**

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 said that since this borders the Northwest Complex, he would like to encourage the developer to put a buffer in place between the park and the residences.

Tom Daly with Daly Design Group 913 N Pennsylvania Avenue Winter Park, stated that he is working with the applicant, Bill Maki and typically what builders do is put notification into the homeowner's documents that will notify them that there is a city park and there might be noise and lights and other objectionable things. He said that they can make that a condition as they move forward.

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

**MOTION:** Eric Mock made a motion to 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, and recommends approval of the proposed Change of Future Land Use, based on the finding and facts presented in the staff report and exhibits. Motion seconded by Robert Ryan. Aye votes were cast by William Gusler, Robert Ryan, Eric Mock, and Kirk Dickson (4-0).

**QUASI-JUDICIAL – ORDINANCE NO. 3084 – CHANGE OF ZONING – ROSEVILLE WOLF LAKE RANCH PHASE II**

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.

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:** Eric Mock made a motion to find the proposed Change of 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, 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 Robert Ryan. Aye votes were cast by William Gusler, Robert Ryan, Eric Mock, and Kirk Dickson (4-0).

**QUASI JUDICIAL – SPECIAL EXCEPTION – MATEOS ADU BUILD**

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

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

Chairperson Gusler asked for confirmation on where the addition would be placed. Mr. Hamza said that it would located at the read side of the property.

Commissioner Ryan asked how big the current building on the property was and if this new building will match the main building.

Applicant, Sulyquey Mateos said that the existing building is approximately 900 square feet and the addition will match that.

Chairperson Gusler asked the applicant if she has spoken to her neighbors bordering the sides of the property about her intentions and if they were ok with what she wants to do.

Ms. Mateos said that she has spoken to them and they were all ok with what she is wanting to do.

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

**MOTION:** Erick Mock made a motion to approve the 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. Motion seconded by Robert Ryan. Aye

votes were cast by William Gusler, Robert Ryan, Eric Mock, and Kirk Dickson (4-0).

#### **QUASI JUDICIAL – SPECIAL EXCEPTION – PONKAN PLYMOUTH SORRENTO MIXED USE COMMERCIAL**

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

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

Commissioner Ryan asked why there were no EV charging stations on the plans.

Mr. Hamza stated that this not approving the actual gas station, it's just to allow the use to be able to build a gas station.

Commissioner Mock asked about the interpretation for Community Commercial and if it doesn't have gas station zoned for that.

Mr. Hamza said that it is permitted but it requires a special exception.

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

**MOTION:** Robert Ryan made a motion to approve the 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. Motion seconded by Eric Mock. Aye votes were cast by William Gusler, Robert Ryan, Eric Mock, and Kirk Dickson (4-0).

#### **QUASI-JUDICIAL – MULLINAX – SIGN VARIANCE**

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 Ryan requested further clarification on how many signs were being replaced.

Applicant, Mark Brenchley 3790 Beacon Ridge Way Clermont FL stated that he is the authorized agent for the Mullinax property and is happy to provide clarification. There are 3 signs that are existing and they all exceed the ordinance because they were all developed before 2019. Mullinax is going with a new branding and using monument signs with the platinum look. They are wanting to replace two of the current signs and move one of the signs to the front because where it is now is currently hidden.

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

**MOTION:** Eric Mock made a motion to approve the sign variance as requested and submitted. Motion seconded by Robert Ryan. Aye votes were cast by William Gusler, Robert Ryan, Eric Mock, and Kirk Dickson (4-0).

#### **PONKAN RESERVE SOUTH - PLAT**

Chairperson Gusler read the item description.

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

Commissioner Ryan said that he is afraid that there are going to be some problems between this entrance and the one to the north with people turning in and out of the subdivisions at the same time.

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

**MOTION:** Robert Ryan made a motion to approve the Ponkan Reserve South Plat based on the findings and facts in the staff report and exhibits. Motion seconded by Kirk Dickson. Aye votes were cast by William Gusler, Robert Ryan, Eric Mock, and Kirk Dickson (4-0).

#### **HAMMOCK AT ROCK SPRINGS - PLAT**

Chairperson Gusler read the item description.

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

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

**MOTION:** Eric Mock made a motion to approve the Hammock at Rock Springs Plat based on the findings and facts in the staff report and exhibits. Motion seconded by Robert Ryan. Aye votes were cast by William Gusler, Robert Ryan, Eric Mock, and Kirk Dickson (4-0).

**OLD BUSINESS:** None

**NEW BUSINESS:** Mr. Mock mentioned that he has some observations and some questions for the city attorney in regards to the special exception criteria specifically the bullet points that say there would not be significant adverse impacts on the natural environment. He mentioned that he is starting to wonder where the review of this planning does the combination of the whole get figured and evaluated.

Attorney Andrew Hand went over some of the state policies and how the comprehensive planning works.

Discussion continued regarding different concerns about the current data for stormwater runoff, a new law that passed in Florida which requires homeowners who have filed an insurance claim for any water intrusion must disclose that to a buyer when they go to sell their home and the amendment that was just recently voted on in regards to annexations in rural areas.

**MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON NOVEMBER 12, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.**

**ADJOURNMENT:** The meeting adjourned at 6:49 p.m.

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William Gusler, Chairperson

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Bobby Howell, Planning Manager



## City of Apopka PLANNING COMMISSION STAFF REPORT

**Section:** PUBLIC HEARING

**Item #:** 1.

**Meeting Date:** December 10, 2024

**Department:** Community Development

**SUBJECT:**

Quasi-Judicial - Special Exception - Advent Health Fudge Road Complex

**REQUEST:**

Approve a Special Exception use permit to allow the Food Processing or Beverage Bottling in the I-L (Light Industrial) Zoning District

**SUMMARY:**

Owner: Adventist Health System/Sunbelt Inc

Applicant: John Townsend

Parcel Id Number: 35-20-27-0000-00-015

Location: 4051 Fudge Road

Future Land Use: Industrial

Existing Use: Industrial

Zoning: I-L (Light Industrial)

Tract Size: 53.65 +/- Acres

Proposed Use: Food Processing or Beverage Bottling

| Direction | Future Land Use       | Zoning              | Present Use              |
|-----------|-----------------------|---------------------|--------------------------|
| North     | Mixed Use             | PD/AIR              | Vacant                   |
| East      | Mixed Use/Agriculture | PD/Agriculture      | RV Park/Nursery          |
| South     | Industrial            | Light Industrial    | Vacant/Warehouse/Nursery |
| West      | Mixed Use/Industrial  | PD/Light Industrial | Vacant                   |

**PROJECT SUMMARY:**

The applicant intends to utilize the site for food processing and beverage bottling, which requires a special exception use permit in the I-L (Light Industrial) Zoning District. Per the applicant, the proposed use is a food production center for preparing pre-processed food and packaging meals for the area hospitals (similar to what a large restaurant would prepare). As this use prepares meals, it is designated as a special exception use in the property zoning of I-L.

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

- a. Will be consistent with the goals, objectives, and policies of the comprehensive plan;
- Applicant's response: Proposed use is a typical use in an industrial zoned area and the comprehensive

plan designates this area as industrial.

- Staff response: Staff has no objection.

b. Will comply with all applicable zoning district standards;

- Applicant's response: The use will comply with all applicable I-L zoning standards.
- Staff response: Staff has no objection.

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

- Applicant's response: The proposed use will be fully enclosed in a building as required under Sec. 4.2.3.
- Staff response: Staff has no objection.

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

- Applicant's response: It is located in an industrial zoned area and is consistent with the general character of the surrounding lands.
- Staff response: Staff has no objection.

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

- Applicant's response: Proposed use will provide landscape screening in accordance with the I-L zoning requirements.
- Staff response: Staff has no objection.

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

- Applicant's response: Site lighting will meet the zoning requirements of I-L zoning.
- Staff response: Staff has no objection.

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

- Applicant's response: Site configuration and access is consistent with the currently city-approved site engineering plans.
- Staff response: Staff has no objection.

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

- Applicant's response: All facilities are enclosed in the building. Service areas are located within the site behind the building and screened. Odors are consistent with a standard restaurant use.
- Staff response: Staff has no objection.

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

- Applicant's response: Use will increase the land value and enhance the ability of the neighboring lands to develop in accordance with zoning district.
- Staff response: Staff has no objection.

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

- Applicant's response: Use is enclosed in the building. All site configurations will meet City and St. Johns River Water Management District rules and requirements.
- Staff response: Staff has no objection.

k. Will not overburden existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection facilities; and

- Applicant's response: Site is providing required improvements to the roadway, utility and public service facilities to service the use in accordance with the level of service required by the City.

- Staff response: Staff has no objection.
- I. Will comply with all other relevant City, State, and federal laws and regulations.
- Applicant's response: Use and site will meet all applicable regulations.
- Staff response: Staff has no objection.

**PUBLIC HEARING SCHEDULE:**

December 10, 2024 – Planning Commission (5:30 P.M.)

**DULY ADVERTISED:**

November 8, 2024 – Apopka Chief

November 22, 2024 – Poster Placed on Property

November 21, 2024 – Mailed Notices to Adjacent Property Owners

**FUNDING SOURCE:**

N/A

**RECOMMENDED MOTION:**

**Development Review Committee:**

Recommends approval of a Special Exception permit to allow Food Processing or Beverage Bottling at a property located at 4051 Fudge Road in the I-L (Light Industrial) Zoning District, subject to the exhibits and findings of the staff report.

**Recommended Motion – Planning Commission:**

Approve a Special Exception permit to allow Food Processing or Beverage Bottling at a property located at 4051 Fudge Road in the I-L (Light Industrial) Zoning District, subject to the exhibits and findings of the staff report.

**Planning Commission Role:**

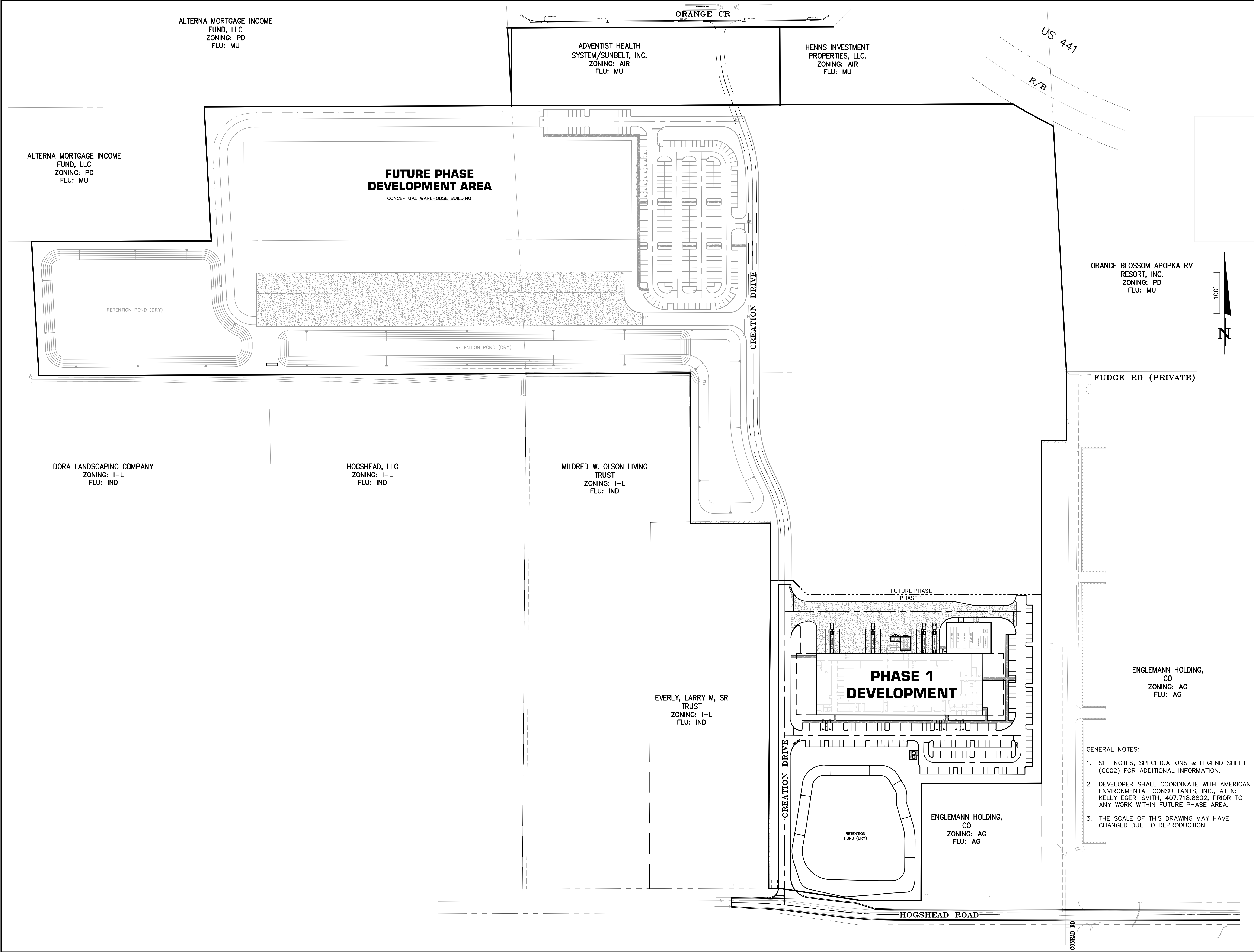
Pursuant to the City of Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.3.2.B.1.a, the Planning Commission has the authority to take make decisions on Special Exception Permits. Therefore, the Planning Commission may approve, deny or approve with conditions this application.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

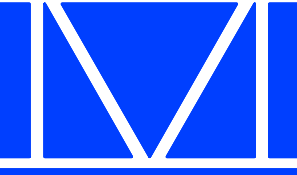
**ATTACHMENTS:**

1. Site Plan
2. Maps
3. Advertisement November 8



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**McINTOSH ASSOCIATES**  
an **LJA** company

1950 SUMMIT PARK DRIVE, SUITE 600  
ORLANDO, FL 32810 407.644.4068

Seals

DATE: \_\_\_\_\_

CONSTRUCTION SITE PLANS

AdventHealth

Fudge Road Complex – Phase 1

CITY OF APOPKA, FLORIDA

| DOCUMENT CHANGES                       |         |
|----------------------------------------|---------|
| Description                            | Date    |
| ADD TURN LANE & STREET NAME PER COUNTY | 7/19/21 |
| NEW BLDG, REVISED PHASE 1              | 9/23/24 |
|                                        |         |
|                                        |         |
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|                                        |         |
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|                   |           |
|-------------------|-----------|
| Issue Description |           |
| Issue Date        | 6/12/21   |
| Project No        | 20566     |
| Drawn/Designed    | MAB / MAB |
| Checked By        | JTT       |
| Drawing Title     |           |

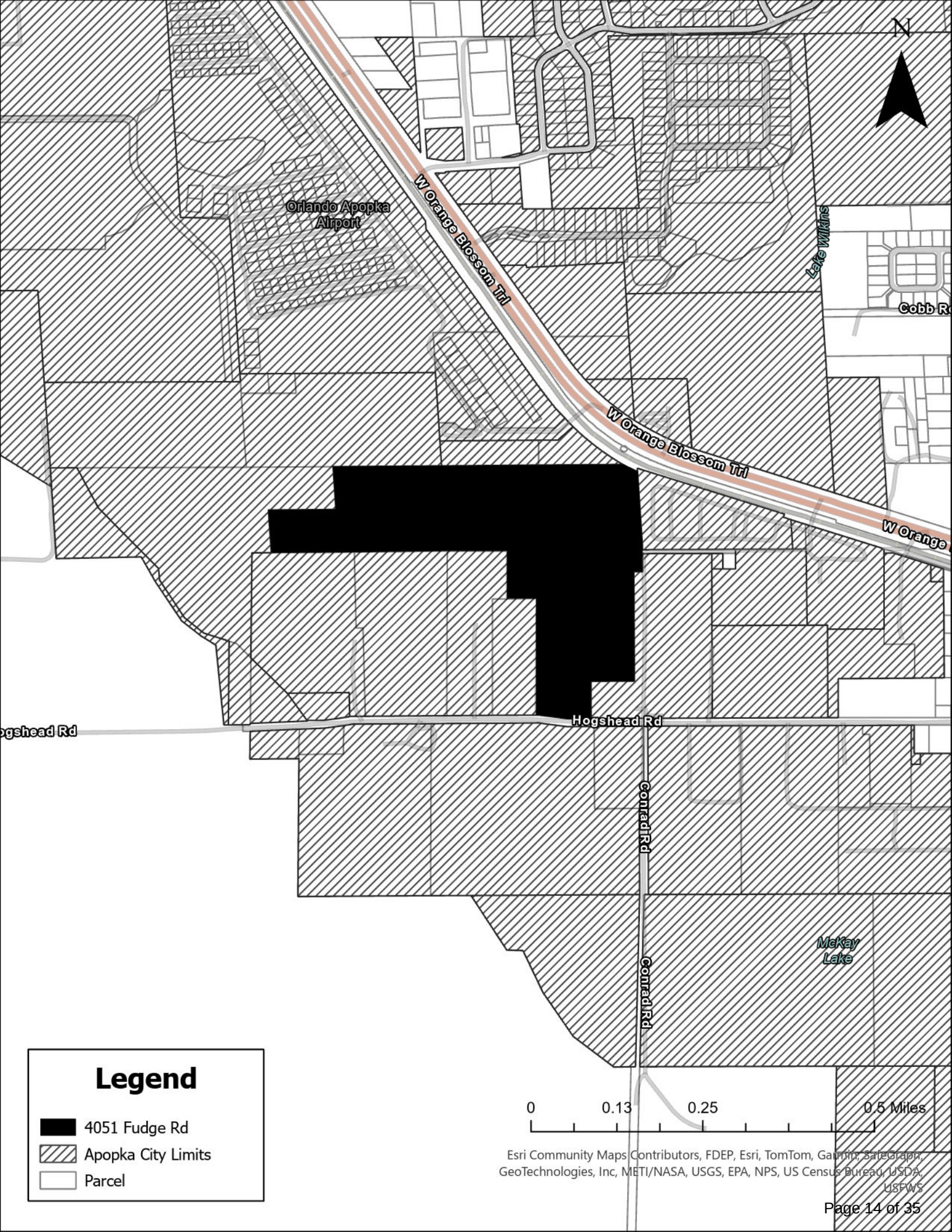
MASTER SITE PLAN

Sheet Number

C031

6 OF 36





## Legend

- 4051 Fudge Rd
- Apopka City Limits
- Parcel

0 0.13 0.25 0.5 Miles

Esri Community Maps Contributors, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS





Orlando Apopka  
Airport

W Orange Blossom Trl

Lake Wilkins

Cobb Rd

W Orange Blossom Trl

W Orange

Hogshead Rd

Hogshead Rd

Conrad Rd

Conrad Rd

McKay  
Lake

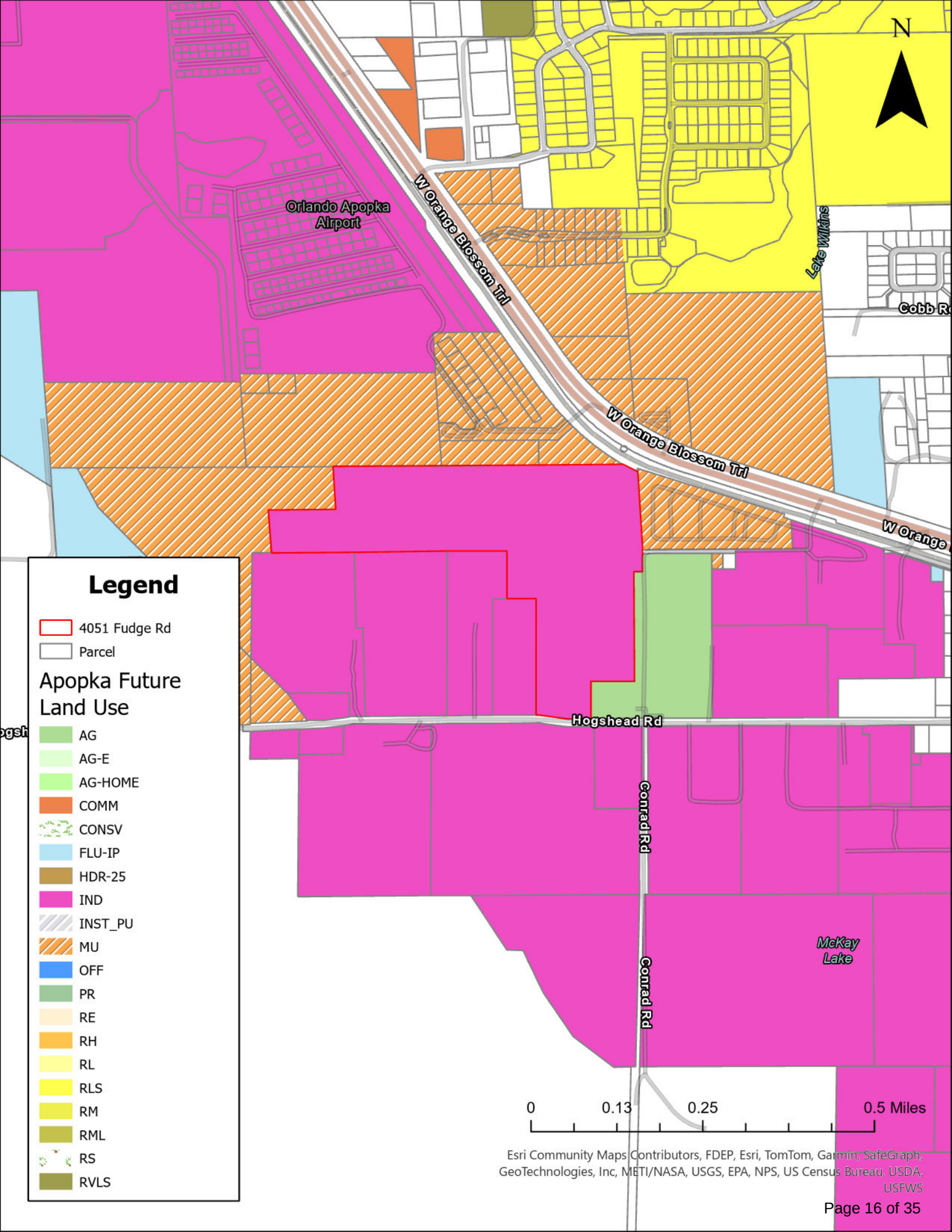
# Legend

-  4051 Fudge Rd
-  Parcel

0 0.13 0.25 0.5 Miles

State of Florida, Maxar, Esri Community Maps Contributors, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS





Orlando Apopka  
Airport

W Orange Blossom Trl

Lake Wilkins

Cobb Rd

W Orange Blossom Trl

W Orange

### Legend

- 4051 Fudge Rd
- Parcel

### Apopka Future Land Use

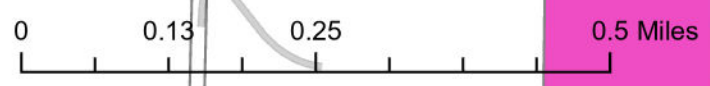
- AG
- AG-E
- AG-HOME
- COMM
- CONSV
- FLU-IP
- HDR-25
- IND
- INST\_PU
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- RE
- RH
- RL
- RLS
- RM
- RML
- RS
- RVLS

Hogshead Rd

Conrad Rd

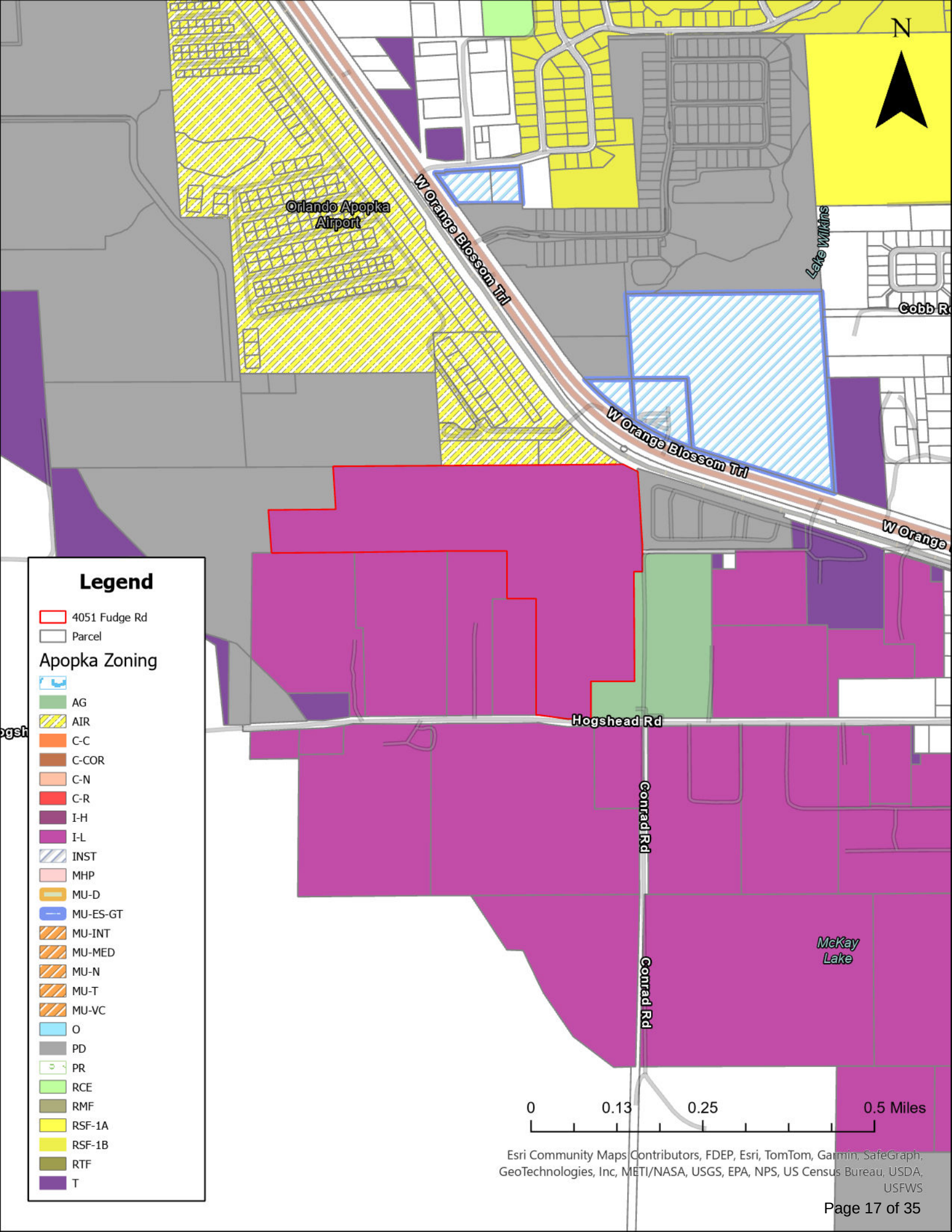
Conrad Rd

McKay  
Lake



Esri Community Maps Contributors, FDEP, Esri, TomTom, Garmin, SafeGraph,  
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA,  
USFWS







# Election integrity bills have been filed to prohibit voting by noncitizens

By Bethany Blankley |  
The Center Square contributor  
Nov 4, 2024 –

A group of Republican lawmakers, led by U.S. Rep. Matt Gaetz, R-FL, have filed election integrity bills related to the border crisis.

Gaetz filed the “Judicial Action to Impose Liability for Alien Voters Act,” known as the JAIL for Alien Voters Act, to ensure that every illegal foreign national who un-

lawfully votes in federal elections faces enhanced criminal penalties.

Federal law already prohibits noncitizens from voting. The bill would amend the Voting Rights Act of 1965 to increase the penalty to five years in prison or a \$10,000 fine, in line with penalties for U.S. citizens who unlawfully vote. Republican U.S. Reps. Andy Ogles of Tennessee, Andy Biggs of Arizona, Mike Collins of Georgia, Claudia Tenney of New York, and Barry

Moore of Alabama, cosponsored it.

Gaetz filed the bill after former President Donald Trump called for stiffer penalties for a range of crimes committed by illegal border crossers, including voting. He also filed it months after U.S. House Republicans passed the SAVE Act in July. The bill would increase penalties and expand protections for states related to noncitizens voting. The Democratic-controlled Senate did not consider it.

“President Donald Trump is right: illegal aliens who vote in our elections should be in jail,” Gaetz said. “It is unacceptable that illegal aliens get lighter sentences for defrauding our elections than U.S. citizens. My legislation, the JAIL for Alien Voters Act, will create parity in punishment for those who commit voter fraud, regardless of immigration status. It’s common sense that U.S. citizens should be the only ones voting in U.S. elections.”

Earlier this month, after the Biden-Harris Department of Justice sued the Commonwealth of Virginia for removing noncitizens, including illegal border crossers, from its voter rolls, Gaetz introduced the “National Motor Voter Clarification Act.”

Virginia was among several states that removed noncitizens from its voter roles. Groups sued,

See BILL Page 7A

# Moore: The yearly contests have been changed to reflect HOA strengths

Continued from page 2A

groups or students would come and pick up trash, trim trees, or whatever was needed. Owners were written several letters encouraging participation as a corridor. One of the people groups even contacted individual owners along the corridor. After receiving permission, members mowed and edged yards thereby upping the standard on the corridor. In one case, I had the county install

sidewalks, and the Apopka Professional Firefighter Union trimmed trees while county public works picked up the resulting debris. This collaboration produced transformational change along the northern portion of Sheeler Road.

Each year I add a new portion for the contest. Thus, in 2024, I added the Artistic Corridor of the Year(ACOY). Well, the “ACOY” didn’t turn into a competition, as I am simply donating funding to the

non-profit to host a block party. Another goal of this work is to bring people together to develop a stronger sense of place, or as author Peter Kageyama says, to “love where you live.”

For the first year, all four groups completed a major art project. I’m so proud of them. Here is the list of their major accomplishments:

People of Lockhart – “Roses on Rose” – the association painted more than three dozen roses on the

Tealwood Cove Subdivision fencing

People of Clarcona-Ocoee – “Coast-2-Coast Mural” – the association contracted with artist Delia Miller to paint a car-centric mural at the Rebel Gas Station Pond retaining wall at the northwest corner of Pine Hills and Clarcona Ocoee roads

People of Wekiwa Springs – “Welcome to Wekiwa Springs” Fence Art – the non-profit designed and installed “cup art” on the county’s pond fence

just east of the Sprouts at the Wekiwa Riverwalk Shopping Center

People of Southern Apopka – “Sheeler Community Garden & Fence Art” - the new organization stained a fence, added art, painted stems, and planted sunflowers on a City of Apopka blighted property at the corner of Sheeler Road and Apopka Blvd. All four groups used their creativity to create unique projects reflective of their individual communities. Very impressive for the first

year of Artistic Corridor of the Year projects!

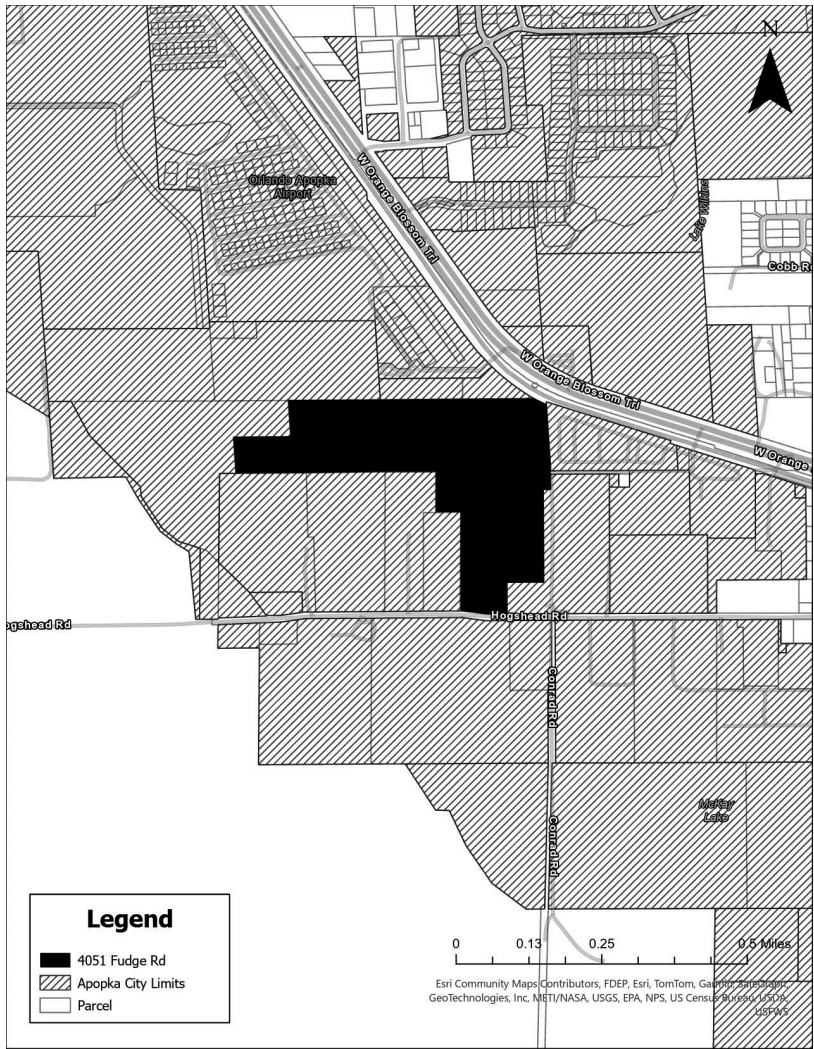
Together, we will celebrate the winner of the District 2 Person of the Year, Most Improved Neighborhood, and the 2024 Corridor of the Year at Wekiwa High School on November 21st at 6 p.m. All are invited to attend.

The special guest honoree will be Chief Meteorologist Tony Mainolfi. His hour-by-hour coverage on social media so positively aided District 2 residents during Hurricane Milton.

## CITY OF APOPKA PUBLIC HEARING NOTICE SPECIAL EXCEPTION

NOTICE is hereby given that **JOHN TOWNSEND** has made an application, in accordance with Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 4.2.2.C to the City of Apopka Planning Commission for a **SPECIAL EXCEPTION TO ALLOW THE USE OF “FOOD PROCESSING OR BEVERAGE BOTTLING” IN THE LIGHT INDUSTRIAL (I-L) ZONING DISTRICT.**

This application relates to the following described property located at 4051 Fudge Road:



Parcel Identification Number(s): 35-20-27-0000-00-015  
Contains: 53.65 +/- 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, December 10, 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

November 8, 2024

Publish: The Apopka Chief

177581

# Byrd: My focus strengthens support

Continued from page 2A

nize the positive benefits of decisions because it helps them to be invested if they understand why rules are put in place.

They did share some challenges that I will also be sharing with the Superintendent and will work to address. Many of these surrounded staffing challenges that our district and districts across the nation are experiencing.

They are struggling with long-term substitutes in important classes that may not be teaching at the same level as a regular teacher, crowded and late buses because of our bus driver shortage, and the struggle to get appointments with school counselors because of their heavy workloads.

These are issues I hear at every high school I visit and I hear the same concerns from my fellow school board members across the state. Public school funding has to in-

crease so that districts can offer competitive wages to attract people to the field of education. If we don’t, our children are left feeling the effects of a reduced and overworked workforce and their education suffers just as these students shared with me this week.

The other big area of concern for these kids is their feeling of not being prepared well enough for the college application process, making plans after graduation and making sure everything is in place for graduation. They feel like they need more one-on-one mentoring and guidance about their options and the opportunities available to them.

This is a high priority for me and something I have been working on with the Superintendent. The choices available to our students in high school and beyond are vast, much more than many of us adults had when we were young.

There are so many

paths a student can take from dual enrollment in college courses or technical trades to advanced placement classes, to online classes and more. Navigating all those choices and choosing the right path is challenging with the best support.

For many of our children, who may not have parents who are able or willing to do the research, they are relying on the schools to help guide them and we have to do a better job in this area. We are working on different ways to achieve that and this discussion certainly inspired me to continue to pursue solutions.

As always, I left the school feeling impressed by our young people and their outlook and willingness to work on solutions.

We have great kids in our community and I’m so proud to be able to work every day to make their experiences better.

# Hayden: Thanksgiving is Godly event

Continued from page 2A

Remember what Khrushchev said about American government?

In one of his letters (Kruschev toured America, September 15-17, 1959), Nikita Khrushchev (1894-1971) predicted, “We will take America without firing a shot.” Does it seem coincidental to you that the invasion of illegal aliens could end up fulfilling that prediction?

In 1941, the Japanese considered an invasion of our Pacific Coast, but after much consideration they decided against it because they knew that most of the

population was armed, and their loss of soldiers would be too great. So, they chose Pearl Harbor.

Not so today! This administration has welcomed illegal aliens from all over the world, even flying them into the United States under the cover of darkness, proving that they know the people (whom they have sworn to protect) of this great nation would not approve.

Legal immigration is a necessary endeavor, and people have been willing to undergo the difficulties involved with that process to become an AMERICAN, and to enjoy the freedoms we have because of our

Constitution, and the self-governing experiment set-up by our forefathers.

I am going to celebrate Thanksgiving this year by giving thanks, and praise to GOD for all the past, present, and future blessings. This nation was founded on Judeo-Christian principles and, whether you believe it or not, has no bearing on that fact!

GOD is in charge, He has never abdicated His throne, and Thanksgiving is the perfect time to let the rest of the world know how GOD has been active and encouraging in all our situations.

## 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. <b>www.apopka.net</b> |              |

#### 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          |
| <b>www.orangecountyfl.net</b> |              |

#### Other Area Numbers of Note

|                                     |              |
|-------------------------------------|--------------|
| <b>U.S. Senators</b>                |              |
| Rick Scott (Rep.) .....             | 202-224-5274 |
| Marco Rubio (Rep.).....             | 407-254-2573 |
| <b>U.S. Representative</b>          |              |
| Daniel Webster (Dist. 11).....      | 352-241-9220 |
| <b>State Representatives</b>        |              |
| Doug Bankson .....                  | 407-476-6787 |
| Carolina Amesty (Dist. 45).....     | unknown      |
| <b>State Senators</b>               |              |
| Geraldine Thompson (Dist.11)        | 407-297-2045 |
| <b>Orange County Commissioner</b>   |              |
| Christine Moore .....               | 407-836-7350 |
| <b>Orange County Public Schools</b> |              |
| Pupil assignment.....               | 407-317-3233 |
| Bus routes.....                     | 407-317-3800 |
| Superintendent.....                 | 407-317-3200 |
| School Board.....                   | 407-317-3200 |
| <b>Miscellaneous</b>                |              |
| 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:** December 10, 2024

**Department:** Community Development

**SUBJECT:**

Legislative - Ordinance No. 3085 - Small-Scale Future Land Use Amendment - 91 S Bradshaw Road

**REQUEST:**

Recommend approval of the Future Land Use Map Amendment from Commercial to Industrial for 91 S. Bradshaw Road.

**SUMMARY:**

Owner(s): Andersen Apopka LLC

Applicant: Steven Andersen

Parcel Identification Number(s): 09-21-28-5451-01-000

Location: 91 S Bradshaw Road

Existing Future Land Use: Commercial

Proposed Future Land Use: Industrial

Existing Use(s): Small Warehouse/Office Space

Existing Zoning: I-L (Light Industrial District)

Tract Size: 2.28 +/- Acres (Lot Area: 317 Square feet)

**Zoning Report**

This chart includes the relationships to adjacent properties.

| Direction | Future Land Use                         | Zoning                                                                      | Present Use                                                           |
|-----------|-----------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------|
| North     | Commercial, Future Land Use In Progress | MU-D (Mixed-Use Downtown District)                                          | Auto Repair Shop, Funeral Home, Electrical Contractor Office          |
| East      | Commercial, County Commercial           | MU-D (Mixed-Use Downtown District), County C-1 (Retail Commercial District) | Single Family Residence, Single Family Residence, Family Dollar Store |
| South     | Industrial                              | I-L (Light Industrial District)                                             | Sports Complex                                                        |
| West      | Industrial                              | PD (Planned Development District)                                           | Warehouse                                                             |

**PROJECT SUMMARY:**

The applicant has submitted a Small-Scale Future Land Use Amendment from Commercial to Industrial for a 2.28 acre (Lot Area: 317 square feet) parcel located at 91 S. Bradshaw Road. The parcel currently has a mix of small warehouse/office space uses. The applicant is requesting the Small-Scale Future Land Use Amendment to be compatible with the existing zoning of the property which is I-L (Light Industrial District) zoning. Per Land Development Code Table 1.8.2., the proposed Industrial future land use designation is compatible with the surrounding area as properties to the west and south have a future land use designation of Industrial.

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: Yes, all other property around us (our side of the Railroad tracks) are all zoned Industrial so I think we would be consistent without surrounding neighbors.
  - Staff response: Staff does not object.
- b. Is in conflict with any portion of the LDC;
  - Applicant's response: No, not to our knowledge would there be any conflicts.
  - Staff response: Staff does not object.
- c. Addresses a demonstrated community need;
  - Applicant's response: Yes, I believe industrial space is needed and since that is what we are zoned for now, I believe this demonstrates the community need.
  - Staff response: Staff does not object.
- d. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
  - Applicant's response: Yes, as mentioned above, we are surrounded by Industrial zoned property so I feel we should also be left as Industrial.
  - Staff response: Staff does not object.
- e. Would result in a logical and orderly development pattern;
  - Applicant's response: Yes. Since our neighbors are already zoned Industrial I think this make logical and orderly sense.
  - Staff response: Staff does not object.
- f. Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities;
  - Applicant's response: Yes. I don't think putting us as Industrial will add to any needs from the public facilities.
  - Staff response: Staff does not object.
- 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;
  - Applicant's response: No. I do not believe there would be any adverse impacts changing from Commercial to Industrial. I think you would have more of an impact if you switch to Commercial.
  - Staff response: Staff does not object.

**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 October 7, 2024.

**PUBLIC HEARING SCHEDULE:**

December 10, 2024 – Planning Commission (5:30 P.M.)  
 January 15, 2025 – City Council (7:00 P.M.), First Reading  
 February 5, 2025 – City Council (1:30 P.M.), Second Reading and Adoption

**DULY ADVERTISED:**

November 22, 2024 – Poster Placed on Property  
 November 21, 2024 – Mailed Notices to Adjacent Property Owners  
 November 22, 2024 – Advertised in the Apopka Chief

**LAND USE REPORT**

**I. RELATIONSHIP TO ADJACENT PROPERTIES**

| Direction | Future Land Use                         | Zoning                                                                      | Present Use                                                           |
|-----------|-----------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------|
| North     | Commercial, Future Land Use In Progress | MU-D (Mixed-Use Downtown District)                                          | Auto Repair Shop, Funeral Home, Electrical Contractor Office          |
| East      | Commercial, County Commercial           | MU-D (Mixed-Use Downtown District), County C-1 (Retail Commercial District) | Single Family Residence, Single Family Residence, Family Dollar Store |
| South     | Industrial                              | I-L (Light Industrial District)                                             | Sports Complex                                                        |
| West      | Industrial                              | PD (Planned Development District)                                           | Warehouse                                                             |



## **II. LAND USE ANALYSIS**

The subject property is located in an area of the city that is comprised of industrial parks just west of the Mixed-Use Downtown Zoning District and east of State Road 451. Other parcels with Industrial Future Land Use exist in this area of the City. The property currently has an existing building that is being used by multiple tenants for small warehouse/office use and is approximately 2.28 acre (Lot Area: 317 square feet) in size. This future land use amendment is being requested to be compatible with the existing zoning of the property which is I-L (Light Industrial District). The parcel is not located in the following areas:

Wekiva Parkway Interchange Vision Plan Area: No

Wekiva River Protection Area: No

Area of Critical State Concern: No

**JPA:** The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The proposed Small-Scale Future Land Use Amendment request for a change from Commercial to Mixed Use is consistent with the terms of the JPA (Second Amendment).

### **City of Apopka Comprehensive Plan Policies:**

#### **Future Land Use Element:**

##### **Policy 3.1.1**

##### **Industrial**

The primary use shall be industrial, intensive commercial, agricultural and business/research parks. Also allowed are public facilities and supporting infrastructure. The use of the Planned Unit Development process shall be encouraged. The maximum floor area ratio shall be 60.

Planned Unit Development uses may include:

- (1) All primary uses
- (2) Other uses deemed compatible with and complimentary 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. The property has existing access from S. Bradshaw Road and Marshall Lake Road.

#### **Infrastructure Element:**

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

#### **Conservation Element:**

A habitat study will not be required as the development is less than ten (10) acres.

#### **Land Use Calculations:**

**CURRENT:** Future Land Use - Commercial

0.25 maximum FAR X 2.28 ac = 24,829.20 square feet

**PROPOSED:** Future Land Use – Industrial

0.6 maximum FAR X 2.28 ac = 59,590.08 square feet

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 change in Future Land Use from Commercial to Industrial and finds the proposed amendment consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommending approval of the future land use amendment, based on the findings and facts presented in the staff report and exhibits.

**Recommended Motion – Planning Commission:**

Find the proposed Change of Zoning from Commercial to Industrial, consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and recommend approval of the proposed Change of Future Land Use, based on the findings and facts presented in the staff report and exhibits.

**ATTACHMENTS:**

1. Ordinance Number 3085
2. 91 S Bradshaw Road Maps
3. Advertisement November 22

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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 COMMERCIAL TO INDUSTRIAL FOR PROPERTY OWNED BY ANDERSEN APOPKA LLC; LOCATED NORTH OF MARSHALL LAKE ROAD AND EAST OF BRADSHAW ROAD; COMPRISING 2.28 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                     , 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 Commercial to Industrial for Steven Andersen generally located north of Marshall Lake Road and east of Bradshaw Road, comprising 2.28 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 \_\_\_\_\_, 2025.

READ FIRST TIME: \_\_\_\_\_

READ SECOND TIME AND  
ADOPTED: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Susan Bone, City Clerk

\_\_\_\_\_  
Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

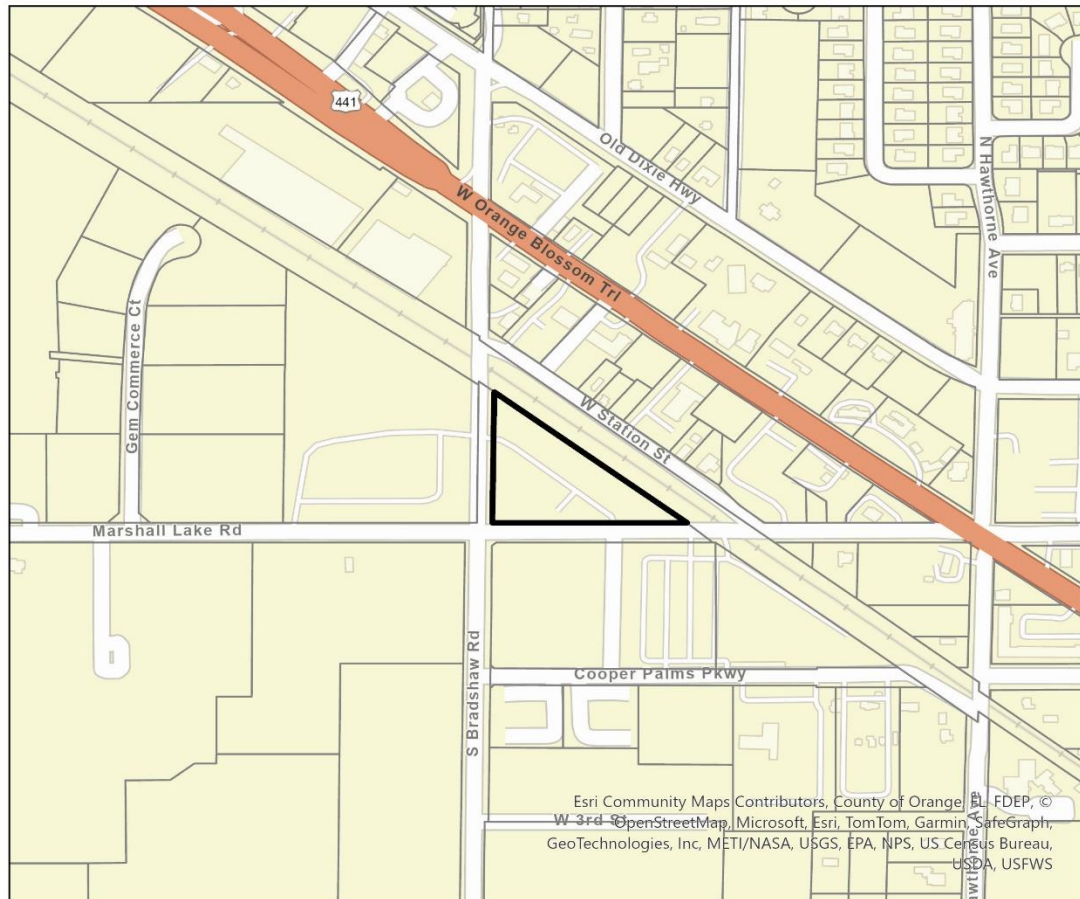
\_\_\_\_\_  
Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: November 22, 2024

EXHIBIT "A"

Parcel Identification Number(s): 09-21-28-5451-01-000

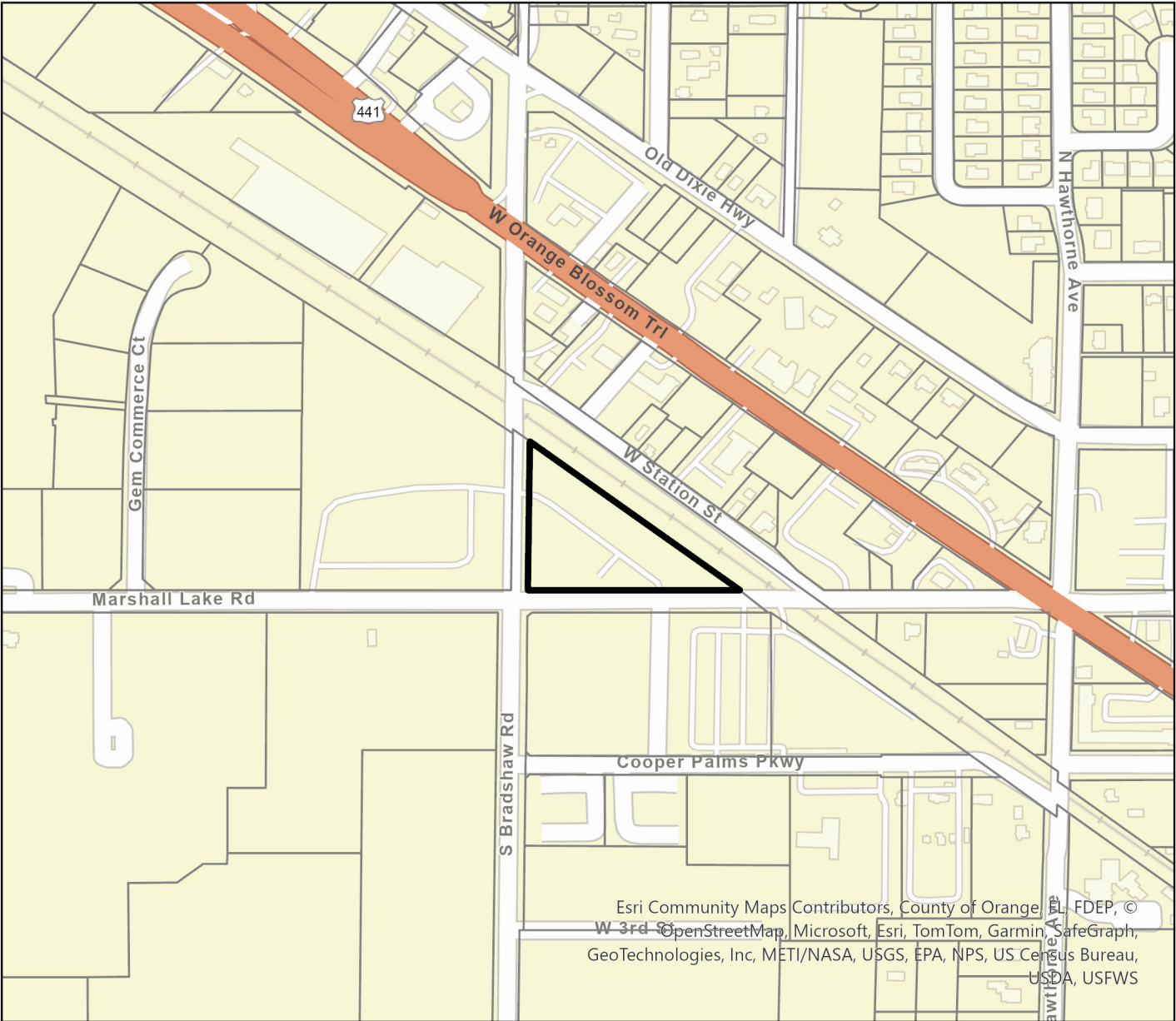
Acreage: 2.28 +/- Acres



- 91 S Bradshaw Road
- Parcel

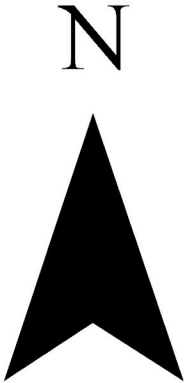
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0 0.06 0.13 0.25 Miles

- 91 S Bradshaw Road
- Parcel



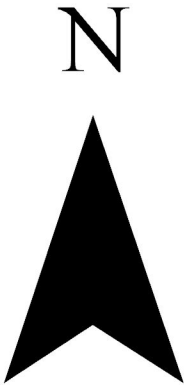


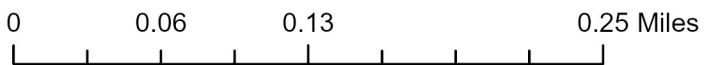
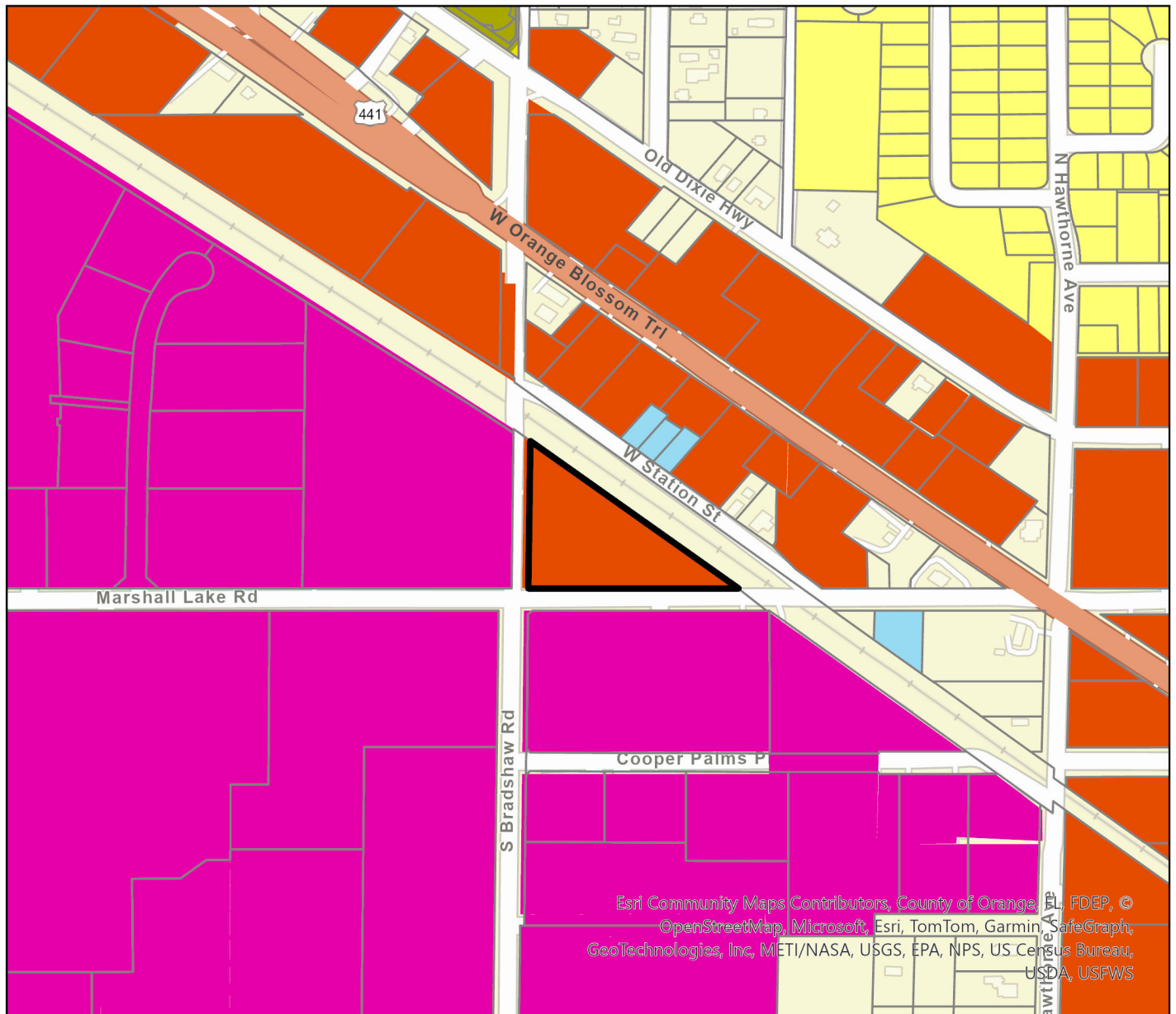


State of Florida, Maxar, Microsoft

0 0.06 0.13 0.25 Miles

 91 S Bradshaw Road  
 Parcel

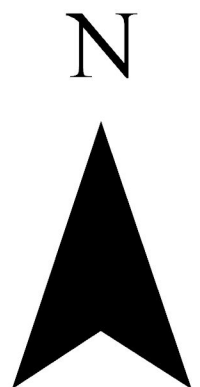




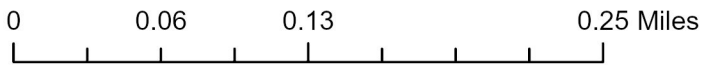
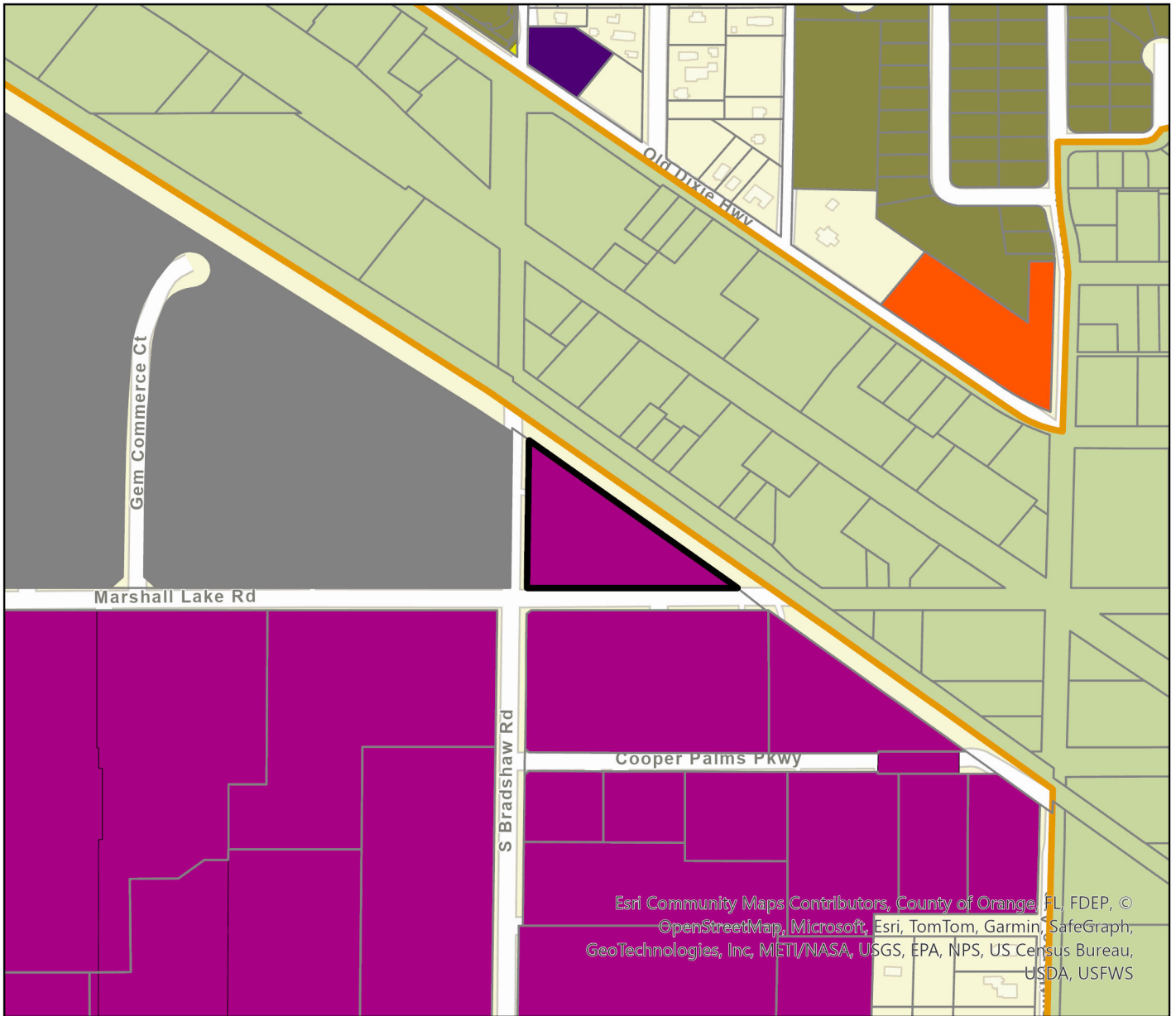
- 91 S Bradshaw Road
- Parcel

#### Apopka Future Land Use

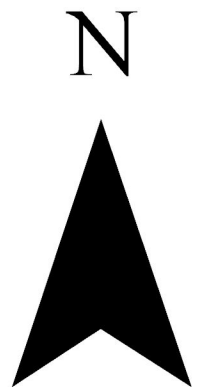
- AG
- AG-E
- AG-HOME
- COMM
- CONSV
- FLU-IP
- HDR-25
- IND
- INST\_PU
- MU
- OFF
- PR







- 91 S Bradshaw Road**
- 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        |



# Being thankful – are you acting thankful or are you *really* thankful?

Philippians 4:6-7 “Be careful for nothing; but in everything by prayer and supplication with thanksgiving let your requests be made known unto God.

And the peace of God, which passes all understanding, shall keep your hearts and minds through Christ Jesus.”

Which day of Thanksgiving week do you like the most, Thursday or Friday? Are you happier feeling gratitude or shopping?

Thanksgiving is not a one-day holiday or a time of year but a continuing action and attitude of our incomparable gratitude for a Savior and the blessings He has given us.

Ephesians 2: 8 “For by

grace are ye saved through faith; and that not of yourselves: it is the gift of God.” Faith is a belief system but it is also a feeling. It is an emotional belief that requires greater strength than simply possessing knowledge.

The Bible states in John 3: 16 “Whosoever believes in Him.” That is a complete statement to insure eternal life. But is that belief with the mind or is it an emotional belief? And, is there a difference that can be separated outside the individual heart and mind?

“Whosoever” includes every living soul on the face of the earth! Jesus stated in John 3: 17 “For God sent not his Son into the world

to condemn the world; but that the world through him might be saved.”

The words “the world” in that verse from the Book of John appears to leave out no one willing to believe, repent and confess that Jesus is Lord and through Him and only Him can we be saved (Philippians 2: 10-11).

Romans 10: 9-10 “That if thou shalt confess with thy mouth the Lord Jesus, and shalt believe in thine heart that God hath raised him from the dead, thou shalt be saved. For with the heart man believeth unto righteousness; and with the mouth confession is made unto salvation.”

Notice in the last line

of verse ten above that man believes with the heart but salvation is acquired through confession. Confession includes both confession of our sins (Romans 3: 23) and also belief in the Lord Jesus as crucified for the remission of sin and resurrected.

To confess/admit/state we believe is a requirement for salvation. Romans 1: 16 “For I am not ashamed of the gospel of Christ: for it is the power of God unto salvation to everyone that believeth; to the Jew first, and also to the Greek.”

It is only by His spilt blood we have remission of sin. Hebrews 9: 22 “And almost all things are by the law purged with blood; and without shedding of blood there is no remission of sin.”

Books have been written and sermons preached on the horrors of the process of scourging and crucifixion. For an American (and most in the free world) that has quick access to emergency rooms and pain killing drugs, the pain is unimaginable inflicted by crucifixion.

John 15: 13 “Greater love hath no man than this; that a man lay down his life for his friends.” We mere mortals think of our friends as being a select few. Jesus on the other hand, regarded all the world as His friends because He created

us. (John 1: 3, Colossians 1: 16).

God Jesus even created the non-believer. That is why He commanded us to “preach this Gospel to all nations.” The connection that exists between Jesus and His creation is not within the comprehension of the human mind.

James 2: 18 “Yea, a man may say, Thou hast faith, and I have works: shew me thy faith without thy works, and I will shew thee my faith by my works.” We are not commanded to do good works. We know (Ephesians 2: 8) we are saved by grace through faith. Works demonstrate our faith and it also demonstrates our gratitude for what God Jesus has done for us.

To serve the Lord is an honor and a privilege. He has been so good to us. How can we not show our thankfulness through our actions? Acts of service will not buy us a one way ticket to Heaven and we do not expect them to.

Our service to God is a blessing to ourselves and those we serve. The question of “callings” in the Christian faith has been one of intrigue to many. All I can offer is my own thoughts and I’ve had the belief for many years; if God provides an opportunity, that’s a calling. Yes, giving thanks is definitely an

action but it is also an attitude. Just as Romans 10: 10 states “with the heart man believeth unto righteousness,” with the heart man also gives thanks.

1 Chronicles 16:34 “Give thanks to the Lord, for he is good; his love endures forever” God is never going to stop loving you. Once you believe and His spirit enters in to you (Matthew 3: 11), you are His for all eternity (John 10: 28-29).

Our greatest action of thanksgiving after our own confession and repentance is to tell someone about the saving power of our Lord Jesus. The scriptures have proven themselves true over and over. There is no room for doubt; there is only acceptance and sharing.

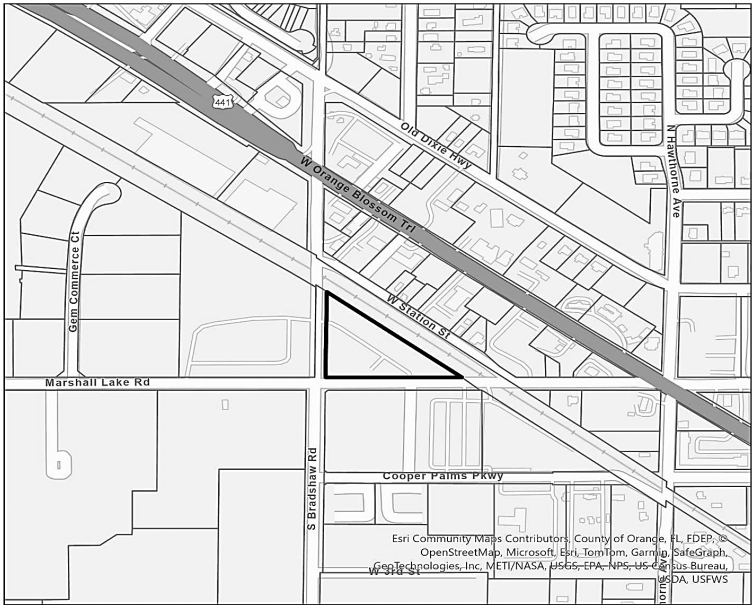
A life of humility and thanksgiving is essential. God does not want an arrogant, dogmatic Christian sharing Him with the world. 1 Peter 3: 15 “But sanctify the Lord God in your hearts: and be ready always to give an answer to every man that asketh you a reason of the hope that is in you with meekness and fear.”

*Van Yandell is a retired Industrial Arts teacher, an ordained gospel evangelist and commissioned missionary. His email: vmy2121@outlook.com*

## PUBLIC HEARING NOTICE SMALL-SCALE FUTURE LAND USE AMENDMENT CITY OF APOPKA

NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(c), Florida Statutes and the Apopka Code of Ordinance, Part III, Land Development Code, Article II, Section 2.4.7.B, that **STEVEN ANDERSEN** has made an application to the City of Apopka Planning Commission and the City Council for a **CHANGE IN THE FUTURE LAND USE DESIGNATION FROM COMMERCIAL TO INDUSTRIAL FOR 2.28 +/- ACRES.** This application relates to the following described properties:

**ORDINANCE NO. 3085  
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 COMMERCIAL TO INDUSTRIAL FOR STEVEN ANDERSEN GENERALLY LOCATED NORTH OF MARSHALL LAKE ROAD, OWNED BY ANDERSEN APOPKA LLC, COMPRISING 2.28 ACRES, MORE OR LESS, PROVIDING FOR SEVERABILITY; AND FOR AN EFFECTIVE DATE.**



Parcel Identification Numbers: 09-21-28-5451-01-000  
Contains: 2.28 +/- acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider Ordinance No. 3085 at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, December 10, 2024 beginning at 5:30 P.M.** or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance No. 3085 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, January 15, 2025 beginning at 7:00 P.M.** or soon thereafter.

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

Apopka City Council  
Apopka Planning Commission  
Community Development Department  
November 22, 2024

Publish: The Apopka Chief

177642

### Continued from page 2A

Some improvements made to the current facility include:

Temporary Portable Air Conditioning for the Summer in the Kennels:

\*Installation of a temporary portable air conditioning unit and associated ductwork for the dog kennels.

\*Temporary air conditioning was provided for the Summer of 2022 and Summer of 2023 and will be utilized for the summer

months until the new shelter is finished.

Interaction Yard Shade Sail Infill:

\*Additional shade sails were added to infill the shade sails over the west interaction yards.

\*The approximate cost was \$60,000 and the work was completed in May 2023.

Roof Coating for Heat Relief:

\*Roof of Building 300, used for dog housing, coated in white sealant, completed in August 2019.

\*Upper windows closed and painted to block sunlight.

\*Surface temperature on roof dropped from 120 – 135 degrees to 88 – 92 degrees.

\*The approximate cost was \$50,000 and the work was completed in August 2019.

The shelter is always looking for volunteers in many capacities: Please take a look here: Volunteer, Orange County Animal Services

## Byrd: Challenges make job important

### Continued from page 2A

Thank you to all the students in all three schools who spent time chatting with me.

Also this week, I was sworn into office again at the Investiture ceremo-

ny Tuesday night along with the other three newly elected board members who took the oath of office. I am honored to once again be trusted to represent my community on the school board for another four years.

This work, while challenging at times, is so important and I truly feel like this is exactly where I am supposed to be - serving my community, our students and our schools.

Thank you for trusting me!

## Hayden: Be grateful for everything

### Continued from page 2A

tude. When you wake up grateful for everything your day will provide, it is almost impossible to find fault in situations you may encounter when you just expressed your thankfulness for it. I believe it will cause us to wait for the opportunity to find good in it, and trust GOD that He will

make it all work out.

Romans 8:28 “And we know that all things work together for good to them that love God, to them who are the called according to his purpose.”

Melody Beattie once wrote, “Gratitude unlocks the fullness of life. It turns what we have into enough. It turns denial into acceptance, chaos into order,

confusion into clarity, a meal into a feast, a house into a home, and a stranger into a friend.”

Are you willing to try it? I promise it will work if you start off with a heart of gratitude. Try the extra “thank you,” or “please,” and see if your day is rewarded with more smiles and pleasantries.

THANK YOU!!!

## 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.theapokchief.com, news@theapokchief.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. <b>www.apopka.net</b> |              |

#### 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          |
| <b>www.orangecountyfl.net</b> |              |

#### Other Area Numbers of Note

|                                     |              |
|-------------------------------------|--------------|
| <b>U.S. Senators</b>                |              |
| Rick Scott (Rep.) .....             | 202-224-5274 |
| Marco Rubio (Rep.) .....            | 407-254-2573 |
| <b>U.S. Representative</b>          |              |
| Daniel Webster (Dist. 11) .....     | 352-241-9220 |
| <b>State Representatives</b>        |              |
| Doug Bankson .....                  | 407-476-6787 |
| Carolina Amesty (Dist. 45) .....    | unknown      |
| <b>State Senators</b>               |              |
| Geraldine Thompson (Dist.11) .....  | 407-297-2045 |
| <b>Orange County Commissioner</b>   |              |
| Christine Moore .....               | 407-836-7350 |
| <b>Orange County Public Schools</b> |              |
| Pupil assignment .....              | 407-317-3233 |
| Bus routes .....                    | 407-317-3800 |
| Superintendent .....                | 407-317-3200 |
| School Board .....                  | 407-317-3200 |
| <b>Miscellaneous</b>                |              |
| 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:** SITE PLANS

**Item #:** 1.

**Meeting Date:** December 10, 2024

**Department:** Community Development

**SUBJECT:**

8th Street Replat - Plat

**REQUEST:**

Recommend approval of the 8th Street Replat – Plat

**SUMMARY:**

**SUMMARY:**

Owner(s): City of Apopka

Applicant: City of Apopka

Parcel Identification Number(s): 15-21-28-1932-00-061

Location: Northeast corner of the intersection of E. 8th Street and S. Highland Avenue

Future Land Use: Residential Low

Zoning District: MU-D (Mixed-Use Downtown)

Tract Size: 1.55 +/- acres

| Direction | Future Land Use | Zoning                    | Present Use             |
|-----------|-----------------|---------------------------|-------------------------|
| North     | Residential Low | MU-D (Mixed-Use Downtown) | Single Family Residence |
| East      | Residential Low | 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 has submitted the 8th Street Replat – Plat for consideration of 4 Single-Family lots ranging in size from 0.22 acres to 0.17 acres and a 0.83 acre community park. This property is located in the Community Redevelopment Area (CRA) and is a CRA project. The intent is to redevelop a City owned parcel to allow for the construction of 4 single-family residences and the development of a park located behind the residences.

**ACCESS:**

Access is provided via S. Highland Avenue and E. 8th Street.

**FUNDING SOURCE:**

N/A

**RECOMMENDED MOTION:**

**Development Review Committee (DRC):**

Recommends approval of the 8th Street Replat – Plat.

**Recommended Motion – Planning Commission:**

Recommend approval of the 8th Street Replat – Plat.

**ATTACHMENTS:**

1. Plat - 8th Street Replat



8TH STREET REPLAT

SHEET 1 OF 2  
(51289007)

REPLAT OF A PORTION OF THE SOUTH 190 FEET OF LOT 6, AND THE SOUTH 190 FEET OF THE WEST 114.6 FEET OF LOT 7, AND THE LOT 7 (LESS THE WEST 45 FEET) AND LOT 7 (LESS SOUTH 190 FEET OF WEST 114.6 FEET) AND THE NORTH 20 FEET OF THE SOUTH 210 FEET OF LOT 6, OF T.C. DARBY'S ADDITION TO APOPKA CITY, IN PLAT BOOK B, PAGE 140, LYING IN SECTION 15, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

DESCRIPTION

The South 190 feet of Lot 6, and the South 190 feet of the West 114.6 feet of Lot 7, of T.C. Darby's Addition to Apopka City, according to the plat thereof as recorded in Plat Book 14, Page 160, in the Public Records of Orange County, Florida,

And

Lot 5 (less the West 45 feet) and Lot 7 (less South 190 feet of West 114.6 feet) and the North 20 feet of the South 210 feet of Lot 6, of T.C. Darby's Addition to Apopka city, according to the plat thereof as recorded in Plat Book B, Page 140, in the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 15, Township 21 South, Range 28 East, lying in Orange County, Florida; thence South 89°28'09" East, a distance of 1337.66 feet along the North line of the Northwest 1/4 of the Northwest 1/4 to the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 15; thence South 00°27'12" East, a distance of 420.03 feet along the West line of the Northeast 1/4 of the Northwest 1/4 of said Section 15; thence south 89°28'09" east, a distance of 40.01 feet along the Westerly extension of the North right of way line of E 8th Street, per Plat Book B, Page 140, in the Public Records of Orange County, Florida to the East right of way line of S Highland Avenue to the POINT OF BEGINNING; thence North 00°27'12" West, a distance of 210.00 feet along said East line; thence departing said East right of way line the following two (2) courses and distances; South 89°28'09" East, a distance of 145.40 feet; thence North 00°27'12" West, a distance of 30.00 feet to the North line of Lot 7 of said T.C. Darby's Addition To Apopka City; thence South 89°28'09" East, a distance of 139.64 feet along said North line; thence departing said North Line; North 00°27'12" West, a distance of 150.02 feet to the South line right of way line of E 7th Street, per Plat Book B, Page 140, in the Public Records of Orange County, Florida; thence South 89°28'09" East, a distance of 9.75 feet along said South right of way line to the Northwest corner of Lot 6, J.W. Wray's Sub-Div., according to the plat thereof as recorded in Plat Book L, Page 98, in the Public Records of Orange County, Florida; thence South 00°12'54" East, a distance of 390.00 feet along the West line of Lot 6 and Lot 7 of said J.W. Wray's Sub-Div. to the North right of way aforesaid E 8th Street; thence North 89°28'09" West, a distance of 293.16 feet along said North right of way line to the point of beginning.

containing 67,520 square feet or 1.55 acres, more or less.

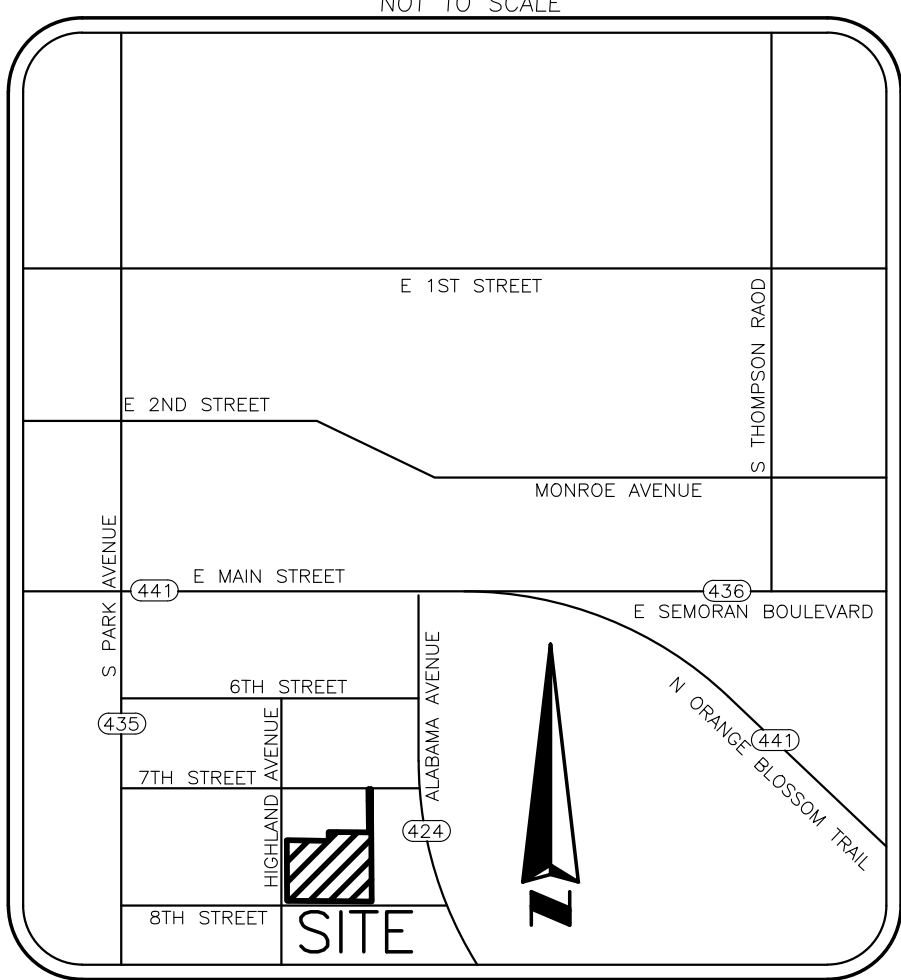
8TH STREET PLAT GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 28 EAST BEING NORTH 00°20'53" EAST (ASSUMED).
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; 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.
- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- PURSUANT TO CHAPTER 177.101(2), FLORIDA STATUTES, THE RECORDATION OF THIS PLAT, SHALL AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF SAID PRIOR PLATS ENCOMPASSED BY THIS REPLAT, EXCEPT FOR PLATTED EASEMENTS AS SHOWN HEREON.
- THERE SHALL BE NO TREES OR SHRUBS PLACE ON UTILITY EASEMENTS EXCEPT WITH THE PRIOR WRITTEN CONSENT OF ALL UTILITY SERVICE PROVIDERS.

LEGEND & ABBREVIATIONS

- L1 = LINE NUMBER
- LB = LICENSED BUSINESS
- CM = CONCRETE MONUMENT
- R/W = RIGHT OF WAY
- (OA) = OVERALL
- ⊙ = CENTERLINE
- CCR = CERTIFIED CORNER RECORD
- TYP. = TYPICAL
- ORB = OFFICIAL RECORDS BOOK
- ⊙ = CENTERLINE
- PRM = PERMANENT REFERENCE MONUMENT
- E.S.E. = ENVIRONMENTAL SWALE EASEMENT
- ▣ = FOUND 4"x4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "PRM LB 2108" UNLESS OTHERWISE NOTED
- = SET 4"x4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "PRM LB 2108," UNLESS OTHERWISE STATED.
- ⊙ = SET NAIL & DISK STAMPED "PCP LB 2108" UNLESS OTHERWISE NOTED
- = SET 5/8" IRON ROD AND CAP STAMPED "LB 2108" UNLESS OTHERWISE NOTED
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING

VICINITY MAP



SHEET INDEX

SHEET 1 COVER SHEET AND GENERAL NOTES  
SHEET 2 BOUNDARY AND LOTS

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 SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and Registered Land Surveyor & Mapper, does hereby certify that I completed the survey of the lands therein described and this Plat was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon and this plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Orange County, Florida.

Signature \_\_\_\_\_ Dated \_\_\_\_\_  
Edwin Munoz, JR, PSM  
Southeastern Surveying & Mapping Corporation  
6500 All American Boulevard  
Orlando, Florida 32810-4350 Registration No. 6124  
Certificate No. LB 2108

PLAT BOOK PAGE

8TH STREET REPLAT  
DEDICATION

KNOW ALL BY THESE PRESENTS, That City of Apopka, a municipal corporation, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates Park (Open Spaces) for the uses and purposes therein expressed and dedicates shown hereon to the perpetual use of the public.

IN WITNESS THEREOF, below has caused these presents to be signed and attested to by the officers named below on City of Apopka, a municipal corporation.

By: \_\_\_\_\_

Bryan Nelson, Mayor

Attest: \_\_\_\_\_

Susan M. Bone, City Clerk

Signed in the presence of:

By: \_\_\_\_\_

Printed Name

By: \_\_\_\_\_

Printed Name

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ by City of Apopka, on behalf of the municipal corporation. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

Printed Name \_\_\_\_\_

Notary public State of Florida

My Commission Expires \_\_\_\_\_

Commission Number \_\_\_\_\_

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 or points of measurements shown on this plat.

Surveyor's Signature \_\_\_\_\_ Date \_\_\_\_\_

RALPH NIETO

Surveyor's Name \_\_\_\_\_ Registration No. \_\_\_\_\_

CERTIFICATE OF APPROVAL BY CITY ENGINEER

This is to certify that on \_\_\_\_\_, the foregoing plat was examined and approved by \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATE OF APPROVAL BY  
APOPKA PLANNING COMMISSION

This is to certify that on \_\_\_\_\_, the foregoing plat was examined by the Apopka Planning Commission of the City of Apopka

Chairman \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATE OF APPROVAL BY MUNICIPALITY

This is to certify that on \_\_\_\_\_, the City Council of the City of Apopka approved the foregoing plat.

Bryan Nelson, Mayor \_\_\_\_\_ Date \_\_\_\_\_

Susan M Bone, City Clerk \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records

on \_\_\_\_\_ as DOC# \_\_\_\_\_

County Comptroller in and for Orange County, Florida

By: \_\_\_\_\_



SOUTHEASTERN SURVEYING & MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-6580 fax(407)292-0141  
Certificate No. 19-2108  
e-mail info@southeasternsurveying.com



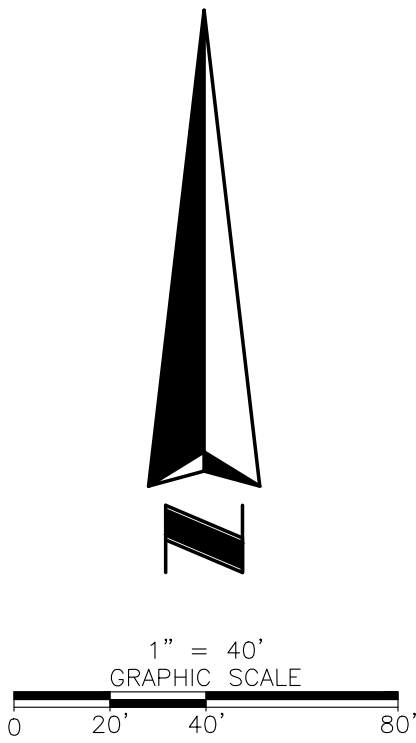
8TH STREET PLAT

SHEET 2 OF 2  
(51289007)

PLAT  
BOOK

PAGE

REPLAT OF A PORTION OF THE SOUTH 190 FEET OF LOT 6, AND THE SOUTH 190 FEET OF THE WEST 114.6 FEET OF LOT 7, AND THE LOT 7 (LESS THE WEST 45 FEET) AND LOT 7 (LESS SOUTH 190 FEET OF WEST 114.6 FEET) AND THE NORTH 20 FEET OF THE SOUTH 210 FEET OF LOT 6, OF T.C. DARBY'S ADDITION TO APOPKA CITY, IN PLAT BOOK B, PAGE 140, LYING IN SECTION 15, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA.



WEST 1/4 OF SECTION 10-21-28  
FOUND NAIL & DISC  
"PLS 4887"  
CERTIFIED CORNER RECORD #067886

WEST LINE OF THE SOUTHWEST 1/4 OF  
SECTION 10-21-28

POINT OF COMMENCEMENT  
SOUTHWEST CORNER OF SECTION 10-21-28  
NORTHWEST CORNER OF SECTION 15-21-28  
FOUND PK NAIL AND DISK  
"PBS&J LB 024"  
CERTIFIED CORNER RECORD #082036

(BEARING BASIS)  
N00°20'53"E 2635.58'

9 10  
16 15

(BEARING BASIS)  
S89°28'09"E 1337.66'  
NORTH LINE OF NORTHWEST 1/4  
OF THE NORTHWEST 1/4 OF  
SECTION 15-21-28

NORTHWEST CORNER OF  
THE NORTHEAST 1/4 OF  
THE NORTHWEST 1/4  
OF SECTION 15-21-28

E 7TH STREET  
55.00' RIGHT OF WAY

H.B. LINDLEY ADDITION TO APOPKA  
PER PLAT BOOK B, PAGE 22  
T.C. DARBY'S ADDITION TO APOPKA CITY  
PER PLAT BOOK B, PAGE 140

S89°28'09"E 9.75'  
NORTH LINE OF NORTHWEST 1/4  
OF SECTION 15-21-28

15.36'  
14.64'

EAST RIGHT OF WAY LINE  
PER ORB 2725, PAGE 1956  
NOT PLATTED

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5  
T.C. DARBY'S ADDITION TO APOPKA CITY  
PLAT BOOK B, PAGE 140

N00°27'12"W 150.02'

THE NORTHWEST CORNER OF  
LOT 6, PLAT BOOK L, PAGE 98

WEST LINE  
OF LOT 6

J.W. WRAY'S SUB-DIV.  
PLAT BOOK L, PAGE 98

LEGEND & ABBREVIATIONS

- L1 = LINE NUMBER
- LB = LICENSED BUSINESS
- CM = CONCRETE MONUMENT
- R/W = RIGHT OF WAY
- (OA) = OVERALL
- ⊙ = CENTERLINE
- CCR = CERTIFIED CORNER RECORD
- TYP. = TYPICAL
- ORB = OFFICIAL RECORDS BOOK
- ⊙ = CENTERLINE
- PRM = PERMANENT REFERENCE MONUMENT
- E.S.E. = ENVIRONMENTAL SWALE EASEMENT
- = FOUND 4"x4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "PRM LB 2108" UNLESS OTHERWISE NOTED
- = SET 4"x4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "PRM LB 2108," UNLESS OTHERWISE STATED.
- ⊙ = SET NAIL & DISK STAMPED "PCP LB 2108" UNLESS OTHERWISE NOTED
- = SET 5/8" IRON ROD AND CAP STAMPED "LB 2108" UNLESS OTHERWISE NOTED
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING

THE EAST RIGHT OF WAY LINE  
AND PARALLEL TO THE EAST LINE  
OF THE NORTHEAST 1/4 OF THE  
NORTHWEST 1/4 OF SECTION 15-21-28

WEST RIGHT OF WAY LINE  
S HIGHLAND AVENUE  
RIGHT OF WAY VARIES

H.B. LINDLEY'S ADDITION TO APOPKA  
PER PLAT BOOK B, PAGE 22

S00°27'12"E 420.03'  
WEST LINE OF THE NORTHEAST 1/4 OF  
NORTHWEST 1/4 OF SECTION 15-21-28

PER ORB 2725, PAGE 1956  
N00°27'12"W 30.00'  
S89°28'09"E 145.40'

S89°28'09"E 139.64'  
NORTH LINE OF LOT 7

PARK  
(OPEN SPACE)  
(0.83 ACRES)

80.00' 60.00' 260.00' 60.00' 60.00' 60.00'  
LOT 1 (0.22 ACRES) LOT 2 (0.17 ACRES) LOT 3 (0.17 ACRES) LOT 4 (0.17 ACRES)

S00°27'12"E 120.00' S00°27'12"E 120.00' S00°27'12"E 120.00' S00°27'12"E 120.00'

POINT OF BEGINNING  
80.00' 60.00' 60.00' 60.00' 33.16'

S89°28'09"E 40.01' N89°28'09"W 293.16'

WESTERLY EXTENSION OF  
THE NORTH RIGHT OF WAY LINE  
OF E 8TH STREET

E 8TH STREET  
60.00' RIGHT OF WAY

T.C. DARBY'S ADDITION TO APOPKA CITY  
PER PLAT BOOK B, PAGE 140

NORTH RIGHT OF WAY LINE

SOUTH RIGHT OF WAY LINE

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.



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