



APOPKA CITY COUNCIL AGENDA
May 7, 2025 1:30 PM
Apopka City Hall Council Chambers

APOPKA CITY COUNCIL MEETING WILL BE LIVE-STREAMED ON YOUTUBE. TO WATCH, PLEASE VISIT:
<https://www.youtube.com/CityofApopkaFL>

CALL TO ORDER

INVOCATION

PLEDGE

APPROVAL OF MINUTES

1. Approval of Regular Meeting Minutes of April 16, 2025.

AGENDA REVIEW

PROCLAMATION

1. National Police Week / National Peace Officers Memorial Day Proclamation
Presented by: Mayor Nelson
2. Florida Emancipation Day Proclamation
Presented by: Mayor Nelson
3. Professional Municipal Clerks Week Proclamation
Presented by: Mayor Nelson

PRESENTATION

1. South Apopka Annexation by Referendum Update and Outline
Presented by: Cliff Shepard, Attorney

CONSENT (Action Item)

1. Execute Release of Code Enforcement Lien for 1343 Acorn Circle
2. Re-Appointment of Ryan Dennington to the Apopka Firefighters' Retirement Trust Fund as a Resident Apointee.
Re-Appointment of Todd Bengston to the Apopka Firefighters' Retirement Trust Fund as a Resident Apointee.
Re-Appointment of Robert Goff to the Apopka Police Officers' Retirement Trust Fund as Resident Apointee.
3. Approve Road Closure for Binion Road
4. Authorize the Chief of Police and Mayor Nelson to sign the West Orange Narcotics Task Force agreement.
5. Authorization to Dispose of Surplus Property
6. Authorize the issuance of sole source memos: Sim-Tech Simulation Technologies
7. Authorize the issuance of Evaluated Source Memo: Amsoil, Inc.

8. Authorize the execution of piggyback contracts for the assigned terms: Sentinel Technologies, Inc., Chinchor Electric, Inc., EP Rents, LLC, Herc Rentals, Inc., Sunbelt Rentals, Inc., JMD Global Developers LLC, Advance Stores Company Inc. dba Advance Auto Parts, Genuine Parts Company dba NAPA Auto Parts, Fastenal Company, Global Equipment Company, Inc. dba Global Industrial, HD Supply, Inc. dba HD Supply Facilities Maintenance, LTD, Lawson Products, Inc., W.W. Grainger, Inc., and Ricoh USA, Inc.
9. Award contracts for ITB 2025-A-136: Towing Storage and Miscellaneous Services to BJ's Towing Service of Central FL, Inc., and Tri County Towing, Inc.
10. Award contract for ITB 2025-A-146: General Contracting Services to: PLC Construction Services, Inc.
11. Award contract for ITB:2024-A-34, Community Development Block Grant (CDBG) Housing and Rehabilitation Replacement Program to RDC Development Corporation.

BUSINESS (Action Item)

1. Approve the Interlocal Agreement with Orange County: Golden Gem Road transfer from Orange County to the City of Apopka Project: Acquisition of Golden Gem Road segment, from Capital Reef Way to Kelly Park Road, from Orange County.
Presented by: Jean Sanchez, Senior Planner
2. Ondich South - Major Development Plan
Owner(s): PM S-1 REO, LLC
Applicant(s): Appian Engineering, Inc. c/o Luke Classon, P.E.
Parcel Identification Number(s): 11-20-27-0000-00-037, 11-20-27-0000-00-069, 12-20-27-0000-00-001, 12-20-27-0000-00-012, 12-20-27-0000-00-046, 12-20-27-0000-00-048
Location: Southwest corner of Ondich Road and Effie Drive
Tract: 54.85 +/- acre(s)
Project: 326 residential units
Density/Intensity: 5.97 dwelling units per acre
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner
3. Wolf Lake Ranch Phase 2 - Major Development Plan
Owner(s): Roseville Farms, LLC
Applicant(s): Appian Engineering, Inc. c/o Ovidio Sanchez, P.E.
Parcel Identification Number(s): 19-20-28-0000-00-010
Location: Northeast corner of Ponkan Road and Ponkan Pines Road
Tract: 29.66 +/- acre(s)
Project: 59 residential units
Density/Intensity: 1.9 dwelling units per acre
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner
4. Annual Comprehensive Financial Report for Fiscal Year Ended September 30, 2024 from Mauldin and Jenkins, LLC.
Presented by: Blanche Sherman, Finance Director

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

1. Ordinance No. 3102 – First Reading – Change of Zoning, Master Plan and Major Development Plan – Golden Gem Estates (FKA Golden Grove)
Owner(s): Tim Burchfield, Stacy and Robert Moss
Applicant(s): GL Summitt Engineering, Inc. c/o Geoffrey L. Summitt, P.E.
Location: West of Golden Gem Road and south of Nightshade Grove Lane and Sadler Road
Project: 65 single-family detached units
Tract size: 19.76 +/- acre(s)
Density: 3.29 dwelling units per acre (5 dwelling units per acre maximum)
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner
2. Ordinance No. 3107 - First Reading - Annexation – Ondich North
Owner(s): PM S-1 REO, LLC; HMF, LLC; Charles P. Stallings; Kim L. Stallings; Euell E. Stallings, Jr.; and Crystal Denise

Stallings

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

Location: Northwest corner of Ondich Road and SR 453/SR 429

Project: 196.83 +/- acre(s)

Density: N/A (this only proposes annexation of the subject parcels into the City, density will be determined at a future date)

Project Manager: Jean Sanchez

Presented by: Jean Sanchez, Senior Planner

3. Resolution No. 2025-18: Amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025.

Presented by: Blanche Sherman, Finance Director

4. Resolution 2025-19 - Public Participation Policy and Procedures for Addressing the City Council

Presented by: Bryan Nelson, Mayor

CITY COUNCIL REPORTS

CITY ADMINISTRATOR'S REPORT

CITY ATTORNEY'S REPORT

MAYOR'S REPORT

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.

ADJOURNMENT

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

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

CITY OF APOPKA MINUTES

Minutes of the City Council Meeting held on April 16, 2025 at 8:05 PM, in the City of Apopka Council Chambers.

Present:

- Mayor Bryan Nelson
- Commissioner Diane Velazquez
- Commissioner Nick Nesta
- Commissioner Alexander Smith
- Commissioner Nadia Anderson
- Attorney Cliff Shepard

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE: Commissioner Smith provided the Invocation, led in the Pledge of Allegiance, and gave the Fact of the Day: On April 16, 1912, Harriet Quimby, the first woman to earn a pilot's license in the United States, becomes the first woman to fly across the English Channel.

APPROVAL OF MINUTES

1. Approval of Regular City Council Meeting Minutes of April 2, 2025.
 - a. **Mayor Nelson** asked if anyone had any questions about the set of minutes.
 - b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion to approve the set of minutes.
 - c. **Motion by Commissioner Velazquez** and seconded by **Commissioner Smith** to approve the set of minutes.
 - d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

PROCLAMATION

1. Denim Day (This proclamation was presented second)
Presented by: Mayor Nelson

Mayor Nelson presented the proclamation recognizing Wednesday, April 30, 2025 as Denim Day. Recognizing the victims of sexual violence and assault. Lui Damiani, Executive Director of the Victim Service Center of Central Florida spoke about the center and provided information regarding their services to assist victims of sexual violence. He spoke about the importance of having Denim Day each year.

2. International Firefighter' Day (This proclamation was presented first)
Presented by: Mayor Nelson

Mayor Nelson presented the proclamation recognizing May 4th as International Firefighters' Day. Recognizing past firefighters who have lost their lives while serving their communities including Austin Duran, to express gratitude to those that have served in this line of work and to show support and appreciation for those who presently serve. Fire Chief Sanchez came up and gave thanks for honoring the firefighters.

3. Autism Acceptance Month
Presented by: Mayor Nelson

Mayor Nelson presented the proclamation recognizing April as Autism Acceptance Month. He spoke about the Special Needs Registry Program that the Apopka Police Department created which is a database used to notify first responders that people with disabilities including autism are at that location. Police Chief McKinley spoke about the Special Needs Registry Program.

Mayor read the Decorum Statement

Commissioner Nesta requested that if he isn't in his seat that the meeting not be started.

PRESENTATION

None

CONSENT (Action Item)

1. Execute Release of Code Enforcement Lien for South Washington Avenue.
2. Execute Release of Code Enforcement Lien for 306 South McGee Avenue.
3. Authorize the execution of piggyback contracts for the assigned terms: Mercon Construction Company, MSC Industrial Supply Co., Konica Minolta Business Solutions USA, Inc.
4. Accept the disbursement report for March 2025.
5. City of Apopka FY2025 Budget-to-Actual for the Six-Months Ending March 31, 2025.

- a. **Mayor Nelson** asked if anyone from the public or the Council had any questions about any items on the Consent Agenda items or if anyone needed to pull any of the items.

Commissioner Nesta asked a question regarding item #4 and the repurchasing of burial plots. Blanche and City Clerk advised that burial spaces can be repurchased at 75 percent of the Resident Rate minus the \$30.00 transfer fee. That was what that column on the disbursement report was for.

- b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion to approve the five (5) consent agenda item.
- c. **Motion by Commissioner Smith** and seconded by **Commissioner Anderson** to approve the five (5) consent agenda item.
- d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

BUSINESS (ACTION ITEMS)

1. Plymouth Harbor - Major Development Plan
Owner(s): Plymouth Harbor, LLC
Applicant(s): Geoff Summitt, P.E.
Location: West side of Plymouth-Sorrento Road, north of Bailey Hill Road
Project: Plymouth Harbor
Tract size: 40.55 acres
Unit count: 86 single-family units
Density: 3.5 dwelling units per acre, 2.16 dwelling units per acre proposed
Project Manager: Bobby Howell, AICP

Bobby Howell said the applicant is requesting approval of the major development plan for 86 units, single family residential subdivision. Staff and applicant were available for questions.

- a. **Mayor Nelson** asked if anyone had any questions or if anyone from the public wanted to speak about this item.
 - b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve the Plymouth Harbor - Major Development Plan.
 - c. **Motion by Commissioner Velazquez** and seconded by **Commissioner Smith** to approve the Plymouth Harbor - Major Development Plan.
 - d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.
2. Fourth Amendment to the Development Agreement Kelly Park Property.
Presented by: Cliff Shepard, City Attorney

Attorney Shepard said this an amendment to the Kelly Park Crossing Development Agreement and this arose from a circumstance in which part of the development of property that was to contribute impact fees to the Kelly Park Road improvements was developed into an apartment complex ran by DR Horton. The issue came up because they applied for their permit prior to the increase of impact fees in July 2023. That is significant because it was anticipated that that property and all the properties in that area would contribute fees at the higher level not the lower level.

The lower level left a shortfall of roughly \$800,000.00 dollars in terms of the monies to build the road. This created an issue, there was a dispute between DR Horton and the Galvin Group. Galvin is the one that was supposed to be responsible for getting the road improvements built and the dispute was resolved by Galvin taking certain other expenses off of its plate which is stated in the fourth amendment. In order to justify what they believe was an inappropriate application by DR Horton prior to the new impact fees going into effect. This was the deal that was worked out with Gavin, DR Horton, and the Mayor and this amendment captures that agreement allowing the Kelly Park Project to be built the way it was intended under the Pioneering Agreement. That's what this agreement does. The effects of specifically on the existing agreement are it deletes obligations from the developer regarding the Effie Drive extension. It extends the completion time for design, engineering, permitting, and construction of the improvements at Round Lake intersection and Kelly Park Road. It also eliminates the signal requirement from him as the developer but it still exists for either the City or the County to work out one way or the other and then it grants the developer impact fee credits based on cost of construction by the developer of the trail upon lands of Crossroads at Kelly Park along Ondich Road in accordance with the construction plans approved by the City and Orange County Florida. The purpose of the amendment is to try to make up the difference in those funds so that Kelly Park improvements get done the way they were originally planned. Mr. Galvin was available for questions.

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

Commissioner Anderson said for clarification, the City is not responsible? **Attorney Shepard** said the way the agreement reads is that it's not an obligation of the City. It's the City or the County. It's not definite either one with this amendment. There may be further discussions in the future with the County about who's going to pay it or whether it's going to be split. That's not decided in this amendment. Taking it off this developer doesn't mean automatically the City has to do it. **Commissioner Anderson** said to be clear we are shifting the responsibility from the developers and we are putting the responsibility on some residents. **Attorney Shepard** responded, correct.

Mike Galvin said they entered into a Pioneering Agreement in June 2023. They took on certain obligations to put up \$6.75 million dollars. There was another pioneering group that had entered and had another \$6.75 million dollars. There was a total of \$15 million dollars that we had obligated. There was a previous development agreement prior to the Pioneering that their property was fully vested. They didn't need the Pioneering Agreement but he also knew that he had 675 single family units and 600 multi family pulling out onto a substandard road. The City called them in early 2023 it made sense that with combined, several thousand units on Kelly Park Road this 4 lane Kelly Park Road needed to happen. It was the right thing to do.

Part of their agreement required an Impact Fee Ordinance that raised the single-family rate from \$3000 per single family rate to \$9000 a rate. They relied on that Impact Fee Ordinance back early 2023 to enter into this agreement. The City of Apopka processed a building permit application with a contract purchaser signed as owner. There was never a sufficiency review and no building permits were paid and there should never have been a letter issued at the lower rate. Fast forward 2 years and they have single family residents living in Crossroads today. They have spent numerous hours purchasing right of way, engineering roads and they have advanced the first segment of the four lanes of Kelly Park Road. He said a settlement agreement was worked out and it doesn't cost the City of Apopka any money. They had in the original developer's agreement to put turn lanes in at Round Lake Road and Kelly Park Road. Kelly Park Road is City owned and Round Lake Road is County owned, but County came back and said traffic signals will be required which this wasn't accounted for in the original developer's agreement. His question to Council is, is the City going to take dollars to construct a \$20 million-dollar roadway project from Waypoint to Plymouth Sorrento to go build Orange County signals? If it is that kind of developer they are just going to design it, build it, and utilize the funds for the purposes of constructing Kelly Park Road. The question is who's going to pay for it? It's not a City of Apopka requirement. It's an Orange County is asking for the signals. It was never part of their traffic study. That's the issue with the turn lanes.

Commissioner Nesta said that he realizes how this became a City issue due to the City issuing a permit to a non-owner. **Mike Galvin** said they processed an application and never paid the building permit fees for a year and half later. The City issued a letter stating they were vested under the lower rate which took \$858,000 dollars out of our obligation, so we funded it in protest.

Commissioner Nesta said it was his understanding that the only way the Pioneering Agreement worked is with the new rates? **Mike** responded we would have never entered into the Pioneering Agreement unless everybody..... **Commissioner Nesta** asked who issued the letter and Mike responded that is was Pamela Richmond.

Commissioner Nesta asked Attorney Shepard if this creates some liability for the City? **Attorney Shepard** said if the City approves this amendment then no. If the City doesn't approve this amendment then there's a possibility about whether he (Mr.Galvin) wants to proceed with the deal at all. As it sits there's more to the story and many of the developers knew that a new set of impact fees was coming in July 2023 and many tried to beat that deadline by applying early and everybody who did got the same treatment.

Mike Galvin said the City's Municipal Code, in order for the permit application to be valid has to be a fee simple owner. You can't sign a building permit application as owner when you're not and the agent of record and we had no knowledge of this for a year later when it was time for them to pay the \$6.75 million dollars. This came up when DHIC came in to pay their building permits to get the COs of the building.

He was just made aware a few months ago. His attorney, Attorney Shepard, and the City have been dealing with this for the last 90 days. He said the right thing to do is build this road. The items they are asking is at no cost to the City except it was a way they could move forward in dealing with right of way issues. You can't have that much development on that substandard road. There's no liability to the City when this amendment is passed. They signed a settlement agreement, he's not looking for money, he's looking to clean up some old agreements.

Commissioner Smith asked if they delay in approving this amendment will it delay his project? **Mike Galvin** responded if not approved, he will send a letter to Blanche, put their \$858,000.00 dollars back in protest and they will continue working on the road, but legally he doesn't believe that they were obligated to put the \$858,000 dollars in there. They cannot stop the road improvement.

Commissioner Velazquez said deleting all obligations pertaining to Effie Drive and the water extension, who's responsibility will that be? **Mike Galvin** said when they first entered into the project, there was an 8-inch water main along Kelly Park Road. They went ahead and upsized it to a 16-inch water main. They also upsized a 12-inch water main all the way up through their project that's being constructed today, comes out to Ondich Road. The original DA, there was an Oversize Impact Fee Agreement and when they did that it requires the City of Apopka to enter into an Oversize Agreement to cover the costs for the oversize. The upsize is not needed for their project and it was a decision from the City Engineer to tell them to table this six months ago. They cannot have something in an agreement if the City is not going to process oversize, its not needed. **Commissioner Velazquez** said since these other areas are not part of your project, it would be the responsibility of the other developer's projects to take on the expense.

Commissioner Anderson said all her questions were clarified and answered.

Commissioner Nesta asked regarding water what was the original thought process. **Mike Galvin** responded that in 2022 when they purchased it, there was originally an 8-inch water main along Kelly Park Road. There were other developments coming in down south so they upsized that from an 8 inch to a 16-inch water main, which provided efficient capacity for all projects. It was in initial planning. **Commissioner Nesta** asked if the upcoming projects/ developments in this area are being required to upsize the mains? **Vladimir Simonovski, City Engineer**, said yes, we will be requiring them to upsize. This isn't going away its being passed onto developers that would be benefiting or using it. There's going to be more developments to the north.

Albert Mckimmie, 3603 Golden Gem Rd, said he has nothing bad to say about Mike Galvin and he was present initially when the pioneering agreement was being discussed. He believes the problem isn't the developers that the problem is the City. He requested since Jacob Shummer had written the pioneering agreement initially that the City require him to come back and explain the agreement as the City paid him money initially. He wants to know if the City is still on track with developing the whole Kelly Park Road and does the City have all the rights of ways to make the lanes where they need to be? If there's going to be delays how long will those delays be?

Sylvester Hall, 3901 Rolling Hills Ln, said it's a critical time with the City's lack of staffing. He spoke about the turnover within the City and lack of administration. Spoke about this project being led by employees that are not longer with the City and wonders who's qualified to take over these big developments effectively.

Commissioner Nesta asked for an update on the Kelly Park Improvements and are there any issues with right of way? **Attorney Shepard** said the City has ordered appraisals for the properties that Council approved Resolutions for, but they do not have them back yet. He has been in contact regarding them, but the process is that once the appraisals are received a notice letter will be sent advising the situation, the Resolution, and what the City's offer is based on the appraisal and hopefully that gets the City a deal or whether the City has to file a lawsuit. **Commissioner Nesta** questioned the importance of the Mayor having the meetings regarding this. **Mayor Nelson** said that this fourth amendment keeps the City from having to litigate. This was the settlement between all parties. **Commissioner Nesta** asked if there's recourse on any side? **Attorney Shepard** said this amendment squashes all the issues that have arisen and there may be more in the future but whom was going to do the retention pond, that has been resolved and others.

Discussion ensued between Commissioner Nesta, Attorney Shepard, and Mike Galvin regarding reiterated details.

- b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve the fourth amendment to Development Agreement Kelly Park Property.
- c. **Motion by Commissioner Smith** and seconded by **Commissioner Velazquez** to approve the fourth amendment to Development Agreement Kelly Park Property.
- d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

3. Award contracts for ITB 2025-A-146: General Contracting Services to: DC General Contractor, Inc., All American Building Structures Contractors, Inc., William Construction & Development, Inc., Sky Builders USA, LLC., APD Constructions, LLC., Associated Cost Engineers of Delaware, Inc., Comp Environmental, Inc., William Medley Construction, Inc., Carr & Collins, Inc., Blalock Building Company, Inc.
Presented by: Blanche Sherman, Finance Director

Blanche said staff advertised an invitation to bid to establish a qualified list of general contractors to provide general contracting services for a variety of construction projects throughout the City on an as needed basis. The contract awards shall be for a multi-year term, with an initial contract period of five years from the date the contract is fully executed, with two additional two-year renewal options, by mutual written agreement. There are three categories from which the contractors can subsequently submit other bids in three different lots. Projects from each category will be awarded individually to the lowest contractor versus a request for secondary quoting (RSQ) process.

Commissioner Nesta asked if the purpose of this is to expedite the process? To refine the process, build efficiencies and get projects going that have been delayed? **Blanche** responded yes. We will have general contractor on call and they can subsequently bid for these projects and the lowest one will get the project.

Commissioner Anderson confirmed that no other general contractor can get on the list for the next five years that the approved general contractors are locked in. **Blanche** confirmed that is correct. **Commissioner Anderson** felt that five years was too long to not allow other contractors to do business with the City. **Blanche** responded that was terms it was solicited under and the rates are fixed rates.

Discussion ensued regarding the term being shortened from five years to three years and the benefits of the five years locking in the fixed rates for five years. Additionally, the advertising process for the contractors to bid to be on this approved contracted list. It was noted that if a contractor is removed from the list the City will go back out to bid to fulfill that open spot on the list.

Commissioner Nesta asked for a list of the projects coming up that this list will be used for. **Radley Williams, Parks & Recreation Director**, said the old Chamber of Commerce Building, City Annex Building to better fit finance needs, other projects would consist of restroom renovations, interior renovations to the Community Center, and Fire Departments. **Blanche** provided clarification that if a project goes over \$50,000 dollars it will be brought before Council.

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

Albert McKimmie, 3603 Golden Gem Rd, stated that he feels a three-year term is better than a five-year term. If he was bidding for something and he knew his fees would be locked in for five years he would have already upped his rates.

Pastor Bradford, 573 Smokemount Ct, expressed his concerns regarding growth in the City and having districts.

- b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve awarding contracts for ITB 2025-A-146: General Contracting Services to: DC General Contractor, Inc., All American Building Structures Contractors, Inc., William Construction & Development, Inc., Sky Builders USA, LLC., APD Constructions, LLC., Associated Cost Engineers of Delaware, Inc., Comp Environmental, Inc., William Medley Construction, Inc., Carr & Collins, Inc., Blalock Building Company, Inc.
- c. **Motion by Commissioner Velazquez** and seconded by **Commissioner Smith** to approve awarding contracts for ITB 2025-A-146: General Contracting Services to: DC General Contractor, Inc., All American Building Structures Contractors, Inc., William Construction & Development, Inc., Sky Builders USA, LLC., APD Constructions, LLC., Associated Cost Engineers of Delaware, Inc., Comp Environmental, Inc., William Medley Construction, Inc., Carr & Collins, Inc., Blalock Building Company, Inc.
- d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

PUBLIC HEARINGS/ ORDINANCES/ RESOLUTIONS (ACTION ITEMS)

1. Ordinance No. 3072 Charter Amendment Changes
Presented By: Cliff Shepard, City Attorney

Attorney Shepard said this is the first reading of the Charter Ordinance Number 3072. This Ordinance is all the changes that we have covered. He went over each amendment individually and asked Council whether to bring all of them or some before the voters to vote on. There can be changes but they need to generally be small and typographically and then they will go for second reading.

Question #1, is changing from Mayor Council form of government to Council Manager form of government. We had a workshop about it in the general charter review and we've had discussions about it since. This charter amendment would change the current form of government, Mayor Council where you have a strong Mayor to the Council Manager form of government where someone sits as your CEO, takes orders from Council as a body but then is the boss of everyone else and all of the employees. Also allowing 120 days to transition. By law the explanation has to be fifteen words or less. The summary has

to be seventy-five words or less. When you make these changes, you have to be accurate but also meet the word requirements. When it's brought forward to the voters it will be in a yes or no format. **Attorney Shepard** asked Council wants to leave it as is for the Ordinance?

Commissioner Anderson asked if this form of government is changed, how will they change the Mayor's salary? The Mayor's salary now reflects Strong Mayor. **Attorney Shepard** said he /she, whomever is serving as the Mayor would then become a Commissioner when the change takes place. The presumption is that that salary will continue during this transition period however long this training period of the new City Manager. When the effective date takes place that person becomes a Commissioner. It would revert to the Commissioner's salary.

Commissioner Nesta questioned when day zero is. **Attorney Shepard** said day zero begins on that election day. That would begin the 120 days.

Attorney Shepard continued.

Question #2, is changing the governing body from Council to Commission. This is exactly what it says. In the current charter is alternatively calls the board Council and Commission. This would be the City Commission consistently.

Question #3 is the authority of the City Clerk in election qualifying. This charter amendment clarifies the authority of the City Clerk in reviewing qualifying papers filed by candidates is ministerial. They do not have investigative authority or law enforcement authority. They take in the papers, candidate signs an oath, they provide proof that they are whom they say they are. The City Clerk does not have the authority to determine whether the contents of the qualifying papers are accurate.

Question #4, changing the date for regular City elections to the first Tuesday in March. This is consistent with many of the other Cities. This is what the City is currently doing by Ordinance. You should note that in the City charter the part that was not changed still allows to change the election date via Ordinance.

Question #5, term limits. This charter amendment would establish term limits for all City Commissioners and for the Mayor of no more than three consecutive terms and prohibiting a term limited official from holding the same elected office Commissioner or Mayor in the City again for minimum of four years from the date they last served. This represents a change based on the workshop.

Question #6, employment contracts. The charter amendment establishes that all City employees are “at will” employees subject only to any applicable collective bargaining agreement or an employment agreement or an employment contract approved by the majority vote of the City Commission at a regularly scheduled meeting.

Question #7, Clerk and City Attorney. The charter amendment establishes that the City Clerk and the City Attorney shall be appointed by and serve at the pleasure of the City Commission. Even if we kept the strong Mayor form of government and this passes the City Commission would have the say that majority rules on the City Clerk and City Attorney. It is the norm in the Council Manger form of government.

The potential addition, is the change to Article 2.8. Attorney Shepard didn’t add it to the Ordinance because he didn’t have consensus to do so. He drafted the language. Section 2.8 is the section of the City Charter that deals with City Council meetings. The only part that is new is D, public comment. There shall be a general public comment period before decision items on an agenda which are to take an under consideration by City Commission. A decision item is literally anything that you make a decision on. It doesn’t specify where public comment goes, it just states before a decision. That avoids any possibility of any manipulation. You have to have a comment period before you start making decisions. This is the item that Council needs to tell whether they want this in the second reading.

Commissioner Nesta asked if it’s required by State Law. **Attorney Shepard** said yes in that it’s required by State Law. The question is when its required and for what items. **Commissioner Nesta** made it known that they only reason why public comment is heard for consent agenda items is because he made that happen.

Discussion ensued between Commissioner Nesta and Attorney Shepard regarding the location of public comment being at the beginning of the meeting not just before decision making.

Commissioner Anderson asked Attorney Shepard’s recommendation in regards to voter fatigue with the questions. She wanted to know what is too many questions? **Attorney Shepard** said it depends a lot on the ballot. If you are talking about a ballot for only your City and City things that would be different than if it was an election where there were five or six Constitutional amendments on the State Constitution etc, which you would probably have voter’s fatigue.

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

Leroy Bell, Maudehelen, spoke about the term limits. He thought it was discussed as two terms not three consecutive terms. He questioned why districts weren't put into the City charter and spoke about a trigger for City audits when necessary. He mentioned that public comment doesn't need to be in the put in the charter but just needs to be put back in the beginning of the meeting by the Mayor.

Dr. Jim Moyer said the vast majority of municipalities in Florida are Council Manager form of government not strong Mayor. He wanted the Council to consider having a Council Manager form of government and a City auditor position.

Albert McKimmie, 3603 Golden Gem Rd, asked if there is currently language in the existing charter that allows the public to challenge whatever decision the Council makes tonight regarding this item.

Pastor Howard did not speak on this item. Inquired about getting on the agenda. He didn't like that residents have to wait four hours for public comment. He implied no one has done anything about his issue. **Commissioner Anderson** made comment that Commissioner Velazquez, Radley Williams and herself went out to his property where he believed the issue was so something was done and he wasn't ignored.

Sylvester Hall added that looking at a situation is not a solution. You need to do something about it or what is going to be done about it. Regarding term limits he said it should be two terms and the Council member is out for good. He requested the City have a forensic audit.

Question #1 – Decided unanimously to leave on as read.

Question #2 – Decided unanimously to leave on as read.

Question #3 – Decided unanimously to leave on as read.

Question #4 – Decided unanimously to leave on as read.

Question #5 – Changed from three consecutive terms to two consecutive terms.

Question #6 – Decided unanimously to leave on as read.

Question #7 – Decided unanimously to leave on as read.

Question #8 – adding to ballot regarding public comment period. There shall be a general public comment period before decision items on an agenda which are to take an under consideration by City Commission. Council Agreed to add.

Noted that in second reading, Question #5 regarding term limits it will be changed from three consecutive terms to two consecutive terms.

Commissioner Nesta brought up the discussion on having districts and what needed to be done to start the process.

Attorney Shepard responded you would have to have a study done. You need to hire a consultant to do the study and it has to be non-discriminatory in terms of its layout. You're not supposed to craft boundaries to get certain results etc. Then you'll have to look at often based on population growth to make sure that all districts are roughly proportional. It gets complicated but it can be done. The key to understanding it is to do that process you take people from being able to vote for ALL of you to only being able to vote for the person over their district and the Mayor. Additionally, with increased development you may need to redistrict if the populations are increased in certain areas. To move forward with districting Attorney Shepard would have to come back before Council with a presentation of the people that can do the study or the City can put out an RFP and find somebody but that will take a while. Find someone to do the study, provide the districts, certainly meetings and residents are going to complain that they want to be in this district or that district and where the boundaries should be, growth patterns and then the consultant would present you with a map. If Council thinks that map looks good, then it would get sent to the voters as a yes or no question. When the residents vote they will have to have an explanation of the districts and how they came about with all the details etc.

Mayor Nelson said one of the issues that will arise is that two of the now serving Commissioners live in the same neighborhood. **Mayor Nelson** brought up information from his "Mayor's Report". He said the primary vote for the Thompson Senate Race, we can't get everything done with enough public input to do it. The General Election date for the Geraldine Thompson Senate Seat will be September 2nd. It gives us some time. He feels like the City needs to do a better job getting the information out before they finalize where we are at. There's plenty of time to make the September 2nd deadline and knowing that date will not cost the City anything. That election will be free to the City. **Attorney Shepard** said it takes a consulting firm a while to do this stuff and he doesn't see the deadline being met but we shall see.

Commissioner Smith suggested the Council vote now to get these eight charter amendments put on the ballot and then move forward with districting separately.

Commissioner Nesta asked if there was a prevision that the residents could petition a decision? **Attorney Shepard** said yes there's a prevision and that's Section 5.05 initiative, generally – Any proposed ordinance may be submitted to the City Council by a petition signed by 25 percent of the total number of votes cast at the last preceding general election of the City. Procedure and format for petitions will be as established by General Law of Ordinances of the City. He was not aware of the City having an Ordinance but there is a statute regarding petitions and how they're submitted under State Law. Prior to submission to City Council, any such proposed ordinance will be reviewed by the City Attorney as to form and compliance with State Law and the Constitution.

Commissioner Anderson brought up Commissioner's salaries and how could they get it increased? **Attorney Shepard** said its by Ordinance so you would have to increase it by Ordinance, its not done by charter.

- b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve first reading of Ordinance No. 3072 - Charter Amendment Changes with addition of Question #8 regarding public comment and hold over for second reading and adoption on May 7, 2025.
 - c. **Motion by Commissioner Smith** and seconded by **Commissioner Velazquez** to approve first reading of Ordinance No. 3072 - Charter Amendment Changes with addition of Question #8 regarding public comment and hold over for second reading and adoption on May 7, 2025.
 - d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.
2. Resolution No.2025-16 Adoption of Final Special Assessment Emerson Park Subdivision Resolution No. 2025-17 Adoption of the Funding Agreement, Construction Easement, and Dedication Agreement.
Presented By: Blanche Sherman, Finance Director

Blanche Sherman said the two Resolutions before Council relate to the Emerson Park subdivision capital improvements. Resolution 2025-16 is the adoption of the final special assessment and Resolution 2025-17, approving the funding agreement, construction easement and dedication agreement. Chris Roe with Bryant Miller Olives bond counsel was present and Joe Tindall the City's financial advisor was present. Each Resolution needs to be voted on separately.

Chris Roe, Bond Counsel said he prepared the Resolutions being presented tonight. On March 19th, a Resolution was adopted that started the process for levying assessments in Emerson Park to pay for the road improvements. That process culminates with a public hearing to be held tonight. It's an opportunity for property owner's who are subject to the proposed assessments to approach Council and tell whether they support or are against them, but there needs to be an opportunity for them to do so before you can levy the assessments. Once you hear those public comments you vote on the Resolution that Blanche referred to as the final assessment Resolution 2025-16. It would impose the assessments, direct it, and collection would begin with the tax bill in November. It will be the first of fifteen annual installments. If that Resolution is adopted there's a second Resolution 2025-17, which approves a construction easement from the HOA to the City so that you can facilitate construction of the improvements and also approves a dedication document by which the road would formally dedicated to the public and to the City for ownership maintenance responsibilities going forward. He displayed a short PowerPoint presentation that provided a recap of the timeline and steps of the Special Assessments for the Emerson Park Subdivision.

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

Commissioner Nesta asked if the costs come in lower and City pays a lumpsum back to the bank wouldn't that be considered some type of prepayment? **Chris Roe** responded yes, if you have borrowed more than the repair costs, the loan paperwork will provide that if there's an excess, the bank will accept that as a prepayment without any penalties etc., and the amortization calculation will be rerun to reflect that the principal balance borrowed for less than initially stated.

Commissioner Smith asked if a property owner wanted to pay their assessments in a lump sum are they able to? **Chris Roe** responded, no. Its set up so all property owners are in for the full fifteen-year term. If they paid in a lump sum they ware not going to get a discount on future interest etc so there's no incentive to do so. They intend to include in the RFP document that goes out tomorrow to the bank loan to encouragement to responders (the banks whom are proposing to give the loan) to offer up some sort of prepayment opportunities.

Albert McKimmie said he has no objection to the City helping this subdivision. He questioned what if another community comes to the City asking for fronted funding to correct issues that the HOA cannot afford? He feels this opportunity should be granted to all communities not just Emerson Park.

Sylvester Hall echoed what McKimmie said and said the City needs to make sure a guideline is set for the future moving forward. Make sure that if another subdivision requests financial assistance that the City helps them also. No favoritism.

Jennifer Hay, Emerson Park Board Member said she wanted to provide clarification to the public. She said they initially came to the Mayor with the problem because prior administration had made a decision that impacted the Emerson Park Community and the community wasn't aware of it. She said the Emerson Park Subdivision is paying the total for the project. The City is not giving any money to Emerson Park. The City is just the facilitator, the middle man between Emerson Park and the bank. Dave with the HOA, gave thanks to the City and their partnership with Emerson Park.

- b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve Resolution No.2025-16 Adoption of Final Special Assessment Emerson Park Subdivision.
- c. **Motion** by **Commissioner Anderson** and seconded by **Commissioner Smith** to approve Resolution No.2025-16 Adoption of Final Special Assessment Emerson Park Subdivision.

- d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.
 - e. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve Resolution No. 2025-17 Adoption of the Funding Agreement, Construction Easement, and Dedication Agreement.
 - f. **Motion by Commissioner Smith** and seconded by **Commissioner Velazquez** to approve Resolution No. 2025-17 Adoption of the Funding Agreement, Construction Easement, and Dedication Agreement.
 - g. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.
3. Resolution No. 2025-18 – FDOT Contract No. AT283 – FPN: 244296-2-78-03
Presented By: Michael Ortiz, Street & Stormwater Superintendent

Vladimir Simonovski said the item presented is a highway maintenance memorandum agreement, contract AT283. The Florida Department of Transportation entered into agreements with local governments for maintenance of State facilities that resides within the local government jurisdictional boundaries. The City currently has in place a highway maintenance memorandum agreement with FDOT. The type of maintenance covered under the agreement are primarily related to ongoing maintenance tasks. The agreement currently does not include large tasks such as resurfacing or roadway capacity improvements. These are capital projects that are covered by DOT and typically the smaller government entities are not involved. This agreement will allow the City of Apopka to be responsible for certain routine maintenance activities of certain State roads in return for compensation from FDOT.

- a. **Mayor Nelson** asked if anyone had any questions or if anyone from the public wanted to speak about this item.
- b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve Resolution No. 2025-18 – FDOT Contract No. AT283- FPN: 244296-2-78-03.
- c. **Motion by Commissioner Anderson** and seconded by **Commissioner Velazquez** to approve Resolution No. 2025-18 – FDOT Contract No. AT283- FPN: 244296-2-78-03.
- d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

CITY COUNCIL REPORTS

Commissioner Anderson said Happy Easter and she has nothing to report.

Commissioner Velazquez said the City needs a new City Administrator or at least an Interim City Administrator. She feels that the Commissioners need an interim. **Mayor Nelson** said it will be soon that we have either an Interim or City Administrator. It'll probably be within a couple of weeks. Commissioner Velazquez spoke about Main Street and at the budget workshop the City allocated \$50,000 dollars without an agreement at that time with the condition that Main Street needed to get their 501(c)3, and she feels that the City should put Main Street be put back on the agenda so that Main Street can present an agreement and Council and vote on the agreement to allocate that money. **Mayor Nelson** said that item can be placed on the next City Council Meeting agenda.

Commissioner Smith said he attended the ribbon cutting for the emergency room that will be built in the City of Apopka.

Commissioner Nesta gave a reminder of his office hours, every Thursday 11:00 to 1:00 at City Hall. He provided a reminder that he understands that there are concerns of Resolution 3081 with access to the building and potentials for harassment and things of that nature. He offered an adjustment to meet and accommodate residents to meet elsewhere. **Mayor Nelson** asked harassment from who? **Commissioner Nesta** responded, from you to be specific. People are concerned about that and it's well warranted as well.

CITY ATTORNEY'S REPORT

Attorney Smith regarding the DEP Consent Order. The City received a Consent Order on certain violations regarding Golden Gem and water treatment and leakage caused by the liner tearing. The order was very long and involved. He spoke with Glenn Brooks and other members of staff and today he received a call with the assigned representative from DEP and her superior. He was counseled well because Mr. Brooks told him that it was likely the City's permit with DEP doesn't involve the pumping station and some of the other items that the Council has seen them trying to get the City to agree to in the Consent Order. They really shouldn't be purposing those. That's the issue we have with St Johns Water. We have an agreement with St Johns Water that allowed us to get the property at Golden Gem and put in a pumping station etc. but a number of improvements. The City just got an agreement from St Johns Water to extend that to another six months while we were in this process. We are substantially along in that process so that next six months the City was extended at St Johns suggestion should be sufficient to get us where we need to be. When he had his call with DEP today, he said for the first six or seven findings we really having nothing to say. The liner did break and did leak and therefore for those things that DEP has some say over we thing that's an appropriate thing to do but we have a problem with all these other items from item eight through twenty to thirty. They said they understood all

that and they would send a word version of the Consent Order and you mark it up and send it back to us. They said they would give me until May 5th. He's going to mark up the Consent Order and mark what are what the City thinks is St. Johns issues and not DEP issues and send it back.

Mayor Nelson added for clarification that he wasn't hiding information from Council and residents. DEP has their program on Oculus, its available to anyone. The order came through during the Council meeting and he didn't receive it until after the Council meeting. However other people and residents were able to view it on Oculus before he had a chance to and they posted it. The one issue the City had with DEP which was the pond at the Public Services facility has been completed today. Nothing in the Consent Order from DEP is applicable to a Consent Order.

MAYOR'S REPORT

Mayor Nelson said the City was in the North American Vex illogical Association Magazine for our City flag. The City received a grant from the State to do a phosphorus removal for our OnSyte systems. The OnSyte system does a great job with nitrogen removal but they are looking at phosphorus removal as well. There is new technology that will put into the current system and monitor the phosphorus level. Budget dates, July 21st at 5pm will be Administration, Legal, Clerk, Human Resources, Community Development, Recreation, Facilities, and Cemetery. On July 22nd at 5pm will be Information Technology and Public Services. On July 23rd at 5pm will be Fire Department and Police Department. Then same date at 7pm the City will set the purposed Millage Rate and determine the public hearing dates. The special election was spoke about so they are going to try to get the charter amendments put on there which is September 2, 2025. There was some confusing regarding the West Orange Trail and that the City was not willing to work with the County on signage. The City spent \$17,000 dollars with our consultant to get a signage design and we received response back from Orange County and they wanted to be prominent, but DOT said no, because since it's the downtown part of Apopka it should be Apopka that is prominent. Since Orange County didn't want to work with us on our signage we just canceled the deal. The City received the agreement from the consultant regarding the Clear Lake Landing pump station. It came in at \$457,000 dollars. We will be working with them next week to finalize the plan. We have a firm bid on the cost to install a pump station for that subdivision. The resident's will be receiving a call or email from Berry Dunn Outreach regarding the Apopka Strategic Plan. The Art & Foliage Festival will be Saturday, April 26th and Sunday, April 27th at Kit land Nelson Park. The grand opening will be at 9am Saturday April 26th. Mayor's Prayer Breakfast will be Thursday, May 1st at the Apopka Community Center. Doors will open at 6:30 am and the program at 7am. The City received some money to repair the Lake Avenue Storm Water.

PUBLIC COMMENT

Rene Gomez, 4041 Loblolly Oak Ln, said he's here on behalf of the Farmworker's Association. He spoke about the 287(g) agreement that has been signed with the Apopka Police Department. He advised that he is an immigrant and that the Farmworker's association helps immigrants and signing this agreement only hinders being able to help the immigrants. Immigrants will be less likely to ask for help or resources out of fear of being identified as an illegal immigrant. Many other residents came up to speak in reference to this agreement being signed and expressed their concerns.

Rev Jimmie Howard, 1013 S. Central Ave, he expressed his concerns regarding public comment being placed at the end of the meeting. He feels that residents shouldn't have to wait hours to have their voices heard. He also stated that he didn't understand why resident's concerns couldn't be put on the meeting agenda. **Mayor Nelson** responded that every issue on the agenda is put on and or presented by a Staff Member of the City. Its not City residents. He gave thanks to the Commissioners for checking on the issue he's having at his barber shop but the issues still continue with no resolution.

Commissioner Nesta asked Radley what the resolution was?

Radley Williams, Parks & Recreation Director said they met last Monday. If they increase the size of the apron to get onto his property and removing a palm tree that is in the right of way that way it would allow parking for two vehicles on the left side. Then if we add more concrete it will allow for a vehicle to park on the right side. There is potential that a vehicle could park parallel in front of the shop. Radley has spoken with the Engineer to see if they have a solution. The concern that could come up is that it's a pedestrian and bike trail and you want to create a bit of a buffer between the roadway and the people utilizing the trail. This project is approximately 85 percent completed and once they get the utility issues resolved it will be completed and paved as fast as they can.

Leroy Bell, Maudehelen, spoke about Rev. Howards situation and expressed his concerns regarding him being treated unfairly by the City and not addressing his issue in front of the Barber Shop. He feels that that he is unfairly enriched. He spoke about annexation and the boundaries that he's heard talked about amongst residents. He expressed his concerns regarding the waste landfills that the City owns and wants reports regarding monitoring the sites that are in the City. He's concerned for health affects to residents.

Nikki McGuire, NAOMI Kids, reminded everyone that Friday is Spirit Day on April 25th between 11:00 am to 10:00 pm. When you check out just mention NAOMI Kids and Sonny's BBQ will donate to their summer camp. Summer camp will run from June 2nd this year to August 1st. The camp will last nine weeks. Gave thanks to others whom have donated to her organization.

Albert McKimmie, 3603 Golden Gem Road, said he was going to give the City six years of documentation regarding Golden Gem Rd. He said all the documentation he has came

from the City Clerk's Office, FDEP records and St Johns records. It's factual records. He has photographs of the Golden Gem pond as well. He spoke about his requests for workshops, being put on the agenda, and a private meeting with the Mayor which all have been refused. He feels that he has the solutions to the problems that occurred at Golden Gem Rd. He feels like he can save the City money if they would give him the chance to explain.

Virginia Street, 2119 Palm Vista Drive, spoke about the unhoused and the needy. She said with the weather changing and heading into the rainy season, items such as rain gear and tarps are good things to have and she appreciates the donation and such so far from the community. She spoke about a fencing area in one of the parks that is an issue that is actually in the County's jurisdiction. She spoke about an increase in the amount of people that are in need and unhoused. She fears that these numbers will double by next year. She feels like more needs to be done by the City.

Sylvester Hall, 3091 Rolling Hills Ln, spoke about people standing by and letting bad things happen. He reiterated principles to follow and explained what matters. He feels like we are in a national crisis. He spoke about public comment and that it being at the end of the meeting makes people wait hours for their voices to be heard. He spoke about Emerson Park and that he is in support of it but the HOA and City should stop saying they're not doing anything specifically for them when they are. The City is fronting up the money to make the repairs to the roadways in that community. That without the City, Emerson Park wouldn't be able to achieve the results.

Dr. Jim Moyer, Soil and Water Conservation, spoke about being in favor of districting and that the City should work on having districts. He said the process is very simple. The water and soil conservation are looking to have a supervisor position filled.

Mario Hicks spoke about the Commissioners and having a salary raised. He wants to make sure that the citizens of Apopka have a chance to see that. If the ballot initiative passes that means the Mayor's salary would change to the Commissioners salary so that additional monies should be divided between all five Commissioners to give you all a raise and an increase. He believes that is what the residents would like to see. He also heard about Mount Dora, Ocoee and another City that all have districts and it works but he didn't hear a Motion put forth to happen. It sounded like it was about to happen and Commissioner Anderson eluded to it but the conversation got away. The residents would like to see districts happen.

Commissioner Nesta asked Attorney Shepard is districting was going to be discussed at the next meeting?

Attorney Shepard responded we decided that I would go to Blanche for purchasing to find out how we would go through the process of hiring a consultant to draw the map etc. Everything he said we didn't do we did. It will be on the next agenda as a discussion item.

Pastor Bradford, 573 Smokemont Ct, spoke about single member districts. He spoke about already presenting a map of the City with all the numbers and locations. His concern is that the Mayor has more concern about two Commissioners living in the same neighborhood over caring about the residents of Apopka. He also spoke about the City doing more for the unhoused and the Community as a whole.

ADJOURNMENT

The meeting adjourned at 12:14 AM

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

Bryan Nelson, Mayor

Attest: _____
Susan M. Bone, City Clerk

Transcribed By: _____
Jodi Wrigley, Deputy City Clerk



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 1.

Meeting Date: May 7, 2025

Department: Code Enforcement

SUBJECT:

Execute Release of Code Enforcement Lien for 1343 Acorn Circle

REQUEST:

Execute Release of Lien - 1343 Acorn Circle

SUMMARY:

On October 15, 2024, the City of Apopka rendered an Order Finding Diana Politis, the owner of the property at 1343 Acorn Circle ("Subject Property") in violation of AMC, Chapter 18, Article 3, Section 18-48 of the Apopka Municipal Code. And LDC, Article 4, Sections 4.3.3.4 and 4.4.4.L.1 of the Apopka Land Development Code. A fine in the amount of Five Hundred (\$500.00) Dollars per day was imposed starting on February 11, 2025.

On April 24, 2025, Diana Politis and the City entered into a Settlement Stipulation to reduce the unpaid code enforcement lien to a settlement amount of One Thousand Five Hundred (\$1,500.00) Dollars, paid to the City. The property is currently in compliance with the Apopka Municipal Code and Apopka Land Development Code.

FUNDING SOURCE:

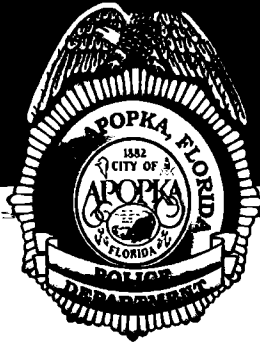
N/A

RECOMMENDED MOTION:

Execute Release of Code Enforcement Lien for recordation in Public Records of Orange County, Florida upon receipt of settlement amount.

ATTACHMENTS:

1. Affidavit of Compliance - 1343 Acorn Circle
2. Settlement Stipulation - 1343 Acorn Circle
3. Release of Lien - 1343 Acorn Cir



DOC # 20250180714

03/27/2025 13:53 PM Page 1 of 2

Rec Fee: \$18.50

Deed Doc Tax: \$0.00

Mortgage Doc Tax: \$0.00

Intangible Tax: \$0.00

Phil Diamond, Comptroller

Orange County, FL

Ret To: CSC INC

CERTIFICATION

**STATE OF FLORIDA }
COUNTY OF ORANGE }**

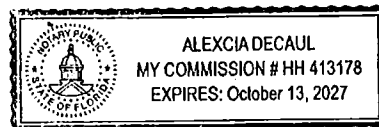
I, **ALEXCIA DECAUL**, Code Enforcement Recording Secretary, do hereby certify that the attached is a true and correct copy of:

**AFFIDAVIT OF COMPLIANCE
APOPKA CODE ENFORCEMENT HEARING OFFICER
CE CASE# 24-00411
1343 ACORN CIR, APOPKA, FL 32703
OWNER: DIANA POLITIS**

IN WITNESS WHEREOF, I have hereunto set my hand this the 26th day of March 2025.

CITY OF APOPKA

Alexcia DeCaul
Code Enforcement Recording Secretary



**CODE ENFORCEMENT HEARING OFFICER
OF THE
CITY OF APOPKA, FLORIDA**

CITY OF APOPKA, FLORIDA

CASE NO. 24-00411

ADDRESS: 1343 ACORN CIR LIEN

PARCEL ID:14-21-28-5943-00-090

vs

Respondent(s)

POLITIS DIANA

**AFFIDAVIT OF COMPLIANCE WITH ORDER
OF APOPKA CODE ENFORCEMENT HEARING OFFICER**

**STATE OF FLORIDA
COUNTY OF ORANGE**

BEFORE ME, the undersigned authority, personally appeared **Joe Lebron**, Code Enforcement Officer for the City of Apopka, who, after being duly sworn, deposes and says:

1. That on **10/15/2024** the Code Enforcement Hearing Officer held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **01/14/2025**
3. That re-inspection was performed on **03/22/25** and was in compliance.

If Compliance was met after corrective action date specified in said Order, Respondent must contact the Apopka Code Enforcement Office at (407) 703-1738 to resolve accrued daily fines.

FURTHER AFFIANT SAYETH NOT.

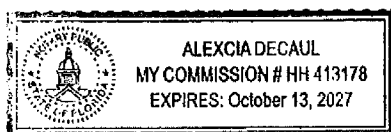
Dated this **26th day of March 2025**



Joe Lebron
Code Enforcement Officer

**STATE OF FLORIDA
COUNTY OF ORANGE**

Sworn to and subscribed before me this **03/26/2025**
an oath.



by Joe Lebron who is personally known to me and did not take



Alexcia DeCaul
Notary Public, State of Florida
Commission #HH 413178

**CODE ENFORCEMENT
CITY OF APOPKA, FLORIDA**

CITY OF APOPKA,

Complaint No. 24-00411

Petitioner,

Address: 1343 ACORN CIR
APOPKA, FL 32703

v.

Parcel ID: 09-21-28-0196-40-164

DIANA POLITIS

Respondents,

_____/

SETTLEMENT STIPULATION

Petitioner CITY OF APOPKA, and Respondents DIANA POLITIS, enter this Settlement Stipulation ("Stipulation") in the above-styled action as follows:

1. This Stipulation is meant to settle all issues arising from the violations alleged in the complaint.
2. Petitioner and Respondents enter this Stipulation to pay a reduced total code enforcement fine in the amount of One Thousand Five Hundred (\$1,500.00) Dollars in full satisfaction of all fines previously imposed. Said amount must be paid within sixty (60) days of the date of this Stipulation or same shall be null and void.
3. Each party represents and warrants to the other party that it has the requisite authority to enter this Stipulation.
4. Upon approval of this Stipulation and clearance of the funds in payment in full of the agreed upon amount, the City of Apopka will record a Satisfaction of Lien for property address 1343 Acorn Cir, Apopka, FL 32703.
5. The Parties hereby irrevocably and unconditionally release, acquit, and forever discharge each other from claims of any kind arising from this complaint and enforcement action. The Parties also hereby waive all rights to file any claim or a lawsuit against the other party relating to the above styled action. This release does not prohibit Petitioner from initiating code enforcement actions for subsequent violations (either new or repeat) of anything within the scope of Petitioner's jurisdiction.

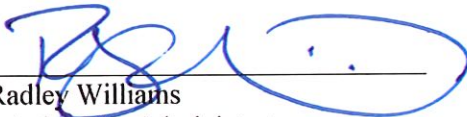
6. Upon full execution of this Stipulation by both parties and payment of the agreed settlement amount, the City of Apopka will schedule approval of this Agreement at the next City Council Public Hearing.

7. Should City Council not approve this Stipulation, all sums paid hereunder will be returned to Respondent and the releases set forth herein shall be null and void.

Dated this 24 day of April, 2025.

Petitioner:

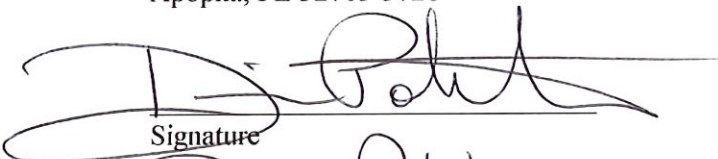
CITY OF APOPKA
Office of the City Attorney
120 East Main Street
Apopka, Florida 32703-5346
T: 407.703.1641
F: 407.703.1780
E: RWilliams@Apopka.net



Radley Williams
Interim City Administrator

Respondent:

DIANA POLITIS
1343 Acorn Cir
Apopka, FL 32703-3728



Signature


Print Name

This instrument prepared by
the Deputy City Clerk

When recorded return to:
Code Enforcement Department
Apopka Police Department
112 E 6th Street
Apopka, Florida 32703

RELEASE OF CODE ENFORCEMENT LIEN

KNOW ALL MEN BY THESE PRESENTS that the CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA (“City”), whose mailing address is 120 East Main Street, Apopka, Florida 32703, is the owner and holder of that certain Order Imposing Penalty/Lien against **DIANA POLITIS, recorded on March 12, 2025 at Instrument No. 20250148953,** of Public Records of Orange County, Florida (“Code Enforcement Lien”).

NOW, THEREFORE, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City hereby releases the following real property described to wit on Exhibit A, attached hereto and incorporated herein, from the lien, operation, and effect of the Code Enforcement Lien.

IN WITNESS WHEREOF, the City has executed these presents this 7th day of May, 2025.

ATTEST:

CITY OF APOPKA, FLORIDA

Susan Bone, City Clerk

Bryan Nelson, Mayor

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence OR ☐ online notarization, this 7th day of May, 2025, by Bryan Nelson, Mayor, and Susan Bone, City Clerk, who are ☐ personally known to me OR ☐ who have produced _____ as identification.

Notary Public

EXHIBIT A

LEGAL DESCRIPTION

OAK HAMMOCK 40/77 LOT 9, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 2.

Meeting Date: May 7, 2025

Department: City Clerk

SUBJECT:

Re-Appointment of Ryan Dennington to the Apopka Firefighters' Retirement Trust Fund as a Resident Apointee.
Re-Appointment of Todd Bengston to the Apopka Firefighters' Retirement Trust Fund as a Resident Apointee.
Re-Appointment of Robert Goff to the Apopka Police Officers' Retirement Trust Fund as Resident Apointee.

REQUEST:

- 1) Requesting the re-appointment of Ryan Dennington to the Apopka Firefighters Retirement Trust Fund for an additional term which will expire on May 31, 2027.
- 2) Requesting the re-appointment of Todd Bengston to the Apopka Firefighters Retirement Trust Fund for an additional term which will expire on May 31, 2027.
- 3) Requesting the re-appointment of Robert Goff to the Apopka Police Officers' Retirement Trust Fund for an additional term which will expire on May 31, 2027.

SUMMARY:

Requesting the re-appointments as presented:

- 1) Ryan Dennington to the Apopka Firefighters Retirement Trust Fund for an additional term which will expire on May 31, 2027.
- 2) Todd Bengston to the Apopka Firefighters Retirement Trust Fund for an additional term which will expire on May 31, 2027.
- 3) Robert Goff to the Apopka Police Officers' Retirement Trust Fund for an additional term which will expire on May 31, 2027.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Recommended Motion is to Re-appoint the Pension Board Members to their respective posts as follows:

- 1) Ryan Dennington to the Apopka Firefighters Retirement Trust Fund for an additional term which will expire on May 31, 2027.
- 2) Todd Bengston to the Apopka Firefighters Retirement Trust Fund for an additional term which will expire on May 31, 2027.
- 3) Robert Goff to the Apopka Police Officers' Retirement Trust Fund for an additional term which will expire on May 31, 2027.

ATTACHMENTS:

None



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 3.

Meeting Date: May 7, 2025

Department: Public Services

SUBJECT:

Approve Road Closure for Binion Road

REQUEST:

Approve a road closure request for South Binion Road in front of the Eden Crest residential development entrance, south of Lust Road and north of Boy Scout Road, from 9:00 PM on Thursday, May 15, 2025, through 6:00 AM on Monday, May 19, 2025.

SUMMARY:

Due to an ongoing construction of a roundabout in front of the Eden Crest residential development entrance, South Binion Road at this location will be temporary closed for all traffic. The roadway closure of this segment of South Binion Road, south of Lust Road and north of Boy Scout Road, will take place from 9:00 PM on Thursday, May 15, 2025, through 6:00 AM on Monday, May 19, 2025. Notice will be given to impacted businesses and residents of the road closures according to City requirements. If any changes to this schedule are requested, City Council will be notified immediately.

Police, Fire and Public Services Departments were informed of the proposed road closure schedule.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Approve the closure of South Binion Road in front of the Eden Crest residential development entrance, south of Lust Road and north of Boy Scout Road, from 9:00 PM on Thursday, May 15, 2025, through 6:00 AM on Monday, May 19, 2025.

ATTACHMENTS:

1. Temporary Traffic Control Plan - Binion Road_Detour

12/2/2024 8:31:00 AM TanW C:\J_MOT\2024\202467-FlashRite-EdenCrest\03 - CADD\KEYSRD02.dgn

TEMPORARY TRAFFIC CONTROL PLANS

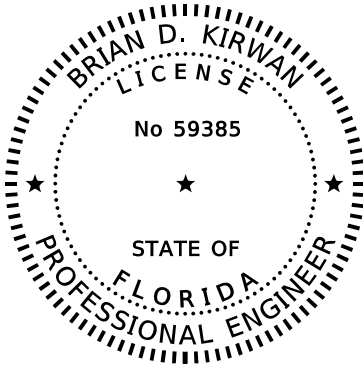
ROUNDAABOUT AT S BINION ROAD (CR 437) AND
KENNETH DAVIDSON STREET
ORANGE COUNTY, FLORIDA

INDEX OF TEMPORARY TRAFFIC CONTROL PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	GENERAL NOTES
3	DETOUR PLAN

PLANS PREPARED BY:
K&N ENGINEERING, LLC
3224 WALD ROAD
ORLANDO, FL 32806
PHONE: (321) 228-5419

PLANS PREPARED FOR:
FLASH RITE, INC.
115 ATLANTIC DRIVE
MAITLAND, FL 32751
PHONE: (407) 834-0408



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY:

Brian
Kirwan

Digitally signed by
Brian Kirwan
Date: 2024.12.02
12:57:17 -05'00'

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED.
THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

TEMPORARY TRAFFIC CONTROL PLANS
ENGINEER OF RECORD: BRIAN D. KIRWAN, P.E.
P.E. NO.: 59385

SHEET
NO.

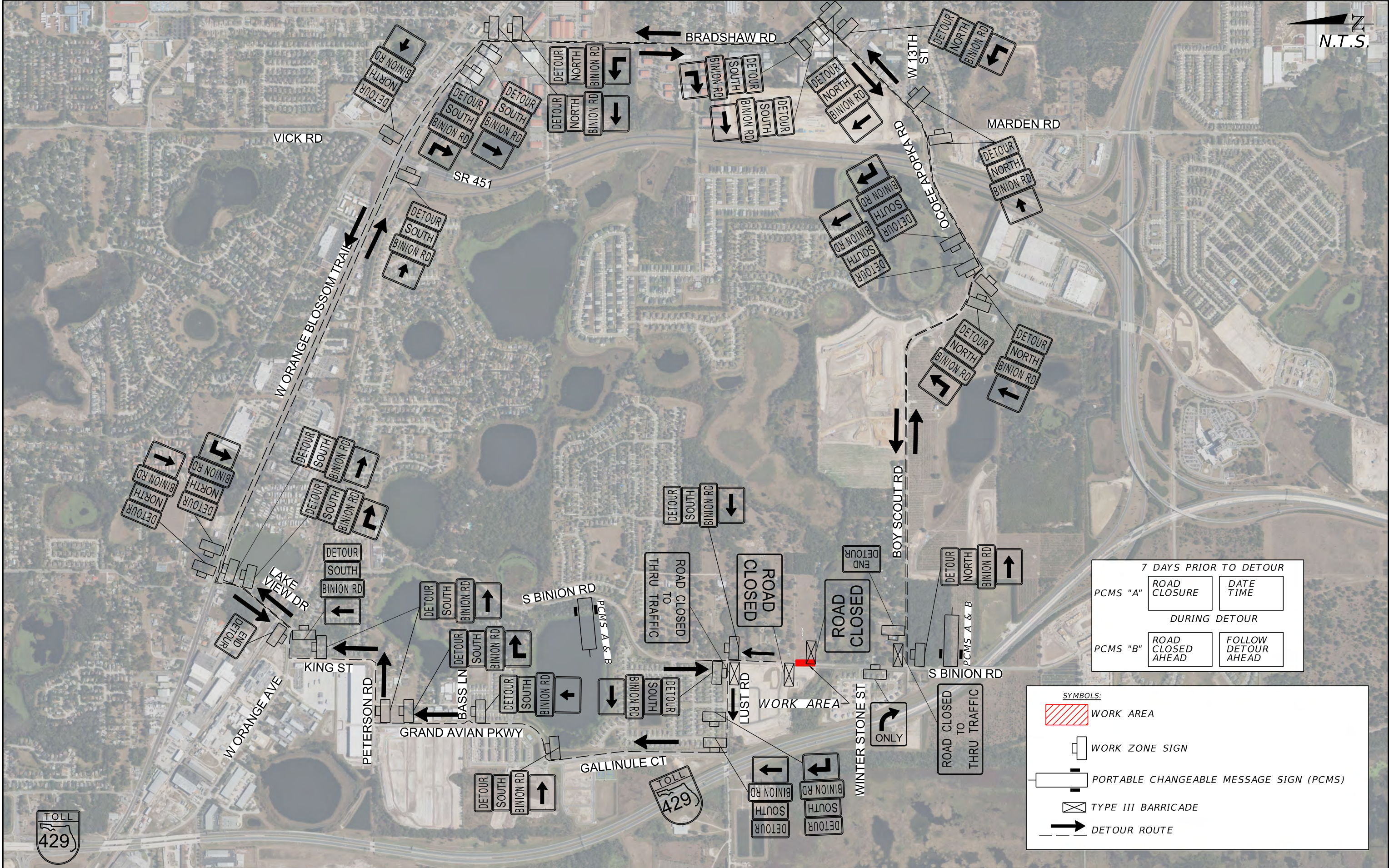
1

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

GENERAL NOTES:

- 1. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION AND REVISIONS) AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) ROADWAY DESIGN STANDARDS (LATEST EDITION AND REVISIONS).
- 2. EXISTING POSTED SPEED SHALL BE MAINTAINED AT ALL TIME DURING CONSTRUCTION.
- 3. PEDESTRIAN ACCESS MAY BE OBSTRUCTED DURING MATERIAL DELIVERIES. CONTRACTOR SHALL COORDINATE AND BLOCK ACCESS FOR PERIODS LESS THAN 5 MINUTES.
- 4. AT THE DISCRETION OF THE ENGINEER, IF A LANE CLOSURE CAUSES EXTENDED CONGESTION OR DELAY, THE CONTRACTOR MAY BE DIRECTED TO REOPEN THE CLOSED LANE(S) UNTIL SUCH TIME THAT THE TRAFFIC FLOW HAS RETURNED TO AN ACCEPTABLE LEVEL.
- 5. DURING NON-WORKING HOURS, NO EQUIPMENT, VEHICLES OR MATERIAL SHALL OBSTRUCT, BE PARKED, OR STORED WITHIN THE CLEAR ZONE OF ROADWAY OPEN TO VEHICULAR TRAFFIC.
- 6. EXISTING REGULATORY AND WARNING SIGNS ARE TO BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE NOTED.
- 7. IN ORDER TO FACILITATE EMERGENCY VEHICLE TRAFFIC, ALL STREET NAMES SHALL BE MAINTAINED FOR VISIBILITY AT ALL TIME DURING CONSTRUCTION.
- 8. DELIVERY TRUCKS SHALL NOT BLOCK TRAFFIC.
- 9. TEMPORARY TRAFFIC CONTROL SIGNS AND PORTABLE CHANGEABLE MESSAGE SIGNS SHALL NOT BE PLACED AS TO OBSTRUCT DRIVER'S VIEW FROM/TO SIDE STREETS, DRIVEWAYS, AND/OR DOWNSTREAM TRAFFIC AND EXISTING SIGNS AND/OR MARKINGS.
- 10. BUSINESS / SCHOOL / RESIDENT ACCESS SHALL BE MAINTAINED AT ALL TIMES. CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE BUSINESSES / SCHOOLS / RESIDENTS AFFECTED BY CONSTRUCTION ACTIVITIES, FIVE DAYS PRIOR TO START OF ANY PHASE OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE COPIES OF THE NOTIFICATION TO THE TRAFFIC CONTROL MANAGER PRIOR TO DISTRIBUTION.

REVISIONS				PLANS PREPARED BY :	PLANS PREPARED FOR :	TEMP. TRAFFIC CONTROL PLANS GENERAL NOTES	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	BRIAN D. KIRWAN, P.E. LICENSE NUMBER 59385 K&N ENGINEERING, LLC 3224 WALD ROAD ORLANDO, FL 32806 PHONE: (321) 228-5419	FLASH RITE, INC. 115 ATLANTIC DRIVE MAITLAND, FL 32751 PHONE: (407) 834-0408		2



REVISIONS				PLANS PREPARED BY:	PLANS PREPARED FOR:	DETOUR PLAN	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	BRIAN D. KIRWAN, P.E. P.E. LICENSE NUMBER 59385 K&N ENGINEERING, LLC 3224 WALD ROAD ORLANDO, FL 32806 PHONE: (321) 228-5419	FLASH RITE, INC. 115 ATLANTIC DRIVE MAITLAND, FL 32751 PHONE: (407) 834-0408		
							3 Page 36 of 267

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 4.

Meeting Date: May 7, 2025

Department: Police Department

SUBJECT:

Authorize the Chief of Police and Mayor Nelson to sign the West Orange Narcotics Task Force agreement.

REQUEST:

The police chief requests City Council approval to renew the agreement between the City of Winter Garden, the City of Ocoee and the Orange County Sheriff's Office to continue the West Orange Narcotics Task Force (WONTF). WONTF is a joint operational task force implemented to combat illegal narcotics and related criminal activity in and around the listed municipalities.

SUMMARY:

City Council previously approved the Chief of Police and Mayor to enter into a mutual aid agreement with the Orange County Sheriff's Office to become a member of the West Orange Narcotics Task Force. This task force consists of police officers from the Apopka Police Department, Ocoee Police Department, Winter Garden Police Department and Deputies from the Orange County Sheriff's Office. The purpose of the task force is to combat illicit narcotics in West Orange County.

The Apopka Police Department's legal counsel has reviewed and accepted the agreement.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Authorize the Chief of Police and Mayor Nelson to enter into the agreement.

ATTACHMENTS:

1. WONTF 2025-2026 Agreement
2. WONTF 2025 - 2026 Apopka Signature Page

WEST ORANGE NARCOTICS TASK FORCE AGREEMENT

2025-2026

This West Orange Narcotics Task Force Agreement (“Agreement”) is entered into by and between the City of Winter Garden (“Winter Garden”), the City of Apopka (“Apopka”), the City of Ocoee (“Ocoee”), and John W. Mina, as Sheriff of Orange County, Florida (“Sheriff”) (“Parties”).

The Parties desire to continue operating the joint West Orange Narcotics Task Force (“WONTF”) to combat illegal narcotics and related criminal activity in or near Winter Garden, Apopka, and Ocoee and the unincorporated areas of Orange County.

Winter Garden, Apopka, and Ocoee wish to continue providing sworn law enforcement officers to staff the WONTF, and the Parties benefit from their joint efforts to combat illegal narcotics and related criminal activities, which often cross jurisdictional lines.

Participation in WONTF may require assigned Winter Garden, Apopka, and Ocoee law enforcement officers to take law enforcement action outside their jurisdictional limits.

Winter Garden, Apopka, and Ocoee each have an Operational Assistance and Voluntary Cooperation Agreement with the Sheriff, which requires requests for mutual aid to be in writing for specific events unless certain circumstances present themselves.

The parties wish to allow for broader authority when Winter Garden, Apopka, and Ocoee law enforcement task force officers are conducting approved WONTF operations.

In consideration of the mutual promises, covenants, and conditions hereinafter contained, the Parties agree as follows:

A. Term and Termination:

1. The term of this Agreement is from January 1, 2025, to December 31, 2026, regardless of date of execution. This Agreement may be extended by written agreement of all the Parties.
2. Any one of the Parties may terminate this Agreement upon delivery of written notice to the other Parties. If any one of the Parties terminates their participation, the Agreement ends for only that Party. One Party’s termination shall have no force and effect as to the other Parties. In the event of a termination, any and all property or equipment provided to WONTF by the terminating Party shall be immediately returned to the providing agency. The provisions of paragraphs D.8, D.9, E.1, and F of this Agreement shall survive any termination or expiration of the Agreement.

B. Task Force Resources:

1. Winter Garden shall designate a minimum of one (1) full-time sworn law enforcement officer from the Winter Garden Police Department to participate in WONTF.

2. Apopka shall designate a minimum of one (1) full-time sworn law enforcement officer from the Apopka Police Department to participate in WONTF.
3. Ocoee shall designate a minimum of one (1) full-time sworn law enforcement officer from the Ocoee Police Department to participate in WONTF.
4. Sheriff shall designate two (2) full-time deputy sheriffs, comprised of one (1) sergeant and one (1) corporal, to assist and supervise the day-to-day operations of WONTF.
5. WONTF shall be housed within Sheriff's facilities.

C. Task Force Responsibilities:

1. WONTF operations shall be primarily focused on the sections of Orange County that encompass Winter Garden, Apopka, and Ocoee, and the unincorporated area west of North Apopka Vineland Road that is bounded on the north and south by the Orange County line.
2. Sheriff's supervisory personnel assigned to WONTF shall generate monthly reports on WONTF activities for Sheriff and the Chiefs of Police for Winter Garden, Apopka, and Ocoee.

D. Cross-Swearing, Authority, and Liability:

1. Pursuant to section 30.09(4)(b), Florida Statutes (2024), Sheriff shall swear in as Special Deputy Sheriffs those officers assigned by Winter Garden, Apopka, and Ocoee to WONTF with the following limitations:
 - a. The powers given to the officer shall be solely to aid Sheriff in the performance of his duties as the elected Sheriff of Orange County.
 - b. The time limits of the deputization shall be from the time the officer is officially sworn in as a Special Deputy Sheriff of Orange County until revoked or rescinded.
 - c. Sheriff expressly reserves the right to revoke the officer's authority as an Orange County Special Deputy Sheriff at any time with or without cause.
 - d. This special deputization shall automatically rescind upon the officer's termination, suspension, retirement, or resignation from the employing agency, or having their credentials suspended or revoked by the Criminal Justice Standards and Training Commission.
 - e. This special deputization shall automatically rescind upon the officer's reassignment of duties from WONTF.
 - f. This special deputization does not create any employment or contractual rights between Sheriff and the assigned officer(s).

2. Assigned officers from Winter Garden, Apopka, and Ocoee shall comply with their respective agency's policies and procedures as well as Sheriff's policies and procedures. In case of a conflict between Sheriff's policy or direction from a Sheriff's supervisor and the assigned officer's agency policy, the assigned officer shall immediately refer the issue to the appropriate manager at his or her agency for resolution. During the pendency of such a conflict referral, the Sheriff's order(s) at issue shall be suspended.
3. Except in case of an emergency where his/her action is needed to prevent the loss of life or great damage to property, before an assigned officer may exercise any power in the name of Sheriff, other than those related to WONTF investigations, the officer must receive the specific authority to do so from Sheriff or his designee. Any arrests made in the name of Sheriff by the officer shall be immediately reported on whatever forms are required by the Orange County Sheriff's Office.
4. Under no circumstances will the officer exercise his/her powers as a Special Deputy Sheriff of Orange County to initiate or further an investigation not related to WONTF investigations beyond authorization of Sheriff or his designee.
5. The powers given to the officer as a Special Deputy Sheriff of Orange County are strictly limited to the time he/she is working (actual hours) to perform duties and functions for the WONTF. The officer shall not have deputy sheriff power outside the actual time assigned to WONTF, except as otherwise provided.
6. The officer shall not use his/her powers as a Special Deputy Sheriff of Orange County to work off-duty employment.
7. The officer shall actively participate in WONTF operations. Failure to comply with this requirement may result in the revocation of his/her deputization.
8. Winter Garden, Apopka, and Ocoee shall bear any liability arising from acts undertaken or omissions by their assigned officer(s) while assigned to WONTF. Winter Garden, Apopka, and Ocoee shall also bear the risk of loss or damage to any equipment provided to their assigned officer(s).
9. Winter Garden, Apopka, and Ocoee are responsible for providing compensation and benefits to their respective officers and employees assigned to WONTF, including, but not limited to, salary, overtime, health insurance, disability insurance, life insurance, liability insurance, workers compensation, pension/retirement, vacation time, sick leave, and any amounts due for personal injury or death.

E. Forfeitures:

1. The proposed seizure of any vessel, motor vehicle, aircraft, or other property pursuant to the Florida Contraband Forfeiture Act during the performance of this Agreement shall be referred to Sheriff's Legal Services Section. The referring officer shall

specifically identify it from the start as a WONTF case. An attorney with Sheriff's Legal Services Section shall determine if a forfeiture action is appropriate in accordance with applicable law and Sheriff's policy. Sheriff's Legal Services Section shall have the exclusive right to control, and responsibility to maintain, the proceedings in accordance with the Florida Contraband Forfeiture Act, including but not limited to complete discretion to bring a lawsuit, dismiss the case, or settle the case. Upon the conclusion of a WONTF forfeiture action, Sheriff shall equitably share the net proceeds of any forfeiture(s) initiated by WONTF based upon the percentage of total officers assigned and working in WONTF by the participating agency. The net proceeds are the value of the seized asset less any liens, filing fees, and litigation costs incurred by Sheriff in perfecting title to the seized asset.

2. If Sheriff's Legal Section declines to pursue a forfeiture of any property presented as a WONTF case which could be lawfully seized in accordance with the Florida Contraband Forfeiture Act, then Winter Garden, Apopka, or Ocoee may pursue a forfeiture action on its own or jointly. The party bringing the forfeiture action shall be solely responsible for all costs and liabilities associated with it. Any proceeds of such forfeiture action will be divided between the parties who sought such action. Sheriff, his deputies, employees, and agents, shall not be held accountable for any costs or liabilities associated with said action, including but not limited to storage fees, filing fees, court reporter fees, attorney's fees, or judgments.

F. Miscellaneous

1. This Agreement contains the entire understanding between the parties with respect to the specific subject matter (Party participation in the WONTF) and shall not be modified or renewed except in writing. This Agreement shall supersede all previous such agreements.
2. Nothing in this Agreement shall be construed as transfer of, or contracting away, the powers or functions of one Party to another.
3. This Agreement shall in no event confer upon any person, corporation, partnership, or other entity, including the Parties hereto, the right to damages or any other form of relief against any Party to this Agreement for operations or omissions hereunder.
4. This Agreement shall be construed in accordance with Florida law. The venue of any litigation arising hereunder shall be Orange County, Florida.
5. Notwithstanding anything in this Agreement to the contrary, the Parties do not waive their respective sovereign immunity protections, and each entity expressly reserves such rights.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by the undersigned persons as duly authorized.

[Remainder of page intentionally left blank.

Signature pages to follow]

**SHERIFF'S OFFICE OF ORANGE
COUNTY, FLORIDA**

John W. Mina
As Sheriff of Orange County, Florida

Date

FOR USE AND RELIANCE ONLY BY
THE SHERIFF OF ORANGE
COUNTY, FLORIDA.
APPROVED AS TO FORM AND
LEGALITY
THIS ____ DAY OF _____
20____.

Assistant General Counsel
Orange County Sheriff's Office

APOPKA POLICE DEPARTMENT

MICHAEL L. MCKINLEY
Chief of Police

Date: _____

ATTEST:

APPROVED:
CITY OF APOPKA, FLORIDA

City Clerk

BRYAN NELSON
Mayor

APPROVED BY THE CITY
COMMISSION OF THE CITY OF
APOPKA, FLORIDA, AT A
MEETING HELD ON

UNDER AGENDA NO. _____.

FOR USE AND RELIANCE ONLY
BY THE CITY OF APOPKA,
FLORIDA. APPROVED AS TO
FORM AND LEGALITY THIS
____ DAY OF _____,
202_.

Police Department Attorney



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 5.

Meeting Date: May 7, 2025

Department: Finance Department

SUBJECT:

Authorization to Dispose of Surplus Property

REQUEST:

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

SUMMARY:

Disposal of surplus capital and non-capital equipment property.

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

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

Item	Asset Tag/Serial #	Department	Purchase d	Acquisition Value	Book Value	Asset ID	Disposal
Ford E350	1FBSS31L96DA39284	Public Service	06/08/06	20,715.00	-	G099391091	Auctioned/Sold
Ez- Go Golf Cart	2514691	Public Service	03/22/07	6,138.00	-	G099121169	Auctioned/Sold
Kubota 60" Mower	51311	Public Service	03/14/13	8,687.93	-	G099271506	Auctioned/Sold
Kubota 60" Mower	20820	Public Service	12/22/11	8,100.00	-	G099271435	Auctioned/Sold
Light Tower	4GNLT0811LB900323	Public Service	12/28/01	7,299.00	-	E009940804	Auctioned/Sold
Ford E350	1FDSE35L77DA78045	Public Service	11/29/07	24,995.00	-	G099391206	Auctioned/Sold
Ford F150	1FTPW145518FB41158	Public Service	03/20/08	24,528.00	-	G099111212	Auctioned/Sold
Kubota 60" Mower	50876	Public Service	01/19/12	8,100.00	-	G099271438	Auctioned/Sold
Ford F250	1FT7W2BT3DEB47048	Public Service	06/06/13	32,132.00	-	G099191527	Auctioned/Sold
Ford F150	2FTRX17224CA47450	Public Service	02/17/04	14,059.91	-	G009919970	Auctioned/Sold
Ford Taurus Interceptor	1FAHP2MK3EG182805	Public Service	07/10/14	25,216.00	-	G099111586	Auctioned/Sold
Ford Explorer Interceptor	1FM5K8AR8GGC72904	Public Service	05/05/16	39,116.98	-	G000022497	Auctioned/Sold
Ford Ranger	1FTYR14U84PA86635	Public Service	02/24/04	14,460.00	-	E009918975	Auctioned/Sold
Ford Explorer Interceptor	1FM5K7D84DGC95346	Public Service	06/05/14	25,000.00	-	G099301583	Auctioned/Sold
Ford Ranger	1FTYR10V8XJB42609	Public Service	03/09/99	11,694.00	-	G009918659	Auctioned/Sold
Ford 450 Ambulance	1FDUF4GT4JED03256	Public Service	06/15/06	90,600.00	-	G000020526	Auctioned/Sold
Ford F450	1FDXF46R68EA79968	Public Service	01/29/09	27,098.00	-	E099191319	Auctioned/Sold
Ford F350	1FTWW32YX5EC87452	Public Service	09/15/05	25,280.00	-	E099191066	Auctioned/Sold
Ford F350	1FDRF3G63DEA04968	Public Service	12/06/12	21,039.00	-	E099191500	Auctioned/Sold
Trash Pump	40TH-3750	Public Service	08/07/03	1,994.00	-	G009933938	Auctioned/Sold
Ford F350	1FDWF36P56ED35194	Public Service	04/27/06	25,328.00	-	E099191098	Auctioned/Sold
Spreader	7045923D187Z70007	Public Service	02/28/08	1,899.00	-	G000020095	Auctioned/Sold
Kia Optima	5XXGM4A75EG294510	Public Service	06/05/14	15,500.00	-	G099301579	Auctioned/Sold
Missan Altima	1N4BL3APXHC189673	Public Service	03/10/17	28,209.50	-	G000022602	Auctioned/Sold
Ford F150	1FTRX17212KB47094	Public Service	12/18/01	17,142.00	-	G009919812	Auctioned/Sold
Ford F150	1FTRF12206NB18331	Public Service	04/27/06	11,490.00	-	E099191086	Auctioned/Sold
Toro RM5500	03550-220000142	Public Service	09/27/07	9,300.00	-	G000021625	Auctioned/Sold
Ford Explorer Interceptor	1FM5K8AR5GGC72908	Public Service	05/05/16	39,116.98	-	G000022504	Auctioned/Sold
Ford F350 Dumptruck	1FDWW36S1YEE07645	Public Service	08/31/00	27,934.00	-	G009920728	Auctioned/Sold
Ford F350	1FDKF38F6SNB30321	Public Service	09/22/95	22,995.00	-	G009916445	Auctioned/Sold
American LaFrance Pumper	4Z36ETDB1WR897993	Public Service	01/21/98	267,489.00	-	G009914601	Auctioned/Sold
Ford Ranger	1FTZR15V4XPA96000	Public Service	02/16/97	16,298.00	-	G009918529	Auctioned/Sold
Ford Ranger	1FTZR44U27PA87466	Public Service	05/24/07	15,738.00	-	E099181178	Auctioned/Sold
Air Compressor	Not Found	Public Service		N/A	-	*	Auctioned/Sold
Air Compressor	Not Found	Public Service		N/A	-	*	Auctioned/Sold
Oil Filer Crusher	Not Found	Public Service		N/A	-	*	Auctioned/Sold
Snap on Trans Flush Machine	Not Found	Public Service		N/A	-	*	Auctioned/Sold
A/C Machine	Not Found	Public Service		N/A	-	*	Auctioned/Sold
Total				\$ 934,692.30	-		

Staff requests City Council approval to dispose of surplus **non-capital equipment/property** which has no useful benefit to the daily operation of the city. This request is per Administrative Policy 109.2.II B: "Disposal of non-fixed asset property shall be through competitive bid; donation to other governmental or non-profit agencies; or destruction, as determined by the Mayor and/or designee(s). Any item disposed of through competitive bid shall be awarded to the bid that provides the greatest income to the city". The non-fixed asset property includes the disposal of items by auction, donation, or elimination. The attached forms identify items which no longer function or have usefulness to the city.

City of Apopka
Surplus Disposal
Non-Fixed Assets of less than \$1,000

Item	Asset Tag/Serial #	Department	Purchased	Acquisition Value	Book Value	Disposal
Adding machine	None	Finance			-	Dumpster
Adding machine	None	Finance			-	Dumpster
Adding machine	None	Finance			-	Dumpster
Adding machine	None	Finance			-	Dumpster
Adding machine	None	Finance			-	Dumpster
Desk Foot Rest	None	Finance			-	Dumpster
Keyboard Mount	None	Finance			-	Dumpster
Organizer Tray	None	Finance			-	Dumpster

FUNDING SOURCE:

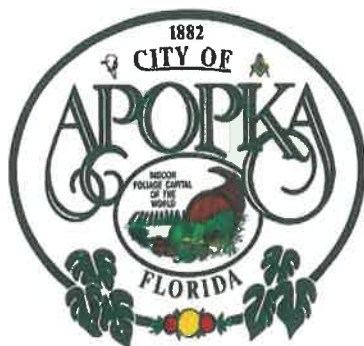
N/A

RECOMMENDED MOTION:

Authorize the disposal of said equipment/property.

ATTACHMENTS:

1. Capital asset over 5,000
2. Non fixed assets less than \$1,000



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

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

Department/Division: Public Services Fleet Name: Casey Powell Title: Fleet Foreman

ITEM	ASSET TAG/ SERIAL #	Funds / Department	Condition Reason	Disposed Missing	Scrapped	Auctioned Sold	Donated	Description of Disposal [where items were placed]
39-1091	1FBSS31L96DA39284	3514	Poor			X		Ford E350
12-1169	2514691	3612	Poor			X		Ez-Go Golf Cart
27-1506	51311	3412	Poor			X		Kubota 60" Mower
27-1435	50820	3412	Poor			X		Kubota 60" Mower
40-0804	4GNLT0811LB900323	3171	Poor			X		Light Tower
39-1206	1FDSE35L77DA78045	2230	Poor			X		Ford E350
11-1212	1FTPW14518FB41158	2220	Poor			X		Ford F150
27-1438	50876	3412	Poor			X		Kubota 60" Mower

Department Director Approval: _____

Date: 3-17-25

City Administrator Approval: _____

Date: _____

Finance Director Approval: _____

Date: _____

Department/Division: Public Services Fleet Name: Casey Powell Title: Fleet Foreman

ITEM	ASSET TAG/ SERIAL #	Funds / Department	Condition Reason	Disposed Missing	Scrapped	Auctioned Sold	Donated	Description of Disposal [where items were placed]
19-1527	1FT7W2BT3DEB47048	2120	Poor			X		Ford F250
19-0970	2FTRX17224CA47450	3512	Poor			X		Ford F150
11-1586	1FAHP2MK3EG182805	2220	Poor			X		Ford Taurus Interceptor
11-1606	1FM5K8AR8GGC72904	2220	Poor			X		Ford Explorer Interceptor
18-0975	1FTYR14U84PA86635	3111	Poor			X		Ford Ranger
30-1583	1FM5K7D84DGC95346	2230	Poor			X		Ford Explorer
18-0659	1FTYR10V8XUB42609	3171	Poor			X		Ford Ranger
13-2010	1FDUF4GT4JED03256	2130	Poor			X		Ford F450 Ambulance
19-1319	1FDXF46R68EA79968	3171	Poor			X		Ford F450
19-1066	1FTWW32YX5EC87452	3151	Poor			X		Ford F350
19-1500	1FDRF3G63DEA04968	3141	Poor			X		Ford F350
33-1711	40TH-3750	3412	Poor			X		Trash Pump
19-1098	1FDWF36P56ED35194	3171	Poor			X		Ford F350

Department Director Approval: 

Date: 3-17-25

City Administrator Approval: _____

Date: _____

Finance Director Approval: _____

Date: _____

Department/Division: Public Services Fleet Name: Casey Powell Title: Fleet Foreman

ITEM	ASSET TAG/ SERIAL #	Funds / Department	Condition Reason	Disposed Missing	Scrapped	Auctioned Sold	Donated	Description of Disposal [where items were placed]
28-1282	7045923D187Z70007	3412	Poor			X		Spreader
30-1579	5XXGM4A75EG294510	2230	Poor			X		Kia Optima
30-1625	1N4BL3APXHC189673	2230	Poor			X		Nissan Altima
19-0812	1FTRX17212KB47094	3514	Poor			X		Ford F150
19-1086	1FTRF12206NB18331	3111	Poor			X		Ford F150
27-1262	03550-220000142	3514	Poor			X		Toro RM5500
11-1609	1FM5K8AR5GGC72908	2220	Poor			X		Ford Explorer Interceptor
20-0728	1FDWW36S1YEE07645	3412	Poor			X		Ford F350 Dumptruck
16-0445	1FDKF38F6SNB30321	2120	Poor			X		Ford F350
16-0601	4Z36ETDB1WR897993	2120	Poor			X		American LaFrance Pumper
18-0529	1FTZR15V4XPA96000	3141	Poor			X		Ford Ranger
18-1178	1FTZR44U27PA87466	3121	Poor			X		Ford Ranger
Shop Tools		3010	Poor			X		Air Compressor

Department Director Approval: 

Date: 3-17-25

City Administrator Approval: _____

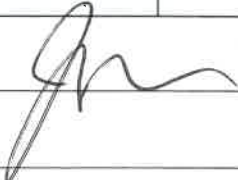
Date: _____

Finance Director Approval: _____

Date: _____

Department/Division: Public Services Fleet Name: Casey Powell Title: Fleet Foreman

ITEM	ASSET TAG/ SERIAL #	Funds / Department	Condition Reason	Disposed Missing	Scrapped	Auctioned Sold	Donated	Description of Disposal [where items were placed]
Shop Tools		3010	Poor			X		Air Compressor
Shop Tools		3010	Poor			X		Oil Filer Crusher
Shop Tools		3010	Poor			X		Snap On Trans Flush Machine
Shop Tools		3010	Poor			X		A/C Machine

Department Director Approval: 

Date: 3-17-25

City Administrator Approval: _____

Date: _____

Finance Director Approval: _____

Date: _____



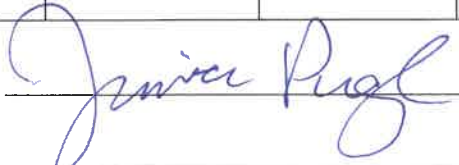
Asset Management Disposal Form

Non-Fixed Assets of less than \$1,000

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

Department/Division: Finance Name: Giselle Gonzalez Title: Purchasing Coordinator

ITEM	ASSET TAG/ SERIAL NO.	Fund/ Department	Condition Reason	Disposed Missing	Scrapped	Auctioned Sold	Donated	Description of Disposal [where items were placed]
Adding machine	None	Finance	Obsolete					Dumpster
Adding machine	None	Finance	Obsolete					Dumpster
Adding machine	None	Finance	Obsolete					Dumpster
Adding Machine	None	Finance	Obsolete					Dumpster
Adding Machine	None	Finance	Obsolete					Dumpster
Desk foot rest	None	Finance	Broken					Dumpster
Key board mount	None	Finance	Broken					Dumpster
Organizer trays	None	Finance	Broken					Dumpster

Department Director Approval: 

Date: 3.4.2025

City Administrator Approval: _____

Date: _____

Finance Director Approval: _____

Date: _____



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 6.

Meeting Date: May 7, 2025

Department: Finance Department

SUBJECT:

Authorize the issuance of sole source memos: Sim-Tech Simulation Technologies

REQUEST:

Approve the issuance of sole source memo for fiscal year (FY) 2025

SUMMARY:

107.3.9.8.3. SOLE SOURCE.

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

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

Summary of Requested Sole Source Vendors:

Department	Vendor	Description	Requested Amount
Fire Department	Sim-Tech Simulation Technology	Pump Panel Simulator	Within Annual Budgetary Appropriations

Vendor:	Sim-Tech Simulation Technology
Department:	Fire Department
Description:	Pump Panel Simulator
Requested Amount:	Within Annual Budgetary Appropriations
Policy Requirements:	Sole Source procurements are proprietary and used when only one vendor is able to provide commodities, contractual services, or construction services of adequate quality or quantity that meet City's requirements: Sim-Tech is the sole manufacturer of the S-Series Side Mount Pump Panel simulator. Sim-Tech manufactures the proprietary Pump Pro software and hardware products and solely provides manufacturing, testing, delivery, installation and training on their software. Sim-Tech does not have any resellers of their products, they are the single source provider. Additionally, they are the only company authorized to provide aftermarket warranty or service on the simulator.
Policy Requirements:	Compatibility with existing systems requires procurement from a single source: Although we do not have an existing simulator system, the Sim-Tech The S-Series Side Mount Pump Panel simulator will be customized to the department-specific pump panel layout and is the only manufacturer that can provide that type of detail. They will develop the product specifically designed for the Apopka Fire Department.
Justification:	Sim-Tech's proprietary Pump Pro software allows instructors to set up and save training situations that are combinations of water sources, intakes, pump configurations, discharges, water sinks, and other environmental and vehicle related conditions. Training instructors can create new-customized versions of standard scenario situations or edit existing scenarios to add new sets of challenges based on changes to the hoses, water sources, pumps or vehicles. Sim-Tech is the only manufacturer that can add and facilitate both screen base and See-Through Reality capability. The add on augmented virtual reality headset will advance skill development and spatial awareness training. Additionally, Sim-Tech offers a two-year warranty, at no additional cost which will reduce the cost of operation. The Fire Department and Procurement contacted a second vendor, by the name of FAAC who also provides pump simulators for fire departments but, they could not provide the customization needed for our department. The estimated cost of the simulator is \$100,000 which has been approved in the FY 25 budget.
History:	This is a first time purchase for this simulator. FY2025 Expenditures - Budgetary Appropriations

FUNDING SOURCE:

Approved FY25 Budget

RECOMMENDED MOTION:

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

ATTACHMENTS:

None



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 7.

Meeting Date: May 7, 2025

Department: Finance Department

SUBJECT:

Authorize the issuance of Evaluated Source Memo: Amsoil, Inc.

REQUEST:

Approve the issuance of evaluated source memo: Amsoil, Inc.

SUMMARY:

PURCHASING POLICY 107.3.9.8.4. EVALUATED SOURCE

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

Vendor Evaluated Source Memo Details:

Vendor:	Amsoil, Inc.
Department:	Public Services Fleet Division
Description:	Engine and Transmission Fluids for City Vehicles
Requested Amount:	Within Annual Budgetary Appropriations
Policy Requirements:	Comprehensive review of all available competitive sources and all other applicable competitive considerations: Three quotes were solicited and received for the City vehicle fluids that is required for all the City of Apopka vehicles and equipment. Below is a summary of the three quotes received from the different vendors and attached are the corresponding documents. • Amsoil \$1,199.99, • Factory Supply outlet \$1,751.71 • Grainger \$1,348.74
Policy Requirements:	Proven quality differences and proximity of supplier: Amsoil also has the ability to keep the fluid in stock for us and provides free delivery. They are local compared

	to the other companies that we will have to order and wait for,
Policy Requirements:	Justification/Documentation clearly defining why it is in the best interest of the City not to obtain quotes with each purchase and/or why this vendor: The consistency of utilizing the same brand products for almost 20 years has enabled the city to experience little to no issues with engine damage due to lack of lubrication or all viscosity breakdown. This memo will allow Fleet to continue operations while research is developed to locate a piggybackable contract or advertise a formal solicitation.
History:	Evaluated Source memo authorized in FY24.

FUNDING SOURCE:

Approved Annual Budgetary Appropriations.

RECOMMENDED MOTION:

Approve the issuance of blanket purchase order to Amsoil, Inc., not to exceed budgetary appropriations.

ATTACHMENTS:

None



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 8.

Meeting Date: May 7, 2025

Department: Finance Department

SUBJECT:

Authorize the execution of piggyback contracts for the assigned terms: Sentinel Technologies, Inc., Chinchor Electric, Inc., EP Rents, LLC, Herc Rentals, Inc., Sunbelt Rentals, Inc., JMD Global Developers LLC, Advance Stores Company Inc. dba Advance Auto Parts, Genuine Parts Company dba NAPA Auto Parts, Fastenal Company, Global Equipment Company, Inc. dba Global Industrial, HD Supply, Inc. dba HD Supply Facilities Maintenance, LTD, Lawson Products, Inc., W.W. Grainger, Inc., and Ricoh USA, Inc.

REQUEST:

Authorize the execution of piggyback contracts for the assigned terms.

SUMMARY:

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

Per Purchasing Policy 107.3.17 - Piggyback Contracts: Piggyback contracts will only be authorized during the period of time that the original contract is active and has not expired (if the original contract expires or terminates, so shall the piggyback contract). The Department Director or designee must review and confirm potential piggyback contracts for applicability and scope. The request for utilizing a piggyback contract must be submitted to the Finance Department for purchasing review. Upon approval, the Purchasing Administrator or designee shall submit their review to the City Attorney for final approval. Contracts that are over \$50,000 will also require City Council approval. Multi-Year Piggybacks: if determined to be over \$50,000 and once authorized by City Council, if the dollar amount allotted in the fiscal year budget is available for the services or commodities, it will not require additional City Council approval.

Below is a full listing of the piggyback contracts that are being requested by department submittals, vendors, descriptions, sources, and expiration dates. Please note, contracts may have varying effective start dates.

Department:	Information Technology
Vendor:	Sentinel Technologies, Inc.
Description:	Advanced Technology Solutions Aggregator
Source:	NCPA
Bid/Contract #:	#01-170
Original Bid Award Date:	December 14, 2023
Expiration Date:	December 31, 2026
Renewals:	Two (2) additional one (1) year renewal options
Max Expiration Date:	December 31, 2028

Department: Public Services
Vendor: Chinchor Electric, Inc.
Description: Signal Construction and System Communication Equipment
Source: Seminole County
Bid/Contract #: IFB-604668-23
Original Bid Award Date: March 4, 2024
Expiration Date: March 3, 2026
Renewals: One (1) additional one (1) year renewal option
Max Expiration Date: March 3, 2027

Department: Public Services
Vendor: EP Rents, LLC, Herc Rentals, Inc., and Sunbelt Rentals, Inc.
Description: Heavy Equipment Lease
Source: Florida Department of Transportation
Bid/Contract#: DOT-ITB-19-9025-GH
Original Board Award Date: February 12, 2019
Expiration Date: February 11, 2026
Renewals: One (1) additional one (1) year renewal option
Max Expiration Date: February 11, 2027

Department: Public Services
Vendor: JMD Global Developers, LLC
Description: Concrete Sidewalks, Driveways, Curb Ramps, Curb and Gutter, and Traffic Separations, Construction and Repair
Source: Seminole County
Bid/Contract #: IFB-604269-22/LNF
Original Bid Award Date: June 30, 2022
Expiration Date: June 29, 2026
Renewals: Two (2) additional one (1) year renewal options
Max Expiration Date: June 29, 2028

Department: Public Services
Vendor: Advance Stores Company Inc. dba Advance Auto Parts
Description: Automotive Parts and Accessories for Light, Medium and Heavy-Duty Vehicles and Related Products and Services
Source: Prince William County Schools through Omnia Partners
Bid/Contract #: R-LD-23013
Original Bid Award Date: November 1, 2023
Expiration Date: October 31, 2028
Renewals: None
Max Expiration Date: October 31, 2028

Department: Public Services
Vendor: Genuine Parts Company dba NAPA Auto Parts
Description: Aftermarket Parts and Supplies
Source: Sourcewell
Bid/Contract #: #100124-GPC
Original Bid Award Date: January 9, 2029
Expiration Date: January 10, 2029
Renewals: Two (2) additional one (1) year renewal options
Max Expiration Date: January 10, 2031

Department: Public Services
Vendors: Fastenal Company, Global Equipment Company, Inc. dba Global Industrial, HD Supply, Inc.dba
HD Supply Facilities Maintenance, LTD, Lawson Products, Inc., and W.W. Grainger, Inc.
Description: Facilities MRO and Industrial Supplies
Source: NASPO ValuePoint
Bid/Contract #: RFP 7582400000228
Original Bid Award Date: August 30, 2024
Expiration Date: August 31, 2026
Renewals: Four (4) additional one (1) year renewal options
Max Expiration Date: August 31, 2030

Department: Information Technology
Vendor: Ricoh USA, Inc.
Source: OMNIA Partners
Bid/Contract #: 2021002788
Original Bid Award Date: January 26, 2021
Expiration Date: January 25, 2026
Renewals: Five (5) additional one (1) year renewal options
Max Expiration Date: January 25, 2031

FUNDING SOURCE:

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

RECOMMENDED MOTION:

Authorize the execution of piggyback contracts per the assigned terms.

ATTACHMENTS:

None



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 9.

Meeting Date: May 7, 2025

Department: Finance Department

SUBJECT:

Award contracts for ITB 2025-A-136: Towing Storage and Miscellaneous Services to BJ's Towing Service of Central FL, Inc., and Tri County Towing, Inc.

REQUEST:

Award contracts for ITB 2025-A-136: Towing, Storage and Miscellaneous Services to BJ's Towing Service of Central FL, Inc., and Tri County Towing, Inc.

SUMMARY:

Staff advertised an Invitation to Bid seeking qualified towing Contractors, meeting all requirements and specifications, to provide towing, storage and miscellaneous services. Awarded Contractor(s) will serve the specific needs of the Apopka Police Department and Fleet Services, as specified in the solicitation.

The contract awards shall be for a multi-year term, with an initial contract period of five (5) years from the date the contract is fully executed, with two (2) additional two (2) year renewal options, by mutual written agreement. All identified bid pricing items included in this solicitation will be at a fixed rate for the initial term of the contract and may be adjusted for each renewal period based on the consumer price index (CPI). A request for a price adjustment, with proper documentation justifying the adjustment, may be submitted, in writing, 30 days before the anniversary date of the Agreement.

The contract is being awarded as follows:

- **Non-City-Owned Vehicles** - Items 1 through 26 (Police Department Only)
- **City-Owned Vehicles** - Items 27 through 36, and Items 39 through 56. Line Items 37 and 38 are intentionally omitted. (Fleet Management Only)

The advertisement schedule and statistics were as follows:

Date Issued & Advertised:	March 16, 2025
Inquiry Deadline:	March 27, 2025
E-Bid Submittal Deadline:	April 15, 2025 @3:30 PM
Notified Users:	1,718
Project Views:	460
Vendors Following the Project:	5

The following three (3) contractors submitted bids; Bartlett Towing, LLC, BJ's Towing of Central FL, Inc., and Tri County Towing, Inc. Staff recommends contract awards to the following two (2) responsive and responsible bidders, meeting specifications:

Awarded Vendors	Awarded
BJ's Towing of Central FL, Inc.	Non-City-Owned Vehicles - Items 1 through 26 (Police Department Only)
Tri County Towing, Inc.	City-Owned Vehicles - Items 27 through 36, and Items 39 through 56. Line Items 37 and 38 are intentionally omitted. (Fleet Management Only)

The two (2) contractor submittals have been reviewed to include their bid, history, and references. All services will be funded through fiscal year budgetary appropriations.

FUNDING SOURCE:

Within fiscal year budgetary appropriations.

RECOMMENDED MOTION:

Approve contract awards to: BJ's Towing of Central FL, Inc., and Tri County Towing, Inc.

ATTACHMENTS:

None



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 10.

Meeting Date: May 7, 2025

Department: Finance Department

SUBJECT:

Award contract for ITB 2025-A-146: General Contracting Services to: PLC Construction Services, Inc.

REQUEST:

Award contracts for ITB 2025-A-146: General Contracting Services to: PLC Construction Services, Inc.

SUMMARY:

Staff advertised an Invitation to Bid to establish a qualified list of general contractors to provide general contracting services for a variety of construction projects throughout the City, on an as-needed basis.

The advertisement schedule and statistics were as follows:

Date Issued & Advertised:	March 16, 2025
Inquiry Deadline:	April 2, 2025
E-Bid Submittal Deadline:	April 8, 2025 @2:00 PM
Notified Users:	1,884
Project Views:	489
Vendors Following the Project:	46

Fourteen (14) submissions were received. On April 16, 2025 City Council awarded ten (10) bidders a contract for general contracting services. The additional Four (4) bidders remained under evaluation for responsiveness, noting if deemed responsive, these bidders will be brought before City Council at a later date.

The contract shall be awarded for a multi-year term, with an initial contract period of five (5) years from the date the contract is fully executed, with two (2) additional two (2) year renewal options, by mutual written agreement.

Prices offered shall remain firm through the initial period of this Agreement however, a request for a price adjustment, with proper documentation justifying the adjustment, may be submitted, in writing, 30 days before the annual anniversary date of the Agreement. Price adjustments must have written approval from The City's Procurement Division before invoicing. Any purchase orders issued by before the approval of the price increase will not be modified. Any unit price adjustment invoiced without written approval from shall not be paid and the invoice returned to the Contractor for correction. Requests for price adjustments shall not exceed the percentage of change in the Consumer Price Index (CPI) for the previous twelve months. The CPI shall not be seasonally adjusted.

The City reserves the right to request a reduction in Agreement prices equal to the percentage of change of the CPI in the event of a reduction. The Contractor shall not be entitled to an increase in labor rates due to the minimum wage increase without providing a request for adjustment at a minimum of 30 days before the effective change.

The City also reserves the right to increase the list of pre-qualified contractors to provide the necessary services included in this ITB. At any point during the life of this contract, if deemed necessary by the City, additional providers can be added to the list of awarded contractors, through the competitive solicitation process. Regardless of the year a contractor(s) are added to the pool of awarded contractors, all awards will be terminated at the end of the original bid term as specified in this solicitation.

This contract is being awarded based on the required qualifications being met in the following three (3) lots.

- Lot #1 award is for projects up to \$49,999. Must have a General Contractor's license for a minimum of three (3) years.
- Lot #2 award is for projects between \$50,000 and \$199,000. Must have a General Contractor's license for a minimum of five (5) years.
- Lot #3 award is for projects \$200,000 and over. Must have a General Contractor's license for a minimum of five (5) years and bonding capacity.

Additionally, projects in each lot shall be awarded on an individual basis to the lowest Contractor through a process called a Request for Secondary Quoting (**RSQ**). Having the RSQ process built into this contract allows the City Staff to respond quicker to project needs by having a list of pre-qualified general contractors to cover all size projects, and formally request quotes from the list of vendors. It also enables the City to secure the most competitive cost per project, and alleviates the need to advertise Invitations to Bid each time the City has a project over \$50,000. It also alleviates the need for issuing additional formal solicitations and the need to return to City Council each time a project totaling \$50,000 and above is needed. The intent of this contract is for the completion of different size projects throughout the City, it is not intended for new building construction or projects that require the CCNA process.

Staff recommends a contract be awarded to the following responsive and responsible bidder, meeting specifications:

Awarded Vendors	Awarded Lot(s)
PLC Construction Services, Inc.	Lot #1 Projects up to \$49,999 Lot #2 Projects between \$50,000-\$199,999 Lot 3 Projects \$200,000 and over

At the present time, the remaining three (3) bidders are considered non-responsive.

Each individual project awarded through the RSQ process will be funded through fiscal year budgetary appropriations.

FUNDING SOURCE:

Within fiscal year budgetary appropriations.

RECOMMENDED MOTION:

Approve contract award to: PLC Construction Services, Inc.

ATTACHMENTS:

None



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 11.

Meeting Date: May 7, 2025

Department: Finance Department

SUBJECT:

Award contract for ITB:2024-A-34, Community Development Block Grant (CDBG) Housing and Rehabilitation Replacement Program to RDC Development Corporation.

REQUEST:

Award a contract to RDC Development Corporation.

SUMMARY:

The City of Apopka was awarded a \$750,000 grant under the Florida Department of Commerce for the Community Development Block Grant (CDBG), with a City funded \$50,000 commitment. The grant is in the Housing Rehabilitation Category to repair or replace Low to Moderate Income (LMI below 80% of area median income) owner occupied homes located within the city limits. The City of Apopka has hired Fred Fox Enterprises, Inc. to assist in the Administration in the City's CDBG Housing Grant and act as the City's CDBG Housing Specialist. The following five (5) properties in Apopka were identified to participate (one property was considered an alternate):

Item #	Properties	Types of Rehabilitation
1	118 W. 8TH Street	Replacement Home
2	708 S. Washington Ave.	Replacement Home
3	1165 Dekleva Drive	Rehab
4	28 W. 8TH St.	Rehab
5	407 E. 8TH St. (Alternative Home)	Rehab

A bid was advertised to replace two (2) homes and rehabilitate three (3) homes. On May 15, 2024, City Council authorized the award of contracts for two (2) replacement homes, the rehabilitation of one (1) home, to conduct a re-bid of one (1) home and change the rehab to a replacement, and make a determination on the alternate home once all bids and funds were determined. Separately, on September 18, 2024, City Council authorized award of a contract for the one (1) home re-bid as a replacement. The locations, determinations, and amounts were as follows:

Item #	Properties	Action	Bid Amount
1	118 W. 8TH Street	Award a contract to replace home	\$212,915
2	708 S. Washington Ave.	Award a contract to replace home	\$212,915
3	1165 Dekleva Drive	Award a contract to rehab home	\$45,421.03
4	28 W. 8TH St.	Re-bid as replaced home instead of rehab	\$238,672.00

5	407 E. 8th St. (Alternate Home)	Postpone until all bids funds are determined	\$0
Amount:			Bid: \$709,923.03
Contingency (10%) Award: Amount:			\$70,992.30
Total Bid Award Amounts received as of September 18, 2024:			\$780,916.03

On March 20, 2024, the Finance Department received electronic bids (e-bids) for this program. The advertisement schedule and statistics were as follows:

- Date Issued & Advertised: February 4, 2024
- Inquiry Deadline: March 7, 2024
- Pre-Bid Meeting: February 13, 2024
- E-Bid Submittal Deadline: March 20, 2024, 3:00pm
- Notified Users: 2,505
- Project Views: 1,316
- Vendors Following the Project: 54
- Pre-Bid Attendance: 29

RDC Development Corporation was the lowest and sole bidder for the alternate home 407 E. 8TH Street. Their submittal was reviewed to include their bid, history, and references. A sole response from a bid advertisement is allowable per the Purchasing Policy 107.3.9.4. The bid amount of \$143,260.89 exceeded 15% of the rehabilitation cost estimate of \$95,950. This property was selected as an alternate project for rehabilitation, and was contingent upon funding. Funding is available through CDBG and local funds for the rehabilitation of the alternate home and is brought forty to City Council for approval.

FUNDING SOURCE:

\$130,758-CDBG Housing Grant through the Florida Department of Commerce
 \$27,0009-Local Funds
 \$157,767-Total Funds Available

RECOMMENDED MOTION:

Recommend to award the home rehabilitation of 407 E. 9TH Street to RDC Development Corporation, the single bidder, in the total amount of \$143,260.89. Recommendation and award is contingent upon the Florida Department of Commerce of the single bidder and site-specific environmental release for the construction of the property. The CDBG grant does include any funding for contingencies. A 10% contingency fund is being requested, utilizing local funds in the amount of \$14,326.09 (total project cost with contingency is **\$157,586.97**).

ATTACHMENTS:

None



City of Apopka CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)

Item #: 1.

Meeting Date: May 7, 2025

Department: Community Development

SUBJECT:

Approve the Interlocal Agreement with Orange County: Golden Gem Road transfer from Orange County to the City of Apopka

REQUEST:

Approve the transfer of Golden Gem Road, from Capital Reef Way to Kelly Park Road, from Orange County to the City of Apopka and authorize the Mayor to sign and execute the Interlocal Agreement for this section of Golden Gem Road.

SUMMARY:

At its meeting on June 9, 2024, the City Council approved the Interlocal Agreement (ILA), transferring a section of Golden Gem Road, from Capital Reef Way to Kelly Park Road, from Orange County to the City of Apopka. After the City's approval, Orange County requested changes to the ILA language that were accepted by the City and Orange County. Because of the amendment to the ILA, the agreement must be brought back to the City Council for approval, then scheduled for approval by the Orange County Board of County Commissioners. For reference, refer to the ILA in track changes for the prior and current draft of the agreement.

This particular segment of Golden Gem Road, from Capital Reef Way to Kelly Park Road, is within the City's Kelly Park Interchange - From-Based Code (KPI-FBC) area and has been heavily impacted by new City developments. Therefore, the City pursued this ILA based on Apopka's experience of unprecedented growth over the last several years, significantly impacting available roadway capacity on both City and County roads. City staff, specifically the former Transportation Coordinator, met with Orange County staff to discuss the County's future plans and to partner with the County to address future roadway improvement needs. However, the County declined to partner with the City to fund the design and reconstruction of the road.

The termini of Capital Reef Way and Kelly Park Road are the northern half of Golden Road. It was constructed by the County prior to the year 2000 and not fully paved until around 2003. Even before any significant development occurred in the KPI-FBC, traffic volumes on the road began to increase due to the opening of the SR 429/Kelly Park Interchange in 2018 and high growth in northwest unincorporated Orange County. In this case and as determined by the previous City Transportation Coordinator, a significant portion of the traffic on the road is attributable to origins and destinations outside the City limits. Accordingly, the County agreed to keep the southern half of the road to be improved, and the City would take ownership of the northern half. The road is substandard and requires extensive improvements to meet City standards. A cost estimate made four years ago for the entire road was about \$13 million. Unfortunately, the higher-cost segment is the City's.

Without the County as a cost-sharing partner, the City looked to the development community to help fund the design, permitting and construction of said portion of Golden Gem Road. The City Council entered into a Pioneering Agreement with development partners in the KPI-FBC that includes the funding of the Golden Gem Road design phase. To ensure that projects along this road move forward in a timely manner by keeping pace with roadway demands, the design phase of the northern half of the road is underway. It would be possible for the City to move the projects forward without taking ownership of this portion of Golden Gem Road, but the County's involvement in the development processes would create challenges, such as a significant increase in project costs and review delays, as well as, the lack of plans to reconstruct it to current roadway standards. And so to minimize

the time and costs of projects and ensure that this portion of Golden Gem Road can handle the oncoming developments, it is in the City's best interest to acquire this section of Golden Gem Road and manage the construction.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Approve the transfer of Golden Gem Road, from Capital Reef Way to Kelly Park Road, from Orange County to the City of Apopka and authorize the Mayor to sign and execute the Interlocal Agreement for this segment of Golden Gem Road.

ATTACHMENTS:

1. APK OC ILA - Golden Gem Road
2. APK OC ILA - Golden Gem Road - Track Changes

THIS INSTRUMENT SHOULD BE RETURNED TO
Susan Bone
City Clerk
City of Apopka
120 East Main Street
Apopka, Florida 32703

**INTERLOCAL AGREEMENT REGARDING TRANSFER OF JURISDICTION
OF A PORTION OF GOLDEN GEM ROAD WITHIN ORANGE COUNTY ROAD SYSTEM**

THIS INTERLOCAL AGREEMENT is made and entered into on this ____ day of _____, 2025 (“Agreement”), by and between ORANGE COUNTY, FLORIDA, a political subdivision of the State of Florida (“County”) and the CITY OF APOPKA, FLORIDA, a municipal corporation of the State of Florida (“City”) for the purpose of transferring the jurisdiction of a portion of Golden Gem Road within the Orange County Road System.

RECITALS

WHEREAS, the County and City have authority pursuant to Section 163.01, Florida Statutes, to enter into interlocal agreements;

WHEREAS, pursuant to Section 335.0415(2), Florida Statutes, any change of the jurisdiction of a public road after July 1, 1995, that is a part of a county road system or a city street system is governed by Section 335.0415(3), Florida Statutes;

WHEREAS, pursuant to Section 335.0415(3), Florida Statutes, subsequent to July 1, 1995, public roads within the respective road systems of a county or a city may be transferred between those jurisdictions only by mutual agreement of those local governmental entities;

WHEREAS, the City desires to own (or accept dedication of, whatever the case may be), operate, maintain, control, and have responsibility over a portion of the County road known as Golden Gem Road from the south right-of-way line of West Kelly Park Road to the South line of the SW ¼ of Section 13, Township 20, Range 27E, including associated drainage easements and retention areas, more particularly described in Exhibit A (“Road Segment”);

WHEREAS, this Agreement is intended solely to address the transfer of the Road Segment from the County’s road system to the City’s city street system for purposes of ownership, operation and

maintenance, and to act as an acknowledgment by the City of its jurisdiction, ownership, and authority to operate and maintain such roads upon the effective date of this Agreement; and

WHEREAS, the County will remain responsible for the ownership, operation and maintenance of the portion of Golden Gem Road lying to the south of the north right-of-way line of South line of the SW ¼ of Section 13, Township 20, Range 27E.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. *Recitals.* The foregoing recitals are true and correct and are hereby incorporated herein by reference.
2. *Transfer of Jurisdiction of Road Segment.* In accordance with Section 335.0415(3), Florida Statutes, County and City hereby agree to the permanent transfer of ownership, control, and roadway maintenance responsibilities from the County to the City of the Road Segment. County shall provide all documents and drawings concerning the road drainage and right-of-way, to the extent such documents are in County's possession. City's jurisdiction to operate and maintain Road Segment means the authority and responsibility to maintain, control, repair, or improve such roads, as the term "road" is defined by Section 334.03(22), Florida Statutes, and to regulate, warn, or guide traffic on such roads, regardless of any future alteration, realignment, construction, extension, widening, or renaming of such roads. The Road Segment is therefore deemed to be a part of the City's "city street system" for purposes of operation and maintenance. Pursuant to Section 337.29(3), Florida Statutes, to the extent that sovereign immunity has been waived, liability for torts shall be in City. Also pursuant to Section 337.29(3), Florida Statutes, except as otherwise provided by law or this Agreement, City shall have the same governmental, corporate, and proprietary powers with relation to Road Segment that City has with relation to other public roads and rights-of-way within its jurisdiction.
3. *Dedication and Acceptance; Deed; Vesting of Title.* For any right-of-way for the Road Segment that is or may be in possession of County by dedication, including right-of-way associated with

drainage, County hereby dedicates to City, and City hereby accepts such right-of-way. For any right-of-way for the Road Segment that is or may be held in fee title by County, including right-of-way associated with drainage, County shall execute and deliver a County Deed in favor of the City substantially in the form attached hereto as Exhibit "B," for any portion of Golden Gem Road from the South line of West Kelly Park Rd to the South line of the SW ¼ of Section 13, Township 20, Range 27E that the County holds, or may hold, fee title or a property interest, as specifically described in the legal description and map attached to Exhibit "B" as Appendix "A," within thirty (30) days of execution of this Agreement. Within fifteen (15) days of receipt thereof, City shall accept the deed and right-of-way by recording the deeds in the Official Records of Orange County at City's expense.

4. *Miscellaneous.*

4.1 Amendments. This Agreement may be amended only by express written instrument approved by the Board of County Commissioners of the County and the City Council of the City, and executed by the authorized officers of each.

4.2 Validity. County and City each represents, warrants, and covenants to and with the other its respective authority and power under Florida law to enter into this Agreement, acknowledges the validity and enforceability of this Agreement, and waives any future right of defense based on claim of illegality, invalidity, or unenforceability of any nature. County and City each hereby represents, warrants, and covenants to and with the other that this Agreement has been validly approved by its respective governing body at a duly held public meeting, and that this Agreement constitutes a legal, valid, and binding contract enforceable against the respective party in accordance with the terms hereof (assuming the due authorization, execution, and delivery hereof by the other parties hereto).

4.3 Ambiguities. Both parties have been allowed equal input regarding the terms and wording of this Agreement and have had the benefit of consultation with their respective legal

counsel prior to its execution, such that all language herein shall be construed equally against the parties, and no language shall be construed strictly against its drafter.

- 5.4 Headings. The headings and captions of paragraphs or subparagraphs used in this Agreement are for the convenience of the parties for reference only and are not intended to define or limit their contents, nor are they to affect the construction or interpretation of this Agreement.
- 4.5 Severability. The provisions of this Agreement are declared by the parties to be severable only to the extent the remaining provisions can effectuate the purpose and intent of the parties.
- 4.6 Governing Law; Venue; Attorneys' Fees and Costs. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any action arising out of or relating to this Agreement shall be in the Circuit Court for the Ninth Judicial Circuit in Orange County, Florida. In the event a party deems it necessary to take legal action to enforce any provision of this Agreement, each party shall bear its own attorneys' fees and costs at both the trial and appellate levels.
- 4.7 Entire Agreement. This Agreement, along with its exhibits, constitutes the entire Agreement between the parties regarding the subject matter hereof. Any prior oral or written agreements or understandings of any kind between the parties relating to the subject matter hereof are null and void and of no further effect.
- 4.8 Counterparts. This Agreement and any amendments thereto may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.
- 4.9 Notices. Any notice required to be given or otherwise given by one party to the other party shall be in writing. Notice shall be deemed delivered when given by hand delivery; notice shall be deemed delivered five (5) days after being deposited in the United State Mail, postage prepaid, certified, or registered; notice shall be deemed delivered the next business

day after being dropped with a recognized overnight mail or courier delivery service; notices shall be deemed delivered the next business day when transmitted by facsimile or telecopy transmission, with receipt acknowledged upon transmission. Notices shall be addressed as follows:

IF TO COUNTY: Director, Orange County Public Works Department
 4200 South John Young Parkway
 Orlando, Florida 32839
 Facsimile: 407.836.7716

WITH COPY TO: County Attorney
 Orange County Administration Center
 201 South Rosalind Avenue
 Orlando, Florida 32801
 Facsimile: 407.836.5888

IF TO CITY: Transportation Coordinator
 City of Apopka
 120 East Main Street
 Apopka, Florida 32703
 Facsimile: 407.703.1791

WITH COPY TO: City Attorney
 City of Apopka
 120 East Main Street
 Apopka, Florida 32703
 Facsimile: 407.703.1793

In all cases, notices shall be deemed delivered to a party only upon delivery of copies to the persons indicated above in the same manner as for the party being notified. Either party may change its designated official or address for receipt of notice by giving notice of such change to the other party in the manner provided in this subparagraph.

5. *Effective Date.* This Agreement shall become effective on the date of execution by the County or the date of execution by the City, whichever date is later.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year indicated below.

ATTEST: Phil Diamond, CPA, County Comptroller
as Clerk of the Board of County Commissioners

ORANGE COUNTY, FLORIDA, a political
subdivision of the State of Florida,

Deputy Clerk

Jerry L. Demings, Mayor

Printed Name

Date

ATTEST:

CITY OF APOPKA, FLORIDA, a municipal
corporation of the State of Florida,

Susan Bone, City Clerk

Bryan Nelson, Mayor

Date

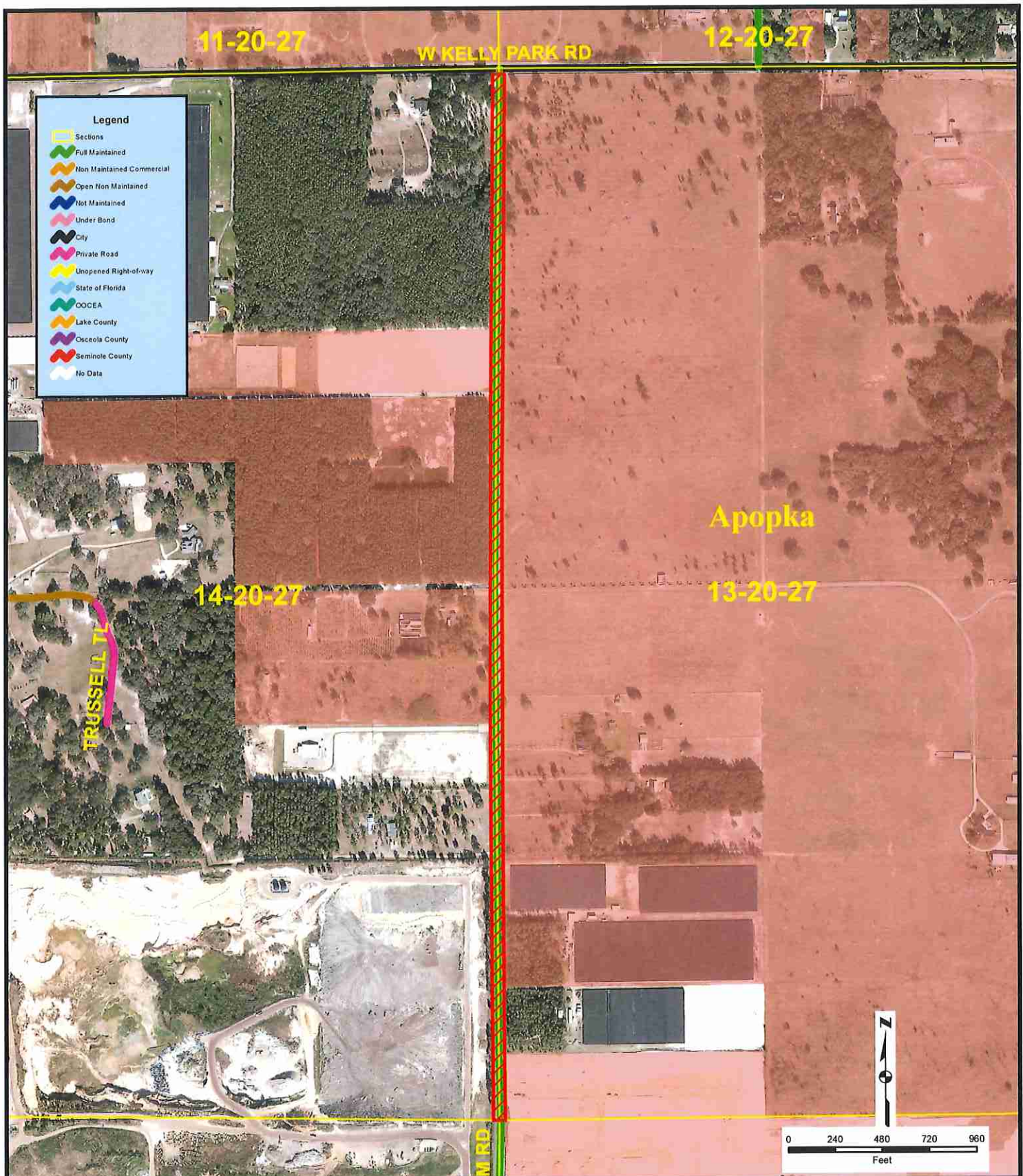


Exhibit "A"
Interlocal Agreement regarding Transfer of Jurisdiction of a
Portion of Golden Gem Road within Orange County Road
System

Author: George Shupp

Checked by:

Date Saved: 4/7/2025

All data, information, and maps are provided
 "as is" without warranty or any representation
 of accuracy, timeliness or completeness

Exhibit "B"

Project: Interlocal Agreement with the City of Apopka and Orange County regarding the Transfer of Jurisdiction of Golden Gem Road

COUNTY DEED

THIS DEED, made as of the date signed below, by Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and the City of Apopka, a municipal corporation, under the laws of the state of Florida, whose address is 1201 E. Main St., Apopka, Florida, 32703 GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$1.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

SEE ATTACHED APPENDIX "A"

Property Appraiser's Parcel Identification Number:

Unassigned

THIS COUNTY DEED is being given in accordance with the Interlocal Agreement regarding the Transfer of Jurisdiction of Golden Gem Road from West Kelly Park Road to the South line of SW ¼ of Section 13, Township 20, Range 27E.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

Project: Interlocal Agreement with the City of Apopka and Orange County regarding the Transfer of Jurisdiction of Golden Gem Road

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.

(Official Seal)

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

BY: _____
Jerry L. Demings, Mayor
Orange County Mayor

DATE: _____

ATTEST: Phil Diamond, CPA, Orange County Comptroller,
as Clerk to the Board of County Commissioners

BY: _____
Deputy Clerk

Printed Name

Appendix “A”

SKETCH AND DESCRIPTION

(THIS IS NOT A SURVEY)

GOLDEN GEM ROAD

LYING IN SECTION 13-20-27 & 14-20-27
ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST AND A PORTION OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 30 FEET OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND THE EAST 30 FEET OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE NORTH 30 FEET THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N 89°21'01" W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 14 A DISTANCE OF 30.00 FEET; THENCE ALONG A LINE 30 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 14 RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) RUN N 00°21'14" W, A DISTANCE OF 2688.96 FEET; (2) THENCE RUN N 00°30'19" E, A DISTANCE OF 2603.64 FEET; THENCE ALONG A LINE 30 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 14, RUN N 89°12'17" E, A DISTANCE OF 30.01 FEET TO THE INTERSECTION OF A LINE 30 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13, THENCE ALONG SAID LINE RUN N 89°54'49" E, A DISTANCE OF 30.00 FEET TO A POINT LYING 30 FEET EAST OF THE WEST LINE OF SAID SECTION 13; THENCE ALONG A LINE 30 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 13 RUN THE FOLLOWING TWO (2) COURSES AN DISTANCES; (1) RUN S 00°30'19" W, A DISTANCE OF 2604.19 FEET; (2) THENCE RUN S 00°21'14" E, A DISTANCE OF 2688.98 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13 RUN S 89°32'16" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.29 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

- 1) NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
- 3) BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SE 1/4 OF SECTION 14-20-27, HAVING A BEARING OF N 00°21'14" W.

REVISED: 01/08/2024
SEE SHEET 2 FOR SKETCH
04/25/2023
SHEET 1 OF 2

PROJECT: 21175

PREPARED BY:

I CERTIFY THAT THIS MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472, FLORIDA STATUTES.

DAVID M. McDERMOTT

FLORIDA REGISTERED SURVEYOR AND MAPPER CERTIFICATE No. 4779

Associated Land Surveying & Mapping, Inc.

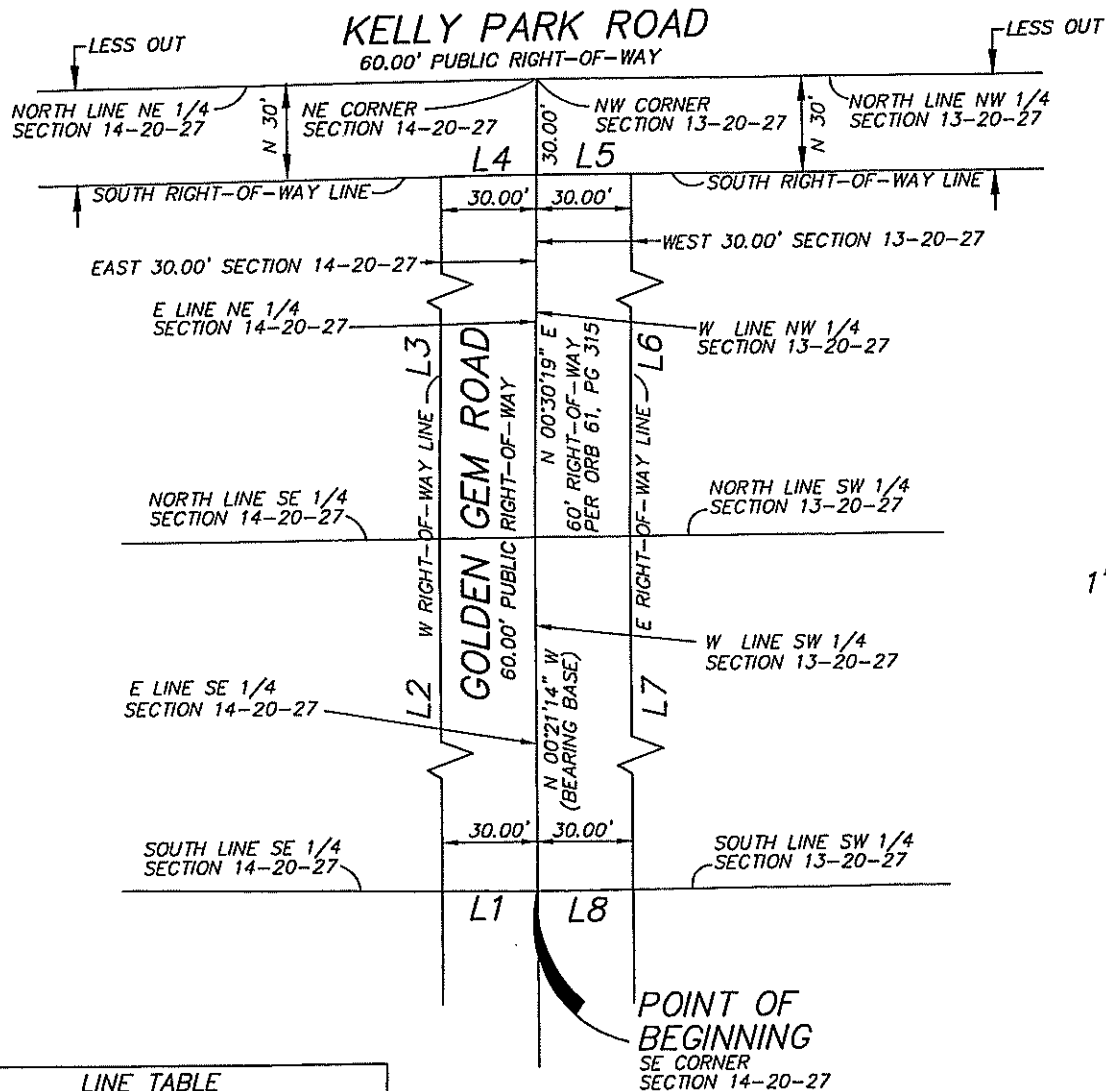
1681 POWELL STREET, LONGWOOD, FLORIDA 32750
PH (407) 869-5002, FAX (407) 869-8393
CERTIFICATE OF AUTHORIZATION # LB 6767

SKETCH AND DESCRIPTION

(THIS IS NOT A SURVEY)

GOLDEN GEM ROAD

LYING IN SECTION 13-20-27 & 14-20-27
ORANGE COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°21'01" W	30.00'
L2	N 00°21'14" W	2688.96'
L3	N 00°30'19" E	2603.64'
L4	N 89°12'17" E	30.01'
L5	N 89°54'49" E	30.00'
L6	S 00°30'19" W	2604.19'
L7	S 00°21'14" E	2688.98'
L8	S 89°32'16" W	30.00'

PROJECT: 21175

REVISED: 01/08/2024
SEE SHEET 1 FOR DESCRIPTION
04/25/2023
SHEET 2 OF 2

**Associated Land Surveying
& Mapping, Inc.**

1681 POWELL STREET, LONGWOOD, FLORIDA 32750
PH (407) 869-5002, FAX (407) 869-8393
CERTIFICATE OF AUTHORIZATION # LB 6767

THIS INSTRUMENT SHOULD BE RETURNED TO
Susan Bone
City Clerk
City of Apopka
120 East Main Street
Apopka, Florida 32703

**INTERLOCAL AGREEMENT REGARDING TRANSFER OF JURISDICTION
OF A PORTION OF GOLDEN GEM ROAD WITHIN ORANGE COUNTY ROAD SYSTEM**

THIS INTERLOCAL AGREEMENT is made and entered into on this ____ day of _____, 2023 (“Agreement”), by and between ORANGE COUNTY, FLORIDA, a political subdivision of the State of Florida (“County”) and the CITY OF APOPKA, FLORIDA, a municipal corporation of the State of Florida (“City”) for the purpose of transferring the jurisdiction of a portion of Golden Gem Road within the Orange County Road System.

RECITALS

WHEREAS, the County and City have authority pursuant to Section 163.01, Florida Statutes, to enter into interlocal agreements;

WHEREAS, pursuant to Section 335.0415(2), Florida Statutes, any change of the jurisdiction of a public road after July 1, 1995, that is a part of a county road system or a city street system is governed by Section 335.0415(3), Florida Statutes;

WHEREAS, pursuant to Section 335.0415(3), Florida Statutes, subsequent to July 1, 1995, public roads within the respective road systems of a county or a city may be transferred between those jurisdictions only by mutual agreement of those local governmental entities;

WHEREAS, the City desires to own (or accept dedication of, whatever the case may be), operate, maintain, control, and have responsibility over a portion of the County road known as Golden Gem Road from the south right-of-way line of West Kelly Park Road to the South line of the SW ¼ of Section 13, Township 20, Range 27E, including associated drainage easements and retention areas, more particularly described in Exhibit A (“Road Segment”);

WHEREAS, this Agreement is intended solely to address the transfer of the Road Segment from the County’s road system to the City’s city street system for purposes of ownership, operation and

maintenance, and to act as an acknowledgment by the City of its jurisdiction, ownership, and authority to operate and maintain such roads upon the effective date of this Agreement; and

WHEREAS, the County will remain responsible for the ownership, operation and maintenance of the portion of Golden Gem Road lying to the south of the north right-of-way line of South line of the SW ¼ of Section 13, Township 20, Range 27E.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. *Recitals.* The foregoing recitals are true and correct and are hereby incorporated herein by reference.
2. *Transfer of Jurisdiction of Road Segment.* In accordance with Section 335.0415(3), Florida Statutes, County and City hereby agree to the permanent transfer of ownership, control, and roadway maintenance responsibilities from the County to the City of the Road Segment. County shall provide all documents and drawings concerning the road drainage and right-of-way, to the extent such documents are in County's possession. City's jurisdiction to operate and maintain Road Segment means the authority and responsibility to maintain, control, repair, or improve such roads, as the term "road" is defined by Section 334.03(22), Florida Statutes, and to regulate, warn, or guide traffic on such roads, regardless of any future alteration, realignment, construction, extension, widening, or renaming of such roads. The Road Segment is therefore deemed to be a part of the City's "city street system" for purposes of operation and maintenance. Pursuant to Section 337.29(3), Florida Statutes, to the extent that sovereign immunity has been waived, liability for torts shall be in City. Also pursuant to Section 337.29(3), Florida Statutes, except as otherwise provided by law or this Agreement, City shall have the same governmental, corporate, and proprietary powers with relation to Road Segment that City has with relation to other public roads and rights-of-way within its jurisdiction.
3. *Dedication and Acceptance; Deed; Vesting of Title.* For any right-of-way for the Road Segment that is or may be in possession of County by dedication, including right-of-way associated with

drainage, County hereby dedicates to City, and City hereby accepts such right-of-way. For any right-of-way for the Road Segment that is or may be held in fee title by County, including right-of-way associated with drainage, County shall execute and deliver a County Deed in favor of the City substantially in the form attached hereto as Exhibit "B," for any portion of Golden Gem Road from the South line of West Kelly Park Rd to the South line of the SW ¼ of Section 13, Township 20, Range 27E that the County holds, or may hold, fee title or a property interest, as specifically described in the legal description and map attached to Exhibit "B" as Appendix "A," within thirty (30) days of execution of this Agreement. Within fifteen (15) days of receipt thereof, City shall accept the deed and right-of-way by recording the deeds in the Official Records of Orange County at City's expense.

~~4. *County Payment.* The parties agree that it is reasonable and for a public purpose that County participate in City's construction of resurfacing improvements to the Road Segments which are necessary to bring the Road Segments up to a standard of good repair as part of the transfer of the Road Segment to City. The improvements will generally consist of milling and resurfacing the Road Segments (the "Project"). The Project has an estimated cost of approximately Seven Hundred and Fifty Thousand Dollars (\$750,000.00) (the "Estimated Cost"). In consideration for City's assumption of the ownership and maintenance of the Road Segments and to facilitate improvement of the Road Segments, County agrees to pay to City the amount of the Estimated Cost by check or wire transfer (the "County Payment"). The County Payment will be made to City within sixty (60) days after City submits to County a request for payment, together with supporting documentation including a Notice of Completion of the Project, the requested amount of the County Payment, and contractor invoices showing a total actual cost incurred by City for construction of the Project (the "Total Cost"). In the unlikely event the Total Cost is less than the Estimated Cost, the County Payment will be reduced, dollar for dollar, but in no event will the County Payment be increased.~~

45. *Miscellaneous.*

~~54~~.1 Amendments. This Agreement may be amended only by express written instrument approved by the Board of County Commissioners of the County and the City Council of the City, and executed by the authorized officers of each.

~~45~~.2 Validity. County and City each represents, warrants, and covenants to and with the other its respective authority and power under Florida law to enter into this Agreement, acknowledges the validity and enforceability of this Agreement, and waives any future right of defense based on claim of illegality, invalidity, or unenforceability of any nature. County and City each hereby represents, warrants, and covenants to and with the other that this Agreement has been validly approved by its respective governing body at a duly held public meeting, and that this Agreement constitutes a legal, valid, and binding contract enforceable against the respective party in accordance with the terms hereof (assuming the due authorization, execution, and delivery hereof by the other parties hereto).

~~45~~.3 Ambiguities. Both parties have been allowed equal input regarding the terms and wording of this Agreement and have had the benefit of consultation with their respective legal counsel prior to its execution, such that all language herein shall be construed equally against the parties, and no language shall be construed strictly against its drafter.

~~55~~.4 Headings. The headings and captions of paragraphs or subparagraphs used in this Agreement are for the convenience of the parties for reference only and are not intended to define or limit their contents, nor are they to affect the construction or interpretation of this Agreement.

~~45~~.5 Severability. The provisions of this Agreement are declared by the parties to be severable only to the extent the remaining provisions can effectuate the purpose and intent of the parties.

~~45~~.6 Governing Law; Venue; Attorneys' Fees and Costs. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any action arising out of or relating to this Agreement shall be in the Circuit Court for the Ninth

Judicial Circuit in Orange County, Florida. In the event a party deems it necessary to take legal action to enforce any provision of this Agreement, each party shall bear its own attorneys' fees and costs at both the trial and appellate levels.

45.7 Entire Agreement. This Agreement, along with its exhibits, constitutes the entire Agreement between the parties regarding the subject matter hereof. Any prior oral or written agreements or understandings of any kind between the parties relating to the subject matter hereof are null and void and of no further effect.

45.8 Counterparts. This Agreement and any amendments thereto may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

45.9 Notices. Any notice required to be given or otherwise given by one party to the other party shall be in writing. Notice shall be deemed delivered when given by hand delivery; notice shall be deemed delivered five (5) days after being deposited in the United State Mail, postage prepaid, certified, or registered; notice shall be deemed delivered the next business day after being dropped with a recognized overnight mail or courier delivery service; notices shall be deemed delivered the next business day when transmitted by facsimile or telecopy transmission, with receipt acknowledged upon transmission. Notices shall be addressed as follows:

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Director, Orange County Public Works Department
4200 South John Young Parkway
Orlando, Florida 32839
Facsimile: 407.836.7716
- WITH COPY TO:

County Attorney
Orange County Administration Center
201 South Rosalind Avenue
Orlando, Florida 32801
Facsimile: 407.836.5888
- IF TO CITY:

Transportation Coordinator
City of Apopka
120 East Main Street
Apopka, Florida 32703

Facsimile: 407.703.1791

WITH COPY TO: City Attorney
City of Apopka
120 East Main Street
Apopka, Florida 32703
Facsimile: 407.703.1793

In all cases, notices shall be deemed delivered to a party only upon delivery of copies to the persons indicated above in the same manner as for the party being notified. Either party may change its designated official or address for receipt of notice by giving notice of such change to the other party in the manner provided in this subparagraph.

65. *Effective Date.* This Agreement shall become effective on the date of execution by the County or the date of execution by the City, whichever date is later.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year indicated below.

ATTEST: Phil Diamond, CPA, County Comptroller
as Clerk of the Board of County Commissioners

ORANGE COUNTY, FLORIDA, a political
subdivision of the State of Florida,

Deputy Clerk

Jerry L. Demings, Mayor

Printed Name

Date

ATTEST:

CITY OF APOPKA, FLORIDA, a municipal
corporation of the State of Florida,

Susan Bone, City Clerk

Bryan Nelson, Mayor

Date



City of Apopka CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)

Item #: 2.

Meeting Date: May 7, 2025

Department: Community Development

SUBJECT:

Ondich South - Major Development Plan

REQUEST:

Approve the Ondich South - Major Development Plan.

SUMMARY:

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

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

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

Location: Southwest corner of Ondich Road and Effie Drive

Tract: 54.85 +/- acre(s)

Project: 326 residential units

Density/Intensity: 5.97 dwelling units per acre

Project Manager: Jean Sanchez

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

PROJECT SUMMARY:

The subject properties have total area of almost 55 acres, and are within the KPI-MU (Kelly Park Interchange – Mixed-Use) zoning district, as well as the Transition and Neighborhood District Overlays. The Ondich South - Major Development Plan details a mix of residential products, comprising of 326 single-family detached and attached units, and future commercial development on a 1.37-acre tract. The plan calls for 193 20-foot-wide townhome units, 95 rear-loaded lots with 34-feet of width and 38 rear-loaded lots with 40-feet of width. The Transition Overlay requires an open space area of 15%, equivalent to 6.01 acres, and the Neighborhood Overlay requires 20%, corresponding to 2.92 acres, totaling 8.93 acres of open space. The applicant proposes 11.10 acres of open space that encompasses an amenity area, playground, buffer and amenitized stormwater pond. Internal connection points are offered from the south of the subdivision, including a link to the Crossroads development to the south via Firebush Drive right-of-way (ROW), and two others east of said ROW. The plan also shows traffic-

calming elements such as a traffic circle and on-street parking along the east and west spine roads. The applicant proposes the following site design standards, including minimum required setbacks:

- Single-Family Detached Lots (rear-loaded), 34-feet and 40-feet in width
 - Front Porch Setback: 10-feet
 - Front/Street Side Setback (Neighborhood District): 15-feet minimum and 30-feet maximum
 - Front/Street Side Setback (Transition District): 10-feet minimum and 20-feet maximum
 - Side Setback: 5-feet minimum
 - Rear Setback: 5-feet minimum
 - Garage Rear Setback: 20-feet minimum
 - Minimum Living Area: 1300 square feet

- Single-Family Attached Lots (rear-loaded), 20-feet in width:
 - Front/Street Side Setback (Neighborhood District): 15-feet minimum and 30-feet maximum
 - Front/Street Side Setback (Transition District): 10-feet minimum and 20-feet maximum
 - Side Setback: 5-feet minimum for exterior units and 0-feet for interior units
 - Rear Setback: 5-feet minimum
 - Garage Rear Setback: 20-feet minimum
 - Minimum Living Area: 1200 square feet

The landscape plan proposes a diverse variety of trees that includes Southern Live Oaks, Red Maple, Sycamore, and Southern Magnolia. Trees are located within the project area and will be installed with root barriers to block or redirect tree roots, preventing damage to structures and pavements.

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

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

SCHOOL PLANNING:

The subject properties are served by the following schools: Zellwood Elementary, Wolf Lake Middle, and Apopka High School. Orange County Public Schools (OCPS) has indicated that concurrency for the proposed development is not available at the middle school level and is deficient by 29.713 students. Therefore, the applicant shall enter into a Concurrency Mitigation Agreement (CMA) with OCPS.

ORANGE COUNTY NOTIFICATION:

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

PUBLIC HEARING SCHEDULE:

April 8, 2025 – Planning Commission (5:30 P.M.)
May 7, 2025 – City Council (1:30 P.M.)

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Development Review Committee:

Finds the proposed Ondich South – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommends approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits.

Planning Commission:

At its meeting on April 8, 2025, the Planning Commission found the proposed Ondich South – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and voted 4-1 to approve the Major Development Plan, based on the findings and facts presented in the staff report and exhibits. Commissioner Robert Ryan dissented based on the lack of capacity in water-related infrastructure and lack of budget for the Golden Gem Road reconstruction.

Recommended Motion - City Council:

Approve the Ondich South – Major Development Plan.

ATTACHMENTS:

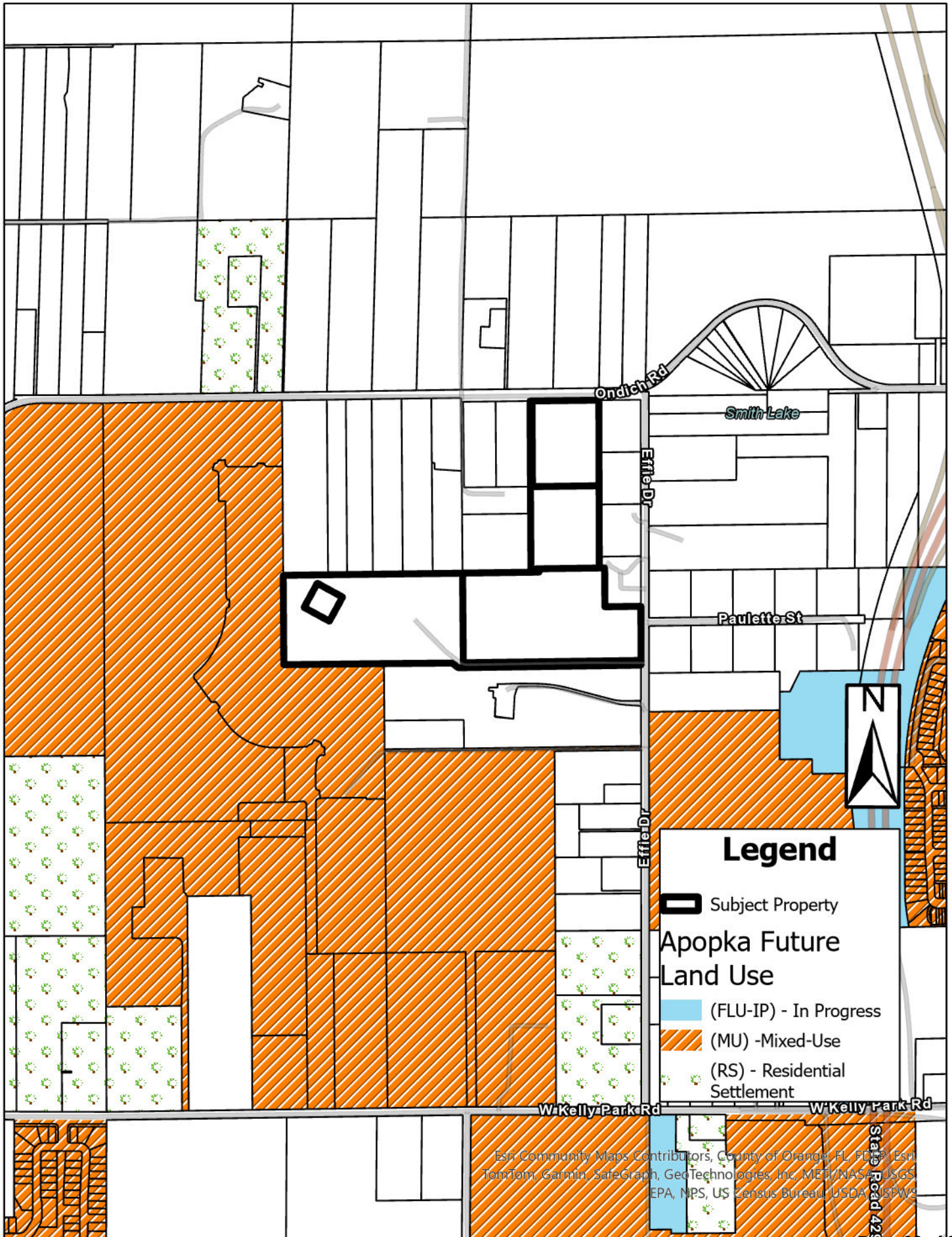
1. Maps
2. Ondich South - MDP
3. Ondich South - Landscape Plan
4. Ondich South - OCPS Concurrency Letter

Vicinity

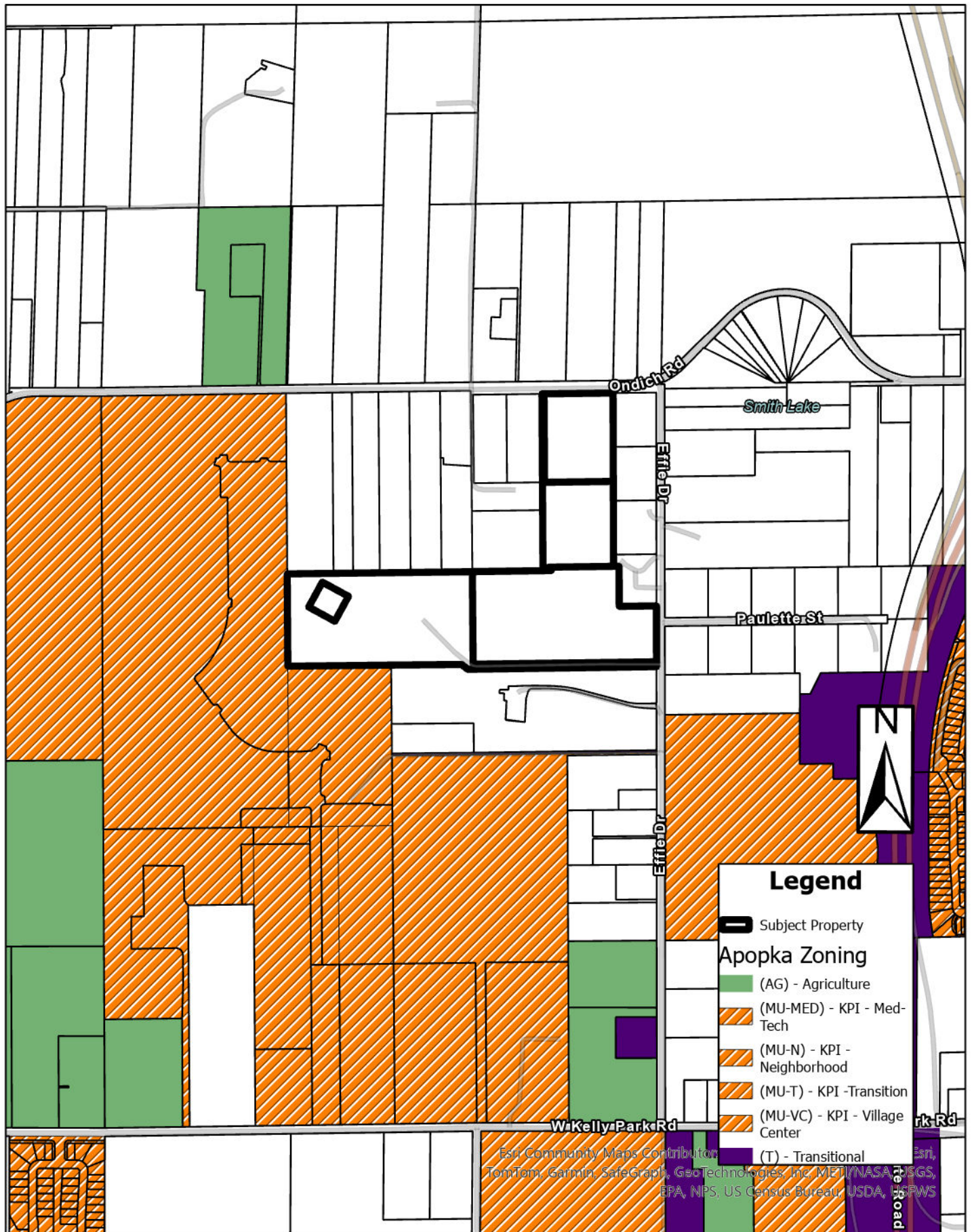


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USDA, USFWS

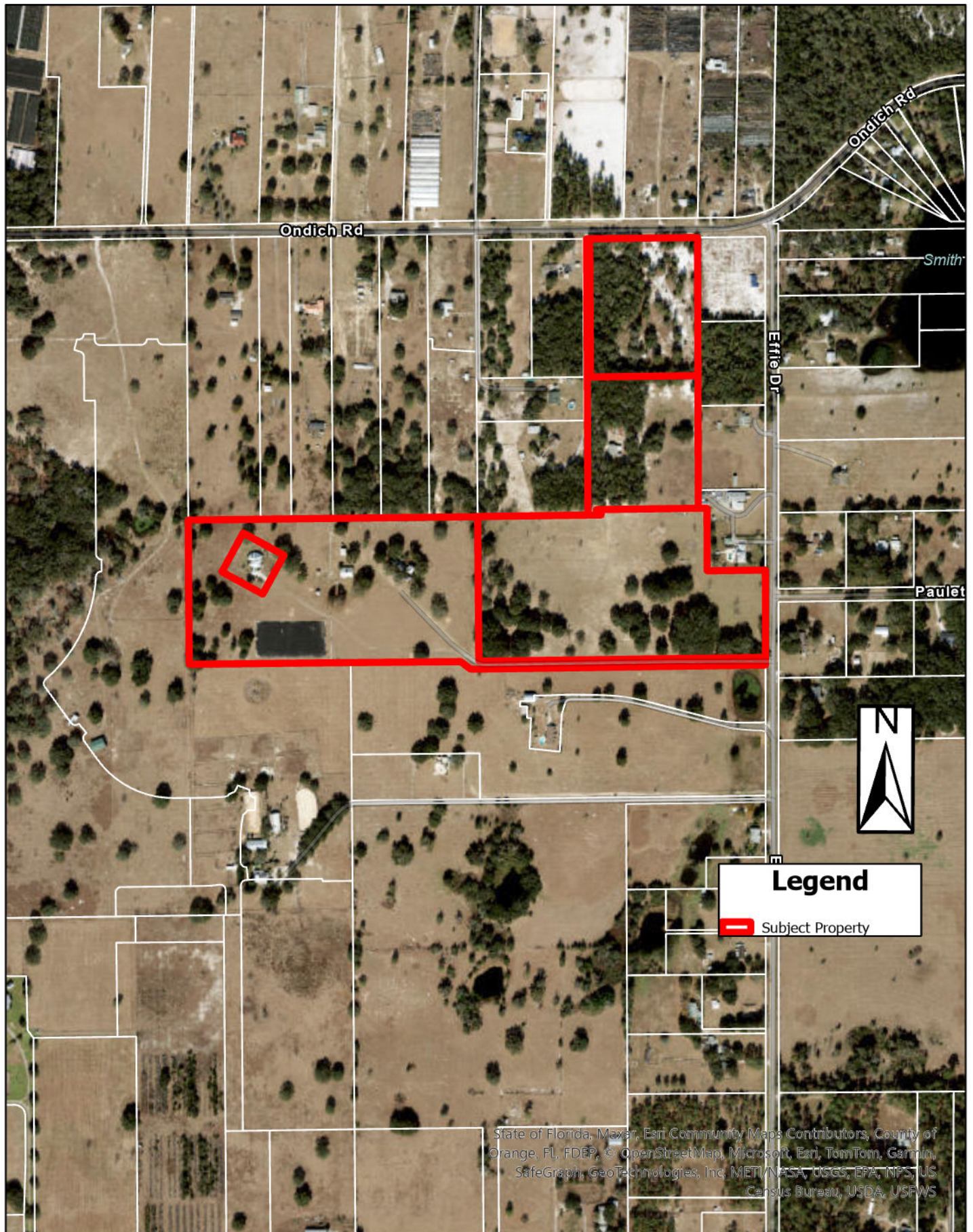
Future Land Use



Zoning



Aerial



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ABBREVIATIONS

A	
AB	AREA
ABD	ANCHOR BOLT
AC	ABANDON(ED)
AC - FT	ACRE(S)
ACP	ACRE FOOT/FEET
ADDL	ASBEST CEMENT PIPE
ADT	ADDITIONAL
AL	AVERAGE DAILY TRAFFIC
ALT	ALUMINUM
AM	ALTERNATE
AMP	BEFORE NOON
APPROX	AMPERE
ARV	APPROXIMATE
ARV	AIR RELEASE VALVE
ASPH	AIR RELEASE VACUUM VALVE
ASSY	ASPHALT
AVE	ASSEMBLY
AVG	AVENUE
AZ	AVERAGE
AZ	AZIMUTH

F	FRAME AND COVER
F&C	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FF&I	FINISHED GRADE
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING

P	POINT OF CURVATURE
PC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PI	POINT OF INTERSECTION
PV	POST INDICATOR VALVE
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
POS	POINT OF SERVICE
PP	POWER POLE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRSS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVATURE
PS	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PMT	PAVEMENT
PWR	POLYMER

Q FLOW RATE

R	
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE/REVISION
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT-OF-WAY
RWM	REUSE WATER MAIN

S	
S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION

SECT	SECTION
SH	SHEET
SHGW	SEASONAL HIGH GROUND WATER TA
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQ IN	SQUARE INCH(ES)
SQ FT	SQUARE FOOT/FEET
SQ YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL

ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER

SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM
T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK

TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPHOLE
T08	TOP OF BANK
T0C	TOP OF CURB
T0S	TOE OF SLOPE
T0T	TOTAL
TS	TOP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL

U	
UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE
V	

VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY

W	
W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
WP	WATER/WEATHER PROOF
WDR	WOOD DOOR DOG

WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
Y	
YD	YARD
YD	YEAR

TR	YEAR
MISC	
&	AND
@	AT
Δ	DELTA

EXISTING SYMBOLS

LINES

	CENTER LINE
	CHAIN LINK FENCE
	CONTOUR
	EASEMENT
	FENCE
	GUARDRAIL
	EXISTING PLATS
	RETAINING WALL
	RIGHT-OF-WAY LINE
	SHORELINE
	SWALE
	SOIL BOUNDARY

SANITARY SEWER

 SANITARY SEWER LINE
 CLEANOUT
 FORCE MAIN
 MANHOLE

POTABLE WATER

WM	WM	WM	WM	WATER MAIN
				EXISTING VALVE
				FIRE HYDRANT
				WATER METER

STORM DRAIN

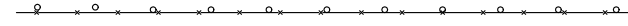
	STORM SEWER		FDOT TYPE 1 INLET
	CURB INLET		FDOT TYPE 2 INLET
	MANHOLE		FDOT TYPE 3 INLET
	MITERED END		FDOT TYPE 4 INLET
	STORM INLET		FDOT TYPE 5 INLET
	SPOT ELEVATION		FDOT TYPE 6 INLET

HIGHWAY & UTILITIES

	BENCHMARK		STATE ROADS
	BOUND CORNER		GUY POLE
	CONCRETE		UTILITY POLE
	COUNTY ROADS		YARD LIGHT
	INTERSTATE ROADS		GAS MAIN
	LIGHT POLE		OVER HEAD WIRE
	SIGN		ELECTRIC CABLE OR CONDUIT, BURIED
			UNDERGROUND TELEPHONE CABLE
	EDGE OF PAVEMENT W/O CURB		EDGE OF PAVEMENT W/ CURB

PROPOSED SYMBOLS

LINES

	PROPERTY BOUNDARY
	LOT LINE
	CENTER LINE
	EASEMENT
	BUILDING SETBACK LINE
	WETLAND LINE
	WETLAND BUFFER LINE
	FENCE
	SILT FENCE
	GUARDRAIL
	ENTRY WALL
	RETAINING WALL
	SWALE
	CONTOUR

SANITARY SEWER

100 LF OF 8" PVC @ 0.40%	
	SANITARY PIPE
	CLEANOUT
	SINGLE SANITARY SERVICE
	DOUBLE SANITARY SERVICE
	MANHOLE
	FORCE MAIN
	PLUG VALVE

POTABLE WATER

WM	WM	WM	WM	WATER MAIN
FIRE	FIRE	FIRE		FIRE MAIN
				SINGLE WATER SERVICE
				DOUBLE WATER SERVICE
				FIRE HYDRANT ASSEMBLY
				FIRE DEPARTMENT CONNECTION
				METER
				SAMPLE POINT

RECLAIMED WATER

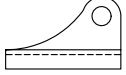
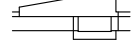
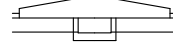


	RECLAIMED WATER MAIN
	SINGLE WATER SERVICE
	DOUBLE WATER SERVICE

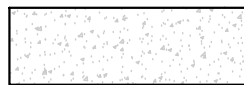
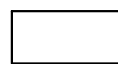
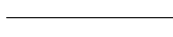
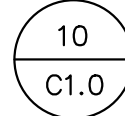
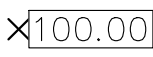
GENERIC UTILITIES

	11 1/2° BEND
	22 1/2° BEND
	45° BEND
	90° BEND
	TEE
	CROSS
	GATE VALVE
	REDUCER

STORM

100 LF OF 24" RCP @ 0.20%	STORM PIPE
	DRAINAGE FLOW DIRECTION
	FDOT INLET TYPE 1
	FDOT INLET TYPE 2
	FDOT INLET TYPE 3
	FDOT INLET TYPE 4
	FDOT INLET TYPE 5
	FDOT INLET TYPE 6
	MANHOLE
	MITERED END SECTION
	STORM INLET

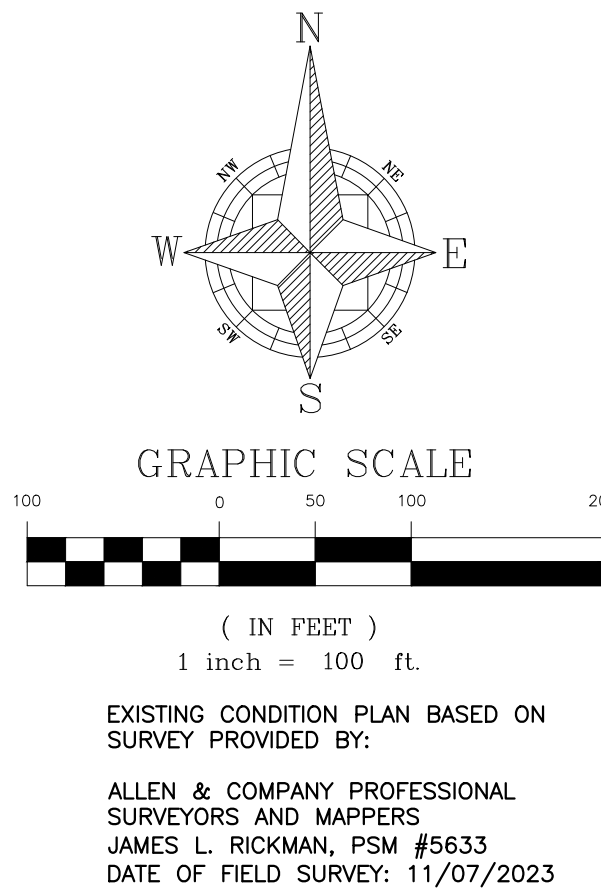
ROADWAY & GRADING

	CONCRETE
	BLDG OR STRUCTURE
	TYPE F CURB & GUTTER
	MIAMI CURB
	DETAIL REFERENCE
	SPOT ELEVATION
	FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
	HANDICAP PARKING
	INTERSTATE ROADS
	LIGHT POLE
	STATE ROADS
	SIGN
	TRAFFIC FLOW PAVEMENT MARKING
	UTILITY POLE
	CROSS SECTION DETAIL

NOTES:

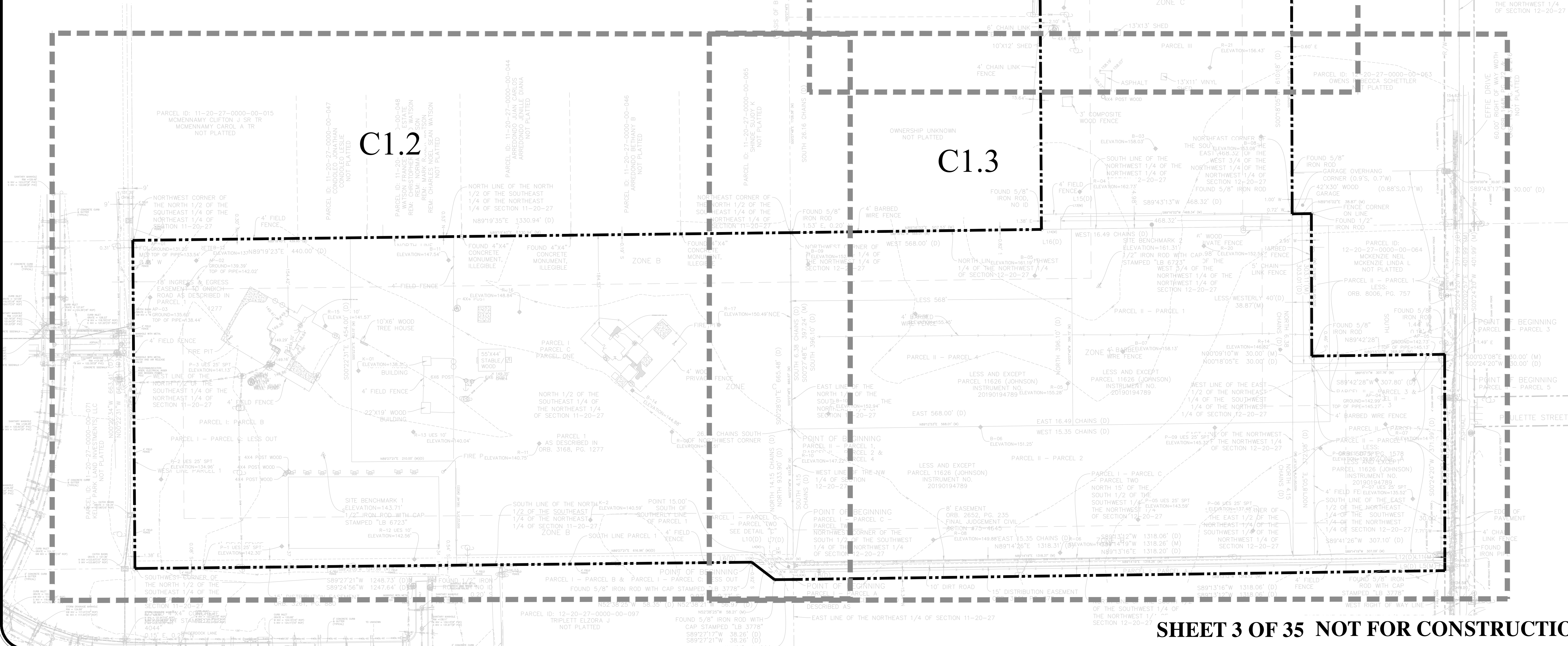
1. TREE TYPES SHALL BE REFERENCED BY LEGEND ON APPLICABLE DRAWING SHEETS.
2. EXISTING CONSTRUCTION FEATURES MAY BE SCREENED ON DRAWING SHEETS TO PROVIDE CLARITY.

SHEET 2 OF 35
NOT FOR CONSTRUCTION



SURVEYOR'S NOTES:

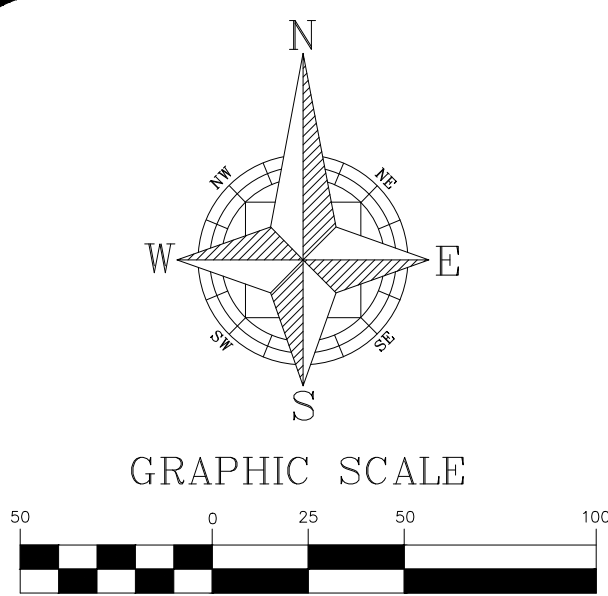
1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 12-20-27 AS BEING S00°27'48"E. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 110137765, EFFECTIVE DATE OCTOBER 19, 2023 AT 8:00 AM.
3. THE LEGAL DESCRIPTION HEREON IS IN ACCORD WITH THE DESCRIPTION IN THE TITLE COMMITMENT NO. 110137765.
4. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
5. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
6. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
7. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC WEBSITE.
8. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
9. UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.
10. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.
11. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND THE PROFESSIONAL PURVIEW OF THE SURVEYOR AND SUBJECT TO LEGAL INTERPRETATION.
12. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12095C0050H, MAP REVISED SEPTEMBER 24, 2021. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
13. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET; (RURAL) 1 FOOT IN 5,000 FEET; (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.
14. ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK NUMBER L708026, ELEVATION BEING 127.97, NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
15. WE HEREBY CERTIFY THAT THE LANDS SHOWN HEREON AND THE ADJACENT PARCELS OF LAND, WHERE THEY SHARE A COMMON BOUNDARY LINE, ARE CONTIGUOUS WITH NO GAPS, GORES, HIATUS, OR OVERLAPS.
16. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORKS, BUILDING CONSTRUCTION, OR ADDITIONS WITHIN RECENT MONTHS.
17. THERE IS NO OBSERVED EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
18. THE SUBJECT PROPERTY IS CONTIGUOUS TO EFFIE DRIVE AND ONDICH ROAD, EACH BEING A PUBLIC RIGHT-OF-WAY, WITH NO GAPS, GORES, OVERLAPS OR HIATUSES.
19. THE MEASURED LEGAL DESCRIPTION HEREON DESCRIBES ONE AND THE SAME PROPERTY AS SCHEDULE A OF THE TITLE COMMITMENT AND DESCRIBES ONE AND THE SAME PROPERTY AS THE DRAWING SHOWN HEREON WITH NO GAPS, GORES, OVERLAPS OR HIATUSES.
20. THE TREES SHOWN HEREON ARE IN ACCORDANCE WITH CITY OF APOPKA CODE OF ORDINANCES, INCLUDING ALL TREES WITH A TRUNK DIAMETER OF 4 INCHES OR GREATER.



CIVIL ENGINEERING LAND PLANNING		OVERALL EXISTING CONDITIONS PLAN		SCALE 1" = 100'	DRAWN L. GRAHAM
APPIAN ENGINEERING LLC.		MAJOR DEVELOPMENT PLAN		PROJECT PUL-048	DESIGNED S. SIERRA-GIL
APPIAN.COM • 407.960.5868		ONDICH SOUTH SUBDIVISION		CHECKED L. GLASSON	CHECKED L. GLASSON
2221 Lee Road, Suite 27, Winter Park, Florida 32789 STATE OF FLORIDA LICENSE NO. 2425		CITY OF APOPKA, FLORIDA		SHEET C1.1	DATE: 12/18/2024
APPROVAL DATE 12/20/2025 CITY OF APOPKA COMMENTS DATED: 01/28/2025		DESCRIPTION		AF	BY

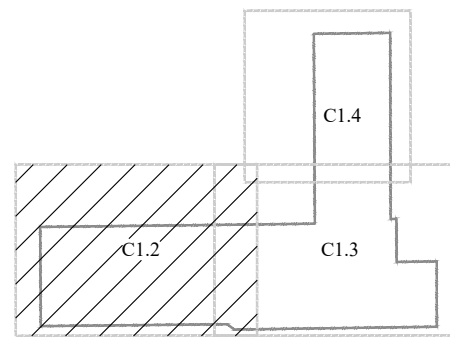
APPIAN ENGINEERING

STATE OF FLORIDA
LICENSE
No. 90745
2425
PROFESSIONAL ENGINEER



EXISTING CONDITION PLAN BASED ON
SURVEY PROVIDED BY:

ALLEN & COMPANY PROFESSIONAL
SURVEYORS AND MAPPERS
JAMES L. RICKMAN, PSM #5633
DATE OF FIELD SURVEY: 11/07/2023



KEY MAP

PARCEL ID: 11-20-27-0000-00-015
MCMENNAMY CLIFTON J SR TR
MCMENNAMY CAROL A TR
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-047
CONDOLEO JONATHAN
CONDOLEO LESLIE
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-048
WATSON FRANCES A LIFE ESTATE
REM: CHRISTOPHER RICHARD WATSON
REM: NORMAN G WATSON
REM: MARK ROGER WATSON
REM: CHARLES NOEL SEAN WATSON
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-044
ARREDONDO JUAN CARLOS
ARREDONDO JENILLE DIANA
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-046
ARREDONDO BETHANY B
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-065

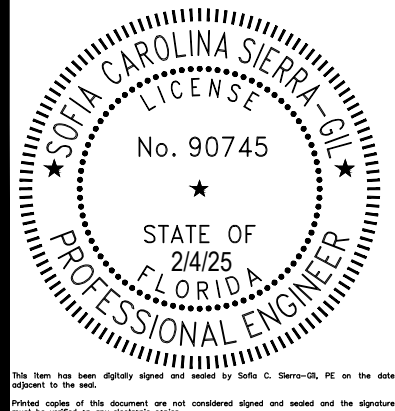
SHEET C1.2

SHEET C1.3

SHEET 4 OF 35

NOT FOR CONSTRUCTION

CIVIL ENGINEERING I LAND PLANNING		APPIAN ENGINEERING LLC.		APPIAN.COM • 407.960.5868	
EXISTING CONDITIONS - WEST		MAJOR DEVELOPMENT PLAN		ONDICH SOUTH SUBDIVISION	
SCALE 1" = 50'		PROJECT PUL-048		SHEET C1.2	
DRAWN L. GRAHAM		DESIGNED S. SIERRA-GIL		CHECKED L. GLASSON	
DATE: 12/18/2024		PROJECT COMMENTS DATED: 01/28/2025		DATE	
STATE OF FLORIDA		2221 Lee Road, Suite 27, Winter Park, Florida 32789		DESCRIPTION	

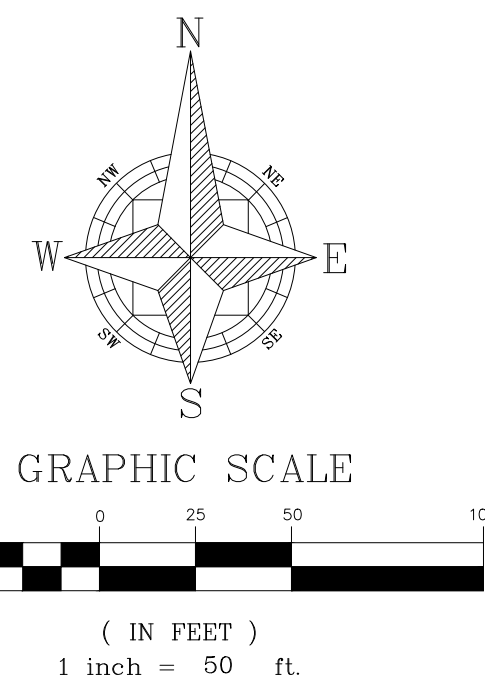


SHEET C1.4
SHEET C1.3

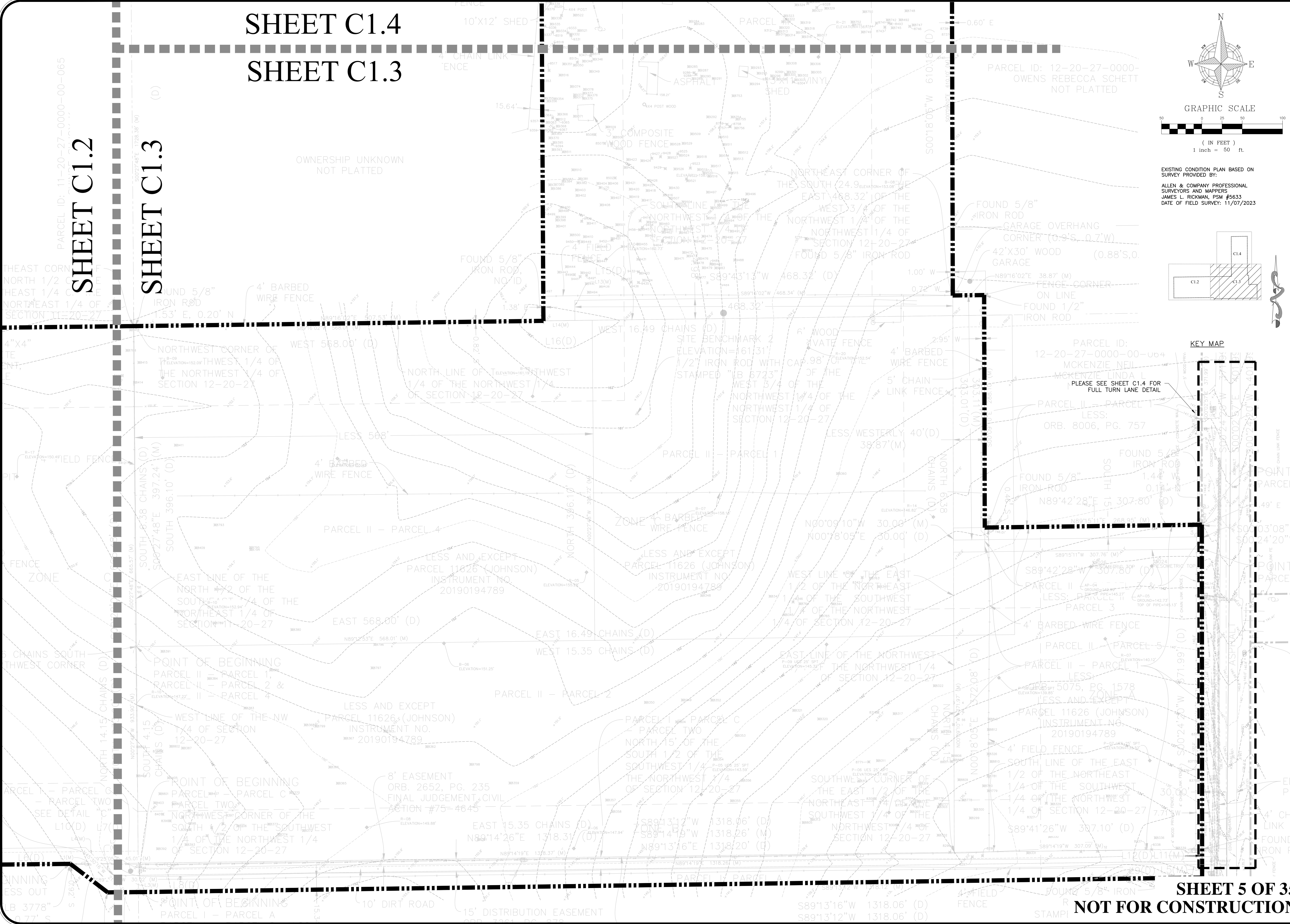
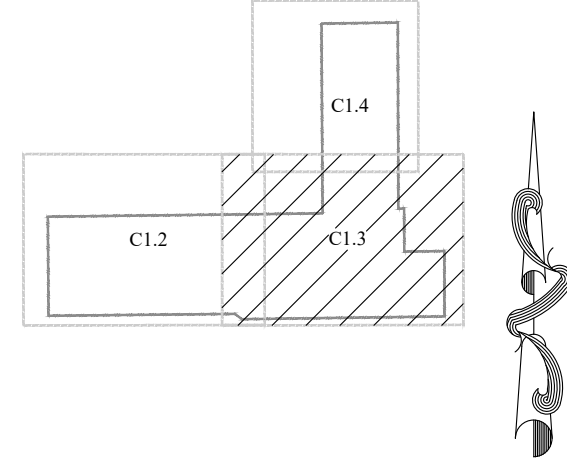
PARCEL ID: 11-20-27-0000-00-065

SHEET C1.2

SHEET C1.3

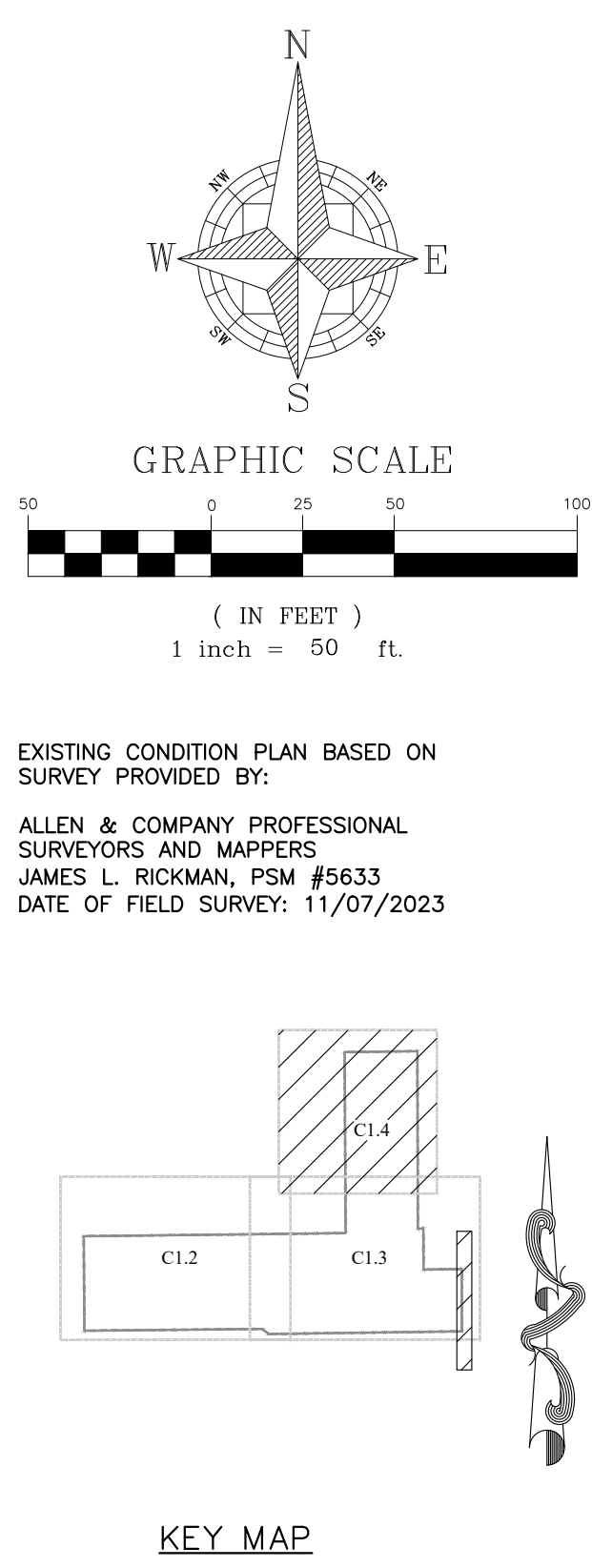
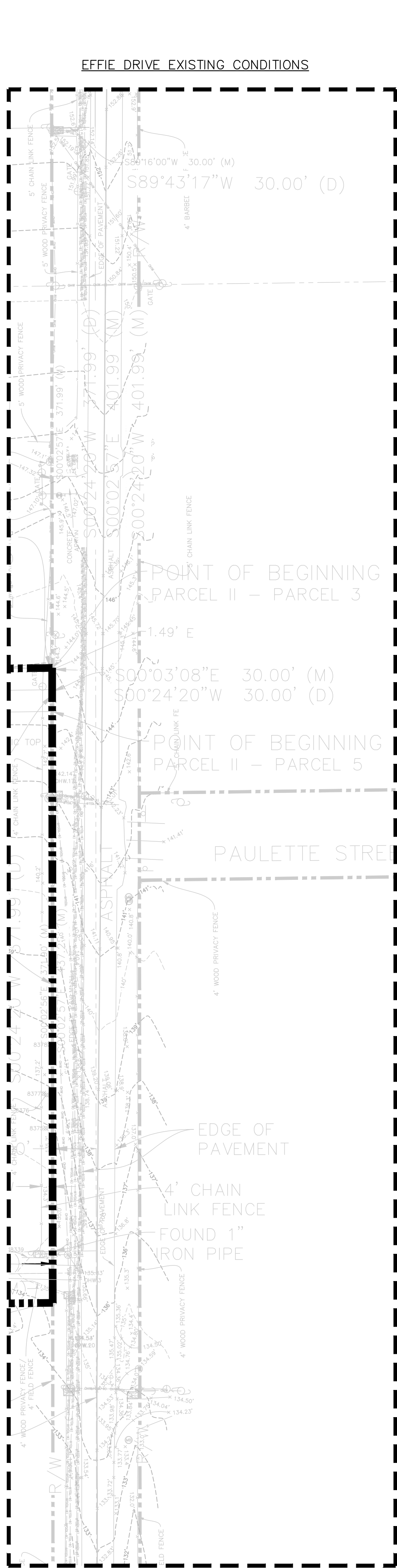
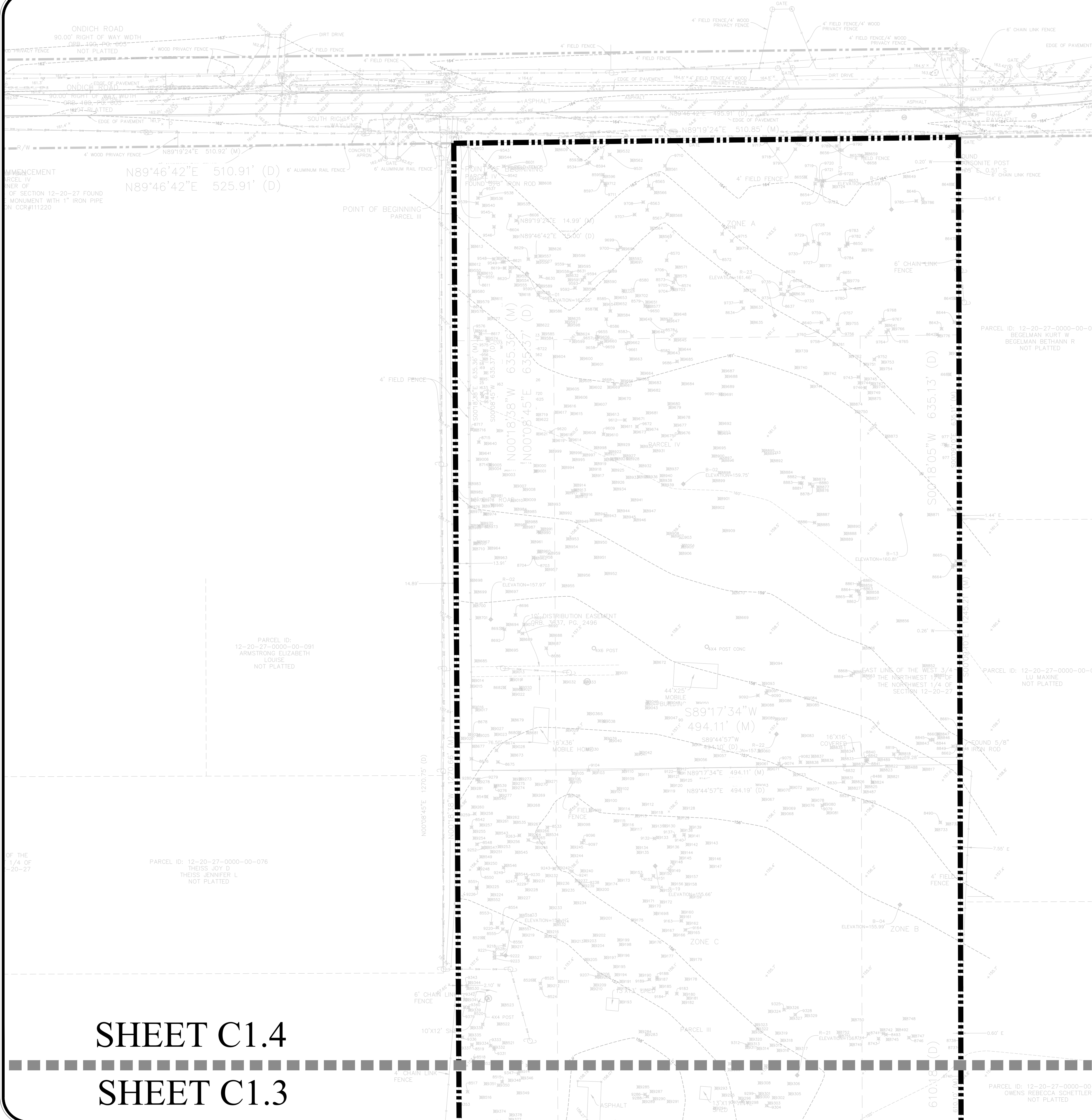


EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:
ALLEN & COMPANY PROFESSIONAL SURVEYORS AND MAPPERS
JAMES L. RICKMAN, PSM #5633
DATE OF FIELD SURVEY: 11/07/2023



SHEET 5 OF 35
NOT FOR CONSTRUCTION

				SCALE		DRAWN:		EXISTING CONDITIONS – EAST		CIVIL ENGINEERING LAND PLANNING		APPLAN ENGINEERING LLC.		APPLANFL.COM • 407.960.5868		APPLAN ENGINEERING LLC.		CITY OF APOPKA, FLORIDA		CITY OF APOPKA COMMENTS DATED 01/28/2025		AF	
				1" = 50'		L. GRAHAM		MAJOR DEVELOPMENT PLAN												DATE		BY	
				PROJECT		DESIGNED:		ONDICH SOUTH SUBDIVISION												REVISION			
				PUL-048		S. SIERRA-OIL		CITY OF APOPKA, FLORIDA												DESCRIPTION			
				SHEET		L. CLASSON																	
				C1.3		DATE:																	
				12/18/2024																			



EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:
ALLEN & COMPANY PROFESSIONAL SURVEYORS AND MAPPERS
JAMES L. RICKMAN, PSM #5633
DATE OF FIELD SURVEY: 11/07/2023

SHEET C1.4
SHEET C1.3

SHEET 6 OF 35
NOT FOR CONSTRUCTION

CIVIL ENGINEERING LAND PLANNING		APPIAN ENGINEERING LLC.		APPIAN.COM • 407.960.5868	
EXISTING CONDITIONS - NORTH		MAJOR DEVELOPMENT PLAN		ONDICH SOUTH SUBDIVISION	
CITY OF APOPKA, FLORIDA		DRAWN: L. GRAHAM		DESIGNED: S. SIERRA-GIL	
SCALE: 1" = 50'		PROJECT: PUL-048		CHECKED: L. GLASSON	
SHEET: C1.4		DATE: 12/18/2024		APPIAN ENGINEERING	
STATE OF FLORIDA		LICENSE NO. 90745		JAMES L. RICKMAN, PSM #5633	
DATE OF FIELD SURVEY: 11/07/2023		DATE OF APPROVAL: 01/28/2025		DATE OF APPROVAL: 01/28/2025	
DESCRIPTION: CITY OF APOPKA COMMENTS DATED 01/28/2025		DATE: 01/28/2025		DATE: 01/28/2025	

OVERALL SITE DATA:

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

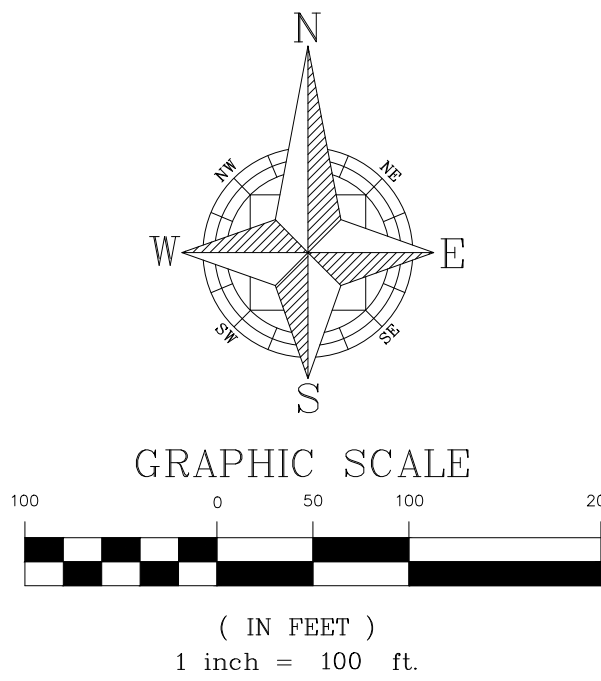
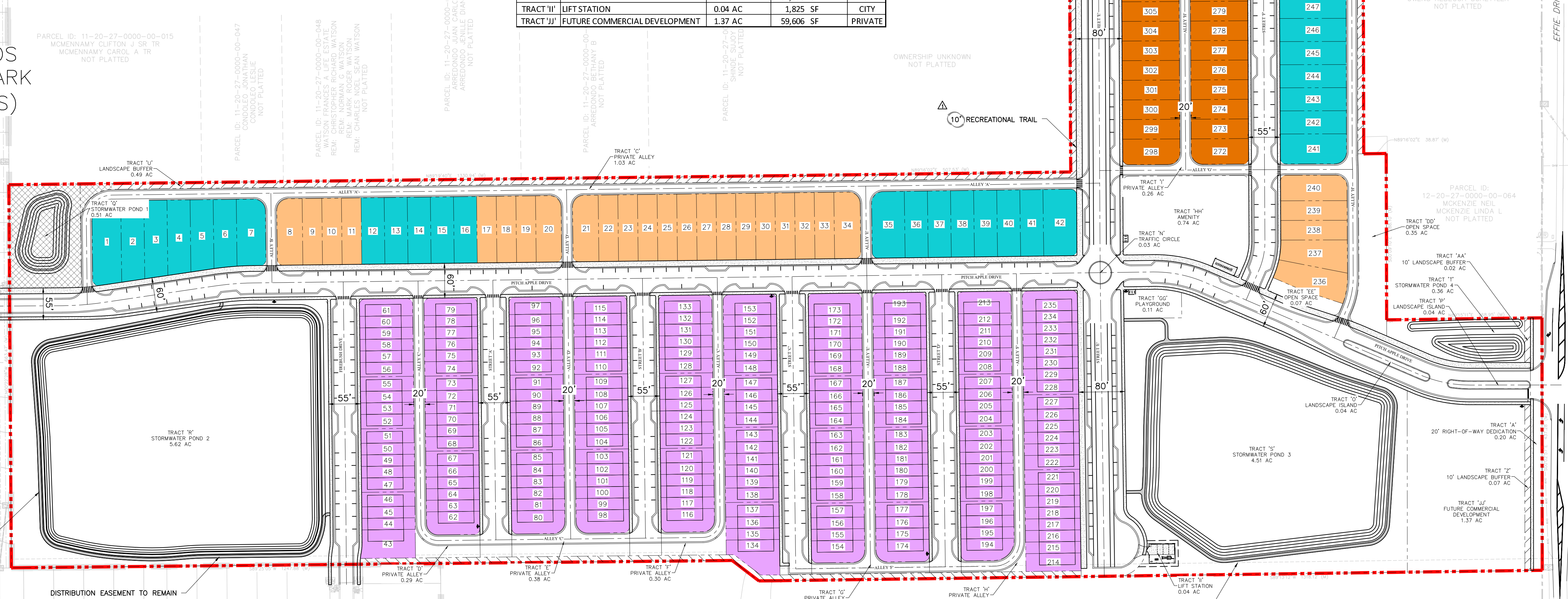
DEVELOPMENT PROGRAM	
20' TOWNHOME	193 LOTS
34' DETACHED REAR-LOADED (SHORT PAD)	55 LOTS
34' DETACHED REAR-LOADED	40 LOTS
40' DETACHED REAR-LOADED	38 LOTS
Total	326 LOTS

OPEN SPACE TABLE		
OPEN SPACE REQUIRED (20%)	10.84 AC	20.00%
PROPOSED OPEN SPACE		
AMENITY & PLAYGROUND	0.85 AC	1.56%
OPEN SPACE	0.65 AC	1.20%
LANDSCAPE BUFFER	1.36 AC	2.51%
STORMWATER POND (75% MAX)	8.24 AC	15.20%
TOTAL	11.10 AC	20.47%

TRACT DATA				
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	20' RIGHT-OF-WAY DEDICATION	0.20 AC	8,746 SF	COUNTY
TRACT 'B'	PUBLIC RIGHT-OF-WAY	12.91 AC	562,322 SF	CITY
TRACT 'C'	PRIVATE ALLEY	1.03 AC	44,712 SF	H.O.A.
TRACT 'D'	PRIVATE ALLEY	0.29 AC	12,792 SF	H.O.A.
TRACT 'E'	PRIVATE ALLEY	0.38 AC	16,616 SF	H.O.A.
TRACT 'F'	PRIVATE ALLEY	0.30 AC	12,867 SF	H.O.A.
TRACT 'G'	PRIVATE ALLEY	0.31 AC	13,662 SF	H.O.A.
TRACT 'H'	PRIVATE ALLEY	0.27 AC	11,887 SF	H.O.A.
TRACT 'I'	PRIVATE ALLEY	0.26 AC	11,180 SF	H.O.A.
TRACT 'J'	PRIVATE ALLEY	0.14 AC	5,926 SF	H.O.A.
TRACT 'K'	PRIVATE ALLEY	0.15 AC	6,620 SF	H.O.A.
TRACT 'L'	PRIVATE ALLEY	0.25 AC	10,764 SF	H.O.A.
TRACT 'M'	PRIVATE ALLEY	0.78 AC	34,182 SF	H.O.A.
TRACT 'N'	TRAFFIC CIRCLE	0.03 AC	1,095 SF	H.O.A.
TRACT 'O'	LANDSCAPE ISLAND	0.04 AC	1,918 SF	H.O.A.
TRACT 'P'	LANDSCAPE ISLAND	0.04 AC	1,715 SF	H.O.A.
TRACT 'Q'	STORMWATER POND 1	0.51 AC	22,196 SF	CITY
TRACT 'R'	STORMWATER POND 2	5.62 AC	244,686 SF	CITY
TRACT 'S'	STORMWATER POND 3	4.51 AC	196,283 SF	CITY
TRACT 'T'	STORMWATER POND 4	0.36 AC	15,475 SF	CITY
TRACT 'U'	LANDSCAPE BUFFER	0.49 AC	21,241 SF	H.O.A.
TRACT 'V'	10' LANDSCAPE BUFFER	0.07 AC	2,877 SF	H.O.A.
TRACT 'W'	10' LANDSCAPE BUFFER	0.07 AC	3,211 SF	H.O.A.
TRACT 'X'	10' LANDSCAPE BUFFER	0.03 AC	1,479 SF	H.O.A.
TRACT 'Y'	10' LANDSCAPE BUFFER	0.10 AC	4,208 SF	H.O.A.
TRACT 'Z'	10' LANDSCAPE BUFFER	0.30 AC	12,965 SF	H.O.A.
TRACT 'AA'	10' LANDSCAPE BUFFER	0.02 AC	770 SF	H.O.A.
TRACT 'BB'	10' LANDSCAPE BUFFER	0.29 AC	12,601 SF	H.O.A.
TRACT 'CC'	OPEN SPACE	0.05 AC	2,104 SF	H.O.A.
TRACT 'DD'	OPEN SPACE	0.35 AC	15,147 SF	H.O.A.
TRACT 'EE'	OPEN SPACE	0.07 AC	3,058 SF	H.O.A.
TRACT 'FF'	OPEN SPACE	0.07 AC	3,193 SF	H.O.A.
TRACT 'GG'	PLAYGROUND	0.11 AC	4,889 SF	H.O.A.
TRACT 'HH'	AMENITY	0.74 AC	32,058 SF	H.O.A.
TRACT 'II'	LIFT STATION	0.04 AC	1,825 SF	CITY
TRACT 'JJ'	FUTURE COMMERCIAL DEVELOPMENT	1.37 AC	59,606 SF	PRIVATE

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

CROSSROADS
AT KELLY PARK
(BY OTHERS)



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

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

2221 Lee Road, Suite 27, Winter Park, Florida 32789

APPIAN.COM • 407.960.5868

KPI-MU MASTER PLAN

MAJOR DEVELOPMENT PLAN

ONDICH SOUTH SUBDIVISION

CITY OF APOPKA, FLORIDA

SCALE

1" = 100'

PROJECT

PUL-048

CHECKED

L. GILSON

DATE

1/31/2025

DESIGNED

S. SIERRA-GIL

DRAWN

L. GRAHAM

STATE OF FLORIDA

PROFESSIONAL ENGINEER

No. 90745

2/4/25

APPIAN ENGINEERING

2/4/25

1/31/2025

SHEET 7 OF 35
NOT FOR CONSTRUCTION

ONDICH SOUTH SUBDIVISION MASTER PLAN DEVELOPMENT STANDARDS

A. Design Standards (1)

1. LOT CRITERIA:

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

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

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

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

1

F. Buffers and Landscaping

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

G. Maintenance and Plat

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

H. Wetlands and Environmental

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

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

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

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

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

I. Development Condition Continuity

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

J. Signage

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

K. Lighting

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

L. Garbage Pickup

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

M. Miscellaneous

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

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

- Vinyl fencing shall be allowed.

D. Utilities and Infrastructure

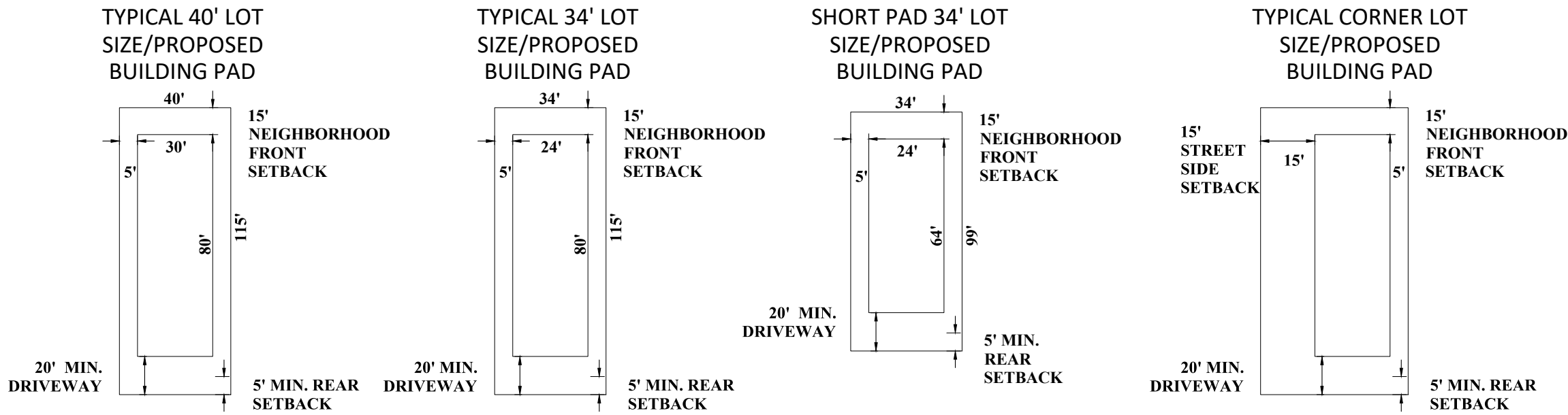
- Potable water service shall be provided by the City of Apopka. The water system shall be designed to City of Apopka standards.
- Reclaimed water service shall be provided by the City of Apopka. The reclaimed water system shall be designed to City of Apopka standards.
- Stormwater management system shall be designed to comply with the design standards of the City of Apopka and the St. Johns River Water Management District.
- A final drainage report and soils report will be submitted with the Construction Site Plan.
- Sanitary service shall be provided by the City of Apopka. The sanitary system shall be designed to City of Apopka standards.
- Utility easements shall be dedicated to the City of Apopka.
- Drainage easements to be dedicated to the Homeowners' Association unless otherwise required by the City of Apopka.
- All stormwater and utility pipes may be moved to save existing trees in the right-of-way. Any change in the location of these pipes will be shown on the Construction Site Plan.
- On-site streets are to be constructed per City of Apopka standards.
- Stabilized access roadways and fire hydrants must be in place before building construction may begin.
- Solid waste collection and public safety (police and fire) shall be provided by the City of Apopka.
- The internal Street Type D right-of-way is to be public.
- The internal Street Type E (Neighborhood) rights-of-way are to be public.
- The internal Street Type F (Alley) rights-of-way are to be private.
- Five-foot (5') sidewalks are to be constructed within internal Streets Type E rights-of-way throughout the entire project in compliance with the City of Apopka Kelly Park Interchange Form-Base Code unless otherwise noted. Sidewalk alignment may be adjusted at Construction Site Plan to preserve existing trees.
- A ten-foot (10') multipurpose trail is to be constructed along one side of internal Street Type D right-of-way as shown on the Master Plan. A five-foot (5') sidewalk is to be constructed on the other side of said Street Type D right-of-way.
- Garages shall be accessed from the adjacent Street Type F (Alley) at the rear of the lot for all rear-loaded lots.
- Power service within the development shall be underground. No overhead service will be allowed.
- Vehicular, Pedestrian and Accent lighting shall substantially conform to the City of Apopka's Kelly Park Interchange Form-Base Code Section P.4(e).

E. Recreation and Open Space

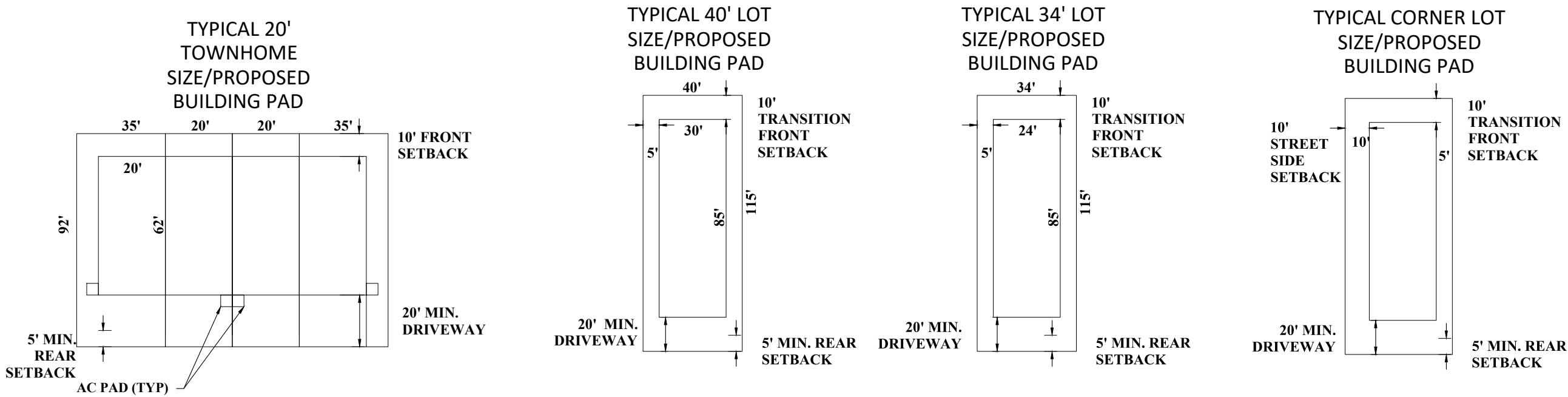
- Required project open space shall be a minimum of 15% of the developed site area in accordance with City of Apopka Kelly Park Interchange Form-Base Code per Section Q Table 13.
- Tract 'A' shall be an approximately 0.74-acre Amenity Tract. A specific park site plan showing amenities/equipment shall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

4

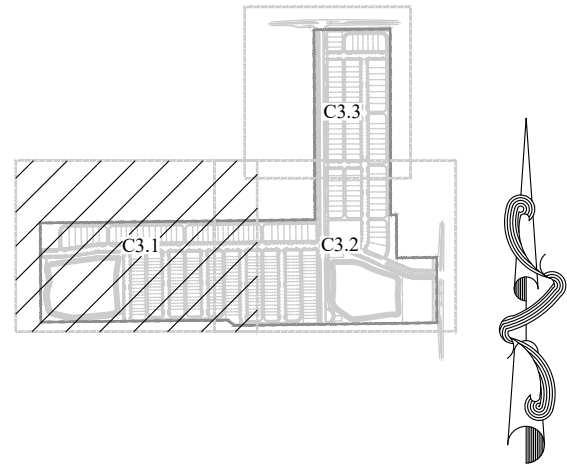
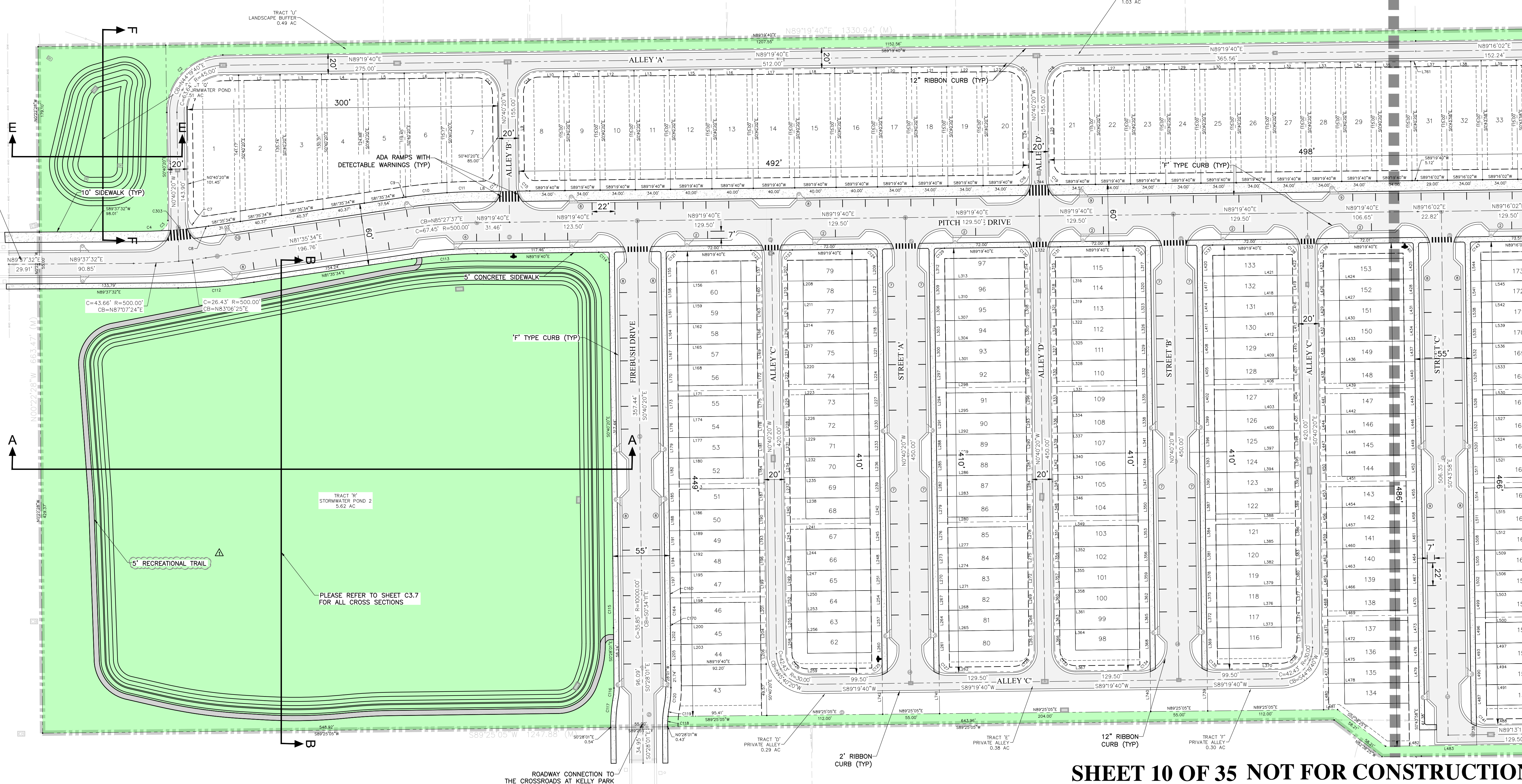
NEIGHBORHOOD DETAILS



TRANSITION DETAILS



CIVIL ENGINEERING LAND PLANNING				APPIAN ENGINEERING LLC.		APPIAN.COM • 407.960.5868		2221 LEE ROAD, SUITE 271, WINTER PARK, FLORIDA 32789		CITY OF APOPKA COMMENTS DATED: 01/28/2025		DATE		DESCRIPTION		BY																																			
KPI-MU DEVELOPMENT STANDARDS				MAJOR DEVELOPMENT PLAN				ONDICH SOUTH SUBDIVISION				CITY OF APOPKA, FLORIDA				DRAWN: L. GRAHAM				DESIGNED: S. SIERRA - GIL				CHECKED: L. GLASSON				DATE: 1/31/2025				SCALE: N.T.S.				PROJECT: PUL-048				SHEET: C2.0				APPIAN ENGINEERING				STATE OF FLORIDA PROFESSIONAL ENGINEER No. 90745			

ROADWAY CONNECTION TO-
THE CROSSROADS AT KELLY PARK

SHEET 10 OF 35 NOT FOR CONSTRUCTION

SHEET C3.2

APPIAN ENGINEERING LLC.

APPAMF.COM • 407.950.5868

2221 LEE ROAD, SUITE 27, WINTER PARK, FLORIDA 32789
 STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32789

REV.	DATE	DESCRIPTION	BY
1	01/29/2025	CITY OF APOPKA COMMENTS DATED 01/28/2025	AF

MAJOR DEVELOPMENT PLAN

ONDICH SOUTH SUBDIVISION
CITY OF AOPKA, FLORIDA

DESIGNED:

S. SIERRA-GI
CHECKED:

DATE: 1/29/2025

PROJECT

11-0488

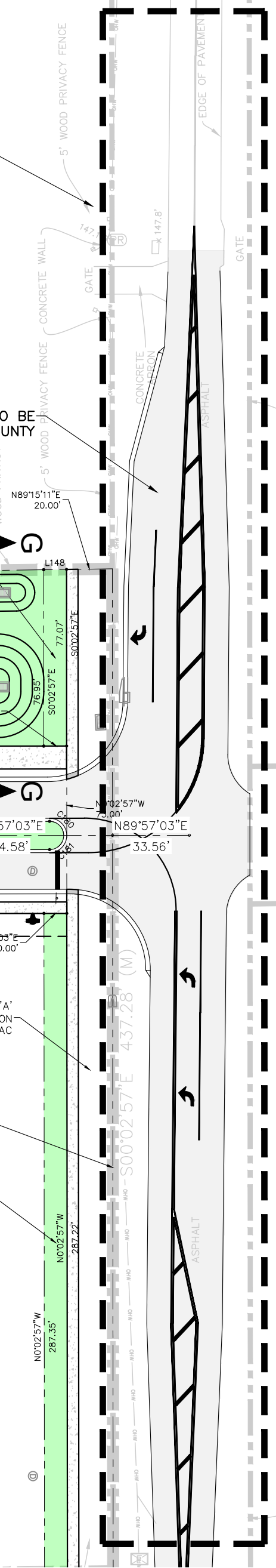
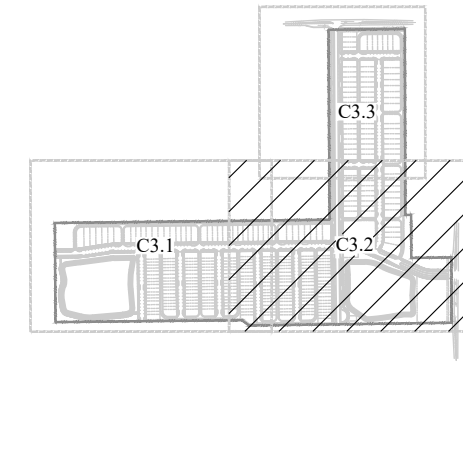
C3.1

1

The seal is circular with a double-lined border. The outer ring contains the text "SOFA CAROLINA SIERRA GIL" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the word "LICENSE" at the top, the license number "No. 90745" in the center, and "STATE OF FLORIDA" at the bottom.

SHEET C3.1

SHEET C3.2



		SCALE	1" = 50'	DRAWN: L. GRAHAM	GEOMETRY PLAN - EAST	CIVIL ENGINEERING LAND PLANNING APPIAN ENGINEERING LLC. APPIANENGINEERING.COM • 407.960.5868 2221 Lee Road, Suite 27, Westra Park, Phoenix, 37769 City of Apopka, 10000 N. Westra Parkway, APOPKA, FL 32703	DATE:	1/29/2025	REV	DATE	CITY OF APOPKA COMMENTS DATED 01/28/2025	AF	BY
		PROJECT	PUL-048	DESIGNED: S. SIERRA-OIL	MAJOR DEVELOPMENT PLAN		CHECKED: L. CLASSON	ONDICH SOUTH SUBDIVISION CITY OF APOPKA, FLORIDA	SHEET C3.2				



AF
BY

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C1	11.98'	S44°28'42"W	10.00'
C2	77.78'	S44°19'40"W	55.00'
C3	13.93'	S43°27'43"W	10.00'
C4	16.61'	S88°36'39"W	469.00'
C5	14.14'	S45°18'38"E	10.00'
C6	49.50'	N44°19'40"E	35.00'
C7	14.95'	N49°02'32"W	10.00'
C8	8.15'	S82°05'25"W	469.00'
C9	2.82'	S81°44'43"W	530.00'
C10	40.17'	S84°04'10"W	530.00'
C11	28.55'	S87°47'04"W	530.00'
C12	14.14'	S44°19'40"W	10.00'
C13	28.28'	S45°40'20"E	20.00'
C14	28.28'	N44°19'40"E	20.00'
C15	14.14'	N45°40'20"W	10.00'
C16	14.14'	S44°19'40"W	10.00'
C17	28.28'	S45°40'20"E	20.00'
C18	28.28'	N44°19'40"E	20.00'
C19	14.14'	N45°40'20"W	10.00'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C20	14.14'	S44°16'02"W	10.00'
C21	28.28'	S45°43'58"E	20.00'
C22	28.28'	N44°16'02"E	20.00'
C23	14.14'	N45°43'58"W	10.00'
C24	14.09'	S44°28'42"W	10.00'
C25	14.19'	S45°31'18"E	10.00'
C26	37.33'	N90°00'00"E	18.67'
C27	37.33'	N90°00'00"W	18.67'
C28	14.19'	N45°31'18"W	10.00'
C29	104.02'	N78°43'30"W	250.00'
C30	14.14'	S68°16'58"W	10.00'
C31	38.84'	S11°29'10"W	95.00'
C32	14.14'	S45°18'38"E	10.00'
C33	14.14'	N44°41'22"E	10.00'
C34	14.14'	N45°18'38"W	10.00'
C35	28.28'	S44°41'22"W	20.00'
C36	14.14'	S45°18'38"E	10.00'
C37	14.14'	N44°41'22"E	10.00'
C38	14.14'	N45°18'38"W	10.00'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C39	14.14'	S44°41'22"W	10.00'
C40	14.14'	S45°18'38"E	10.00'
C41	14.14'	N44°41'22"E	10.00'
C42	14.14'	N45°18'38"W	10.00'
C43	14.14'	S44°41'22"W	10.00'
C44	14.19'	S45°29'37"E	10.00'
C45	14.10'	N44°30'23"E	10.00'
C46	14.19'	N45°29'37"W	10.00'
C47	14.10'	S44°30'23"W	10.00'
C48	14.10'	S44°30'23"W	10.00'
C49	14.14'	S45°18'38"E	10.00'
C50	14.14'	S44°41'22"W	10.00'
C51	14.14'	S45°18'38"E	10.00'
C52	14.14'	S44°41'22"W	10.00'
C53	49.34'	N44°30'23"E	35.00'
C54	49.72'	S45°24'53"E	35.00'
C55	14.08'	S44°35'07"W	10.00'
C56	14.19'	N45°29'37"W	10.00'
C57	14.10'	N44°30'23"E	10.00'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C58	14.19'	S45°29'37"E	10.00'
C59	14.14'	S44°41'22"W	10.00'
C60	14.14'	N45°18'38"W	10.00'
C61	14.14'	N44°41'22"E	10.00'
C62	14.14'	S45°18'38"E	10.00'
C63	14.14'	S44°41'22"W	10.00'
C64	14.14'	N45°18'38"W	10.00'
C65	14.14'	N44°41'22"E	10.00'
C66	14.14'	S45°18'38"E	10.00'
C67	14.14'	S44°41'22"W	10.00'
C68	28.28'	N45°18'38"W	20.00'
C69	78.14'	N45°24'53"W	55.00'
C70	14.10'	N44°30'23"E	10.00'
C71	14.21'	S45°24'53"E	10.00'
C72	14.12'	N45°13'54"W	10.00'
C73	28.23'	S44°57'03"W	20.00'
C74	14.16'	N44°46'06"E	10.00'
C75	28.34'	S45°02'59"E	20.00'
C76	11.99'	N45°18'38"W	10.00'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C77	28.28'	S44°50'50"W	20.00'
C78	14.16'	N44°46'06"E	10.00'
C79	28.28'	S45°09'10"E	20.00'
C80	14.12'	N45°13'54"W	10.00'
C81	28.28'	S44°50'50"W	20.00'
C82	14.16'	N44°46'06"E	10.00'
C83	28.25'	S45°13'54"E	20.00'
C84	46.67'	S10°01'46"W	130.00'
C85	13.49'	S65°42'41"W	10.00'
C86	44.86'	N69°17'19"W	500.00'
C89	14.14'	N21°43'02"W	10.00'
C90	29.50'	S17°38'22"E	150.00'
C91	32.16'	N5°50'34"E	150.00'
C92	8.26'	N1°05'58"W	250.00'
C93	15.15'	N1°10'42"W	500.00'
C94	61.33'	N11°29'10"E	150.00'
C103	102.72'	S78°22'59"E	254.00'
C104	19.99'	S65°34'19"E	500.00'
C105	19.99'	S65°34'19"E	500.00'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C106	30.34'	S71°17'48"E	190.00'
C107	49.13'	S83°18'16"E	190.00'
C110	53.56'	S29°33'40"E	57.00'
C111	12.19'	N45°01'51"E	10.00'
C112	73.40'	N85°36'33"E	524.00'
C113	63.40'	N85°27'37"E	470.00'
C114	14.14'	S45°40'20"E	10.00'
C115	35.75'	S0°34'11"E	9972.50'
C116	8.79'	S4°59'33"W	48.71'
C117	28.74'	S4°51'05"W	155.07'
C118	9.58'	N2°16'40"E	100.06'
C119	8.99'	N7°35'41"E	100.06'
C120	18.87'	N4°56'53"E	100.00'
C121	14.14'	N44°19'40"E	10.00'
C122	14.14'	S45°40'20"E	10.00'
C123	14.14'	N44°19'40"E	10.00'
C124	14.14'	S45°40'20"E	10.00'
C125	14.14'	S44°19'40"W	10.00'
C126	28.28'	N45°40'20"W	20.00'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C127	14.14'	N45°40'20"W	10.00'
C128	28.28'	S44°19'40"W	20.00'
C129	14.14'	N44°19'40"E	10.00'
C130	14.14'	S45°40'20"E	10.00'
C131	14.14'	N44°19'40"E	10.00'
C132	14.14'	S45°40'20"E	10.00'
C133	28.28'	N45°40'20"W	20.00'
C134	14.14'	S44°19'40"W	10.00'
C135	14.14'	N45°40'20"W	10.00'
C136	28.28'	S44°19'40"W	20.00'
C137	14.14'	N44°19'40"E	10.00'
C138	14.14'	S45°40'20"E	10.00'
C139	14.14'	N44°19'40"E	10.00'
C140	14.13'	S45°42'09"E	10.00'
C141	14.15'	N45°45'23"W	10.00'
C142	28.27'	S44°14'37"W	20.00'
C143	12.01'	N44°14'14"E	10.00'
C144	14.14'	S45°43'58"E	10.00'
C145	14.14'	N44°16'02"E	10.00'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C146	14.14'	S45°43'58"E	10.00'
C147	28.30'	N45°45'23"W	20.00'
C148	14.14'	S44°14'37"W	10.00'
C149	14.15'	N45°45'23"W	10.00'
C150	49.48'	S44°14'37"W	35.00'
C151	14.14'	N44°16'02"E	10.00'
C152	14.14'	S45°43'58"E	10.00'
C153	14.14'	N44°16'02"E	10.00'
C154	11.85'	S44°56'48"E	10.00'
C155	20.29'	N27°15'57"W	20.00'
C156	36.81'	S17°18'08"W	57.00'
C157	31.38'	S17°38'22"W	57.00'
C158	23.02'	S70°32'27"E	500.00'
C159	14.45'	S22°58'10"E	10.00'
C160	7.56'	N0°39'03"W	10027.50'
C162	73.20'	S78°22'59"E	181.00'
C163	21.86'	S67°58'10"E	500.00'
C164	25.00'	N0°33'28"W	10027.50'
C167	8.57'	S25°37'42"E	6.17'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C168	8.87'	S64°22'18"W	6.17'
C169	11.58'	N68°11'03"W	226.17'
C170	3.39'	N0°28'36"W	10027.50'
C171	27.06'	N65°06'39"W	482.67'
C172	10.82'	N23°16'58"E	5.42'
C173	27.06'	S68°19'24"E	482.67'
C175	10.95'	S68°11'03"E	213.83'
C176	8.87'	N35°40'20"W	6.17'
C177	8.57'	N54°19'40"E	6.17'
C178	31.32'	S85°50'57"E	213.83'
C180	8.72'	S45°02'57"E	6.17'
C181	8.72'	S44°57'03"W	6.17'
C183	33.13'	N85°50'57"W	226.17'
C303	40.98'	N85°05'32"E	469.00'
C306	6.61'	N21°49'35"E	130.00'
C307	42.71'	S69°17'19"E	476.00'

Line Table		
Line #	Length	Direction
L1	15.000	N89° 19' 40"E
L2	40.000	N89° 19' 40"E
L3	40.000	N89° 19' 40"E
L4	40.000	N89° 19' 40"E
L5	40.000	N89° 19' 40"E
L6	40.000	N89° 19' 40"E
L7	30.000	N89° 19' 40"E
L8	11.464	S89° 19' 40"W
L9	85.000	N0° 40' 20"W
L10	24.000	N89° 19' 40"E
L11	34.000	N89° 19' 40"E
L12	34.000	N89° 19' 40"E
L13	34.000	N89° 19' 40"E
L14	40.000	N89° 19' 40"E
L15	40.000	N89° 19' 40"E
L16	40.000	N89° 19' 40"E
L17	40.000	N89° 19' 40"E
L18	40.000	N89° 19' 40"E
L19	40.000	N89° 19' 40"E
L20	34.000	N89° 19' 40"E

Line Table		
Line #	Length	Direction
L62	34.000	S0° 18' 38"E
L63	34.000	S0° 18' 38"E
L64	34.000	S0° 18' 38"E
L65	34.000	S0° 18' 38"E
L66	34.000	S0° 18' 38"E
L67	34.000	S0° 18' 38"E
L68	34.000	S0° 18' 38"E
L69	34.000	S0° 18' 38"E
L70	34.000	S0° 18' 38"E
L71	34.000	S0° 18' 38"E
L72	34.000	S0° 18' 38"E
L73	34.000	S0° 18' 38"E
L74	34.000	S0° 18' 38"E
L75	34.568	S0° 18' 38"E
L76	22.434	S0° 18' 38"E
L77	34.000	S0° 18' 38"E
L78	34.000	S0° 18' 38"E
L79	34.633	S0° 18' 38"E
L80	5.000	N0° 18' 38"W
L81	15.569	N89° 19' 24"E

Line Table		
Line #	Length	Direction
L21	34.000	N89° 19' 40"E
L22	34.000	N89° 19' 40"E
L23	24.000	N89° 19' 40"E
L24	85.000	S0° 40' 20"E
L25	85.000	N0° 40' 20"W
L26	24.513	N89° 19' 40"E
L27	34.000	N89° 19' 40"E
L28	34.000	N89° 19' 40"E
L29	34.000	N89° 19' 40"E
L30	34.000	N89° 19' 40"E
L31	34.000	N89° 19' 40"E
L32	34.000	N89° 19' 40"E
L33	34.000	N89° 19' 40"E
L34	34.000	N89° 19' 40"E
L35	34.000	N89° 19' 40"E
L37	28.943	N89° 16' 02"E
L38	34.000	N89° 16' 02"E
L39	34.000	N89° 16' 02"E
L40	25.302	N89° 16' 02"E
L41	85.000	S0° 43' 58"E

Line Table		
Line #	Length	Direction
L82	34.000	N89° 19' 24"E
L83	34.000	N89° 19' 24"E
L84	34.000	N89° 19' 24"E
L85	34.000	N89° 19' 24"E
L86	34.000	N89° 19' 24"E
L87	16.076	N89° 19' 24"E
L88	34.824	N0° 18' 38"W
L89	34.000	N0° 18' 38"W
L90	34.000	N0° 18' 38"W
L91	34.000	N0° 18' 38"W
L92	34.000	N0° 18' 38"W
L93	34.000	N0° 18' 38"W
L94	34.000	N0° 18' 38"W
L95	34.000	N0° 18' 38"W
L96	34.000	N0° 18' 38"W
L97	34.000	N0° 18' 38"W
L98	34.000	N0° 18' 38"W
L99	34.000	N0° 18' 38"W
L100	34.000	N0° 18' 38"W
L101	34.000	N0° 18' 38"W

Line Table		
Line #	Length	Direction
L42	36.722	N89° 16' 02"E
L43	40.000	N89° 16' 02"E
L44	40.000	N89° 16' 02"E
L45	40.000	N89° 16' 02"E
L46	40.000	N89° 16' 02"E
L47	40.000	N89° 16

Line Table		
Line #	Length	Direction
L306	20.000	N0° 40' 20"W
L307	92.000	N89° 19' 40"E
L308	20.000	S0° 40' 20"E
L309	20.000	N0° 40' 20"W
L310	92.000	N89° 19' 40"E
L311	20.000	S0° 40' 20"E
L312	20.000	N0° 40' 20"W
L313	92.000	N89° 19' 40"E
L314	20.000	S0° 40' 20"E
L315	20.000	N0° 40' 20"W
L316	92.000	S89° 19' 40"W
L317	20.000	S0° 40' 20"E
L318	20.000	N0° 40' 20"W
L319	92.000	S89° 19' 40"W
L320	20.000	S0° 40' 20"E
L321	20.000	N0° 40' 20"W
L322	92.000	S89° 19' 40"W
L323	20.000	S0° 40' 20"E
L324	20.000	N0° 40' 20"W
L325	92.000	S89° 19' 40"W

Line Table		
Line #	Length	Direction
L366	20.000	N0° 40' 20"W
L367	62.000	S89° 19' 40"W
L368	30.000	S0° 40' 20"E
L369	30.000	N0° 40' 20"W
L370	62.000	S89° 19' 40"W
L371	20.000	S0° 40' 20"E
L372	20.000	N0° 40' 20"W
L373	92.000	N89° 19' 40"E
L374	20.000	S0° 40' 20"E
L375	20.000	N0° 40' 20"W
L376	92.000	N89° 19' 40"E
L377	20.000	S0° 40' 20"E
L378	20.000	N0° 40' 20"W
L379	92.000	N89° 19' 40"E
L380	20.000	S0° 40' 20"E
L381	20.000	N0° 40' 20"W
L382	92.000	N89° 19' 40"E
L383	20.000	S0° 40' 20"E
L384	25.000	N0° 40' 20"W
L385	92.000	N89° 19' 40"E

Line Table		
Line #	Length	Direction
L426	20.000	N0° 40' 20"W
L427	92.058	N89° 19' 40"E
L428	20.000	S0° 43' 58"E
L429	20.000	N0° 40' 20"W
L430	92.079	N89° 19' 40"E
L431	20.000	S0° 43' 58"E
L432	20.000	N0° 40' 20"W
L433	92.100	N89° 19' 40"E
L434	20.000	S0° 43' 58"E
L435	20.000	N0° 40' 20"W
L436	92.121	N89° 19' 40"E
L437	20.000	S0° 43' 58"E
L438	25.000	N0° 40' 20"W
L439	92.148	N89° 19' 40"E
L440	25.000	S0° 43' 58"E
L441	25.000	N0° 40' 20"W
L442	92.174	N89° 19' 40"E
L443	25.000	S0° 43' 58"E
L444	20.000	N0° 40' 20"W
L445	92.195	N89° 19' 40"E

Line Table		
Line #	Length	Direction
L486	112.000	N89° 13' 12"E
L487	28.246	N0° 43' 58"W
L488	62.008	S89° 13' 12"W
L489	18.195	S0° 43' 58"E
L490	20.000	N0° 43' 58"W
L491	92.000	S89° 16' 02"W
L492	20.000	S0° 43' 58"E
L493	20.000	N0° 43' 58"W
L494	92.000	S89° 16' 02"W
L495	20.000	S0° 43' 58"E
L496	25.000	N0° 43' 58"W
L497	92.000	S89° 16' 02"W
L498	25.000	S0° 43' 58"E
L499	25.000	N0° 43' 58"W
L500	92.000	S89° 16' 02"W
L501	25.000	S0° 43' 58"E
L502	20.000	N0° 43' 58"W
L503	92.000	S89° 16' 02"W
L504	20.000	S0° 43' 58"E
L505	20.000	N0° 43' 58"W

Line Table		
Line #	Length	Direction
L546	28.077	S0° 43' 58"E
L547	28.037	N0° 43' 58"W
L548	92.000	N89° 16' 02"E
L549	28.037	S0° 43' 58"E
L550	20.000	N0° 43' 58"W
L551	92.000	N89° 16' 02"E
L552	20.000	S0° 43' 58"E
L553	20.000	N0° 43' 58"W
L554	92.000	N89° 16' 02"E
L555	20.000	S0° 43' 58"E
L556	20.000	N0° 43' 58"W
L557	92.000	N89° 16' 02"E
L558	20.000	S0° 43' 58"E
L559	20.000	N0° 43' 58"W
L560	92.000	N89° 16' 02"E
L561	20.000	S0° 43' 58"E
L562	25.000	N0° 43' 58"W
L563	92.000	N89° 16' 02"E
L564	25.000	S0° 43' 58"E
L565	25.000	N0° 43' 58"W

Line Table		
Line #	Length	Direction
L606	28.135	S0° 43' 58"E
L607	28.033	N0° 43' 58"W
L608	47.021	S89° 13' 12"W
L609	2.994	S0° 43' 58"E
L610	20.000	N0° 43' 58"W
L611	92.000	S89° 16' 02"W
L612	20.000	S0° 43' 58"E
L613	20.000	N0° 43' 58"W
L614	92.000	S89° 16' 02"W
L615	20.000	S0° 43' 58"E
L616	25.000	N0° 43' 58"W
L617	92.000	S89° 16' 02"W
L618	25.000	S0° 43' 58"E
L619	25.000	N0° 43' 58"W
L620	92.000	S89° 16' 02"W
L621	25.000	S0° 43' 58"E
L622	20.000	N0° 43' 58"W
L623	92.000	S89° 16' 02"W
L624	20.000	S0° 43' 58"E
L625	20.000	N0° 43' 58"W

Line Table		
Line #	Length	Direction
L666	28.077	S0° 43' 58"E
L667	25.000	N0° 43' 58"W
L668	95.067	N89° 16' 02"E
L669	26.507	S0° 46' 48"E
L670	20.000	N0° 43' 58"W
L671	95.084	N89° 16' 02"E
L672	20.000	S0° 46' 48"E
L673	20.000	N0° 43' 58"W
L674	95.100	N89° 16' 02"E
L675	20.000	S0° 46' 48"E
L676	20.000	N0° 43' 58"W
L677	95.117	N89° 16' 02"E
L678	20.000	S0° 46' 48"E
L679	20.000	N0° 43' 58"W
L680	95.133	N89° 16' 02"E
L681	20.000	S0° 46' 48"E
L682	20.000	N0° 43' 58"W
L683	95.150	N89° 16' 02"E
L684	20.000	S0° 46' 48"E
L685	20.000	N0° 43' 58"W

Line Table		
Line #	Length	Direction
L726	20.000	S0° 46' 48"E
L727	20.000	N0° 43' 58"W
L728	95.414	N89° 16' 02"E
L729	20.000	S0° 46' 48"E
L730	31.025	N0° 43' 58"W
L731	30.946	S0° 46' 48"E
L732	40.000	N89° 19' 40"E
L733	40.000	N89° 19' 40"E
L734	40.000	N89° 16' 02"E
L735	40.000	N89° 16' 02"E
L736	30.008	N0° 43' 58"W
L737	29.992	N0° 43' 58"W
L738	30.008	N0° 43' 58"W
L739	50.241	N0° 40' 20"W
L740	50.154	N0° 40' 20"W
L741	49.833	N0° 40' 20"W
L742	49.746	N0° 40' 20"W
L744	40.000	N89° 19' 40"E
L745	40.000	N89° 16' 02"E
L746	38.512	S0° 18' 38"E

Line Table		
Line #	Length	Direction
L326	20.000	S0° 40' 20"E
L327	20.000	N0° 40' 20"W
L328	92.000	S89° 19' 40"W
L329	20.000	S0° 40' 20"E
L330	25.000	N0° 40' 20"W
L331	92.000	S89° 19' 40"W
L332	25.000	S0° 40' 20"E
L333	25.000	N0° 40' 20"W
L334	92.000	S89° 19' 40"W
L335	25.000	S0° 40' 20"E
L336	20.000	N0° 40' 20"W
L337	92.000	S89° 19' 40"W
L338	20.000	S0° 40' 20"E
L339	20.000	N0° 40' 20"W
L340	92.000	S89° 19' 40"W
L341	20.000	S0° 40' 20"E
L342	20.000	N0° 40' 20"W
L343	92.000	S89° 19' 40"W
L344	20.000	S0° 40' 20"E
L345	20.000	N0° 40' 20"W

Line Table		
Line #	Length	Direction
L386	25.000	S0° 40' 20"E
L387	25.000	N0° 40' 20"W
L388	92.000	N89° 19' 40"E
L389	25.000	S0° 40' 20"E
L390	20.000	N0° 40' 20"W
L391	92.000	N89° 19' 40"E
L392	20.000	S0° 40' 20"E
L393	20.000	N0° 40' 20"W
L394	92.000	N89° 19' 40"E
L395	20.000	S0° 40' 20"E
L396	20.000	N0° 40' 20"W
L397	92.000	N89° 19' 40"E
L398	20.000	S0° 40' 20"E
L399	20.000	N0° 40' 20"W
L400	92.000	N89° 19' 40"E
L401	20.000	S0° 40' 20"E
L402	25.000	N0° 40' 20"W
L403	92.000	N89° 19' 40"E
L404	25.000	S0° 40' 20"E
L405	25.000	N0° 40' 20"W

Line Table		
Line #	Length	Direction
L446	20.000	S0° 43' 58"E
L447	20.000	N0° 40' 20"W
L448	92.216	N89° 19' 40"E
L449	20.000	S0° 43' 58"E
L450	25.000	N0° 40' 20"W
L451	92.243	N89° 19' 40"E
L452	25.000	S0° 43' 58"E
L453	25.000	N0° 40' 20"W
L454	92.269	N89° 19' 40"E
L455	25.000	S0° 43' 58"E
L456	20.000	N0° 40' 20"W
L457	92.290	N89° 19' 40"E
L458	20.000	S0° 43' 58"E
L459	20.000	N0° 40' 20"W
L460	92.311	N89° 19' 40"E
L461	20.000	S0° 43' 58"E
L462	20.000	N0° 40' 20"W
L463	92.332	N89° 19' 40"E
L464	20.000	S0° 43' 58"E
L465	20.000	N0° 40' 20"W

Line Table		
Line #	Length	Direction
L506	92.000	S89° 16' 02"W
L507	20.000	S0° 43' 58"E
L508	20.000	N0° 43' 58"W
L509	92.000	S89° 16' 02"W
L510	20.000	S0° 43' 58"E
L511	20.000	N0° 43' 58"W
L512	92.000	S89° 16' 02"W
L513	20.000	S0° 43' 58"E
L514	25.000	N0° 43' 58"W
L515	92.000	S89° 16' 02"W
L516	25.000	S0° 43' 58"E
L517	25.000	N0° 43' 58"W
L518	92.000	S89° 16' 02"W
L519	25.000	S0° 43' 58"E
L520	20.000	N0° 43' 58"W
L521	92.000	S89° 16' 02"W
L522	20.000	S0° 43' 58"E
L523	20.000	N0° 43' 58"W
L524	92.000	S89° 16' 02"W
L525	20.000	S0° 43' 58"E

Line Table		
Line #	Length	Direction
L566	92.000	N89° 16' 02"E
L567	25.000	S0° 43' 58"E
L568	20.000	N0° 43' 58"W
L569	92.000	N89° 16' 02"E
L570	20.000	S0° 43' 58"E
L571	20.000	N0° 43' 58"W
L572	92.000	N89° 16' 02"E
L573	20.000	S0° 43' 58"E
L574	25.000	N0° 43' 58"W
L575	92.000	N89° 16' 02"E
L576	25.000	S0° 43' 58"E
L577	25.000	N0° 43' 58"W
L578	92.000	N89° 16' 02"E
L579	25.000	S0° 43' 58"E
L580	20.000	N0° 43' 58"W
L581	92.000	N89° 16' 02"E
L582	20.000	S0° 43' 58"E
L583	20.000	N0° 43' 58"W
L584	92.000	N89° 16' 02"E
L585	20.000	S0° 43' 58"E

Line Table		
Line #	Length	Direction
L626	92.000	S89° 16' 02"W
L627	20.000	S0° 43' 58"E
L628	20.000	N0° 43' 58"W
L629	92.000	S89° 16' 02"W
L630	20.000	S0° 43' 58"E
L631	20.000	N0° 43' 58"W
L632	92.000	S89° 16' 02"W
L633	20.000	S0° 43' 58"E
L634	25.000	N0° 43' 58"W
L635	92.000	S89° 16' 02"W
L636	25.000	S0° 43' 58"E
L637	25.000	N0° 43' 58"W
L638	92.000	S89° 16' 02"W
L639	25.000	S0° 43' 58"E
L640	20.000	N0° 43' 58"W
L641	92.000	S89° 16' 02"W
L642	20.000	S0° 43' 58"E
L643	20.000	N0° 43' 58"W
L644	92.000	S89° 16' 02"W
L645	20.000	S0° 43' 58"E

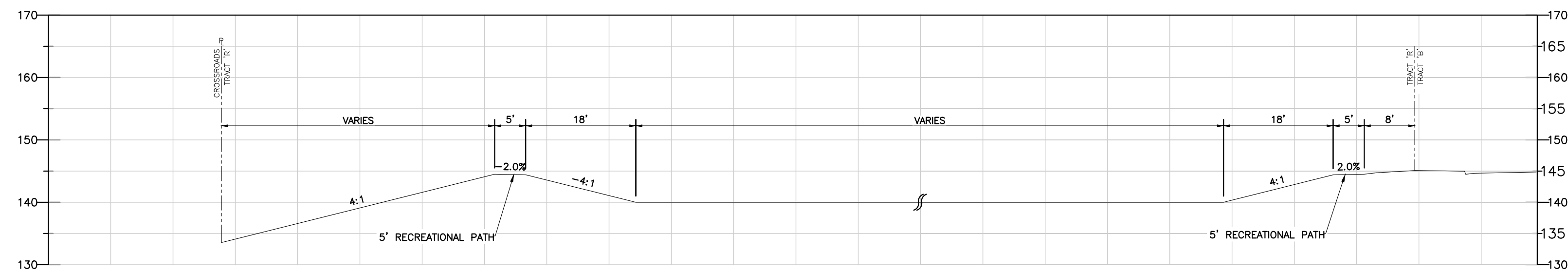
Line Table		
Line #	Length	Direction
L686	95.166	N89° 16' 02"E
L687	20.000	S0° 46' 48"E
L688	25.000	N0° 43' 58"W
L689	95.187	N89° 16' 02"E
L690	25.000	S0° 46' 48"E
L691	25.000	N0° 43' 58"W
L692	95.208	N89° 16' 02"E
L693	25.000	S0° 46' 48"E
L694	20.000	N0° 43' 58"W
L695	95.224	N89° 16' 02"E
L696	20.000	S0° 46' 48"E
L697	20.000	N0° 43' 58"W
L698	95.241	N89° 16' 02"E
L699	20.000	S0° 46' 48"E
L700	20.000	N0° 43' 58"W
L701	95.257	N89° 16' 02"E
L702	20.000	S0° 46' 48"E
L703	20.000	N0° 43' 58"W
L704	95.274	N89° 16' 02"E
L705	20.000	S0° 46' 48"E

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
1	0.16 AC	6,951 SF	3,816 SF	52.47 LF	PRIVATE
2	0.13 AC	5,538 SF	3,701 SF	40.37 LF	PRIVATE
3	0.12 AC	5,321 SF	3,538 SF	40.37 LF	PRIVATE
4	0.12 AC	5,104 SF	3,375 SF	40.37 LF	PRIVATE
5	0.11 AC	4,886 SF	3,212 SF	40.37 LF	PRIVATE
6	0.11 AC	4,694 SF	3,068 SF	40.18 LF	PRIVATE
7	0.13 AC	5,650 SF	3,003 SF	55.72 LF	PRIVATE
8	0.11 AC	4,953 SF	2,399 SF	49.71 LF	PRIVATE
9	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
10	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
11	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
12	0.11 AC	4,600 SF	3,000 SF	40.00 LF	PRIVATE
13	0.11 AC	4,600 SF	3,000 SF	40.00 LF	PRIVATE
14	0.11 AC	4,600 SF	3,000 SF	40.00 LF	PRIVATE
15	0.11 AC	4,600 SF	3,000 SF	40.00 LF	PRIVATE
16	0.11 AC	4,600 SF	3,000 SF	40.00 LF	PRIVATE
17	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
18	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
19	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
20	0.11 AC	4,953 SF	2,399 SF	49.71 LF	PRIVATE
21	0.12 AC	5,012 SF	2,450 SF	50.22 LF	PRIVATE
22	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
23	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
24	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
25	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
26	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
27	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
28	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
29	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
30	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
31	0.09 AC	3,917 SF	2,406 SF	34.10 LF	PRIVATE
32	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
33	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
34	0.12 AC	5,102 SF	2,529 SF	51.01 LF	PRIVATE
35	0.15 AC	6,416 SF	3,671 SF	62.47 LF	PRIVATE
36	0.11 AC	4,600 SF	3,000 SF	40.00 LF	PRIVATE
37	0.11 AC	4,600 SF	3,000 SF	40.00 LF	PRIVATE
38	0.11 AC	4,600 SF	3,000 SF	40.00 LF	PRIVATE
39	0.11 AC	4,600 SF	3,000 SF	40.00 LF	PRIVATE
40	0.11 AC	4,600 SF	3,000 SF	40.00 LF	PRIVATE
41	0.11 AC	4,600 SF	3,000 SF	40.00 LF	PRIVATE
42	0.15 AC	6,620 SF	3,795 SF	63.22 LF	PRIVATE
43	0.11 AC	4,601 SF	3,059 SF	49.63 LF	PRIVATE
44	0.04 AC	1,843 SF	1,543 SF	20.00 LF	PRIVATE
45	0.04 AC	1,842 SF	1,542 SF	20.00 LF	PRIVATE
46	0.05 AC	2,301 SF	1,541 SF	25.00 LF	PRIVATE
47	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
48	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
49	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
50	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
51	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA					

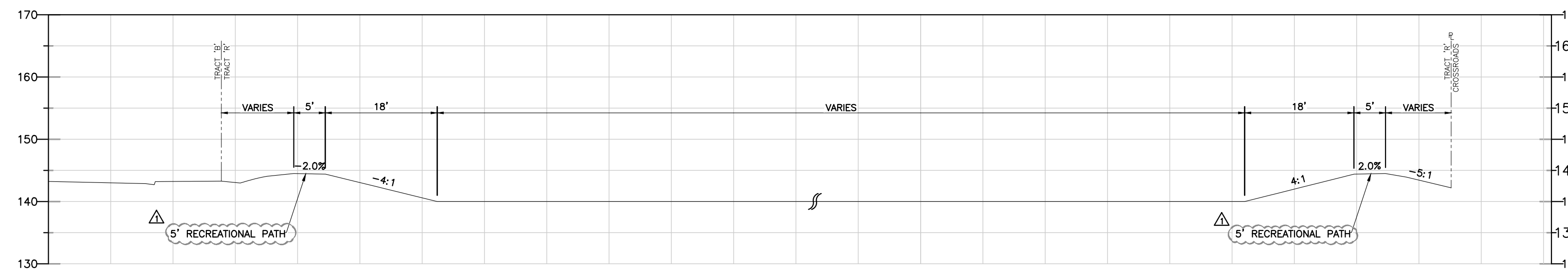
LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
52	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
53	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
54	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
55	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
56	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
57	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
58	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
59	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
60	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
61	0.06 AC	2,717 SF	1,540 SF	35.69 LF	PRIVATE
62	0.08 AC	3,573 SF	2,289 SF	45.71 LF	PRIVATE
63	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
64	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
65	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
66	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
67	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
68	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
69	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
70	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
71	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
72	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
73	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
74	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
75	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
76	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
77	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
78	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
79	0.06 AC	2,717 SF	1,540 SF	35.71 LF	PRIVATE
80	0.08 AC	3,573 SF	2,289 SF	45.71 LF	PRIVATE
81	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
82	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
83	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
84	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
85	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
86	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
87	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
88	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
89	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
90	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
91	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
92	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
93	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
94	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
95	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
96	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
97	0.06 AC	2,717 SF	1,540 SF	35.71 LF	PRIVATE
98	0.08 AC	3,573 SF	2,289 SF	45.71 LF	PRIVATE
99	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
100	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
101	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
102	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA					

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
103	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
104	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
105	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
106	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
107	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
108	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
109	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
110	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
111	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
112	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
113	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
114	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
115	0.06 AC	2,717 SF	1,540 SF	35.71 LF	PRIVATE
116	0.08 AC	3,573 SF	2,288 SF	45.71 LF	PRIVATE
117	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
118	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
119	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
120	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
121	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
122	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
123	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
124	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
125	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
126	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
127	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
128	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
129	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
130	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
131	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
132	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
133	0.06 AC	2,717 SF	1,540 SF	35.71 LF	PRIVATE
134	0.10 AC	4,364 SF	3,174 SF	61.38 LF	PRIVATE
135	0.04 AC	1,849 SF	1,549 SF	20.00 LF	PRIVATE
136	0.04 AC	1,848 SF	1,548 SF	20.00 LF	PRIVATE
137	0.05 AC	2,310 SF	1,548 SF	25.00 LF	PRIVATE
138	0.05 AC	2,309 SF	1,547 SF	25.00 LF	PRIVATE
139	0.04 AC	1,847 SF	1,547 SF	20.00 LF	PRIVATE
140	0.04 AC	1,846 SF	1,546 SF	20.00 LF	PRIVATE
141	0.04 AC	1,846 SF	1,546 SF	20.00 LF	PRIVATE
142	0.04 AC	1,846 SF	1,545 SF	20.00 LF	PRIVATE
143	0.05 AC	2,306 SF	1,545 SF	25.00 LF	PRIVATE
144	0.05 AC	2,306 SF	1,544 SF	25.00 LF	PRIVATE
145	0.04 AC	1,844 SF	1,544 SF	20.00 LF	PRIVATE
146	0.04 AC	1,844 SF	1,543 SF	20.00 LF	PRIVATE
147	0.05 AC	2,304 SF	1,543 SF	25.00 LF	PRIVATE
148	0.05 AC	2,303 SF	1,542 SF	25.00 LF	PRIVATE
149	0.04 AC	1,842 SF	1,542 SF	20.00 LF	PRIVATE
150	0.04 AC	1,842 SF	1,542 SF	20.00 LF	PRIVATE
151	0.04 AC	1,841 SF	1,542 SF	20.00 LF	PRIVATE
152	0.04 AC	1,841 SF	1,541 SF	20.00 LF	PRIVATE
153	0.07 AC	3,178 SF	1,926 SF	40.71 LF	PRIVATE
* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA					

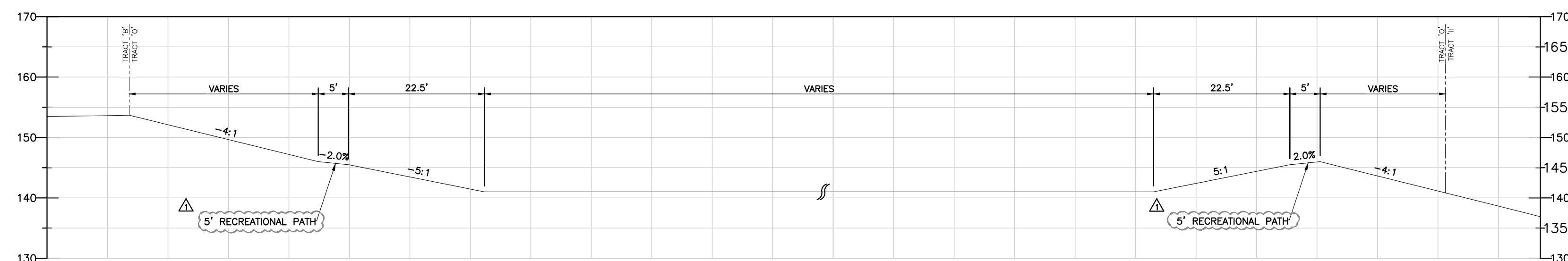
LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
154	0.08 AC	3,409 SF	1,786 SF	43.96 LF	PRIVATE
155	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
156	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
157	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
158	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
159	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
160	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
161	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
162	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
163	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
164	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
165	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
166	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
167	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
168	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
169	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
170	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
171	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
172	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
173	0.08 AC	3,462 SF	2,162 SF	42.46 LF	PRIVATE
174	0.08 AC	3,405 SF	1,782 SF	42.52 LF	PRIVATE
175	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
176	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
177	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
178	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
179	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
180	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
181	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
182	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
183	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
184	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
185	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
186	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
187	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
188	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
189	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
190	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
191	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
192	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
193	0.08 AC	3,456 SF	2,159 SF	43.74 LF	PRIVATE
194	0.07 AC	3,218 SF	1,723 SF	42.89 LF	PRIVATE
195	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
196	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
197	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
198	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
199	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
200	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
201	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
202	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
203	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
204	0.04 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA					



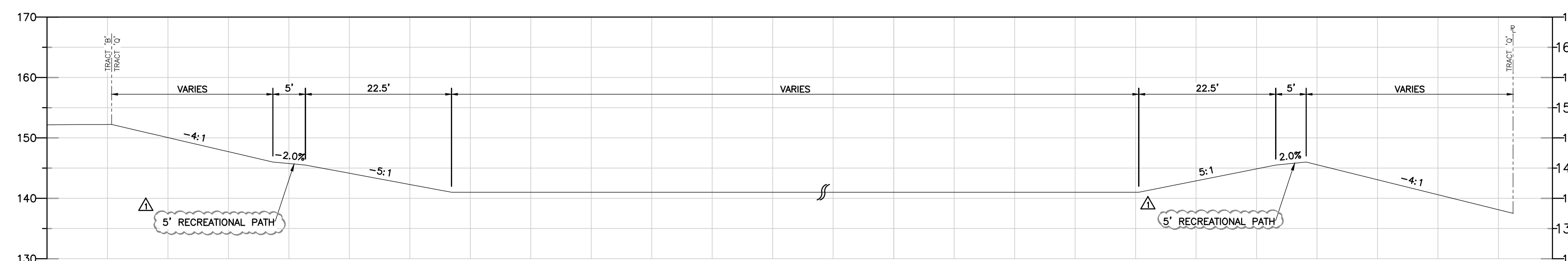
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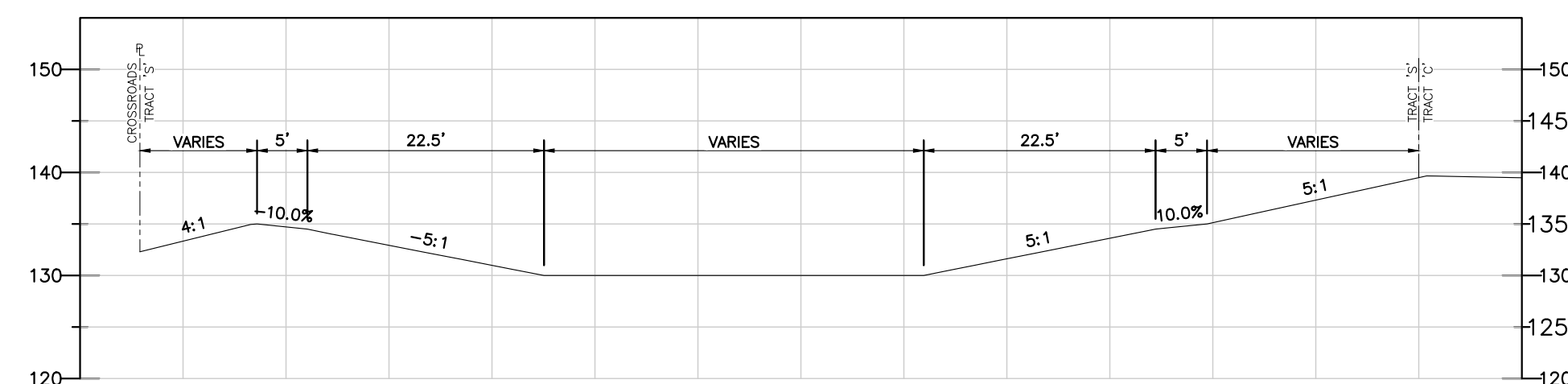
SECTION B-B
N.T.S.



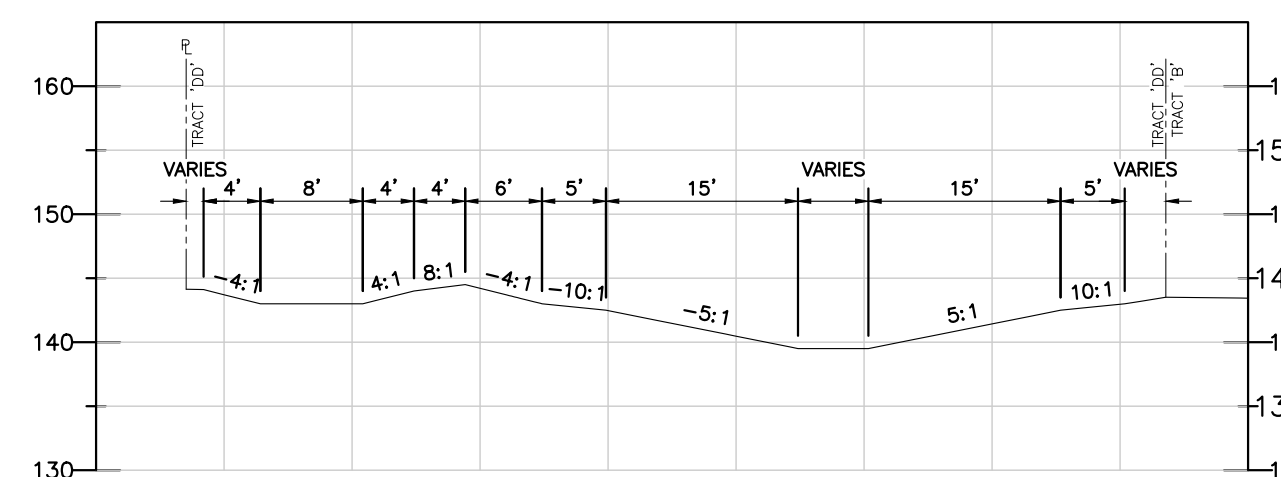
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N.T.S.



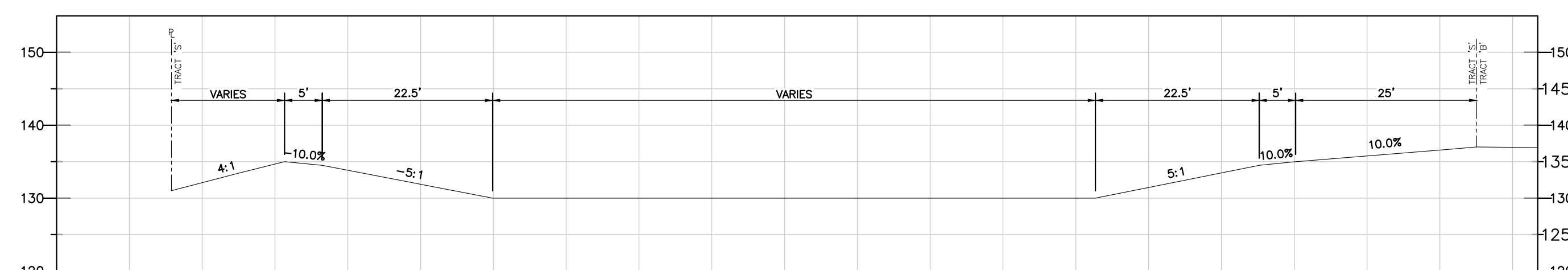
SECTION D-D
N.T.S.



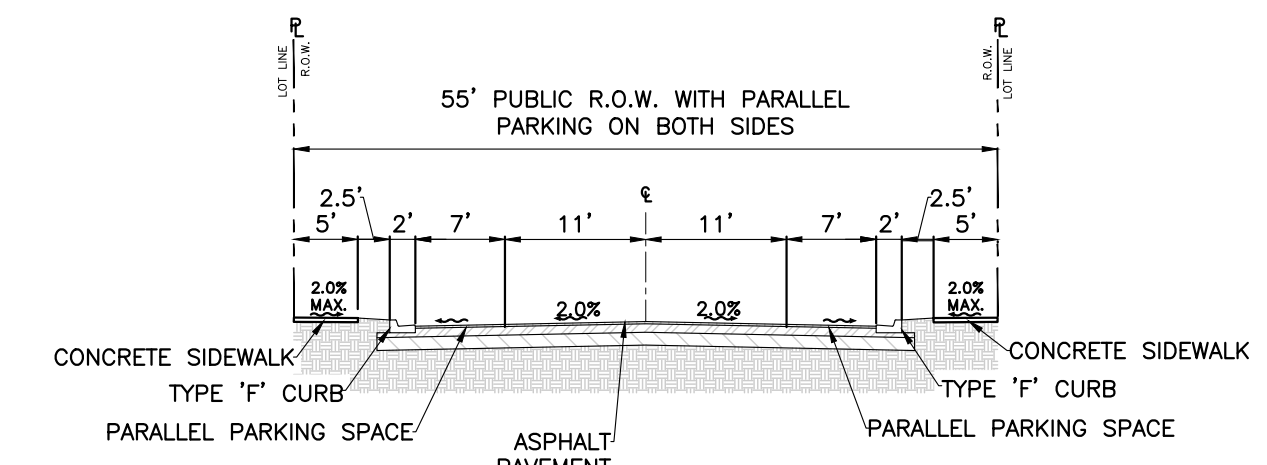
SECTION E-E
N.T.S.



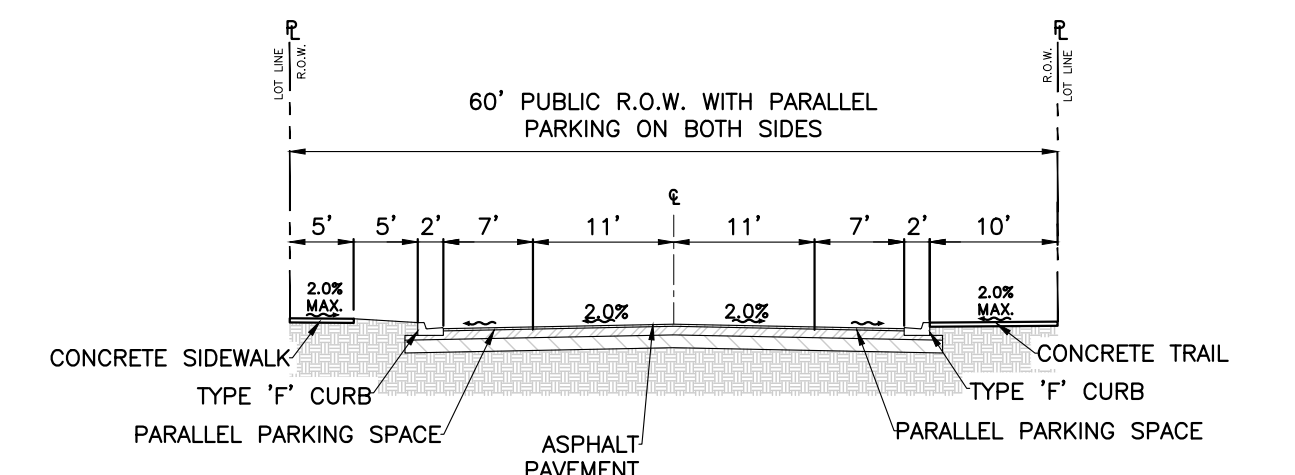
SECTION G-G
N.T.S.



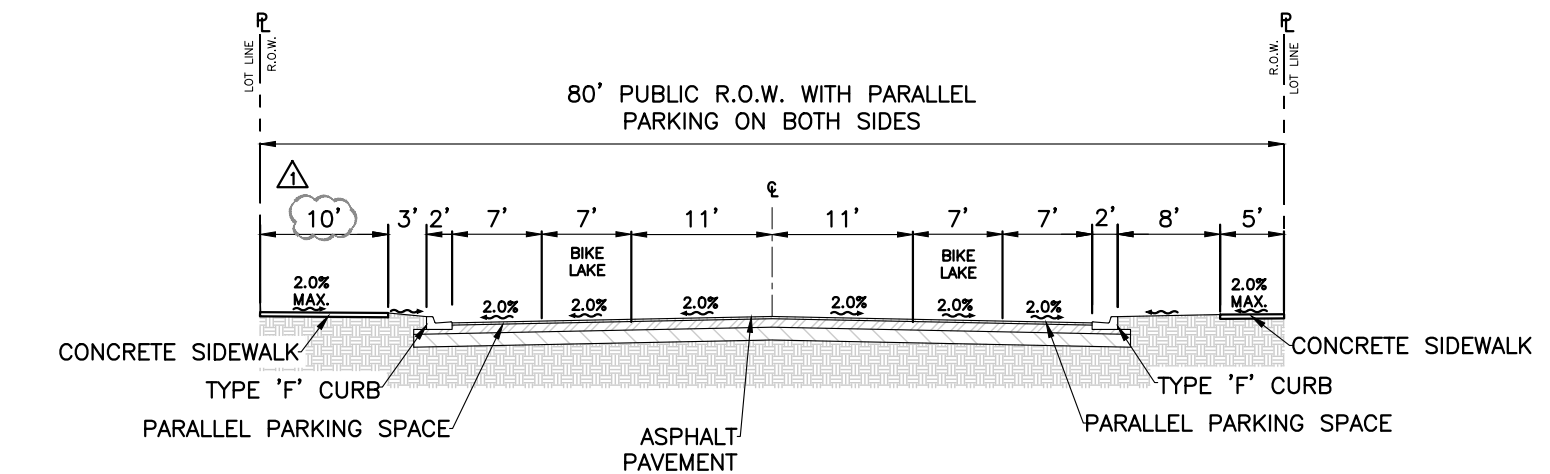
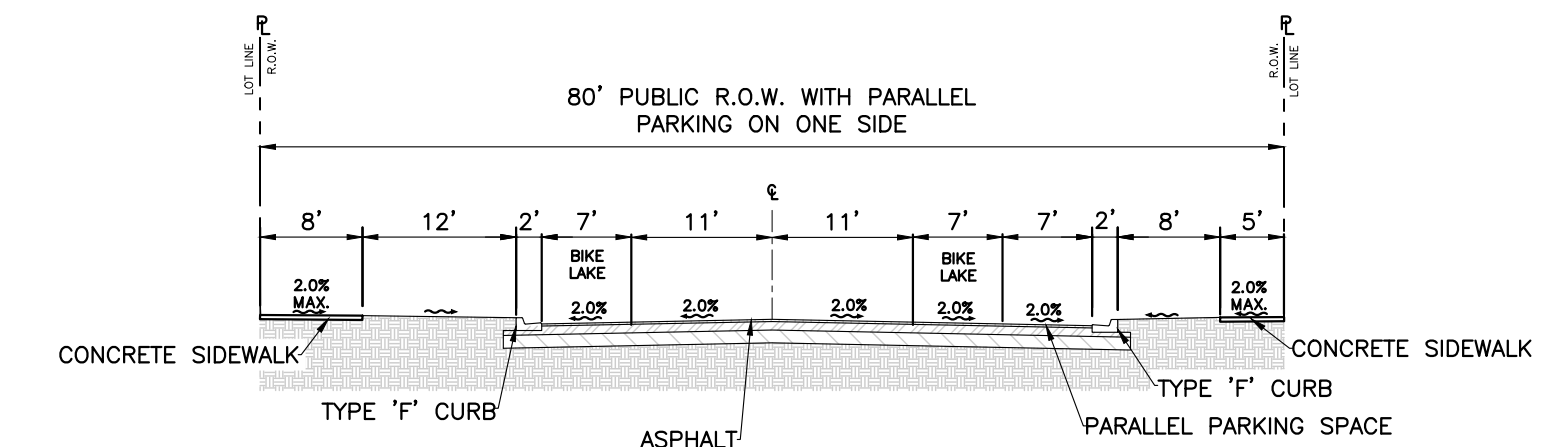
SECTION F-F
N.T.S.



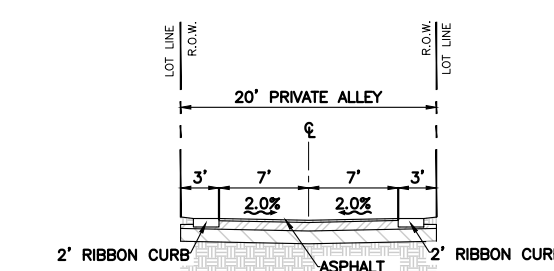
55' RIGHT-OF-WAY SECTION



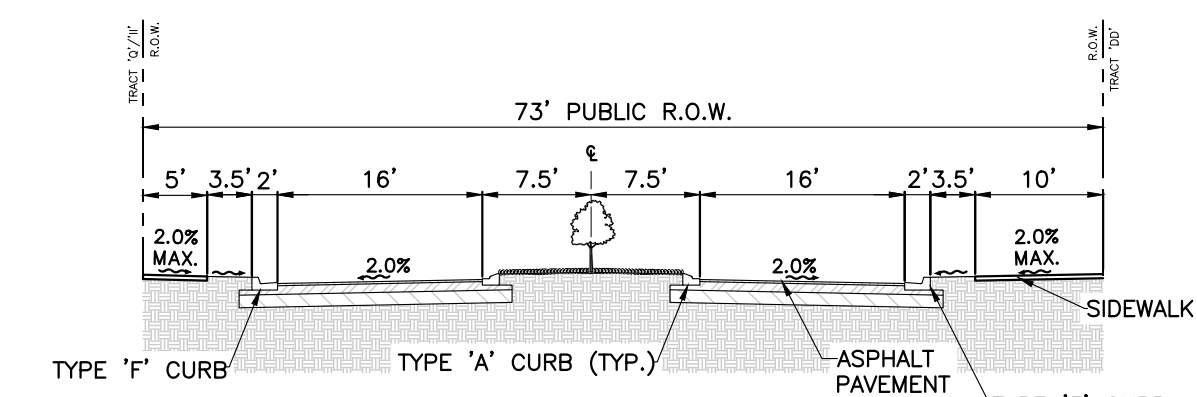
60' RIGHT-OF-WAY SECTION



80' RIGHT-OF-WAY SECTIONS

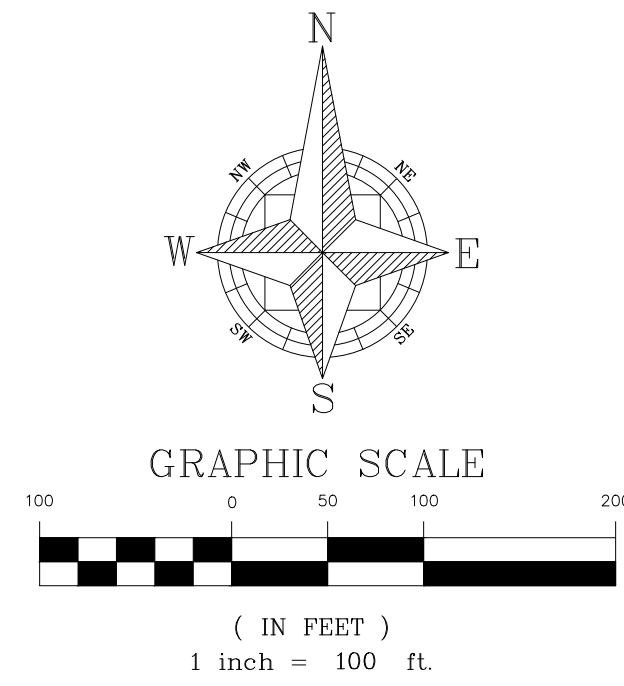


TYPICAL ALLEY SECTION



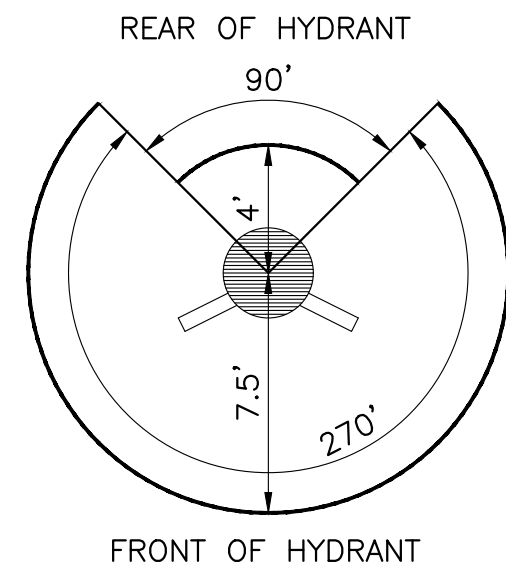
EFFIE DRIVE ENTRANCE SECTION

SHEET 16 OF 35
NOT FOR CONSTRUCTION

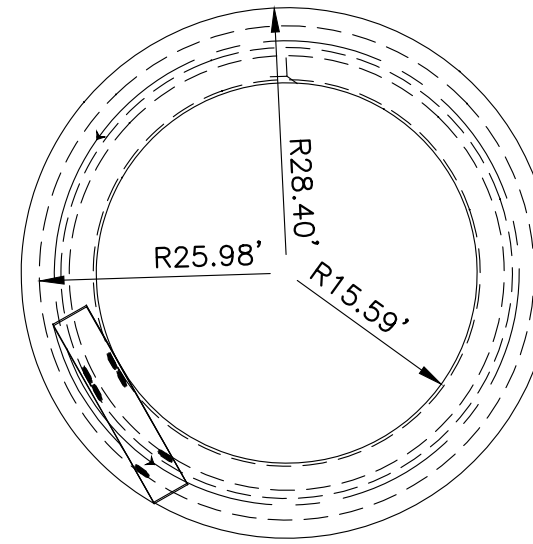


LEGEND

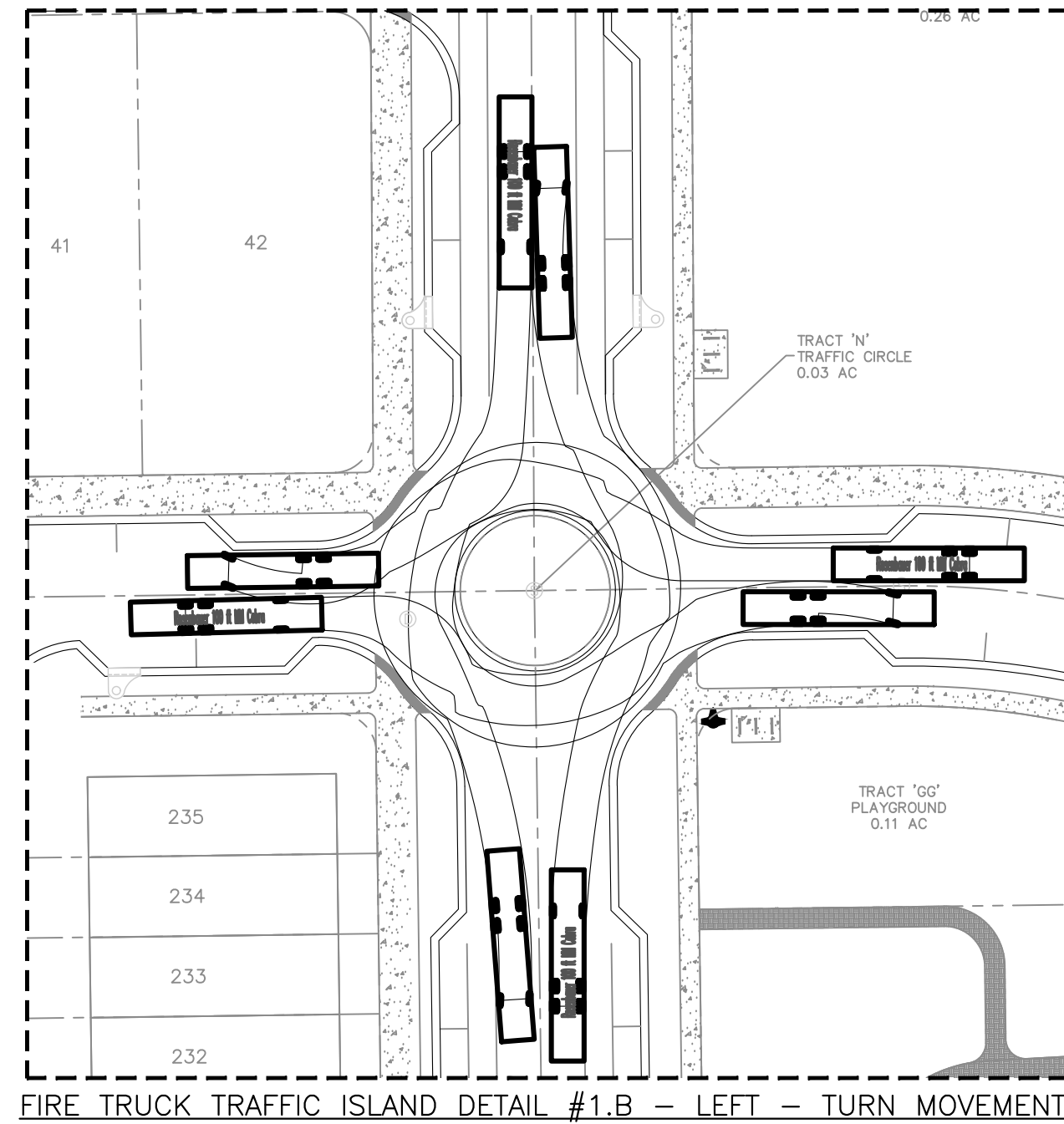
--- FIRE HYDRANT 500' RADIUS



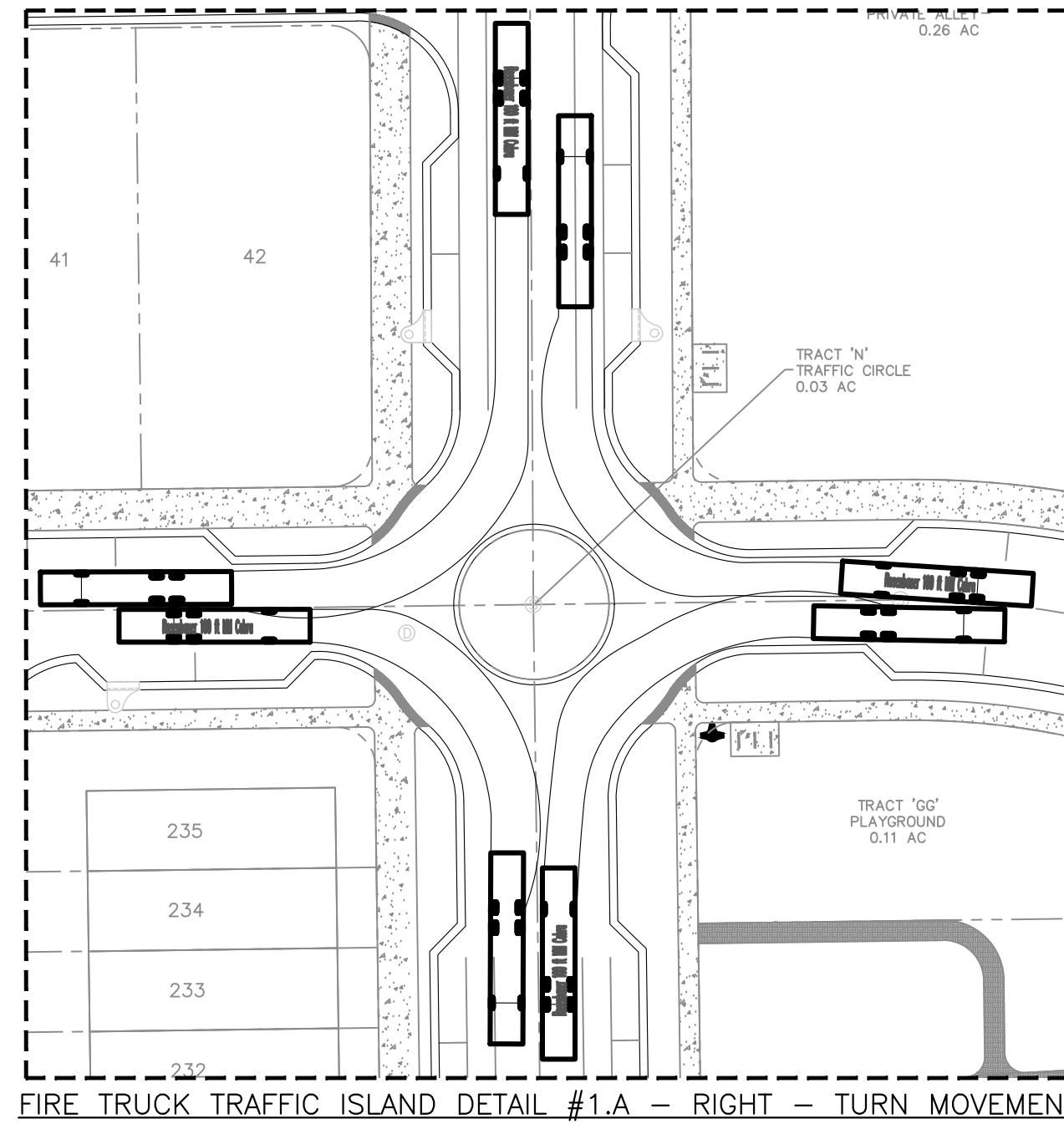
FIRE HYDRANT CLEARANCE DETAIL



TURNING RADIUS SKETCH



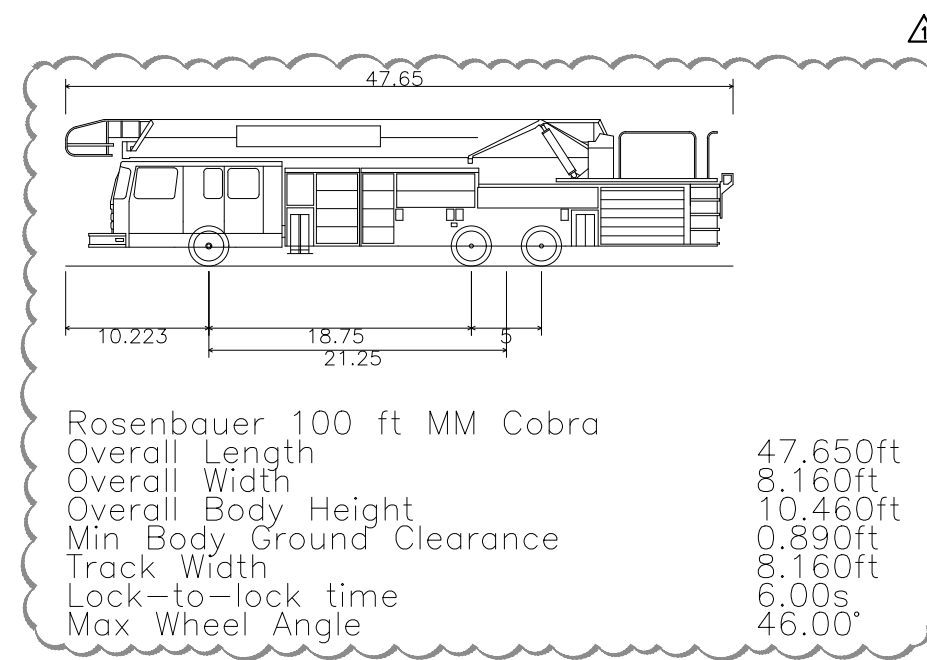
FIRE TRUCK TRAFFIC ISLAND DETAIL #1.B - LEFT - TURN MOVEMENTS



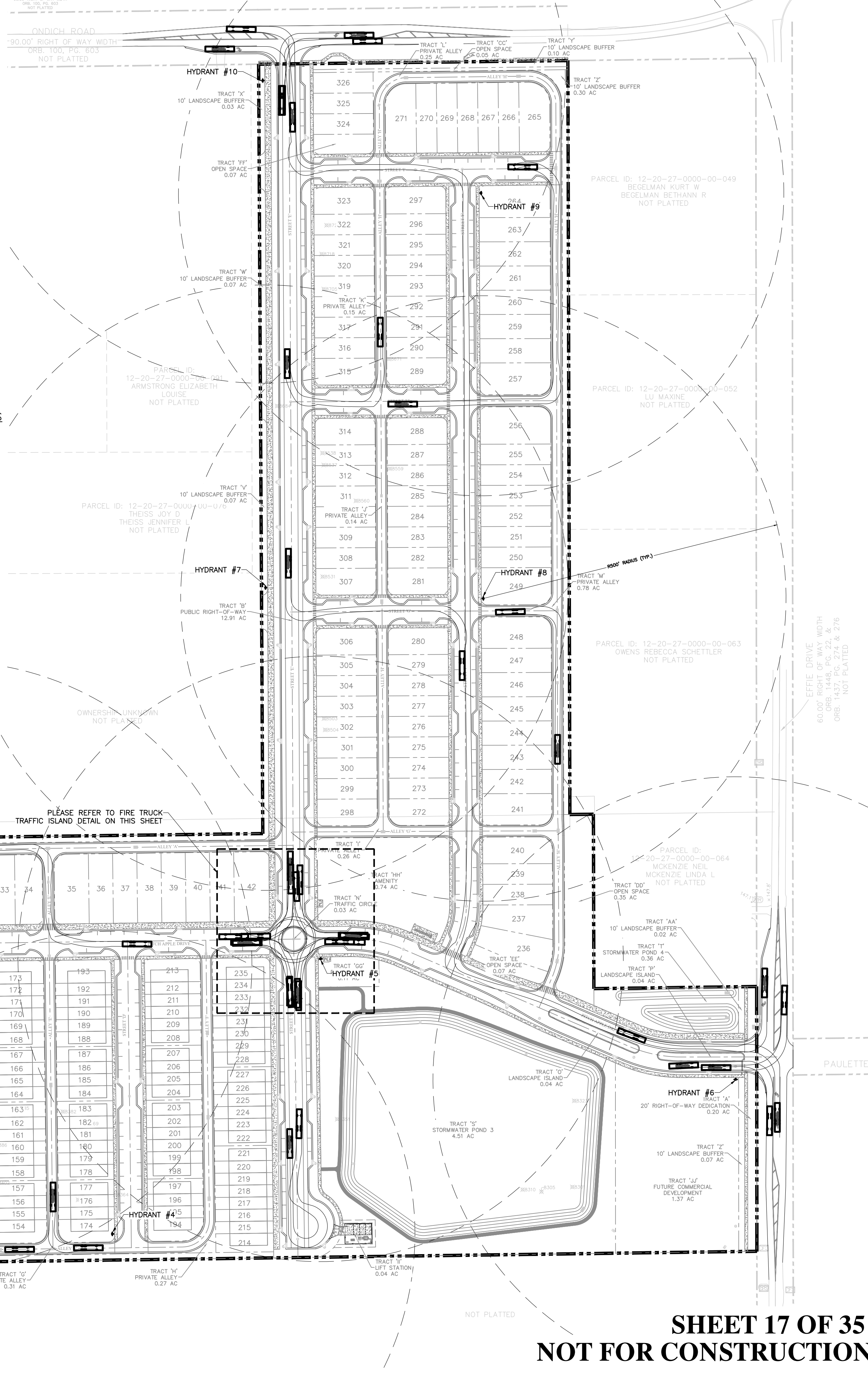
FIRE TRUCK TRAFFIC ISLAND DETAIL #1.A - RIGHT - TURN MOVEMENTS

FIRE ACCESS NOTES:

1. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL WEATHER DRIVING SURFACE (NFPA 1,18.2.3.4.2).
2. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1,18.5.10.1)
3. ALL ROADWAYS, WATER LINE INFRASTRUCTURE, AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION CAN BEGIN.
4. FIRE HYDRANTS MUST BE LOCATED WITHIN 500 FEET OF ALL SINGLE-FAMILY RESIDENTIAL HOMES.
5. CONTRACTOR SHALL FOLLOW THE CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.

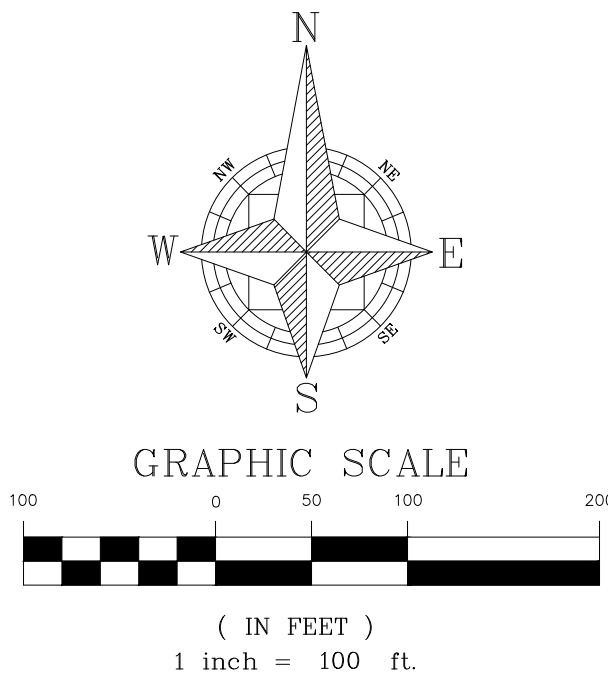


Rosenbauer 100 ft MM Cobra
Overall Length 47.65ft
Overall Width 10.223ft
Overall Body Height 18.75ft
Min Body Ground Clearance 21.25ft
Track Width 8.160ft
Lock-to-lock time 0.890s
Max Wheel Angle 46.00'



SHEET 17 OF 35
NOT FOR CONSTRUCTION

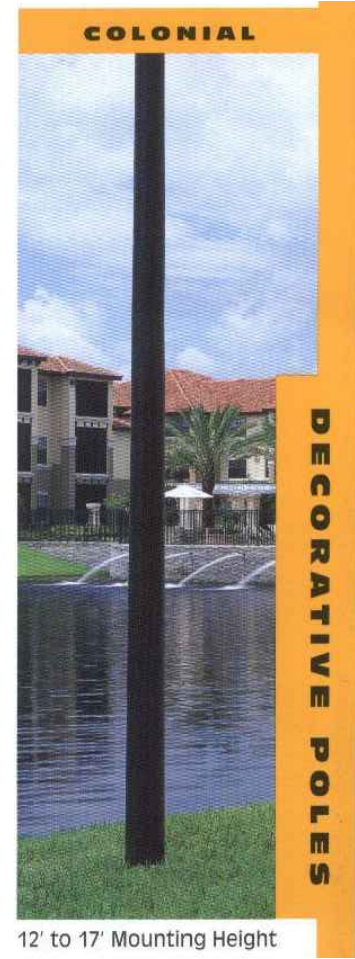
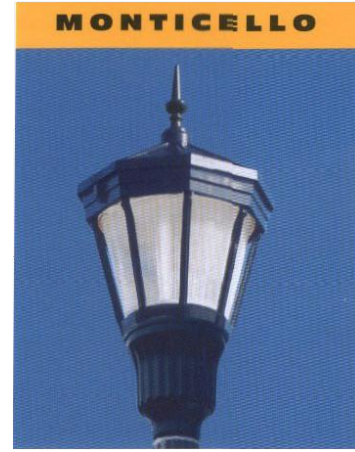
CIVIL ENGINEERING LAND PLANNING		APPIAN ENGINEERING LLC.	
FIRE TRUCK ROUTE PLAN		MAJOR DEVELOPMENT PLAN	
ONDICH ROAD, SUITE 27, WINTER PARK, FLORIDA 32789		CITY OF APOPKA, FLORIDA	
SCALE	1" = 100'	DESIGNED	S. SIERRA - GIL
PROJECT	PUL-048	CHECKED	L. CLASSON
SHEET	C3.8	DATE	1/29/2025
DRAWN		L. GRAHAM	
APPIAN ENGINEERING		APPIAN ENGINEERING	
STATE OF FLORIDA		STATE OF FLORIDA	
LICENSE		LICENSE	
No. 90745		No. 90745	
2/4/25		2/4/25	
PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER	



LEGEND
* PROPOSED LIGHT POLE

LIGHTING NOTES:

1. STREET LIGHTS POLES SHALL BE DECORATIVE TYPE CONSISTENT WITH THE DEVELOPMENT DESIGN GUIDELINES. LIGHT POLE FOOTERS CANNOT BE EXPOSED ABOVE FINISHED GRADE.
2. PROPOSED LIGHT POLES SHOWN FOR PLAN APPROVAL. EXACT LOCATION AND TYPE OF LIGHT POLES TO BE DESIGNED, LAID OUT, AND INSTALLED BY DUKE ENERGY.

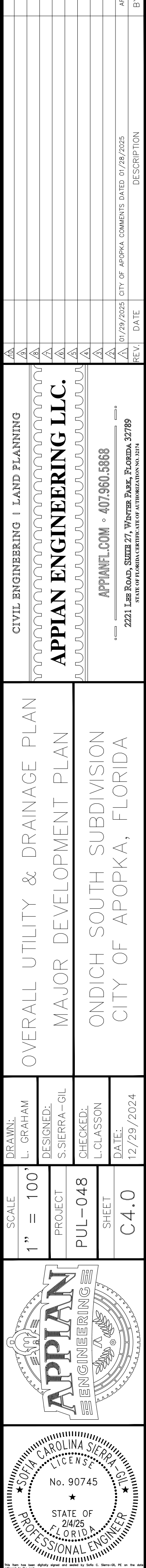
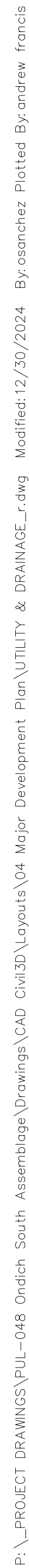


12' to 17' Mounting Height
DETAIL PROVIDED FROM DUKE ENERGY
LIGHT AND POLE DETAIL

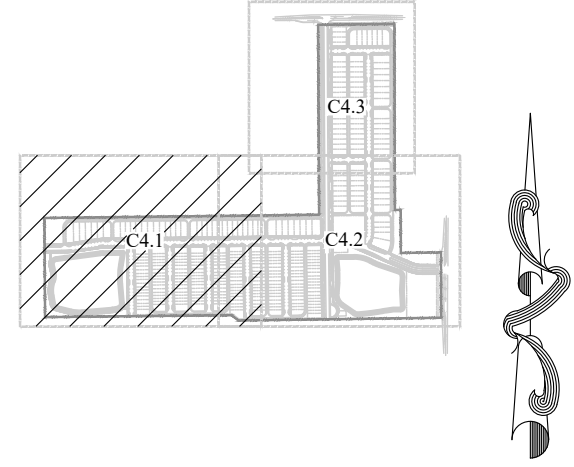
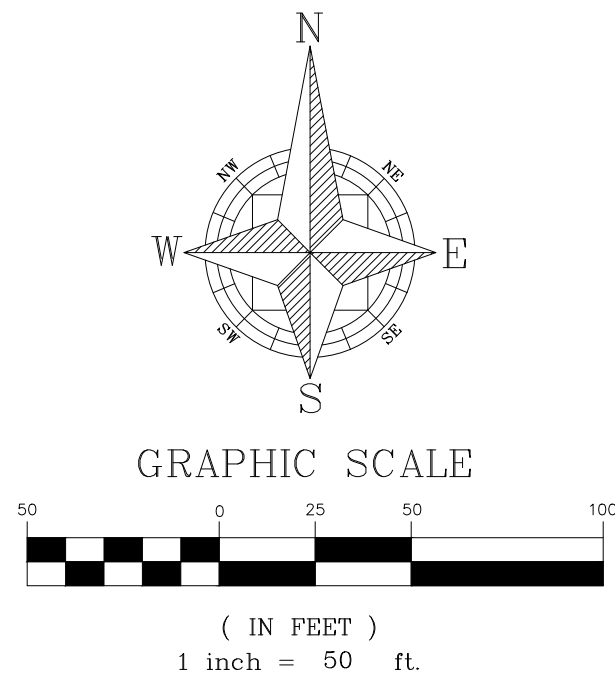


SHEET 18 OF 35
NOT FOR CONSTRUCTION

CIVIL ENGINEERING LAND PLANNING		APPIAN ENGINEERING LLC.		2221 Lee Road, Suite 27, Winter Park, Florida 32789 STATE OF FLORIDA LICENSE NO. 00000000000000000000	
LIGHTING PLAN MAJOR DEVELOPMENT PLAN		ONDICH SOUTH SUBDIVISION CITY OF APOPKA, FLORIDA			
DESIGNED: L. GRAHAM	CHECKED: L. GRASSON	DATE: 2/4/2025			
PROJECT: PUL-048	SHEET: C3.9				
SCALE: 1" = 100'					
DRAWN: L. GRAHAM					
DESIGNED: S. SIERRA-GIL					
PROJECT: PUL-048					
SHEET: C3.9					
DATE: 2/4/2025					
APPIAN ENGINEERING					
STATE OF FLORIDA LICENSE NO. 00000000000000000000					
No. 90745					
2/4/25					
PROFESSIONAL ENGINEER					
APPOKA, FLORIDA					
DATE: 01/28/2025					
BY: AF					
DATE: 01/28/2025					
RECD: DATE					
DESCRIPTION					
CITY OF APOPKA COMMENTS DATED: 01/28/2025					



P:\PROJECT DRAWINGS\PUL-048 Ondich South Assemblage Drawings\CAD Civil3D\LAYOUTS\04 Major Development Plan\UTILITY & DRAINAGE\04 Major Development Plan\UTILITY & DRAINAGE.dwg Modified: 12/30/2024 By: osanchez Plotted By: andrew francis



KEY MAP

PARCEL ID: 11-20-27-0000-00-015
MCMENNAMY CLIFTON J SR TR
MCMENNAMY CAROL A TR
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-047
CONDOLEO JONATHAN
CONDOLEO LESLIE
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-048
WATSON FRANCES A LIFE ESTATE
REM: CHRISTOPHER RICHARD WATSON
REM: NORMAN G WATSON
REM: MARK ROGER WATSON
REM: CHARLES NOEL SEAN WATSON
NOT PLATTED

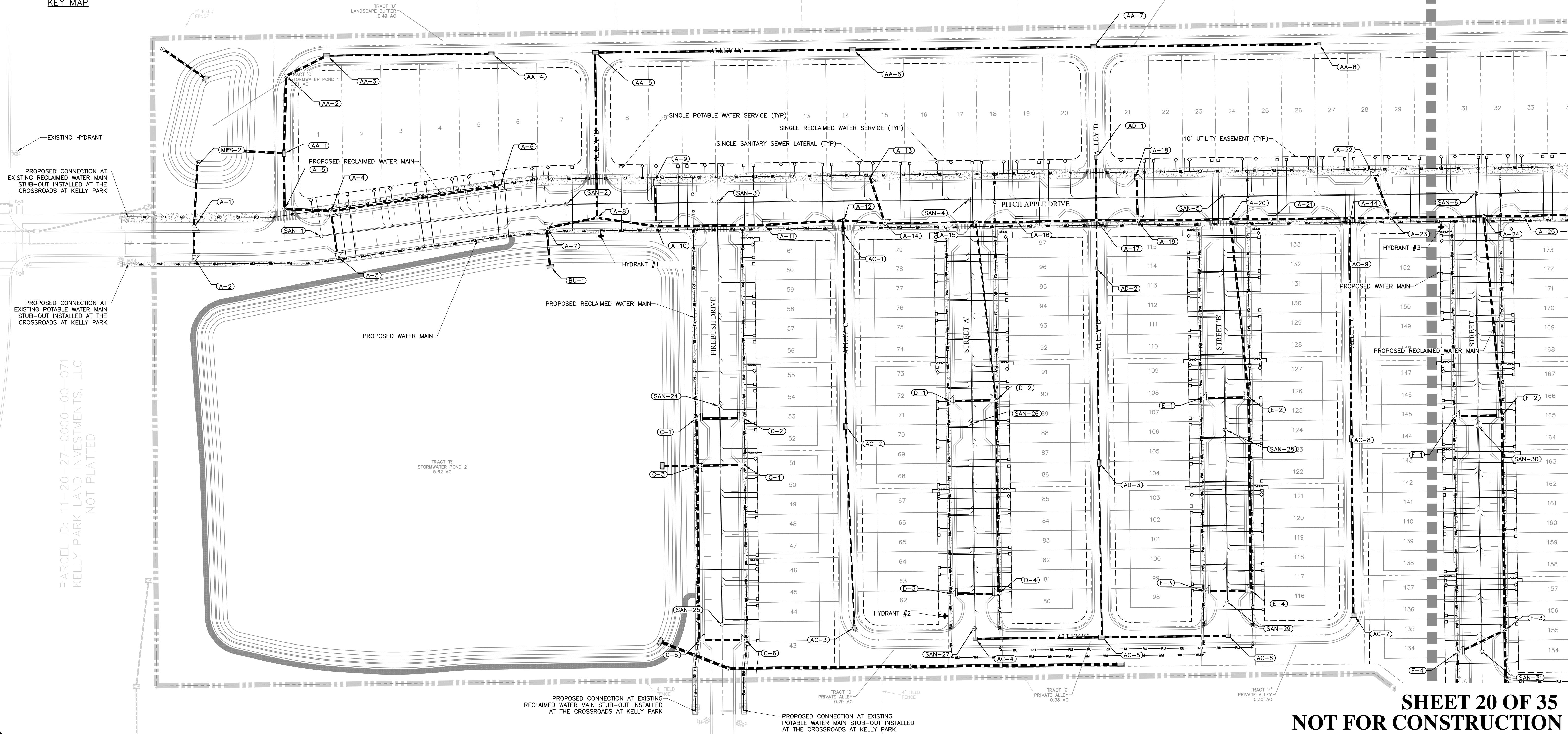
PARCEL ID: 11-20-27-0000-00-044
ARREDONDO JUAN CARLOS
ARREDONDO JENILLE DIANA
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-046
ARREDONDO BETHANY B
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-065
SHINDE SUJOY K
NOT PLATTED

SHEET C4.1

SHEET C4.2



SHEET 20 OF 35
NOT FOR CONSTRUCTION

CIVIL ENGINEERING I LAND PLANNING		APPIAN ENGINEERING LLC.		APPIAN ENGINEERING LLC.	
UTILITY & DRAINAGE PLAN - WEST		MAJOR DEVELOPMENT PLAN		ONDICH SOUTH SUBDIVISION	
CITY OF APOPKA, FLORIDA		CITY OF APOPKA, FLORIDA		CITY OF APOPKA, FLORIDA	
SCALE	1" = 50'	PROJECT	PUL-048	SHEET	C4.1
DRAWN	L. GRAHAM	DESIGNED	S. SIERRA-GIL	CHECKED	L. GLASSON
DATE	12/29/2024				

P:\PROJECT DRAWINGS\PUL-048 Ondich South Assemblage Drawings\CAD Civil3D\LAYOUTS\04 Major Development Plan\UTILITY & DRAINAGE.dwg Modified: 12/30/2024 By: osanchez Plotted By: andrew francis

PARCEL ID: 11-20-27-0000-00-065
SHINDE SUJOY K
NOT PLATTED

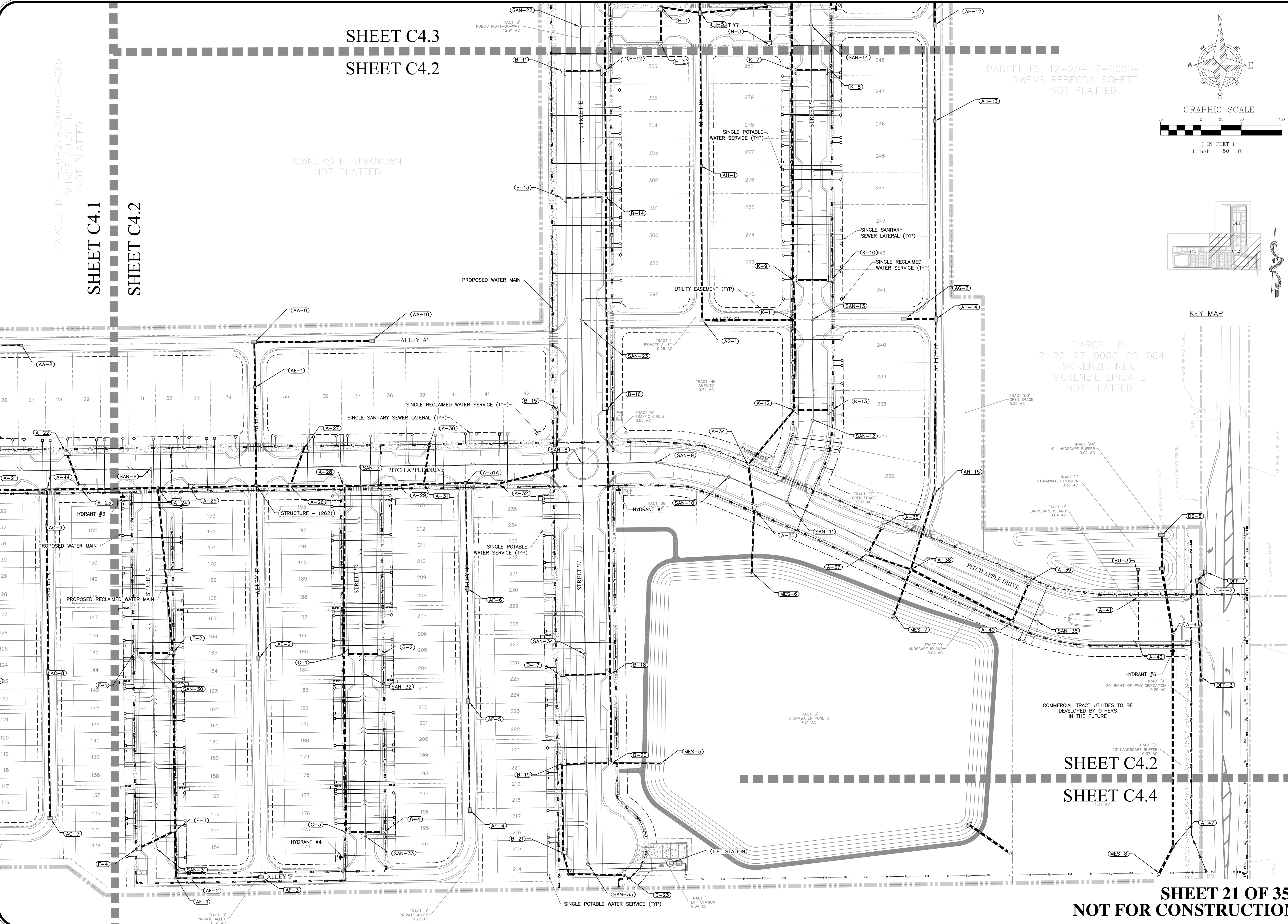
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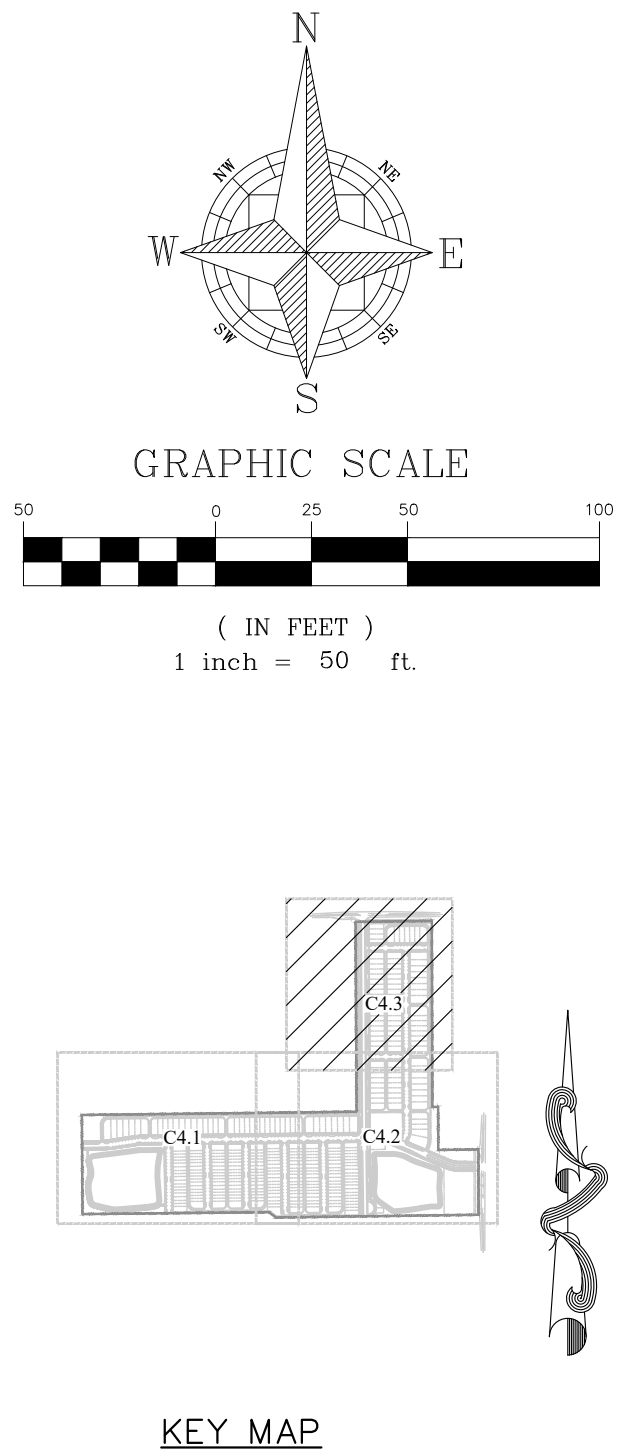
SHEET C4.2

SHEET C4.3

SHEET C4.2

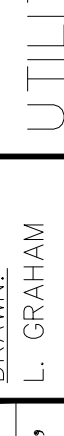
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NOT PLATTED

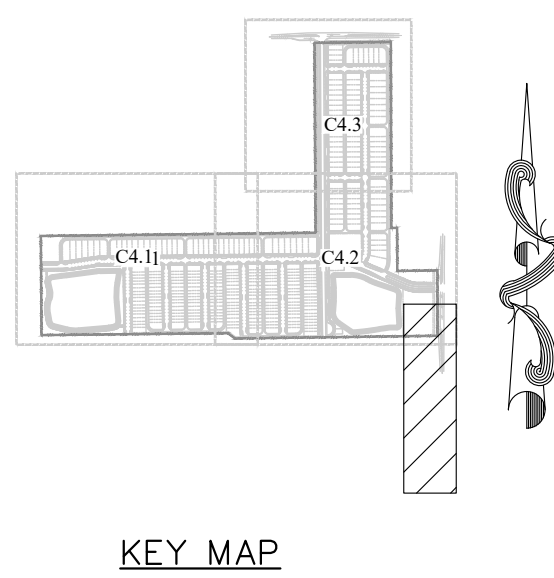
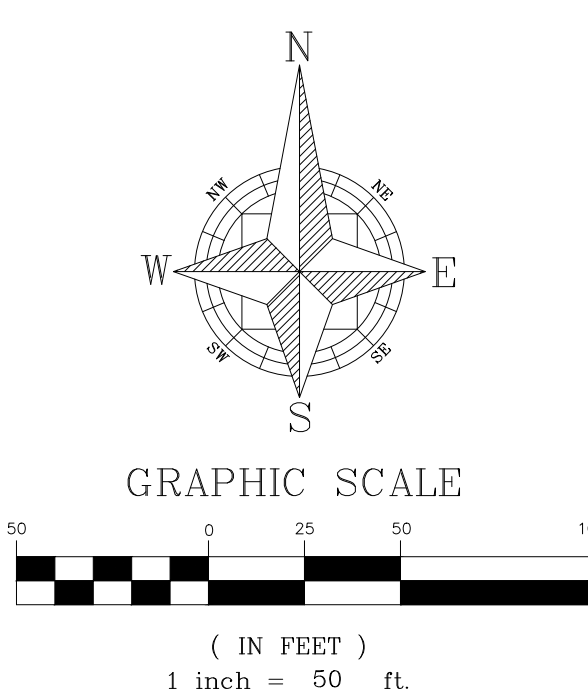
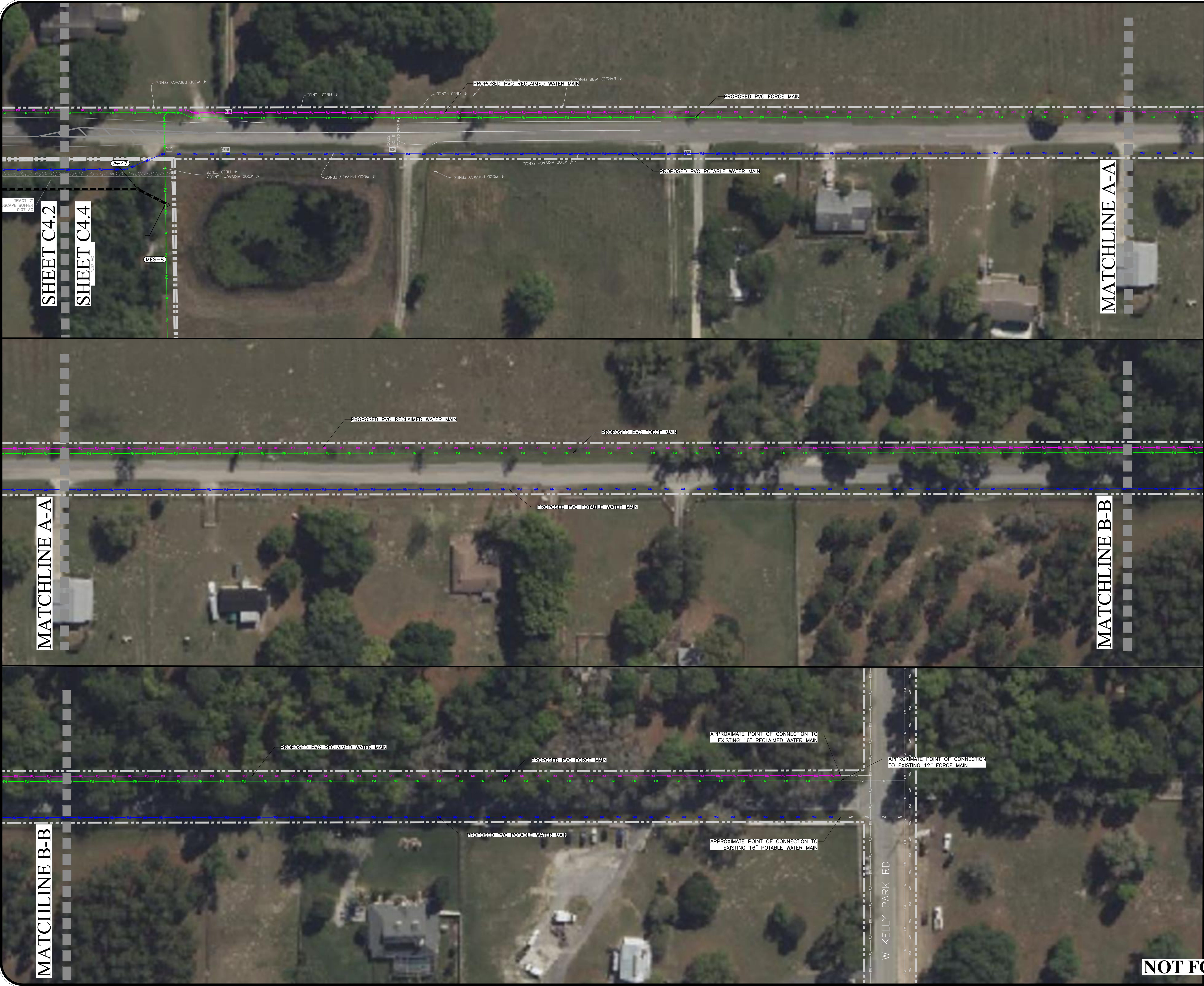




SHEET C4.3
SHEET C4.2

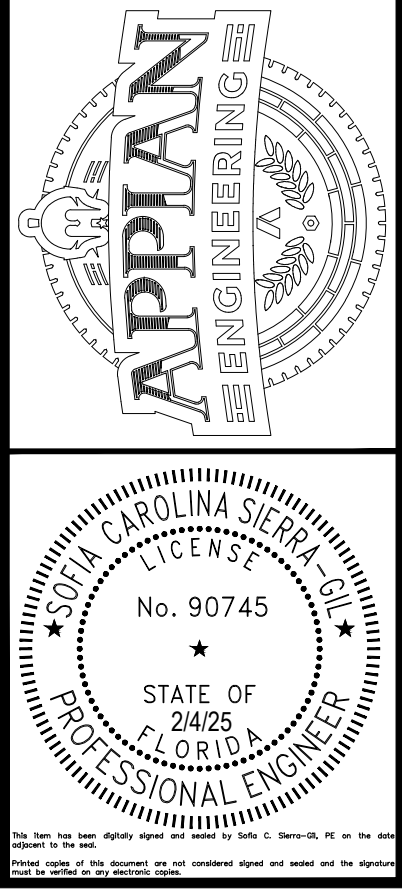
SHEET 22 OF 35
NOT FOR CONSTRUCTION

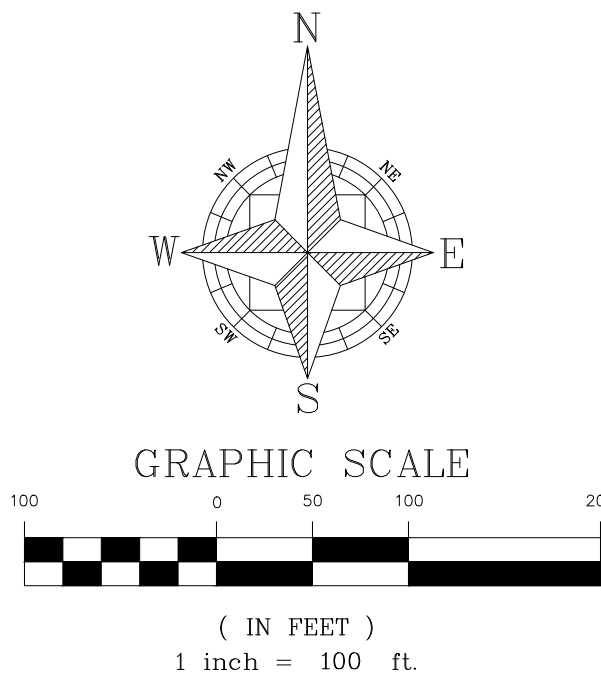
				UTILITY & DRAINAGE PLAN – NORTH		CIVIL ENGINEERING LAND PLANNING	
SCALE		DRAWN:		1" = 50'		L. GRAHAM	
PROJECT		DESIGNED:		MAJOR DEVELOPMENT PLAN			
PUL-048		S.SIERRA-OIL					
CHECKED:		L.CLASSON		ONDICH SOUTH SUBDIVISION			
DATE:		12/29/2024		CITY OF APOPKA, FLORIDA			
SHEET				C4.3			
						APPIANEFL.COM • 407.960.5868	
						2221 LEE ROAD, SUITE 27, WINTER PARK, FLORIDA, 32789	
						STATE OF FLORIDA CERTIFICATE OF REGISTRATION NO. 37199	
						REV. DATE	
						CITY OF APOPKA COMMENTS DATED 01/28/2025	
						DESCRIPTION	
						BY	



DRAWN: L. GRAHAM		SCALE 1" = 50'		DESIGNED: S. SIERRA-GIL		PROJECT PUL-048		SHEET C4.4		DATE: 12/29/2024		CIVIL ENGINEERING LAND PLANNING		APPIAN ENGINEERING LLC.		APPIAN.COM • 407.960.5868		2221 Lee Road, Suite 27, Winter Park, Florida 32789		CITY OF APOPKA COMMENTS DATED 01/28/2025		DATE		DESCRIPTION		BY	
CHECKED: L. GLASSON		PROJECT PUL-048		DESIGNED: S. SIERRA-GIL		PROJECT PUL-048		SHEET C4.4		DATE: 12/29/2024		CIVIL ENGINEERING LAND PLANNING		APPIAN ENGINEERING LLC.		APPIAN.COM • 407.960.5868		2221 Lee Road, Suite 27, Winter Park, Florida 32789		CITY OF APOPKA COMMENTS DATED 01/28/2025		DATE		DESCRIPTION		BY	
UTILITY & DRAINAGE PLAN - OFFSITE		MAJOR DEVELOPMENT PLAN		ONDICH SOUTH SUBDIVISION		CITY OF APOPKA, FLORIDA																					

SHEET 23 OF 35
NOT FOR CONSTRUCTION



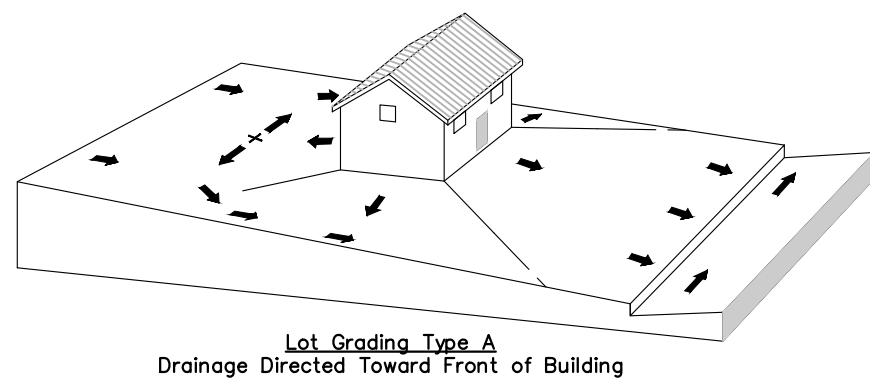


SOILS LEGEND:

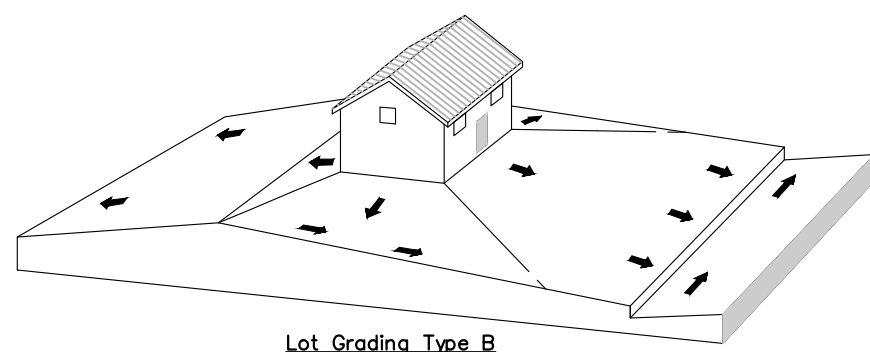
- SOILS LINE
- 3 BASINGER FINE SAND, DEP (HYD: A/D)
 - 4 CANDLER FINE SAND, 0-5% SLOPES (HYD: A)
 - 5 CANDLER FINE SAND, 5-12% SLOPES (HYD: A)
 - 26 ONA FINE SAND (HYD: B/D)
 - 42 SANIBEL MUCK (HYD: A/D)
 - 44 SMYRNA FINE SAND (HYD: A/D)

GRADING NOTES:

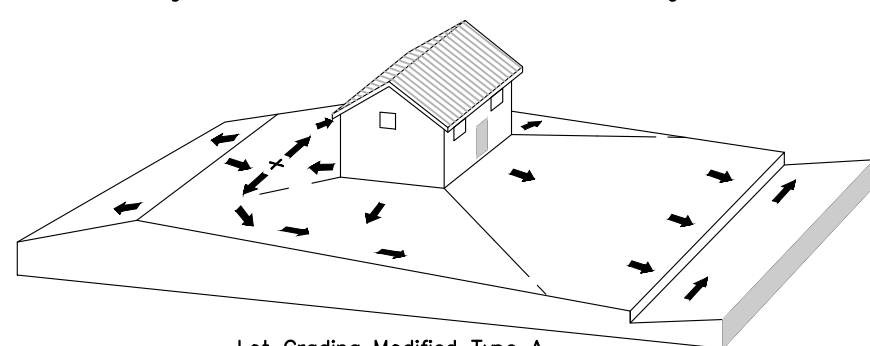
- ALL GRADED LOTS SHALL PROVIDE A MINIMUM OF 2.0% SLOPE AWAY FROM THE HOUSE FOR A MINIMUM OF 5 FEET ON ALL SIDES
- FINISH FLOOR TO BE SET 1' ABOVE THE DESIGN HIGH WATER ELEVATION OF ADJACENT STORMWATER RETENTION / DETENTION PONDS
- ADDITIONAL GEOTECHNICAL DATA TO BE PROVIDED AT CONSTRUCTION SITE PLAN TO DETERMINE OVEREXCAVATION AREAS.
- PER CITY OF APOPKA DESIGN GUIDELINES, NO LOTS SHALL BE ALLOWED TO DRAIN ACROSS ADJACENT LOTS.



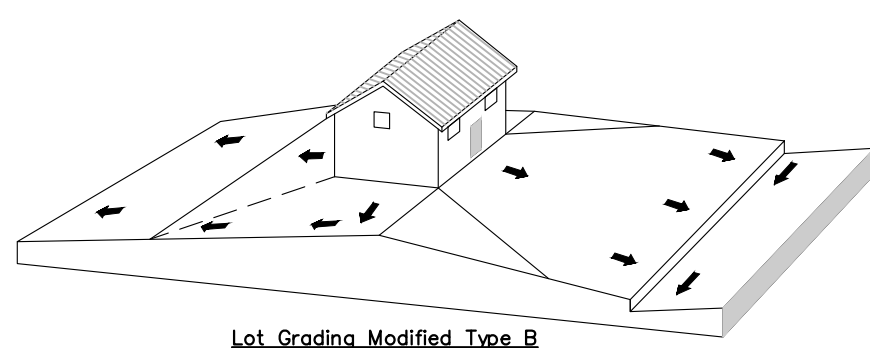
Lot Grading Type A
Drainage Directed Toward Front of Building



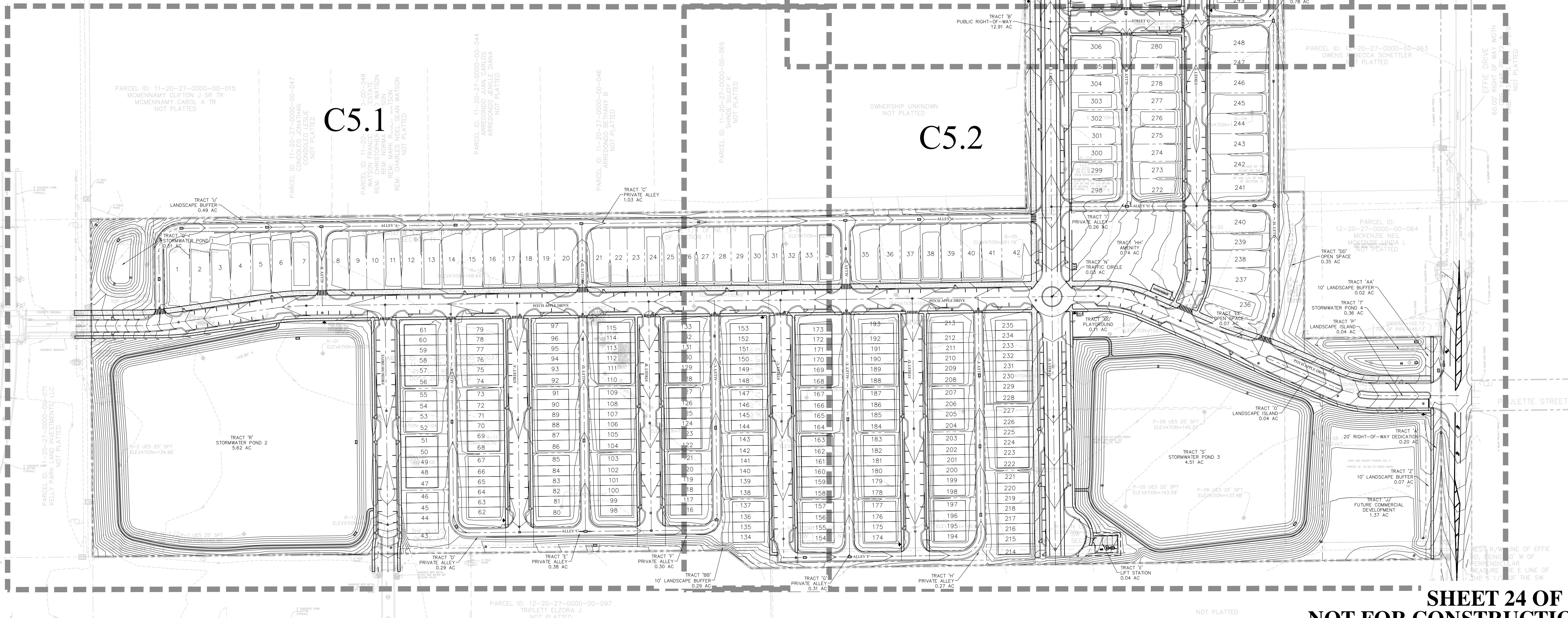
Lot Grading Type B
Drainage Directed Toward Front and Rear of Building



Lot Grading Modified Type A
Drainage Directed Toward Front and Rear of Building
with Grade Break Near Rear of Lot



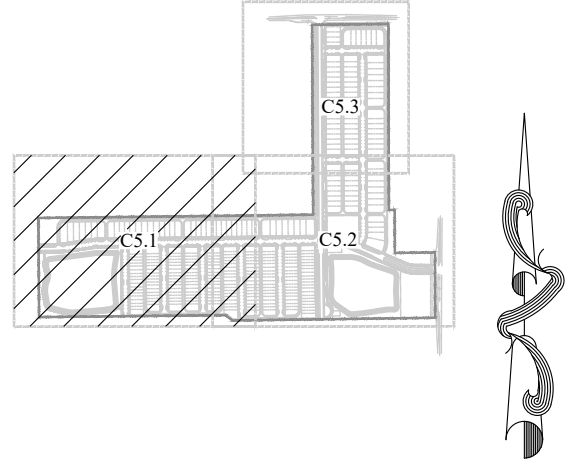
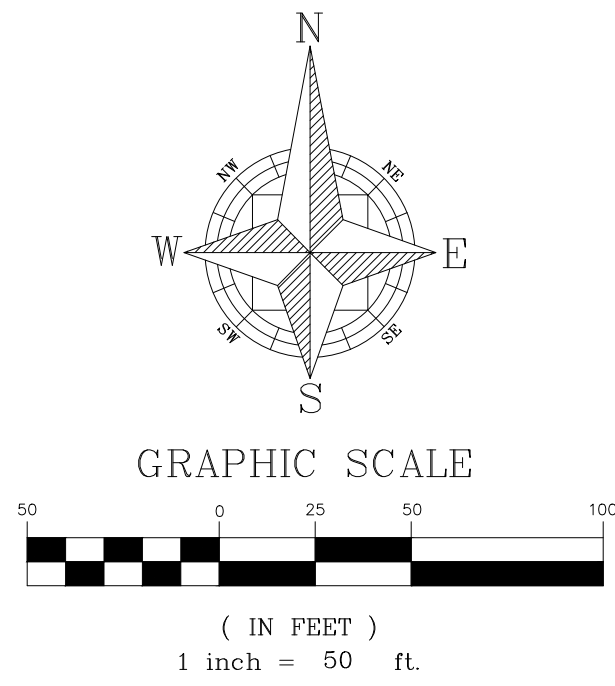
Lot Grading Modified Type B
Drainage Directed Toward Rear of Building
with Grade Break at Front Setback



SHEET 24 OF 35
NOT FOR CONSTRUCTION

CIVIL ENGINEERING LAND PLANNING		OVERALL PAVING & GRADING PLAN		SCALE 1" = 100'	DRAWN L. GRAHAM
APPIAN ENGINEERING LLC.		MAJOR DEVELOPMENT PLAN		PROJECT PUL-048	DESIGNED S. SIERRA-GIL
APPIAN.COM • 407.960.5868		ONDICH SOUTH SUBDIVISION		CHECKED L. GLASSON	CHECKED L. GLASSON
2221 Lee Road, Suite 27, Winter Park, Florida 32789		CITY OF APOPKA, FLORIDA		SHEET C5.0	DATE 1/10/2025
APPROVALS		APPROVALS		APPROVALS	
DATE	BY	DATE	BY	DATE	
01/28/2025	AF	01/28/2025	AF	01/28/2025	
CITY OF APOPKA COMMENTS DATED: 01/28/2025		CITY OF APOPKA COMMENTS DATED: 01/28/2025		CITY OF APOPKA COMMENTS DATED: 01/28/2025	

STATE OF FLORIDA
PROFESSIONAL ENGINEER
S. SIERRA-GIL
No. 90745
2/4/25



KEY MAP

PARCEL ID: 11-20-27-0000-00-015
MCMENNAMY CLIFTON J SR TR
MCMENNAMY CAROL A TR
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-047
CONDOLEO JONATHAN
CONDOLEO LESLIE
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-048
WATSON FRANCES A LIFE ESTATE
REM: CHRISTOPHER RICHARD WATSON
REM: NORMAN G WATSON
REM: MARK ROGER WATSON
REM: CHARLES NOEL SEAN WATSON
NOT PLATTED

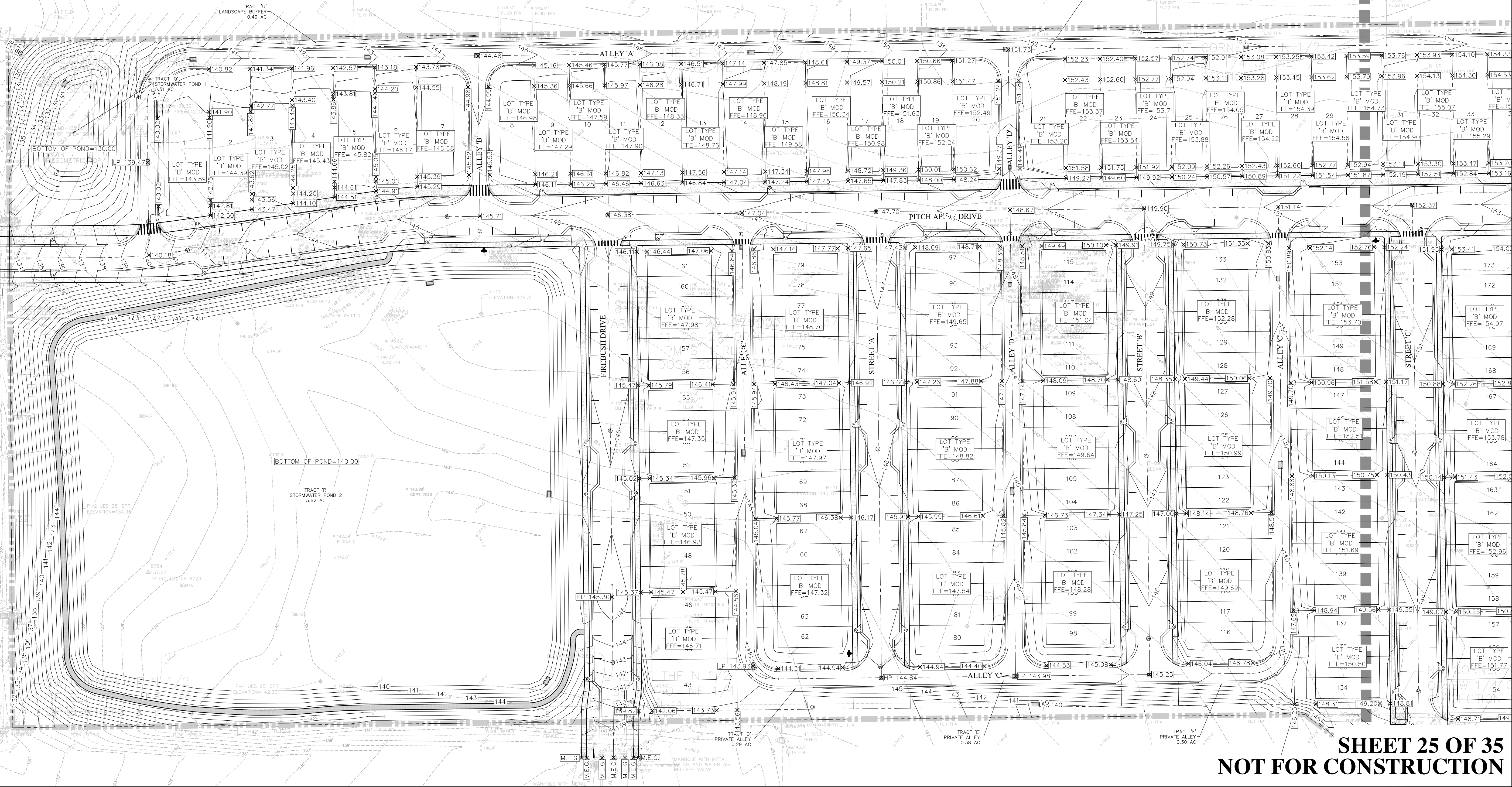
PARCEL ID: 11-20-27-0000-00-044
ARREDONDO JUAN CARLOS
ARREDONDO JENILLE DIANA
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-046
ARREDONDO BETHANY B
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-065

SHEET C5.1

SHEET C5.2



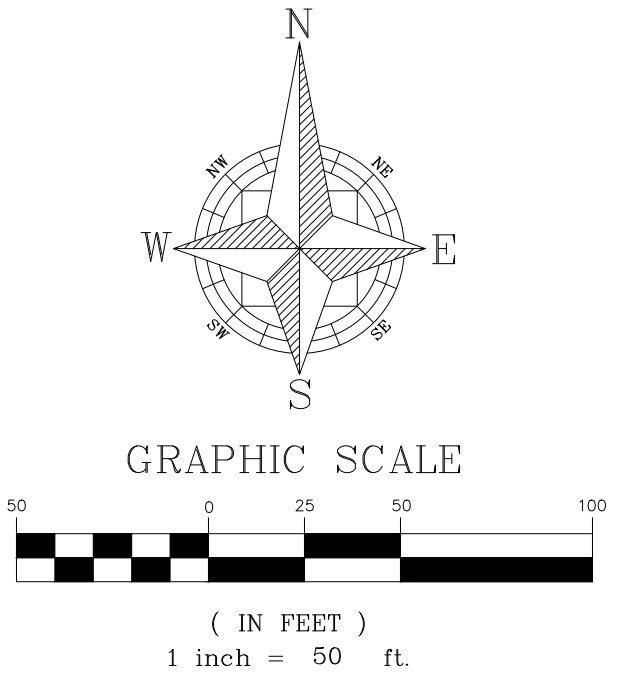
PARCEL ID: 11-20-27-0000-00-071
KELLY PARK LAND INVESTMENTS, LLC
NOT PLATTED

CIVIL ENGINEERING LAND PLANNING	
APPIAN ENGINEERING LLC.	
2221 Lee Road, Suite 27, Winter Park, Florida 32789	
APPIAN.COM • 407.960.5868	
DATE	01/29/2025
REV	01/29/2025
BY	AF
DESCRIPTION	
PAVING & GRADING PLAN - WEST	
MAJOR DEVELOPMENT PLAN	
ONDICH SOUTH SUBDIVISION	
CITY OF APOPKA, FLORIDA	
DRAWN	L. GRAHAM
DESIGNED	S. SIERRA-GIL
CHECKED	L. CLASSON
DATE	1/10/2025
SCALE	1" = 50'
PROJECT	PUL-048
SHEET	C5.1
SHEET 25 OF 35	
NOT FOR CONSTRUCTION	
APPIAN ENGINEERING	
SOUTH CAROLINA SIERRA-GIL	
LICENSE	
No. 90745	
STATE OF FLORIDA	
PROFESSIONAL ENGINEER	

SHEET C5.3
SHEET C5.2

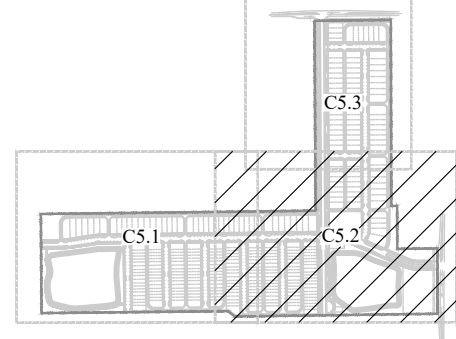
SHEET C5.1

SHEET C5.2



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



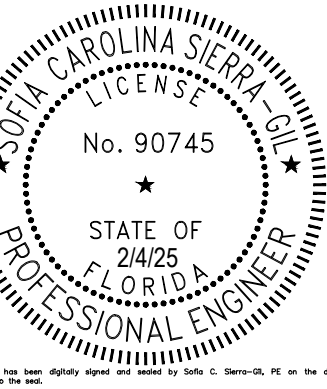
KEY MAP

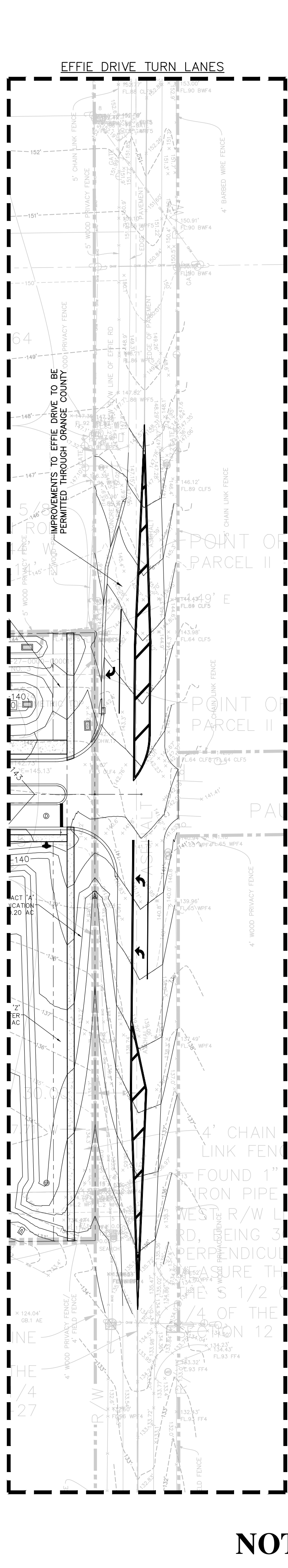
SHEET 27 OF 35
CONSTRUCTION

APPIAN ENGINEERING LLC.

PAVING & GRADING PLAN – EAST
MAJOR DEVELOPMENT PLAN
ONDICH SOUTH SUBDIVISION
CITY OF APOPKA, FLORIDA

1" = 50'	L. GRAHAM
PROJECT	DESIGNED: S. SIERRA-G
PUL-048	CHECKED: L. CLASSON
SHEET	DATE: 1/10/2025
C5.2	





SHEET C5.3

SHEET C5.2

SHEET 27 OF 35
NOT FOR CONSTRUCTION

	DRAWN: L. GRAHAM	PAVING & GRADING PLAN – NORTH	CIVIL ENGINEERING LAND PLANNING APPLAN ENGINEERING LLC. APPANFL.COM • 407.960.5060 2221 LEE ROAD, SUITE 97, WHITEHALL, FLORIDA 32789 STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 1214
	SCALE 1" = 50'	DESIGNED: S. SIERRA-GILL	
	PROJECT PUL-048	MAJOR DEVELOPMENT PLAN	
	CHECKED: L. CLASSON	ONDICH SOUTH SUBDIVISION CITY OF APOPKA, FLORIDA	
	SHEET C5.3		DATE: 1/10/2025
DATE: 1/29/2025 CITY OF APOPKA COMMENTS DATED: 01/29/2025 REV: DATE: DESCRIPTION:			

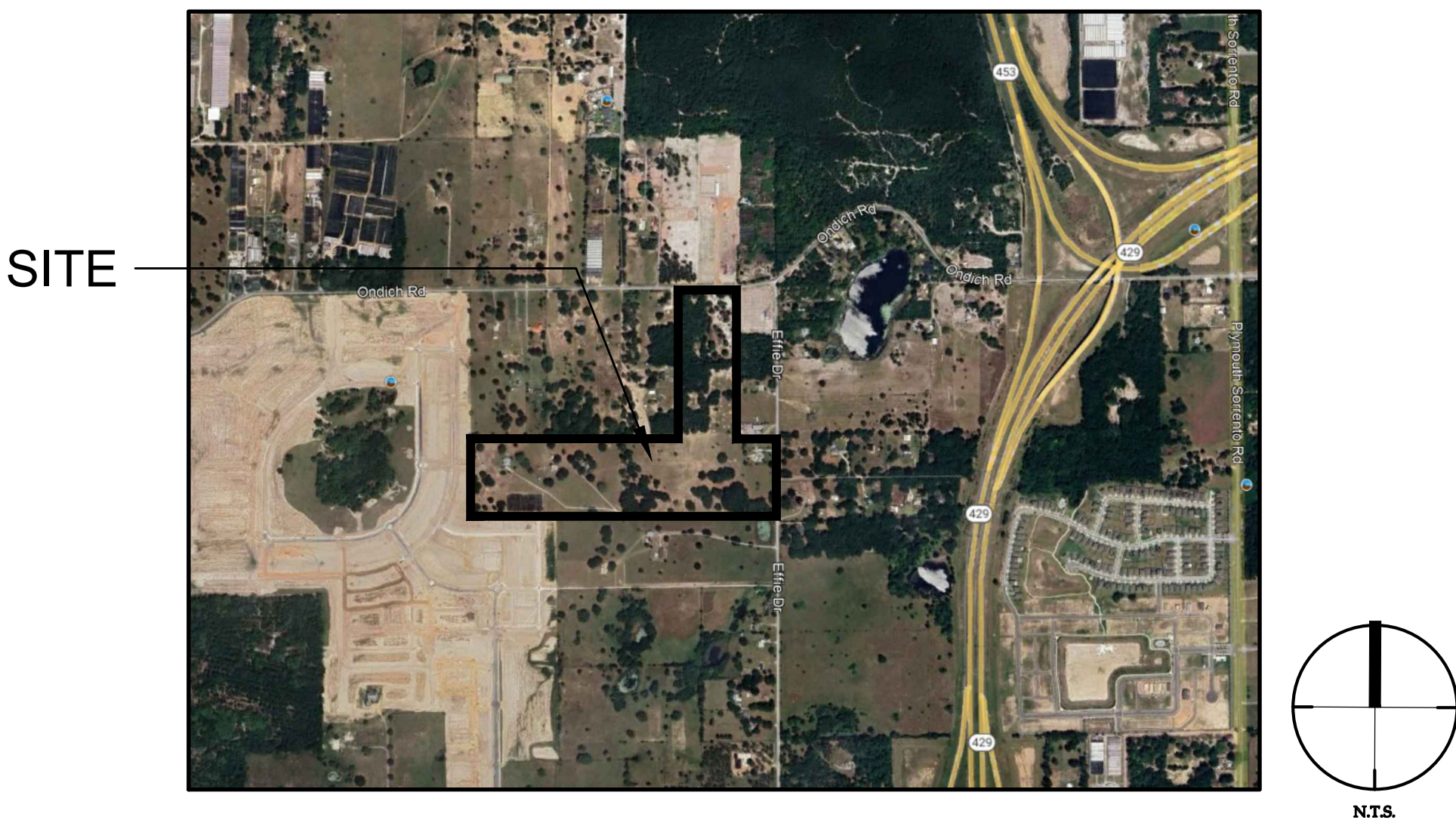
ONDICH SOUTH

CODE MINIMUM LANDSCAPE DRAWINGS

CITY OF APOPKA, FLORIDA
KELLY PARK

ISSUED FOR PERMIT - 12/23/2024
REVISION 1 - 02/04/2025

LOCATION MAP



INDEX OF DRAWINGS

SHT. NO.	ISSUE DATE	REV. NO.	REV. DATE	SHEET TITLE
LP-001	12/23/2024			KEY SHEET
LP-002	12/23/2024	1	02/04/2025	EXISTING TREE MITIGATION PLAN
LP-003	12/23/2024	1	02/04/2025	EXISTING TREE MITIGATION PLAN
LP-004	12/23/2024	1	02/04/2025	EXISTING TREE MITIGATION PLAN
LP-005	12/23/2024			EXISTING TREE NUMBER REFERENCE
LP-006	12/23/2024			EXISTING TREE NUMBER REFERENCE
LP-007	12/23/2024	1	02/04/2025	EXISTING TREE COVERAGE & CALCULATIONS
LP-300	12/23/2024	1	02/04/2025	CODE MINIMUM LANDSCAPE PLAN
LP-301	12/23/2024	1	02/04/2025	CODE MINIMUM LANDSCAPE PLAN
LP-302	12/23/2024	1	02/04/2025	CODE MINIMUM LANDSCAPE PLAN
LP-303	02/04/2025	1	02/04/2025	OVERALL CODE MINIMUM LANDSCAPE PLAN
LP-304	12/23/2024	1	02/04/2025	LANDSCAPE PLANT LIST AND NOTES
LP-305	12/23/2024			SINGLE FAMILY AND TOWNHOME TYPICAL LANDSCAPE PLAN
LP-306	12/23/2024	1	02/04/2025	LANDSCAPE DETAILS



Digitally signed
by Matthew J
Allen
Date:
2025.02.04
12:16:22 -05'00'





Revisions

ject

KEY
EET

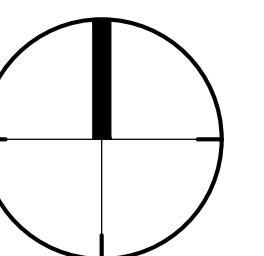
date: 12/23/2024

rate: 1" = 100'

drawn: RTR checked: RRC

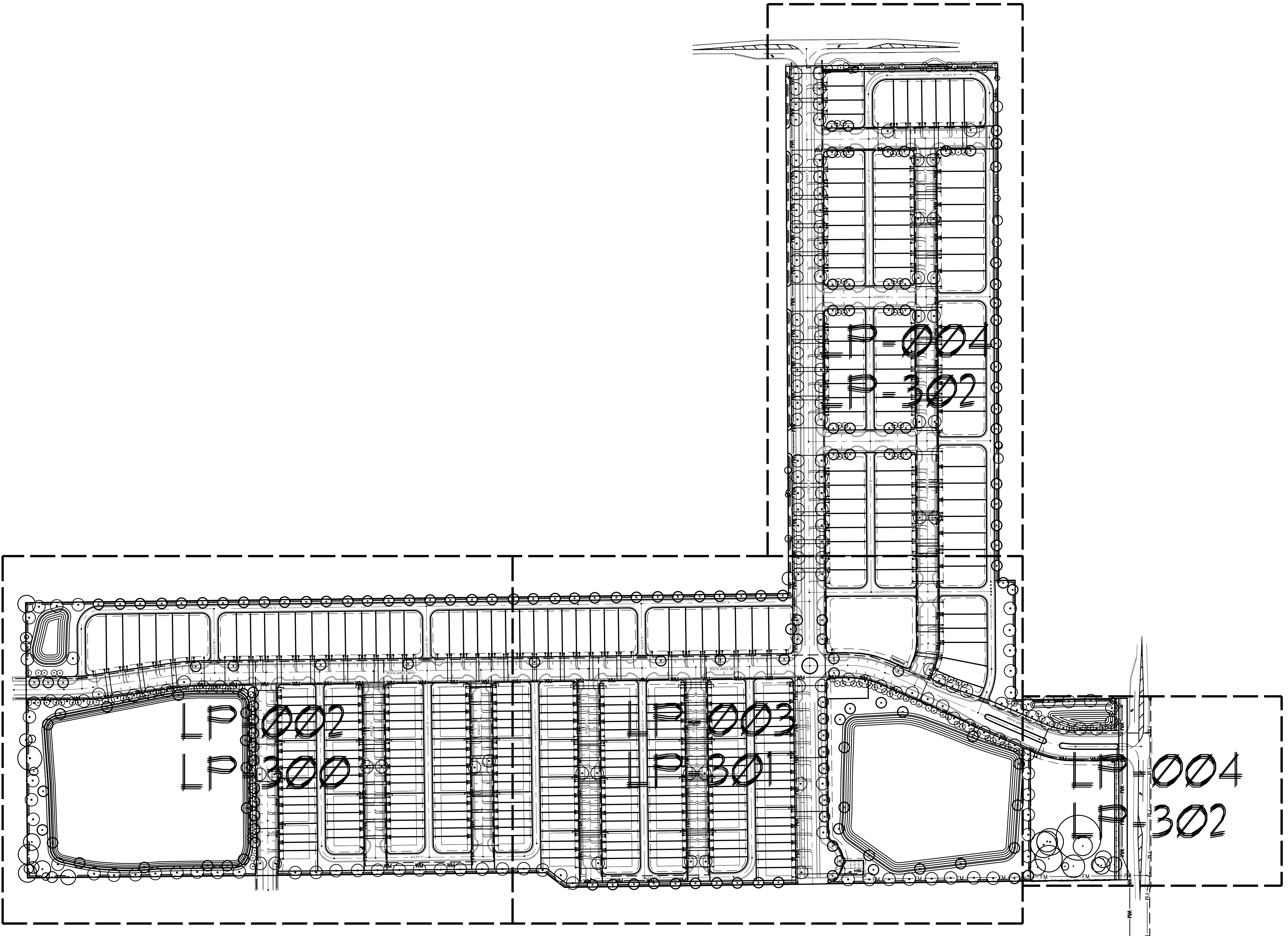
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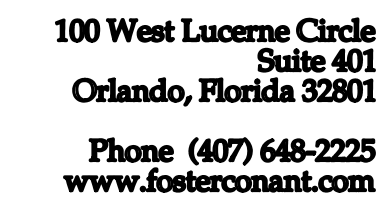
orth



noel

P-001





△ Revisions



EXISTING TREE MITIGATION PLAN

North



P-002





Revisions

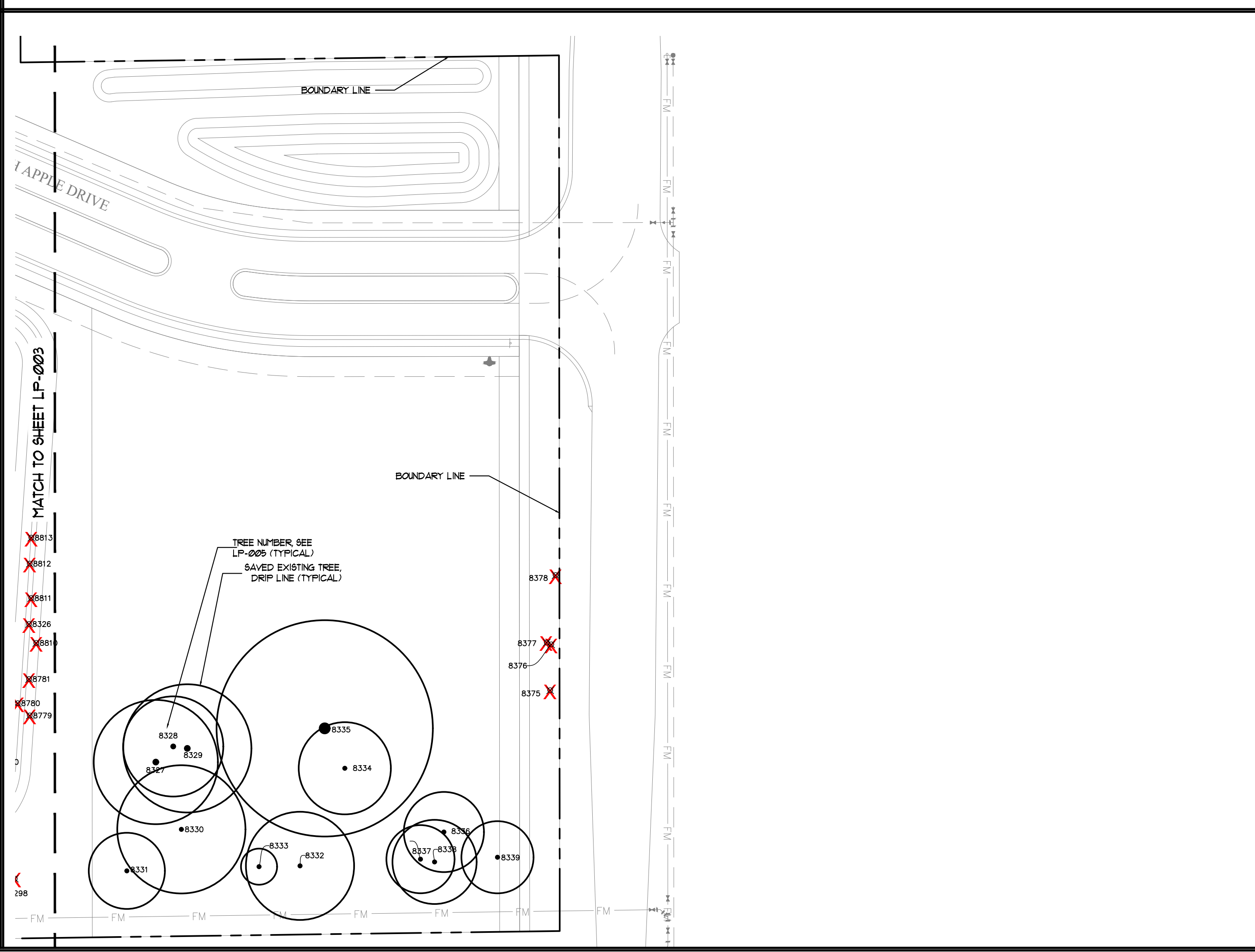
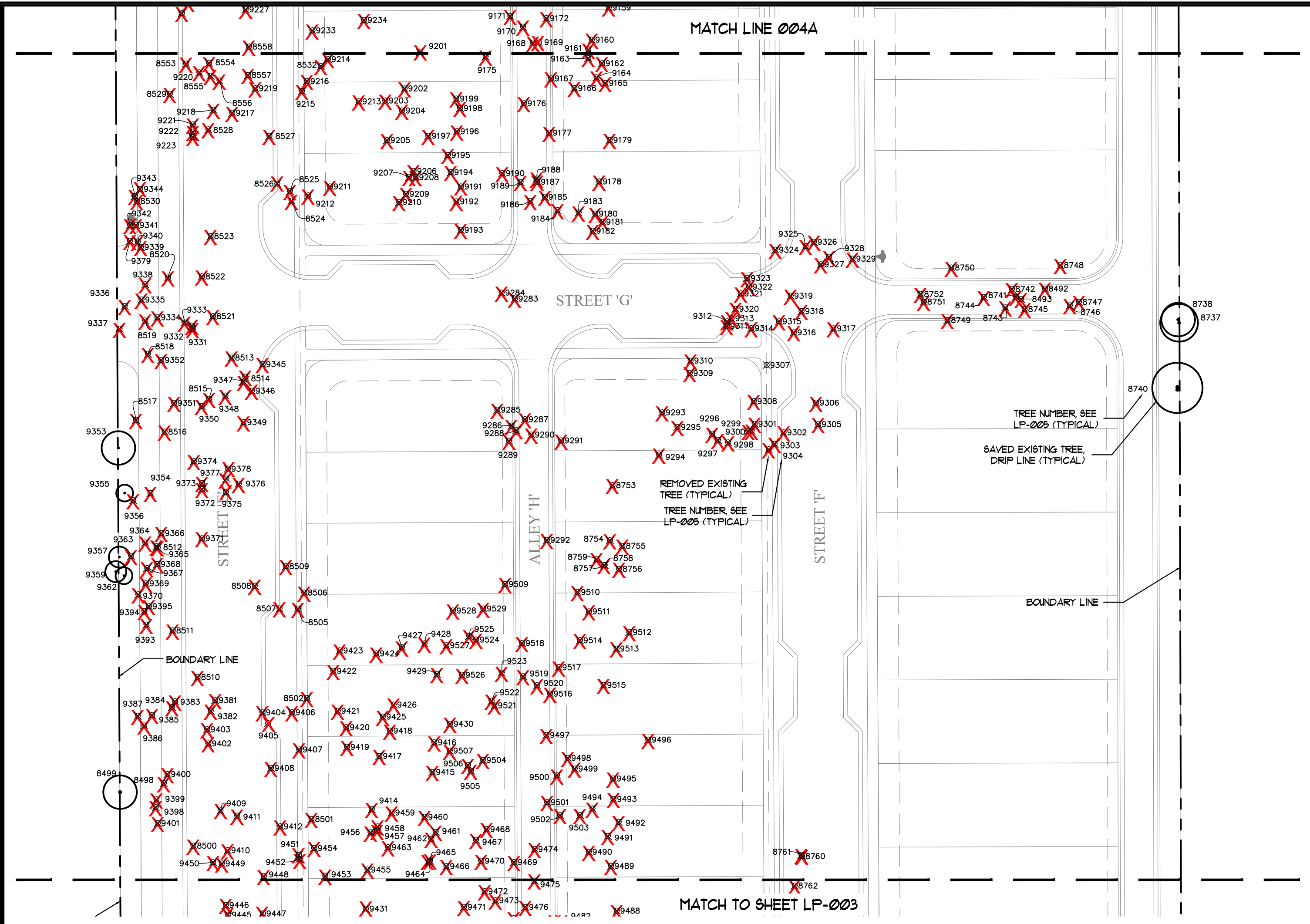
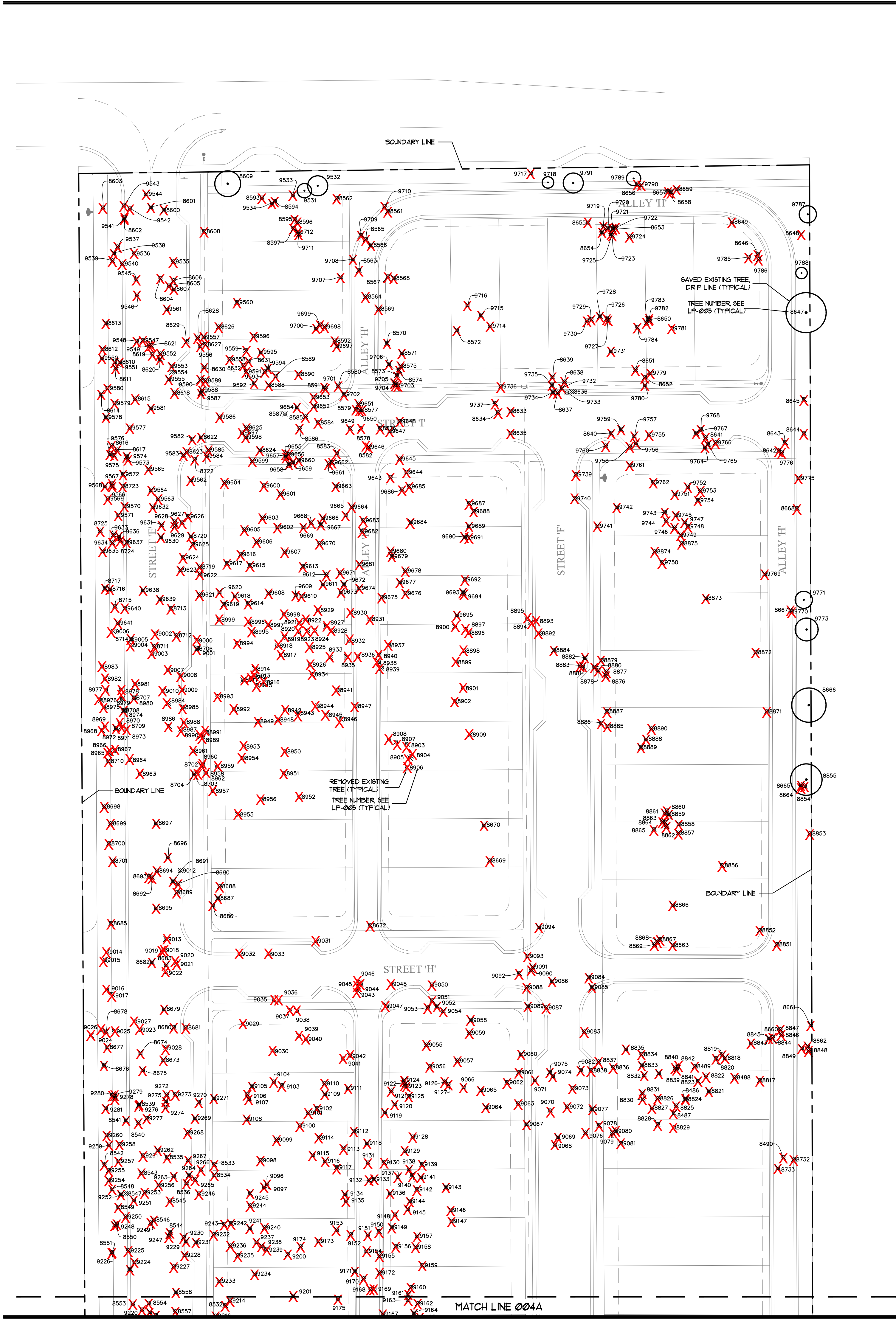


EXISTING TREE MITIGATION PLAN

North



Page 125 of 267



**FOSTER
CONANT
& ASSOCIATES**

100 West Lucerne Circle Suite 401
Orlando, Florida 32801
Phone (407) 648-2225
www.fosterconant.com

Revisions

01/04/25	CITY
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Project

ONDICH SOUTH
CITY OF APOKA

EXISTING TREE
MITIGATION PLAN

Date: 12/23/2024

Scale: 1" = 40'

Drawn: RTR Checked: RRC

File Name: ondi-LP-001.dwg

North

Sheet

LP-004

TREE TABLE	
POINT NO.	DESCRIPTION
8296	21" OAK
8297	20-9" OAK
8298	14" OAK
8299	22" OAK
8300	22" OAK
8302	18-16-11-9" OAK
8303	20" OAK
8304	11" OAK
8306	14" OAK
8307	14" OAK
8308	19-17" OAK
8309	22-14" OAK
8311	25" OAK
8312	25" OAK
8313	24-16" OAK
8316	32" OAK
8317	24-15" OAK
8318	24" OAK
8319	25" OAK
8320	28" OAK
8321	27" OAK
8322	31" OAK
8324	25" OAK
8325	24-18" OAK
8326	30" OAK
8327	31" OAK
8328	25" OAK
8329	32" OAK
8330	32" OAK
8331	19" OAK
8332	27" OAK
8333	9" OAK
8334	23" OAK
8335	54" OAK
8336	20" OAK
8337	17" OAK
8338	21" OAK
8339	18-13" OAK
8340	57" OAK
8341	33" OAK
8342	36" OAK
8343	24" OAK
8344	26" OAK
8345	30" OAK
8346	27" OAK
8347	26-25" OAK
8348	32" OAK
8349	24-11" OAK
8350	31" OAK
8352	26-18" OAK
8353	26-19-17" OAK
8354	27" OAK
8355	24-24" OAK
8356	32-16" OAK
8357	32" OAK
8358	37" OAK
8359	20" OAK
8360	44" OAK
8361	21" OAK
8362	41" OAK
8363	27" OAK
8365	22-21" OAK
8366	26-17" OAK
8367	35-24" OAK
8368	21-16-12-12" OAK
8370	28-21" OAK
8372	33" OAK
8373	18-16" OAK
8374	21-18" OAK
8375	15" OAK
8376	8" OAK
8377	17" OAK
8378	32" OAK
8380	27-18-17-17-15-14-13" OAK
8381	30" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
8383	30" OAK
8384	34" OAK
8387	25" OAK
8388	24" OAK
8391	24" OAK
8392	26" OAK
8393	25" OAK
8394	14-12" OAK
8395	22" OAK
8396	11" OAK
8397	22" OAK
8398	12-12" OAK
8399	20" OAK
8400	24-7" OAK
8401	21" OAK
8403	25" OAK
8404	28" OAK
8405	17-13" OAK
8406	19" OAK
8407	31-19-12" OAK
8409	24" OAK
8410	27" OAK
8411	36" OAK
8412	24" OAK
8414	24" OAK
8415	11" OAK
8416	14" OAK
8417	16" OAK
8418	26-15" OAK
8419	30-24-23" OAK
8420	38" OAK
8421	36" OAK
8422	26" OAK
8423	35" OAK
8424	40" OAK
8425	45" OAK
8426	40" OAK
8427	32" OAK
8428	45" OAK
8429	36" OAK
8430	36" OAK
8431	25" OAK
8432	36" OAK
8433	25" OAK
8434	15" OAK
8435	39" OAK
8437	19" OAK
8438	11" OAK
8439	13" OAK
8440	12" OAK
8441	16-15" OAK
8442	12" OAK
8443	13" OAK
8444	17" OAK
8446	12-9-6" OAK
8447	12-11-9" OAK
8448	20" OAK
8449	17" OAK
8450	11" OAK
8451	14-10" OAK
8452	22" OAK
8453	20-7" OAK
8454	13-11" OAK
8455	18-16-15" OAK
8456	17-12" OAK
8457	10" OAK
8458	29" OAK
8459	11" OAK
8460	15-12" OAK
8461	15-11" OAK
8462	15" OAK
8463	17" OAK
8464	11" OAK
8465	15" OAK
8466	27" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
8469	24-15" OAK
8470	21" OAK
8471	14" OAK
8472	12" OAK
8473	13" PINE
8474	15" OAK
8475	18" OAK
8476	20" OAK
8477	27" OAK
8478	14" OAK
8479	24" OAK
8480	22-12" OAK
8482	41" OAK
8483	25" PINE
8486	12" OAK
8487	20" PINE
8488	12" OAK
8489	12" PINE
8490	18-8" OAK
8492	21-18-14-14" OAK
8493	11" OAK
8494	12-12" OAK
8495	11" OAK
8496	11" OAK
8497	16" OAK
8498	10" OAK
8499	11" OAK
8500	13" OAK
8501	14" OAK
8502	12" PINE
8505	13" OAK
8506	14" OAK
8507	15" OAK
8508	11" OAK
8509	10-6-4" OAK
8510	10" OAK
8511	10" PINE
8512	10" OAK
8513	14" OAK
8514	10-9" OAK
8515	11" OAK
8516	10-6" OAK
8517	12" OAK
8518	13" OAK
8519	12" OAK
8520	11" OAK
8521	11" OAK
8522	10" OAK
8523	15" OAK
8524	17" OAK
8525	17" OAK
8526	15" OAK
8527	16" OAK
8528	11" OAK
8529	13" OAK
8530	12" OAK
8532	12" OAK
8533	12" OAK
8534	14" OAK
8535	20" OAK
8536	13" OAK
8539	12" OAK
8540	14" OAK
8541	12" OAK
8542	10" OAK
8543	12" PINE
8544	12" OAK
8545	12" OAK
8546	15" OAK
8547	13" OAK
8548	12" OAK
8549	14" OAK
8550	14" OAK
8551	13" OAK
8552	12" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
8553	11" OAK
8554	11" OAK
8555	11" OAK
8556	10" OAK
8557	13" OAK
8558	12" OAK
8561	20" OAK
8562	13" OAK
8563	8" OAK
8564	13" OAK
8565	9" OAK
8566	9" OAK
8567	8" OAK
8568	13" OAK
8569	9-7" OAK
8570	11-10" OAK
8571	14" OAK
8572	14" OAK
8573	8" OAK
8574	18" PINE
8575	10" OAK
8576	12" OAK
8577	9" OAK
8578	9" OAK
8579	12" OAK
8580	8" OAK
8582	11" PINE
8583	10" OAK
8584	9" OAK
8585	9" OAK
8586	8" OAK
8587	10" OAK
8588	8" OAK
8589	11" OAK
8590	12" OAK
8591	8" OAK
8592	9" OAK
8593	10" OAK
8594	9" OAK
8595	9" OAK
8596	9" OAK
8597	9" OAK
8600	10" OAK
8601	16" PINE
8602	10" OAK
8603	14" OAK
8604	18" OAK
8605	11" OAK
8606	14" OAK
8607	10" OAK
8608	15" OAK
8609	9" OAK
8610	11" OAK
8611	11" OAK
8612	12" OAK
8613	8" PINE
8614	12" OAK
8615	10" OAK
8616	8" OAK
8617	9" OAK
8618	10" OAK
8619	9" OAK
8620	8" OAK
8621	11" OAK
8622	14" OAK
8623	10" OAK
8624	14" OAK
8625	8" OAK
8626	8" PINE
8627	8" OAK
8628	8" OAK
8629	8" OAK
8630	8" OAK
8631	9" OAK
8632	8" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
8633	11" OAK
8634	9-9" OAK
8635	8-5" OAK
8636	10" PINE
8637	10" PINE
8638	9" PINE
8639	11" PINE
8640	8" PINE
8641	16" PINE
8642	9" OAK
8643	8" OAK
8644	14" OAK
8645	15-9-8" OAK
8646	10" OAK
8647	14" OAK
8648	30" OAK
8649	11" PINE
8650	10" OAK
8651	9" PINE
8652	10" PINE
8653	11" OAK
8654	10" OAK
8655	11" OAK
8656	8" OAK
8657	10-9" OAK
8658	11" PINE
8659	4" OAK
8660	11" OAK
8661	13" PINE
8662	11" PINE
8663	12" OAK
8664	14" PINE
8665	10" OAK
8666	12" OAK
8667	15" OAK
8668	11" OAK
8669	25" OAK
8670	22-16" OAK
8672	24" OAK
8673	11" OAK
8674	10" OAK
8675	14" OAK
8676	14" OAK
8677	12" OAK
8678	11" OAK
8679	17" OAK
8680	13" OAK
8681	12" OAK
8682	14" OAK
8683	11" OAK
8685	16" OAK
8686	11" OAK
8687	4" OAK
8688	13" OAK
8689	16" OAK
8690	10" OAK
8691	11" OAK
8692	15" OAK
8693	13" OAK
8694	13-8" OAK
8695	10" OAK
8696	7-6" OAK
8697	13-7" OAK
8698	12" OAK
8699	10" PINE
8700	12" OAK
8701	11" PINE
8702	10-9" OAK
8703	14" OAK
8704	14" OAK
8706	10" OAK
8707	10" PINE
8708	10" PINE
8709	10" PINE
8710	13" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
8711	12" OAK
8712	11" OAK
8713	14" OAK
8714	10" OAK
8715	10" OAK
8716	10" OAK
8717	11" OAK
8719	12" OAK
8720	12" OAK
8722	11" OAK
8723	14" OAK
8724	10" OAK
8725	11" OAK
8732	4" OAK
8733	9-4" OAK
8737	9" OAK
8738	8" OAK
8740	12-12" OAK
8741	7" OAK
8742	9" OAK
8743	8-8" OAK
8744	7" OAK
8745	8" OAK
8746	12" OAK
8747	3" OAK
8748	4" OAK
8749	4" OAK
8750	8" OAK
8751	4" OAK
8752	4" OAK
8753	8-7-5-4" OAK
8754	10" OAK
8755	11-6" OAK
8756	5" OAK
8757	6" OAK
8758	12" OAK
8759	7" OAK
8760	4" OAK
8761	4" OAK
8762	9" OAK
8763	23" OAK
8764	10" OAK
8765	19" OAK
8766	18" OAK
8767	17" OAK
8768	17" OAK
8769	15" OAK
8770	12-10" OAK
8771	18" OAK
8772	10" OAK
8773	11" OAK
8774	12" OAK
8775	17" OAK
8776	7" OAK
8777	7" OAK
8778	12" OAK
8779	8" OAK
8780	18" OAK
8781	20" OAK
8785	5" OAK
8786	12" OAK
8787	4-3" OAK
8788	7" OAK
8789	10" OAK
8790	21" OAK
8791	10" OAK
8792	9" OAK
8793	12" OAK
8794	16" OAK
8795	16" OAK
8796	19" OAK
8797	15" OAK
8798	15" OAK
8799	12" OAK
8800	19" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
8801	17" OAK
8802	13" OAK
8803	16" OAK
8804	23" OAK
8805	9-4" OAK
8806	12" OAK
8807	15" OAK
8808	19" OAK
8809	20" OAK
8810	15" OAK
8811	20" OAK
8812	19" OAK
8813	22" OAK
8814	19" OAK
8815	15" OAK
8817	6" OAK
8818	9" OAK
8819	6" OAK
8820	8" OAK
8821	6" OAK
8822	9" OAK
8823	8" PINE
8824	14" OAK
8825	6" OAK
8826	5" OAK
8827	9" OAK
8828	4" OAK
8829	4" OAK
8830	8" OAK
8831	9" OAK
8832	7" OAK
8833	6" OAK
8834	5" OAK
8835	11" OAK
8836	9" OAK
8837	15" OAK
8838	12" PINE
8839	6-4" OAK
8840	9" PINE
8841	9" OAK
8842	4" OAK
8843	4" OAK
8844	8" OAK
8845	4" OAK
8846	4" OAK
8847	12" OAK
8848	11" PINE
8849	4-6" OAK
8851	5" OAK
8852	4" OAK
8853	6" PINE
8854	7" OAK
8855	4" OAK
8856	6" PINE
8857	9-5" OAK
8858	8-7" OAK
8859	5" OAK
8860	8-8" OAK
8861	6" OAK
8862	9" P

TREE TABLE	
POINT NO.	DESCRIPTION
9032	16" OAK
9033	4" OAK
9035	8" OAK
9036	6" OAK
9037	5" OAK
9038	6" OAK
9039	7" OAK
9040	5" OAK
9041	7" OAK
9042	TWIN 6/4" OAK
9043	TWIN 4/2" OAK
9044	TWIN 4/2" OAK
9045	4" OAK
9046	4" OAK
9047	5" OAK
9048	9" OAK
9050	5-5" OAK
9051	5" OAK
9052	8" OAK
9053	8-6" OAK
9054	5" PINE
9055	5" PINE
9056	12" PINE
9057	10" PINE
9058	6" PINE
9059	8" PINE
9060	8-8" OAK
9061	7" OAK
9062	4" OAK
9063	10" OAK
9064	15" OAK
9065	8" OAK
9066	8" OAK
9067	5-4" OAK
9068	10-8-6" OAK
9069	4" OAK
9070	20" OAK
9071	14-7" OAK
9072	8" OAK
9073	16" OAK
9074	8" OAK
9075	11" PINE
9076	5" OAK
9077	13" OAK
9078	4" OAK
9079	4" OAK
9080	4" OAK
9081	6" OAK
9082	10" PINE
9083	4" OAK
9084	5" PINE
9085	6" PINE
9086	4" OAK
9087	5" OAK
9088	9" PINE
9089	4" OAK
9090	20" PINE
9091	4" OAK
9092	10" PINE
9093	4" OAK
9094	5" PINE
9096	7" OAK
9097	12" OAK
9098	8" OAK
9099	6" OAK
9100	9" OAK
9101	7" OAK
9102	14" OAK
9103	8" OAK
9104	9" OAK
9105	7" OAK
9106	6" OAK
9107	13" OAK
9108	15-12" OAK
9109	11" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
9110	11" OAK
9111	10" OAK
9112	7" OAK
9113	8" OAK
9114	6" OAK
9115	8" OAK
9116	10" OAK
9117	9" OAK
9118	5" OAK
9119	11" OAK
9120	13" OAK
9121	6" OAK
9122	17" OAK
9123	4" OAK
9124	4" OAK
9125	4" OAK
9126	4" OAK
9127	9" OAK
9128	7" OAK
9129	12" OAK
9130	9" OAK
9131	7" OAK
9132	5" OAK
9133	4" OAK
9134	10" OAK
9135	6" OAK
9136	8" OAK
9137	13" OAK
9138	4-2" OAK
9139	9" OAK
9140	12" OAK
9141	10" OAK
9142	5" OAK
9143	4" OAK
9144	9" OAK
9145	7-3" OAK
9146	11-9" OAK
9147	4" OAK
9148	4" OAK
9149	5" OAK
9150	4" OAK
9151	8" OAK
9152	7" OAK
9153	12" OAK
9154	7" OAK
9155	7" OAK
9156	8" OAK
9157	10" OAK
9158	9" OAK
9159	12-6" OAK
9160	14-4" OAK
9161	5" OAK
9162	6" OAK
9163	9" OAK
9164	6" OAK
9165	7" OAK
9166	7" OAK
9167	9" OAK
9168	14" OAK
9169	10" OAK
9170	5" OAK
9171	11" OAK
9172	11" OAK
9173	5" OAK
9174	11" OAK
9175	5" OAK
9176	10" OAK
9177	13" OAK
9178	13-8" OAK
9179	13-9" OAK
9180	4" OAK
9181	5" OAK
9182	5" OAK
9183	5" OAK
9184	13" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
9185	7" OAK
9186	5" OAK
9187	7-7" OAK
9188	6" OAK
9189	4" OAK
9190	5" OAK
9191	10" OAK
9192	8" OAK
9193	13-8" OAK
9194	13" OAK
9195	4" OAK
9196	8" OAK
9197	10" OAK
9198	6" OAK
9199	6" OAK
9200	5" OAK
9201	8" OAK
9202	7" OAK
9203	9" OAK
9204	7" OAK
9205	7" OAK
9206	4" OAK
9207	8" OAK
9208	6" OAK
9209	18-8" OAK
9210	9" OAK
9211	4" OAK
9212	7" OAK
9213	5" OAK
9214	7" OAK
9215	8" OAK
9216	5" OAK
9217	4" OAK
9218	5" OAK
9219	4" OAK
9220	4" OAK
9221	4" OAK
9222	4" OAK
9223	4" OAK
9224	4" OAK
9225	5" OAK
9226	5" OAK
9227	7" OAK
9228	8" OAK
9229	6" OAK
9230	9" OAK
9231	8" OAK
9232	6" OAK
9233	8" OAK
9234	10" OAK
9235	8" OAK
9236	8" OAK
9237	12" OAK
9238	6" OAK
9239	4" OAK
9240	16" OAK
9241	12" OAK
9242	5" OAK
9243	8" OAK
9244	6" OAK
9245	4" OAK
9246	8" OAK
9247	7" OAK
9248	5" OAK
9249	8" OAK
9250	8" OAK
9251	9" OAK
9252	8" OAK
9253	5" OAK
9254	5" OAK
9255	5" OAK
9256	7" OAK
9257	6" OAK
9258	6" OAK
9259	7" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
9260	5" OAK
9261	6" OAK
9262	4" OAK
9263	4" OAK
9264	6" OAK
9265	6" OAK
9266	4" OAK
9267	8" OAK
9268	5" OAK
9269	8" OAK
9270	7" OAK
9271	9" OAK
9272	4" OAK
9273	8" OAK
9274	7" OAK
9275	4" OAK
9276	5" OAK
9277	7" OAK
9278	6" OAK
9279	4" OAK
9280	4" OAK
9281	7" OAK
9283	14" OAK
9284	14" OAK
9285	15" OAK
9286	9" OAK
9287	9" OAK
9288	5" OAK
9289	9" OAK
9290	9" OAK
9291	14" OAK
9292	16" OAK
9293	8" OAK
9294	10" OAK
9295	9-7" OAK
9296	9-9-9" OAK
9297	11" OAK
9298	7" OAK
9299	7" OAK
9300	4" OAK
9301	10-9" OAK
9302	9-7" OAK
9303	15" OAK
9304	5" OAK
9305	4" OAK
9306	4" OAK
9307	10" OAK
9308	4" OAK
9309	10" OAK
9310	12" OAK
9311	4" OAK
9312	5" OAK
9313	6" OAK
9314	16" OAK
9315	5" OAK
9316	5" OAK
9317	4" OAK
9318	4" OAK
9319	4" OAK
9320	4" OAK
9321	6" OAK
9322	5" OAK
9323	6" OAK
9324	4" OAK
9325	4" OAK
9326	5" OAK
9327	5" OAK
9328	9-6" OAK
9329	4" OAK
9331	8" OAK
9332	9" OAK
9333	8" OAK
9334	6" OAK
9335	9" OAK
9336	7" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
9337	6" OAK
9338	6" OAK
9339	5" OAK
9340	6-4" OAK
9341	8" OAK
9342	4" OAK
9343	8-4" OAK
9344	6" OAK
9345	7-4" OAK
9346	6" OAK
9347	6" OAK
9348	7" OAK
9349	4" OAK
9350	5" OAK
9351	7" OAK
9352	8" OAK
9353	8" OAK
9354	9" OAK
9355	4" OAK
9356	5" OAK
9357	5" OAK
9359	5" OAK
9362	4" OAK
9363	4" OAK
9364	8" OAK
9365	9" OAK
9366	4" OAK
9367	5" OAK
9368	5" OAK
9369	8" OAK
9370	6" OAK
9371	5" OAK
9372	8" OAK
9373	6" OAK
9374	6" OAK
9375	8" OAK
9376	9" OAK
9377	5" OAK
9378	8" OAK
9379	5" CEDAR
9381	6" OAK
9382	6" OAK
9383	4" PINE
9384	5" PINE
9385	5-3" OAK
9386	4" OAK
9387	6-4" OAK
9393	5" OAK
9394	4" OAK
9395	5" OAK
9398	4" OAK
9399	7" OAK
9400	5" OAK
9401	4" OAK
9402	6" OAK
9403	7" OAK
9404	6" OAK
9405	7" OAK
9406	6" OAK
9407	4" OAK
9408	4" OAK
9409	4" OAK
9410	8" OAK
9411	9" PINE
9412	4" PINE
9414	9" OAK
9415	5" OAK
9416	6" OAK
9417	4" OAK
9418	7" OAK
9419	11-5" OAK
9420	11" OAK
9421	12" OAK
9422	10-4" OAK
9423	5" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
9424	8-8" OAK
9425	6" OAK
9426	9" OAK
9427	10" OAK
9428	11" OAK
9429	8" OAK
9430	5" OAK
9431	5" OAK
9432	7" PINE
9433	9" PINE
9434	14" PINE
9435	16" OAK
9436	8-8" OAK
9437	4" OAK
9438	4" PINE
9440	5" OAK
9441	10-5" OAK
9442	5" OAK
9443	4" PINE
9444	9" OAK
9445	6" OAK
9446	6" OAK
9447	10" OAK
9448	4" OAK
9449	4" OAK
9450	6-4" OAK
9451	5" OAK
9452	4" PINE
9453	9" OAK
9454	5-4-3" OAK
9455	7" OAK
9456	4" OAK
9457	6" OAK
9458	7" OAK
9459	5" OAK
9460	6-3" OAK
9461	7" OAK
9462	9" OAK
9463	4-4" OAK
9464	4" OAK
9465	4" OAK
9466	4" PINE
9467	4" OAK
9468	4" OAK
9469	8-6" OAK
9470	4" OAK
9471	4" OAK
9472	6-5" OAK
9473	4" OAK
9474	4" OAK
9475	10-7" OAK
9476	7" OAK
9477	11" PINE
9478	4" OAK
9479	7" PINE
9480	4-2-2" OAK
9481	8" OAK
9482	6" OAK
9483	10-8" OAK
9484	6-5" OAK
9485	7" OAK
9486	9" OAK
9487	5-4-3" OAK
9488	12" OAK
9489	8" PINE
9490	8" OAK
9491	8" OAK
9492	7-3" OAK
9493	9" OAK
9494	8" OAK
9495	15" OAK
9496	11" OAK
9497	8-5" OAK
9498	5" OAK
9499	5" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
9500	10" OAK
9501	6" OAK
9502	8" OAK
9503	5" OAK
9504	8" OAK
9505	5" OAK
9506	9" OAK
9507	7" OAK
9509	7" OAK
9510	13" OAK
9511	7" OAK
9512	9" OAK
9513	5" OAK
9514	12" OAK
9515	5" OAK
9516	6-3" OAK
9517	4" OAK
9518	4-3" OAK
9519	4" OAK
9520	4-4" OAK
9521	7-5" OAK
9522	4" OAK
9523	5-5" OAK
9524	7" OAK
9525	4" OAK
9526	4" OAK
9527	16" OAK
9528	5" OAK
9529	14" OAK
9531	5" OAK
9532	7" OAK
9533	5" OAK
9534	7" OAK
9535	7" OAK
9536	7" PINE
9537	4" OAK
9538	5" PINE
9539	4" OAK
9540	7" PINE
9541	5" OAK
9542	6" OAK
9543	5" OAK
9544	4" OAK
9545	4" PINE
9546	7" PINE
9547	4" OAK
9548	5" OAK
9549	6" OAK
9550	7" OAK
9551	6" OAK
9552	4-3" OAK
9553	7" OAK
9554	5" OAK
9555	4" OAK
9556	5" OAK
9557	4" OAK
9558	4" OAK
9559	4" OAK
9560	4" OAK
9561	6" OAK
9562	6" OAK
9563	6" OAK
9564	7" OAK
9565	8" OAK
9566	6" OAK
9567	9" OAK
9568	9" OAK
9569	4" OAK
9570	8" OAK
9571	8" OAK
9572	5" OAK
9573	6" OAK
9574	7" OAK
9575	7" OAK
9576	5" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
9577	5-4" OAK
9578	6" OAK
9579	7" OAK
9580	5" OAK
9581	6-4" OAK
9582	4" OAK
9583	7" OAK
9584	7" OAK
9585	6" OAK
9586	4" PINE
9587	6" OAK
9588	6" OAK
9589	6" OAK
9590	7" OAK
9591	7" OAK
9592	4" OAK
9593	7" OAK
9594	5" OAK
9595	5" OAK
9596	4" OAK
9597	6" OAK
9598	4" OAK
9599	8" OAK
9600	6" PINE
9601	4-3" OAK
9602	8" PINE
9603	4-4-3" OAK
9604	4" OAK
9605	7" PINE
9606	4" PINE
9607	8-3" OAK
9608	4" OAK
9609	8" OAK
9610	7" OAK
9611	7" PINE
9612	6" OAK
9613	4-4" OAK
9614	4" OAK
9615	5" PINE
9616	10-7-4" OAK
9617	8" OAK
9618	10" OAK
9619	4" OAK
9620	4" OAK
9621	5" OAK
9622	7" OAK
9623	6" OAK
9624	8" OAK
9625	5" OAK
9626	4" OAK
9627	9" OAK
9628	7" OAK
9629	4" OAK
9630	6" OAK
9631	8" OAK
9632	5" OAK
9633	7" OAK
9634	4" OAK
9635	4" OAK
9636	5" OAK
9637	9" OAK
9638	4" OAK
9639	7" OAK
9640	4" OAK
9641	8" OAK
9643	6" OAK
9644	13" OAK
9645	14" OAK
9646	9" OAK
9647	5" OAK
9648	12" OAK
9649	4" OAK
9650	4" OAK
9651	6" OAK
9652	4" OAK

SECTION 5.3.1B EXISTING TREE CANOPY RETENTION STANDARDS

- 6.5% OF EXISTING TREE CANOPY SHALL BE RETAINED PER ZONING MU-KPI.
- 6.1% PROPOSED RETAINED TREE CANOPY.
- 2,389,266SF/ 54.85AC TOTAL PARCEL.
- 105,144SF/ 16.19AC TOTAL EXISTING TREE CANOPY COVERAGE ON SITE.
- 6.5% OF 105,144SF/ 16.19AC = 45,840SF/ 1.05AC REQUIRED SAVED TREE CANOPY.
- 6.1% 48,384SF/ 1.11AC PROPOSED RETAINED TREE CANOPY.

SECTION 5.3.1F REPLACEMENT OF PROTECTED TREES

- PROTECTED TREES SHALL BE REPLACED ON A ONE-TO-ONE BASIS OF ONE CALIPER REPLACED TO ONE DBH REMOVED. REPLACEMENT TREE MINIMUM 3" CAL.

APOPKA TREE MITIGATION CHART

- TOTAL INCHES ON-SITE: 12,523
- TOTAL INCHES REMOVED: 11,610
- TOTAL INCHES REPLACED: 3,162
- TOTAL INCHES DEFICIT: -1,908
- TOTAL SPECIMEN TREES REMOVED: 86/ 2,535"

EXCLUDING TREES UNDER 6" AND THAT ARE CAMPHOR, CHERRY, CANDLEBERRY OR PINE

MAXIMUM TREE STOCK FORMULA AND CALCULATIONS:

- 6.5% OF EXISTING TREE CANOPY SHALL BE RETAINED PER ZONING MU-KPI.
- 6.1% PROPOSED RETAINED TREE CANOPY.

EXISTING TREE CANOPY RETENTION PLAN KEY

- RED AREA IS REMOVED TREE CANOPY
- GREEN AREA IS SAVED TREE CANOPY
- BOTH RED AND GREEN MAKE UP THE TOTAL EXISTING TREE CANOPY



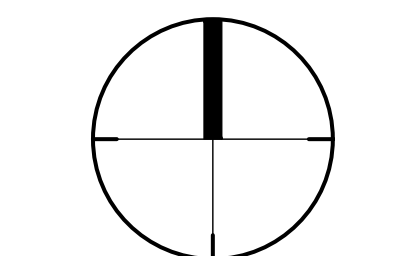
100 West Lucerne Circle
Suite 401
Orlando, Florida 32801
Phone (407) 648-2225
www.fosterconant.com



ONDICH SOUTH
CITY OF APOPKA

EXISTING TREE COVERAGE & CALCS

Date: 12/23/2024
Scale: 1" = 100'
Drawn: RTR
Checked: RRC
File Name: ondi-LP-005.dwg
North



Sheet

LP-007



① 02/04/25 CITY

ONDICH SOUTH
CITY OF APOPKA

CODE
LANDSCAPE PLAN

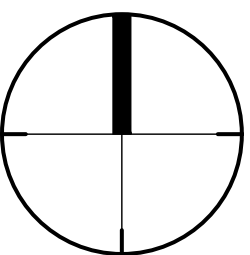
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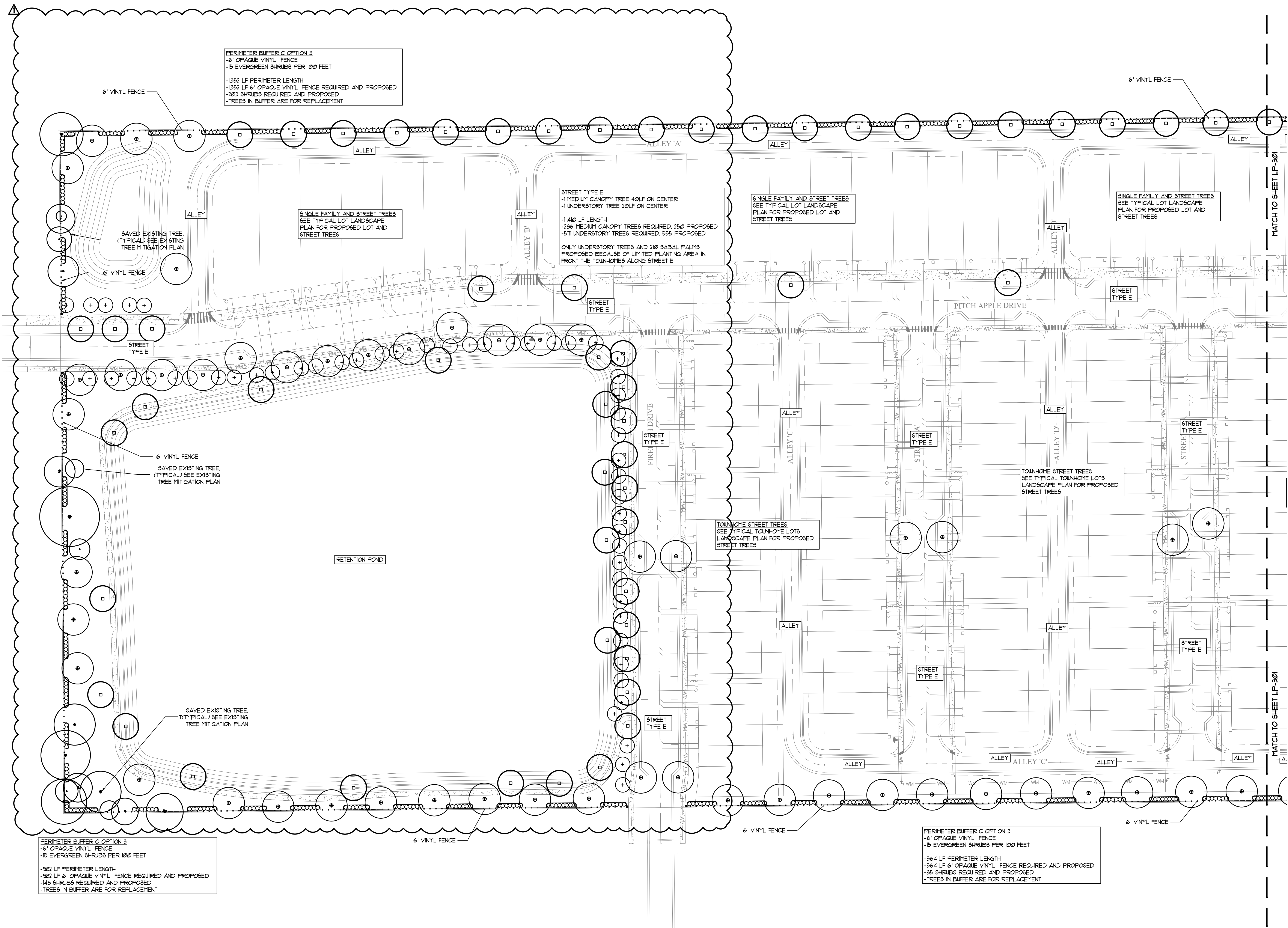
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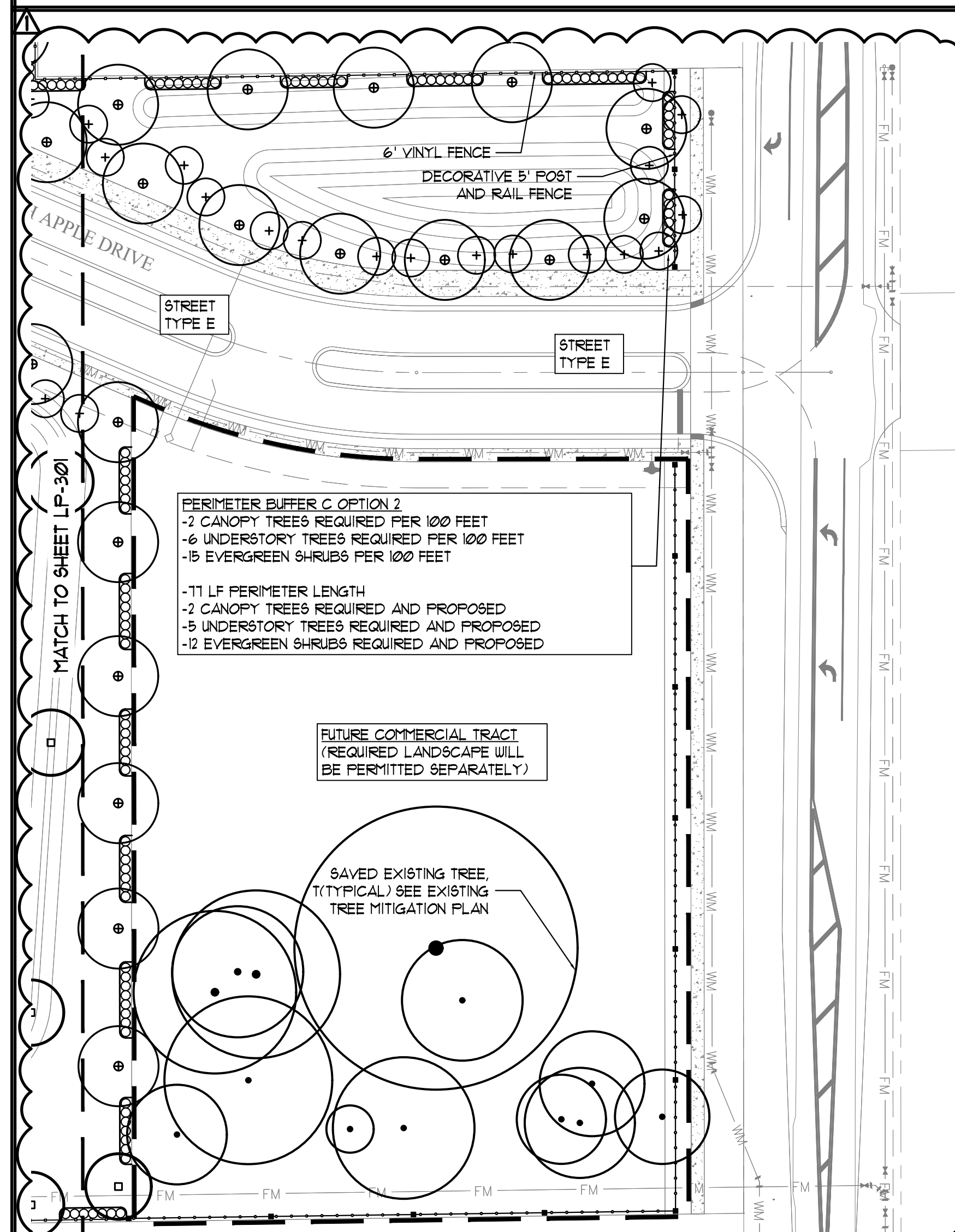
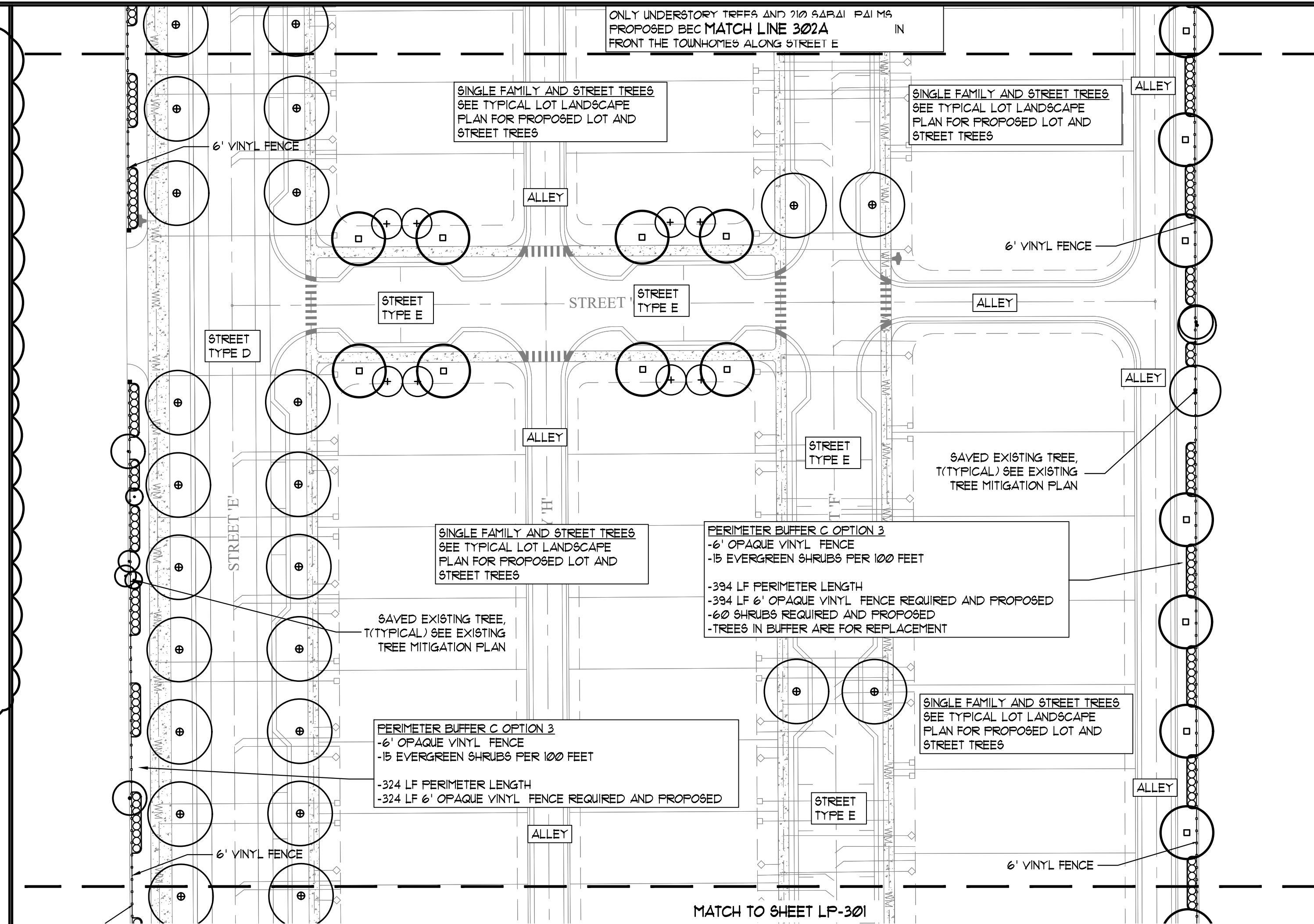
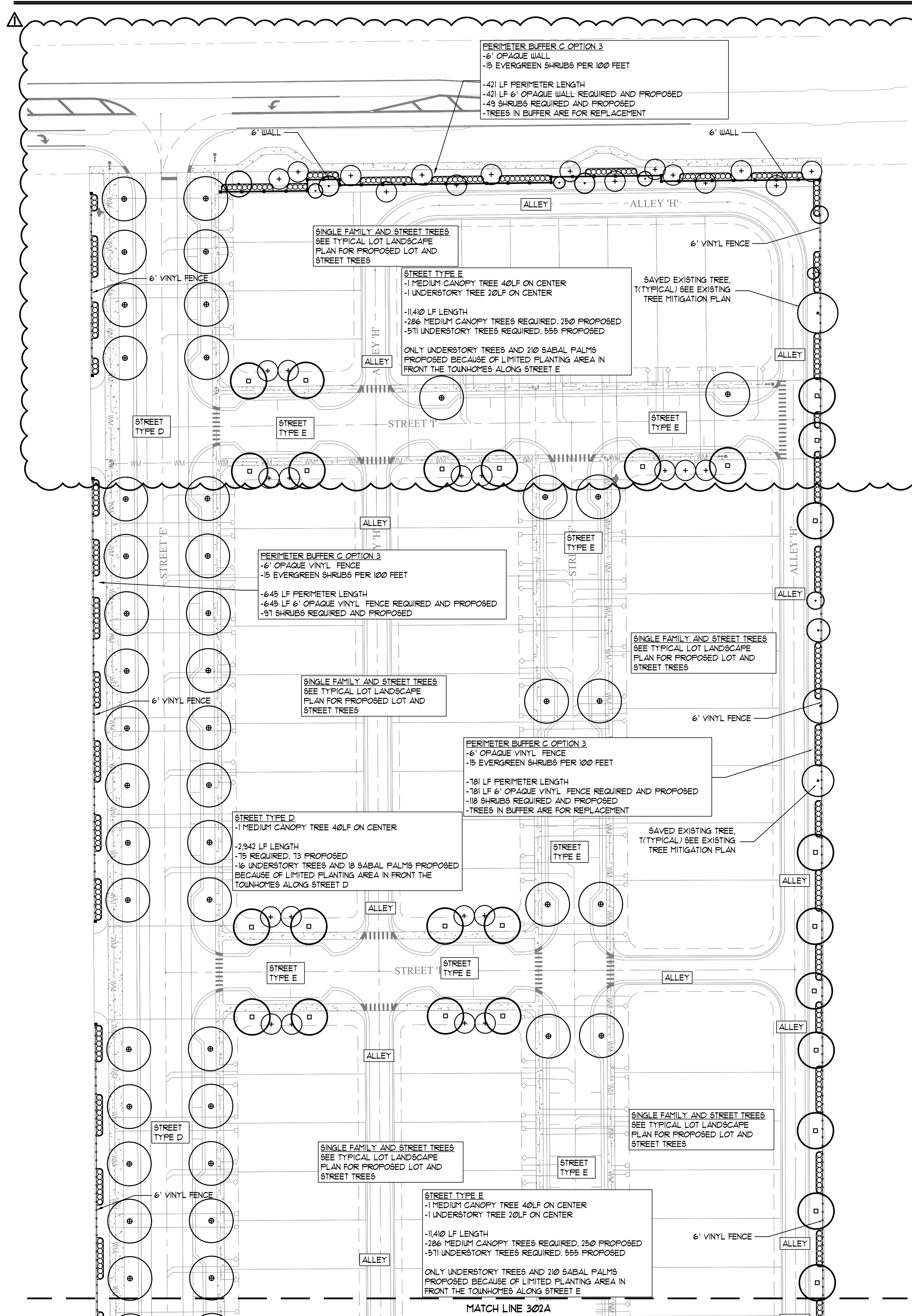
North



Shoe

LP-300





100 West Lucerne Circle
Suite 401
Orlando, Florida 32801
Phone (407) 648-2225
www.fosterconant.com

551



 02/04/25 CITY

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201

ONDICH SOUTH
CITY OF APOPKA

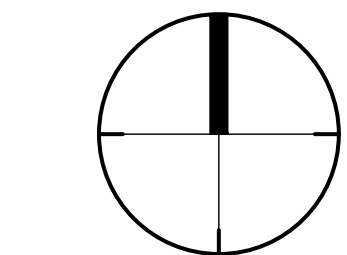
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LANDSCAPE PLAN

Date: 12/23/2024

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File Name: audi_15300.dwg



LP-302

IRRIGATION SYSTEM STANDARDS

- A. APPLICABILITY. THESE PROVISIONS APPLY TO NEW IRRIGATION SYSTEM INSTALLATIONS ON INDIVIDUAL RESIDENTIAL PARCELS, SUBDIVISIONS, AND OTHER RESIDENTIAL COMMON AREAS, MULTIFAMILY DEVELOPMENT, ALL NONRESIDENTIAL DEVELOPMENTS, AND ADDITIONS OF ONE OR MORE ZONES TO AN EXISTING IRRIGATION SYSTEM, AND ALL EXPANSIONS. NO FUTURE EXPANSION OR MODIFICATION WILL BE ALLOWED ON A WATER WISE SYSTEM THAT WOULD MAKE THE SYSTEM NON-COMPLIANT WITH THIS ARTICLE.
- B. EXEMPTIONS FROM IRRIGATION STANDARDS. THE FOLLOWING ARE EXEMPTED FROM IRRIGATION STANDARDS.
- HAND WATERING AND PORTABLE SPRINKLERS.
 - BONA FIDE AGRICULTURAL USES,3.GOLF COURSE PLAY AREAS AND SPECIALIZED ATHLETIC FIELDS, PROVIDED HOWEVER, THE REMAINDER OF ANY SUCH PROPERTY SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION.
- C. NEW IRRIGATION SYSTEMS ARE REQUIRED FOR THE FOLLOWING TYPES OF DEVELOPMENT AS FEATURES:
- SINGLE-FAMILY DETACHED AND TWO-FAMILY (DUPLEX) DWELLINGS:
 - EACH DWELLING UNIT SHALL HAVE A MINIMUM OF TWO HOSE BIBS.
 - ALL COMMONS AREAS SHALL BE IRRIGATED THROUGH AN AUTOMATIC IRRIGATION SYSTEM. THIS REQUIREMENT MAY BE WAIVED BY THE DIRECTOR IN CONSULTATION WITH THE CITY WATER CONSERVATION SPECIALIST IF AS A WATER CONSERVATION TECHNIQUE A LANDSCAPED AREA ONLY CONTAINS PLANT SPECIES THAT DO NOT REQUIRE IRRIGATION. CONSIDERATION OF A WAIVER OF THE IRRIGATION REQUIREMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE AREA COVERED BY NATIVE VEGETATION, LOCAL CONDITIONS SUCH AS SUN OR SHADE, TYPE OF SOIL, DEPTH TO WATER TABLE, AND SIZE AND CONFIGURATION OF LOT.
 - LANDSCAPE IN MULTIFAMILY AND NONRESIDENTIAL DEVELOPMENT, EXCEPT THIS REQUIREMENT MAY BE WAIVED BY THE DIRECTOR IN CONSULTATION WITH THE CITY WATER CONSERVATION SPECIALIST FOR A LANDSCAPED AREA IMPLEMENTING WATER CONSERVATION TECHNIQUES INCLUDING ONLY CONTAINING PLANT SPECIES THAT DO NOT REQUIRE IRRIGATION. CONSIDERATION OF A WAIVER OF THE IRRIGATION REQUIREMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE AREA COVERED BY NATIVE VEGETATION, LOCAL CONDITIONS SUCH AS SUN OR SHADE, TYPE OF SOIL, DEPTH TO WATER TABLE, AND SIZE AND CONFIGURATION OF A LOT.
 - IRRIGATION SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE TECHNICAL STANDARDS CONTAINED IN APPENDIX F OF THE PLUMBING VOLUME OF THE FLORIDA BUILDING CODE, THE MOST RECENT EDITION OF THE FLORIDA IRRIGATION STANDARDS MANUAL AND THE FOLLOWING:
 - IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED AT A WATER PRESSURE OF 40 P.S.I.
 - A RAIN SENSING SHUTOFF DEVICE SHALL BE REQUIRED ON ALL IRRIGATION SYSTEMS TO AVOID IRRIGATION DURING PERIODS OF SUFFICIENT RAINFALL. EQUIPMENT SHALL CONSIST OF AN AUTOMATIC SENSING DEVICE OR SWITCH WHICH WILL OVERRIDE THE IRRIGATION CYCLE WHEN ADEQUATE RAINFALL HAS OCCURRED. IT MUST BE PLACED WHERE IT IS EXPOSED TO UNOBSTRUCTED NATURAL RAINFALL AND COMPLY WITH CH. 373, FLA. STAT., WATER CONSERVATION: AUTOMATIC SPRINKLER SYSTEMS.
 - THE USE OF IRRIGATION RISERS IS PROHIBITED.
 - CHECK VALVES WHICH ARE CAPABLE OF HOLDING A MINIMUM OF A FIVE FOOT HEAD SHALL BE USED IN LOW-LYING AREAS TO PREVENT HEAD DRAINAGE.
 - BACK-FLOW INTO ANY WATER SOURCE SHALL BE PREVENTED AS PROVIDED IN RULE 62-555, FAC, PERMITTING, CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC WATER SYSTEMS. ANY BACK-FLOW PREVENTION DEVICE THAT IS TESTABLE, SHALL BE TESTED BY A STATE-LICENSED PLUMBING CONTRACTOR (SEE CH. 489, FLA. STAT.) UPON INSTALLATION, WHENEVER THE DEVICE IS REPAIRED AND ANNUALLY, WHEN CONNECTED TO A MUNICIPAL OR INVESTOR-OWNED DRINKING WATER SYSTEM. BACK-FLOW PREVENTION DEVICES ARE REQUIRED ON IRRIGATION SYSTEMS CONNECTED TO PRIVATE WELLS WHEN THE WELL SOURCE IS ALSO USED AS A PRIVATE DRINKING WATER SOURCE.
 - IRRIGATION DESIGN SHALL BE APPROPRIATE FOR THE TYPE OF PLANT BEING GROWN AND FOR THE TYPE OF SOIL.
 - IRRIGATION SYSTEM EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - IRRIGATION ZONES SHALL BE DIVIDED ACCORDING TO:
 - AVAILABLE FLOW RATE
 - VEGETATED GROUPINGS (I.E., TURF, SHRUBS, NATIVE PLANTS, ETC.)
 - SPRINKLER TYPES (I.E., SPRINKLERS WITH MATCHING PRECIPITATION RATES) AND
 - SOIL CHARACTERISTICS
 - SPRAY HEADS AND ROTORS SHALL NOT BE MIXED IN THE SAME ZONE.
 - NARROW AREAS, FOUR FEET OR LESS, ARE NOT TO BE IRRIGATED UNLESS LOW VOLUME/MICRO-IRRIGATION IS USED.
 - LOW VOLUME IRRIGATION IS REQUIRED FOR ALL TREES, SHRUBS, AND GROUND COVER BEDS. (THE DIRECTOR IN CONSULTATION WITH THE CITY WATER CONSERVATION SPECIALIST MAY WAIVE THIS REQUIREMENT IF SPECIAL CIRCUMSTANCES EXIST).
 - DISTRIBUTION EQUIPMENT IN A GIVEN ZONE SHALL HAVE MATCHED PRECIPITATION RATES.
 - APPLICATION RATES SHALL BE CALCULATED AND PROGRAMMED WITH AN IRRIGATION TIMER TO AVOID RUNOFF AND TO PERMIT UNIFORM WATER INFILTRATION INTO THE SOIL, CONSIDERING LAND SLOPE, SOIL HYDRAULIC PROPERTIES, VEGETATIVE GROUND COVER, AND PREVAILING WINDS.
 - THERE SHALL BE A MINIMUM SEPARATION OF FOUR INCHES BETWEEN DISTRIBUTION EQUIPMENT AND PAVEMENT.
 - THERE SHALL BE A MINIMUM SEPARATION OF 24 INCHES BETWEEN DISTRIBUTION EQUIPMENT AND BUILDINGS AND OTHER VERTICAL STRUCTURES.
 - THERE SHALL BE NO DIRECT SPRAY ONTO WALKWAYS, BUILDINGS, ROADWAYS, AND DRIVES.
 - ROTORS AND SPRAYS IN TURF AREAS SHALL BE SPACED TO PROVIDE HEAD-TO-HEAD COVERAGE.
 - WATER CONVEYANCE SYSTEMS SHALL HAVE A FLOW VELOCITY OF FIVE FEET PER SECOND, OR LESS.
 - PIPELINES SHALL BE DESIGNED TO PROVIDE THE SYSTEM WITH THE APPROPRIATE PRESSURE REQUIRED FOR MAXIMUM IRRIGATION UNIFORMITY.
 - PRESSURE REGULATING HEADS SHALL BE IDENTIFIABLE FROM THE TOP OF THE HEAD
 - A MAINTENANCE CHECKLIST SHALL BE AFFIXED TO OR NEAR THE CONTROLLER, ACCOMPANIED BY A RECOMMENDATIONS FOR MAINTENANCE SCHEDULE, PROPER IRRIGATION SYSTEM SETTINGS ACCORDING TO SEASON, CHECKING THE RAIN SENSOR DEVICE, AND FILTER CLEANING AND INFORMATION ON CURRENT WATER RESTRICTIONS
 - UPON COMPLETION OF THE IRRIGATION SYSTEM, A TAG OR STICKER SHALL BE AFFIXED TO THE TIMER BOX IF IT IS AN AUTOMATIC SYSTEM. IF IT IS A MANUAL SYSTEM, A STICKER OR TAG SHALL BE AFFIXED TO THE OUTSIDE MAIN ELECTRICAL BREAKER BOX ON THE INSIDE OF THE DOOR. THE TAG OR STICKER SHALL INCLUDE THE PERMIT NUMBER (FOR NONRESIDENTIAL DEVELOPMENT), A COPY OF THE LANDSCAPE AND IRRIGATION CERTIFICATION AND CHECKLIST, THE DATE INSTALLED, THE NUMBER OF ZONES, AND THE INSTALLER'S NAMES.
 - ANY IRRIGATION SYSTEM WHICH IS USED FOR THE APPLICATION OF CHEMICALS SHALL BE EQUIPPED WITH AN ANTISIPHON DEVICE CONSTRUCTED IN ACCORDANCE WITH CH. 481, FLA. STAT.
 - ALL IRRIGATION SYSTEM UNDERGROUND PIPING SHALL HAVE A MINIMUM SOIL COVER OF SIX INCHES.
 - PIPING AND FITTINGS APPROVED BY THE NATIONAL SANITATION FOUNDATION FOR POTABLE WATER USE SHALL BE USED UPSTREAM OF A BACKFLOW DEVICE.
 - SYSTEM CONTROLS THAT USE LOW VOLTAGE WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE.
 - AA) RECLAIMED IRRIGATION WATER AND APPLICATION FACILITIES SHALL BE LAVENDER IN COLOR. ROUTINE REPAIRS COVERING LESS THAN 12 INCHES ON RESIDENTIAL SYSTEMS MAY USE ANY COLOR PIPE. IRRIGATION HEADS SHALL BE LAVENDER IN COLOR IF AVAILABLE FROM THE MANUFACTURER. A SIGN MUST BE POSTED INDICATING RECLAIMED WATER IS BEING USED AS IRRIGATION (IN ENGLISH AND SPANISH). A WARNING SIGN PROHIBITING CONSUMPTION SHALL BE POSTED AT ANY HOSE BIB DISPENSING REUSE WATER. IRRIGATION USING RECLAIMED WATER RATHER THAN POTABLE WATER WHEN RECLAIMED WATER IS REASONABLY AVAILABLE IS STRONGLY ENCOURAGED.
 - BB) LOW VOLUME IRRIGATION ZONES SHALL HAVE A PRESSURE REGULATOR AND A FILTER WITH A MESH SMALLER THAN THE EMITTER OPENINGS.
 - SYSTEM LAYOUT
 - A LANDSCAPED AREA ON A SITE SHALL BE DIVIDED INTO HIGH, MEDIUM, AND LOW VOLUME IRRIGATION AREAS. THE AREAS MAY NOT BE MODIFIED OUTSIDE OF THE STANDARDS OF B THROUGH D, BELOW.
 - A HIGH VOLUME IRRIGATION AREA SHALL NOT EXCEED 50 PERCENT OF THE LANDSCAPED AREA, OR COVER MORE THAN ONE-HALF ACRE ON SINGLE-FAMILY RESIDENTIAL LOTS.
 - A MEDIUM VOLUME IRRIGATION AREA SHALL NOT EXCEED 75 PERCENT OF THE LANDSCAPED AREA, AND SHALL NOT EXCEED 25 PERCENT OF THE LANDSCAPED AREA IF HIGH VOLUME IRRIGATION IS UTILIZED ON THE SITE.
 - AT LEAST 25 PERCENT OF A LANDSCAPED AREA MUST BE COVERED BY A LOW VOLUME IRRIGATION AREA
 - SYSTEM OPERATION AND MAINTENANCE
 - IRRIGATION SYSTEMS SHALL BE OPERATED PROPERLY AND IN COMPLIANCE WITH THIS SECTION
 - ALL AUTOMATIC CONTROLLERS SHALL BE PROGRAMMED TO MAXIMIZE WATER CONSERVATION.
 - AUTOMATIC IRRIGATION SYSTEMS SHALL BE OPERATED IN COMPLIANCE WITH CITY ADMINISTRATIVE RULES OR ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT RULES. (SEE CODE OF ORDINANCES, SEC. 82-194)
 - IRRIGATION SYSTEMS SHALL BE MAINTAINED TO MEET THE REQUIREMENTS OF THIS SECTION AND THE SPIRIT OF WATER CONSERVATION. SYSTEMS SHALL BE ROUTINELY EXAMINED TO PREVENT WASTE OF WATER DUE TO LOSS OF HEADS, BROKEN PIPES OR MISADJUSTED NOZZLES.

CODE NOTES

- STREET TREES AND LOT TREES TO BE INSTALLED WITH THE DEVELOPMENT OF EACH INDIVIDUAL LOT.
- LANDSCAPING AND IRRIGATION SHALL BE CONSISTENT WITH SECTION 52 OF THE LAND DEVELOPMENT CODE AND SECTION M OF THE MU-KPI FORM BASED CODE.
- LANDSCAPING AND IRRIGATION SHALL BE IN COMPLIANCE WITH WATER WISE ORDINANCE 2009.
- IRRIGATION PLANS SHALL BE PROVIDED AT FINAL MDP SUBMITTAL.
- SELECTION OF PLANT SPECIES SHALL BE MADE BASED UPON FLORIDA FRIENDLY LANDSCAPE CONCEPTS OUTLINED IN THE UF/IFAS FLORIDA YARDS AND NEIGHBORHOODS (FYN) HANDBOOK AND AS IDENTIFIED IN THE UF/IFAS PUBLISHED FLORIDA FRIENDLY PLANT LIST (CURRENT EDITION).
- UNLESS EXEMPTED BY THE CITY, NO MORE THAN 50% OF THE GREEN SPACE AREA OR ONE-HALF ACRE, WHICHEVER IS SMALLER, MAY BE PLANTED WITH A LAWN GRASS THAT HAS A RATING OF "LOW" IN REGARDS TO DROUGHT TOLERANCE AS IDENTIFIED IN THE UF/IFAS FLORIDA YARDS AND NEIGHBORHOODS PROGRAM.
- THERE IS NO LIMIT ON THE GREEN SPACE AREA THAT MAY BE PLANTED WITH A LAWN GRASS HAVING A RATING OF 'MEDIUM' OR BETTER AS IDENTIFIED IN THE UF/IFAS FLORIDA YARDS AND NEIGHBORHOODS PROGRAM.
- ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND WORKMANLIKE MANNER AND IN ACCORDANCE WITH ACCEPTED AND PROPER PLANTING PROCEDURES.
- INSTALLED PLANTS SHALL CONFORM TO OR EXCEED THE MINIMUM STANDARDS FOR FLORIDA NO. 1 AS PROVIDED IN THE MOST CURRENT EDITION OF 'GRADES AND STANDARDS FOR NURSERY PLANTS' PREPARED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER (1" OVER ROOTBALL) OF MINI PINE BARK NUGGET MULCH.

STREET TREES

STREET TYPE D TOTAL

-1 MEDIUM CANOPY TREE 40LF ON CENTER

-2.942 LF LENGTH

-15 REQUIRED, 13 PROPOSED

-16 UNDERSTORY TREES AND 18 SABAL PALMS PROPOSED BECAUSE OF LIMITED PLANTING AREA IN FRONT THE TOWNHOMES ALONG STREET D

STREET TYPE E TOTAL

-1 MEDIUM CANOPY TREE 40LF ON CENTER

-1 UNDERSTORY TREE 20LF ON CENTER

-11.410 LF LENGTH

-286 MEDIUM CANOPY TREES REQUIRED, 250 PROPOSED

-571 UNDERSTORY TREES REQUIRED, 555 PROPOSED

ONLY UNDERSTORY TREES AND 210 SABAL PALMS PROPOSED BECAUSE OF LIMITED PLANTING AREA IN FRONT THE TOWNHOMES ALONG STREET E

PERIMETER BUFFER

PERIMETER BUFFER C OPTION 3 TOTAL

-6' OPAQUE WALL OR VINYL FENCE
-15 EVERGREEN SHRUBS PER 100 FEET

-8.031 LF PERIMETER LENGTH

-8.031 LF 6' OPAQUE WALL OR VINYL FENCE REQUIRED AND PROPOSED

-1205 SHRUBS REQUIRED AND PROPOSED

-TREES IN BUFFER ARE FOR REPLACEMENT

PERIMETER BUFFER C OPTION 2 TOTAL

-2 CANOPY TREES REQUIRED PER 100 FEET

-6 UNDERSTORY TREES REQUIRED PER 100 FEET

-15 EVERGREEN SHRUBS PER 100 FEET

-11 LF PERIMETER LENGTH

-2 CANOPY TREES REQUIRED AND PROPOSED

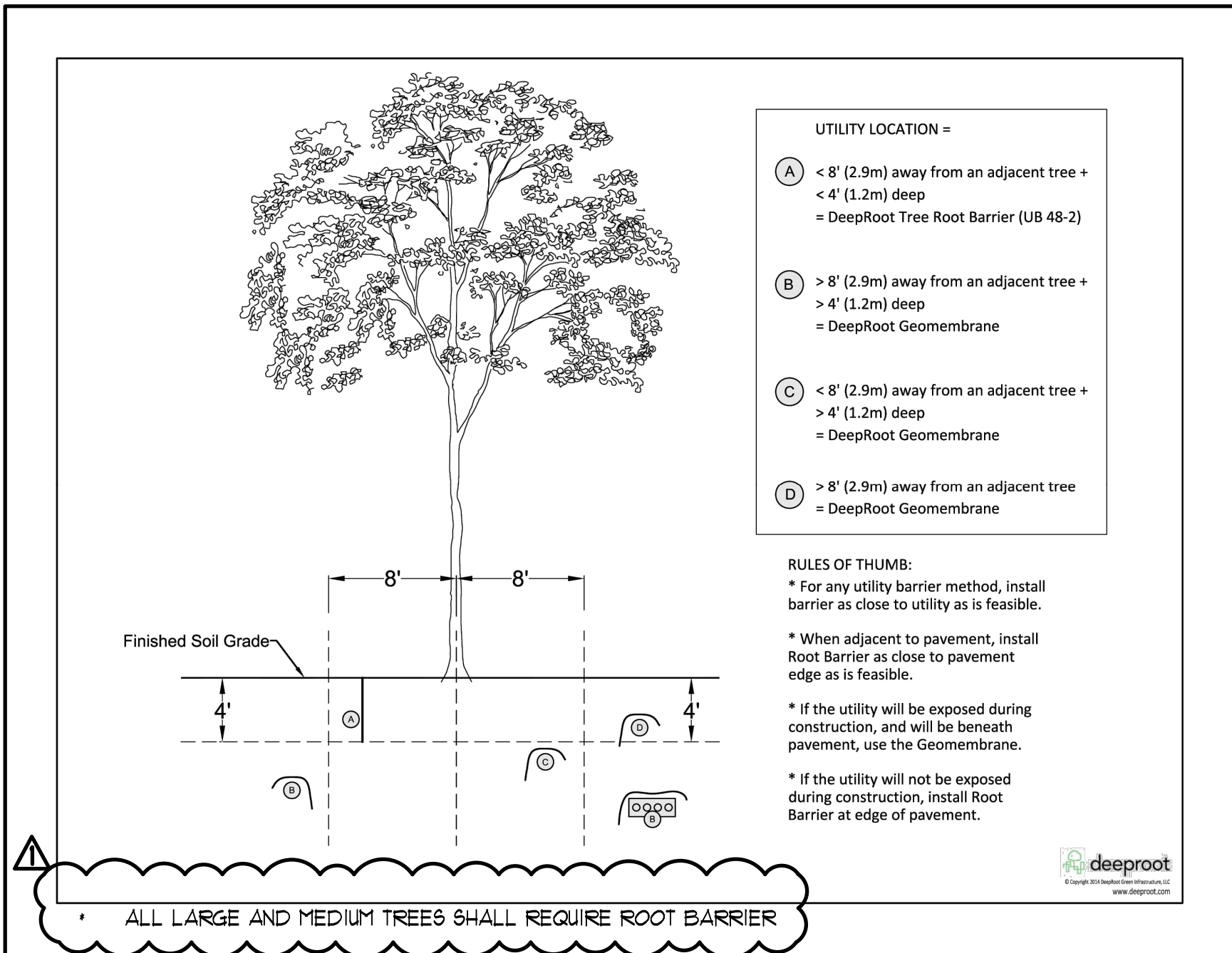
-5 UNDERSTORY TREES REQUIRED AND PROPOSED

-12 EVERGREEN SHRUBS REQUIRED AND PROPOSED

ROOT BARRIER DETAIL (AS REQUIRED)

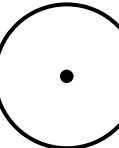
ROOT BARRIER AND GEOMEMBRANE AVAILABLE FROM:
DEEPROOT
WWW.DEEPROOT.COM
800-458-1668

CONTRACTOR TO INSTALL ROOT BARRIER AND/OR GEOMEMBRANE PER THE MANUFACTURER'S RECOMMENDATIONS, SPECIFICATIONS AND INSTRUCTIONS. SEE SHEET L-303 FOR LOCATION.

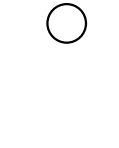
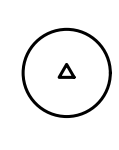
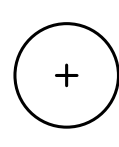
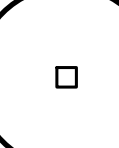
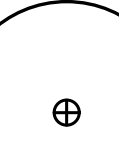


CENTRAL FLORIDA REGION 'FLORIDA-FRIENDLY' PLANT LIST *

SYMBOL



EXISTING SAVED TREE



LARGE CANOPY TREES		
SYM	BOTANICAL NAME	SPECIFICATION
AR	ACER RUBRUM	RED MAPLE
PO	PLATANUS OCCIDENTALIS	SYCAMORE
QV	QUERCUS VIRGINIANA	LIVE OAK
183	TOTAL LARGE CANOPY TREES	

MEDIUM CANOPY TREES		
LS	LIQUIDAMBAR STYRACIFLUA	SWEETGUM
MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
PE	PINUS ELLIOTTI DENS	DENSA SLASH PINE
TD	TAXODIUM DISTICHUM	BALD CYPRESS
UPA	ULMUS PARVIFOLIA 'ALLEE'	ALLEE ELM
UPD	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM
423	TOTAL MEDIUM CANOPY TREES	

UNDERSTORY TREES		
SYM	BOTANICAL NAME	COMMON NAME
ED	ELAEOCARPUS DECIPENS	JAPANESE BLUEBERRY
IC	ILEX CASSINE	DAHOOH HOLLY
JB	JUNIPERUS SILICICOLA 'BRODIE'	BRODIE SOUTHERN RED CEDAR
LMS	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE
LJT	LIGUSTRUM JAPONICUM	TREE LIGUSTRUM
MC	MYRICA CERIFERA	WAX MYRTLE
573	TOTAL UNDERSTORY TREES	

PALM TREE		
SYM	BOTANICAL NAME	SPECIFICATION
SP	SABAL PALMETTO	CABBAGE PALM
210	TOTAL PALMS	

EVERGREEN BUFFER SHRUBS		
SYM	BOTANICAL NAME	COMMON NAME
IBN	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY
LJ	LIGUSTRUM JAPONICUM	SHRUB LIGUSTRUM
PM	PODOCARPUS MACROPHYLLUS	PODOCARPUS
VO	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM
VS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM

TURFGRASS		
SYM	BOTANICAL NAME	SPECIFICATION
BA	PASPALUM NOTATUM 'ARGENTINE'	ARGENTINE BAHIA GRASS
SA	STENOTAPHRUM SECUNDATUM 'FLORATAM'	FLORATAM ST. AUGUSTINE GRASS

THE RIGHT OF WAY AND THE FRONT OF THE SINGLE FAMILY AND TOWNHOMES SHALL BE ST. AUGUSTINE GDD. THE POND, COMMON AREAS, AND THE SIDES AND REAR OF THE SINGLE FAMILY AND TOWNHOMES SHALL BE BAHIA GDD.

ALL PLANT MATERIALS ARE CHOSEN FROM THE FLORIDA-FRIENDLY PLANT DATABASE (CENTRAL FLORIDA REGION) AS MAINTAINED BY THE UNIVERSITY OF FLORIDA INSTITUTE OF FOOD AND AGRICULTURAL SCIENCES (UF/IFAS).

NOTE: TREES WILL BE MEASURED AT D.B.H. CANOPY TREES SHALL BE A MINIMUM 3' D.B.H. AND 8' HT. UNDERSTORY TREES SHALL BE A MINIMUM 3' D.B.H. IN ADDITION, TO COUNT TOWARDS EXISTING TREE MITIGATION, ALL TREES SHALL ALSO BE A MINIMUM 3' CALIFER. CONTRACTOR TO MEET OR EXCEED BOTH REQUIREMENTS.

TREE REPLACEMENT

- 3 SABAL PALMS ARE COUNTED TOWARD MITIGATION AS A 3' CANOPY TREE
210 / 3 = 70 CANOPY TREES X 3' = 210'

APOPKA TREE MITIGATION CHART

- TOTAL INCHES ON-SITE: 12,523
- TOTAL INCHES REMOVED: 11,670
- TOTAL INCHES REPLACED: 3,762
- TOTAL INCHES DEFICIT: -7,908
- TOTAL SPECIMEN TREES REMOVED: 86 / 2,535'

EXCLUDING TREES UNDER 6" AND THAT ARE CAMPHOR, CHERRY, CANDLEBERRY OR PINE

MAXIMUM TREE STOCK FORMULA AND CALCULATIONS:

6.5% OF EXISTING TREE CANOPY SHALL BE RETAINED PER ZONING MU-KPI.
6.7% PROPOSED RETAINED TREE CANOPY.



Know what's below.
Call before you dig.

LANDSCAPE AND IRRIGATION DESIGN

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE

LA0000399 12/20/2024
REG. NO. DATE



100 West Lucerne Circle
Suite 401
Orlando, Florida 32801

Phone (407) 648-2225
www.fosterconant.com

Set

Revisions

01/04/25 CITY

Project

ONDICH SOUTH

CITY OF APOPKA

PLANT LIST
AND NOTES

Date:

12/23/2024

Scale:

Drawn:

Checked:

RTR

RRC

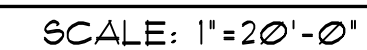
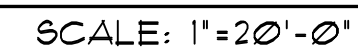
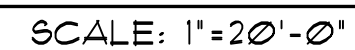
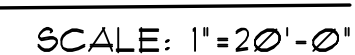
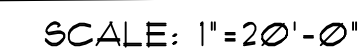
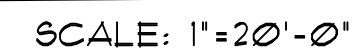
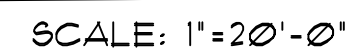
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North

Sheet

LP-304

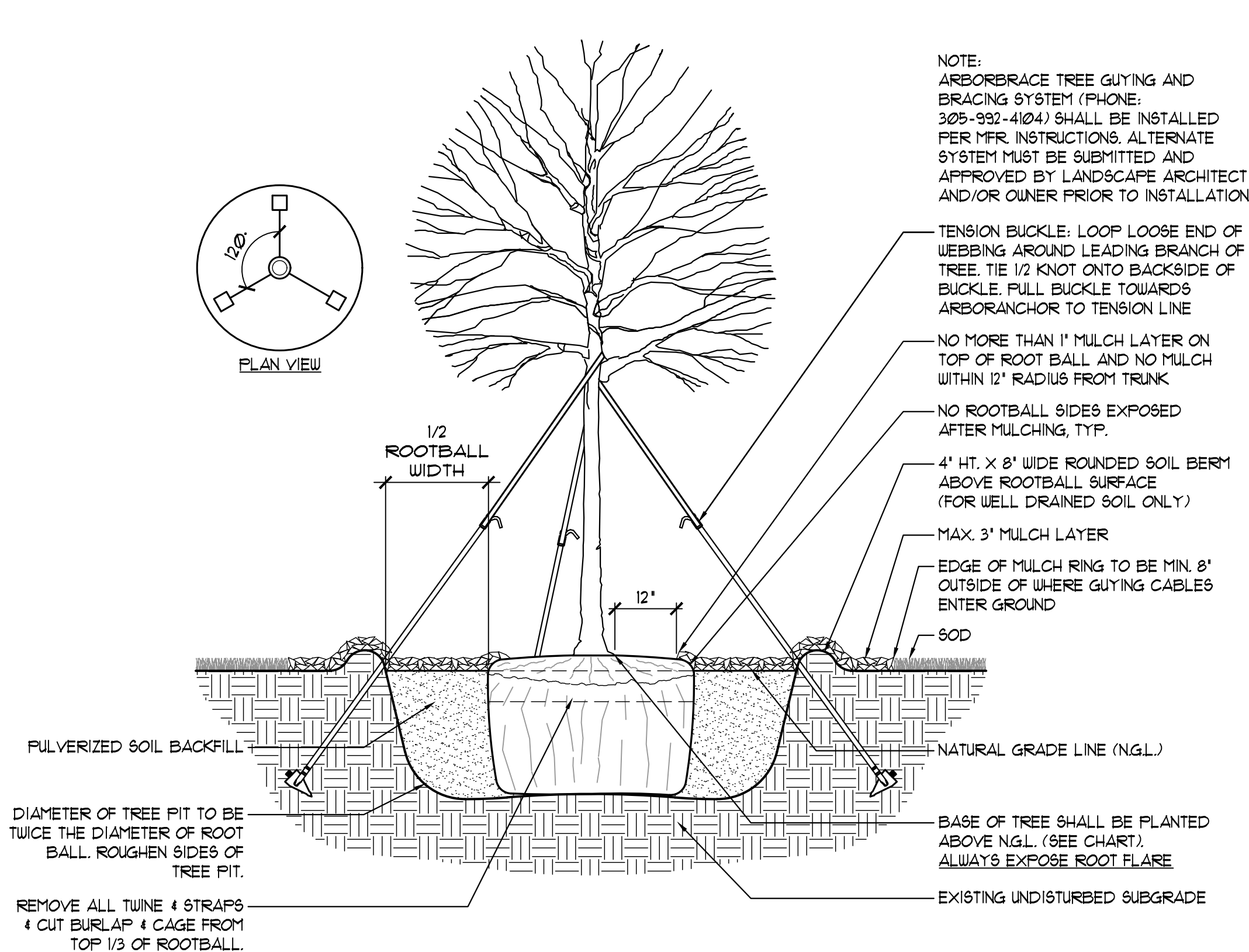


-TURF SHALL BE ST AUGUSTINE IN THE FRONTS AND BAHIA IN THE REAR OF ALL TOWNHOMES AND SINGLE FAMILY HOMES.
-REFER TO LANDSCAPE PLAN FOR STREET TREES ON CORNER SINGLE FAMILY LOTS

th



SCALE : N.T.S.

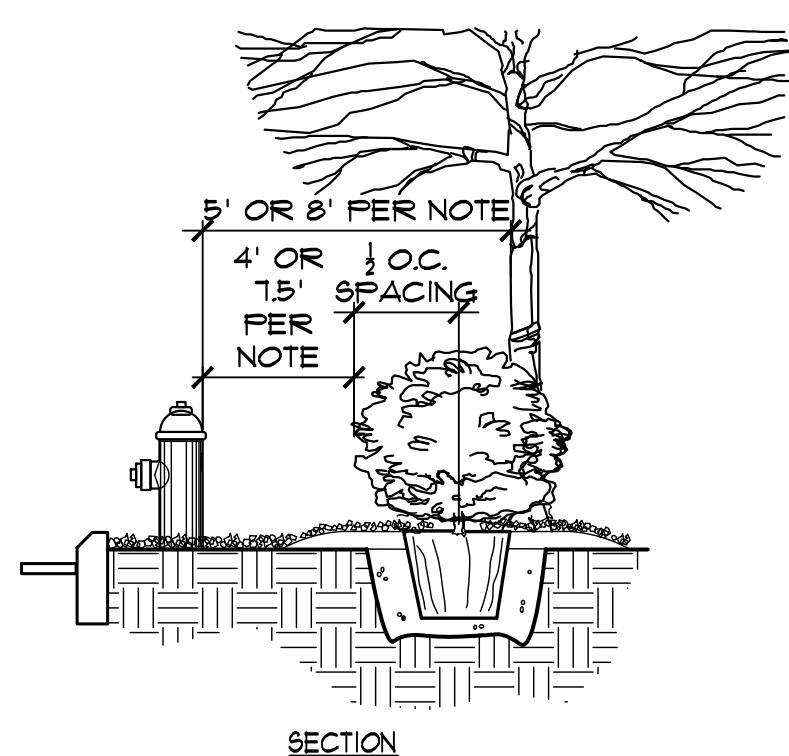


TREE PLANTING DETAIL - BALL & BURLAP

SCALE : N.T.S.

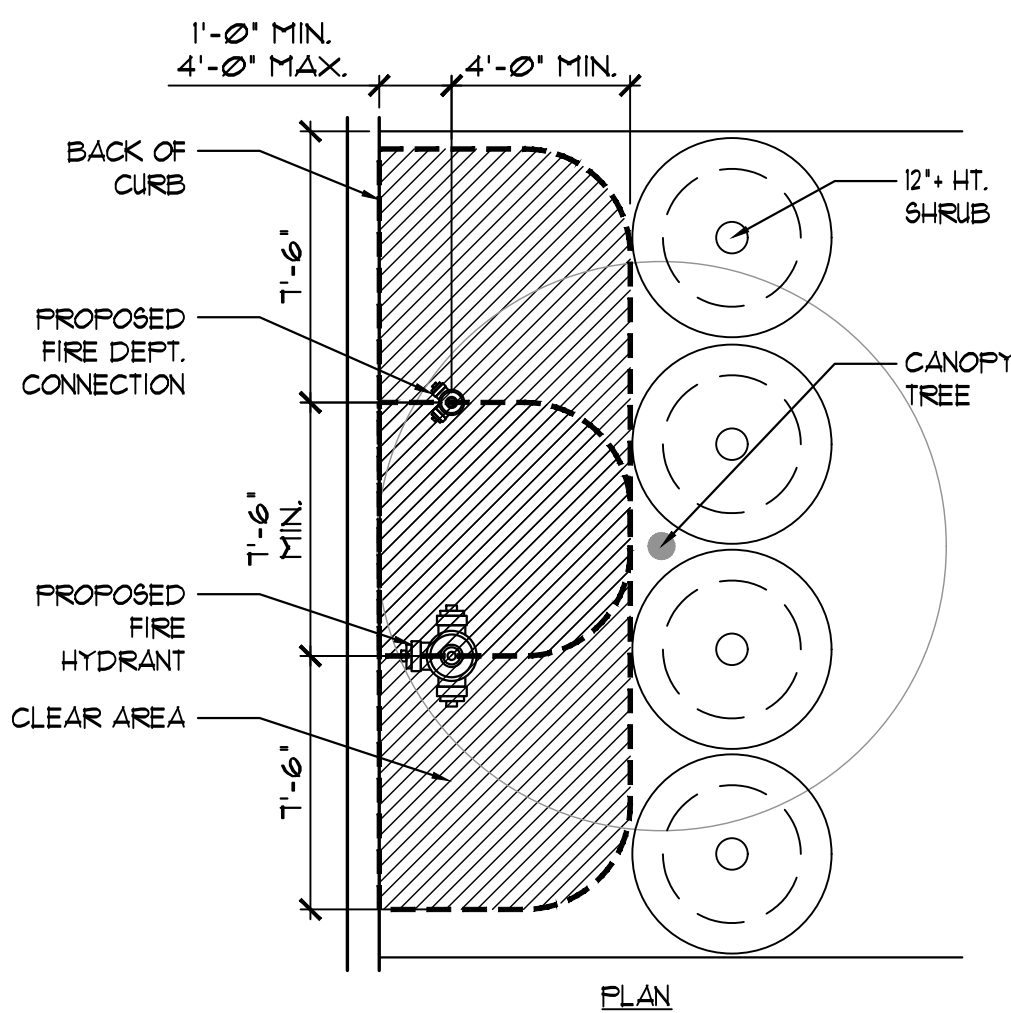
NOTES:

1. SHRUBS SHALL NOT BE PLANTED ANY CLOSER THAN 4'-0" FROM THE BACK OR 1'-6" FROM EACH SIDE OF FIRE HYDRANT.
2. TREES SHALL NOT BE PLANTED ANY CLOSER THAN 5'-0" FROM THE BACK OR 8' FROM EACH SIDE OF FIRE HYDRANT.
3. NO TREES OR SHRUBS SHALL BE PLANTED IN FRONT OF FIRE HYDRANT



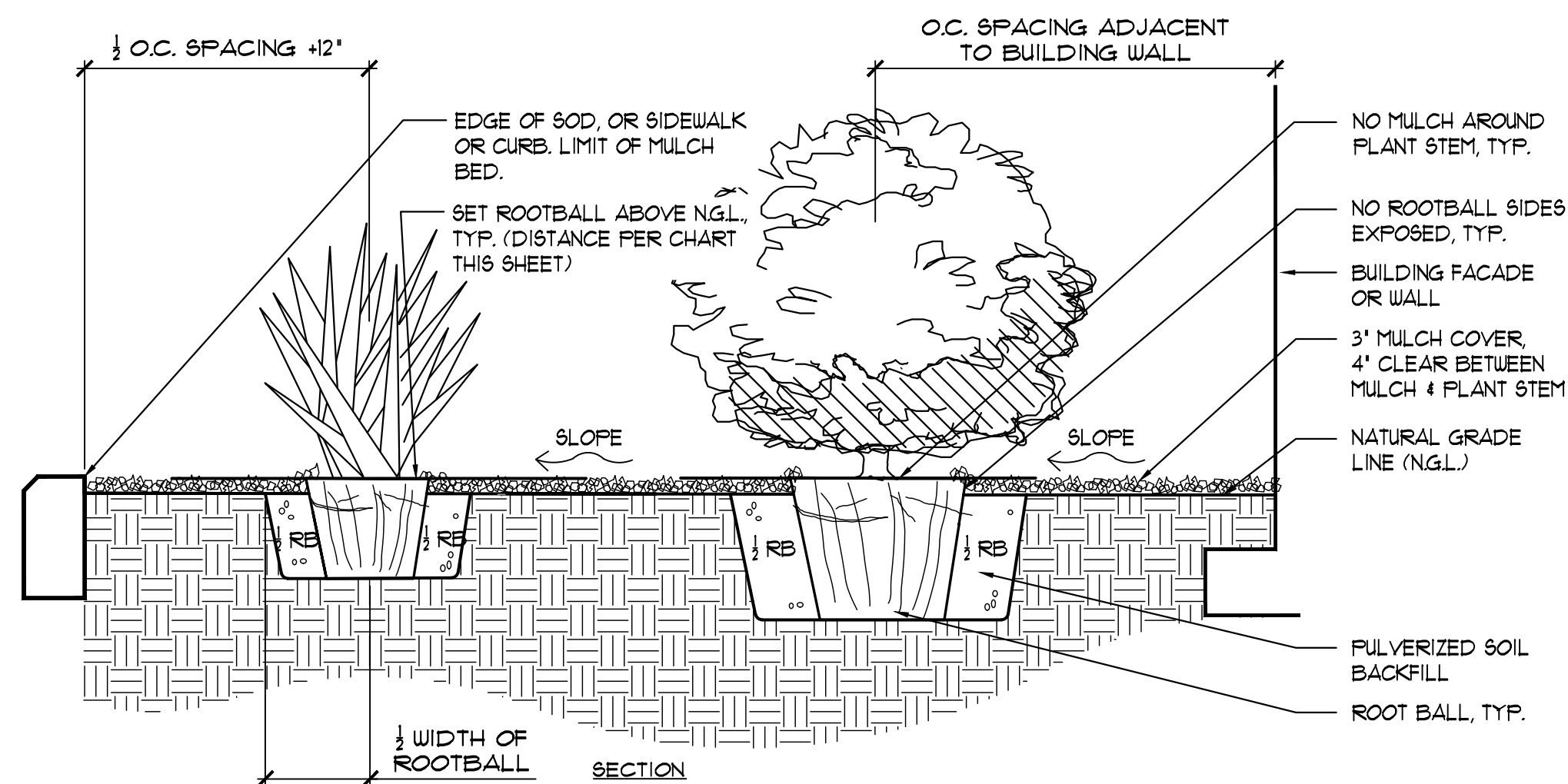
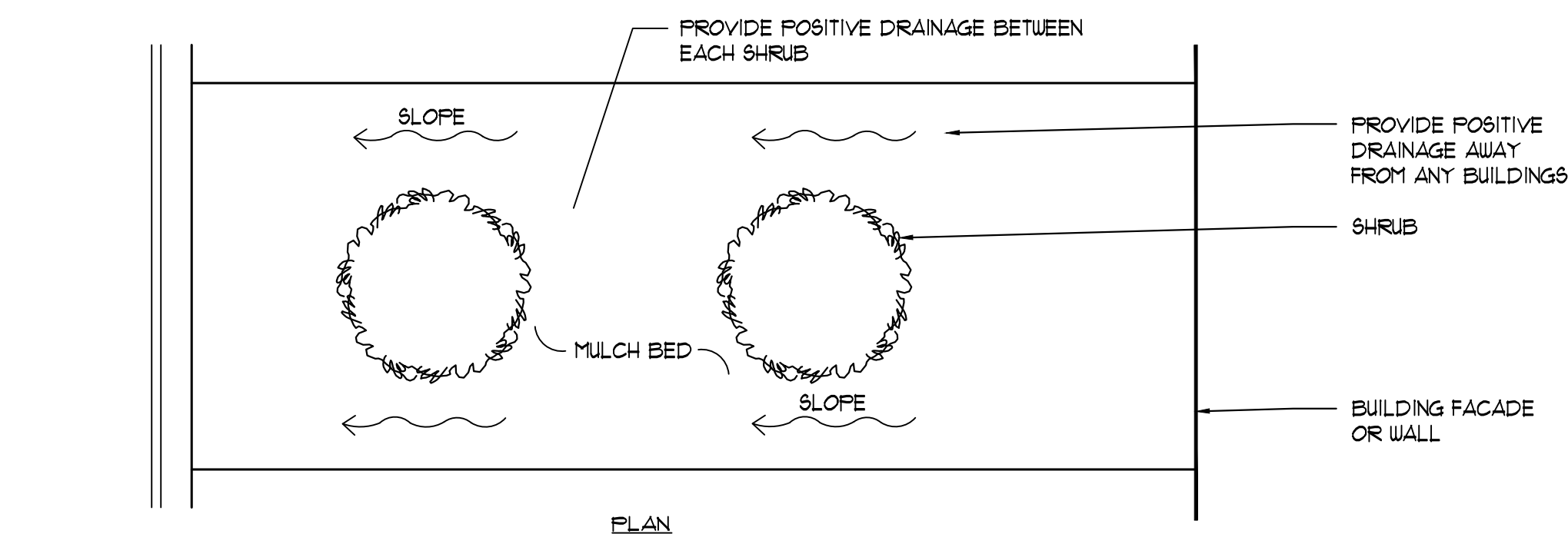
PLANTING SHRUBS AND TREES ADJACENT TO HYDRANT

SCALE : N.T.S.



TOP OF PLANT ROOTBALL IN RELATION TO NATURAL GRADE LINE (N.G.L.)								
CONTAINER SIZE	1-3 GAL.		5-7 GAL.		15-65 GAL.		100 GAL.	
SOILS	DRY	WET	DRY	WET	DRY	WET	DRY	WET
ROOTBALL HT. ABOVE N.G.L.	1'	1-1/2'	1-1/2'	2'	3'	3-1/2'	3-1/2'	4'

PLANTING DEPTH CHART FOR TREES AND SHRUBS

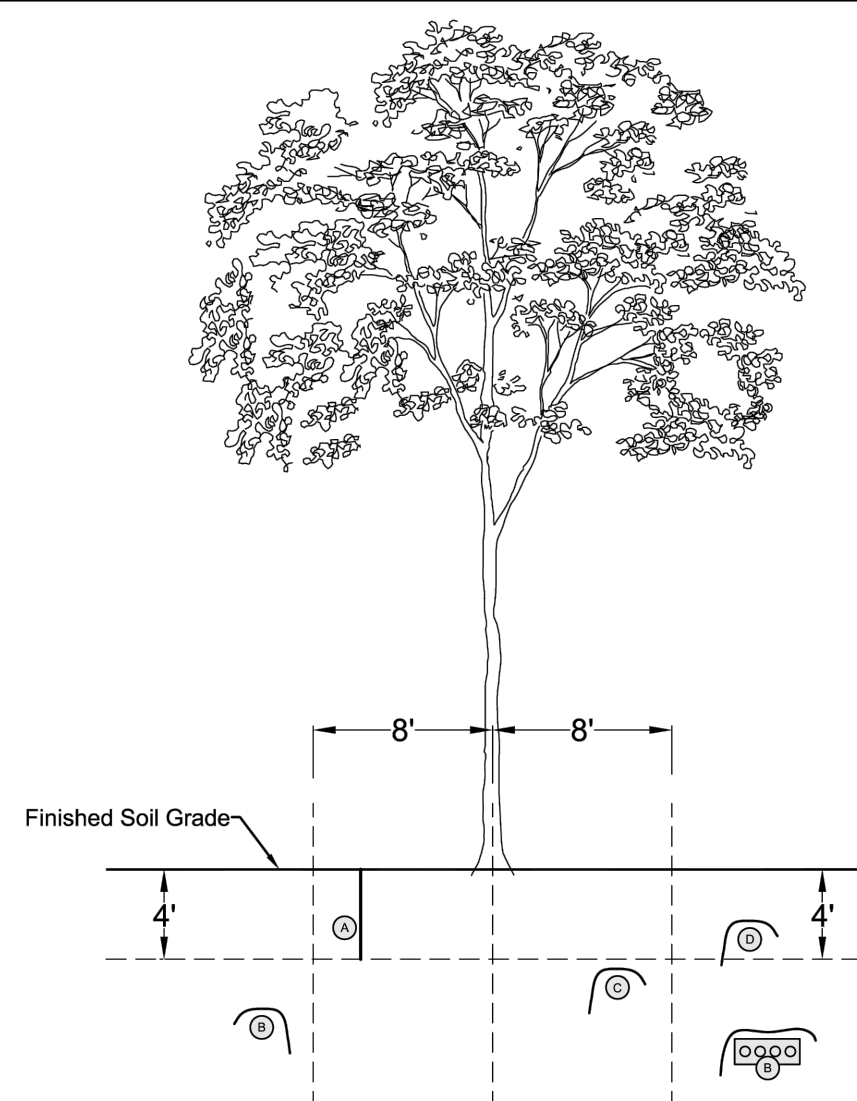


SHRUB PLANTING DETAIL

SCALE : N.T.S.



CONTRACTOR TO INSTALL ROOT
BARRIER AND/OR GEOMEMBRANE PER
THE MANUFACTURERE'S
RECOMMENDATIONS, SPECIFICATIONS
AND INSTRUCTIONS. SEE SHEET L-303
FOR LOCATION.



UTILITY LOCATION =

- A** < 8' (2.9m) away from an adjacent tree +
< 4' (1.2m) deep
= DeepRoot Tree Root Barrier (UB 48-2)
- B** > 8' (2.9m) away from an adjacent tree +
> 4' (1.2m) deep
= DeepRoot Geomembrane
- C** < 8' (2.9m) away from an adjacent tree +
< 4' (1.2m) deep
= DeepRoot Geomembrane
- D** > 8' (2.9m) away from an adjacent tree
= DeepRoot Geomembrane

RULES OF THUMB:

* For any utility barrier method, install barrier as close to utility as is feasible.

* When adjacent to pavement, install Root Barrier as close to pavement edge as is feasible.

* If the utility will be exposed during construction, and will be beneath pavement, use the Geomembrane.

* If the utility will not be exposed during construction, install Root Barrier at edge of pavement.

ALL LARGE AND MEDIUM TREES SHALL REQUIRE ROOT BARRIER
ROOT BARRIER DETAIL (AS REQUIRED)

ONDICH SOUTH

CITY OF APOPKA

LANDSCAPE
DETAILS

Notes

12/23/2024

Scales

Drawn: RTR Checked: RTR

51

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North

— Show

LP-306

SCHOOL CONCURRENCY DETERMINATION PRELIMINARY SCHOOL CONCURRENCY RECOMMENDATION

March 24, 2025

VIA E-MAIL: lclasson@appianfl.com

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

ACTION: RECOMMENDATION FOR DENIAL for Application APK-25-008 (Ondich South)

This letter serves as the Preliminary School Concurrency Recommendation on behalf of the City of Apopka by Orange County Public Schools. School capacity for the following development **is not available**:

Type of Development Application	☒ Preliminary Plat/ Site Plan/ Functional Equivalent		
	☐ Amendment or Extension of CEL		
Development Application #:	MDP-24-6		
Project Name:	Ondich South		
OCPS Completed Application Date:	03/20/2025		
Parcel #(s):	11-20-27-0000-00-037, 11-20-27-0000-00-069, 12-20-27-0000-00-001, 12-20-27-0000-00-012, 12-20-27-0000-00-046, 12-20-27-0000-00-048		
Requested Units (#):	Total: 326 SF <2,000: 80 SF 2,000–2,499: SF 2,500-2,999: 53 SF 3,000-3,999: SF >= 4,000: MF: TH: 193		
School Board District:	#7		

In accordance with Section 10 of the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A**.

Upon review of the above-named application for School Concurrency Determination, the Department of Facilities Planning of Orange County Public Schools finds this application is denied based on insufficient school capacity at the affected Concurrency Service Areas (CSA) to support the development of 133 single family and 193 townhome residential units. A Concurrency Mitigation Agreement (CMA) will be required.

To determine if this project can be approved through mitigation, the Applicant must contact the Department of Facilities Planning within fourteen (14) days of this of this letter. The fee to process a CMA for 326 units is \$4,000.00, and the process takes approximately sixty (60) days from the date OCPS deems the application

sufficient. **Please refer to Attachment B for additional instructions on how to proceed with entering into a CMA.** If you intend to mitigate, the next step in the application process will be a review by the School Development Review Committee (SDRC).

This determination expires on September 20, 2025. OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess a fully executed CMA by the expiration date but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

This determination is governed by the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency, the provisions of the municipality's adopted Comprehensive Plan, the Orange County Charter, and the Florida Statutes.

HB 7103, which affects our Capacity Enhancement and Concurrency processes, went into effect on July 1, 2019. We appreciate your patience as we evaluate the statutory language and await direction from the Orange County School Board on how to implement the language.

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

Sincerely,



Tamara L. Pelc
Administrator, Facilities Planning

SK/tp

Attachments – Attachment A: Detailed Capacity Analysis
Attachment B: CMA Submittal Requirements and Information

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

Attachment A



School Concurrency Determination

User ID SV March 24, 2025 10:50:06

Project ID: CMA-APK-25-008

Valid Until: September 20, 2025

Project Name:		ONDICH SOUTH				
Unvested Units	SF <2,000 Sq. Ft. Units	80	SF 3,000-3,999 Sq. Ft. Units	0	Multi Family High Rise Units	0
	SF 2,000-2,499 Sq Ft Units	0	SF >=4,000 Sq. Ft Units	0	Townhome Units	193
	SF 2,500-2,999 Sq Ft Units	53	Multi-Family Units	0	Mobile Home Units	0

Concurrency	School Level	Elementary	Middle	High
	CSA:	BB		
	School:	ZELLWOOD ES	WOLF LAKE MS	APOPKA HS
	Analysis of Existing Conditions			
	CSA Capacity (2023-2024)	2,001	1,112	3,390
	Enrollment (2023-2024)	1,764	1,151	3,449
	Utilization (2023-2024)	88.2%	103.5%	101.7%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	437	0	0
	Analysis of Reserved Capacity			
	Encumbered Capacity	226	195	232
	Reserved Capacity	0	18	0
	Adjusted Utilization	99.5%	122.7%	108.6%
	Adjusted Available Seats	211	0	0
	Analysis of Proposed Development			
	Students Generated	57.801	29.713	39.994
	Adjusted Utilization	102.3%	125.3%	109.8%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	NOT AVAILABLE	NOT AVAILABLE
	Number of Seats to Mitigate	0.000	29.713	39.994

Adjacency	School Level	Elementary	Middle	High
	CSA:	BB		
	School:	ZELLWOOD ES	WOLF LAKE MS	WEKIVA HS
	Analysis of Existing Conditions			
	School Capacity (2023-2024)	2,001	1,112	2,797
	Enrollment (2023-2024)	1,764	1,151	2,159
	Utilization (2023-2024)	88.2%	103.5%	77.2%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	437	0	638
	Analysis of Reserved Capacity			
	Encumbered Capacity	226	195	232
	Reserved Capacity	0	18	0
	Adjusted Utilization	99.5%	122.7%	85.5%
	Adjusted Available Seats	211	0	406
	Analysis of Proposed Development			
	Students Generated	57.801	29.713	39.994
	Adjusted Utilization	102.3%	125.3%	86.9%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	NOT AVAILABLE	AVAILABLE
	Number of Seats to Mitigate	0.000	29.713	0.000

ZELLWOOD ES
WOLF LAKE MS
APOPKA HS



CONCURRENCY MITIGATION AGREEMENT (CMA) SUBMITTAL REQUIREMENTS AND INFORMATION

To proceed with entering into a CMA, please provide the Department of Facilities Planning with the following, and initial each item to acknowledge:

If in Orange County, a copy of the Capacity Encumbrance Letter (CEL)

_____ Title Commitment or an Owner & Encumbrance Report (O&E Report)
not older than 90 days

Boundary Survey

GIS shape file matching the legal description based on a certified survey

Agent Authorization (if applicable)

Written confirmation that Applicant would like to proceed with the CMA must be provided within sixty (60) days of receipt of the CEL. Written confirmation can be provided via U.S. Mail or via E-Mail

Check made out to Orange County Public Schools for mitigation agreement fee:

Check made out to Orange County Public Schools for mitigation agreement fee:

Check made out to Orange County Public Schools for mitigation agreement fee:

Check made out to Orange County Public Schools for mitigation agreement fee:

Check made out to Orange County Public Schools for mitigation agreement fee:

Check made out to Orange County Public Schools for mitigation agreement fee:

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Check made out to Orange County Public Schools for mitigation agreement fee:

Check made out to Orange County Public Schools for mitigation agreement fee:

Check made out to Orange County Public Schools for mitigation agreement fee:

Facilities Planning will provide Applicant with a draft mitigation agreement following the School Development Review Committee's (SDRC) recommended approval of the draft agreement terms. Please review and provide comments within two (2) weeks of receipt of the draft mitigation agreement from Facilities Planning.

After reviewing the draft, Applicant will return three (3) signed originals to Facilities Planning at least two weeks prior to the School Board hearing date.

A check, made out to the [Orange County Comptroller](#) to cover the recording of the Agreement in the Public Records, must be provided to Facilities Planning prior to the School Board hearing date. Facilities Planning will provide you with the amount. (\$10.00 for the first page and \$8.50 for each additional page. Indexing - first four (4) names free and a charge of \$1.00 per additional name.)

CMAs are tri-party agreements and require approval by the School Board and the applicable local government. Staff is required to submit materials, including a signed agreement, at least two (2) weeks prior to the School Board meeting date to secure a place on the agenda.

CMA Mitigation Agreement Fee	
1 to 50 units:	\$1,500.00
51 to 200 units:	\$2,000.00
201 to 500 units:	\$4,000.00
501 to 1000 units:	\$6,000.00
1001+ units:	\$7,000.00

* OCPS Facilities Planning reserves right to request additional information in order to process applications or requests.



City of Apopka CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)

Item #: 3.

Meeting Date: May 7, 2025

Department: Community Development

SUBJECT:

Wolf Lake Ranch Phase 2 - Major Development Plan

REQUEST:

Approve the Wolf Lake Ranch Phase 2 - Major Development Plan.

SUMMARY:

Owner(s): Roseville Farms, LLC

Applicant(s): Appian Engineering, Inc. c/o Ovidio Sanchez, P.E.

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

Location: Northeast corner of Ponkan Road and Ponkan Pines Road

Future Land Use: Residential Very Low Suburban

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

Tract: 29.66 +/- acre(s)

Project: 59 residential units

Density/Intensity: 1.9 dwelling units per acre

Project Manager: Jean Sanchez

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

PROJECT SUMMARY:

The Wolf Lake Ranch Phase 2 - Major Development Plan comprises the development of a private residential subdivision with 59 single-family detached units, a typical lot width of 80-feet and living area of 2,000 square feet. Access to Phase 2 is through Wolf Lake Ranch Phase 1. A secondary access point is shown on Ponkan Pines Road on Phase 2. Phase 1 and Phase 2 will yield a total development of 120 units based on the sum of the area of both phases. Portions of Phase 1's Lot 15 and Tract B will be removed from Phase I and added to Phase 2 via the platting process that will result in the aforementioned total units. The applicant proposes eight acres of open space that includes buffer and amenitized stormwater ponds in the Phase 2 portion, as well as, passive and active recreation areas constructed under Phase 1 such as walking trails, sports fields, playground, and picnic areas. The subdivision is subject to the following site design standards for the RSF-1B zoning district:

- Single-Family Detached Lots:
 - Front Setback: 25-feet minimum
 - Side Setback: 10-feet minimum
 - Rear Setback: 20-feet minimum
 - Corner Setback: 25-feet minimum
 - Minimum Living Area: 1600 square feet

The landscape plan proposes the planting of Red Maple, Red Cedar, Sycamore, Japanese Blueberry and Live Oak trees in the project area. Root barriers will be employed to block or redirect tree roots, preventing damage to structures and pavements.

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

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

SCHOOL PLANNING:

The subject properties are served by the following schools: Wolf Lake Elementary, Wolf Lake Middle, and Apopka High Schools. Orange County Public Schools (OCPS) has indicated that concurrency for the proposed development is not available at the middle and high school levels and is deficient by 6.422 and 9.401 students, respectively. Therefore, the applicant shall enter into a Concurrency Mitigation Agreement (CMA) with OCPS.

ORANGE COUNTY NOTIFICATION:

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

PUBLIC HEARING SCHEDULE:

April 8, 2025 – Planning Commission (5:30 P.M.)
 May 7, 2025 – City Council (1:30 P.M.)

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Development Review Committee:

Finds the proposed Wolf Lake Ranch Phase 2 – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommends approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits.

Planning Commission:

At its meeting on April 8, 2025, the Planning Commission found the proposed Wolf Lake Ranch Phase 2 – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and unanimously recommended approval of the Major Development Plan, based on the findings and facts presented in the staff

report and exhibits.

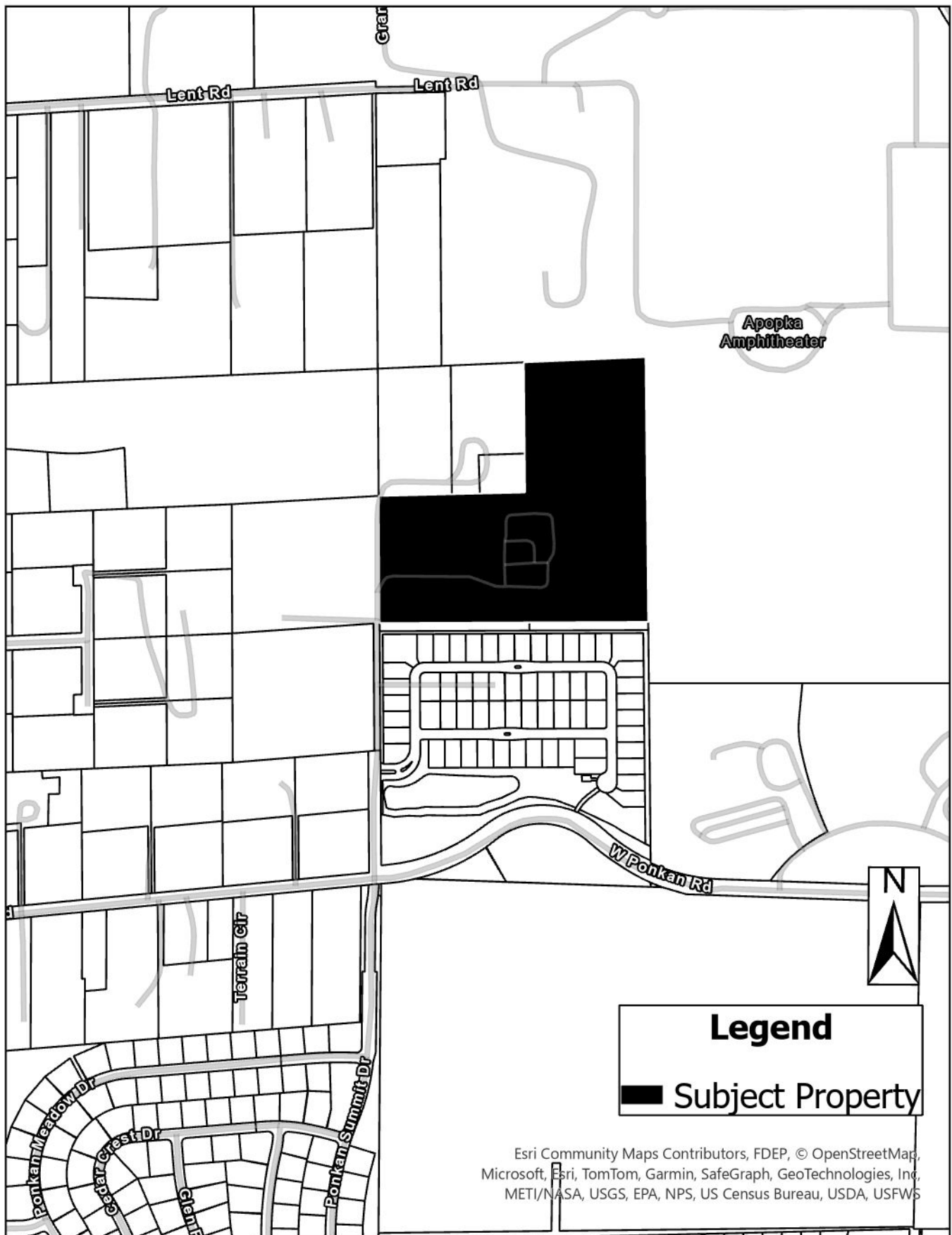
Recommended Motion - City Council:

Approve the Wolf Lake Ranch Phase 2 – Major Development Plan.

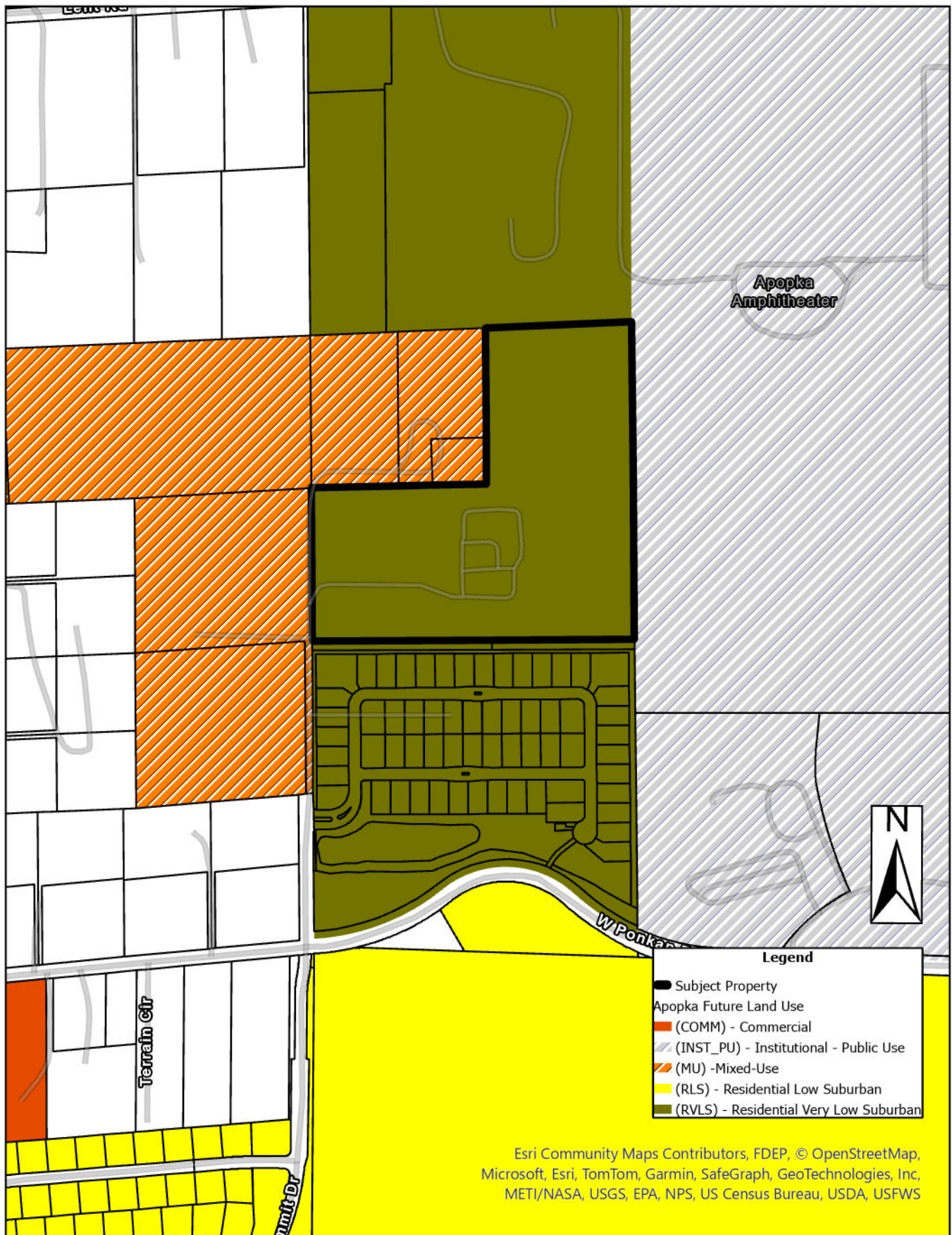
ATTACHMENTS:

1. Maps
2. Wolf Lake Ranch Phase 2 - MDP
3. Wolf Lake Ranch Phase 2 - Landscape Plans
4. Wolf Lake Ranch Phase 2 - OCPS School Concurrency

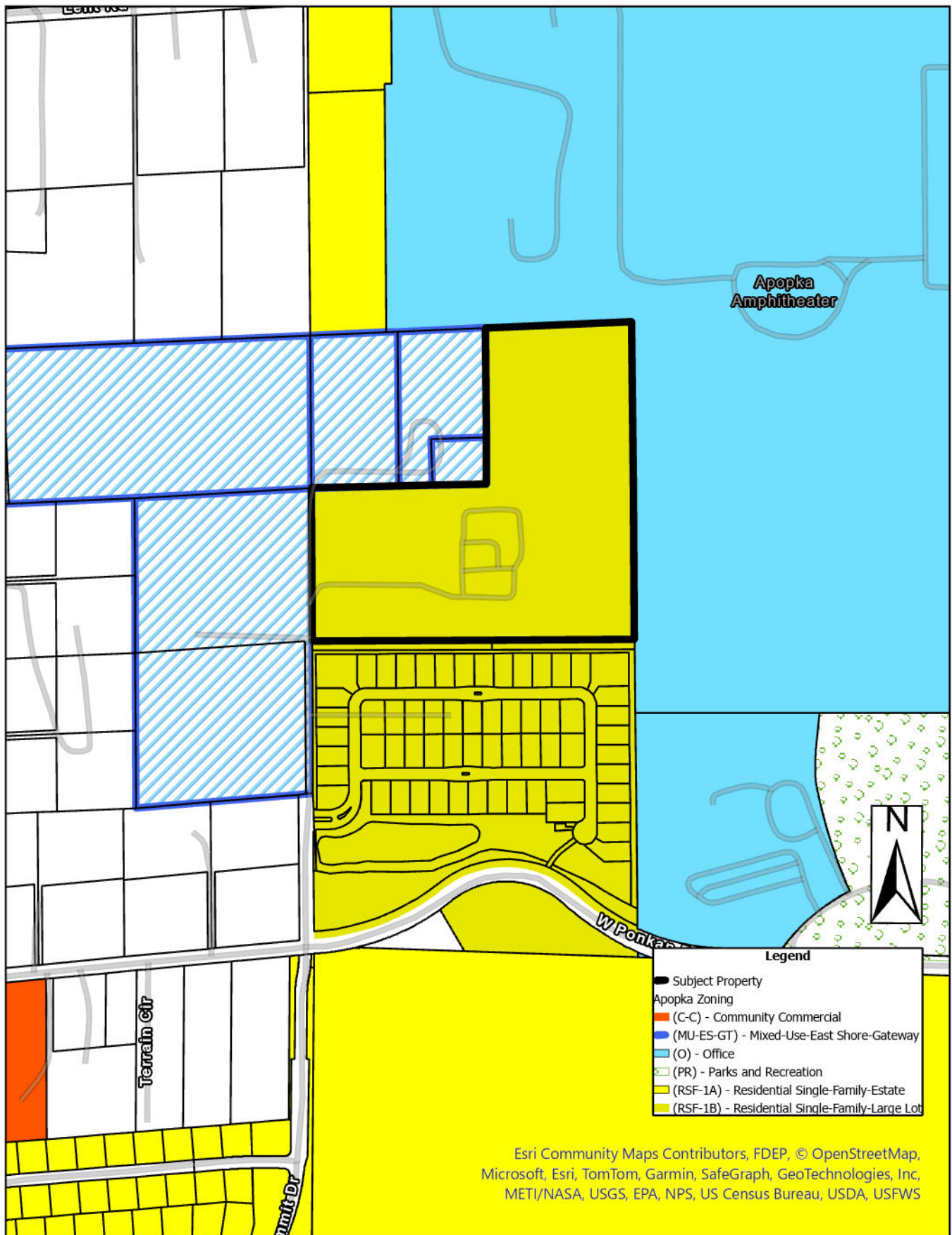
Vicinity



Future Land Use

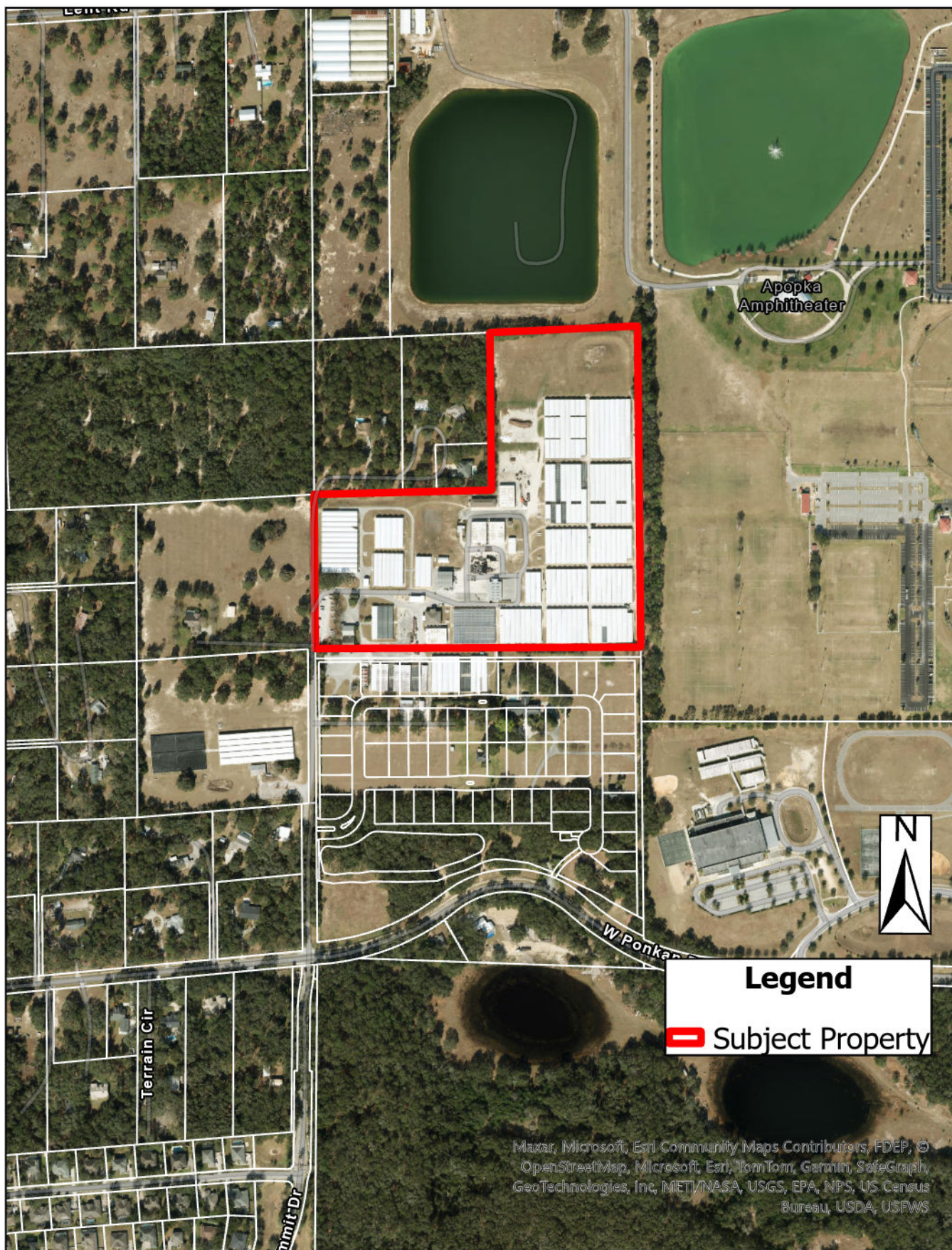


Zoning



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

Aerial



PROPOSED SYMBOLS

P	
PC	POINT OF CURVATURE
PEC	POINT OF COMPOUND CURVATURE
PPE	POLYETHYLENE PIPE
PI	POINT OF INTERSECTION
PIV	PISTON INLET VALVE
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
PO	POINT OF SERVICE
PP	POWER POLE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRSS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVE
PSI	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PMT	PAVEMENT
PWR	POWER
Q	
Q	FLOW RATE

R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RDF	ROAD
RDY	ROADWAY
RED	REDUCE
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REUSE/REVISION
RPM	REVOLUTIONS PER MINUTE
RT	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT-OF-WAY
RWM	REUSE WATER MAIN
S	
S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SGH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION

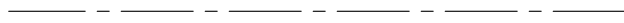
SHOWT	SHEET
SIM	SEASONAL HIGH GROUND WATER TABLE
S/L	SLOPE LINE
SL	SLOPE
SPEC	SHEET METAL
SO	SPECIFICATION(S)
SO IN	SQUARE INCH(ES)
SO FT	SQUARE FOOT/FEET
SO YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STRS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
YS	SYSTEM
T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCHMARK
	CONCENTRATION

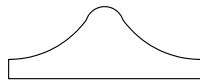
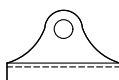
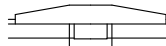
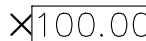
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TE	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMP/POLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOTE OF SLOPE
TOT	TOTAL
TS	TSP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL
U	
UD	UNDERDRAIN
UG	UNDERGROUND
UN	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE
V	
VB	VALVE BOX

VC	VERTICAL CURVE
VCP	VERTIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
W/P	WATER/WEATHER PROOF
WPO	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
Y	
YD	YARD
YR	YEAR

MISC	
&	AND
•	AT
Δ	DELTA

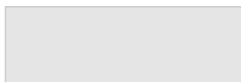
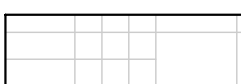
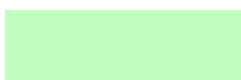
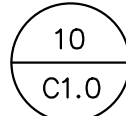
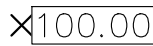
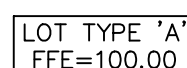
STORM

	PROPERTY BOUNDARY
	LOT LINE
	CENTER LINE
	EASEMENT
	BUILDING SETBACK LINE
	WETLAND LINE
	WETLAND BUFFER LINE
	FENCE
	SILT FENCE
	GUARDRAIL
	ENTRY WALL
	RETAINING WALL
	SWALE
	CONTOUR

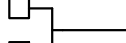
100 LF OF 24" RCP @ 0.20%	
	STORM PIPE
	DRAINAGE FLOW DIRECTION
	FDOT INLET TYPE 1
	FDOT INLET TYPE 2
	FDOT INLET TYPE 3
	FDOT INLET TYPE 4
	FDOT INLET TYPE 5
	FDOT INLET TYPE 6
	MANHOLE
	MITERED END SECTION
	STORM INLET
	SPOT ELEVATION

ROADWAY

100 LF OF 8" PVC @ 0.40%	SANITARY PIPE
	CLEANOUT
	SINGLE SANITARY SERVICE
	DOUBLE SANITARY SERVICE
	MANHOLE
	FORCE MAIN
	PLUG VALVE

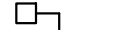
	CONCRETE
	PAVEMENT
	MULCH TRAIL
	OPEN SPACE
	BLDG OR STRUCTURE
	TYPE F CURB & GUTTER
	MIAMI CURB
	DETAIL REFERENCE
	SPOT ELEVATION
	FINISHED FLOOR ELEVATION W/ FHA LOT TYPE

POTABLE WATER

WM	WM	WM	WM	WM	WATER MAIN
					SINGLE WATER SERVICE
					DOUBLE WATER SERVICE
					FIRE HYDRANT ASSEMBLY
					METER
					SAMPLE POINT

RECLAIMED WATER

STORM SEWER		FDOT TYPE 1 INLET
CURB INLET		FDOT TYPE 2 INLET
MANHOLE		FDOT TYPE 3 INLET
MITERED END		FDOT TYPE 4 INLET
STORM INLET		FDOT TYPE 5 INLET
SPOT ELEVATION		FDOT TYPE 6 INLET

	SINGLE WATER SERVICE
	DOUBLE WATER SERVICE
	FIRE HYDRANT ASSEMBLY
	METER
	SAMPLE POINT

GENERIC UTILITIES

BENCHMARK		STATE ROADS
BOUND CORNER		GUY POLE
CONCRETE		UTILITY POLE
COUNTY ROADS		YARD LIGHT
INTERSTATE ROADS		GAS MAIN
LIGHT POLE		OVER HEAD W
SIGN		ELECTRIC CABLE CONDUIT, BUR
		UNDERGROUND TELEPHONE C
EDGE OF PAVEMENT W/O CURB		EDGE OF PAV W/CURB

GENERIC UTILITIES	
	11 1/2" BEND
	22 1/2" BEND
	45" BEND
	90" BEND
	TEE
	CROSS
	GATE VALVE
	REDUCER

NOTES:

1. TREE TYPES SHALL BE REFERENCED BY LEGEND ON APPLICABLE DRAWING SHEETS.
2. EXISTING CONSTRUCTION FEATURES MAY BE SCREENED ON DRAWING SHEETS TO PROVIDE CLARITY.

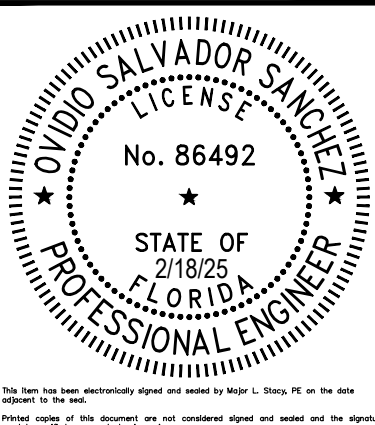
SHEET 2 OF 19
NOT FOR CONSTRUCTION

CIVIL ENGINEERING | LAND PLANNING
APPIAN ENGINEERING LLP

ABBREVIATIONS & SYMBOLS

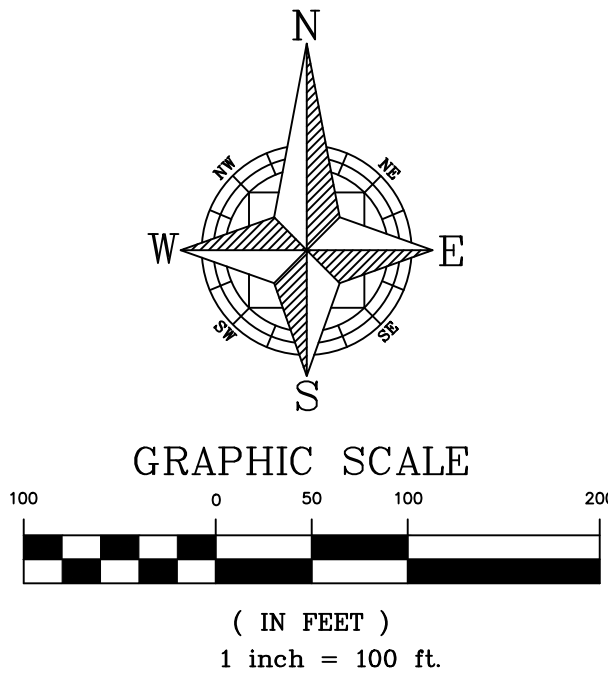
MAJOR DEVELOPMENT PLAN FOR
WOLF LAKE RANCH SUBDIVISION PHASE 2
CITY OF APOPKA, FLORIDA

SCALE	DRAWN: T. MOORE
N/A	DESIGNED: L. CLASSON
PROJECT	CHECKED: L. CLASSON
MIH-008	DATE: 2/18/25
SHEET	
C1.0	



EXISTING CONDITIONS PLAN BASED
ON SURVEY PROVIDED BY:

ALLEN & COMPANY
JAMES L. RICKMAN, P.S.M.
FLORIDA REGISTRATION NO. 5633
MARCH, 11TH, 2022.



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 19-20-28 AS BEING NORTH 87°30'01" EAST.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.
3. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
4. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
6. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC WEBSITE.
7. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE 5J-171.062.
8. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS WERE LOCATED. UNLESS OTHERWISE UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
9. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVEGROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND THE PROFESSIONAL PURVIEW OF THE SURVEYOR AND SUBJECT TO LEGAL INTERPRETATION.
10. ELEVATIONS SHOW HEREON ARE BASED ON ORANGE COUNTY BENCHMARK, NUMBER S1302068, ELEVATION BEING 94.154' NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
11. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE OF THE 1% CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12095C0110H, MAP REVISED 09/24/2021. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP.
12. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET, (SUBURBAN) 1 FOOT IN 7,500 FEET, (RURAL) 1 FOOT IN 5,000 FEET.
13. WE HEREBY CERTIFY THAT THE LANDS SHOWN HEREON AND THE ADJACENT PARCELS OF LAND, WHERE THEY SHARE A COMMON BOUNDARY LINE, ARE CONTIGUOUS WITH NO GAPS, GORES, HIATUS, OR OVERLAPS.
14. TREES LOCATED AND SHOWN HEREON ARE FOUR (4) INCHES IN DIAMETER AT BREAST HEIGHT, OR GREATER, PER CITY OF APOKA TREE REQUIREMENTS.
15. SUBJECT PROPERTY CONTAINS APPROXIMATELY 1,304,237 SQUARE FEET OR 29.94 ACRES MORE OR LESS.

SYMBOL AND ABBREVIATION LEGEND:

	BENCHMARK LOCATION	FF	FINISH FLOOR
	CABLE TELEVISION VAULT	FND	FOUND
	ELECTRICAL CABINET	LB	LICENSED BUSINESS
	GUY WIRE	LS	LICENSED SURVEYOR
	WOODEN POWER POLE	PB	PLAT BOOK
	FIBER OPTIC MARKER	PG(S)	PAGE(S)
	IRRIGATION VALVE	PC	POINT OF CURVATURE
	CLEANOUT	PT	POINT OF TANGENT
	MAILBOX	PCP	PERMANENT CONTROL POINT
	SINGLE STAND SIGN	PRM	PERMANENT REFERENCE MONUMENT
	UNKNOWN VAULT	R	PROPERTY LINE
	WELL	PSM	PROFESSIONAL SURVEYOR AND MAPPER
	CATCH BASIN	R	RADIUS
	TELECOMMUNICATION RISER	R/W	RIGHT OF WAY
	TELECOMMUNICATION VAULT	CONTOUR	CONTOUR
	FOUND IRON PIPE	SPOT ELEVATION	SPOT ELEVATION
	FOUND IRON ROD	CENTERLINE	CENTERLINE
	FOUND NAIL & DISK	FENCE LINE	FENCE LINE
	FIRE HYDRANT	EASEMENT	EASEMENT
ASPH	ASPHALT	OVERHEAD ELECTRICAL LINE	OVERHEAD ELECTRICAL LINE
C	CENTER LINE	RIGHT OF WAY LINE	RIGHT OF WAY LINE
CD	CHORD DISTANCE	BUILDING LINE	BUILDING LINE
CLF	CHAIN LINK FENCE	EDGE OF PAVEMENT	EDGE OF PAVEMENT
CONC	CONCRETE		
CM	CONCRETE MONUMENT		
EC	EDGE OF CONCRETE		
EP	EDGE OF PAVEMENT		
ESMT	EASEMENT		

SHEET 3 OF 19
NOT FOR CONSTRUCTION

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

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2231 Las Ruas, Suite 27, Winter Park, Florida, 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1211

EXISTING CONDITIONS – OVERALL

MAJOR DEVELOPMENT PLAN FOR
WOLF LAKE RANCH SUBDIVISION PHASE 2
CITY OF APOKA, FLORIDA

SCALE: 1" = 100'

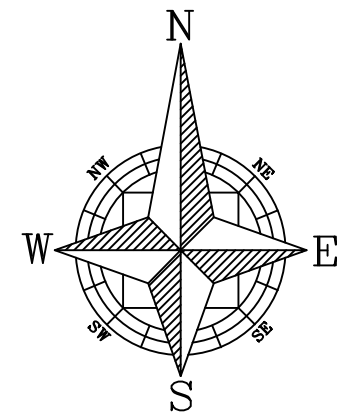
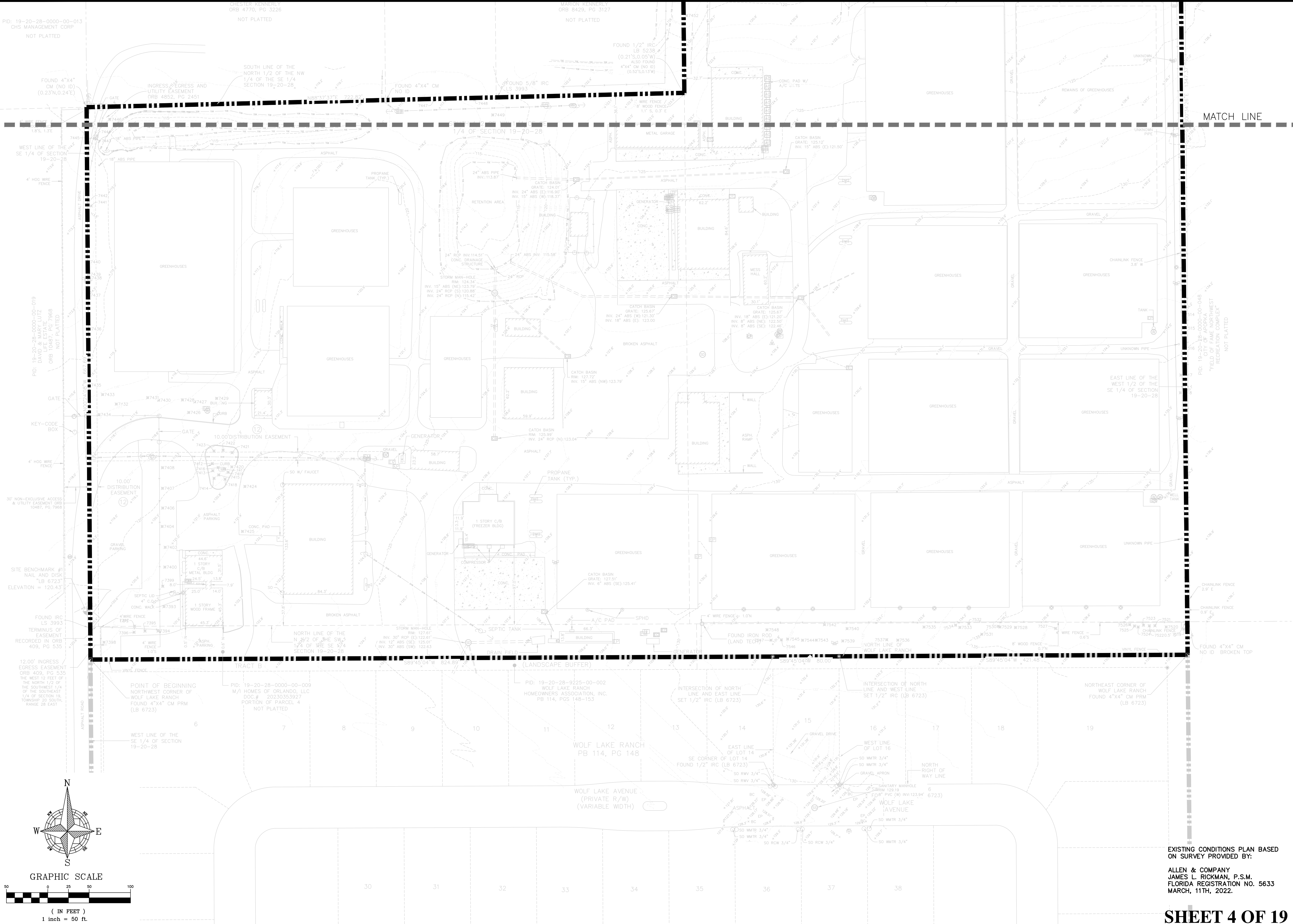
PROJECT: MIH-008

SHEET: C2.0

DATE: 2/18/25

DATE: 02/29/2025
REV. 1
CITY OF APOKA DEVELOPMENT REVIEW COMMENTS – DATED 07/29/2025
GSS
BY

P:\PROJECT DRAWINGS\MIH-008 Wolf Lake Ranch Roseville Drawings\CAD Civil3D\Layouts\03 PSP\EXISTING CONDITIONS.dwg Modified: 2/18/2025 By: tmoore



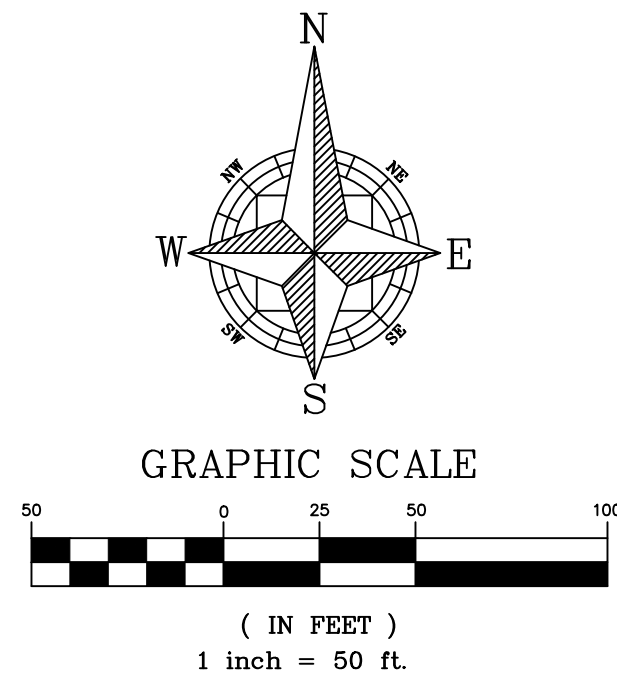
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

EXISTING CONDITIONS PLAN BASED
ON SURVEY PROVIDED BY:

ALLEN & COMPANY
JAMES L. RICKMAN, P.S.M.
FLORIDA REGISTRATION NO. 5633
MARCH, 11TH, 2022.

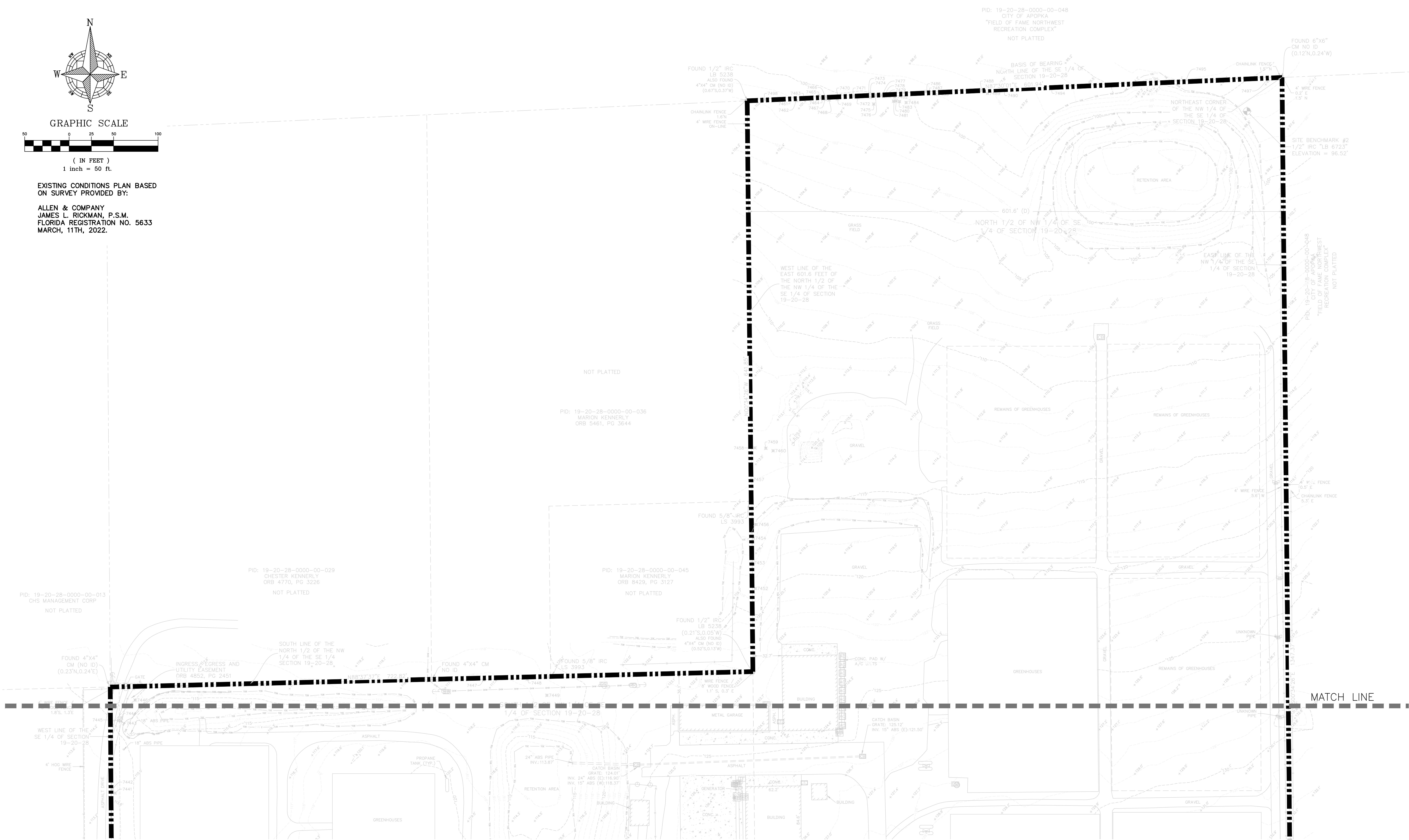
SHEET 4 OF 19
NOT FOR CONSTRUCTION

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APPIAN ENGINEERING LLC.			
APPIANFL.COM • 407.960.5868			
2231 Lee Road, Suite 27, Winter Park, Florida, 32789			
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1911			
EXISTING CONDITIONS – SOUTH		MAJOR DEVELOPMENT PLAN FOR WOLF LAKE RANCH SUBDIVISION PHASE 2 CITY OF APOKA, FLORIDA	
SCALE	1" = 50'	DRAWN	T. MOORE
PROJECT	MIH-008	DESIGNED	L. CLASSON
SHEET	C2.1	CHECKED	L. CLASSON
		DATE	2/18/25

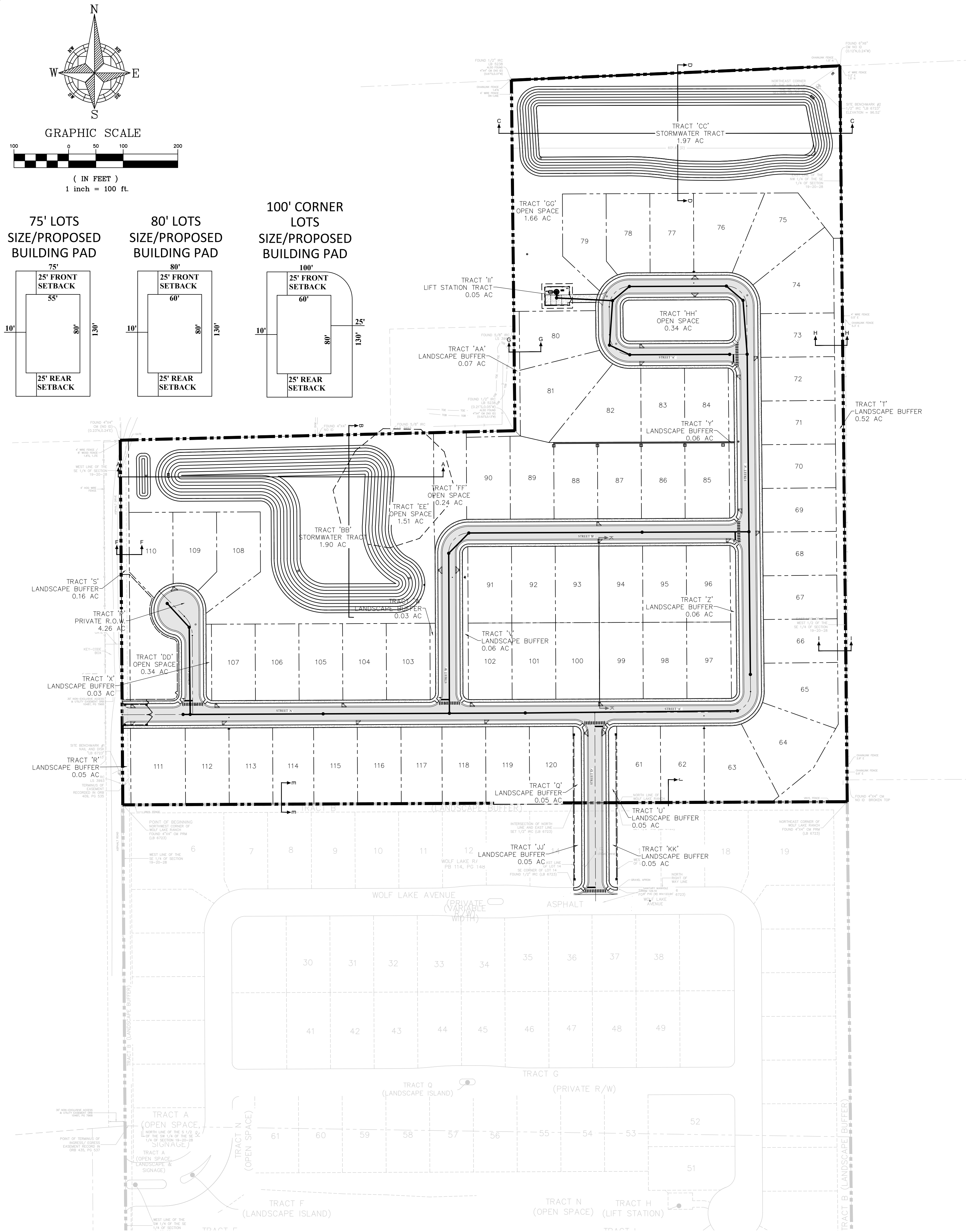


EXISTING CONDITIONS PLAN BASED
ON SURVEY PROVIDED BY:

ALLEN & COMPANY
JAMES L. RICKMAN, P.S.M.
FLORIDA REGISTRATION NO. 5633
MARCH, 11TH, 2022.



CIVIL ENGINEERING LAND PLANNING	
APPIAN ENGINEERING LLC.	
APPIANFL.COM • 407.960.5868	
2231 Lee Road, Suite 27, Winter Park, Florida, 32789	
STATE OF FLORIDA CERTIFICATE OF PROFESSIONAL ENGINEER	
DATE: 02/29/2025	
REV. DESCRIPTION	
BY: GSS	
EXISTING CONDITIONS - NORTH	
MAJOR DEVELOPMENT PLAN FOR WOLF LAKE RANCH SUBDIVISION PHASE 2 CITY OF APOKA, FLORIDA	
SCALE: 1" = 50'	DRAWN: T. MOORE
PROJECT: MIH-008	DESIGNED: L. CLASSON
SHEET: C2.2	CHECKED: L. CLASSON
	DATE: 2/18/25



SITE DATA: PHASE 1

1. OCPA - PARCEL ID #:	19-20-28-0000-00-042 19-20-28-0000-00-008 19-20-28-0000-00-039 19-20-28-0000-00-009
2. PROPERTY ADDRESS:	3251, 3125 W PONKAN PINES RD, 3103 PONKAN PINES RD APOPKA, FL 32703
3. TOTAL PROPERTY AREA:	±31.49 Ac.
4. EXISTING FUTURE LAND USE:	RLS
5. ADJACENT FUTURE LAND USE:	MU (CITY) FLU-IP (CITY), LD (COUNTY), RLS (CITY) INST_PU (CITY) MU (CITY), R (COUNTY)
6. EXISTING ZONING:	RSF-1B
7. ADJACENT ZONING:	MU-ES-GT (CITY) TRANSITIONAL/RSF-1A (CITY), A-1 (COUNTY) OFFICE (CITY) MU-ES-GT (CITY), A-R (COUNTY)
8. SETBACKS:	FRONT YARD: 25 FT. SIDE YARD: 10 FT. BACK YARD: 25 FT. CORNER YARD: 25 FT.
9. MINIMUM LOT AREA:	10,400 SF
10. MINIMUM LIVING AREA:	1,600 SF
11. LOT COUNT TOTAL:	61 UNITS
12. SCHOOL AGE CHILDREN:	SINGLE FAMILY: ELEMENTARY = 61 DU * 0.169 CHILD/DU MIDDLE = 61 DU * 0.092 CHILD/DU HIGH = 61 DU * 0.145 CHILD/DU TOTAL: 11 SCHOOL AGE CHILDREN 6 SCHOOL AGE CHILDREN 9 SCHOOL AGE CHILDREN 26 SCHOOL AGE CHILDREN
13. OPEN SPACE:	REQUIRED OPEN SPACE (30%) (TOTAL DEVELOPABLE AREA) * 30% (31.49 AC) * 30% = 9.45 AC.
14. PROVIDED OPEN SPACE:	LANDSCAPE BUFFER: 1.36 AC. OPEN SPACE: 3.98 AC. KARST / OPEN SPACE: 2.87 AC. STORMWATER POND: 1.98 AC. TOTAL: 10.19 AC. (32.36 %)
15. PARKING SPACES REQUIRED:	2 SPACES PER DWELLING UNIT: 122 STALLS TOTAL: 122 STALLS *PER APOPKA LDC TABLE 5.1.6.A; MINIMUM NUMBER OF OFF-STREET VEHICULAR PARKING SPACES
16. PARKING SPACES PROPOSED:	80' LOT (2 CAR GARAGE / 2 DRWY): 244 STALLS TOTAL: 244 STALLS

SITE DATA: PHASE 2

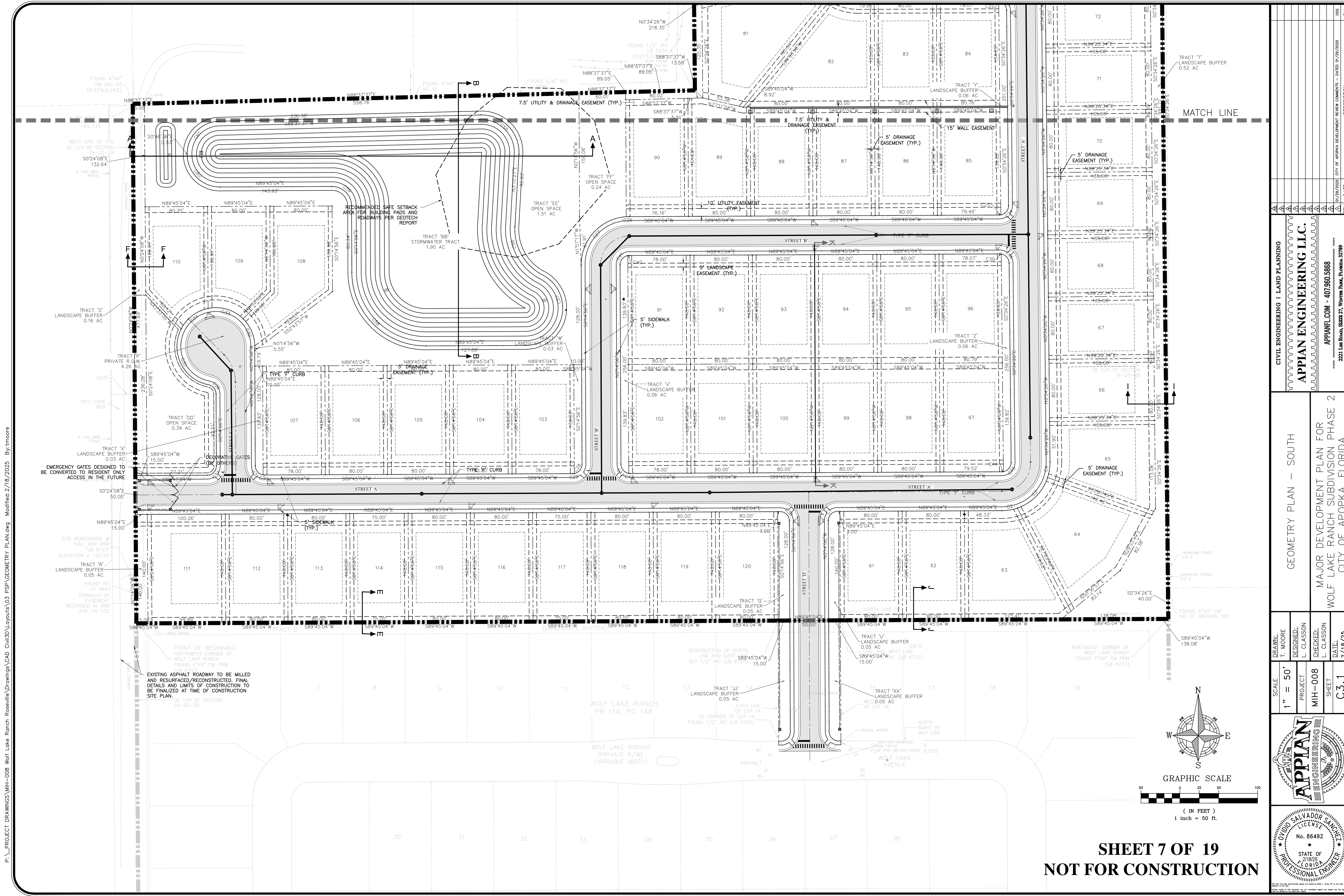
1. OCPA - PARCEL ID #:	19-20-28-0000-00-010 19-20-28-0000-00-009 19-20-28-0000-00-039
2. PROPERTY ADDRESS:	3251, 3125 W PONKAN PINES RD & 3103 PONKAN PINES RD APOPKA, FL 32712
3. TOTAL PROPERTY AREA:	29.66 Ac.
4. EXISTING FUTURE LAND USE:	MU
5. PROPOSED FUTURE LAND USE:	RVLS (ORD 3083, 12/18/2024)
6. ADJACENT FUTURE LAND USE:	MU (CITY) & RVLS (CITY) RVLS (CITY) INST_PU (CITY) MU (CITY)
7. EXISTING ZONING:	MU-ES-GT
8. PROPOSED ZONING:	RSF-1B (ORD 3084, 12/18/2024)
9. ADJACENT ZONING:	RSF-1A, MU-ES-GT & OFFICE (CITY) RSF-1B (CITY) OFFICE (CITY) MU-ES-GT (CITY)
10. MINIMUM LOT AREA:	8,000 SF
11. MINIMUM LIVING AREA:	2,000 SF
12. PHASE 2 LOT COUNT TOTAL:	59 UNITS* *ONE (1) VESTED UNIT, LOT 15 (PID 19-20-28-9225-00-015), AND AND 80' X 15' PORTION OF TRACT B (PID 19-20-28-9225-00-002), ARE BEING REMOVED FROM PHASE 1 FOR PHASE 2 ACCESS, AND ADDED TO THE PHASE 2 SITE DEVELOPMENT AREA FOR A TOTAL OF 60 UNITS IN THE PHASE 2 PLAT.
13. SCHOOL AGE CHILDREN:	SINGLE FAMILY: ELEMENTARY: 59 DU * 0.169 CHILD/DU MIDDLE: 59 DU * 0.092 CHILD/DU HIGH: 59 DU * 0.145 CHILD/DU TOTAL: 10 SCHOOL AGE CHILDREN 6 SCHOOL AGE CHILDREN 9 SCHOOL AGE CHILDREN 25 SCHOOL AGE CHILDREN
17. REQUIRED PARKING SPACES:	2 SPACES PER DWELLING UNIT: 118 STALLS TOTAL: 118 STALLS
18. PROPOSED PARKING SPACES:	80' LOT (2 CAR GARAGE + 2 DRWY): 236 STALLS TOTAL: 236 STALLS

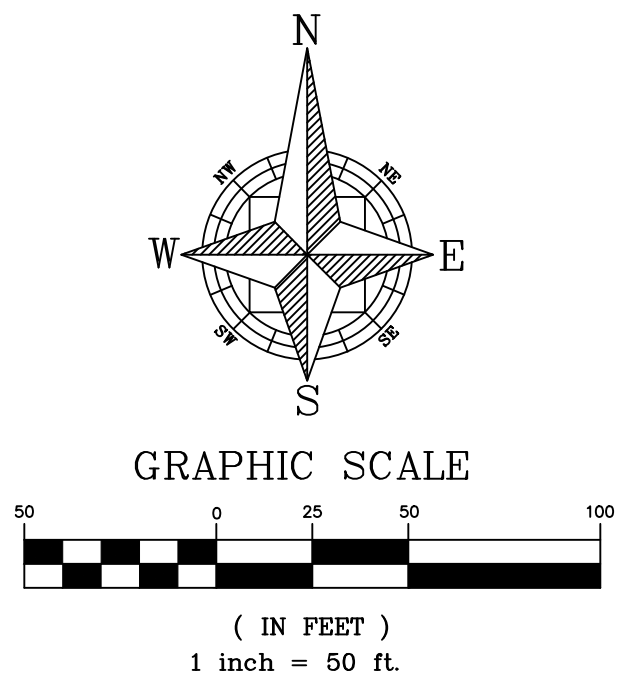
SITE DATA: PHASE 1 & 2 CUMULATIVE

1. TOTAL PROPERTY AREA:	61.15 Ac.
2. LOT COUNT:	61 UNITS* PHASE 1: 59 UNITS* PHASE 2: 120 UNITS TOTAL: 179 UNITS *59 NEW UNITS IN PHASE 2, ONE (1) VESTED UNIT, LOT 15 (PID 19-20-28-9225-00-015), AND AN 80'X15' PORTION OF TRACT B (PID: 19-20-28-9225-00-002), ARE BEING REMOVED FROM PHASE 1 FOR PHASE 2 ACCESS, AND ADDED TO THE PHASE 2 SITE DEVELOPMENT AREA, FOR A TOTAL OF 60 UNITS IN THE PHASE 2 PLAT.
3. CUMULATIVE SITE DENSITY:	(120 DU) / (61.15) AC = 1.96 DU/AC
4. SCHOOL AGE CHILDREN:	SINGLE FAMILY: ELEMENTARY: 120 DU * 0.169 CHILD/DU MIDDLE: 120 DU * 0.092 CHILD/DU HIGH: 120 DU * 0.145 CHILD/DU TOTAL: 21 SCHOOL AGE CHILDREN 12 SCHOOL AGE CHILDREN 18 SCHOOL AGE CHILDREN 51 SCHOOL AGE CHILDREN
5. REQUIRED OPEN SPACE:	(TOTAL PROPERTY AREA) * 30% (61.15 AC) * 30% = 18.35 AC.
6. PROVIDED PHASE 1 OPEN SPACE:	LANDSCAPE BUFFER: 1.44 AC. OPEN SPACE: 3.98 AC. KARST / OPEN SPACE: 2.87 AC. STORMWATER POND: 1.98 AC. TOTAL: 10.27 AC.
PROPOSED PHASE 2 OPEN SPACE:	LANDSCAPE BUFFER: 1.15 AC. OPEN SPACE: 4.09 AC. STORMWATER POND (75%): 2.90 AC. TOTAL: 8.14 AC.
TOTAL OPEN SPACE PROPOSED:	18.41 AC. (±30.11%)
7. REQUIRED PARKING SPACES: 120 UNITS	240 STALLS
2 SPACES PER DWELLING UNIT:	240 STALLS
8. PROPOSED PARKING SPACES: 120 UNITS	480 STALLS
120 LOTS (2 CAR GARAGE + 2 DRWY):	480 STALLS
9. THE PLAT FOR THE SUBDIVISION SHALL BE SUBMITTED FOLLOWING APPROVAL OF THE CONSTRUCTION SITE PLAN.	
10. DRIVEWAYS WILL BE CONSTRUCTED PER CITY OF APOPKA LAND DEVELOPMENT CODE SECTIONS 5.13.3(C)(9) & 5.13.3(C)(10). NO RESIDENTIAL DRIVEWAY SHALL BE PERMITTED WITHIN 40 FEET OF AN INTERSECTION. NO EDGE OF A RESIDENTIAL DRIVEWAY SHALL BE CLOSER THAN FIVE FEET TO THE ADJOINING LOT OR PARCEL.	
11. WATER SERVICE PROVIDED BY CITY OF APOPKA.	
12. RECLAIMED WATER SERVICE PROVIDED BY CITY OF APOPKA.	
13. SANITARY SEWER SERVICE PROVIDED BY CITY OF APOPKA.	
14. STORMWATER SYSTEM WILL BE PROVIDED AND DESIGNED TO MEET CITY OF APOPKA AND SJRWMD DRAINAGE REQUIREMENTS.	
15. ALL UTILITY LINES SHALL BE DESIGNED TO MEET FDEP AND CITY OF APOPKA REQUIREMENTS.	
16. UTILITY EASEMENTS DEDICATED TO CITY OF APOPKA UTILITY SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.	
17. AN HOA SHALL BE CREATED TO PROVIDE FOR THE MANAGEMENT OF ALL COMMON AREA AND FACILITIES.	
18. PROJECT LANDSCAPING/IRRIGATION SHALL COMPLY WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE.	
19. OPEN SPACE SHALL COMPLY WITH CITY OF APOPKA LDC CODE 5.4.4.	
20. THE PLAT FOR THE SUBDIVISION SHALL BE SUBMITTED WITH CONSTRUCTION SITE PLANS (CSP).	
21. PHASE 1 HAS BEEN CONSTRUCTED, THE PHASE 2 DEVELOPMENT WILL BE CONSTRUCTED IN ONE (1) PHASE, INCLUDING THE ROADWAY CONNECTION INTO PHASE 1.	
22. SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF APOPKA LAND DEVELOPMENT CODE SECTION 5.10.	
23. BOTH STORMWATER PONDS IN PHASE 2 SHALL BE AMENITIZED. FINAL AMENITY DETAILS TO BE PROVIDED AT CONSTRUCTION SITE PLAN.	

SHEET 6 OF 19
NOT FOR CONSTRUCTION

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2231 Las Ruas, Suite 27, Winter Park, Florida, 32789			
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1211			
DATE: 10/29/2023			
REV. DESCRIPTION			
GEOMETRY PLAN - OVERALL			
MAJOR DEVELOPMENT PLAN FOR WOLF LAKE RANCH SUBDIVISION PHASE 2 CITY OF APOPKA, FLORIDA			
SCALE: 1" = 100'	DRAWN: T. MOORE	DESIGNED: L. CLASSON	CHECKED: L. CLASSON
PROJECT: MIH-008	SHEET: C.3.0	DATE: 2/18/25	
APPIAN ENGINEERING			
PROFESSIONAL ENGINEER No. 86492			
STATE OF FLORIDA			
2/18/25			



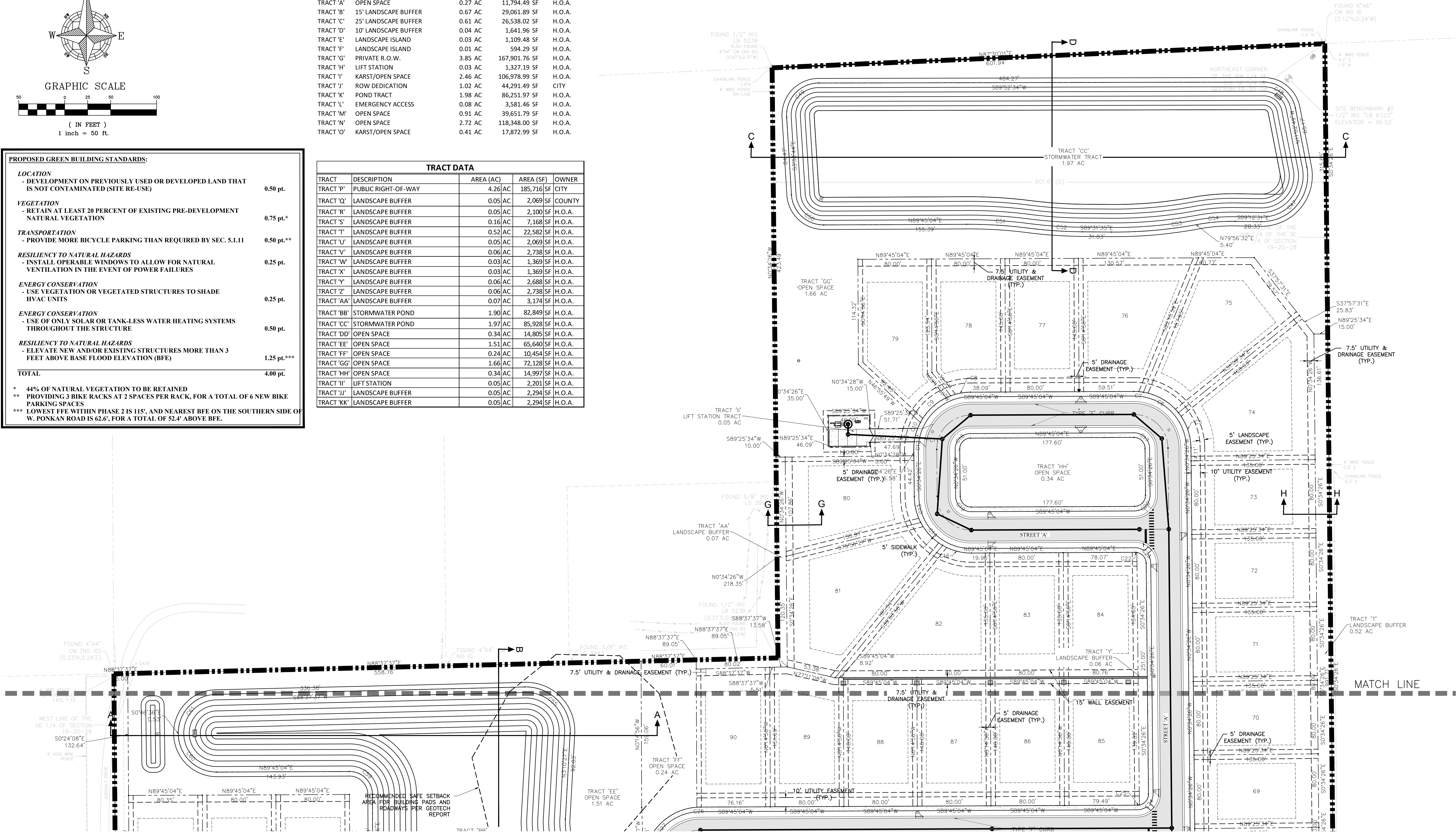


PROPOSED GREEN BUILDING STANDARDS:

LOCATION	
- DEVELOPMENT ON PREVIOUSLY USED OR DEVELOPED LAND THAT IS NOT CONTAMINATED (SITE RE-USE)	0.50 pt.
VEGETATION	
- RETAIN AT LEAST 20 PERCENT OF EXISTING PRE-DEVELOPMENT NATURAL VEGETATION	0.75 pt.*
TRANSPORTATION	
- PROVIDE MORE BICYCLE PARKING THAN REQUIRED BY SEC. 5.1.11	0.50 pt.**
RESILIENCY TO NATURAL HAZARDS	
- INSTALL OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION IN THE EVENT OF POWER FAILURES	0.25 pt.
ENERGY CONSERVATION	
- USE VEGETATION OR VEGETATED STRUCTURES TO SHADE HVAC UNITS	0.25 pt.
ENERGY CONSERVATION	
- USE OF ONLY SOLAR OR TANK-LESS WATER HEATING SYSTEMS THROUGHOUT THE STRUCTURE	0.50 pt.
RESILIENCY TO NATURAL HAZARDS	
- ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION (BFE)	1.25 pt.***
TOTAL	4.00 pt.
* 44% OF NATURAL VEGETATION TO BE RETAINED	
** PROVIDING 3 BIKE RACKS AT 2 SPACES PER RACK, FOR A TOTAL OF 6 NEW BIKE PARKING SPACES	
*** LOWEST FFE WITHIN PHASE 2 IS 115', AND NEAREST BFE ON THE SOUTHERN SIDE OF W. PONKAN ROAD IS 62.6', FOR A TOTAL OF 52.4' ABOVE BFE.	

PHASE 1 TRACT DATA				
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	OPEN SPACE	0.27 AC	11,794.49 SF	H.O.A.
TRACT 'B'	15' LANDSCAPE BUFFER	0.67 AC	29,061.89 SF	H.O.A.
TRACT 'C'	25' LANDSCAPE BUFFER	0.61 AC	26,538.02 SF	H.O.A.
TRACT 'D'	10' LANDSCAPE BUFFER	0.04 AC	1,641.96 SF	H.O.A.
TRACT 'E'	LANDSCAPE ISLAND	0.03 AC	1,109.48 SF	H.O.A.
TRACT 'F'	LANDSCAPE ISLAND	0.01 AC	594.29 SF	H.O.A.
TRACT 'G'	PRIVATE R.O.W.	3.85 AC	167,901.76 SF	H.O.A.
TRACT 'H'	LIFT STATION	0.03 AC	1,327.19 SF	H.O.A.
TRACT 'I'	KARST/OPEN SPACE	2.46 AC	106,978.99 SF	H.O.A.
TRACT 'J'	ROW DEDICATION	1.02 AC	44,291.49 SF	CITY
TRACT 'K'	POND TRACT	1.98 AC	86,251.97 SF	H.O.A.
TRACT 'L'	EMERGENCY ACCESS	0.08 AC	3,581.46 SF	H.O.A.
TRACT 'M'	OPEN SPACE	0.91 AC	39,651.79 SF	H.O.A.
TRACT 'N'	OPEN SPACE	2.72 AC	118,348.00 SF	H.O.A.
TRACT 'O'	KARST/OPEN SPACE	0.41 AC	17,872.99 SF	H.O.A.

TRACT DATA				
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'P'	PUBLIC RIGHT-OF-WAY	4.26 AC	185,716 SF	CITY
TRACT 'Q'	LANDSCAPE BUFFER	0.05 AC	2,069 SF	COUNTY
TRACT 'R'	LANDSCAPE BUFFER	0.05 AC	2,100 SF	H.O.A.
TRACT 'S'	LANDSCAPE BUFFER	0.16 AC	7,168 SF	H.O.A.
TRACT 'T'	LANDSCAPE BUFFER	0.52 AC	22,582 SF	H.O.A.
TRACT 'U'	LANDSCAPE BUFFER	0.05 AC	2,069 SF	H.O.A.
TRACT 'V'	LANDSCAPE BUFFER	0.06 AC	2,738 SF	H.O.A.
TRACT 'W'	LANDSCAPE BUFFER	0.03 AC	1,369 SF	H.O.A.
TRACT 'X'	LANDSCAPE BUFFER	0.03 AC	1,369 SF	H.O.A.
TRACT 'Y'	LANDSCAPE BUFFER	0.06 AC	2,688 SF	H.O.A.
TRACT 'Z'	LANDSCAPE BUFFER	0.06 AC	2,738 SF	H.O.A.
TRACT 'AA'	LANDSCAPE BUFFER	0.07 AC	3,174 SF	H.O.A.
TRACT 'BB'	STORMWATER POND	1.90 AC	82,849 SF	H.O.A.
TRACT 'CC'	STORMWATER POND	1.97 AC	85,928 SF	H.O.A.
TRACT 'DD'	OPEN SPACE	0.34 AC	14,805 SF	H.O.A.
TRACT 'EE'	OPEN SPACE	1.51 AC	65,640 SF	H.O.A.
TRACT 'FF'	OPEN SPACE	0.24 AC	10,454 SF	H.O.A.
TRACT 'GG'	OPEN SPACE	1.66 AC	72,128 SF	H.O.A.
TRACT 'HH'	OPEN SPACE	0.34 AC	14,997 SF	H.O.A.
TRACT 'II'	LIFT STATION	0.05 AC	2,201 SF	H.O.A.
TRACT 'JJ'	LANDSCAPE BUFFER	0.05 AC	2,294 SF	H.O.A.
TRACT 'KK'	LANDSCAPE BUFFER	0.05 AC	2,294 SF	H.O.A.



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STATE OF FLORIDA CERTIFICATE OF ADEQUACY NO. 1911

GEOMETRY PLAN – NORTH

MAJOR DEVELOPMENT PLAN FOR
WOLF LAKE RANCH SUBDIVISION PHASE 2
CITY OF APOKA, FLORIDA

DRAWN: T. MOORE

DESIGNED: L. CLASSON

CHECKED: L. CLASSON

DATE: 2/18/25

SCALE: 1" = 50'

PROJECT: MIH-008

SHEET: C3.2

APPIAN ENGINEERING

PROFESSIONAL ENGINEER

No. 86492

STATE OF FLORIDA

2/18/25

REVIEW

DATE

DESCRIPTION

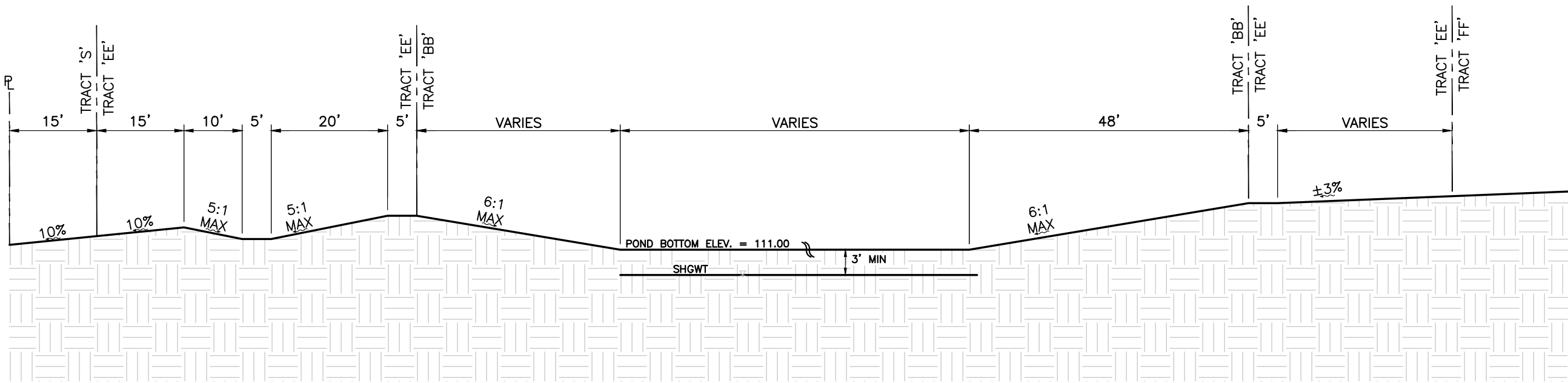
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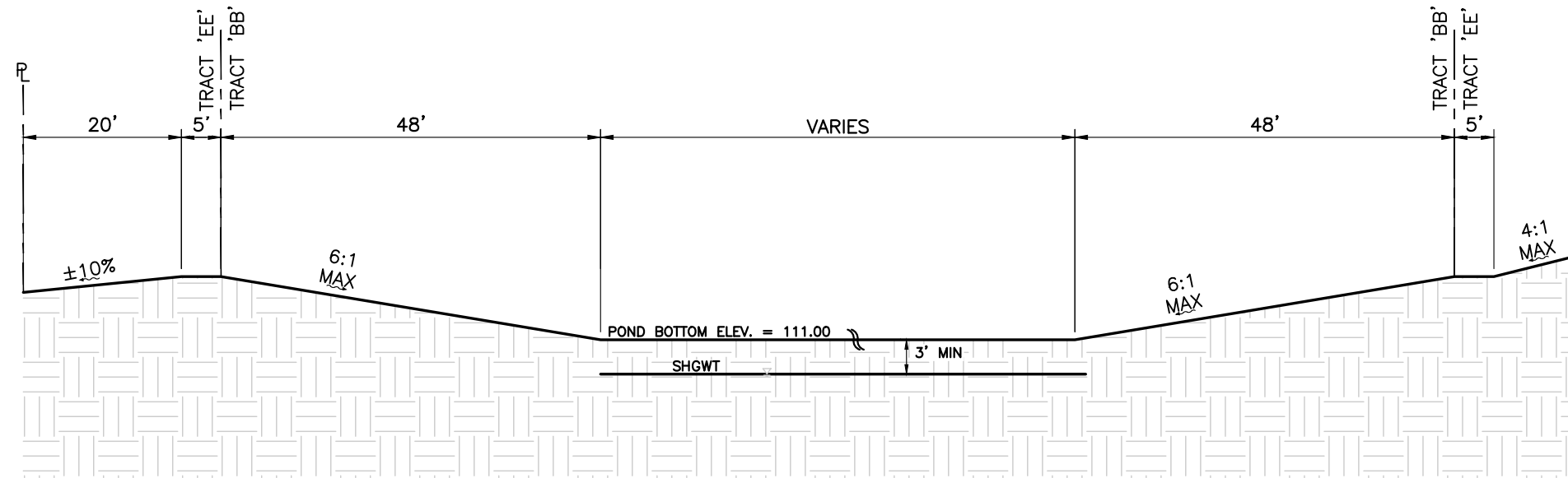
07/29/2025

CITY OF APOKA DEVELOPMENT REVIEW COMMENTS - DATED 07/29/2025

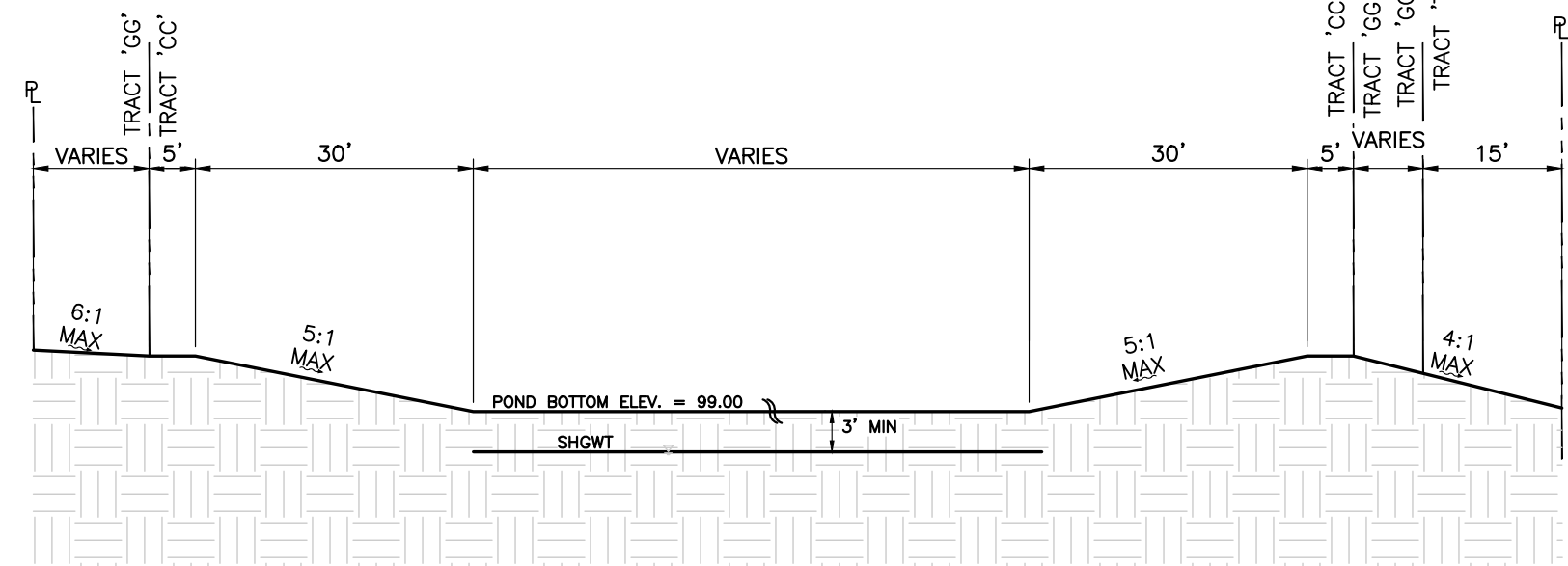
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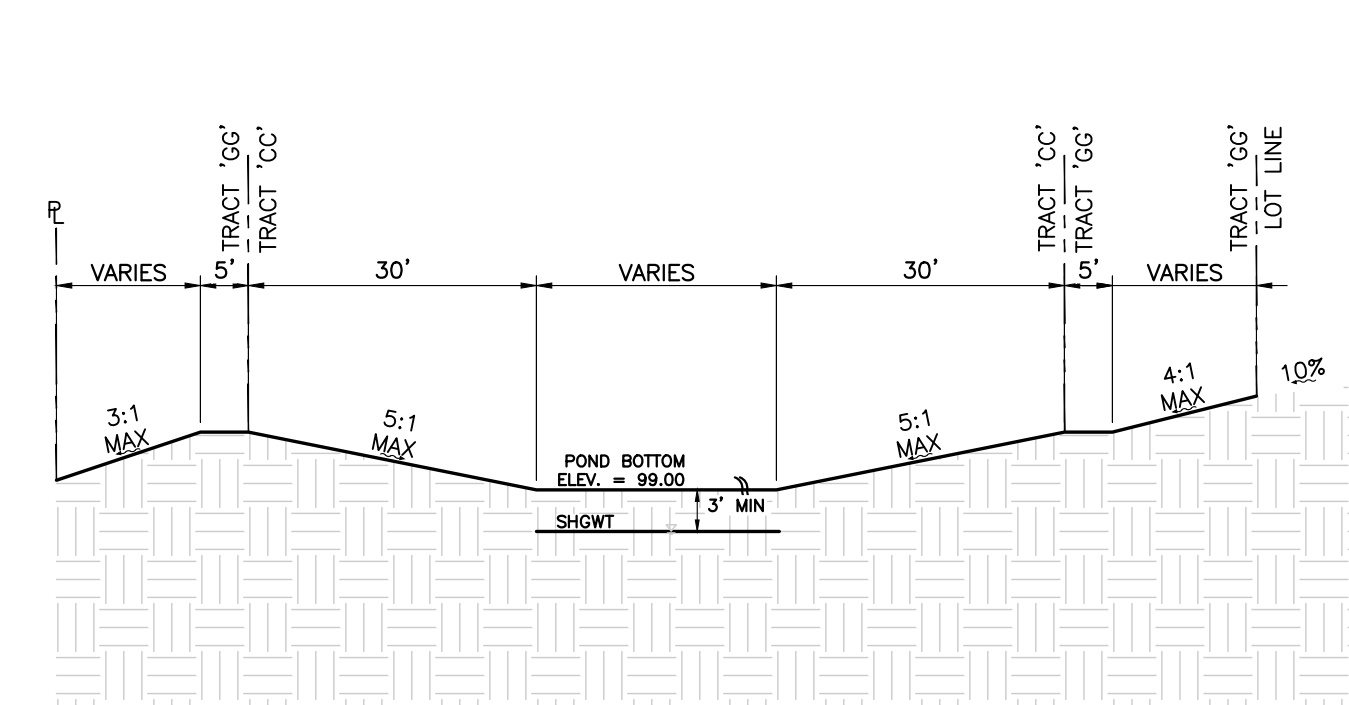
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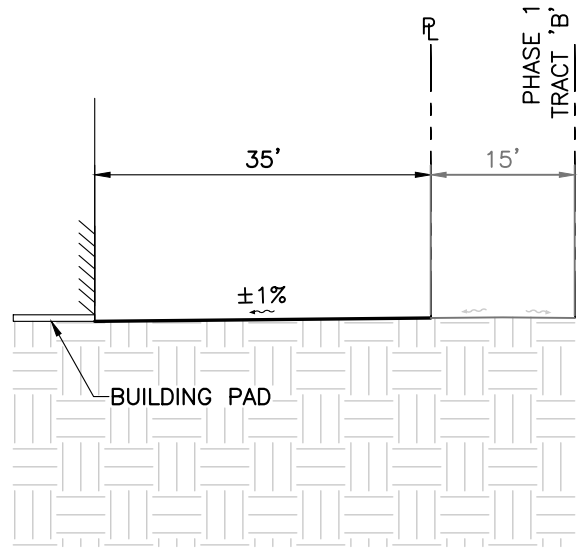
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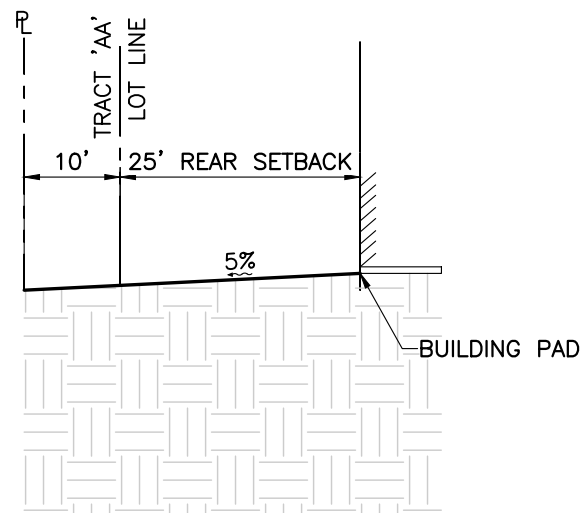
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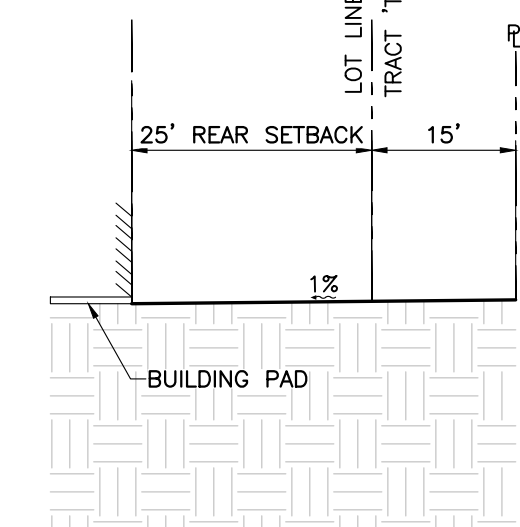
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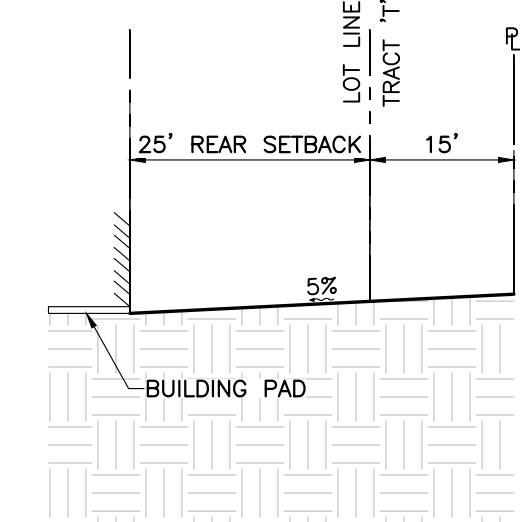
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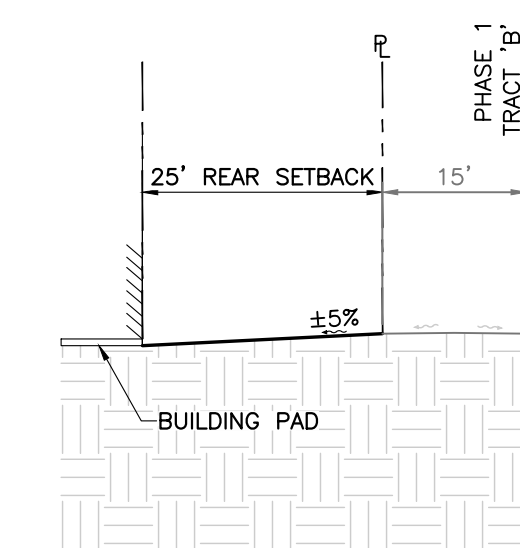
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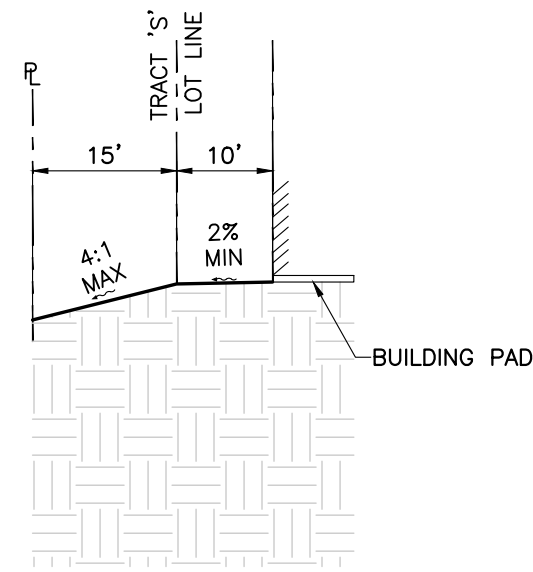
SECTION H-H
N.T.S.



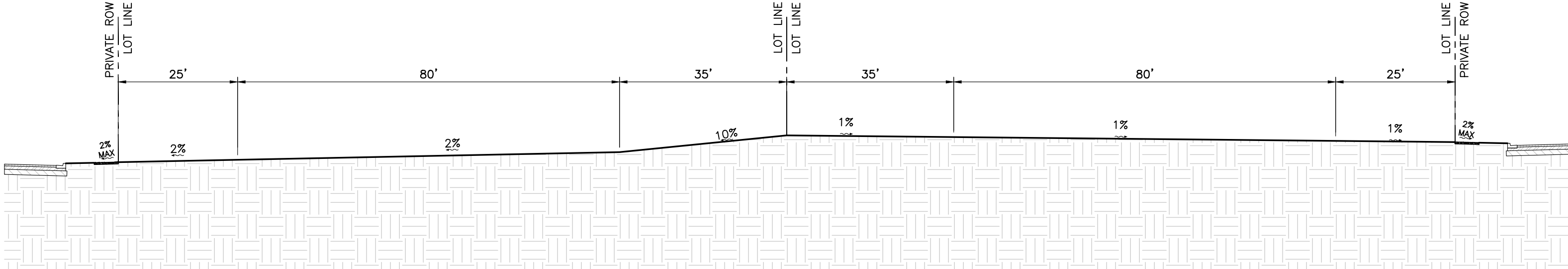
SECTION I-I
N.T.S.



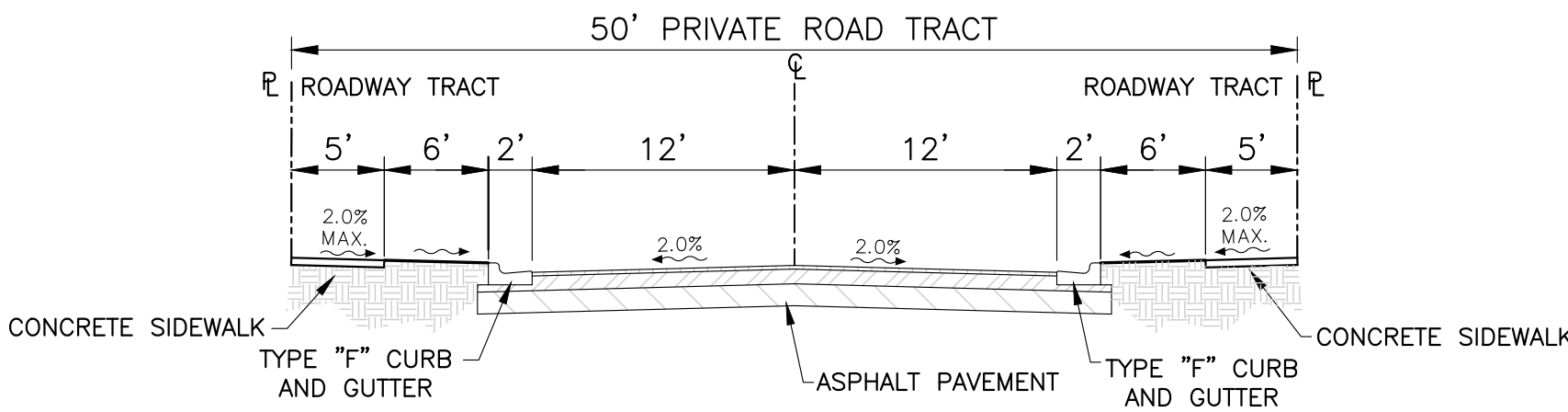
SECTION J-J
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SECTION F-F
N.T.S.



SECTION K-K
N.T.S.



TYPICAL 50' RIGHT-OF-WAY
SCALE: N.T.S.

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MAJOR DEVELOPMENT PLAN FOR				WOLF LAKE RANCH SUBDIVISION PHASE 2				CITY OF APOKA, FLORIDA				CROSS SECTIONS				DRAWN: T. MOORE			
SHEET				C.3.3				PROJECT				MIH-008				DESIGNED: L. CLASSON			
SCALE				N.T.S.				CHECKED: L. CLASSON				DATE: 2/18/25				DATE: 2/18/25			
REV.				A				A				A				A			
DESCRIPTION				CITY OF APOKA DEVELOPMENT REVIEW COMMENTS - DATED 07/29/2025				DATE				BY				BY			

SHEET 9 OF 19
NOT FOR CONSTRUCTION



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GENERAL UTILITY NOTES:

1. BACTERIOLOGICAL TESTS WITH CHLORINE RESIDUALS INDICATED (TAKEN ON TWO CONSECUTIVE DAYS) SHALL BE CONDUCTED AT EACH POTABLE WATER METER FOR EVERY BUILDING, AT EVERY WET-TAP CONNECTION AND EVERY LOCATION INDICATED WITHIN THESE PLANS. RESULTS OF THE BACTERIOLOGICAL TESTS SHALL BE PROVIDED TO THE ENGINEER OF RECORD IMMEDIATELY UPON COMPLETION. BACTERIOLOGICAL TEST RESULTS SHALL BE CONSIDERED UNACCEPTABLE IF THE TESTS WERE COMPLETED MORE THAN 30 DAYS BEFORE THE ENGINEER RECEIVED THE RESULTS.
2. ALL WATERMAINS SHALL BE INSTALLED A MINIMUM OF 36" BELOW FINISHED GRADE.
3. ALL WATERMAINS AND FIRELINES PIPES SHALL BE RESTRAINED VIA MECHANICAL JOINTS.
4. WATER MAIN PVC PIPES LESS THAN 4 INCHES MUST CONFORM TO THE SPECIFICATIONS OF ASTM 1785 (SCHEDULE 40, 80, 120) OR ASTM 2241 SDR21 AND MUST BEAR THE NSF LOGO ON EACH INSTALLED LENGTH.
5. UNDERGROUND MARKING TAPE FOR ALL SANITARY FORCEMAINS SHALL BE INSTALLED 4 TO 8 INCHES BELOW THE FINISHED GRADE SURFACE DIRECTLY OVER THE PIPELINE. MARKER TAPE SHALL BE MADE OF AN INERT POLYETHYLENE MATERIAL HAVING A MINIMUM THICKNESS OF 4 MILS AND BE COLOR CODED "SAFETY GREEN".
6. CONTRACTOR SHALL CONDUCT AND PROVIDE RESULTS IMMEDIATELY TO THE ENGINEER OF RECORD FOR PRESSURE AND LEAKAGE TESTS ON THE FORCE MAIN TRUNK LINE ONCE THE PRESSURE SEWER HAS BEEN INSTALLED AND PARTLY BACKFILLED. FINAL BACKFILL AND COMPACTION SHALL NOT COMMENCE UNTIL APPROVAL OF THE PRESSURE AND LEAKAGE TESTS HAS BEEN PROVIDED BY THE ENGINEER OF RECORD.
7. FOLLOWING SATISFACTORY PRESSURE TEST RESULTS, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM, AND RECEIVE APPROVAL THEREOF FROM APPROPRIATE AGENCIES PRIOR TO PLACING THE SYSTEM INTO SERVICE.
8. FIRE HYDRANTS SHALL BE PLACED A MINIMUM OF 3 FT. AND A MAXIMUM OF 5 FT. FROM THE CURB OR PAVED ROAD SURFACE UNLESS OTHERWISE APPROVED. NO FENCE, TREE, POST, SHRUB, OR OTHER OBJECT WHICH COULD BLOCK THE HYDRANT FROM NORMAL VIEW OR OBSTRUCT THE HYDRANT'S USE SHALL BE LOCATED WITHIN FOUR (4) FEET OF THE HYDRANT. THE FOUR-AND-ONE-HALF INCH (4-1/2") LARGE VOLUME CONNECTION SHALL FACE THE NEAREST ROADWAY. THE CENTER OF THE STEAMER PORT SHALL BE 18 INCHES MINIMUM AND 24 INCHES MAXIMUM ABOVE FINISHED GRADE.
9. ALL FIRE HYDRANT LEADS SHALL HAVE AN INSIDE DIAMETER OF AT LEAST SIX INCHES AND INCLUDE AUXILARY VALVES.
10. WHEN NECESSARY, DEWATERING SHALL BE PROVIDED TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW MAIN BEING LAID.
11. ALL UTILITIES SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
12. TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO CITY OF APOPKA WITH A MINIMUM COMPACTION OF 98% IN PAVED AREAS AND 95% IN UNPAVED AREAS IN ACCORDANCE WITH AASHTO T-180 MODIFIED PROCTOR TEST.
13. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 12 INCHES ABOVE THE PIPE AND AT 12 INCHES VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET.
14. ALL WATER SERVICE ENDINGS SHALL BE MARKED WITH A 2" X 4" LUMBER (PRESSURE TREATED) EXTENDING 4 FEET ABOVE GRADE, WITH WATER SERVICES SECURED 12" MAXIMUM ABOVE THE GROUND.
15. ALL WATER VALVES, INCLUDING CONCRETE COLLAR (WITH DEBRIS CAP), SHALL BE ADJUSTED TO FINISHED GRADE AND THE VALVE BOX LID, PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE.
16. UPON FINAL ACCEPTANCE OF NEW WATER SYSTEMS, WATER VALVES SHALL BE COMPLETELY OPENED BY PUBLIC UTILITIES PERSONNEL. AT NO TIME SHALL CONTRACTOR OPERATE ANY EXISTING VALVES WITHOUT CITY OF APOPKA INSPECTOR PRESENT.
17. ALL WATER MAINS SHALL BE NSF-APPROVED FOR POTABLE WATER USE.
18. PIPE USED IN WATER DISTRIBUTION SYSTEMS SHALL BE EITHER POLYVINYL CHLORIDE (PVC), OR DUCTILE IRON PIPE (DIP).

(a) ALL PVC PIPE OF NOMINAL DIAMETER FOUR (4) INCHES THROUGH TWELVE (12) INCHES SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION. THE PVC PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 150PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18.
(b) ALL DUCTILE IRON PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA A21.51/C151 AND HAVE A MINIMUM 350 PRESSURE CLASS RATING

19. PIPE USED IN GRAVITY SEWER CONSTRUCTION SHALL BE POLYVINYL CHLORIDE (PVC) OR DUCTILE IRON PIPE (DIP). WHERE REFERENCE IS MADE TO AN ASTM, ANSI, OR AASHTO DESIGNATION, IT SHALL BE THE LATEST REVISION.

(a) PVC GRAVITY SEWER PIPE (4 INCH - 15 INCH), ASTM D3034, SDR 35 - UNIFORM MINIMUM "PIPE STIFFNESS" AT FIVE (5) PERCENT DEFLECTION SHALL BE 46PSI. THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477. APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD IS UNI-B-4. ALL PVC PIPE SHALL BEAR THE NSF-DW SEAL AND BE GREEN IN OVERALL COLOR. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE THIRTEEN (13) FEET.
(b) DUCTILE IRON PIPE SHALL CONFORM TO ANSI/AWWA A21.51/C151, CLASS THICKNESS DESIGNED PER ANSI/AWWA A21.50/C150, WITH MECHANICAL OR PUSH ON JOINTS. AN INTERIOR PROTECTIVE LINING OF COAL TAR EPOXY SHALL BE PROVIDED WITH A MINIMUM DRY THICKNESS OF 30 MILS. DUCTILE IRON GRAVITY SEWERS, WHERE REQUIRED BY CITY OF APOPKA BASED ON GEOTECHNICAL INVESTIGATIONS, SHALL BE WRAPPED WITH POLYETHYLENE FILM, AWWA C105. SEE APPENDIX C. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE EIGHTEEN (18) FEET.

WATER SYSTEM TESTING REQUIREMENTS:

1. THE CONTRACTOR SHALL PERFORM HYDROSTATIC TESTING OF ALL WATER DISTRIBUTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM CITY OF APOPKA AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WATER DISTRIBUTION SYSTEM.
2. ALL TESTING REQUIRED BY CITY OF APOPKA SHALL BE PAID FOR BY THE DEVELOPER / CONTRACTOR.
3. ALL PROPOSED WATER MAINS SHALL BE TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.
4. PRIOR TO HYDROSTATIC TESTING A PRELIMINARY FLUSHING SHALL BE REQUIRED THROUGH FULL DIAMETER FLUSHING OR SWABBING. PRELIMINARY FLUSHING/SWABBING SHALL BE PERFORMED PER AWWA C851 STANDARD - "DISINFECTING WATER MAINS". ALL PIPING SHALL BE THOROUGHLY CLEANED AND FLUSHED PRIOR TO TESTING TO CLEAR THE LINES OF ALL FOREIGN MATTER. WHILE THE PIPING IS BEING FILLED WITH WATER, CARE SHALL BE EXERCISED TO PERMIT THE ESCAPE OF AIR FROM EXTREMITIES ALONG THE TEST SECTION.
5. HYDROSTATIC TESTING SHALL CONSIST OF PRESSURE TEST AND LEAKAGE TEST. PIPING AND APPURTENANCES TO BE TESTED SHALL BE WITHIN SECTIONS BETWEEN VALVES, NOT EXCEEDING 2,000 FEET, UNLESS ALTERNATE METHODS HAVE RECEIVED PRIOR APPROVAL FROM CITY OF APOPKA. TESTING SHALL NOT PROCEED UNTIL CONCRETE THRUST BLOCKS ARE IN PLACE AND CURED, OR OTHER RESTRAINING DEVICES INSTALLED.
6. HYDROSTATIC TESTING SHALL BE PERFORMED AT 150 POUNDS PER SQUARE INCH PRESSURE, UNLESS OTHERWISE APPROVED BY CITY OF APOPKA, FOR A PERIOD OF NOT LESS THAN TWO (2) HOURS.
7. THE ALLOWABLE RATE OF LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULA:

WHERE:

L = ALLOWABLE LEAKAGE, IN GALLONS PER HOUR

S = LENGTH OF PIPE TESTED, IN FEET

D = NOMINAL DIAMETER OF PIPE, IN INCHES

P = AVERAGE TEST PRESSURE DURING THE LEAKAGE TEST, IN POUNDS PER SQUARE INCH (GAUGE)

L =

SD*√P

148,000

8. SHOULD THE TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AND THE TEST REPEATED UNTIL WITHIN PASSING LIMITS. THE CONTRACTOR SHALL FURNISH ALL THE NECESSARY LABOR, PUMPS, GAUGES AND ALL OTHER ITEMS NECESSARY TO CONDUCT THE REQUIRED WATER DISTRIBUTION SYSTEM TESTING AND PERFORM NECESSARY REPAIRS.

SEWER SYSTEM TESTING REQUIREMENTS:

1. THE CONTRACTOR SHALL PERFORM TESTING OF ALL SANITARY SEWAGE GRAVITY COLLECTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM CITY OF APOPKA AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WASTEWATER DISTRIBUTION SYSTEM.
2. ALL TESTING REQUIRED BY CITY OF APOPKA SHALL BE PAID FOR BY THE DEVELOPER / CONTRACTOR.
3. GRAVITY MAINS SHALL BE INSPECTED WITH CCTV FOR ALIGNMENT, GRADE VARIATIONS, SEPARATED PIPES, LEAKS, DEFLECTION, CRACKED, BROKEN OR OTHERWISE DEFECTIVE PIPE TO ENSURE OVERALL PIPE INTEGRITY. THE APPROVED CCTV INSPECTION CONTRACTOR SHALL SUBMIT THE REPORT TO THE UTILITIES DEPARTMENT AS REQUIRED.
4. LEAKAGE TESTING FOR GRAVITY MAINS SHALL BE BY LOW-PRESSURE AIR TEST. LEAKAGE TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURE FOR "RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE" AS ESTABLISHED BY THE UNI-BELL PVC PIPE ASSOCIATION.
5. EACH GRAVITY MAIN LEAKAGE TEST SECTION SHALL NOT EXCEED 400 FEET IN LENGTH AND SHALL BE TESTED BETWEEN ADJACENT MANHOLES.

LOCATION OF PUBLIC WATER SYSYEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)			
Vacuum Sanitary Sewer			
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)			
On-site Sewage Treatment & Disposal System	10 ft. minimum	---	---

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 5 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer - This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

FDEP UTILITY CONSTRUCTION NOTES:

1. NOTE TO THE UTILITY: PURSUANT TO 62-555.345; DO NOT PROVIDE WATER SERVICE TO THIS PROJECT (OTHER THAN FLUSHING/TESTING) UNTIL THE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS ISSUED A LETTER OF CLEARANCE OR THE UTILITY SHALL BE SUBJECT TO ENFORCEMENT ACTION.
2. THE PERMITTEE WILL PROMPTLY NOTIFY THE DEPARTMENT UPON SALE OR LEGAL TRANSFER OF THE PERMITTED FACILITY
3. ALL WATER MAINS AND APPURTENANCES SHALL BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62-555.340, F.A.C.
4. ALL WATER MAIN PIPE, INCLUDING FITTINGS SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.

FDEP UTILITY SEPARATION REQUIREMENTS

(62-555.314, F.A.C. LOCATION OF PUBLIC WATER SYSTEM MAINS)

FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

- (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

- (2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

- (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

- (3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.

- (a) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.

(b) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

- (4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

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APPIAN ENGINEERING LLC.

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2231 Las Ruas, Suite 27, Winter Park, Florida, 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1917

UTILITY NOTES

MAJOR DEVELOPMENT PLAN FOR WOLF LAKE RANCH SUBDIVISION PHASE 2 CITY OF APOPKA, FLORIDA

SCALE: N/A

PROJECT: MIH-008

SHEET: C4.0

DRAWN: T. MOORE

DESIGNED: L. CLASSON

CHECKED: L. CLASSON

DATE: 2/16/25

APPIAN ENGINEERING

PROFESSIONAL ENGINEER

No. 86492

STATE OF FLORIDA

2/18/25

FLORIDA SALVADOR SANCHEZ

LICENSE

No. 86492

STATE OF FLORIDA

2/18/25

REVISIONS

DATE

DESCRIPTION

BY

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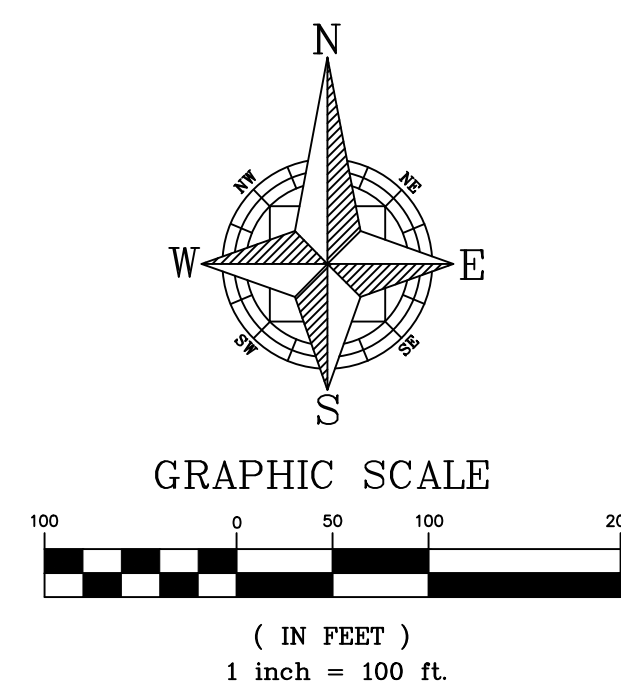
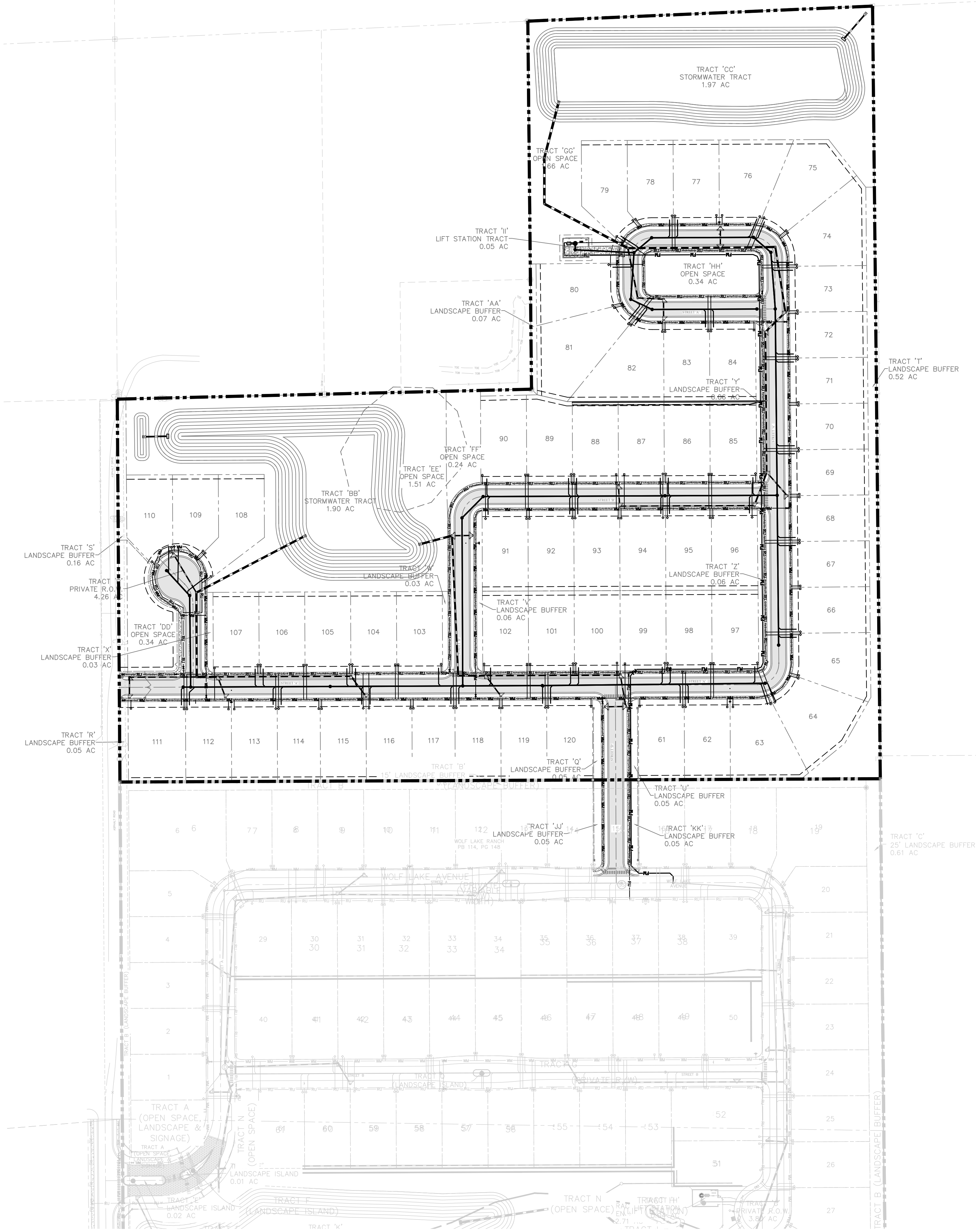
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CITY OF APOPKA DEVELOPMENT REVIEW COMMENTS -

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NOT FOR CONSTRUCTION

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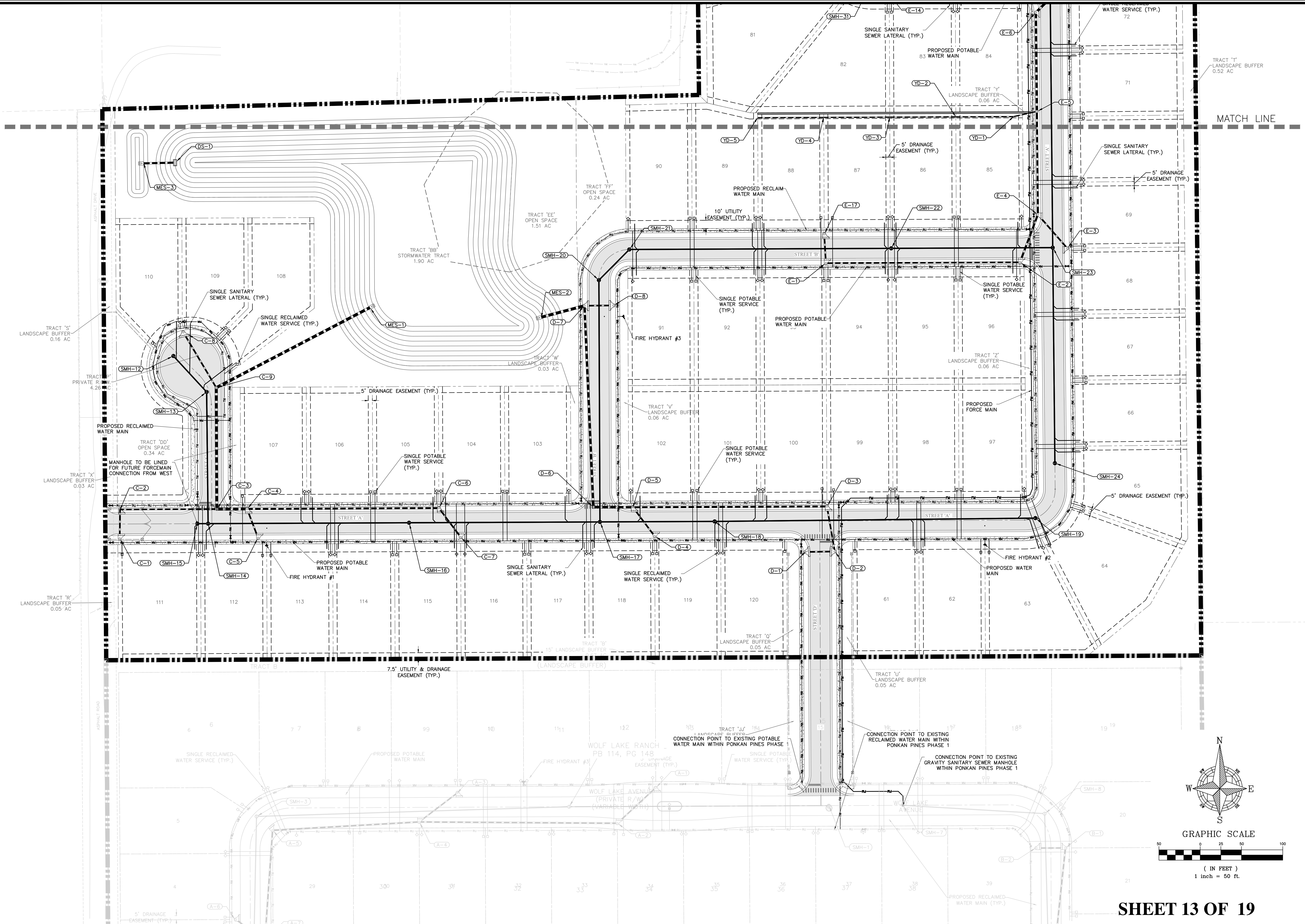
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SHEET 12 OF 19
NOT FOR CONSTRUCTION

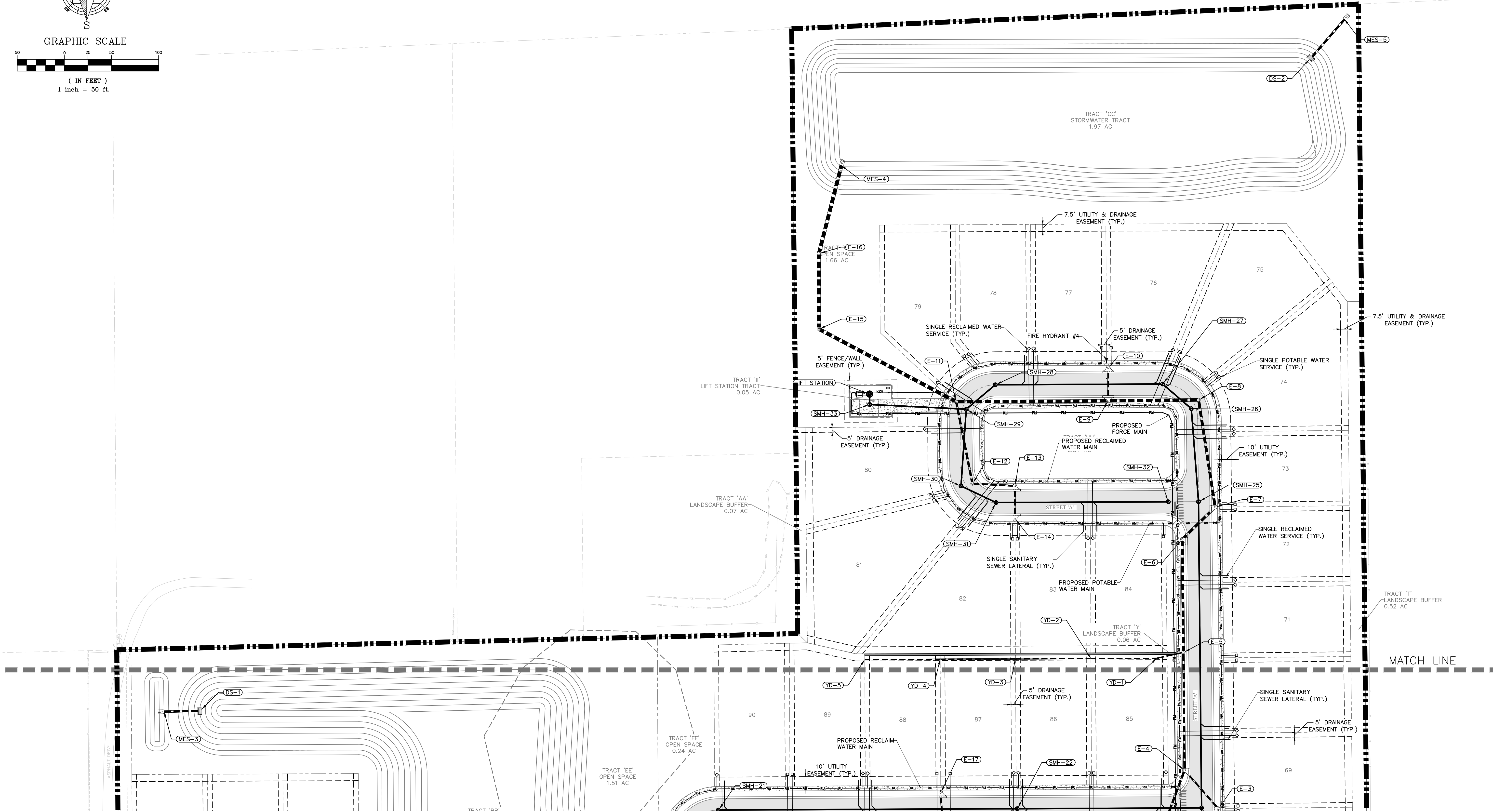
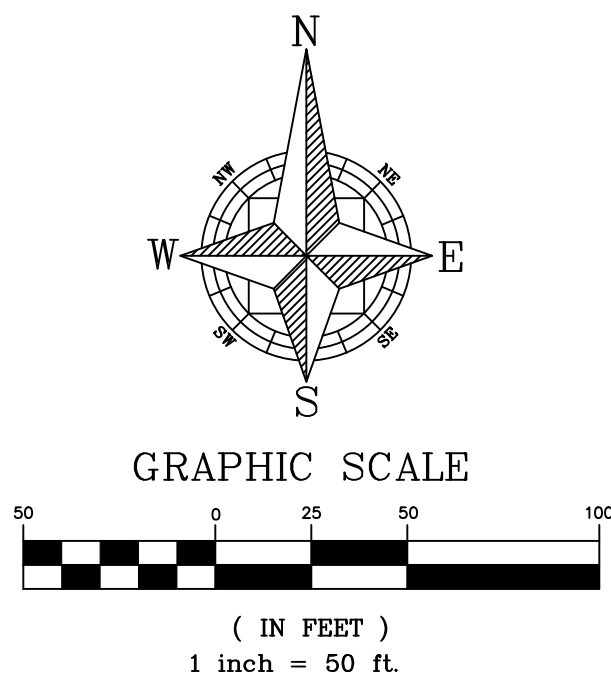
CIVIL ENGINEERING LAND PLANNING		APPIAN ENGINEERING LLC.		APPIANFL.COM • 407.960.5868		2231 Lee Road, Suite 27, Winter Park, Florida 32789		STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1214	
UTILITY AND DRAINAGE – OVERALL		MAJOR DEVELOPMENT PLAN FOR WOLF LAKE RANCH SUBDIVISION PHASE 2		CITY OF APOKA, FLORIDA		REV.		DATE	
SCALE	1" = 100'	DRAWN	T. MOORE	DESIGNED	L. CLASSON	CHECKED	L. CLASSON	DATE	2/18/25
PROJECT	MIH-008	SHEET		C4.1	CITY OF APOKA DEVELOPMENT REVIEW COMMENTS - DATED 07/29/2025		DESCRIPTION		055
APPIAN ENGINEERING		OVIDIO SALVADOR SANCHEZ		No. 86492		STATE OF FLORIDA		2/18/25	
PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER	

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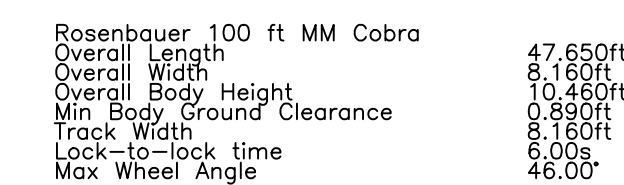
CIVIL ENGINEERING I LAND PLANNING		APPLAN ENGINEERING LLC.		APPLANFL.COM • 407.960.5868		2231 Las Roca, Suite 27, Winter Park, Florida, 32789		STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION 1914	
UTILITY AND DRAINAGE - SOUTH		MAJOR DEVELOPMENT PLAN FOR		WOLF LAKE RANCH SUBDIVISION PHASE 2		CITY OF APOKA, FLORIDA		REV. DATE DESCRIPTION	
SCALE	1" = 50'	DRAWN	T. MOORE	DESIGNED	L. CLASSON	CHECKED	L. CLASSON	DATE	2/18/25
PROJECT	MIH-008								
SHEET	C4.2								
APPLAN ENGINEERING		PROFESSIONAL ENGINEER							
No. 86492		STATE OF FLORIDA							
2/18/25									

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SHEET 14 OF 19
NOT FOR CONSTRUCTION

CIVIL ENGINEERING LAND PLANNING		APPIAN ENGINEERING LLC.		APPIANFL.COM • 407.960.5868		2231 Las Ruas, Suite 27, Winter Park, Florida, 32789		STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1514	
UTILITY AND DRAINAGE - NORTH		MAJOR DEVELOPMENT PLAN FOR WOLF LAKE RANCH SUBDIVISION PHASE 2		CITY OF APOPKA, FLORIDA		REV.		DATE	
SCALE	1" = 50'	DRAWN	T. MOORE	DESIGNED	L. CLASSON	CHECKED	L. CLASSON	DATE	2/18/25
PROJECT	MIH-008								
SHEET	C4.3								
APPIAN ENGINEERING		PROFESSIONAL ENGINEER							
No. 86492		STATE OF FLORIDA							
2/18/25									
OVIDIO SALVADOR SANCHEZ									
CITY OF APOPKA DEVELOPMENT REVIEW COMMENTS - DATED 07/29/2025									
BY									



FIRE ACCESS NOTES:

1. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL WEATHER DRIVING SURFACE (NFPA 1,18,2,3,4,2).
2. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER (NFPA 1,18,5,10,1).

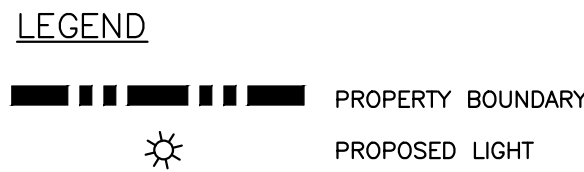
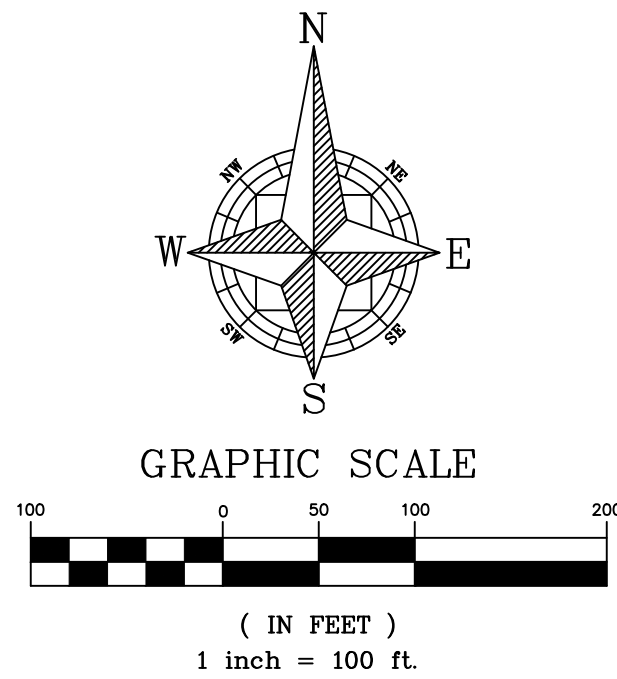
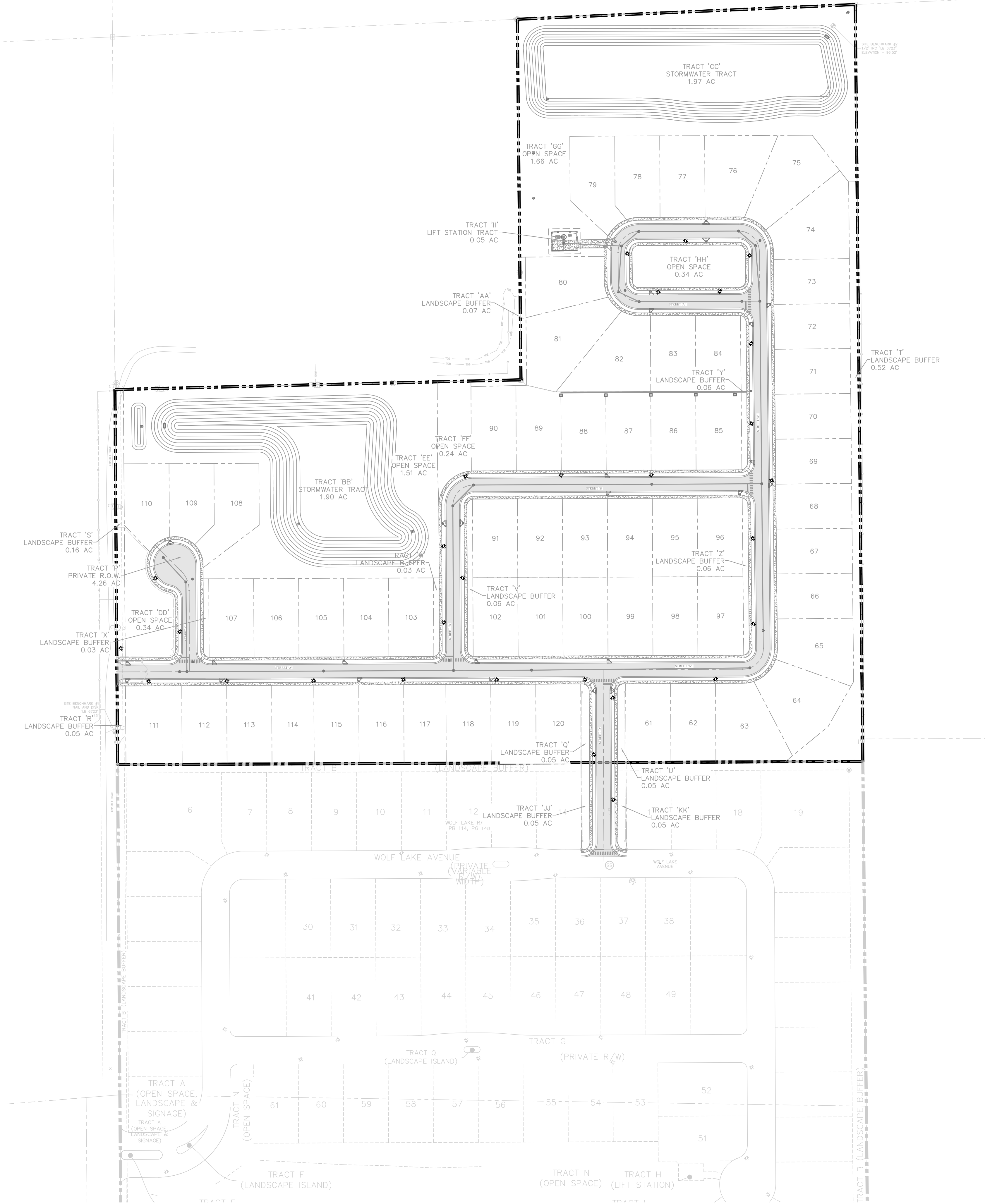
FIRE HYDRANT NOTES:

1. FIRE HYDRANT LOCATION AND DISTRIBUTION SHALL FOLLOW NFPA 1.
2. A 36 INCH CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED. (NFPA 1, 18.5.7.1).
3. A CLEAR SPACE OF NOT LESS THAN 60 INCHES SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2.5 INCHES. (NFPA 1, 18.5.7.2)
4. AFTER THE INSTALLATION OF THE NE HYDRANTS, A FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE A FIRE FLOW TEST RESULTS FROM AN INDEPENDENT TESTING FIRM THAT HAS BEEN WITNESSED BY A UTILITIES INSPECTOR WILL NEED TO BE PROVIDED. DOCUMENTATION FOR FIRE FLOW TESTING SHALL INCLUDE A FIRE FLOW FIRE FLOW TEST REPORT AND A HYDRAULIC GRAPH. (SCSPM, FIRE FLOW TESTING PROCEDURE)
6. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1, 18.5.10.1)

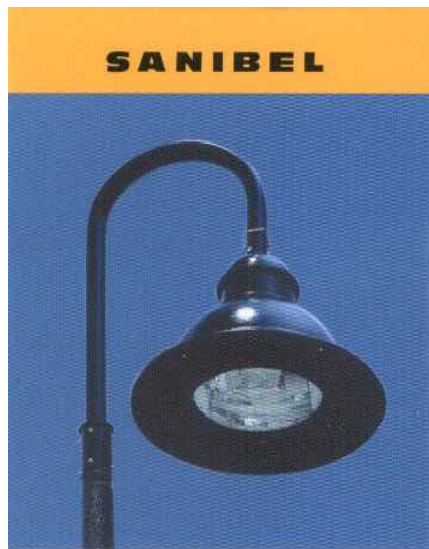


SHEET 15 OF 19
NOT FOR CONSTRUCTION

[illegible]



- LIGHTING NOTES:**
1. STREET LIGHTS AND POLES SHALL BE DECORATIVE TYPE CONSISTENT WITH THE DEVELOPMENT DESIGN GUIDELINES.
 2. LIGHT POLE FOOTERS CANNOT BE EXPOSED ABOVE FINISHED GRADE.
 3. EXTERIOR LIGHTING CANNOT EXCEED 15 FEET IN RESIDENTIAL AREAS AND WITHIN 100 FEET OF RESIDENTIAL AREAS.
 4. EXACT HEIGHT OF LIGHTING POLES TO BE SPECIFIED BY DUKE ENERGY AND REFLECTED ON THE DUKE ENERGY LIGHTING PLAN.
- * LIGHT POLES SHOWN FOR REFERENCE PURPOSES ONLY. EXACT LOCATION AND NUMBER OF LIGHT POLES TO BE DETERMINED BY DUKE ENERGY AND REFLECTED ON THE FINAL LIGHTING/PHOTOMETRIC PLAN(S) AT TIME OF FINAL ENGINEERING.

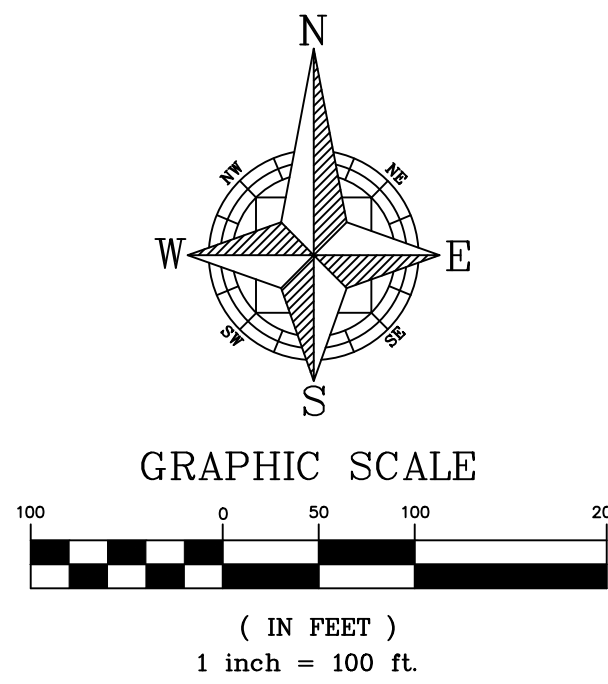
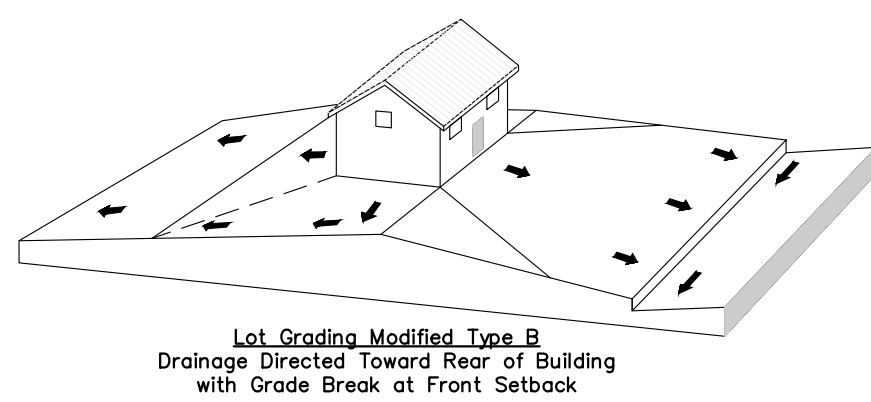
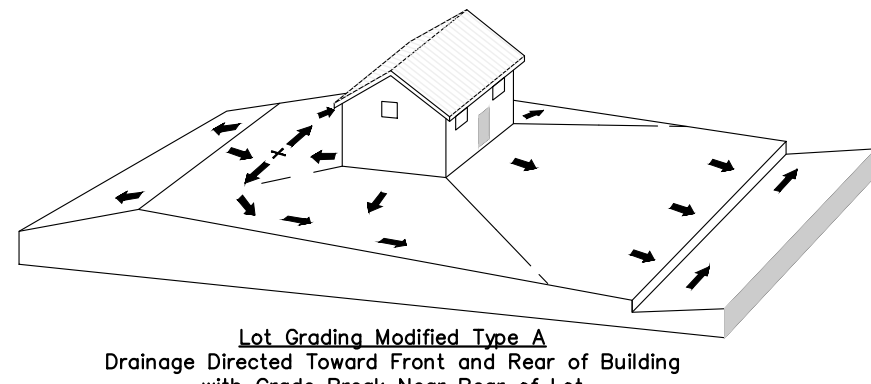
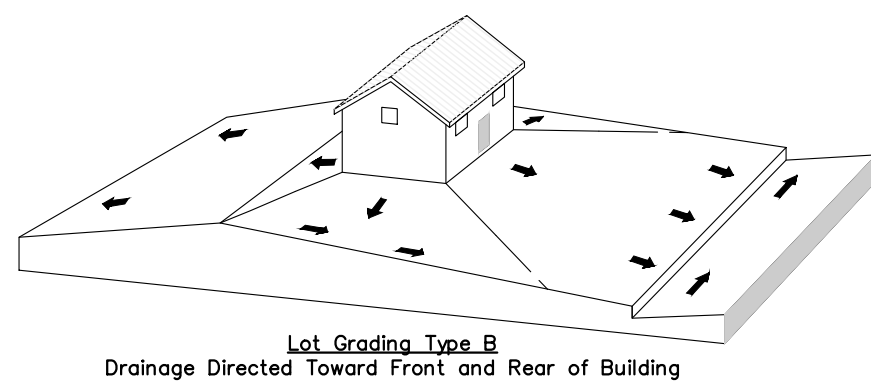
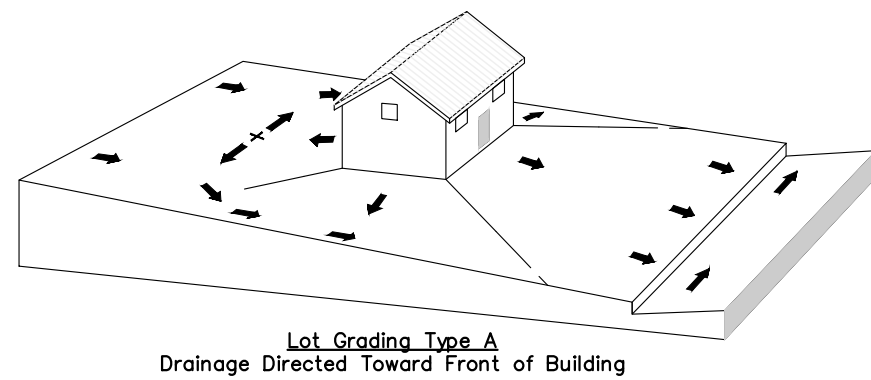
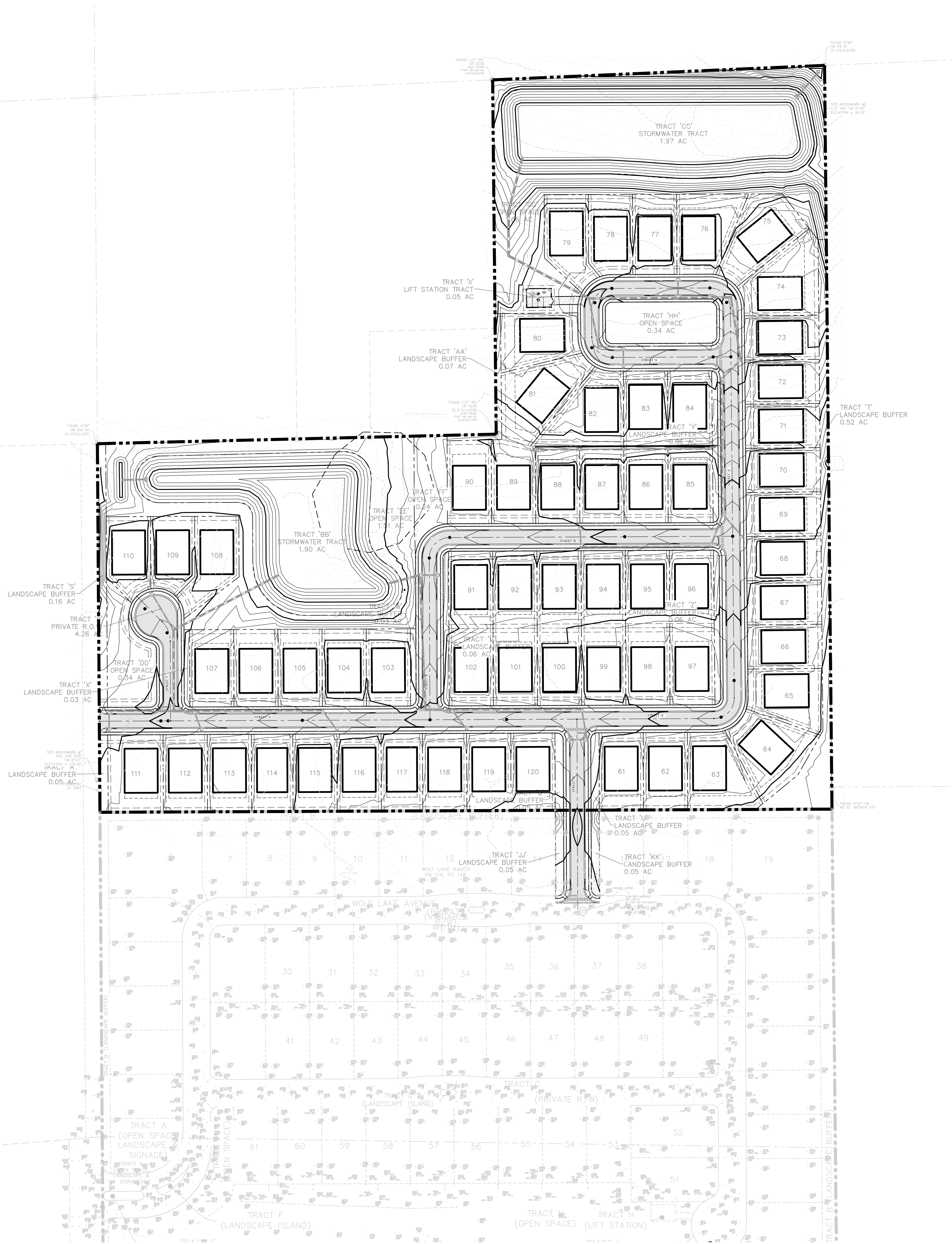


DETAIL PROVIDED FROM DUKE ENERGY
LIGHT AND POLE DETAIL

SHEET 16 OF 19
NOT FOR CONSTRUCTION

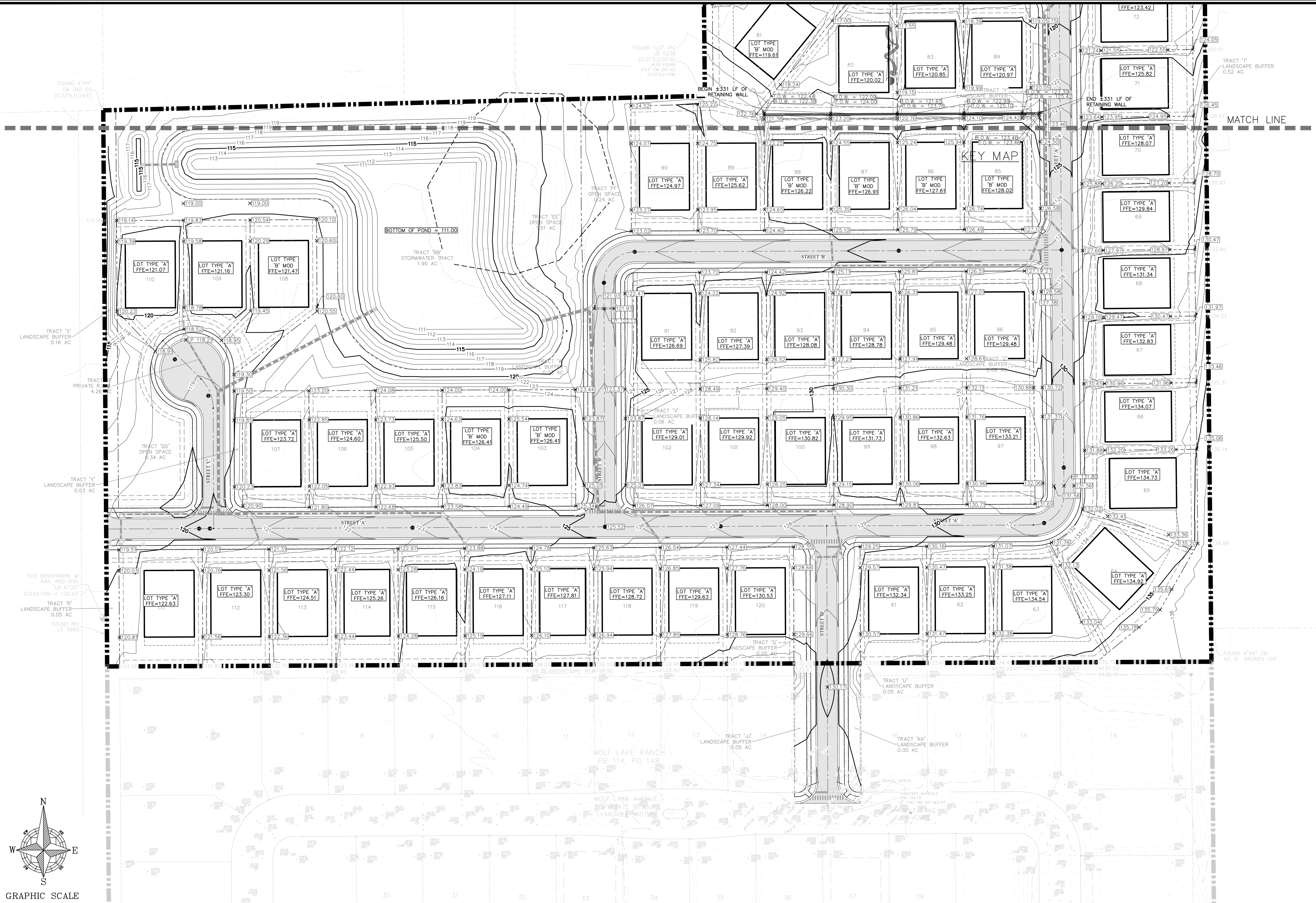
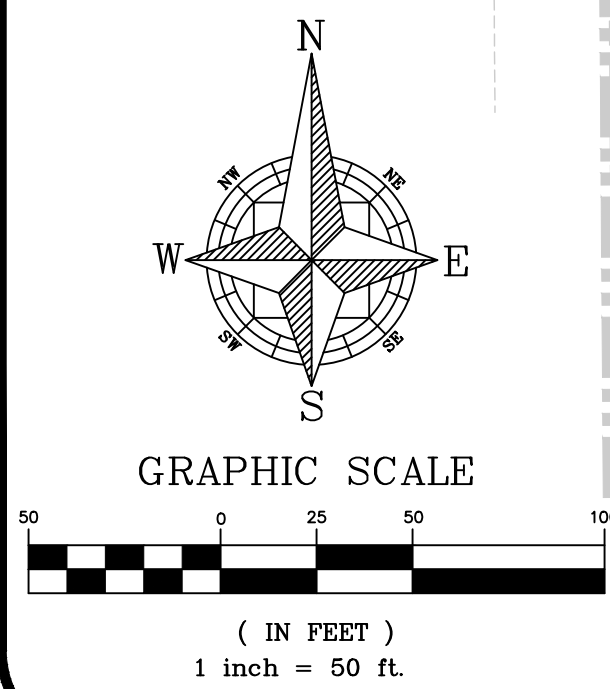
CIVIL ENGINEERING LAND PLANNING		APPIAN ENGINEERING LLC.		APPIANFL.COM • 407.960.5868		2231 Las Ruas, Suite 27, Winter Park, Florida, 32789		STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1214	
LIGHTING PLAN		MAJOR DEVELOPMENT PLAN FOR WOLF LAKE RANCH SUBDIVISION PHASE 2		CITY OF APOKA, FLORIDA		DATE: 2/18/25		REV. DATE DESCRIPTION	
SCALE: 1" = 100'	PROJECT: MIH-008	DESIGNED: L. CLASSON	CHECKED: L. CLASSON	DRAWN: T. MOORE		DATE: 2/18/25		CITY OF APOKA DEVELOPMENT REVIEW COMMENTS - DATED 07/29/2025	
SHEET: C5.1		PROJECT: MIH-008		DESIGNED: L. CLASSON		CHECKED: L. CLASSON		BY: GSS	
APPIAN ENGINEERING		APPIAN ENGINEERING		APPIAN ENGINEERING		APPIAN ENGINEERING		APPIAN ENGINEERING	
PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER	
No. 86492		No. 86492		No. 86492		No. 86492		No. 86492	
STATE OF FLORIDA		STATE OF FLORIDA		STATE OF FLORIDA		STATE OF FLORIDA		STATE OF FLORIDA	
2/18/25		2/18/25		2/18/25		2/18/25		2/18/25	

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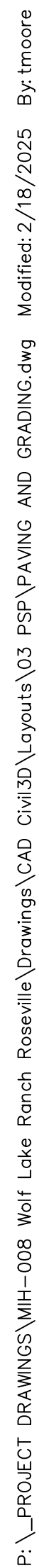
CIVIL ENGINEERING LAND PLANNING		APPIAN ENGINEERING LLC.		APPIANFL.COM • 407.960.5868		2231 Las Ruas, Suite 27, Winter Park, Florida, 32789		STATE OF FLORIDA CERTIFICATE OF ATTENTION NO. 1511	
PAVING AND GRADING - OVERALL		MAJOR DEVELOPMENT PLAN FOR WOLF LAKE RANCH SUBDIVISION PHASE 2		CITY OF APOKA, FLORIDA		REV.		DATE	
SCALE: 1" = 100'		PROJECT: MIH-008		SHEET: C6.0		DRAWN: T. MOORE		DESIGNED: L. CLASSON	
CHECKED: L. CLASSON		DATE: 2/18/25		APPIAN ENGINEERING		PROFESSIONAL ENGINEER		No. 86492	
STATE OF FLORIDA		2/18/25		SHEET 17 OF 19		NOT FOR CONSTRUCTION		Page 164 of 267	

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SHEET 18 OF 19
NOT FOR CONSTRUCTION

CIVIL ENGINEERING LAND PLANNING		APPIAN ENGINEERING LLC.		APPIANFL.COM • 407.960.5868		2231 Lee Road, Suite 27, Winter Park, Florida, 32789		STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION: 00121	
PAVING AND GRADING - SOUTH		MAJOR DEVELOPMENT PLAN FOR WOLF LAKE RANCH SUBDIVISION PHASE 2		CITY OF APOKA, FLORIDA		REV.		DATE	
SCALE	1" = 50'	DRAWN	T. MOORE	DESIGNED	L. CLASSON	CHECKED	L. CLASSON	DATE	2/18/25
PROJECT	MIH-008								
SHEET	C6.1								
APPIAN ENGINEERING		PROFESSIONAL ENGINEER							
No. 86492		STATE OF FLORIDA							
2/18/25									
005		BY							
07/29/2025		CITY OF APOKA DEVELOPMENT REVIEW COMMENTS - DATED 07/29/2025							
DESCRIPTION									



Trees Mitigation Tables

Tree Canopy Coverage Table			
	Square Feet	Acres	Percent
Total Site Area	1,291,639.19	29.65	100
Existing Tree Canopy Coverage	65,537.00	1.50	5.07
Minimum Required Canopy Retention Area	28,839.81	0.42	44.01
Provided Canopy Retention Area	29,328.00	0.49	44.75

Trees Removal Table		
	Trees	Trees Inches
Total Trees on Site	53	679
Total Trees to be Removed	24	314
Total Trees To be Preserved	29	365
Total Tree inches to be Mitigated		314

Tree Replacement Table		
	Trees	Trees Inches
Trees to be Planted on Site	710	1,551
Buffer Trees	312	481
Street Trees	137	548
Single Family Lot Trees	261	522

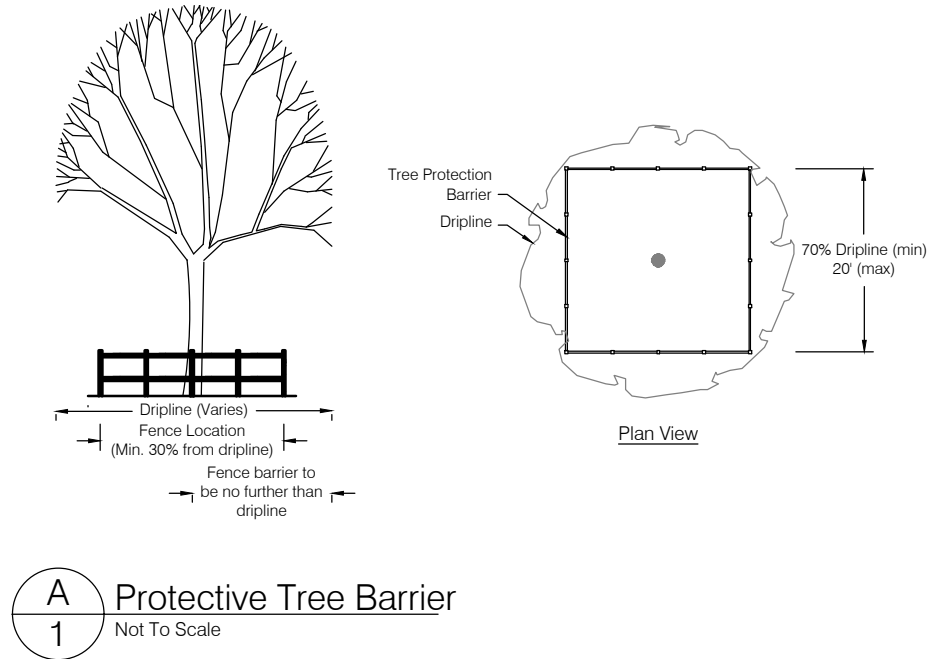
Arbor Mitigation Calculations		Trees Inches
Replacement Required (inches removed)		314
Other		
Total Replacement Inches Required		314
Total Required Replacement Inches:		314
(Less) Proposed replacement caliper inches		1,551
Total Remaining to be Mitigated		0

Trees to be Preserved

ID	Description	Inches	Specimen
7432	Oak	32	X
7433	Oak	30	X
7443	Oak	22	
7446	Oak	18	
7461	Oak	10	
7462	Oak	6	
7463	Oak	15	
7464	Oak	10	
7467	Oak	6	
7468	Oak	10	
7469	Oak	9	
7471	Oak	16	
7472	Oak	7	
7474	Oak	11	
7476	Oak	9	
7477	Oak	7	
7478	Oak	9	
7479	Oak	9	
7482	Oak	6	
7485	Oak	10	
7488	Oak	18	
7489	Oak	10	
7490	Oak	6	
7495	Oak	20	
7497	Oak	14	
7498	Oak	20	
7514	Oak	11	
7515	Oak	8	
7516	Oak	6	
		365	

Trees to be Removed

ID	Description	Inches	Specimen
7394	Oak	22	
7395	Oak	10	
7396	Oak	10	
7398	Oak	22	
7427	Oak	32	X
7428	Oak	20	
7430	Oak	24	X
7431	Oak	28	X
7459	Oak	20	
7460	Oak	11	
7520	Oak	7	
7521	Oak	9	
7522	Oak	6	
7525	Oak	6	
7529	Oak	6	
7531	Oak	30	X
7533	Oak	6	
7537	Oak	6	
7539	Oak	6	
7540	Oak	6	
7542	Oak	8	
7543	Oak	6	
7544	Oak	6	
7545	Oak	7	
		314	



Arbor Schedule & Details

Arbor Plan

Wolf Lake Ranch Phase 2

Apopka, Florida

PROJECT NO.

21251-2

SCALE

nts

DATE

dec 2024

SHEET

A-001

DATE

REV

2

02.11.25

REV

DESCRIPTION

Revised per Client Comments

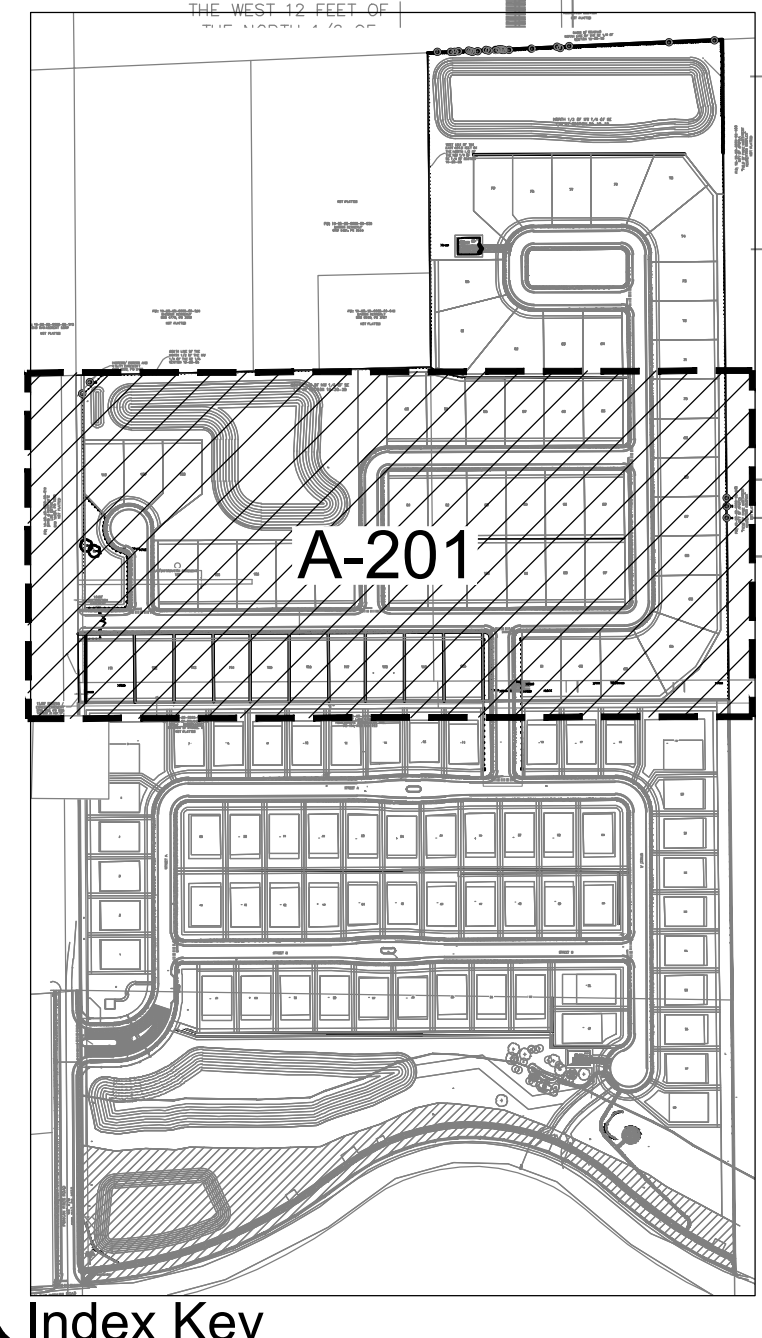
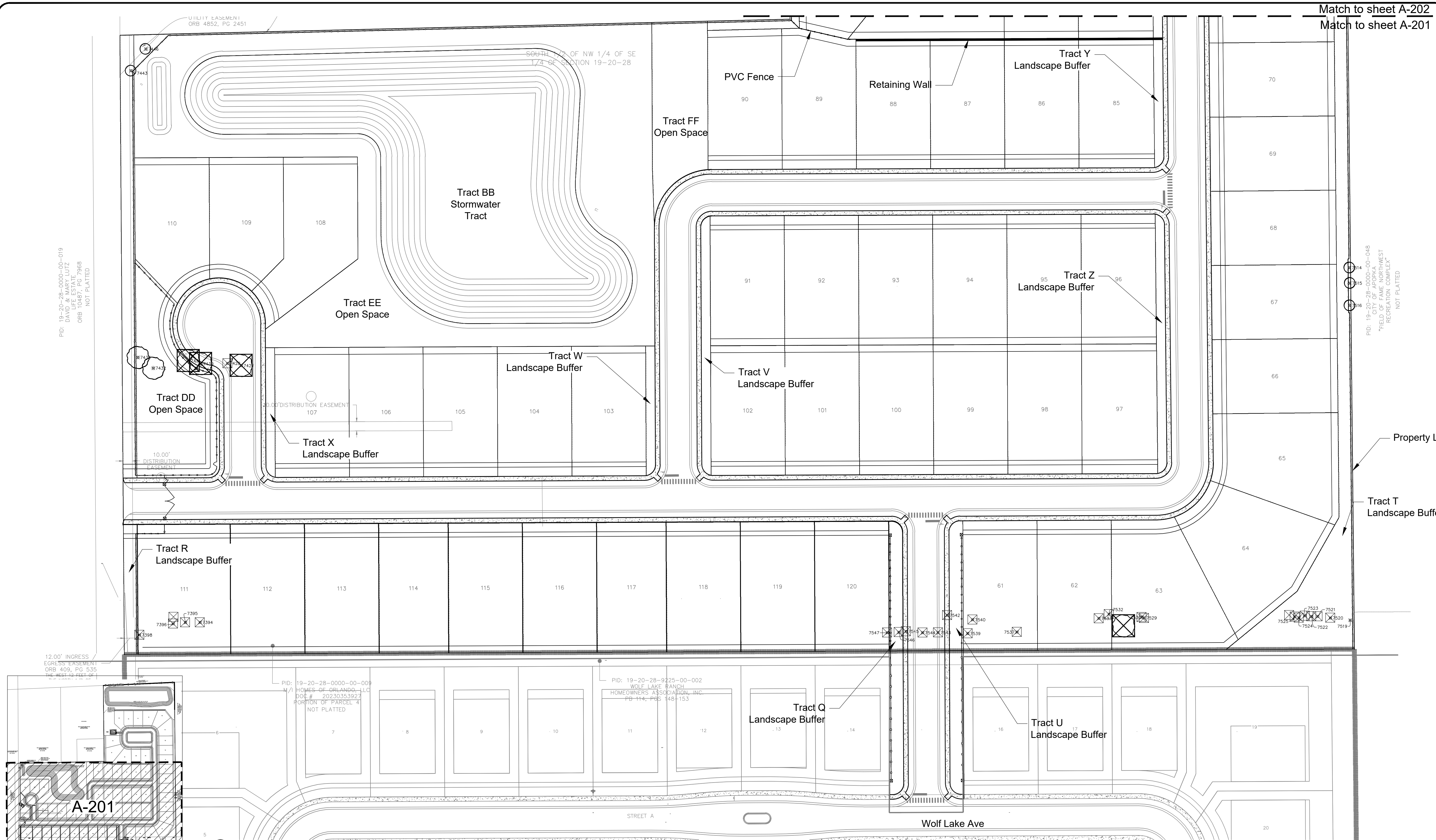
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BY

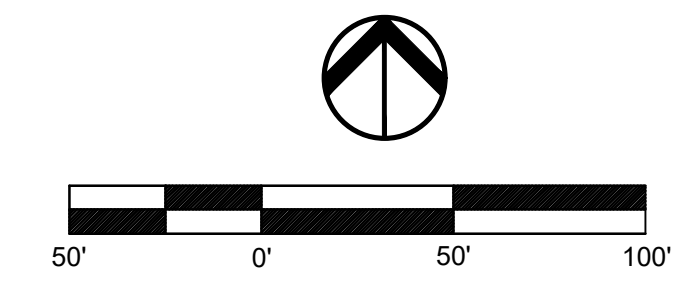
daly design group inc.

Urban Planning, Landscape Architecture, Project Management, Development Consulting

913 N Pennsylvania Ave, Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com



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- Non-specimen to be Removed
- Specimen Trees to be Save
- Specimen Trees to be Removed



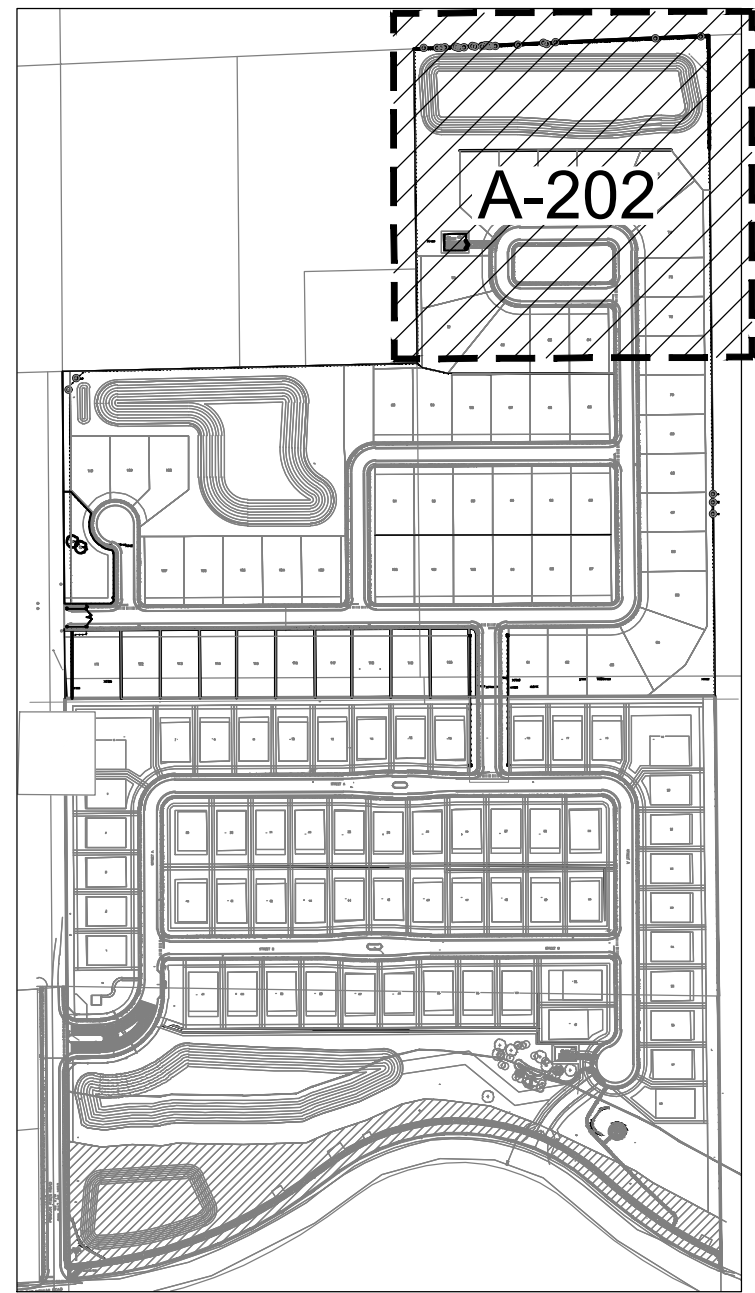
Date:

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

REV	DATE	DESCRIPTION	BY

Arbor plan
Arbor Permit Plan
Wolf Lake Ranch Phase 2
Apopka, Florida

PROJECT NO.
21251-2
SCALE
1"=50'
DATE
Dec 2024
SHEET
A-201

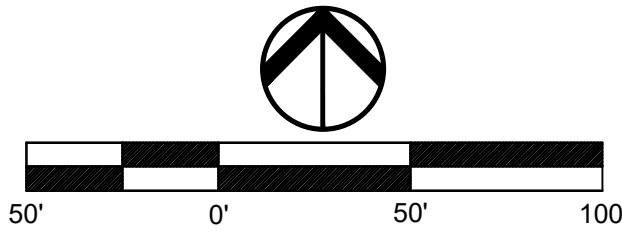
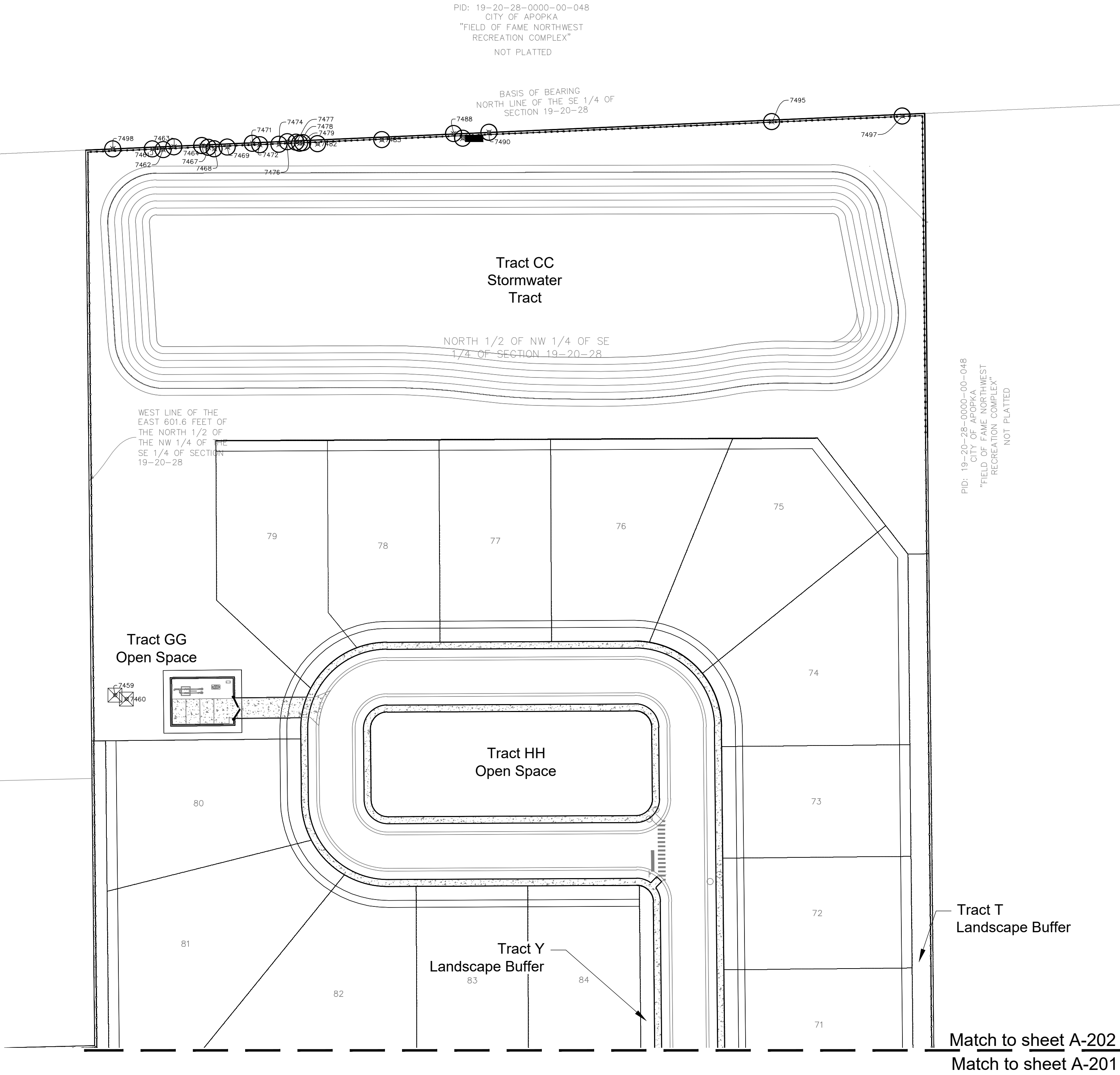


Index Key

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- Specimen Trees to be Save
- Specimen Trees to be Removed

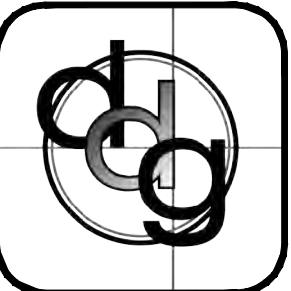
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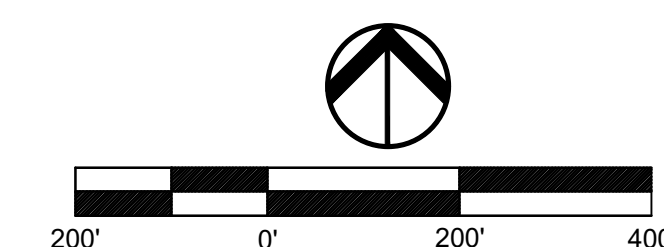
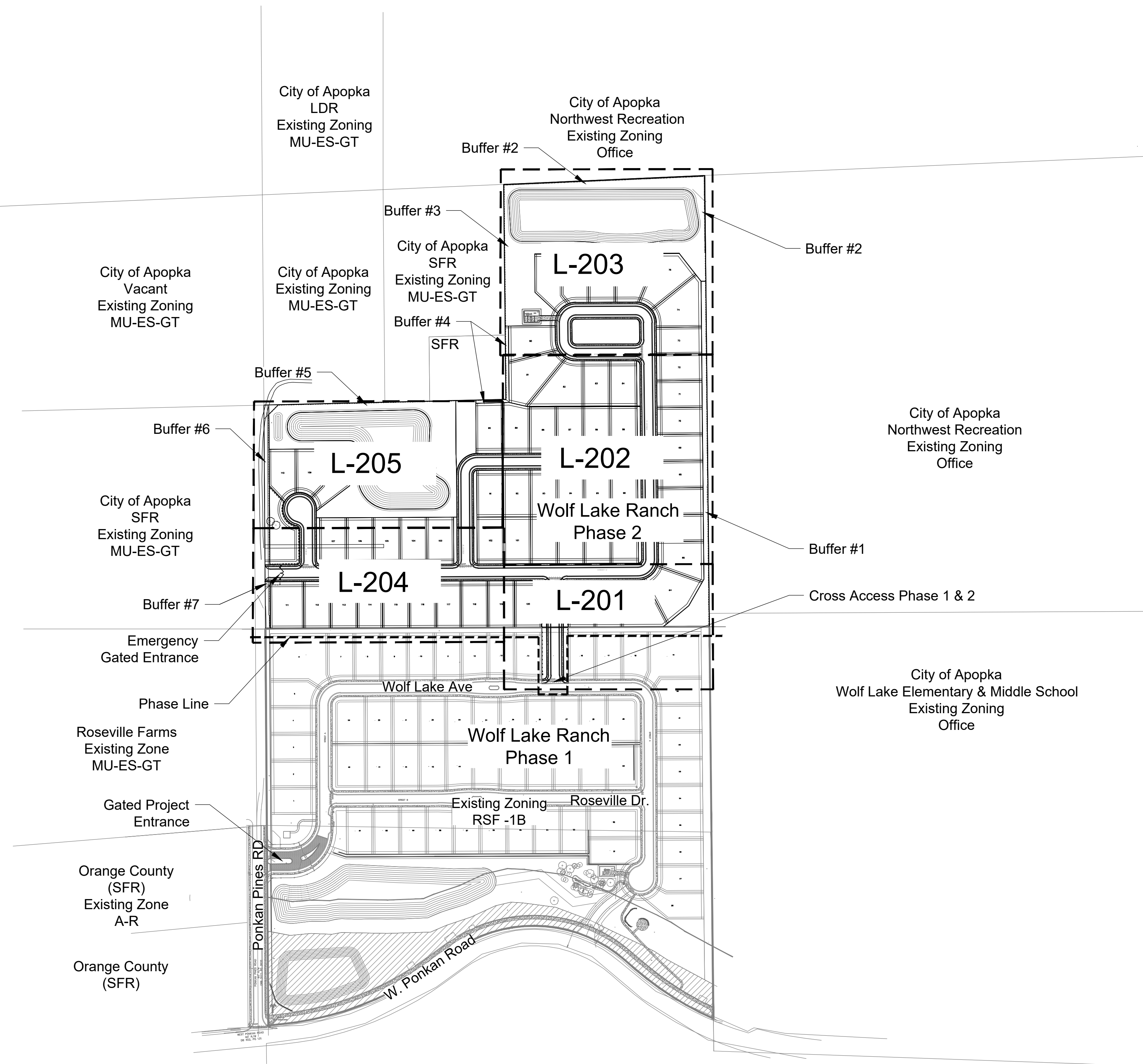
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Urban Planning, Landscape Architecture, Project Management, Development Consulting
913 N Pennsylvania Ave, Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

Arbor plan
Arbor Permit Plan
Wolf Lake Ranch Phase 2
Apopka, Florida

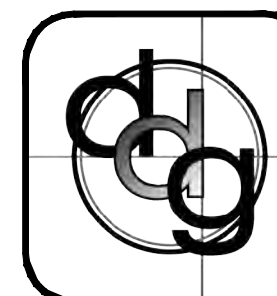


PROJECT NO
21251-2
SCALE
1"=50'
DATE
Dec 2024
SHEET
A-202

REV	DATE	DESCRIPTION	BY



PROJECT NO. 21251-2
SCALE 1"=200'
DATE Dec 2024
SHEET K-200

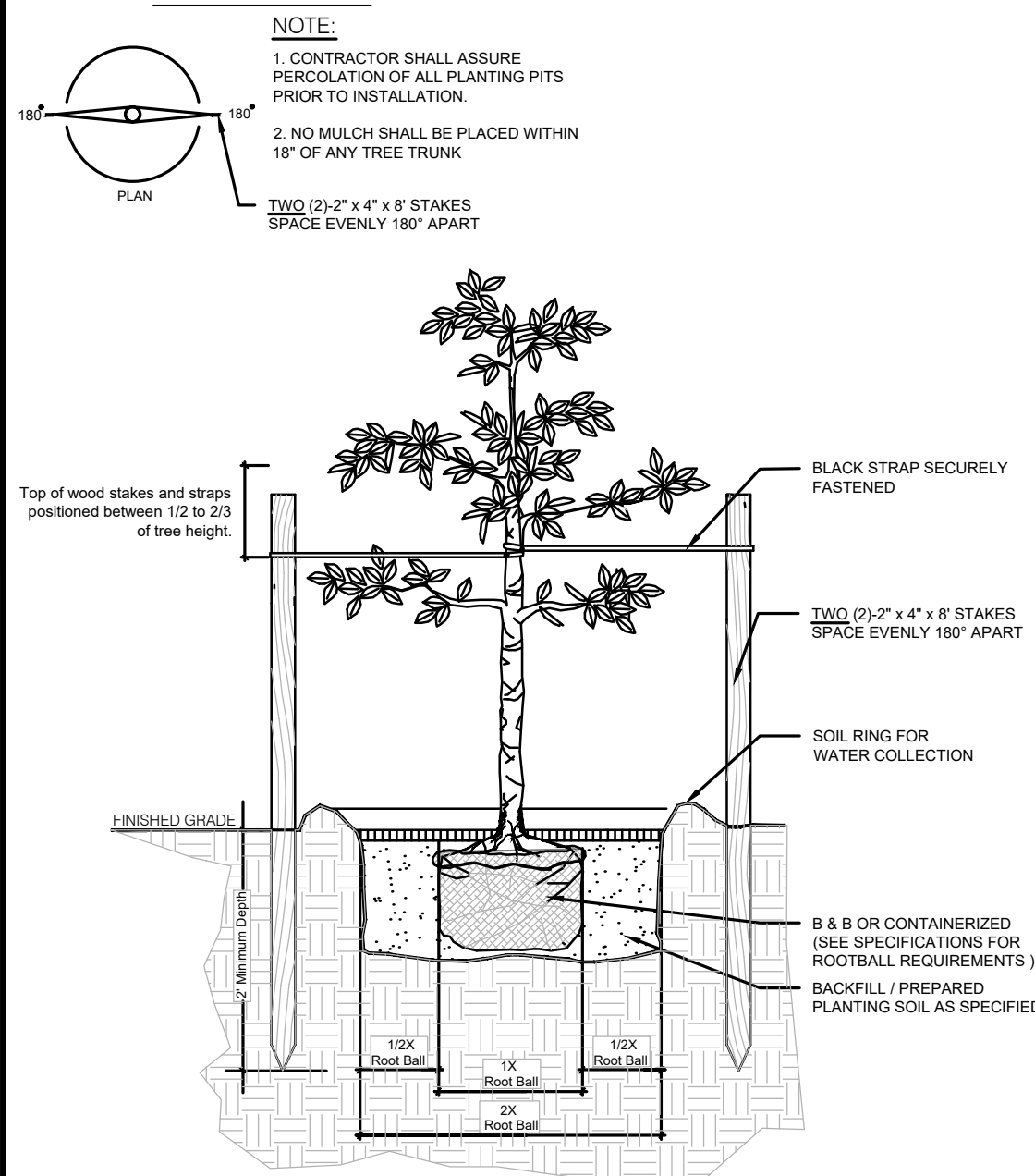


Key Sheet
Master Development Plan
Wolf Lake Ranch Phase 2
Apopka, Florida

REV	DATE	DESCRIPTION
1	01.30.25	Revised per DRC Comments

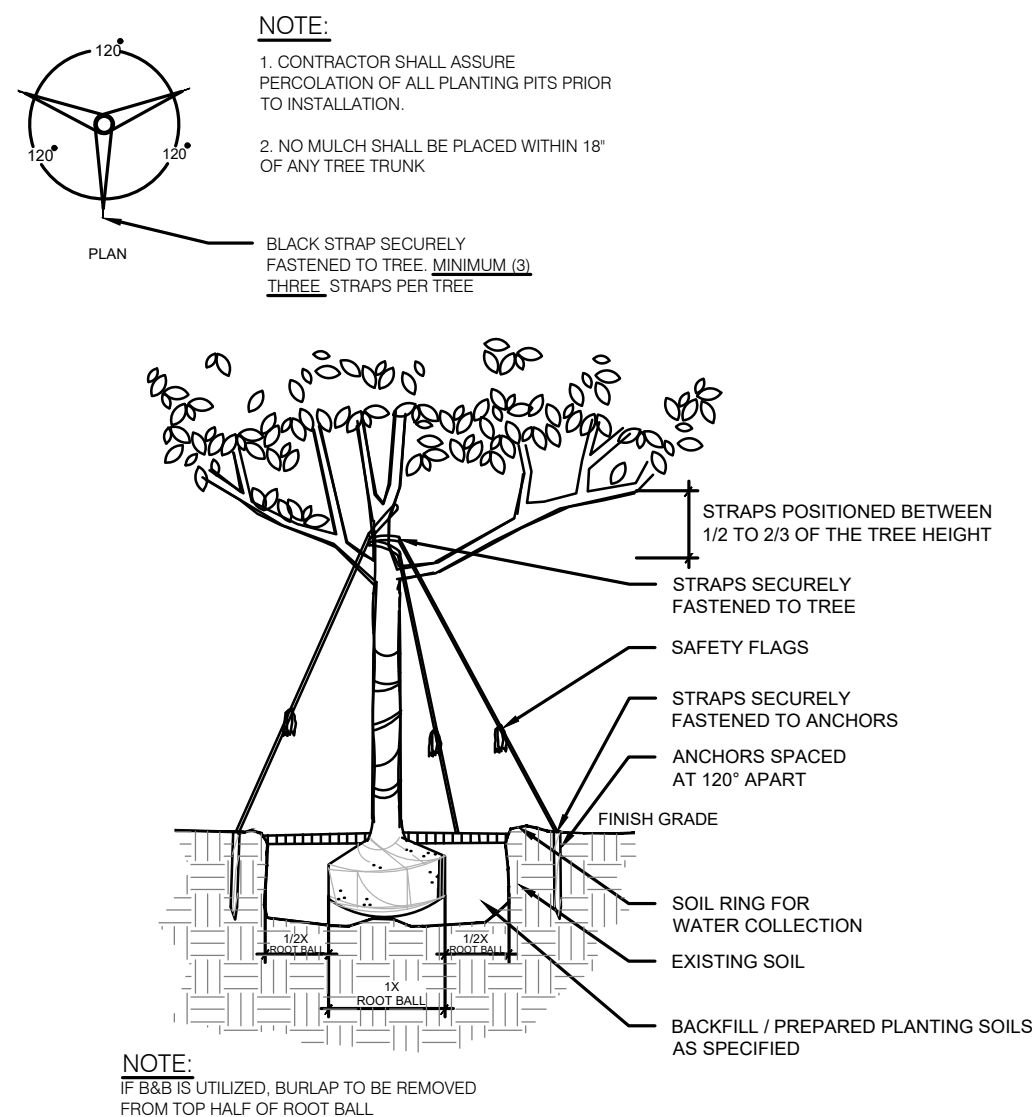
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Details



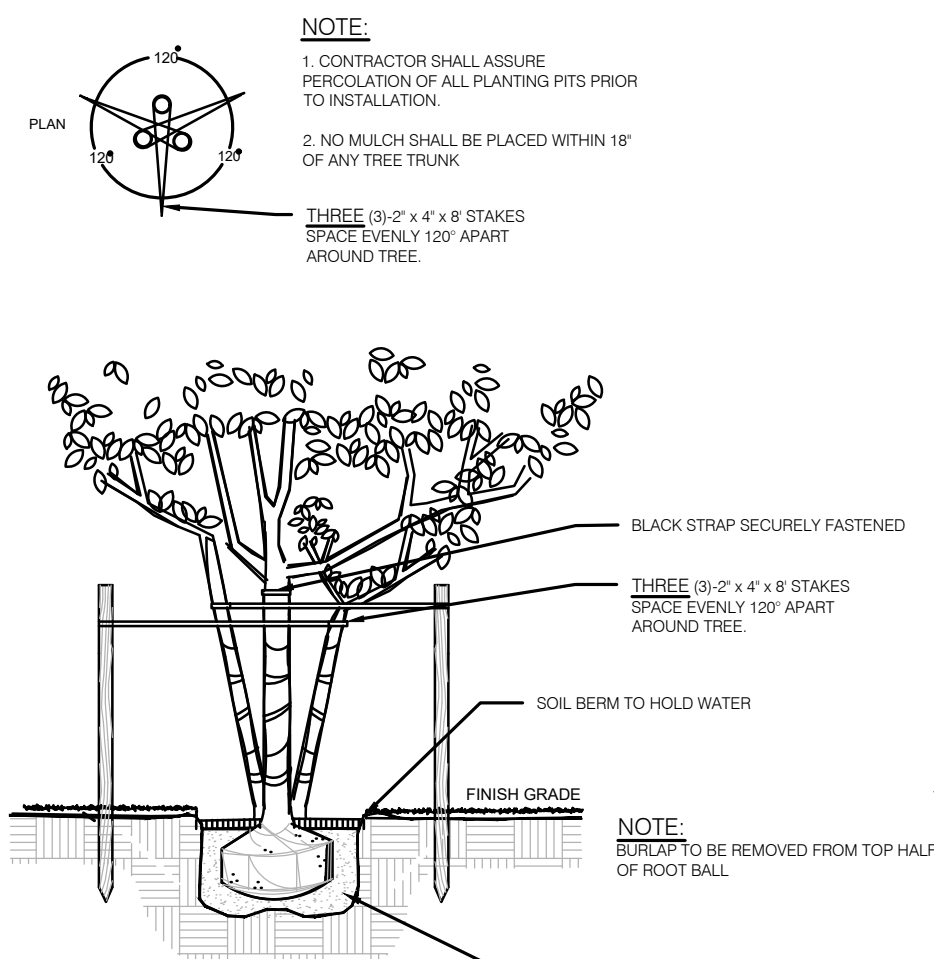
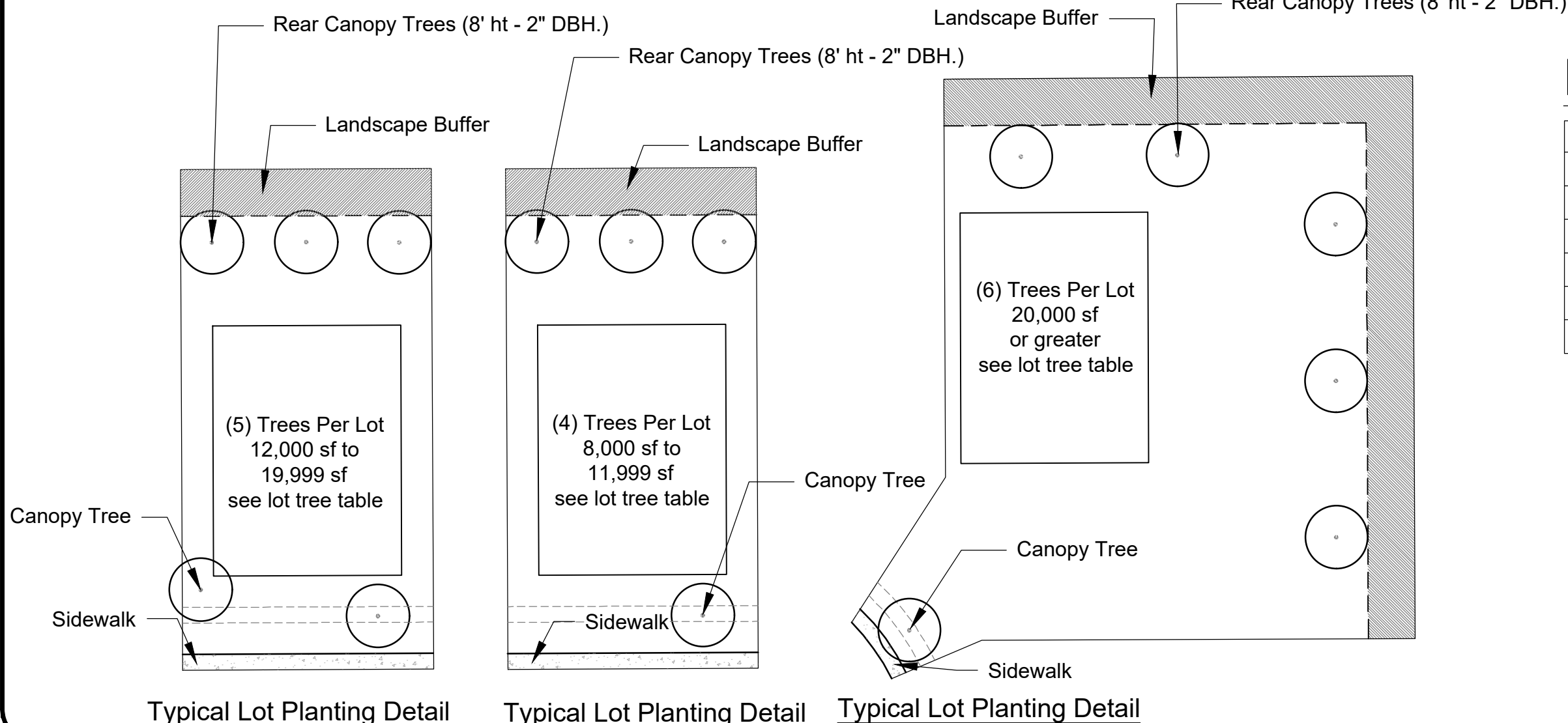
SMALL TREE GUYING DETAIL

Detail for trees between 1" and 2.5" cal. NOT TO SCALE



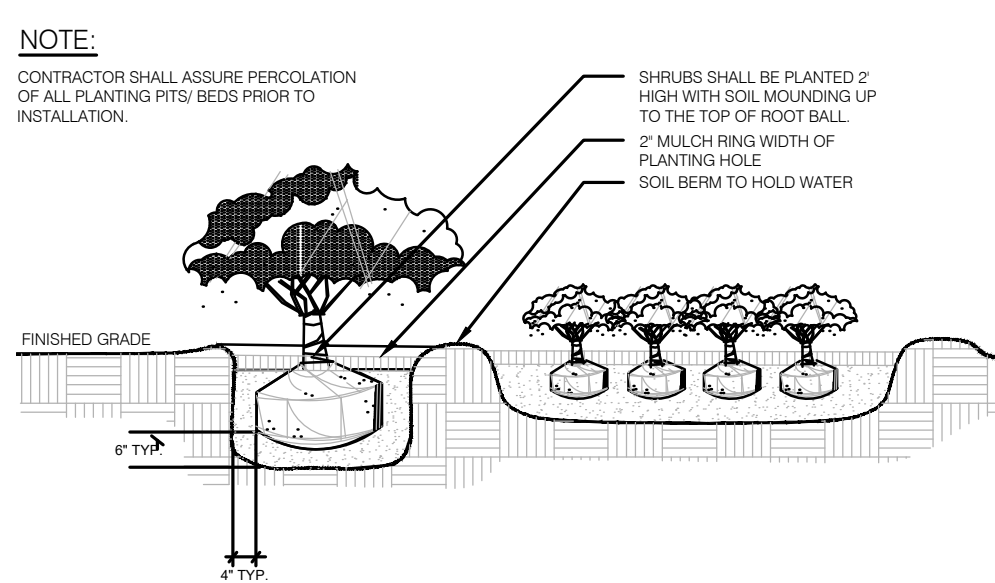
LARGE TREE GUYING DETAIL

Detail for trees greater than 2" cal. NOT TO SCALE



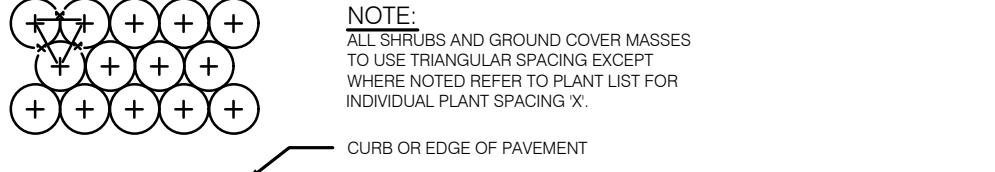
MULTI-TRUNK TREE GUYING DETAIL

Detail for trees with more than 1 trunk NOT TO SCALE



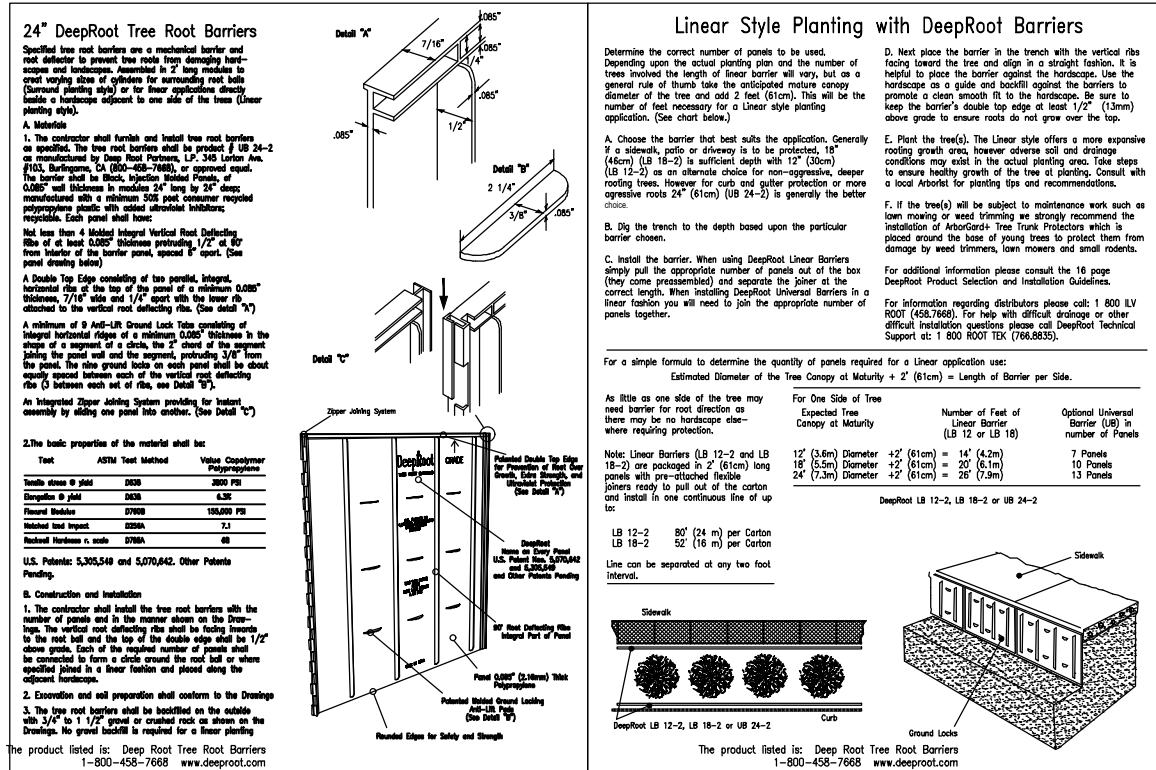
SHRUB AND GROUND COVER DETAIL

NOT TO SCALE



TYPICAL PLANT SPACING

NOT TO SCALE



Tree Root Barrier Detail

Buffer Table

Buffer Number	Buffer Type	Buffer Option	Proposed Buffer Width	Buffer Length	Canopy Trees Required per 100'	Canopy Trees Proposed	Understory Trees Required per 100'	Understory Trees Proposed	Shrubs Required per 100'	Shrubs Proposed	Fence	Sod or Mulch SF
1	C	Option 3	15	1,031.67	0	0	0	22	15	165	6' PVC Fence	18,996
2	C	Option 2	15	917.54	2	19	6	54	15	141	5' Aluminum Fence	12,542
3	B	Option 3	15	423.49	0	5	0	8	15	60	6' PVC Fence	6,487
4	C	Option 3	10	307.4	0	0	0	6	15	45	6' PVC Fence	2,396
5	B	Option 3	15	633.58	0	6	0	45	15	95	6' PVC Fence	8,537
6	A	Option 3	15	477.69	0	5	0	9	15	75	6' PVC Fence	6,672
7	A	Option 2	15	140	0	2	0	4	15	30	6' PVC Fence	2,046

Plant Schedule

Symbol	QTY	Botanical	Common	Specifications
Street Trees				
Canopy Trees	137	Acer rubrum	Red Maple	Min. 100 gal., 12'ht., 3' DHB (4" CAL)
		Elaeocarpus decipiens	Japanese Blueberry	Min. 100 gal., 12'ht., 3' DHB (4" CAL)
		Juniperus virginiana silicicola	Red Cedar	Min. 100 gal., 12'ht., 3' DHB (4" CAL)
		Magnolia grandiflora	Blanchard Magnolia	Min. 100 gal., 12'ht., 3' DHB (4" CAL)
		Platanus occidentalis	Sycamore	Min. 100 gal., 12'ht., 3' DHB (4" CAL)
		Quercus virginiana	Live Oak	Min. 100 gal., 12'ht., 3' DHB (4" CAL)
Common Areas				
Canopy Trees	37	Acer rubrum	Red Maple	Min. 100 gal., 12'ht., 3' DHB (4" CAL)
		Elaeocarpus decipiens	Japanese Blueberry	Min. 100 gal., 12'ht., 3' DHB (4" CAL)
		Juniperus virginiana silicicola	Red Cedar	Min. 100 gal., 12'ht., 3' DHB (4" CAL)
		Magnolia grandiflora	Blanchard Magnolia	Min. 100 gal., 12'ht., 3' DHB (4" CAL)
		Platanus occidentalis	Sycamore	Min. 100 gal., 12'ht., 3' DHB (4" CAL)
		Quercus virginiana	Live Oak	Min. 100 gal., 12'ht., 3' DHB (4" CAL)
Understory Tree				
	148	Ilex cassine	Dahoon Holly	Mn. 65 gal., 8' ht., 2.5 DBH (3.5" CAL)
		Lagerstroemia indica 'Tonto'	Crape Myrtle	Mn. 65 gal., 8' ht., 2.5 DBH (3.5" CAL)
		Ligustrum japonicum	Ligustrum Tree	Mn. 65 gal., 8' ht., 2.5 DBH (3.5" CAL)
		Ulmus parvifolia	Drake Elm	Mn. 65 gal., 8' ht., 2.5 DBH (3.5" CAL)
Shrubs				
	590	Buxus microphylla japonica	Boxwood	Min. 3 gal., 12" - 18" ht., 24" - 42" o.c.
		Loropetalum chinense 'Burgundy'	Burgundy Fringe Flower	Min. 3 gal., 12" - 18" ht., 24" - 42" o.c.
		Podocarpus macrophyllus	Podocarpus Hedge	Min. 3 gal., 12" - 18" ht., 24" - 42" o.c.
		Viburnum odoratissimum	Sweet Viburnum	Min. 3 gal., 12" - 18" ht., 24" - 42" o.c.
		Viburnum suspensum	Sandakwa Viburnum	Min. 3 gal., 12" - 18" ht., 24" - 42" o.c.
Sod				
	269,720 SF	Paspalum notatum	Bahia Sod	
		Stenotaphrum secundatum	St. Augustine Sod	

- * All proposed trees shall be measured at DBH (Diameter Breast Height) 54 inches above grade.

Note:

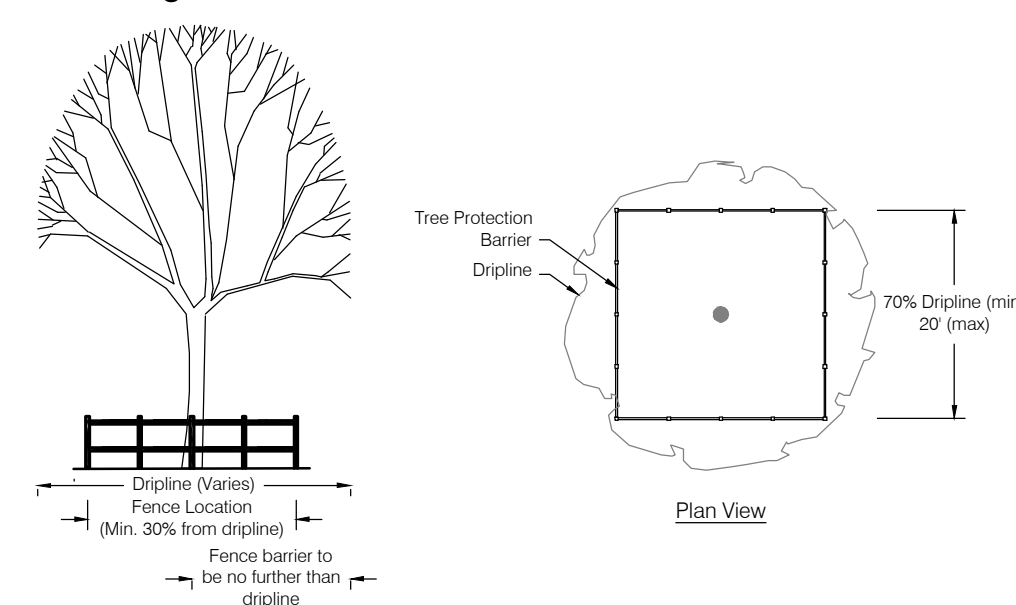
- Street trees shown on sheets K-201 and K-202 are for general location purposes only. Street trees shall be planted at the time of each individual lot development. Exact street tree location may be adjusted to accommodate driveways and walkways. If at the time of development a smaller trees in mature height is utilized then the tree spacing shall be adjusted per the City of Apopka LDC. These trees will be a minimum of 3" DBH / 4" Cal. (See note #17)
- Root barriers shall be installed for all trees adjacent to the Right of Way.
- Landscaping and Irrigation Plans must meet Section 5.2.5 D, Water Use Standards, contained in the City of Apopka Land Development Code.
- Residential lot trees shall be provided consisted with Ordinance 2925.
- All Understory trees shall be at least 8 feet in height at time of planting.

Lot Trees Plant Schedule

Quantity	Symbol	Botanical Name	Common Name	SPECIFICATIONS
261	ARF	Acer rubrum "Florida Flame"	Florida Flame Red Maple	min 45 gal., 8' ht., 2" DBH (3" CAL)
	MG	Magnolia grandiflora	Magnolia	min 45 gal., 8' ht., 2" DBH (3" CAL)
	PO	Platanus occidentalis	Sycamore	min 45 gal., 8' ht., 2" DBH (3" CAL)
	QL	Quercus laurifolia	Laurel Oak	min 45 gal., 8' ht., 2" DBH (3" CAL)
	QS	Quercus shumardii	Shumard Oak	min 45 gal., 8' ht., 2" DBH (3" CAL)
	QV	Quercus virginiana	Live Oak	min 45 gal., 8' ht., 2" DBH (3" CAL)

General Landscape Notes:

- Landscape Contractor shall be responsible for all materials and plants as called for on the landscape plans. The list of plant quantities accompanying the plans shall be used as a guide only. Contractor shall verify all quantities and report any discrepancies at time of bidding.
- All plant material shall be graded Florida No. 1 or better, as outlined by "Grades and Standards for Nursery Plants", Florida Department of Agriculture and Consumer Services, division of Plant Industry.
- All planting shall be top dressed with a minimum 2" pine bark mini nuggets.
- The Landscape Contractor shall be wholly responsible for the stability and plumb condition of all trees and shrubs and shall be legally liable for any damage caused by instability of plant material. The staking method, if not shown by detail on this plan, shall be approved by the owner or his/her authorized representative.
- Every possible safeguard shall be taken to protect existing trees that are shown on the landscape plan to be preserved.
- The Landscape Contractor is responsible for cleaning all debris associated with their work.
- Height and spread specifications refer to the overall plant form. Singular branches may not be used to meet minimum requirements. Tree caliper size to be measured 12" above grade.
- All landscaping shall be installed according to accepted commercial planting procedures. Soil, shall be free of limerock, pebbles, or other construction debris.
- All landscaping shall conform to the standards set forth in the City of Apopka LDC.
- Landscaping shall not interfere with power lines, sewer or water pipes or any other existing or proposed utilities.
- All landscaping areas shall be 100% irrigated with an automatic irrigation system consistent with the City of Apopka LDC. NO SHRUB RISERS SHALL BE UTILIZED
- Prior to the issuance of any permits or the removal of any trees, protective tree barriers shall be installed around those trees that will remain on site and shall be inspected by the county.
- Ball & burlap material shall be an acceptable alternative to container grown trees.
- Occasionally there is the potential for site modification due to revised field grading, clearing of existing tree canopy or other unforeseen conditions. The Landscape Contractor shall be responsible for informing the Owner and Landscape Architect of site conditions adverse to the healthy establishment of any plant material prior to planting so that a resolution may be achieved.
- The Landscape Contractor shall be responsible for arranging a pre-construction meeting with the Owner and Landscape architect in order to address and clarify any questions, concerns and/or conditions related to these drawings or the existing site.
- Landscape Contractor shall use appropriate container size to meet minimum plant height, if minimum plant height can not be met with specified container size.
- All proposed tress shall be measured at DBH (Diameter Breast Height) 54 inches above grade.



A Protective Tree Barrier
1 Not To Scale

Date:

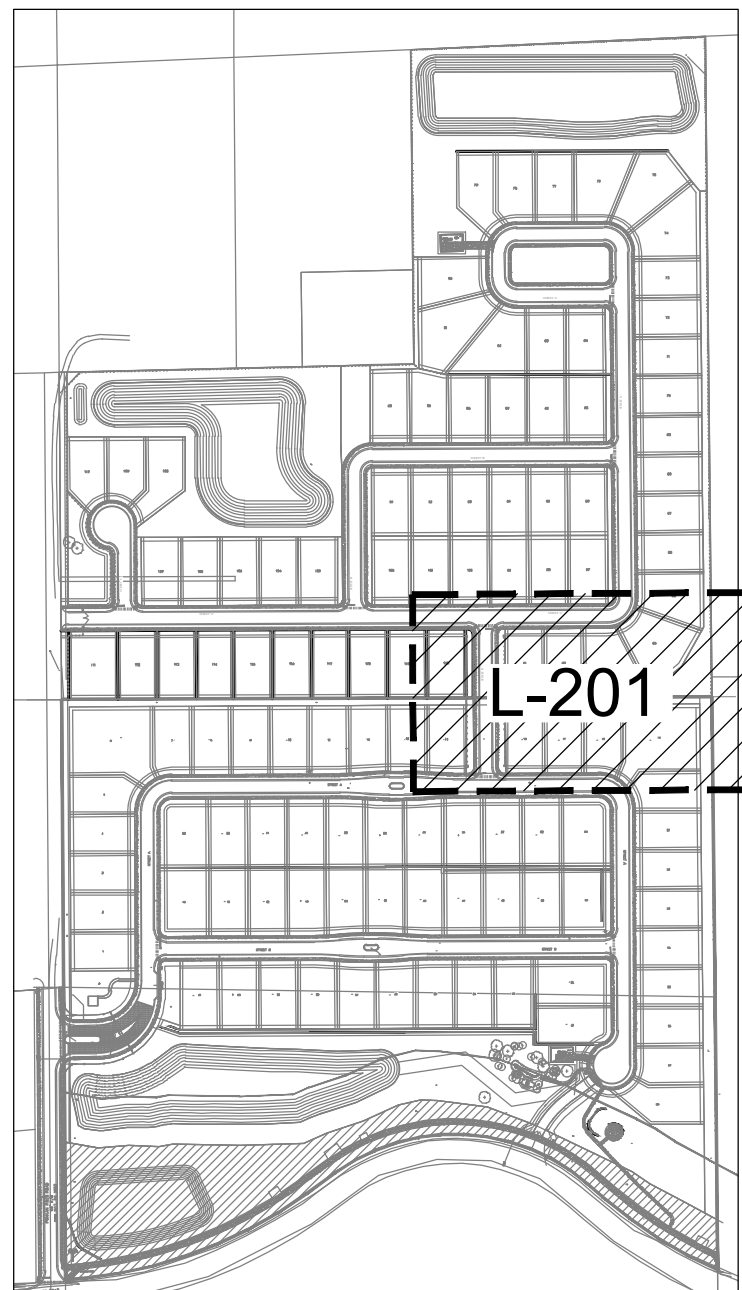
daly design group inc.

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

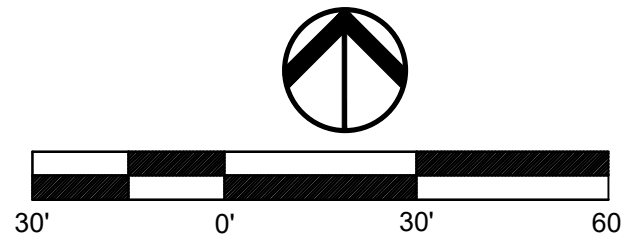
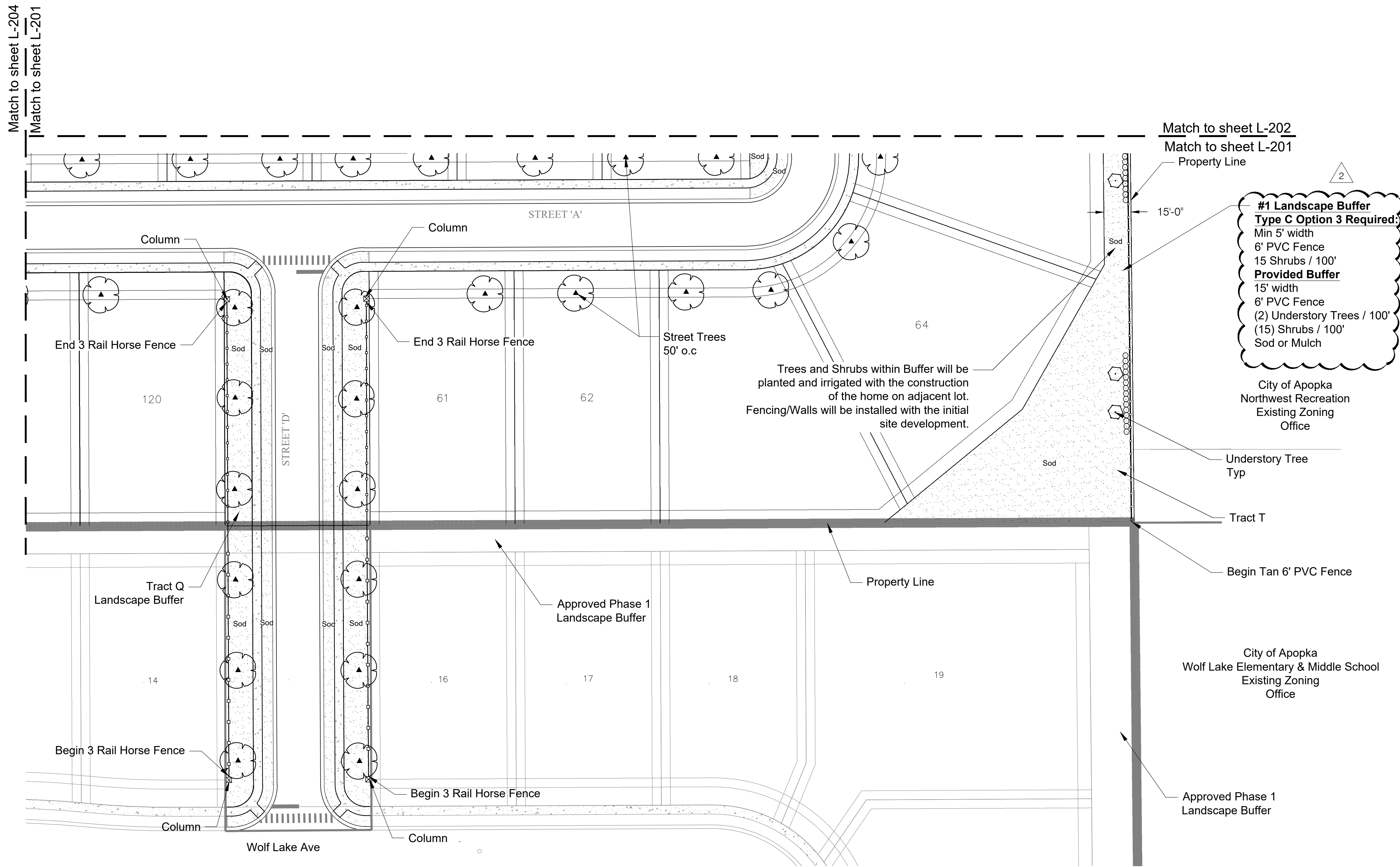
Plant Schedule & Details
Master Development Plan
Wolf Lake Ranch Phase 2
Apopka, Florida



PROJECT NO.
21251-2
SCALE
nts
DATE
Dec 2024
SHEET
L-001



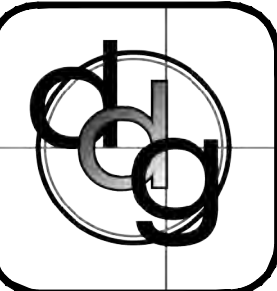
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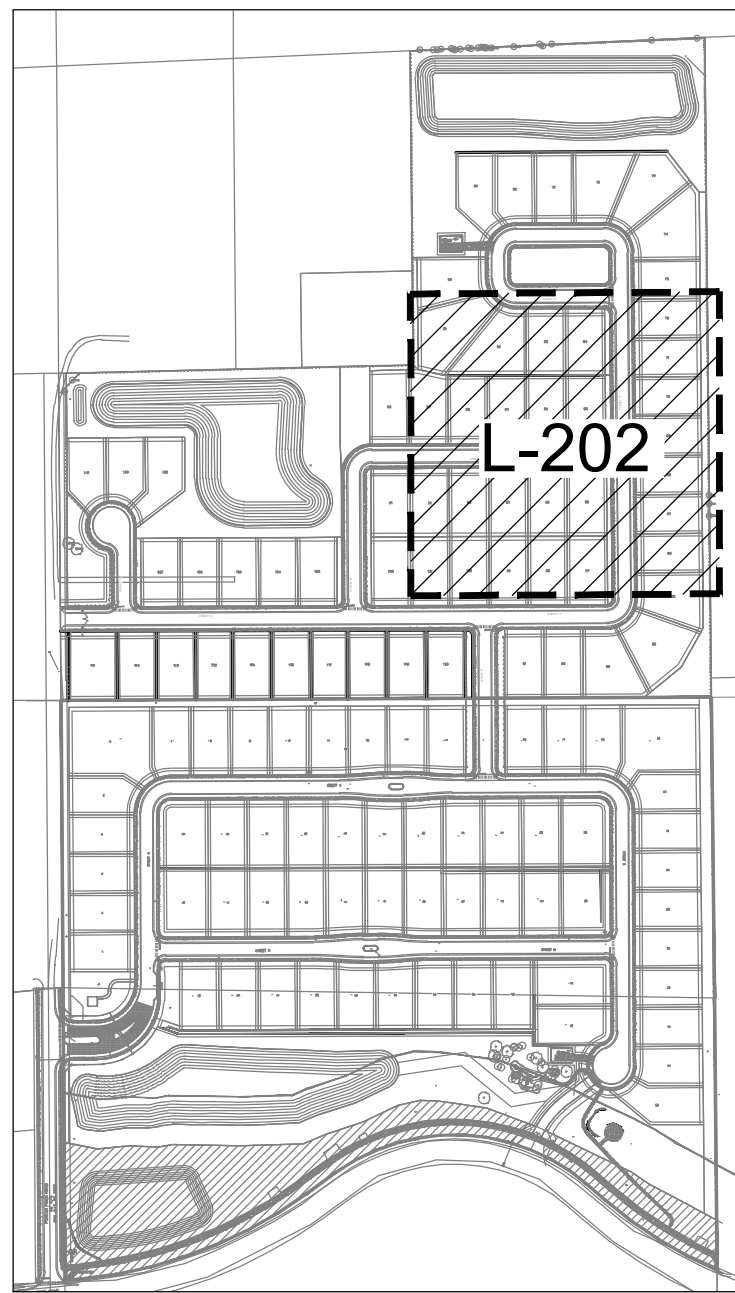
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REV	DATE	DESCRIPTION	BY
2	02.11.25	Revised per Client Comments	GH
1	01.30.25	Revised per DRC Comments	GH

Landscape Buffer Plan
Master Development Plan
Wolf Lake Ranch Phase 2
Apopka, Florida



PROJECT NO.
21251-2
SCALE
1"=30'
DATE
Dec 2024
SHEET
L-201

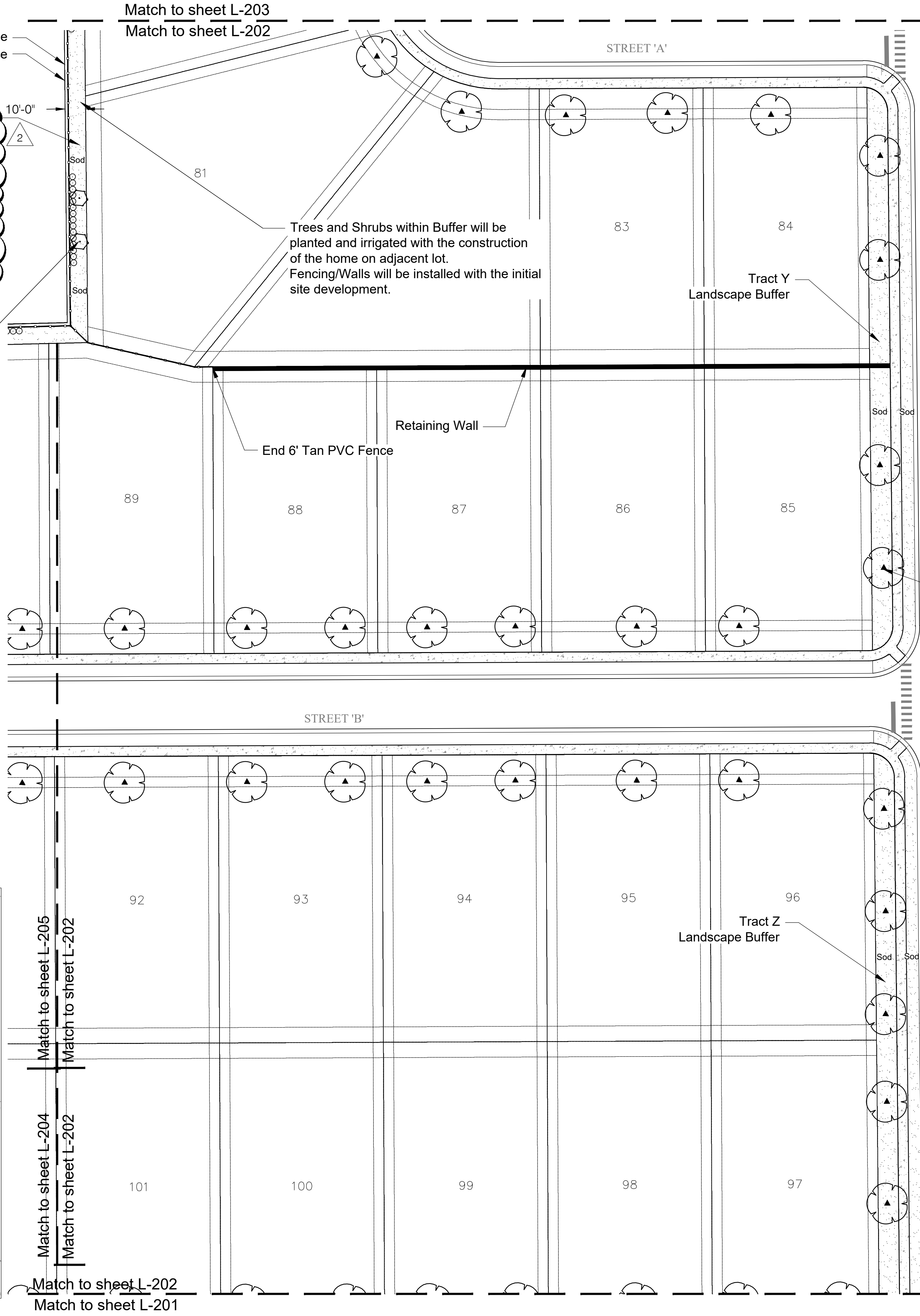


Index Key

#4 Landscape Buffer
Type C Option 3 Required:
Min 5' width
6' PVC Fence
15 Shrubs / 100'
Provided Buffer
10' width
6' PVC Fence
(2) Understory Trees / 100'
(15) Shrubs / 100'
Sod or Mulch

Understory Tree
Typ

Property Line
Tan PVC Fence



STREET 'A'

Match to sheet L-203
Match to sheet L-202

STREET 'B'

Match to sheet L-204
Match to sheet L-202
Match to sheet L-202
Match to sheet L-202

Match to sheet L-202
Match to sheet L-201

End 6' Tan PVC Fence

Retaining Wall

Tract Z
Landscape Buffer

Tract Y
Landscape Buffer

Trees and Shrubs within Buffer will be
planted and irrigated with the construction
of the home on adjacent lot.
Fencing/Walls will be installed with the initial
site development.

#1 Landscape Buffer
Type C Option 3 Required:
Min 5' width
6' PVC Fence
15 Shrubs / 100'
Provided Buffer
15' width
6' PVC Fence
(2) Understory Trees / 100'
(15) Shrubs / 100'
Sod or Mulch

Trees to be saved

Understory Tree
Typ

Property Line

6' Tan PVC Fence

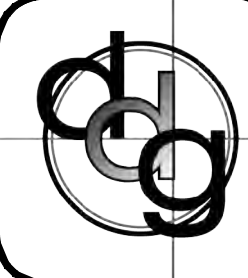
Understory Tree
Typ

Trees and Shrubs within Buffer will be
planted and irrigated with the construction
of the home on adjacent lot.
Fencing/Walls will be installed with the initial
site development.

City of Apopka
Northwest Recreation
Existing Zoning
Office



Landscape Buffer Plan
Master Development Plan
Wolf Lake Ranch Phase 2
Apopka, Florida



PROJECT NO.
21251-2
SCALE
1"=30'
DATE
Dec 2024
SHEET
L-202

REV	DATE	DESCRIPTION
2	02.11.25	Revised per Client Comments
1	01.30.25	Revised per DRC Comments

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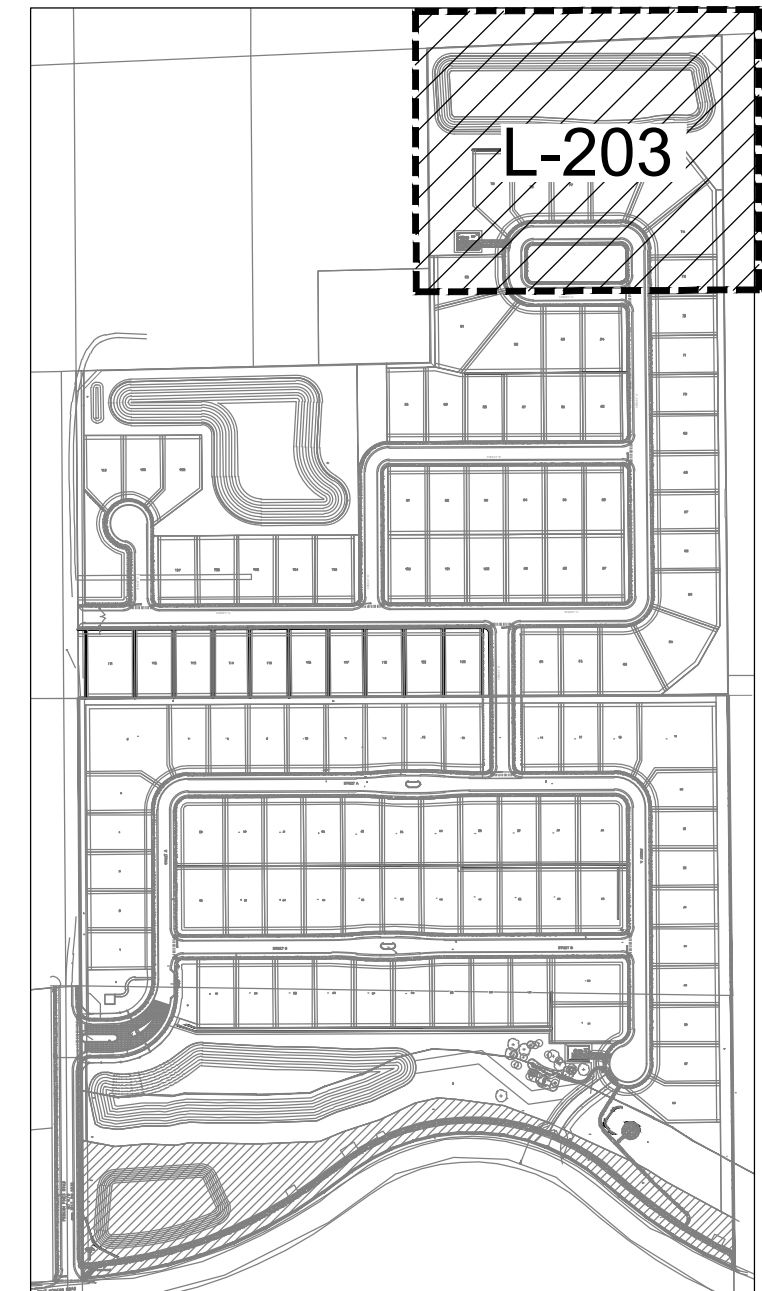
#2 Landscape Buffer
Type C Option 2 within Tract CC
Required:
Min. 15' width
(2) Canopy Trees / 100'
(6) Understory Trees / 100'(15)
(15) Shrubs / 100'
Provided Buffer:
15' width
5' Aluminum Fence
(2) Canopy Trees / 100'
(6) Understory Trees / 100'
(15) Shrubs / 100'
Sod

#3 Landscape Buffer
Type B Option 3 within Tract CC
Required:
Min. 5' width
4' Fence
(15) Shrubs / 100'
Provided Buffer:
10' width
6' PVC Fence
(1) Canopy Trees / 100'
(2) Understory Trees / 100'
(15) Shrubs / 100'
Sod

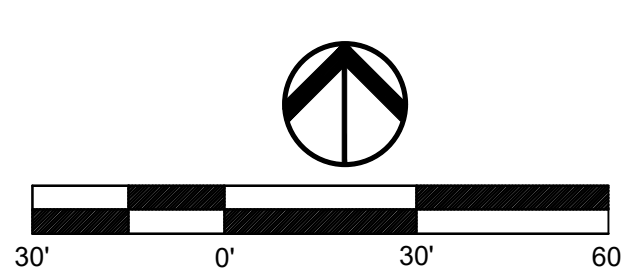
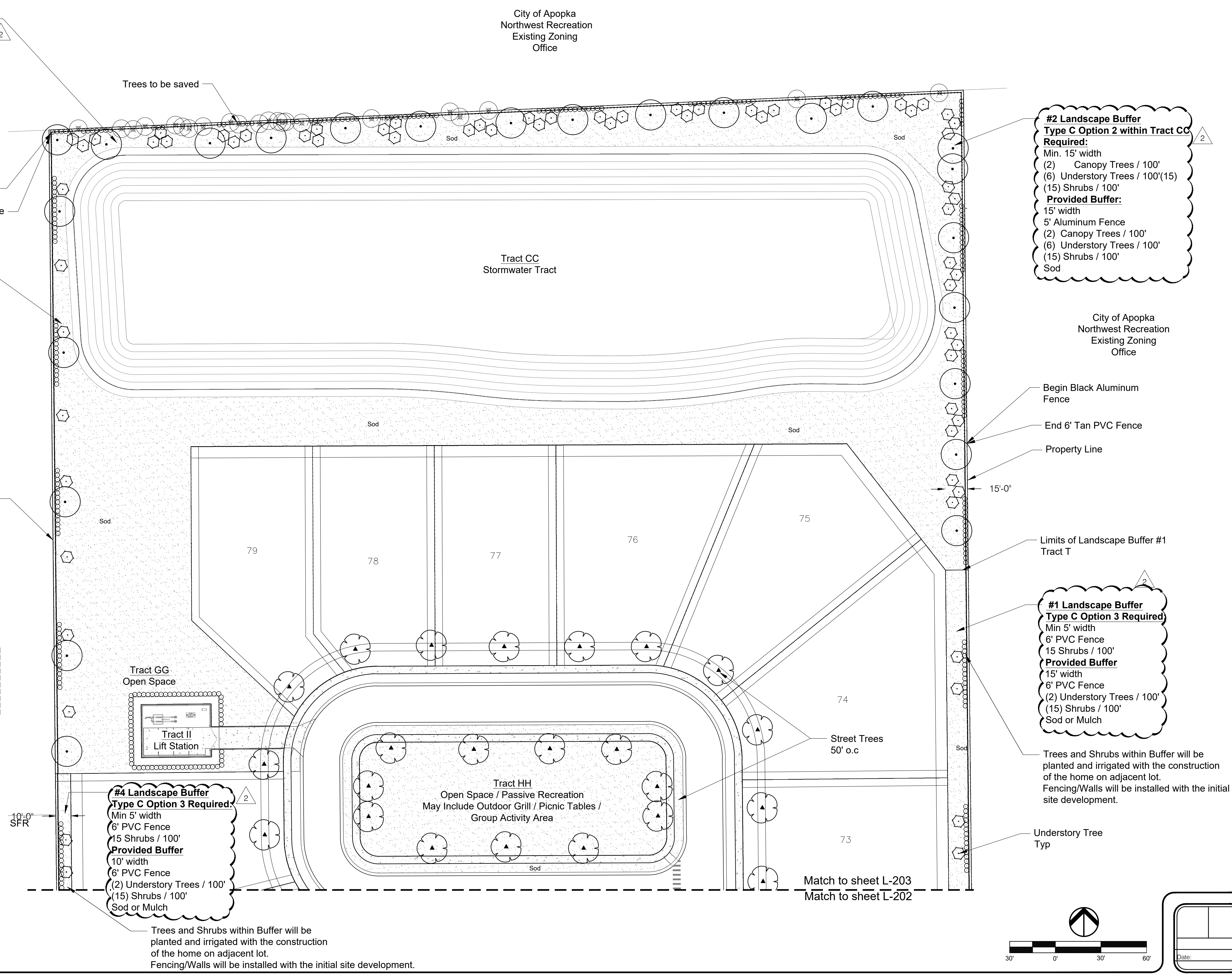
#2 Landscape Buffer
Type C Option 2 within Tract CC
Required:
Min. 15' width
(2) Canopy Trees / 100'
(6) Understory Trees / 100'(15)
(15) Shrubs / 100'
Provided Buffer:
15' width
5' Aluminum Fence
(2) Canopy Trees / 100'
(6) Understory Trees / 100'
(15) Shrubs / 100'
Sod

#1 Landscape Buffer
Type C Option 3 Required
Min 5' width
6' PVC Fence
15 Shrubs / 100'
Provided Buffer
15' width
6' PVC Fence
(2) Understory Trees / 100'
(15) Shrubs / 100'
Sod or Mulch

#4 Landscape Buffer
Type C Option 3 Required
Min 5' width
6' PVC Fence
15 Shrubs / 100'
Provided Buffer
10' width
6' PVC Fence
(2) Understory Trees / 100'
(15) Shrubs / 100'
Sod or Mulch



Index Key



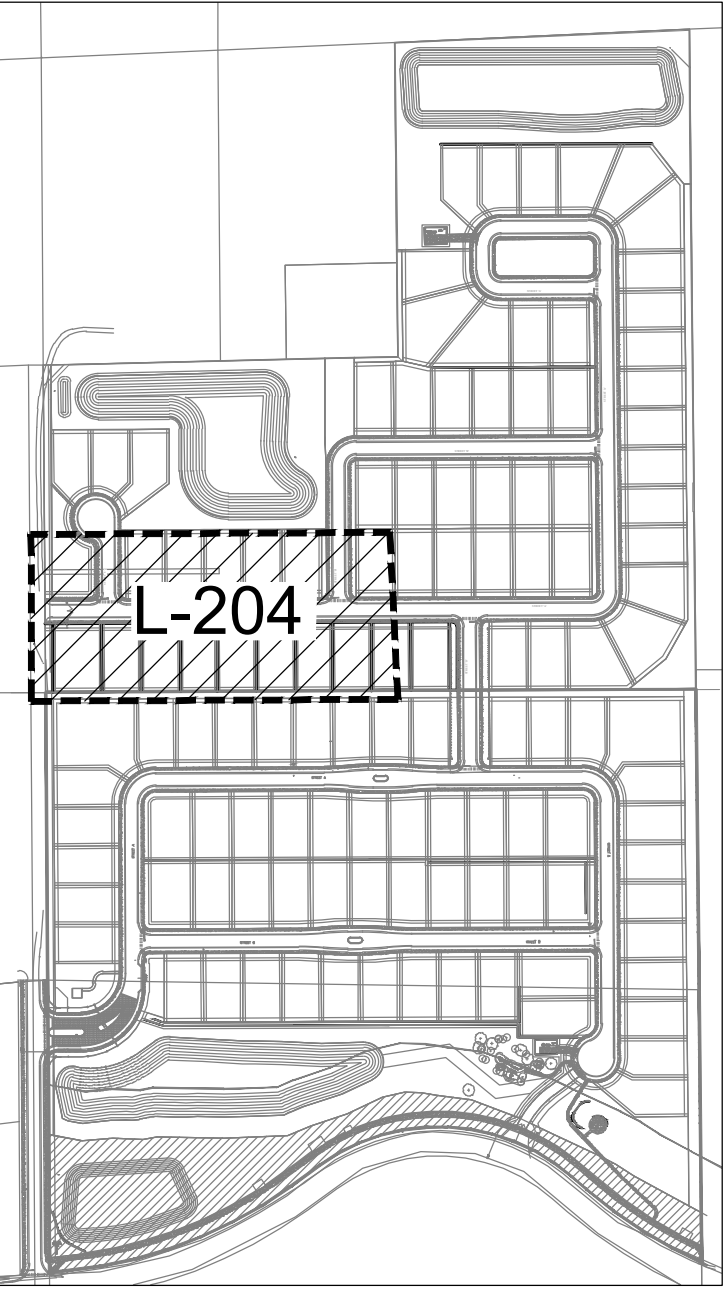
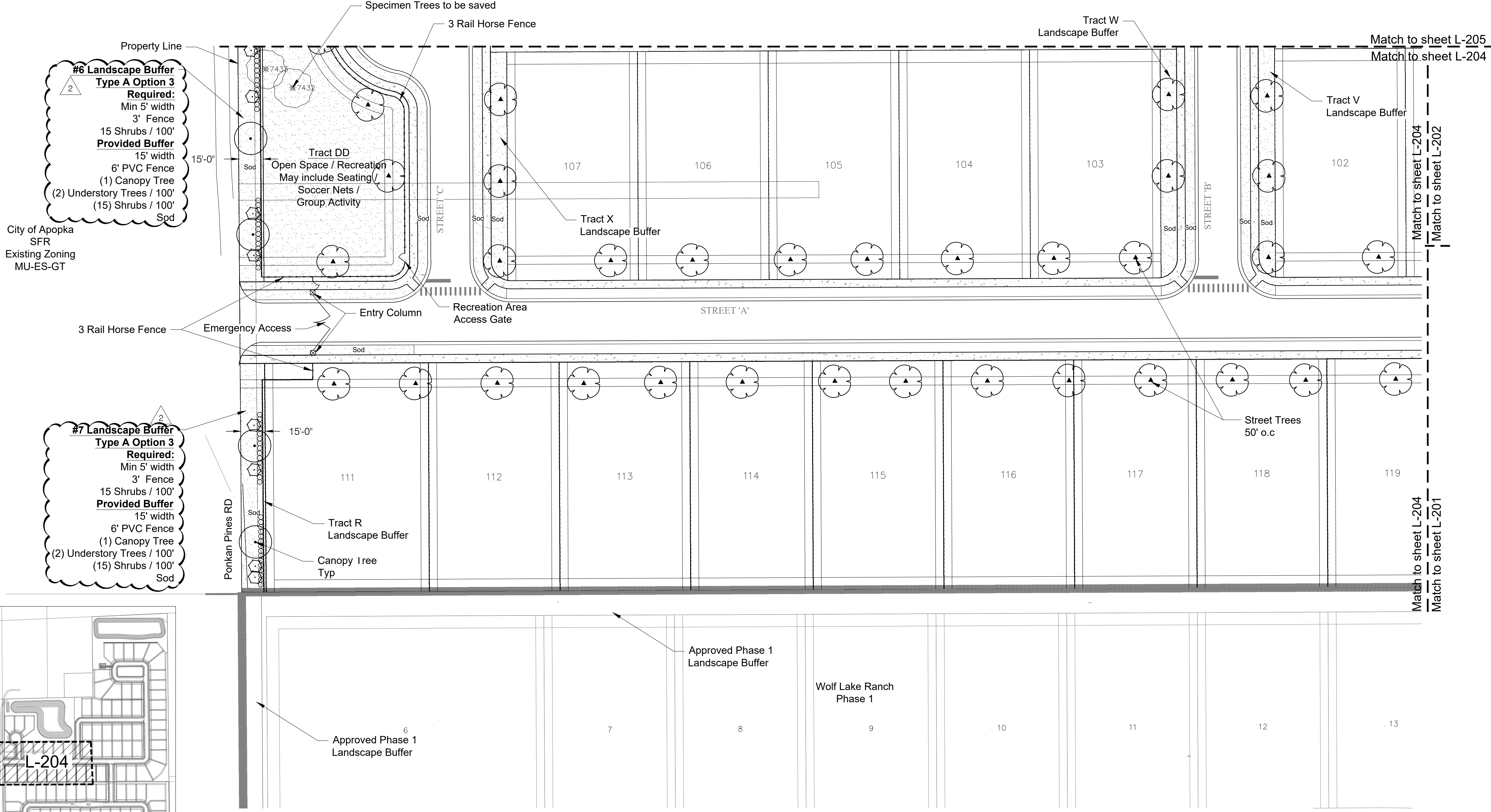
Date:

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913 N Pennsylvania Ave, Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

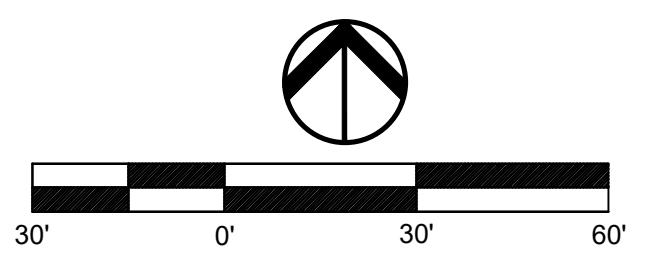
REV	DATE	DESCRIPTION
1	01.30.25	Revised per DRC Comments
2	02.11.25	Revised per Client Comments

Landscape Buffer Plan
Master Development Plan
Wolf Lake Ranch Phase 2
Apopka, Florida

PROJECT NO.
21251-2
SCALE
1"=30'
DATE
Dec 2024
SHEET
L-203



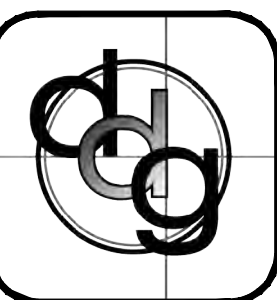
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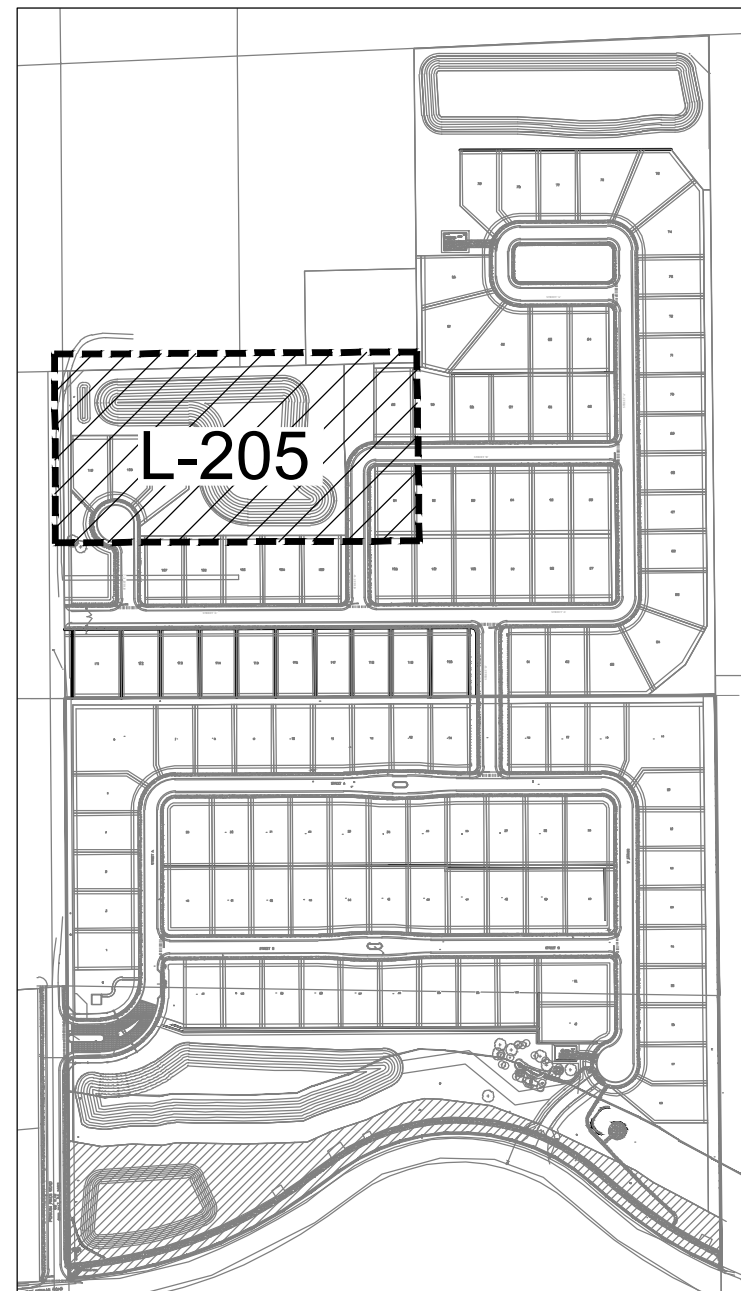
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REV	DATE	DESCRIPTION
2	02.11.25	Revised per Client Comments
1	01.30.25	Revised per DRC Comments

Landscape Buffer Plan
Master Development Plan
Wolf Lake Ranch Phase 2
Apopka, Florida



PROJECT NO.
21251-2
SCALE
1"=30'
DATE
Dec 2024
SHEET
L-204



Index Key

#6 Landscape Buffer
Type A Option 3
Required:
Min 5' width
3' Fence
15 Shrubs / 100'
Provided Buffer
15' width
6' PVC Fence
(1) Canopy Tress
(2) Understory Trees / 100'
(15) Shrubs / 100'
Sod

City of Apopka
SFR
Existing Zoning
MU-ES-GT

6' Tan PVC Fence

15'-0"

Ponkan Pines RD

#5 Landscape Buffer
Type B Option 3
Required:
Min 5' width
4' Fence
15 Shrubs / 100'
Provided Buffer
15' width
6' PVC Fence
(1) Canopy Tress
(7) Understory Trees / 100'
(15) Shrubs / 100'
Sod

City of Apopka
Existing Zoning
MU-ES-GT

City of Apopka
SFR
Existing Zoning
MU-ES-GT

Canopy Tree
Typ

SFR

Understory Tree
Typ

Passive Recreation Outdoor Theater /
Movie Lawn / Group Activities

Tract EE
Storm Water
Sod

Tract FF
Open Space
Sod

#4 Landscape Buffer
Type C Option 3
Required:
Min 5' width
6' PVC Fence
15 Shrubs / 100'
Provided Buffer
10' width
6' PVC Fence
(2) Understory Trees / 100'
(15) Shrubs / 100'
Sod or Mulch

Match to sheet L-205
Match to sheet L-202

2

2

110

109

108

90

91

Tract BB
Storm Water

Tract EE
Storm Water
Sod

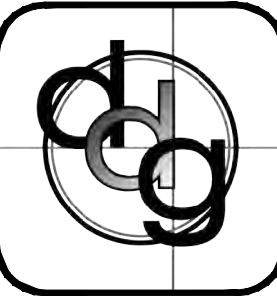
3 Rail Horse Fence

Tract S
Landscape Buffer

Tract W
Landscape Buffer

Street Trees
50' o.c

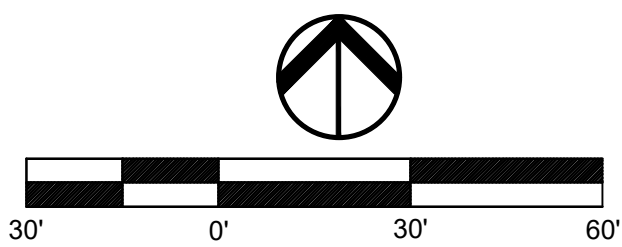
Match to sheet L-205
Match to sheet L-204



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Landscape Buffer Plan
Master Development Plan
Wolf Lake Ranch Phase 2
Apopka, Florida

PROJECT NO.
21251-2
SCALE
1"=30'
DATE
Nov 2024
SHEET
L-205



REV	DATE	DESCRIPTION
2	02.11.25	Revised per Client Comments
1	01.30.25	Revised per DRC Comments



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

SCHOOL CONCURRENCY DETERMINATION PRELIMINARY SCHOOL CONCURRENCY RECOMMENDATION

February 14, 2025

VIA E-MAIL: OSANCHEZ@APPIANFL.COM

Ovidio Sanchez
Appian Engineering
2221 Lee Road, Suite 27
Winter Park, FL 32789

ACTION: RECOMMENDATION FOR DENIAL for Application APK-25-003 (Wolf Lake Ranch Roseville)

This letter serves as the Preliminary School Concurrency Recommendation on behalf of the City of Apopka by Orange County Public Schools. School capacity for the following development **is not available**:

Type of Development Application	☒ Preliminary Plat/ Site Plan/ Functional Equivalent ☐ Amendment or Extension of CEL
Development Application #:	TBD
Project Name:	Wolf Lake Ranch Roseville
OCPS Completed Application Date:	02/12/2025
Parcel #(s):	20-28-19-0000-00-009, 20-28-19-0000-00-010, 20-28-19-0000-00-039, 20-28-19-9225-00-150
Requested Units (#):	Total: 59 SF <2,000: SF 2,000–2,499: 9 SF 2,500-2,999: 18 SF 3,000-3,999: SF >= 4,000: 12 MF: TH: 20
School Board District:	#7

In accordance with Section 10 of the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A**.

Upon review of the above-named application for School Concurrency Determination, the Department of Facilities Planning of Orange County Public Schools finds this application is denied based on insufficient school capacity at the affected Concurrency Service Areas (CSA) to support the development of 59 single family residential units. A Concurrency Mitigation Agreement (CMA) will be required.

To determine if this project can be approved through mitigation, the Applicant must contact the Department of Facilities Planning within fourteen (14) days of this of this letter. The fee to process a CMA for 59 units is \$2,000.00, and the process takes approximately sixty (60) days from the date OCPS deems the application sufficient. **Please refer to Attachment B for additional instructions on how to proceed with entering into**

a CMA. If you intend to mitigate, the next step in the application process will be a review by the School Development Review Committee (SDRC).

This determination expires on August 12, 2025. OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess a fully executed CMA by the expiration date but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

This determination is governed by the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency, the provisions of the municipality's adopted Comprehensive Plan, the Orange County Charter, and the Florida Statutes.

HB 7103, which affects our Capacity Enhancement and Concurrency processes, went into effect on July 1, 2019. We appreciate your patience as we evaluate the statutory language and await direction from the Orange County School Board on how to implement the language.

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

Sincerely,



Tamara L. Pelc
Administrator, Facilities Planning

SK/tp

Attachments – Attachment A: Detailed Capacity Analysis
Attachment B: CMA Submittal Requirements and Information

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

Attachment A



School Concurrency Determination

User ID SV February 13, 202 14:21:34

Project ID:

CMA- APK- 25 –003

Valid Until: August 12, 2025

Project Name:		WOLF LAKE RANCH ROSEVILLE				
Unvested Units	SF <2,000 Sq. Ft. Units	0	SF 3,000-3,999 Sq. Ft. Units	20	Multi Family High Rise Units	0
	SF 2,000-2,499 Sq Ft Units	9	SF >=4,000 Sq. Ft Units	12	Townhome Units	0
	SF 2,500-2,999 Sq Ft Units	18	Multi-Family Units	0	Mobile Home Units	0

Concurrency	School Level	Elementary	Middle	High
	CSA:	DD		
	School:	WOLF LAKE ES	WOLF LAKE MS	APOPKA HS
	Analysis of Existing Conditions			
	CSA Capacity (2023-2024)	1,704	1,112	3,390
	Enrollment (2023-2024)	1,388	1,151	3,449
	Utilization (2023-2024)	81.5%	103.5%	101.7%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	486	0	0
	Analysis of Reserved Capacity			
	Encumbered Capacity	367	182	232
	Reserved Capacity	38	18	0
	Adjusted Utilization	105.2%	121.5%	108.6%
	Adjusted Available Seats	81	0	0
	Analysis of Proposed Development			
	Students Generated	11.579	6.422	9.401
	Adjusted Utilization	105.9%	122.1%	108.9%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	NOT AVAILABLE	NOT AVAILABLE
	Number of Seats to Mitigate	0.000	6.422	9.401

Adjacency	School Level	Elementary	Middle	High
	CSA:	DD		
	School:	WOLF LAKE ES	WOLF LAKE MS	WEKIVA HS
	Analysis of Existing Conditions			
	School Capacity (2023-2024)	1,704	1,112	2,797
	Enrollment (2023-2024)	1,388	1,151	2,159
	Utilization (2023-2024)	81.5%	103.5%	77.2%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	486	0	638
	Analysis of Reserved Capacity			
	Encumbered Capacity	367	182	232
	Reserved Capacity	38	18	0
	Adjusted Utilization	105.2%	121.5%	85.5%
	Adjusted Available Seats	81	0	406
	Analysis of Proposed Development			
	Students Generated	11.579	6.422	9.401
	Adjusted Utilization	105.9%	122.1%	85.8%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	NOT AVAILABLE	AVAILABLE
	Number of Seats to Mitigate	0.000	6.422	0.000

WOLF LAKE ES
WOLF LAKE MS
APOPKA HS

Attachment B

 Orange County Public Schools		CONCURRENCY MITIGATION AGREEMENT (CMA) SUBMITTAL REQUIREMENTS AND INFORMATION											
2025 School Board Meetings December 10, 2024 January 14, 2025 January 28, 2025 February 11, 2025 February 25, 2025 March 11, 2025 April 1, 2025 April 22, 2025 May 13, 2025 June 10, 2025 June 24, 2025 *July 8, 2025 **July 29, 2025 August 12, 2025 August 26, 2025 **September 9, 2025 September 30, 2025 October 14, 2025 October 28, 2025 November 11, 2025 <i>* Tentative/Optional school board meeting – if needed</i> <i>**Budget Public Hearing</i> <i>The School Board's December 2025 – 2026 meeting schedule will be available after November 18, 2025.</i>		To proceed with entering into a CMA, please provide the Department of Facilities Planning with the following, and initial each item to acknowledge: _____ If in Orange County, a copy of the Capacity Encumbrance Letter (CEL) _____ Title Commitment or an Owner & Encumbrance Report (O&E Report) not older than 90 days _____ Boundary Survey _____ GIS shape file matching the legal description based on a certified survey _____ Agent Authorization (if applicable) _____ Written confirmation that Applicant would like to proceed with the CMA must be provided within sixty (60) days of receipt of the CEL. Written confirmation can be provided via U.S. Mail or via E-Mail _____ Check made out to <u>Orange County Public Schools</u> for mitigation agreement fee:											
		<table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th colspan="2">CMA Mitigation Agreement Fee</th> </tr> </thead> <tbody> <tr> <td>1 to 50 units:</td> <td>\$1,500.00</td> </tr> <tr> <td>51 to 200 units:</td> <td>\$2,000.00</td> </tr> <tr> <td>201 to 500 units:</td> <td>\$4,000.00</td> </tr> <tr> <td>501 to 1000 units:</td> <td>\$6,000.00</td> </tr> <tr> <td>1001+ units:</td> <td>\$7,000.00</td> </tr> </tbody> </table>		CMA Mitigation Agreement Fee		1 to 50 units:	\$1,500.00	51 to 200 units:	\$2,000.00	201 to 500 units:	\$4,000.00	501 to 1000 units:	\$6,000.00
CMA Mitigation Agreement Fee													
1 to 50 units:	\$1,500.00												
51 to 200 units:	\$2,000.00												
201 to 500 units:	\$4,000.00												
501 to 1000 units:	\$6,000.00												
1001+ units:	\$7,000.00												
		Facilities Planning will provide Applicant with a draft mitigation agreement following the School Development Review Committee's (SDRC) recommended approval of the draft agreement terms. Please review and provide comments within <u>two (2) weeks</u> of receipt of the draft mitigation agreement from Facilities Planning. After reviewing the draft, Applicant will return <u>three (3) signed originals</u> to Facilities Planning at least two weeks prior to the School Board hearing date. A check, made out to the <u>Orange County Comptroller</u> to cover the recording of the Agreement in the Public Records, must be provided to Facilities Planning prior to the School Board hearing date. Facilities Planning will provide you with the amount. (\$10.00 for the first page and \$8.50 for each additional page. Indexing - first four (4) names free and a charge of \$1.00 per additional name.) CMAs are tri-party agreements and require approval by the School Board and the applicable local government. Staff is required to submit materials, including a signed agreement, <u>at least two (2) weeks prior to the School Board meeting date</u> to secure a place on the agenda.											

(Orig. 06/2013)
(Rev. 04/2019)
(Rev. 11/2020)
(Rev. 11/2021)

* OPCS Facilities Planning reserves right to request additional information in order to process applications or requests.



City of Apopka CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)

Item #: 4.

Meeting Date: May 7, 2025

Department: Finance Department

SUBJECT:

Annual Comprehensive Financial Report for Fiscal Year Ended September 30, 2024 from Mauldin and Jenkins, LLC.

REQUEST:

Acceptance of the Annual Comprehensive Financial Report for Fiscal Year Ended September 30, 2024, from Mauldin and Jenkins, LLC.

SUMMARY:

Presentation of the Annual Comprehensive Financial Report for Fiscal Year Ended September 30, 2024, by Garrett Marlowe with Mauldin and Jenkins, LLC.

FUNDING SOURCE:

FY2023 - 2024 Budget

RECOMMENDED MOTION:

Acceptance of the Annual Comprehensive Financial Report for Fiscal Year Ended September 30, 2024 from Mauldin and Jenkins, LLC.

ATTACHMENTS:

1. FY2024 Audit Presentation



**2024 PRESENTATION OF
AUDIT RESULTS TO:
CITY OF APOPKA, FLORIDA**
Presented by:
Garrett Marlowe, CPA



Agenda

- Information about Mauldin & Jenkins
- Overview of Audit Opinions and Annual Comprehensive Financial Report
- Required Communications under *Government Auditing Standards*
- Questions and Comments



*Presentation of
Audit Results
May 7, 2025*



Mauldin & Jenkins, LLC

MAULDIN & JENKINS BY THE NUMBERS



CONSISTENTLY RANKED AS A TOP
ACCOUNTING FIRM IN THE U.S.

100+ year

HISTORY
OF QUALITY SERVICE

Serve 725+
GOVERNMENT CLIENTS

GOVERNMENTAL
PARTNERS &
DIRECTORS

25



150+

TEAM MEMBERS DEDICATED
TO SERVING THE
GOVERNMENTAL INDUSTRY



VISION

To be a trusted advisor, earning trust and building respect through our
consistent commitment to sustainable excellence, leadership, and integrity.



220+

SINGLE AUDITS PERFORMED LAST
YEAR COVERING OVER \$6 BILLION
OF FEDERAL GRANTS



156,000+

HOURS ANNUALLY
PROVIDED TO
GOVERNMENTAL CLIENTS

175+

CURRENT CLIENTS AWARDED
THE GFOA CERTIFICATE OF
EXCELLENCE

6

STATES

14

OFFICES



Presentation of
Audit Results
May 7, 2025



General Information About the Annual Comprehensive Financial Report

Introductory Section

- Letter of Transmittal; Organizational Chart; Directory of Officials; Certificate of Achievement for Excellence in Financial Reporting

Financial Section

- Independent Auditor's Report; Management Discussion & Analysis (MD&A); Financial Statements and Footnotes

Statistical Section

- Financial Trends Information; Revenue Capacity Information; Debt Capacity Information; Operating Information

General Information About the Annual Comprehensive Financial Report

Audit Opinion

Our Responsibility Under Auditing Standards Generally Accepted in the United States of America (GAAS)

- We considered the internal control structure for the purpose of expressing our opinion on the City's basic financial statements and not for the purpose of providing an opinion on the effectiveness of internal controls.
- Our audit was performed in accordance with GAAS and *Government Auditing Standards*.
- Our objective is to provide reasonable—not absolute—assurance that the basic financial statements are free of material misstatement.
- The basic financial statements are the responsibility of the City's management.

Report on Basic Financial Statements

- Unmodified ("clean") opinion on basic financial statements.
- Presented fairly in accordance with accounting principles generally accepted in the United States of America.
- Our responsibility does not extend beyond financial information contained in our report.



*Presentation of
Audit Results
May 7, 2025*



General Information About the Annual Comprehensive Financial Report

Compliance Report

- The financial report package contains a report on our tests of the City's internal controls and compliance with laws, regulations, etc. The report is not intended to provide an opinion on internal controls and compliance with applicable rules and regulations.
- This report and the procedures performed are required by *Government Auditing Standards*.
- We reported no current year findings.

Single Audit

- The City received and spent approximately \$3.1 million of federal awards and \$1 million of state awards. This required us to perform a single audit on one major federal program covering approximately \$2.6 million of expenditures, and one major state program covering approximately \$928 thousand of expenditures.
- We noted no issues with regard to the use of these funds.



*Presentation of
Audit Results
May 7, 2025*



Required Communications

Significant Accounting Policies

- Management is responsible for the selection and use of appropriate accounting policies.
- The significant accounting policies used by the City are described in Note 1 to the basic financial statements.
- During the current year, there were no new standards implemented in 2024 that had a significant effect on the City's financials.
- The policies used by the City are in accordance with generally accepted accounting principles.
- In considering the qualitative aspects of its policies, the City is not involved in any controversial or emerging issues for which guidance is not available.

Management Judgment/Accounting Estimates

- Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events.
- The City uses various estimates as part of its financial reporting process – including actuarial assumptions.

Relationship with Management

- We received full cooperation from the City's management and staff.
- There were no disagreements with management on accounting issues or financial reporting matters.



*Presentation of
Audit Results
May 7, 2025*



Required Communications

Management Representation

- We requested, and received, written representations from management relating to the accuracy of information included in the financial statements and the completeness and accuracy of various information requested by us.

Consultation with Other Accountants

- To the best of our knowledge, management has not consulted with, or obtained opinions from, other independent accountants during the year, nor did we face any issues requiring outside consultation.

Significant Issues Discussed with Management

- There were no significant issues discussed with management related to business conditions, plans, or strategies that may have affected the risk of material misstatement of the financial statements.

Audit Adjustments

- All audit adjustments have been posted by management. There were no passed audit adjustments.

Financial Statement Disclosures

- The footnote disclosures to the financial statements are also an integral part of the financial statements and the process used by management to accumulate the information included in the disclosures was the same process used in accumulating the statements. The overall neutrality, consistency, and clarity of the disclosures was considered as part of our audit.



*Presentation of
Audit Results
May 7, 2025*



Required Communications

Information in Documents Containing Audited Financial Statements

- Our responsibility for other information in documents containing the City's basic financial statements and our report thereon does not extend beyond the information identified in our report. If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, we must be provided with printers' proof for our review and approval before printing. You must also provide us with a copy of the final reproduced material for our approval before it is distributed.

Auditor Independence

- In accordance with AICPA professional standards, M&J is independent with regard to the City and the financial reporting process.



*Presentation of
Audit Results
May 7, 2025*



Other Information in Auditor's Discussion & Analysis

Additional report Issued by our Firm Annually Which Documents the Following:

- All Auditor Required Communications
- Summary of Current Year Findings and Recommendations for Improvements:
 - None
- Listing of All Upcoming GASB Standards and Pronouncements

Questions & Comments

Thank you for your time!

Contact Information

1401 Manatee Avenue West, Suite 1200

Bradenton, Florida 34205

941.747.4483

Garrett Marlowe

gmarlowe@mjcpa.com



*Presentation of
Audit Results
May 7, 2025*





City of Apopka CITY COUNCIL STAFF REPORT

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

Item #: 1.

Meeting Date: May 7, 2025

Department: Community Development

SUBJECT:

Ordinance No. 3102 – First Reading – Change of Zoning, Master Plan and Major Development Plan – Golden Gem Estates (FKA Golden Grove)

REQUEST:

Accept the first reading of Ordinance No. 3102, Change of Zoning from County A-1 (Citrus Rural) to City KPI-MU (Kelly Park Interchange - Mixed-Use), Neighborhood Overlay District Assignment, as well as, approval of the Master Plan and Major Development Plan for Golden Gem Estates.

SUMMARY:

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

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

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

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

Future Land Use: Mixed-Use

Existing Zoning: County A-1 (Citrus Rural)

Proposed Zoning: KPI-MU (Kelly Park Interchange - Mixed-Use)

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

Project: 65 single-family detached units

Tract size: 19.76 +/- acre(s)

Density: 3.29 dwelling units per acre (5 dwelling units per acre maximum)

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

SUMMARY:

The subject properties, approximately 19.76 acres in size, are located West of Golden Gem Road and south of Nightshade Grove Lane and Sadler Road, in which one parcel is vacant and the other houses a single-family residence. The applicant is requesting a Change of Zoning of the subject properties to be consistent and compatible with the surrounding properties, as well as, compliant with the City's Comprehensive Plan and Land Development Code. The properties were annexed to the City of Apopka on October 16, 2024, and a future land use amendment from County Rural to City Mixed-Use was adopted on December 18, 2024, by Ordinance Numbers 3073 and 3074, respectively.

The Master Plan/Major Development Plan details a subdivision plan for 65 single-family detached units on 19.76 acres. The applicant proposes almost three acres of open space that includes a dog park/walking area in the central portion of the subdivision, a seating and gathering space and a trail around the stormwater pond. The Master Plan/Major Development Plan shows a connection to Greenshade Grove Lane through the adjacent Gardenia Reserve Subdivision, as well as, the primary ingress/egress on Golden Gem Road. The applicant proposes the following site design standards, including minimum required setbacks:

- Front Porch Setback: 10-feet
- Front/Street Side Setback: 15-feet minimum
- Side Setback: 5-feet minimum
- Rear Setback: 20-feet minimum
- Minimum Living Area: 1300 square feet

The landscape plan proposes Winged Elms as street trees, while Bald Cypress and Live Oaks embellish the stormwater tract.

Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and the extent to which the proposed amendment:

- **Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;**
 - *Applicant's response:* The requested amendment is consistent with Comp Plan Policy 20.2 and falls within the identified one-mile radius as reflected in the vision plan.
 - *Staff response:* Staff has no comments or objections.
- **Is in conflict with any provisions of the LDC;**
 - *Applicant's response:* The requested amendment does not conflict with any provision of the LDC or the City Comprehensive Plan.
 - *Staff response:* Staff has no comments or objections.
- **Addresses a demonstrated community need;**
 - *Applicant's response:* The requested amendment falls within the area defined in the City's Comprehensive Plan for future residential growth to support the identified commercial, office and industrial areas within the area identified in Policy 20.2.
 - *Staff response:* Staff has no comments or objections.
- **Is required by changed conditions;**
 - *Applicant's response:* The requested amendment is needed to facilitate the use of the subject property consistent with City adopted Policy 20.2. The surrounding area is consistent with criteria in Policy 20.2.
 - *Staff response:* Staff has no comments or objections.
- **Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;**
 - *Applicant's response:* The requested use is consistent with the characteristics reflected in Policy 20.2 and the densities and allowable uses are specified in Policy 202.2 to address compatibility with adjacent properties.
 - *Staff response:* Staff has no comments or objections.
- **Would result in a logical and orderly development pattern;**
 - *Applicant's response:* The requested amendment is based on the development pattern identified in Policy 20.2 and the vision plan for the area to ensure a logical and orderly development pattern for the area.
 - *Staff response:* Staff has no comments or objections.
- **Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and**
 - *Applicant's response:* The requested amendment will not impact any existing waterbodies, wetlands, or other environmentally sensitive areas as the property does not contain any environmentally sensitive areas. The development scheme will not introduce additional air or noise pollution due the development restrictions imposed by Policy 20.2 to ensure compatibility.

- *Staff response:* Staff has no comments or objections.
- **Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).**
 - *Applicant's response:* The proposed amendment falls within the City's service area and is served by adequate water, sewer and other city services. Development of the site will provide sufficient stormwater management to serve the property as well as help facilitate the City's improvements to the streets for the purpose of providing an adequate level of service.
 - *Staff response:* Staff has no comments or objections.

ORANGE COUNTY NOTIFICATION:

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

SCHOOL CAPACITY REPORT:

Orange County Public Schools (OCPS) has indicated that capacity for the proposed development on this property is available for elementary and middle schools. However, capacity is deficient at the high school level by 8.512 students. This project would be served by Zellwood Elementary, Wolf Lake Middle, and Apopka High Schools.

PUBLIC HEARING SCHEDULE:

April 8, 2025 (5:30 P.M.) – Planning Commission

May 7, 2025 (1:30 P.M.) – City Council, First Reading

May 21, 2025 (7:00 P.M.) – City Council – Second Reading and Adoption

DULY ADVERTISED:

March 25, 2025 – Mailed Notifications to Adjacent Property and Posted Notice on the Property

March 28, 2025 – Apopka Chief

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Development Review Committee:

Recommends approval of the Change of Zoning from County A-1 (Citrus Rural) to City KPI-MU (Kelly Park Interchange - Mixed-Use), Neighborhood Overlay District Assignment, Master Plan and Major Development Plan for Golden Gem Estates.

Planning Commission:

At its meeting on April 8, 2025, the Planning Commission found the proposed Change of Zoning from County A-1 (Citrus Rural) to City KPI-MU (Kelly Park Interchange - Mixed-Use), Neighborhood Overlay District Assignment, Master Plan and Major Development Plan, consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and unanimously recommend approval, based on the findings and facts presented in the staff report and exhibits.

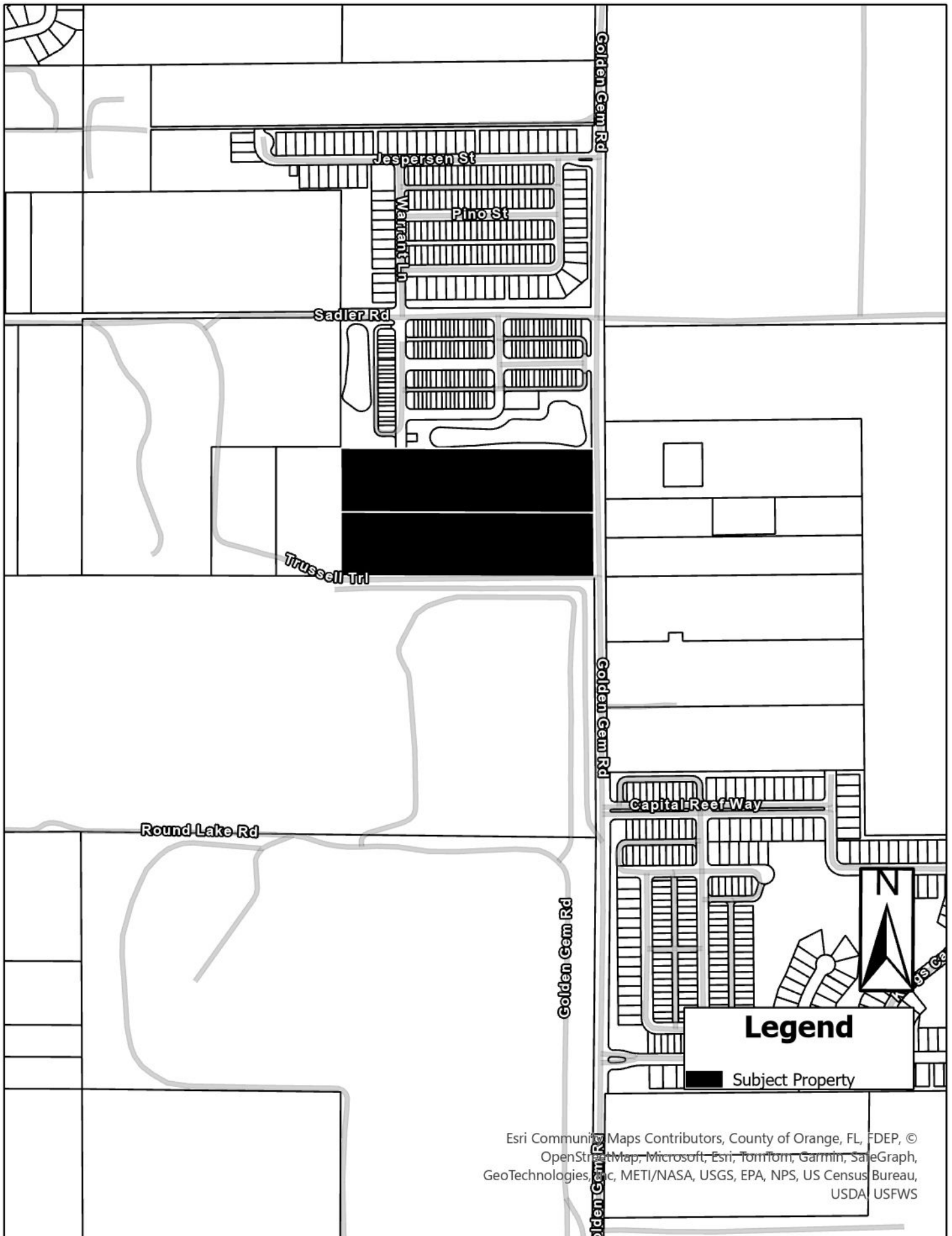
Recommended Motion – City Council:

Accept the first reading of Ordinance No. 3102 and hold it over for second reading and adoption on May 21, 2025 or soon thereafter.

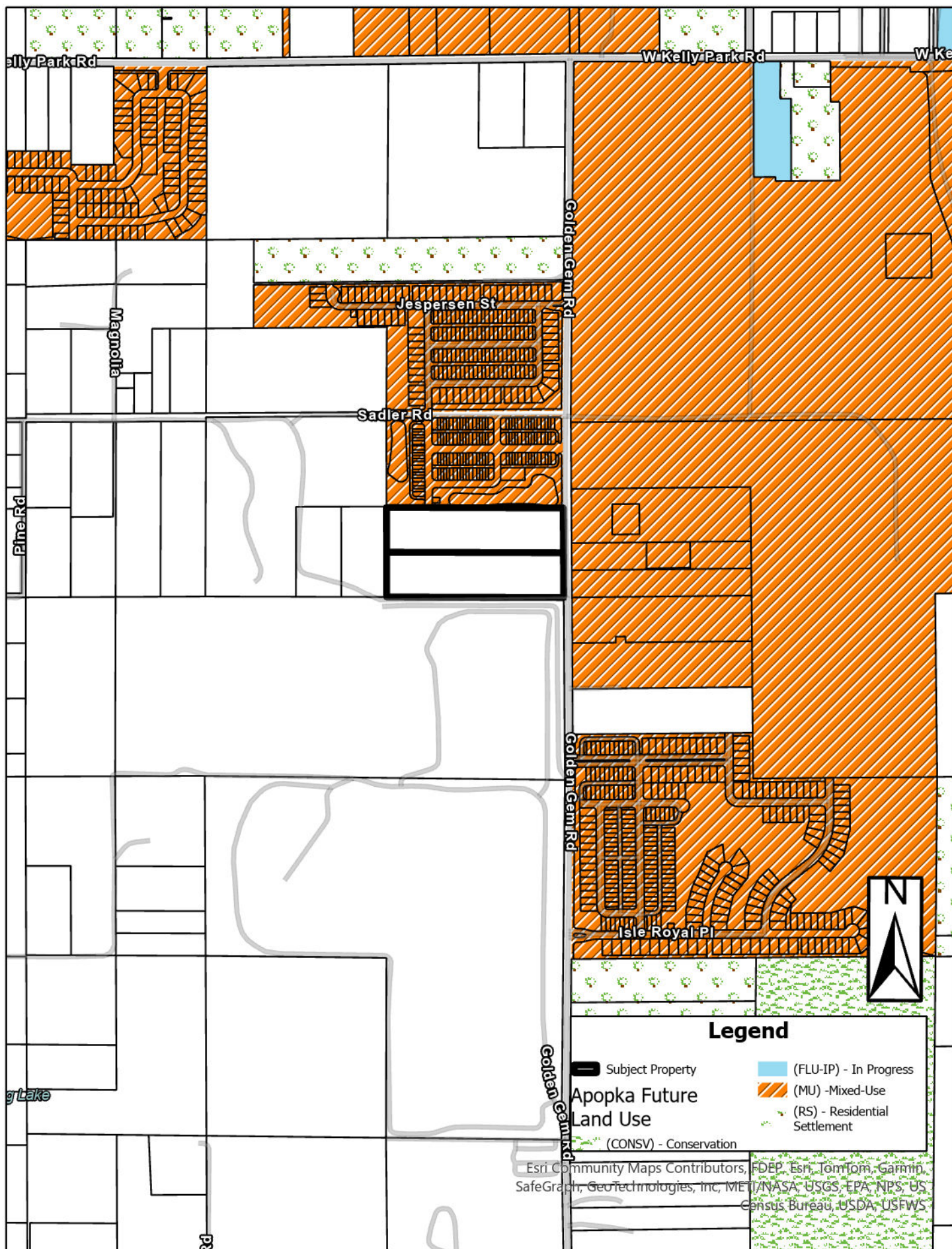
ATTACHMENTS:

1. Maps
2. Ordinance No. 3102
3. Golden Gem Estates - Master Plan/MDP
4. Golden Gem Estates - OCPS School Capacity Extension
5. Golden Gem Estates - Ad 032825

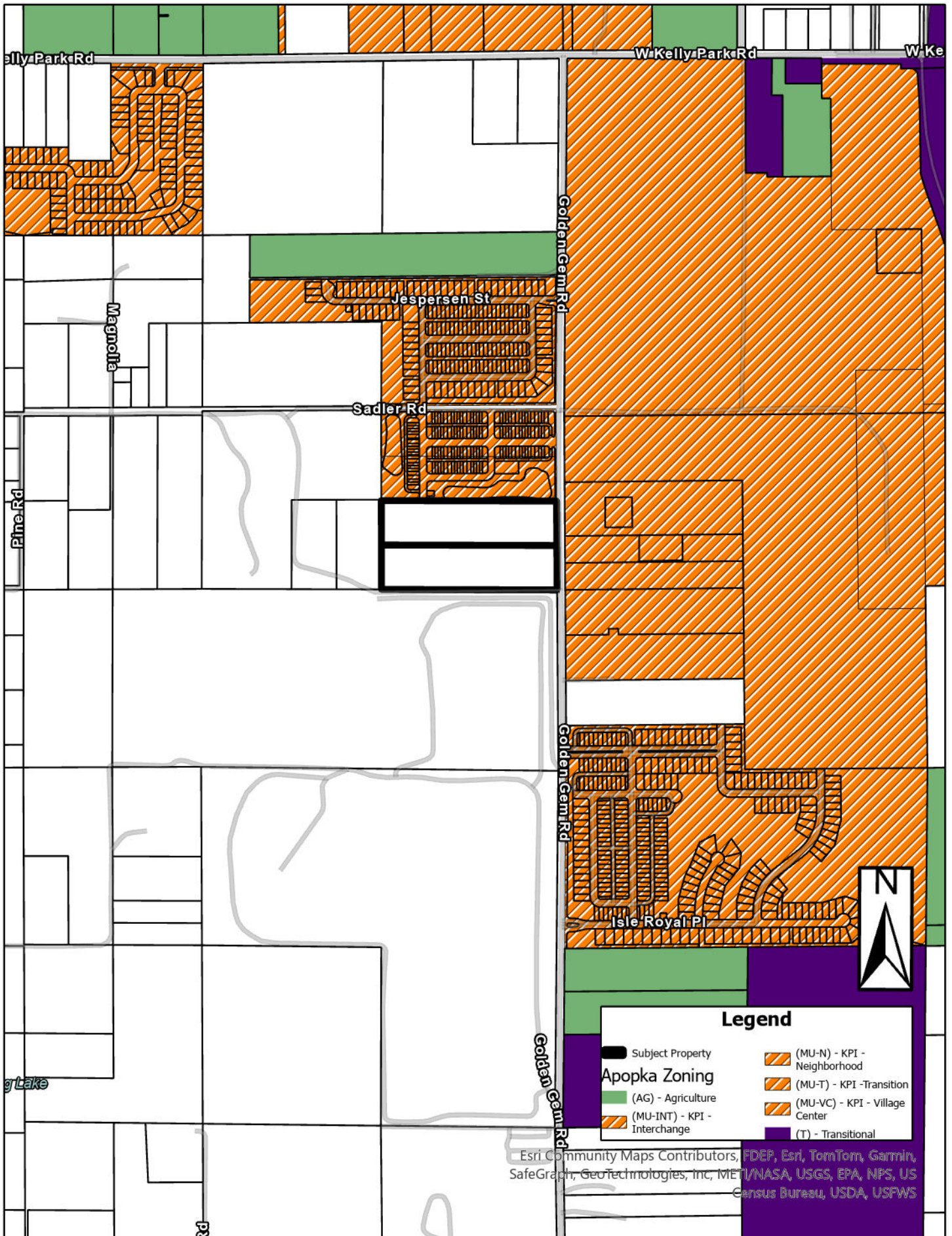
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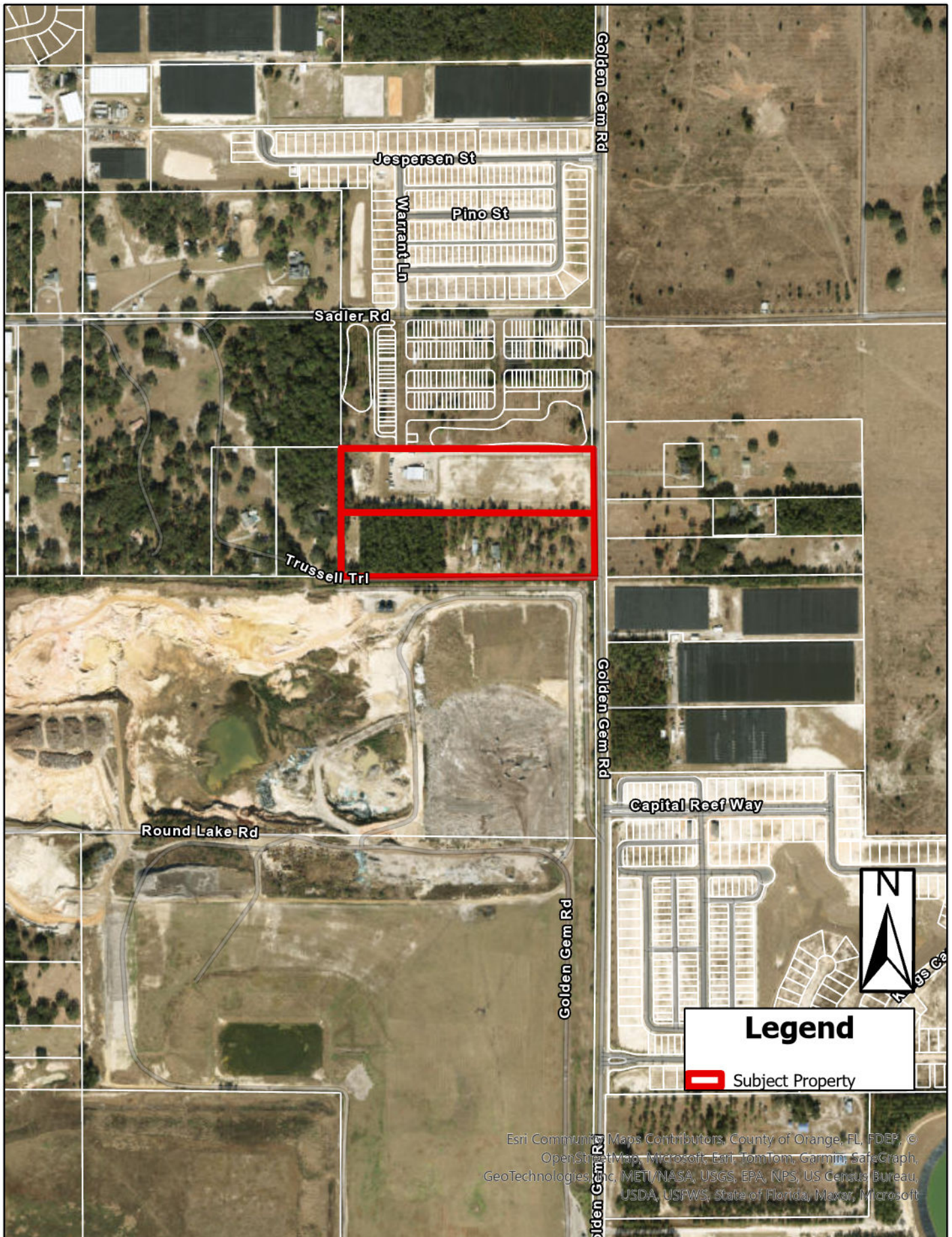
Future Land Use



Zoning



Aerial



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

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ORDINANCE NO. 3102

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM COUNTY A-1 (CITRUS RURAL) TO KPI-MU (KELLY PARK INTERCHANGE – MIXED-USE, ASSIGNMENT OF NEIGHBORHOOD DISTRICT OVERLAY, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED WEST OF GOLDEN GEM ROAD, SOUTH OF NIGHTSHADE GROVE LANE AND SADLER ROAD; COMPRISING 19.76 ACRES, MORE OR LESS; OWNED BY TIMOTHY BURCHFIELD, ROBERT AND STACY MOSS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

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

WHEREAS, the applicant, Geoffrey L. Summitt on behalf of the fee simple owners of the Properties, submitted an application for a rezoning on the Properties identified and depicted in Exhibit “A,” attached hereto, from County A-1 (Citrus Rural) to KPI-MU (Kelly Park Interchange – Mixed-Use) and

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

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

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

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

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

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

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

Section II. Rezoning. The Property described and shown in Exhibit “A”, being situated in the City of Apopka, Florida, is hereby rezoned and assigned the KPI-MU (Kelly Park Interchange – Mixed-Use) District and Neighborhood Overlay District, as defined in the Apopka Land Development Code.

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

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

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

Section VI. Effective Date. This Ordinance shall become effective immediately following such time that its companion future land use map amendment ordinance (Ordinance 3074) takes effect.

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

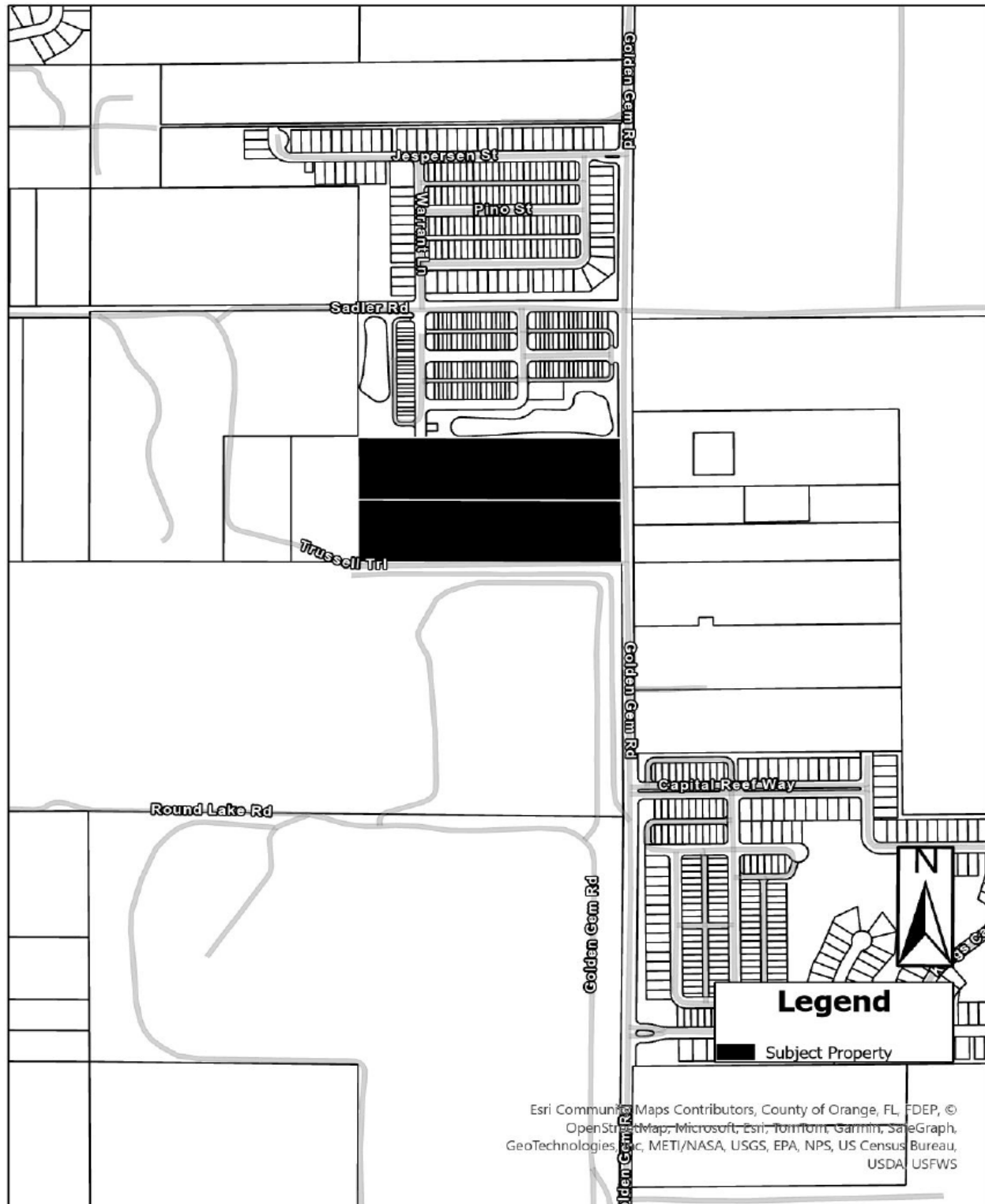
Approved as to form and legal sufficiency:

Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: March 28, 2025

EXHIBIT A

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



ABBREVIATIONS

A A AREA AB ANCHOR BOLT ABD ABANDONED (ED) AC ACRE(S) AC-FT ACRE FOOT/FEET ACP ASBESTOS CEMENT PIPE ADDL ADDITIONAL ADT AVERAGE DAILY TRAFFIC AL ALUMINUM ALT ALTERNATE AM BEFORE NOON AMP AMPERE(S) APPROX APPROXIMATE ARV AIR RELEASE VALVE ARVV AIR RELEASE VACUUM VALVE ASPH ASPHALT ASSY ASSEMBLY AVE AVENUE AVG AVERAGE AZ AZIMUTH	F F&C FRAME AND COVER FD FLOOR DRAIN FDN FOUNDATION FDOT FLORIDA DEPARTMENT OF TRANSPORTATION FF FINISHED FLOOR FG FINISHED GRADE FH FIRE HYDRANT F&I FURNISH AND INSTALL FIG FIGURE FIN FINISHED FIT FITTING FL FENCE LINE FLR FLOOR FLEX FLEXIBLE FLG FLANGE FM FORCE MAIN FND FOUND FPH FEET PER HOUR FPM FEET PER MINUTE FPS FEET PER SECOND FT FOOT FTG FOOTING	P PC POINT OF CURVATURE PCC POINT OF COMPOUND CURVATURE PEF POLYETHYLENE PIPE PFGF PROFILE GRADE POINT PI POINT OF INTERSECTION PL PROPERTY LINE POB POINT OF BEGINNING POJ PUSH ON JOINT PP POWER POLE PR PHONE RISER PRC POINT OF REVERSE CURVATURE PRESS PRESSURE PROJ PROJECT PROP PROPOSED PRVC POINT OF REVERSE VERTICAL CURVE PSF POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH PT POINT OF TANGENCY PVC POLYVINYL CHLORIDE PVMT PAVEMENT PWR POWER
B BFP BACKFLOW PREVENTER BL BASELINE BLDG BUILDING BLVD BOULEVARD BM BENCH MARK BND BOUNDARY BO BLOWOFF BOC BACK OF CURB BOT BOTTOM BRG BEARING BS BOTTOM OF SLOPE BV BUTTERFLY VALVE	G GA GAUGE GAL GALLON GALV GALVANIZED GM GALLONS PER DAY GPD GALLONS PER HOUR GPH GALLONS PER HOUR GPM GALLONS PER MINUTE GPS GALLONS PER SECOND GR GROUND/GRADE GRD GALVANIZED STEEL PIPE GSP GATE VALVE AND BOX GV GUY WIRE GW GROUND WATER TABLE GWT	Q Q FLOW RATE R R RADIUS RCP REINFORCED CONCRETE PIPE RCPA REINFORCED CONCRETE PIPE ARCH RD ROAD RDY ROADWAY RED REDUCER REF REFERENCE REFN REINFORCE(D) REQD REQUIRED REV REVISE/REVISION RPM REVOLUTIONS PER MINUTE RR RAILROAD RT RIGHT RV RELIEF VALVE R/W RIGHT-OF-WAY RWM REUSE WATER MAIN
C CAP CAPACITY CB CATCH BASIN CC CENTER TO CENTER CEM CEMENT CF CUBIC FEET CFM CUBIC FEET PER MINUTE CFS CUBIC FEET PER SECOND C&G CAST AND GUTTER CI CAST IRON CIP CAST IRON PIPE CJ CONSTRUCTION JOINT CL CENTER LINE CLP CONCRETE LIGHT POLE CLR CLEAR/CLEARANCE CLS CLASS CM CONCRETE MONUMENT CMP CORRUGATED METAL PIPE CMPA CORRUGATED METAL PIPE ARCH CND CONDUIT CO COUNTY COL COLUMN COMP COMPLETE CONC CONCRETE CONN CONNECTION CONST CONSTRUCT(ION) CONT CONTINUOUS COORD COORDINATE(S) COR CORNER CPLG COUPLING CP CONCRETE POWER POLE CS CONTROL STRUCTURE CTG COATING CTR CENTER CTV CABLE TELEVISION CULV CULVERT CY CUBIC YARD CYL CYLINDER	H HB HOSE BIBB HDPE HIGH DENSITY POLYETHYLENE HDW HARDWARE HORIZ HORIZONTAL HP HORSEPOWER HR HOUR HT HEIGHT HW HEADWALL HWL HIGH WATER LEVEL HWH HIGHWAY HYD HYDRAULIC	S S SOUTH SAN SANITARY SEWER SB SPLASH BLOCK SCH SCHEDULE SD SIDE DRAIN SDN SHELF DRAIN SE SOUTHEAST SEC SECONDS SECT SECTION SH SHEET SHGWT SEASONAL HIGH GROUND WATER TABLE SIM SIMILAR SL SETBACK LINE SLOPE SM SHEET METAL SPEC SPECIFICATION(S) SQ SQUARE SQ IN SQUARE INCH(ES) SQ FT SQUARE FOOT/FEET SQ YD SQUARE YARD(S) SR STATE ROAD SS STAINLESS STEEL ST STREET STA STATION STD STANDARD STL STEEL STR STRUCTURE STS STORM SEWER SUP SUPPORT SUSP SUSPEND/SUSPENSION SVC SERVICE SW SOUTHWEST SIDEWALK SYN SYMBOL(S) SYMM SYMMETRICAL SYS SYSTEM
D DBL DOUBLE DEG OR ° DEGREE DFL DEFLECTION(ION) DEPT DEPARTMENT DET DETAIL DHWL DESIGN HIGH WATER LEVEL DI DUCTILE IRON DIA DIAMETER DIAG DIAGONAL DIM DIMENSION DIP DUCTILE IRON PIPE DISCH DISCHARGE DIST DISTANCE DMH DROP MANHOLE DN DOWN DRAIN DRAIN DWG DRAWING DWY DRIVEWAY	I L LENGTH LAT LATITUDE LATL LATERAL LB POUND LF LINEAR FEET/FOOT LG LONG LIM LIMIT(S) LP LIGHT POLE LONG LONG LT LEFT LWL LOW WATER LEVEL	T T TANGENT TB TURB BLOCK T&B TOP AND BOTTOM TBM TEMPORARY BENCH MARK TC TIME OF CONCENTRATION TD TRENCH DRAIN TDH TOTAL DYNAMIC HEAD TECH TECHNICIAN/TECHNICAL TEMP TEMPORARY TL TERMINAL LAMPHOLE TOB TOP OF BANK TOC TOP OF CURB TOS TOE OF SLOPE TOT TOTAL TS TOP OF SLOPE TWP TOWNSHIP TYP TYPICAL
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EXISTING SYMBOLS

	CENTER LINE		BUILDING LINE
	WIRE FENCE		CONTOURS
	CHAIN LINK FENCE		RAILROAD TRACKS
	WOOD FENCE		GAS MAIN
	GUARDRAIL		UNDERGROUND ELECTRIC
	EXISTING PLATS		UNDERGROUND TELEPHONE
	RETAINING WALL		OVERHEAD ELECTRIC
	RIGHT-OF-WAY LINE		OVERHEAD TELEPHONE
	SHORELINE		UNDERGROUND CABLE TELEVISION
	SWALE		EASEMENT

SANITARY

	SANITARY SEWER LINE		FORCE MAIN
	CLEANOUT		MANHOLE

WATER & REUSE WATER

	WATER MAIN 6" PVC PIPE		WATER VALVE
	REUSE WATER MAIN		FIRE HYDRANT
	BACKFLOW PREVENTOR		WATER METER

STORM DRAIN

	STORM SEWER		FDOT TYPE 1 INLET
	MANHOLE		FDOT TYPE 2 INLET
	MITERED END		FDOT TYPE 3 INLET
	STORM INLET		FDOT TYPE 4 INLET
	FDOT TYPE 6 INLET		FDOT TYPE 5 INLET

HIGHWAY & UTILITIES

	BENCHMARK		GUY POLE		BRICK PAVERS
	RECOVERED 4x4 CM		WOOD UTILITY POLE		DIRT ROAD
	SET 4x4 CM		CONCRETE UTILITY POLE		8" MAPLE TREE
	SET IRON ROD		ELECTRIC MANHOLE		8" OAK TREE
	RECOVERED IRON ROD		TELEPHONE MANHOLE		8" PINE TREE
	CONCRETE		TELEPHONE RISER		8" PALM TREE
	COUNTY ROADS		ELECTRIC BOX / TRANSFORMER		8" MISC. TREE
	INTERSTATE ROADS		WELL		
	STATE ROADS		MONITORING WELL		
	WOOD AND/OR METAL LIGHT POLE		DUMPSTER		
	CONCRETE LIGHT POLE		RR CROSSING SIGN		
	YARD LIGHT		RR CROSSING GATE		
	MISCELLANEOUS SIGN		TRAFFIC SIGNAL POLE		
	SECTION CORNER		SATALLITE DISH		
	EDGE OF PAVEMENT W/O CURB		GUY WIRE		
	EDGE OF PAVEMENT W/CURB		HANDICAP PARKING		
			SPOT ELEVATION		

PROPOSED SYMBOLS

	BOUNDARY		CONSERVATION SETBACK
	CENTER LINE		CHAIN LINK FENCE
	CONTOUR		EASEMENT
	FENCE		GUARDRAIL
	LOT LINE		PROPERTY LINE
	RETAINING WALL		RIGHT-OF-WAY LINE
	SETBACK LINE		SHORELINE
	SWALE		TREE LINE

SANITARY

	100 LF SAN 8" PVC 0.40%		100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.40% SLOPE
	CLEANOUT		DOUBLE SANITARY SERVICE
	FORCE MAIN		MANHOLE

WATER & REUSE WATER

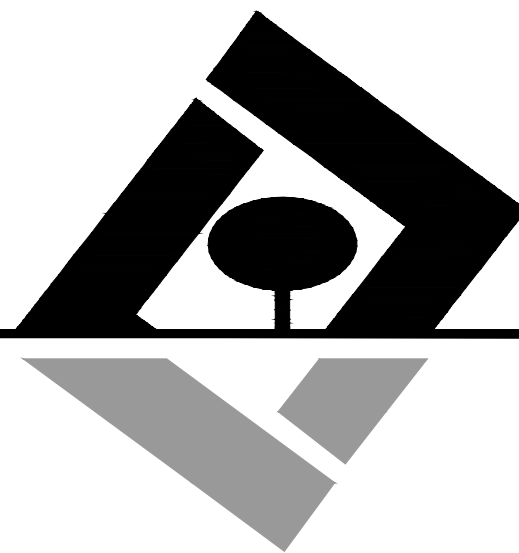
	WATER MAIN		11 1/2° BEND
	22 1/2° BEND		45° BEND
	90° BEND		TEE
	CROSS		CHECK VALVE
	DOUBLE DETECTOR		CHECK VALVE
	DOUBLE WATER SERVICE		GATE VALVE
	FIRE HYDRANT		METER
	REDUCER		BLOWOFF
	BACKFLOW PREVENTER		SAMPLE POINT
	UNDERDRAIN CEANOUT		RECLAIMED WATER MAIN
	REUSE WATER SYSTEM CONNECTION		DOUBLE REUSE WATER SERVICE

STORM DRAIN

	100 LF STS 24 RCP @ 0.20%		100 LINEAR FEET STORM PIPE 24" REINFORCED CONCRETE PIPE @ 0.20%
	UNDERDRAIN 6" PVC PIPE		DRAINAGE FLOW DIRECTION
	FDOT INLET TYPE 1		FDOT INLET TYPE 2
	FDOT INLET TYPE 3		FDOT INLET TYPE 4
	FDOT INLET TYPE 5		FDOT INLET TYPE 6
	MANHOLE		MITERED END SECTION
	SLOPE DIRECTION ARROW FOR POND SIDE SLOPE		SPOT ELEVATION
	STORM INLET		

HIGHWAY & UTILITIES

	BOUND CORNER		CONCRETE
	COUNTY ROADS		DETAIL REFERENCE
	DUMPSTER PAD		FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
	GUY POLE		HANDICAP PARKING
	INTERSTATE ROADS		LIGHT POLE
	SIGNS		SECTION CORNER
	STATE ROADS		SILT FENCE
	TRAFFIC FLOW PAVEMENT MARKING		UTILITY POLE
	BLDG OR STRUCTURE		TYPE F CURB & GUTTER
	MIAMI CURB		CROSS SECTION DETAIL



G L SUMMITT
—ENGINEERING INC—

Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650

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K. Hovnanian Orlando Division, LLC
2301 Lucien Way, Suite 260

Maitland, FL 32751

Golden Gem Estates
Subdivision
City of Apopka, Florida

KPI Master/Major
Development Plan

Symbols &
Abbreviations

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: January 31, 2025
FL Registration #58775
Certificate of Authorization #29665

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8	11/24/24	*****
9	11/24/24	*****
10	11/24/24	*****

SHEET NUMBER
2 OF 21

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE					
2	"TABLE A" PROPERTY ADDRESS	6Bw	BEARING BASIS	7	SURVEYOR'S CERTIFICATE
3	"TABLE A" FLOOD INFORMATION	6Bwii	CONTIGUITY STATEMENT	7B	"TABLE A" BUILDING AREA
4	"TABLE A" LAND AREA	6Bwiii	TITLE COMMITMENT INFORMATION	7C	"TABLE A" BUILDING HEIGHT
5Biii	ACCESS TO PROPERTY	6Cvii	RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	9	"TABLE A" PARKING SPACES
5Ciii	SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS	6Diii	NORTH ARROW & SCALE	13	"TABLE A" ADJOINING OWNERS
5Ei	"SO-EXHALE B - SECTION 2" ITEMS	6Dii	LEGEND & ABBREVIATIONS	14	"TABLE A" INTERSECTING STREET
5F	CEMETERY NOTE	6Diiie	VICINITY MAP	16	"TABLE A" EARTH MOVING NOTE
6Bii	TITLE DESCRIPTION	6Diiig	SURVEYOR'S NOTES		
		6Diiik	TYPE OF SURVEY		

6Dii SURVEYOR'S NOTES	
1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN. 2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON. 3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.	
4	LAND AREA 860,852± SQUARE FEET 19.762± ACRES
6Diii BEARING BASIS	
BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, WHICH BEARS N00°21'14"W, FLORIDA STATE PLANE EAST COORDINATE SYSTEM DATUM OF NAD83(1990).	
5F CEMETERY NOTE	
THERE IS NO VISIBLE EVIDENCE OF CEMETERIES, BURIAL GROUNDS OR ISOLATED GRAVESITES ON SUBJECT PROPERTY.	
9 PARKING SPACES	
THERE IS NO STRIPED PARKING ON SUBJECT PROPERTY.	
5Biii ACCESS TO PROPERTY	
THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO GOLDEN GEM ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY & INDIRECT ACCESS TO SADLER ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY, VIA EASEMENT INSTRUMENT #20160323528.	
16 EARTH MOVING NOTE	
THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.	
6Bvii CONTIGUITY STATEMENT	
THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.	
7 SURVEYOR'S CERTIFICATE	
TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, THOROUGHLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09/25/2023. DATE OF PLAT OR MAP: 10/03/2023.	
_____ E. GLENN TURNER _____ _____ DATE _____	
PROFESSIONAL SURVEYOR & MAPPER NO: 5643 STATE OF: FLORIDA PROJECT NO: 230903	
SURVEY PREPARED BY: AMERICAN SURVEYING AND MAPPING, INC. 221 CIRCLE DRIVE MATTLAND, FL 32751 CERTIFICATE OF AUTHORIZATION # LB6393 PHONE: (407) 426-7979 FAX: (407) 426-9741 INFO@ASM-CORPORATE.COM	
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.S. 472.025 OR THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.A.C. 5J-17.062(2) AND 5J17.062(3).	

6Dik||

2||

ALTA/NSPS LAND TITLE SURVEY

BONDING SURVEY OF

GOLDEN GEM

4350 & 4362 TRUSSEL TRAIL AND

4146 & 4160 GOLDEN GEM ROAD

ORANGE COUNTY

6Dik||

2||

6Dik||

2||

ALTA/NSPS LAND TITLE SURVEY

BONDING SURVEY OF

GOLDEN GEM

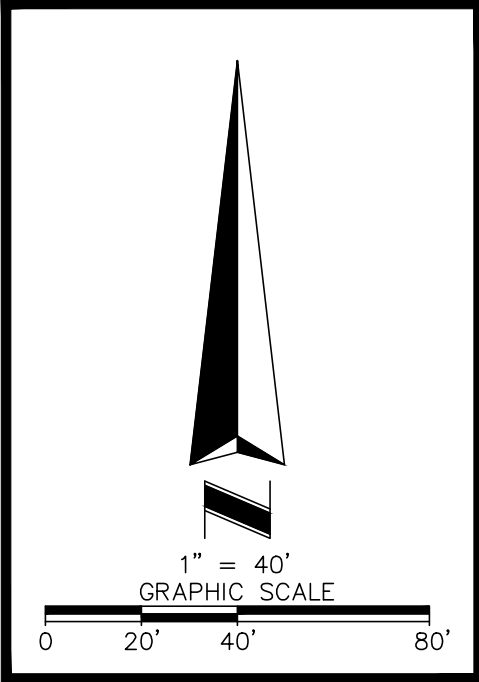
4350 & 4362 TRUSSEL TRAIL AND

4146 & 4160 GOLDEN GEM ROAD

ORANGE COUNTY

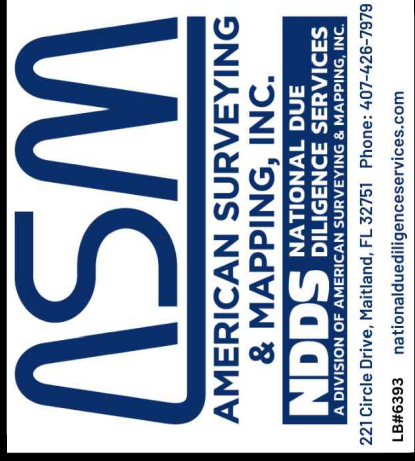
6Dik||

2||



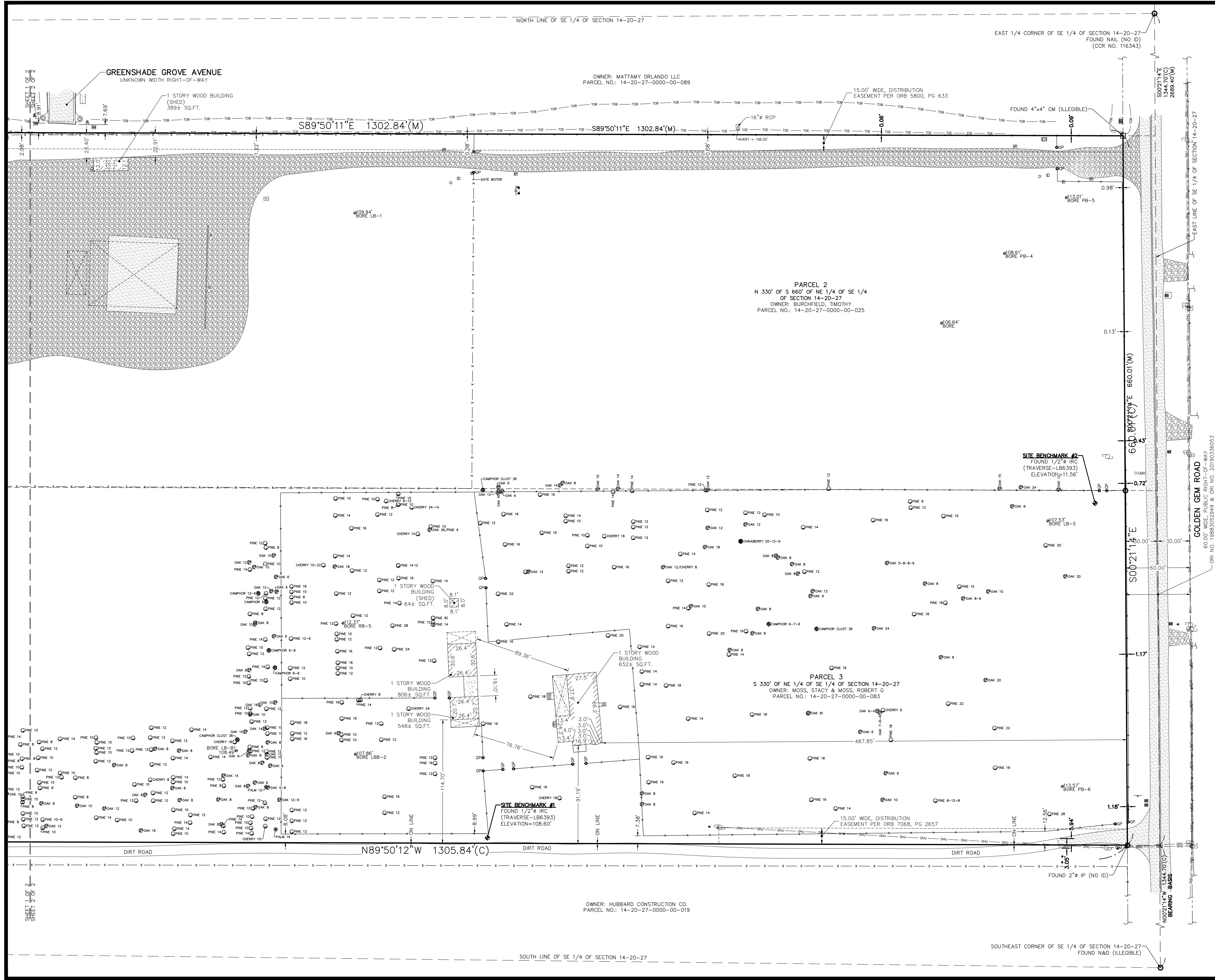
TREE TABLE		
TYPE	DIAMETER (")	QUANTITY
CAMPBOR	6"	1
CAMPBOR	6"/6"	1
CAMPBOR	7"/6"/6"	1
CAMPBOR	8"/6"	1
CAMPBOR	12"/6"	1
CAMPBOR	36" CLUSTER	3
CHERRY	8"	3
CHERRY	9"	1
CHERRY	10"	3
CHERRY	12"/6"	1
CHERRY	14"	1
CHERRY	16"	2
CHERRY	18"	2
CHERRY	22"/10"	1
CHERRY	24"	1
CHERRY	24"/14"	1
CHINABERRY	20"/12"/9"	1
OAK	6"	12
OAK	6"/4"	1
OAK	7"/6"/6"	1
OAK	8"	36
OAK	8"/5"	1
OAK	8"/7"	1
OAK	8"/8"/6"/5"	1
OAK	9"	1
OAK	9"/8"	1
OAK	10"	17
OAK	10"/4"/4"	1
OAK	12"	15
OAK	12"/9"	1
OAK	14"	7
OAK	15"	1
OAK	16"	4
OAK	18"	4
OAK	20"	1
OAK	24"	3
OAK	26"	1
OAK	30"	3
OAK	36"	1
PALM	12"	1
PALM	14"	1
PINE	8"/6"	2
PINE	9"	1
PINE	10"	67
PINE	10"/6"	1
PINE	12"	79
PINE	12"/6"	1
PINE	12"/8"	2
PINE	12"/8"/8"	1
PINE	14"	39
PINE	15"	2
PINE	16"	27
PINE	18"	12
PINE	20"	3
PINE	22"	3
PINE	24"	1
PINE	28"	2

SPECIFIC PURPOSE SURVEY OF
4146 & 4160 GOLDEN GEM ROAD
AND 4350 & 4362 TRUSSEL TRAIL
A PORTION OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST
ORANGE COUNTY



JOB NO.:	230903
SCALE:	1"=40'
FIELD DATE:	01/02/2024
FIELD BY:	BY
DRAWN BY:	EGW
APPROVED BY:	
DRAWING FILE #	
230903_4146 GOLDEN GEM	
RD_TOPCDWG	

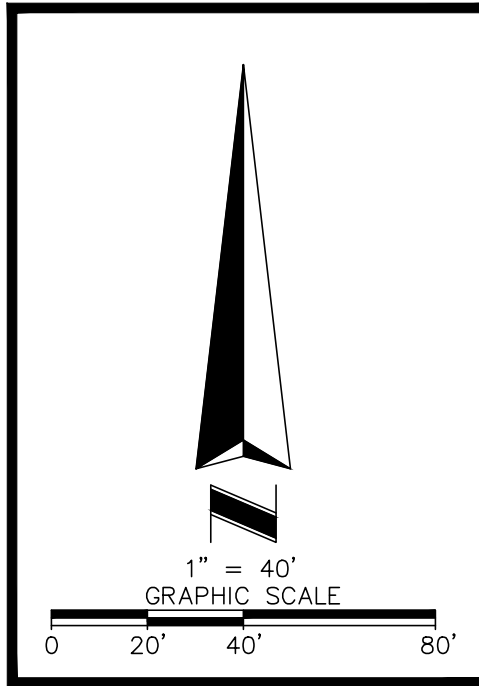
SEE SHEET 1 OF 2 FOR LEGEND



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OWNER: ANDERSON, SHIRLEY A
PARCEL NO.: 14-20-27-0000-00-030

OWNER: MATTAMY ORLANDO LLC
PARCEL NO.: 14-20-27-0000-00-089



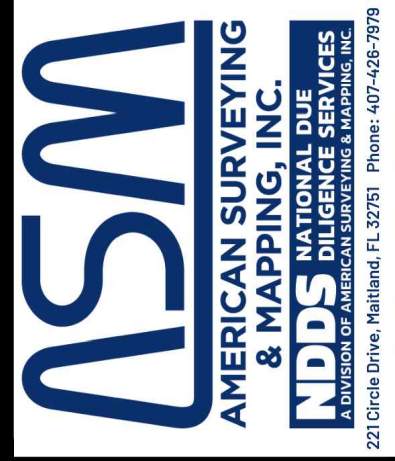
SHEET 1
OF 2

I HEREBY CERTIFY THAT THIS SURVEY, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, WAS MADE IN ACCORDANCE WITH THE PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA STATUTES, AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR AND MAPPER IN FLORIDA.

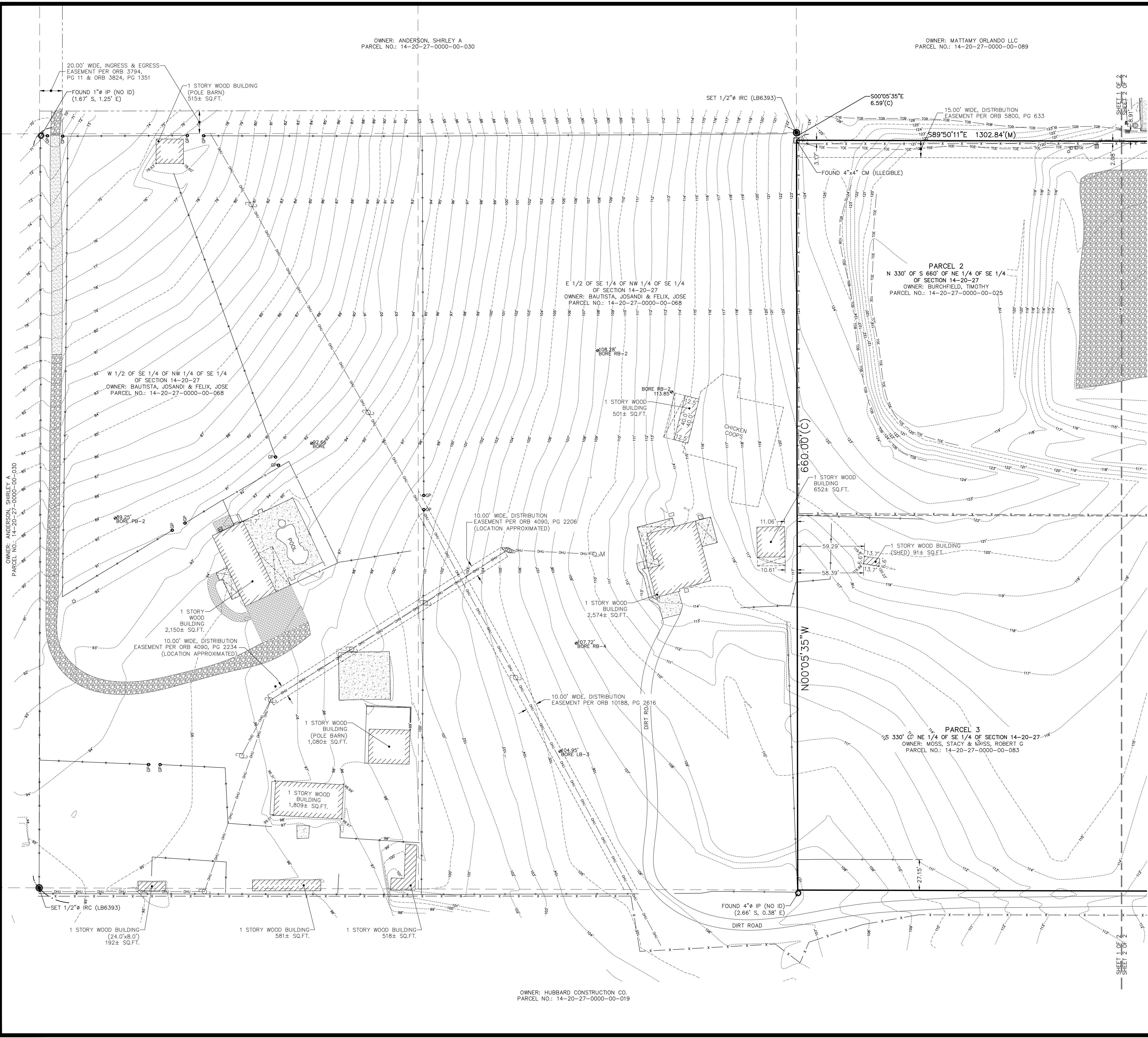
FOR THE FIRM
E. GLENN TURNER PSM #5643
DATE

DATE	REVISIONS	TECH
02/14/24	ADDED LEGAL DESCRIPTION & EASEMENTS	EGW
03/20/24	PARCELS 1 & 4 REMOVED	EGW

TOPOGRAPHIC SURVEY OF
4146 & 4160 GOLDEN GEM ROAD
AND 4350 & 4362 TRUSSEL TRAIL
A PORTION OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST
ORANGE COUNTY
APOPKA, FLORIDA



JOB NO.:	230903
SCALE:	1"=40'
FIELD DATE:	01/02/2024
FIELD BY:	BY
DRAWN BY:	EGW
APPROVED BY:	
DRAWING FILE #	
230903_4146 GOLDEN GEM RD_TOPCDWG	



LEGAL DESCRIPTION

PARCEL 2:
THE NORTH 330 FEET OF THE SOUTH 660 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF.

PARCEL 3:
THE SOUTH 330 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN ROAD RIGHT-OF-WAY.

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, WHICH BEARS NORTH 00°21'14" WEST, STATE PLANE COORDINATE SYSTEM DATUM.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT-OF-WAY OR RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF LAND, NOR WAS ANY TITLE WORK PROVIDED TO THIS SURVEYOR BY THE CLIENT.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.S. 472.025 OR THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.A.C. 5J-17.062(2) AND 5J17.062(3).
- ALL RECORDING INFORMATION CITED HEREON REFERS TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- VERTICAL INFORMATION BASED ON: BENCHMARK 'L708026' HAVING A PUBLISHED ELEVATION OF 127.968' (NAVD 83).
- THIS IS **NOT** A BOUNDARY SURVEY, IT IS INTENDED TO BE USED FOR TOPOGRAPHIC PURPOSES ONLY.

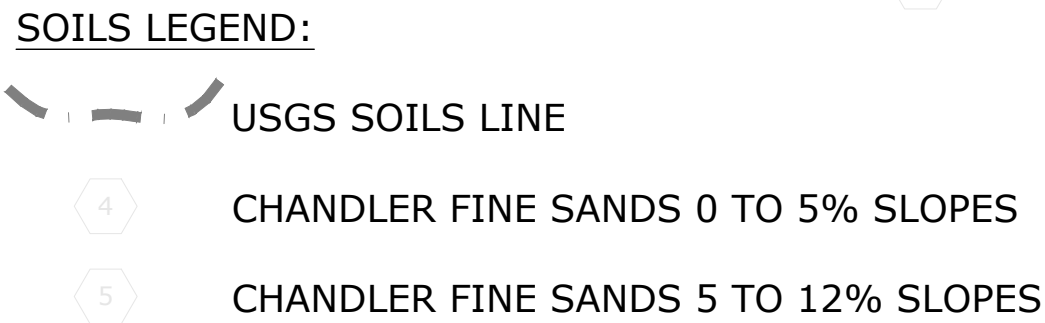
FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120178 0125 H (MAP NO. 12095C0125H), WHICH BEARS AN EFFECTIVE DATE OF 09/24/2021, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

ASPHALT	SIGN
BRICK PAVERS	TELEPHONE RISER
GRAVEL	UTILITY POLE
CHAIN LINK FENCE	UTILITY POLE WITH METER
OVERHEAD UTILITY LINE(S)	UTILITY PULL BOX
WIRE FENCE	WELL
WOOD FENCE	FOUND MONUMENT AS NOTED
AIR CONDITIONER	SET MONUMENT AS NOTED
CLEANOUT	
ELECTRIC BOX(ES)/STRUCTURE(S)	
ELECTRIC RISER	
ELECTRIC TRANSFORMER	
ELECTRIC VAULT	
FLAGPOLE	
GAS UTILITY MARKER	
GROUND LIGHT	
GUY ANCHOR	
HOSE BIBB	
IRRIGATION CONTROL VALVE	
KEY PAD	
LIGHT POLE	
	(C) CALCULATED DATA
	(CCR) CERTIFIED CORNER RECORD
	CLF CHAIN LINK FENCE
	CW CONCRETE WALL
	EP EDGE OF PAVEMENT
	FFE FINISHED FLOOR ELEVATION
	LB LICENSED BUSINESS
	PSM PROFESSIONAL SURVEYOR & MAPPER
	RW RETAINING WALL
	TOB TOP OF BANK
	TOE TOE OF SLOPE

OWNER: HUBBARD CONSTRUCTION CO.
PARCEL NO.: 14-20-27-0000-00-019



FUTURE LAND USE: RURAL
ZONING: A-1
EXISTING USE: C&D LANDFILL

Open Space Requirements:

Land Development Code (Neighborhood 20%)
19.76 ac. * .20 = 3.95 acres (required)

Open Space Provided:

Tract OS-1:	0.28 acres
Tract OS-2:	0.11 acres
Tract OS-3:	0.79 acres
Tract OS-4:	1.80 acres
Tract SW-1:	2.88 acres (75% allowed)
Total:	5.14 acres (3.95 required)

Major Street Setbacks:

Golden Gem Road. 50' (setback from right-of-way line)

Additional Notes:

1. Billboards and pole signs shall be prohibited.
2. There is no proposed 100 yr. Flood Plain encroachment.
3. All Conservation Easements associated buffers area will be owned & maintained by the HOA with a development rights Easement dedicated to the City of Apopka via plat.
4. A Homeowner's Association will be created for maintenance and ownership of common area tracts as reflected in the tract table.
5. Fire Protection will be provided by City of Apopka in accordance with the 2017 Florida Fire Prevention Code.
6. All construction access to the site will be from Golden Gem Rd.
7. Per Section 5.6.3 review for compliance with exterior subdivision lighting must occur prior to final plat or building permit which ever occurs first.
8. Subdivision lighting shall comply with Section 5.6 of the City of Apopka LDR.
9. All fire hydrants shall be marked with blue reflectors in the adjacent pavement.

Water, Sewer and Solid Waste Demand:

Water Demand:
65 Units * 350 gallons/day = 22,750 gallons/day

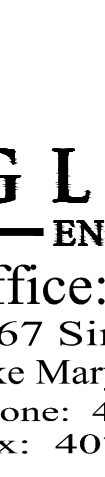
Sewer Demand:
65 Units * 300 gallons/day = 19,500 gallons/day

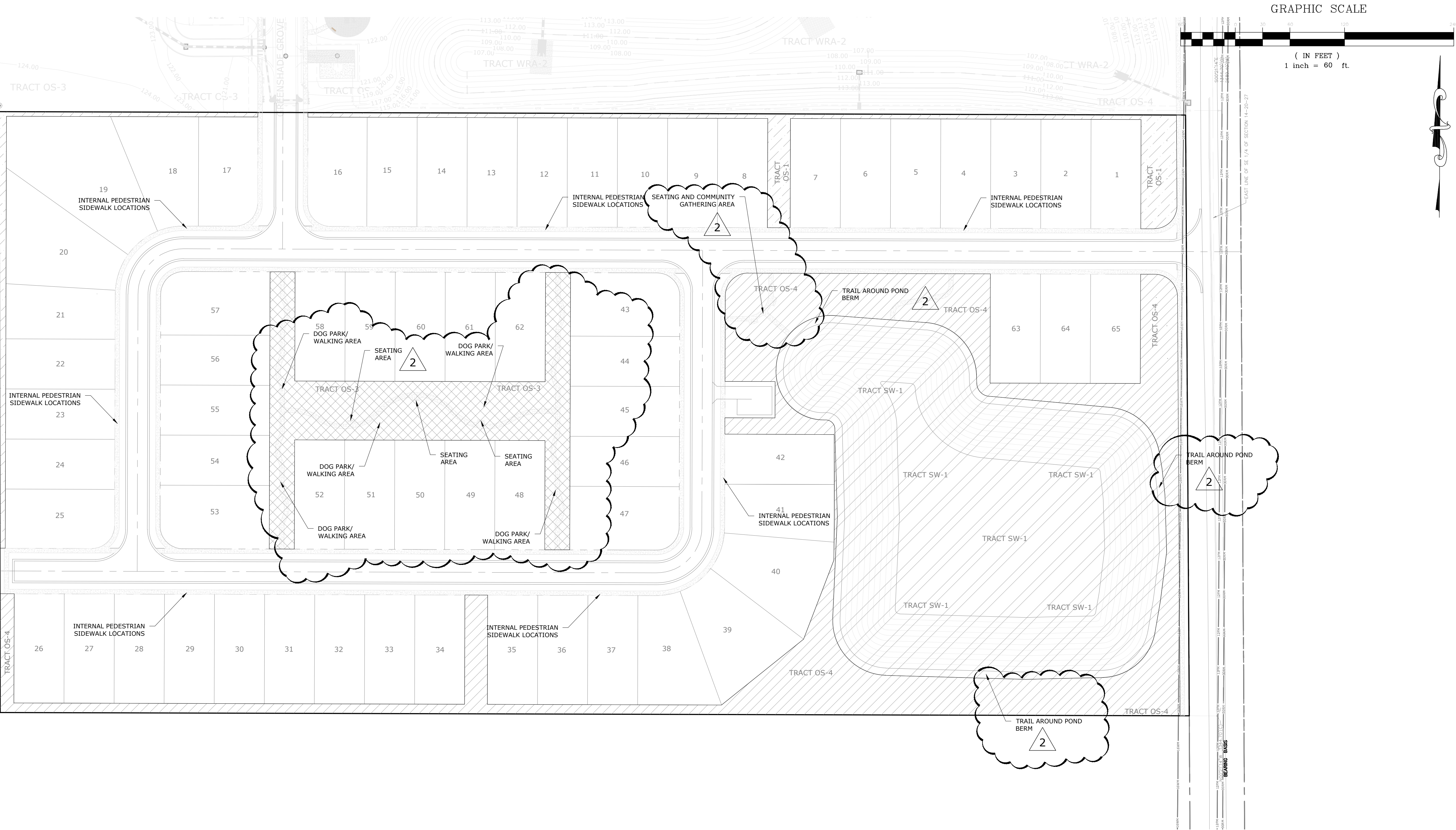
Solid Waste Demand:
65 Units * 2.6 persons/unit * 4.3 Lb./person/day = 727 Lb/day

Recreational/Open Space Demand:
65 Units * 2.6 persons/unit /1,000 * 3.0 ac/1,000 persons = 0.51 ac.

Green Building Standards Points Allocation:

• Pre-wire a minimum 75% of residential dwelling units in the development for solar panels (all Lots to be pre-wired):	1.50 points
• Install operable windows to all for natural ventilation in the event of power failures (all Lots to have operable windows):	0.25 points
• Installation of Paver driveways to create pervious pavement areas (all Lots):	1.00 points
• Provide rain gardens, street-side swales, or other appropriate storm water infiltration systems that capture 25% min. of site stormwater runoff:	1.00 points
• Use vegetation or vegetated shade structures to shade HVAC units (all Lots):	0.25 points

		
GL SUMMITT ENGINEERING INC.		
Office: Lake Mary 3667 Simonton Place Lake Mary, Florida 32746 phone: 407-323-0705 fax: 407-992-8650 www.GLSeng.com		
K. Hovnanian Orlando Division, LLC 2301 Lucien Way, Suite 260 ----- Maitland, FL 32751 ----- -----		
Golden Gem Estates Subdivision City of Apopka, Florida		
KPI Master/Major Development Plan		
Overall Site Plan		
Plans not valid unless Signed, Dated and Sealed below.		
_____ GEOFFREY L. SUMMITT, P.E.		
Date: January 31, 2025 _____ P.L. Registration #58775 Certificate of Authorization #29665		
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7	11/26/25	=====
8	11/26/25	=====
9	11/26/25	=====
10	11/26/25	=====
SHEET NUMBER 4 OF 21		



Open Space Requirements:

Land Development Code (Neighborhood 20%)
19.76 ac. * .20 = 3.95 acres (required)

Open Space Provided:

2

Tract OS-1:

0.28 acres

2

Tract OS-2:

0.11 acres

2

Tract OS-3:

0.79 acres

2

Tract OS-4:

1.80 acres

2

Tract SW-1:

2.88 acres (75% allowed)

2

Total:

5.14 acres (3.95 required)

OPEN SPACE SET-ASIDE HATCH LEGEND

ACTIVE RECREATIONAL OPEN SPACE

COMMUNITY SQUARE OPEN SPACE AREAS

GREEN OPEN SPACE AREAS

GENERAL OPEN SPACE AREAS

G L SUMMITT

ENGINEERING INC.

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Golden Gem Estates
Subdivision
City of Apopka, Florida

KPI Master/Major
Development Plan

Open Space Rec
Plan

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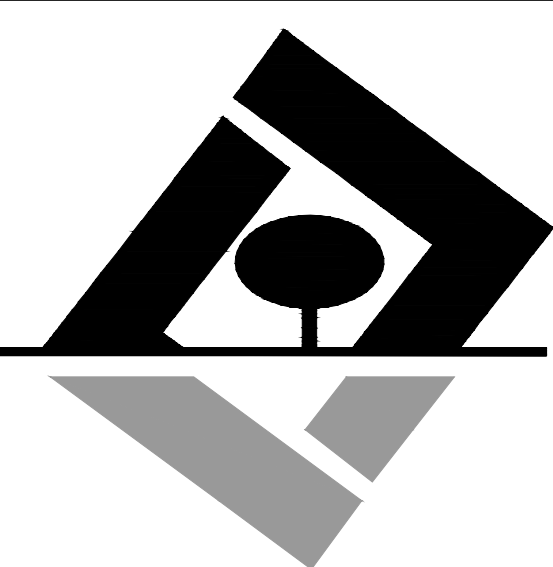
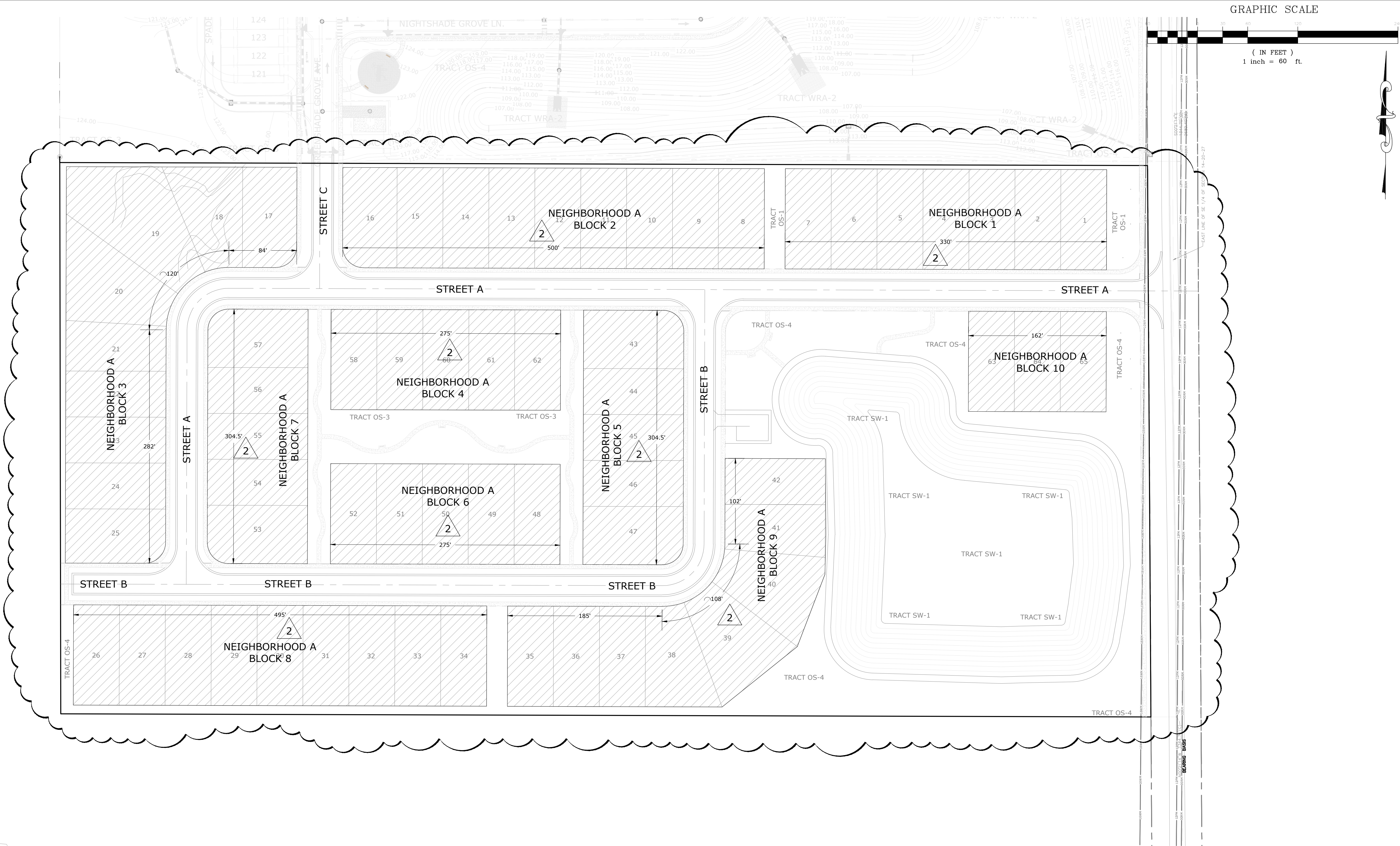
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10	11/24/25	Response To City Comments

SHEET NUMBER

5 OF 21



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K. Hovnanian Orlando Division, LLC
2301 Lucien Way, Suite 260
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Golden Gem Estates
Subdivision
City of Apopka, Florida

KPI Master/Major
Development Plan

Neighborhood
Block Plan

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SHEET NUMBER
6 OF 21

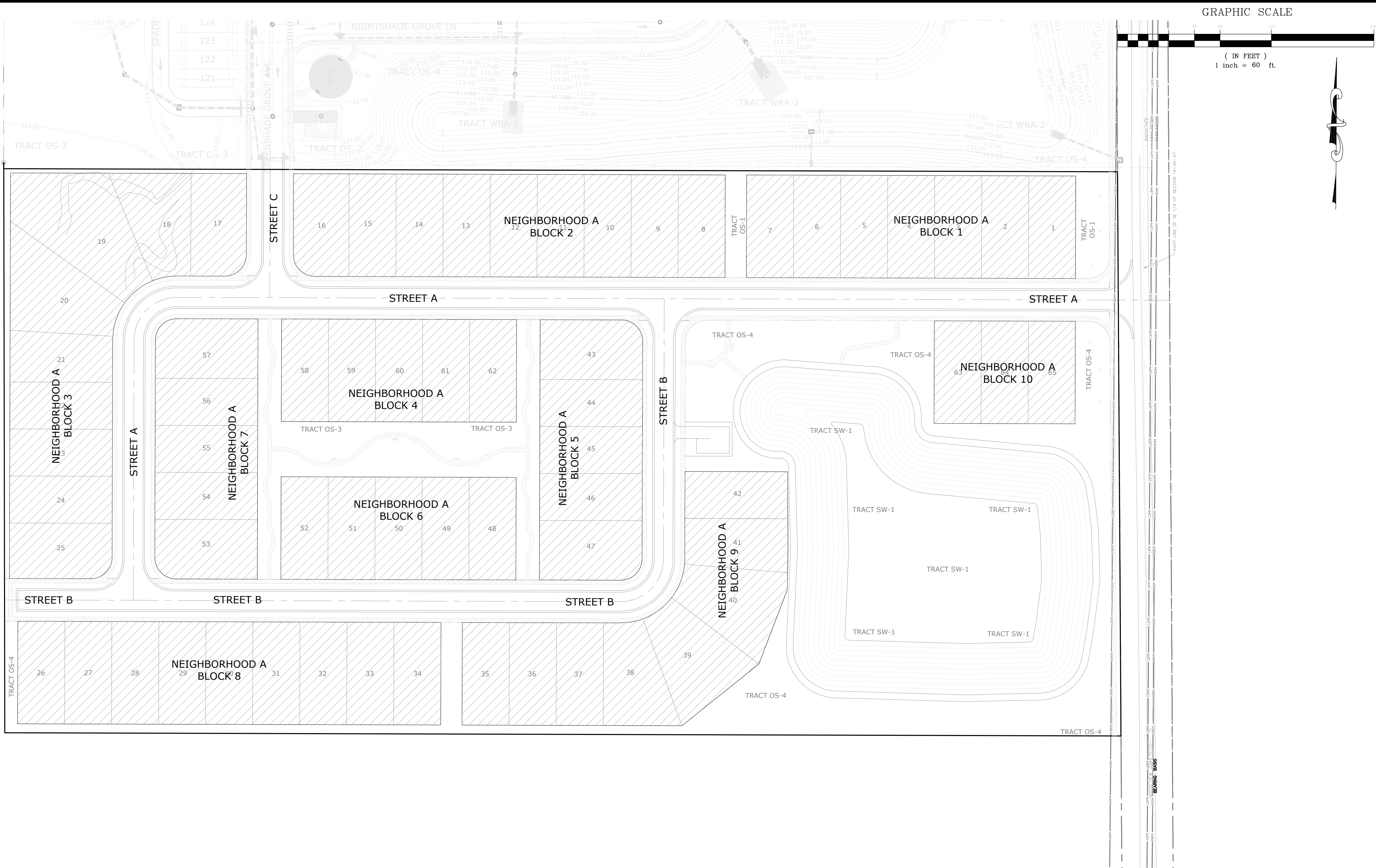
NEIGHBORHOOD LOT SIZE HATCH LEGEND

NEIGHBORHOOD 'A' 55' SINGLE-FAMILY LOTS

NEIGHBORHOOD STREETS DESIGNATION

2

STREET NAME	STREET DESIGNATION
STREET 'A'	STREET TYPE 'D'
50' RIGHT-OF-WAY	
STREET 'B'	STREET TYPE 'D'
50' RIGHT-OF-WAY	
STREET 'C'	STREET TYPE 'D'
55' RIGHT-OF-WAY	



SITE DESIGN STANDARDS PLAN:

NEIGHBORHOOD 'A' DESIGN DETAILS:

- Minimum Living Area:

1,600 sqft. (Heated/cooled space)
- Maximum Building Height:

Two Stories, 35'
- Minimum Lot Width:

55'
- Minimum Lot Depth:

120'
- Minimum Lot Size:

6,600
- Maximum Lot Coverage:

70%
- Minimum Open Space %:

20%
- Garage Location:

FRONT-Entry (2-Car)
- Setbacks:
- Front:

20' (15' Porch)
- Side:

5.0'
- Side Street:

15'
- Rear:

20' max.
- Accessory Uses:

Those permitted by code
- Architectural Design:

Consistent with Section K of the form-based code

Street Landscaping:

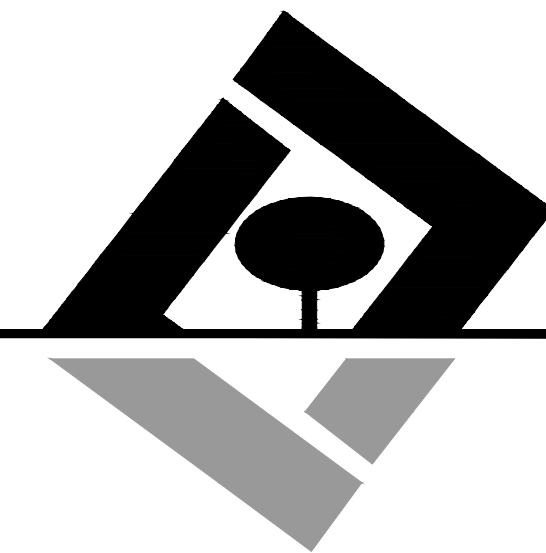
Landscaping shall be consistent with Section M of the form-based code or the City of Apopka LDR

Building Architecture:

Building Architecture shall comply with Section K of the form-based code. Elevations for proposed product types for Neighborhood's A, B and Pool Cabana have been included in the plans for reference as to compliance with the requirements of Section K.

Model-Home Park:

The model home park will be provided along Street A. The model park will consist of 4 homes. A model site plan will be provided after the Construction Plan approval for staff to review with the model home permit requests.



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Golden Gem Estates
Subdivision
City of Apopka, Florida

KPI Master/Major
Development Plan

Design
Standards Plan

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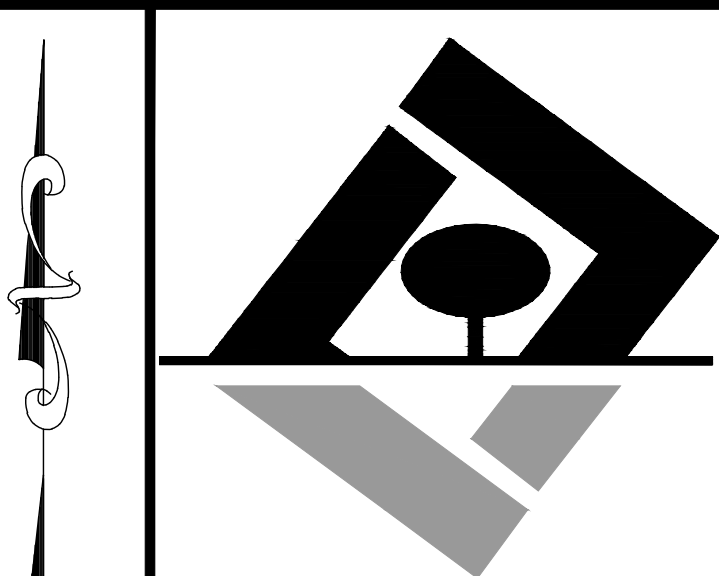
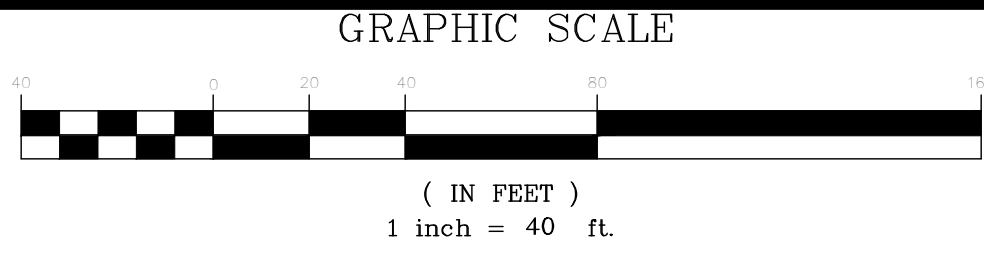
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Site Plan 1

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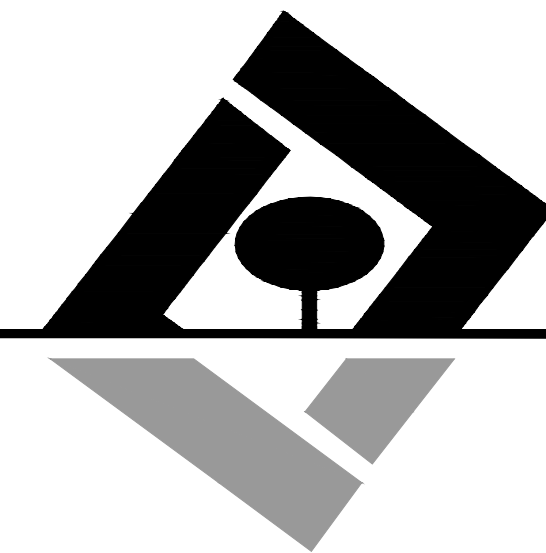
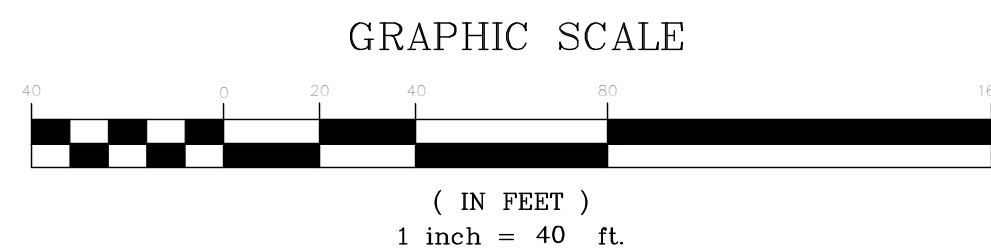
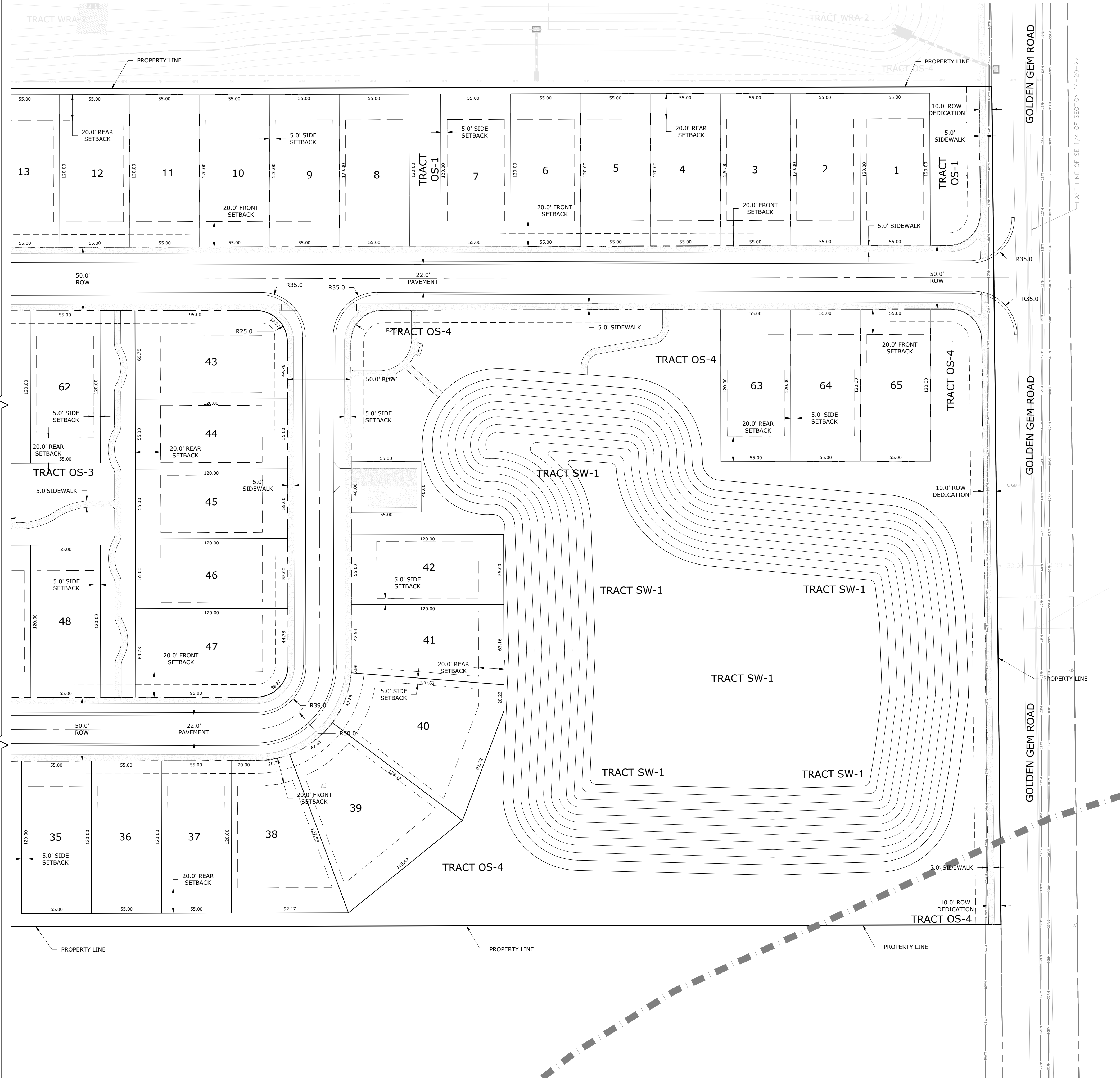
Revisions

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1	10/30/2024	Initial Submittal
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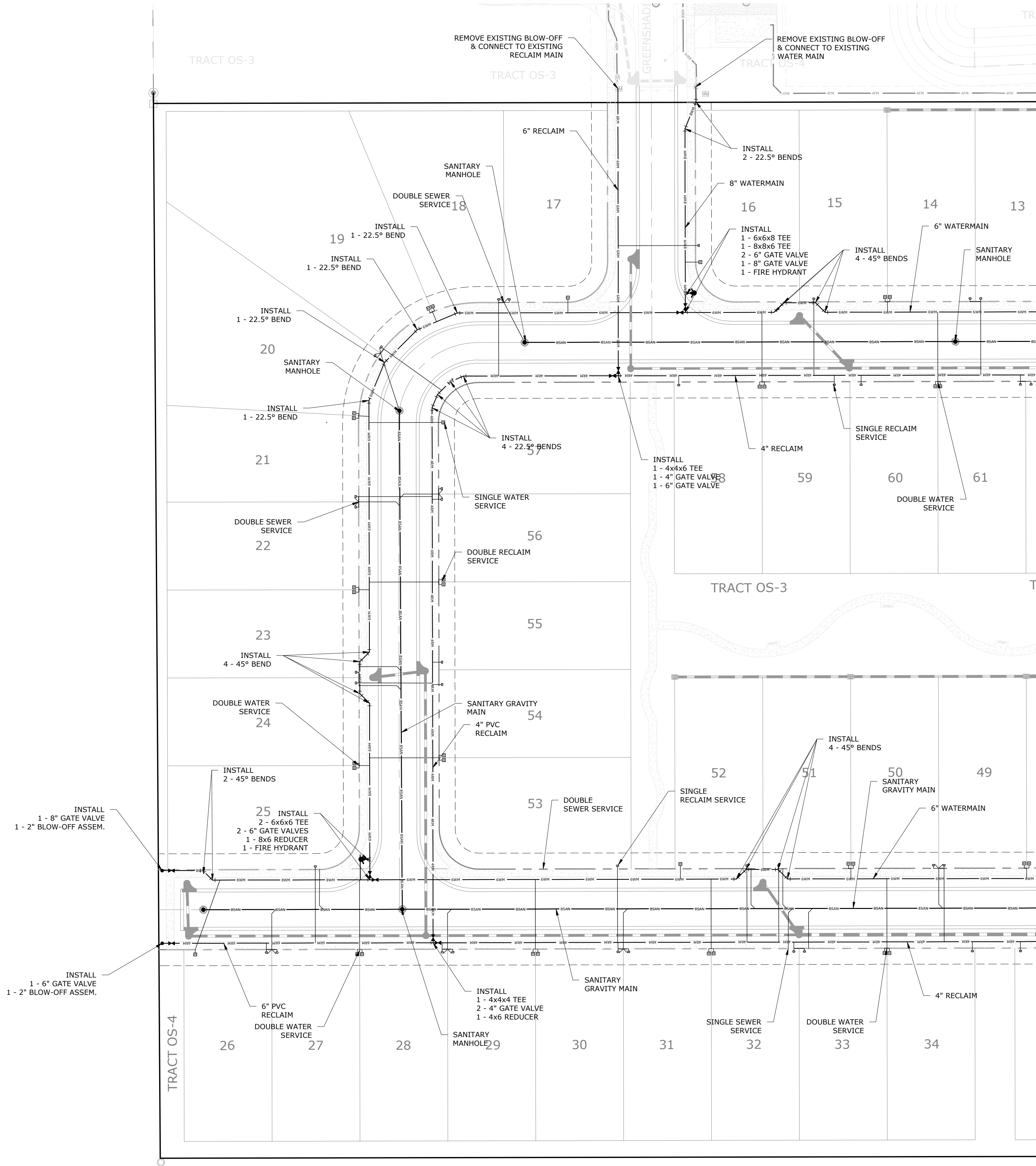
**Golden Gem Estates
 Subdivision**
 City of Apopka, Florida
**KPI Master/Major
 Development Plan**

Site Plan 2

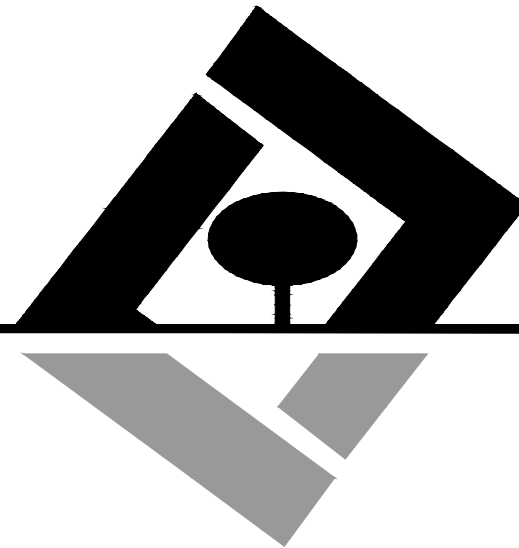
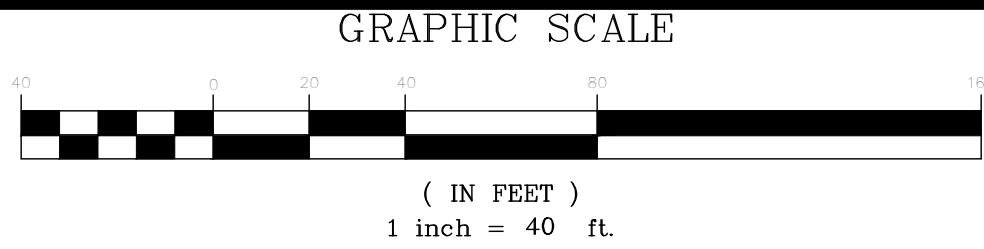
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Utility Plan 1

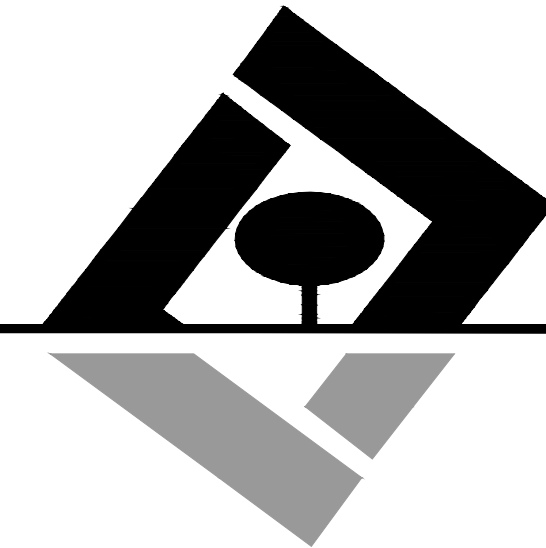
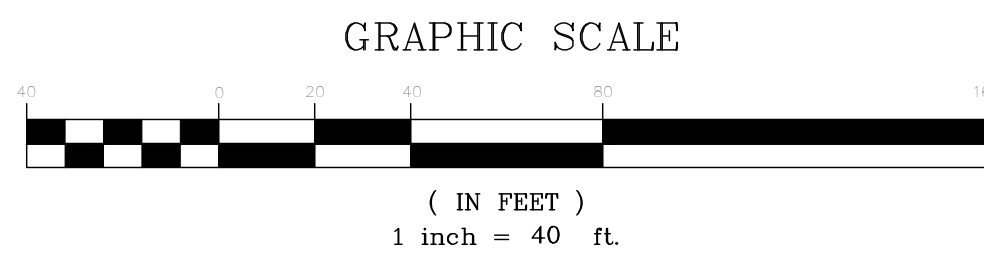
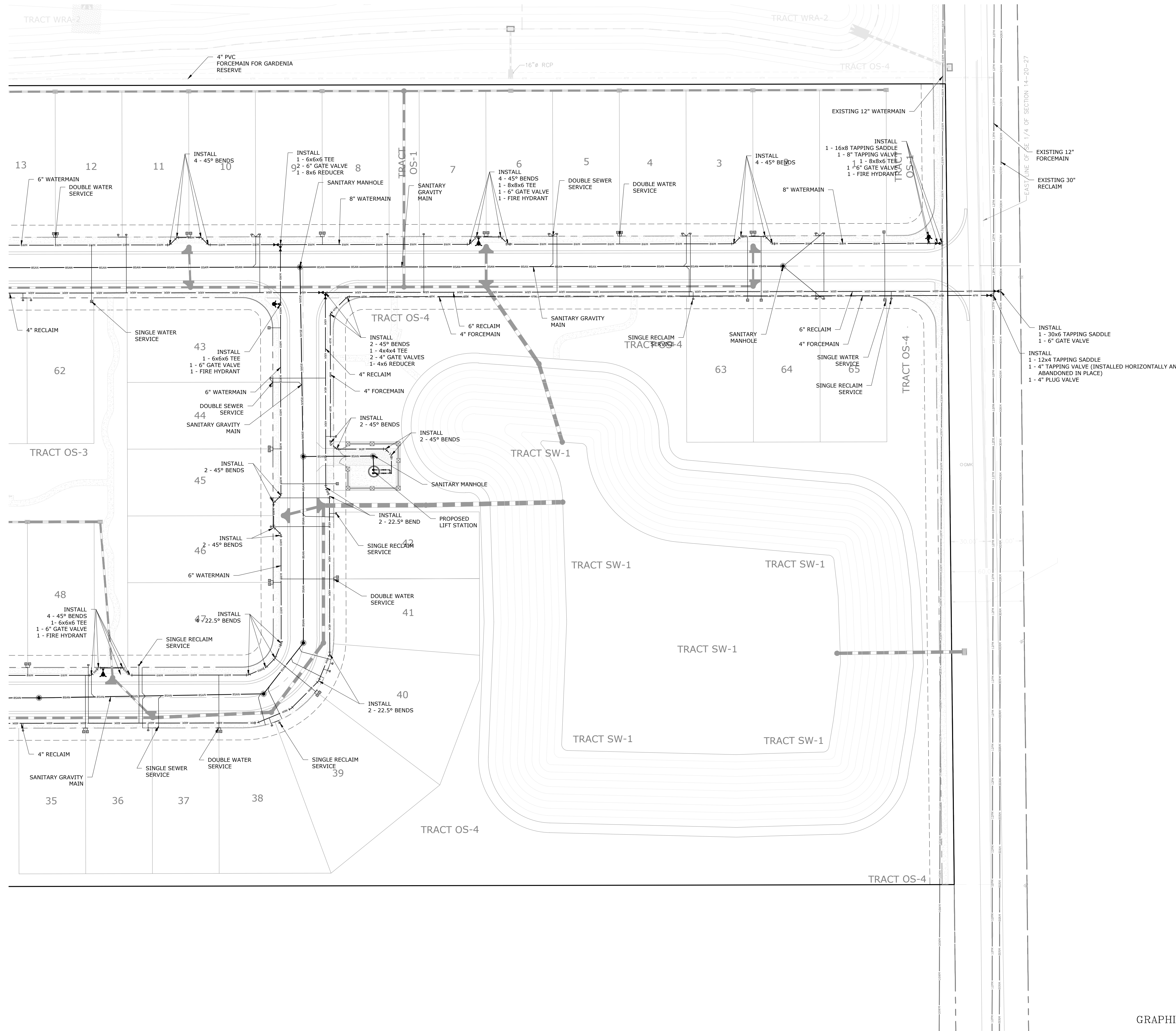
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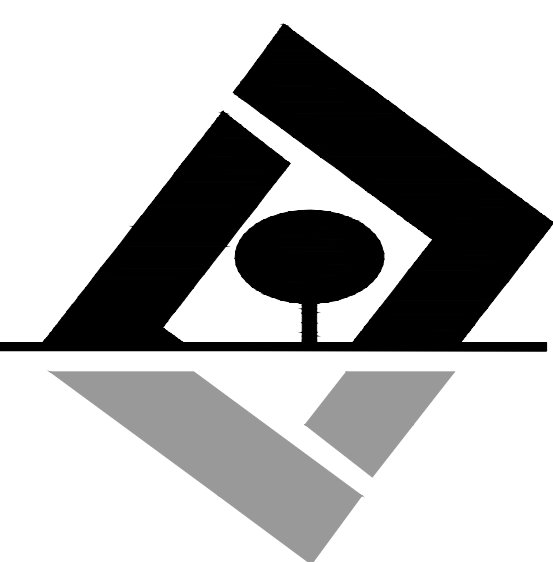
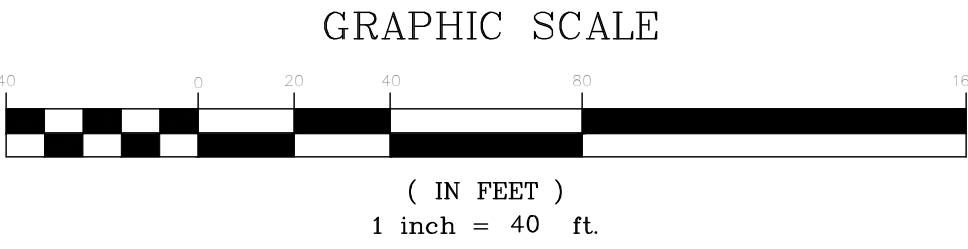
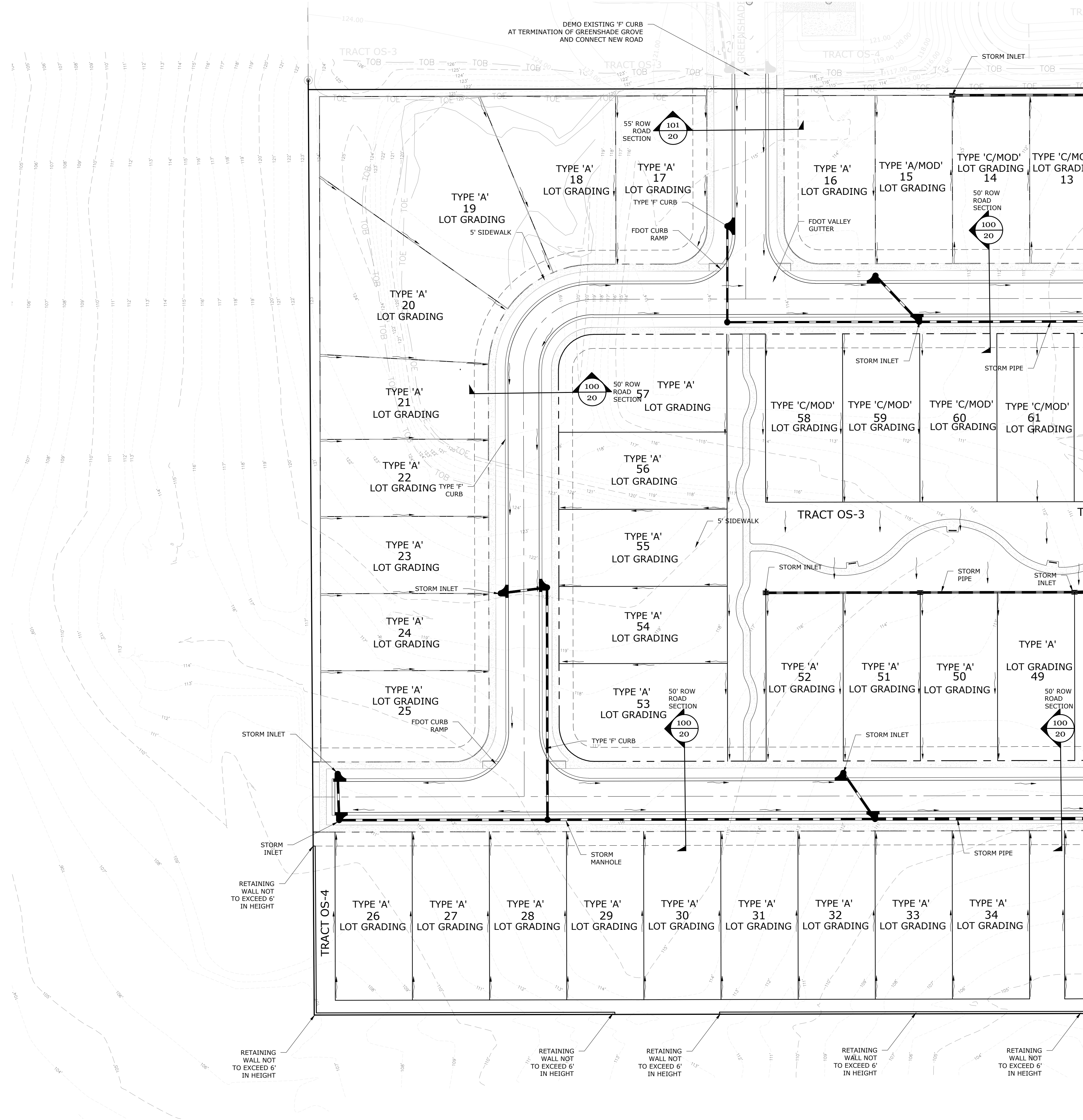
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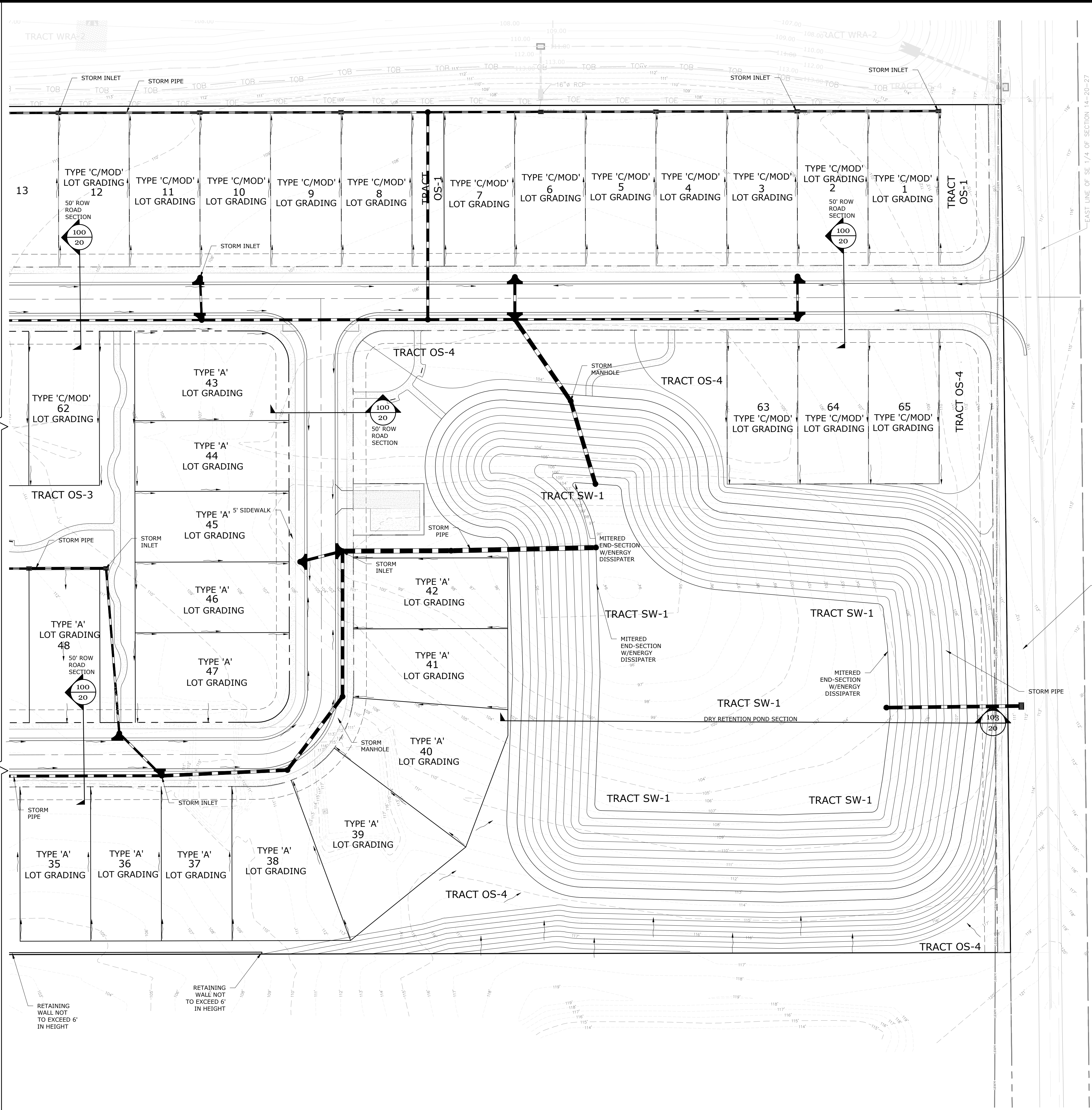
Paving &
Drainage Plan 1

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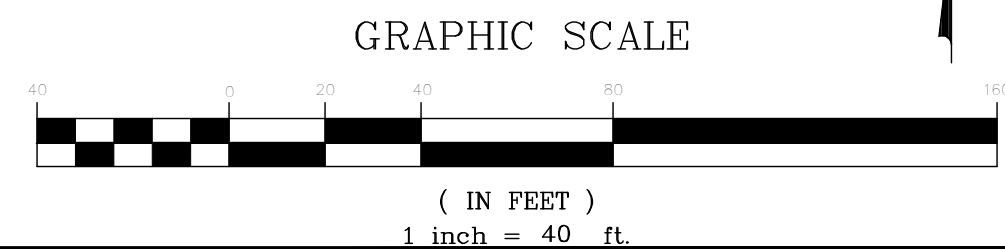
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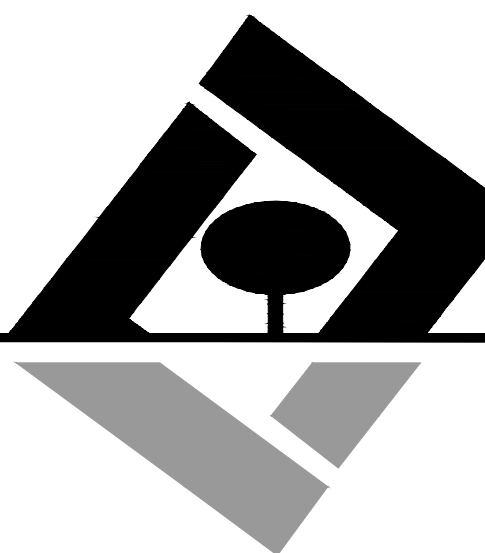
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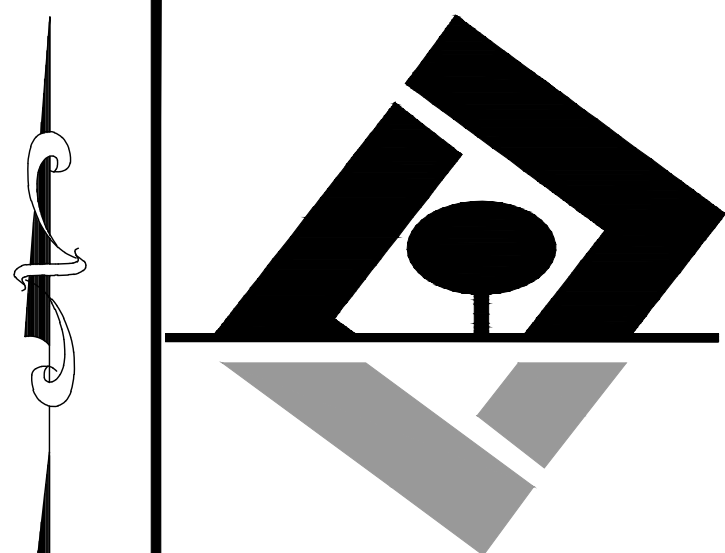
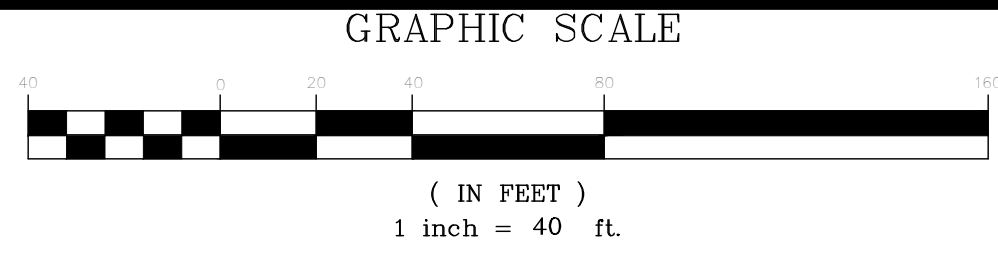
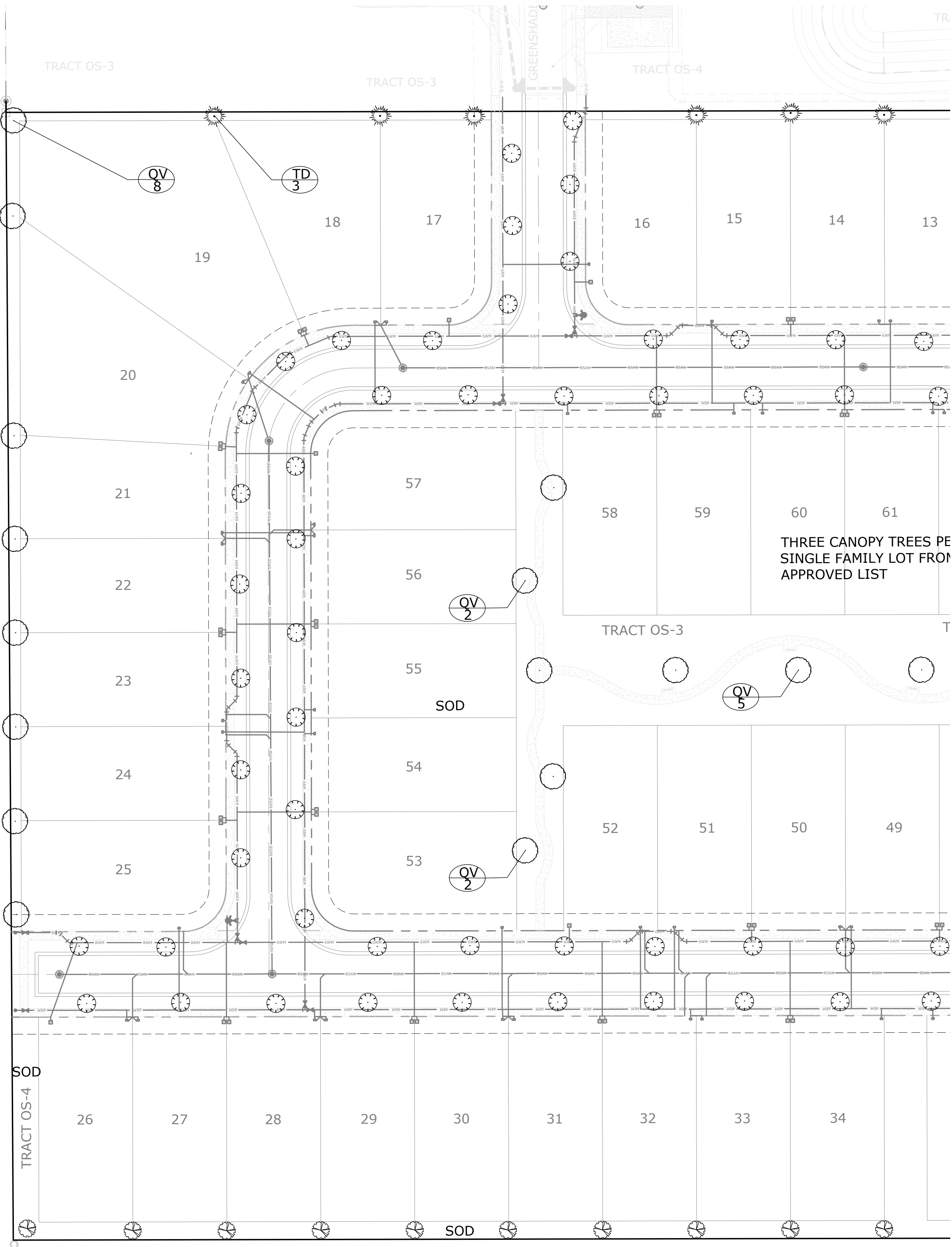
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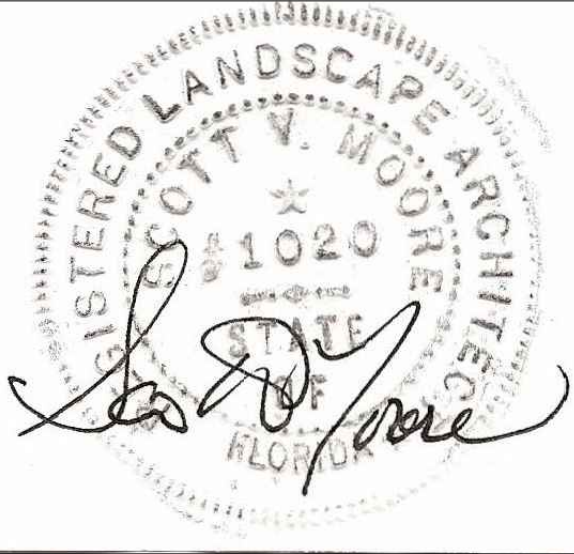
Landscape Plan
1

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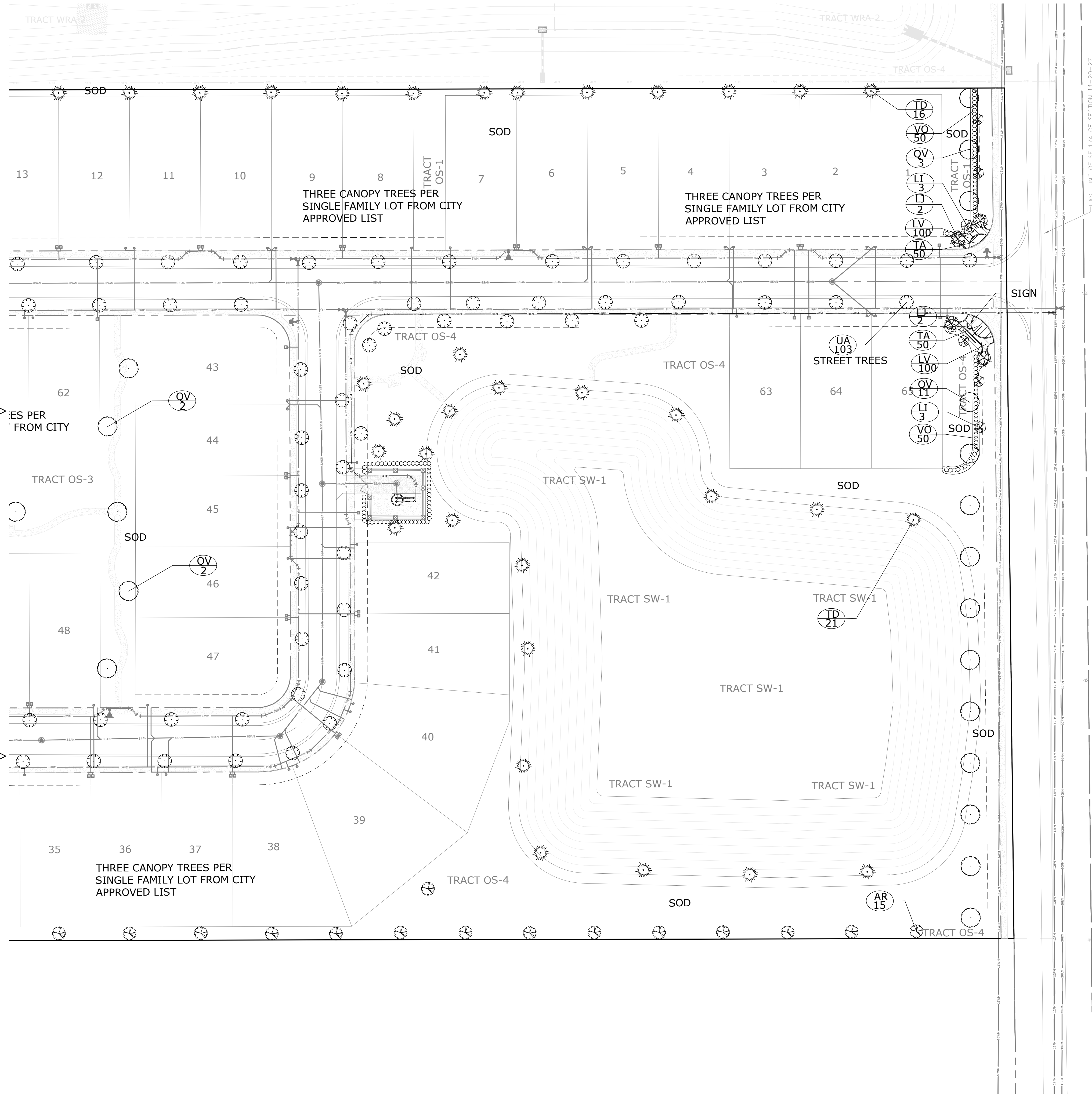
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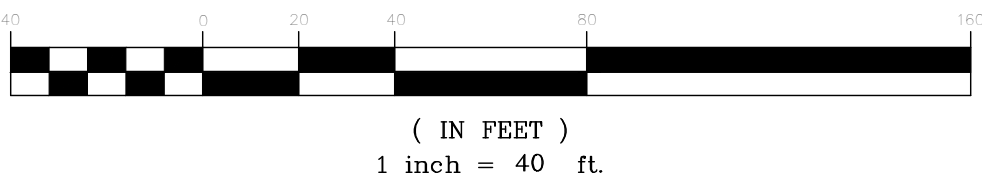
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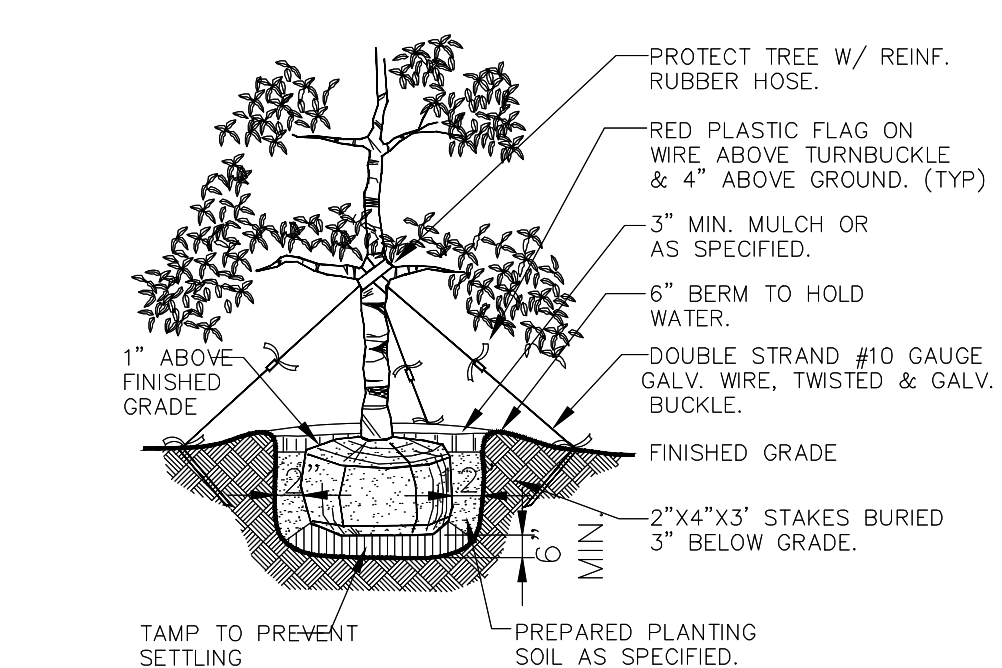
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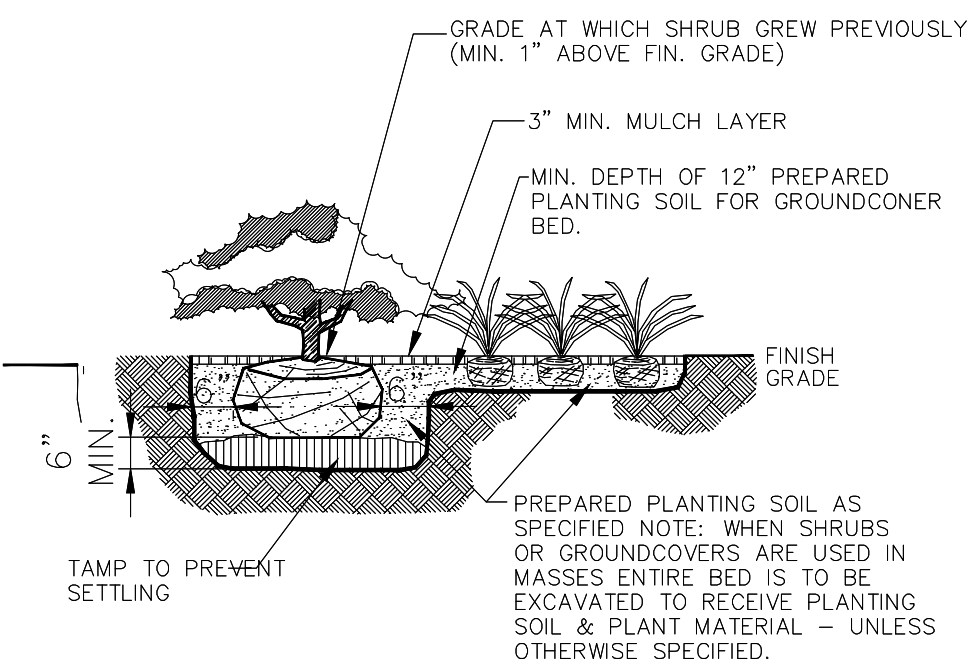
GRAPHIC SCALE



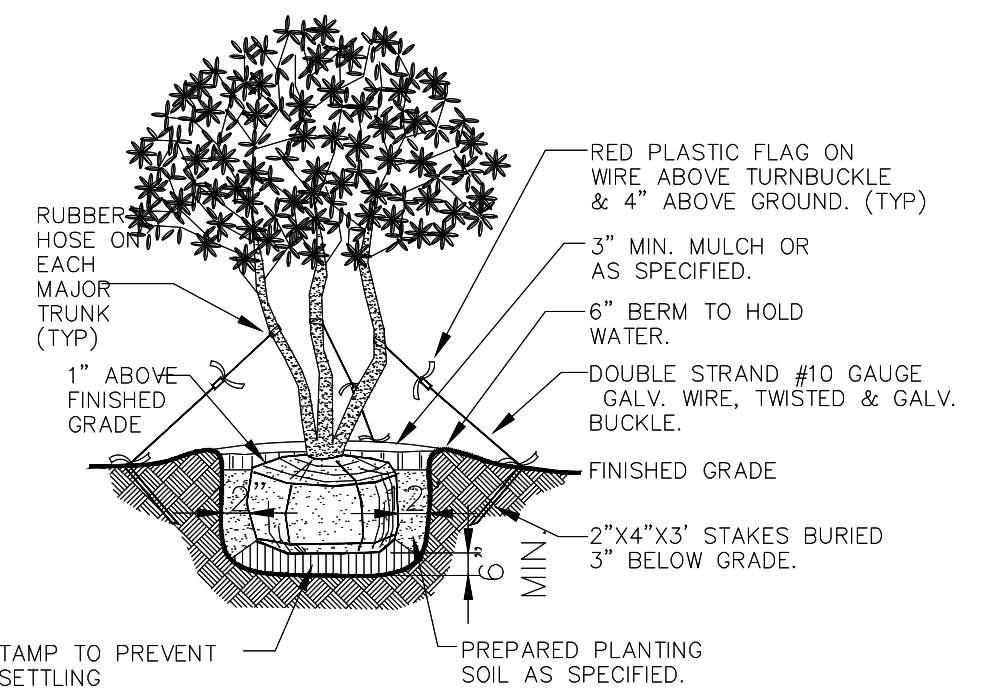
PLANT LIST				
PLANT LIST				
QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
35	QV	QUERCUS VIRGINIA	LIVE OAK	10'; 3" CAL.
25	AR	ACER RUBRUM	RED MAPLE	10'; 3" CAL.
103	UA	ULMUS ALATA	WINGED ELM	10'; 3" CAL.
6	LI	LAGERSTROEMIA INDICA	CREPE MYRTLE	8'; 2" CAL. MT
4	LJ	LIGUSTRUM JAPONICUM	LIGUSTRUM	8'; 2" CAL. MT
40	TD	TAXODIUM DISTICHUM	BALD CYPRESS	10'; 3" CAL.
 SINGLE FAMILY LOTS				
195	CANOPY TREES FROM CITY OF APOPKA APPROVED LIST			10'; 3" CAL.
 SHRUBS				
100	VO	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	30"X24"; 30" OC
 GROUND COVER				
100	TA	TRACH. ASIATICUM	MINIMA	FULL GLS., 24" OC
200	LV	LIRIOPE VARIEGATA	AZTEC GRASS	FULL GLS., 24" OC



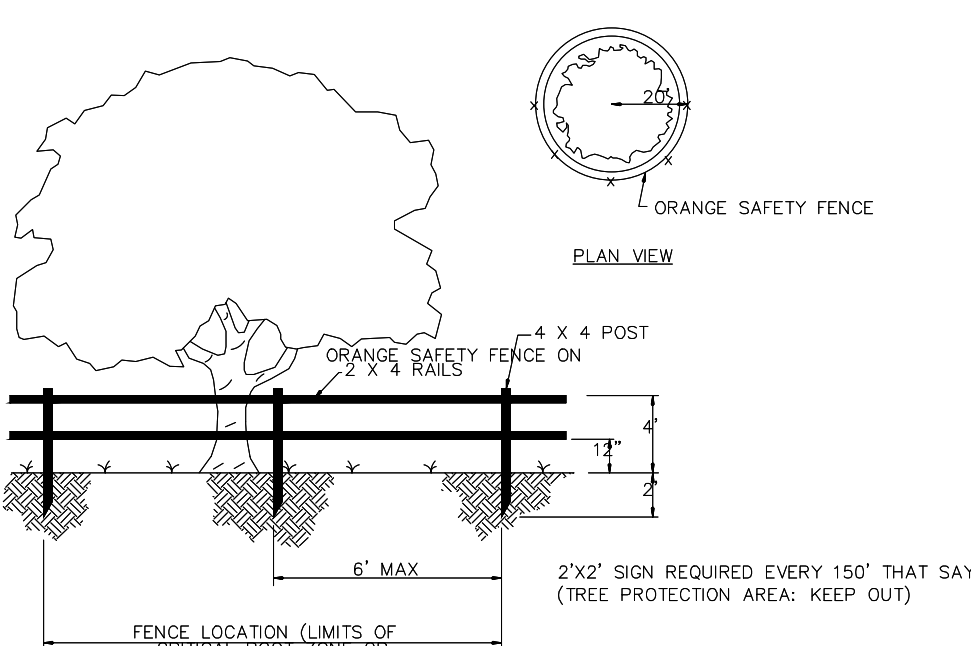
TREE PLANTING DETAIL



SHRUB AND GROUND COVER DETAIL



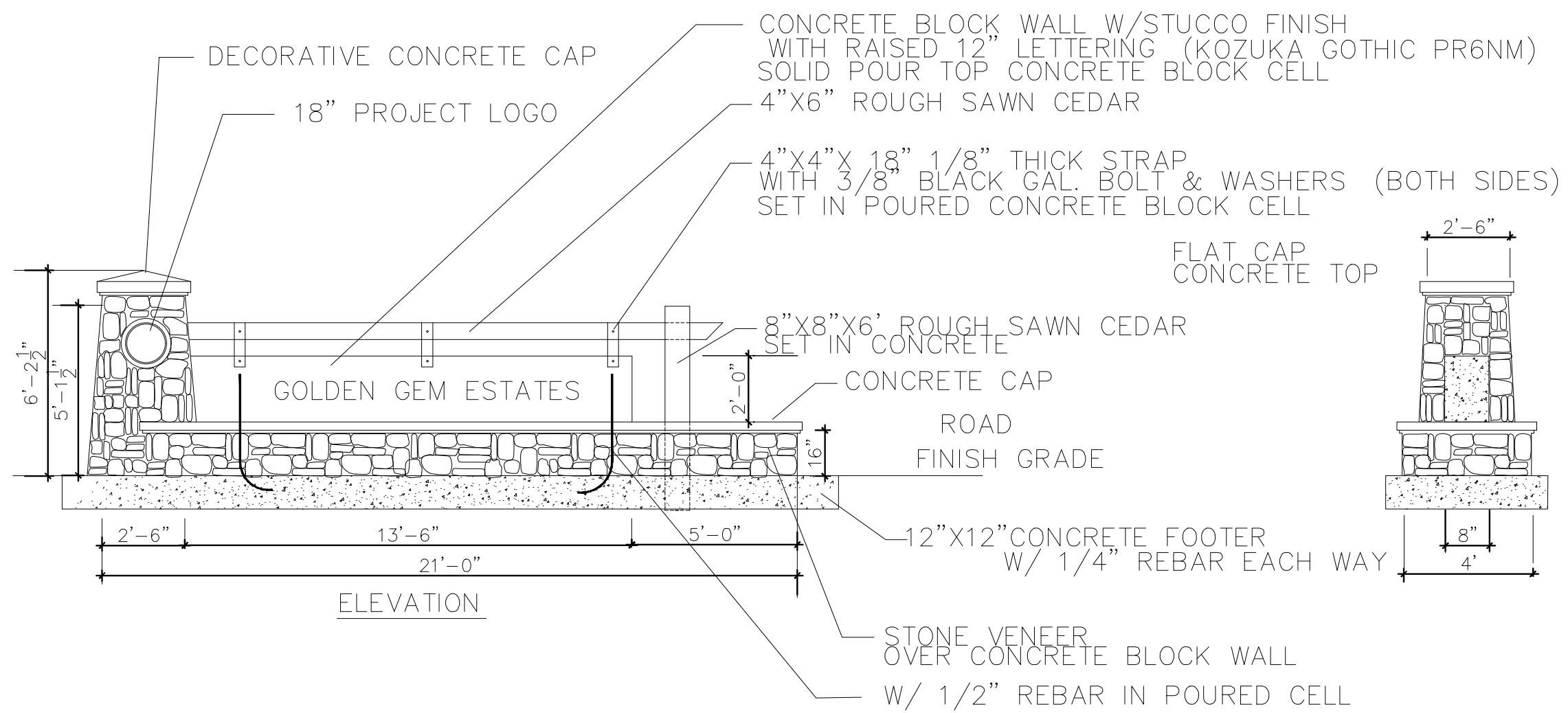
MULTI-TRUNK DETAIL



TREE PROTECTION FENCE DETAIL

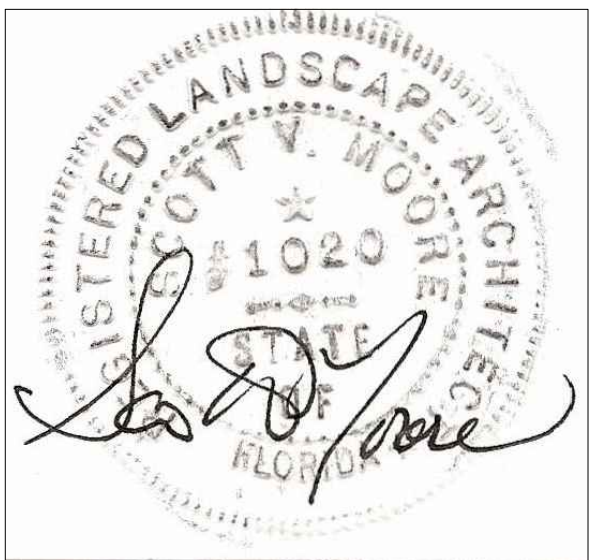
TREE REQUIREMENT DATA AND ARBOR MITIGATION CALCULATION

Tree Requirement (Max Tree Stock Calculation) :	
SITE ACREAGE :	19.76 ACRES
SITE SQUARE FOOTAGE AREA :	860,745 SF
NUMBER OF TREES REQUIRED :	108 TREES
NUMBER OF TREES SHOWN :	396 TREES
Arbor Mitigation Calculation	
TOTAL INCHES REMOVED	1,187"
OAKS 8"-23" = 963"	
SPECIMEN OAKS 24" & LARGER = 224"	
TOTAL REQUIRED REPLACEMENT INCHES:	1,187"
PROPOSED INCHES TO BE PLANTED :	1,194"
STREET TREES & OPEN SPACE (203) CANOPY TREES= 609"	
SINGLE FAMILY LOTS (195) CANOPY TREES = 585"	
TOTAL REMAINING TO BE MITIGATED :	0.00
MITIGATION RATE PER INCH (\$15 PER INCH)/TREE MITIGATION FEE	0.00
BALANCE:	\$0.00



ENTRY SIGN-ELEVATION

NTS



GENERAL LANDSCAPE NOTES

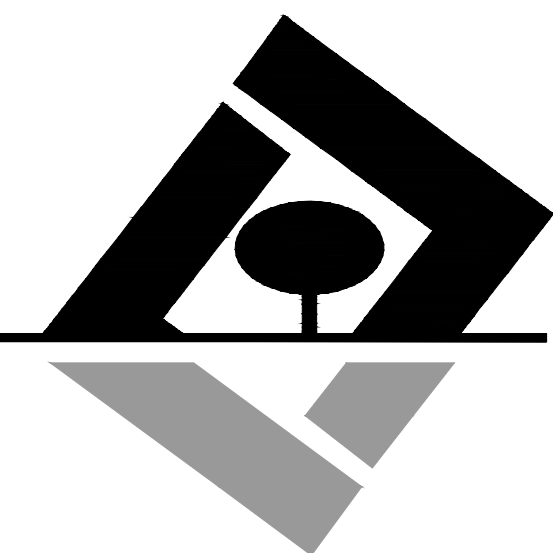
- ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER 'GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
- ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1980.
- THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
- ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
- THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
- ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF PINE BARK MULCH.
- NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION .
- LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
- ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
- SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ARGENTINE BAHIA..
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACK FLOW PREVENTOR, & RAIN SENSOR DEVICE.
- DIRECT SPRAY HEADS AWAY FROM ANY NATURAL AREAS AND PAVED SURFACES.
- THE TREE CALIPER OF ALL TREES SPECIFIED ON THE PLANT LIST SHALL BE MEASURED AT SIX (6) INCHES ABOVE GRADE.

Ravensdale Planning & Design

Land Planning Landscape Architecture • Project Management Expert Witness

5106 South Pointe Drive Inverness, Florida 34450

(407) 647-1213



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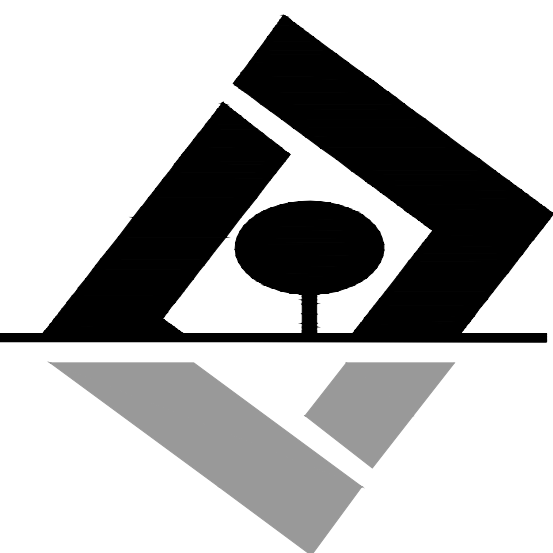
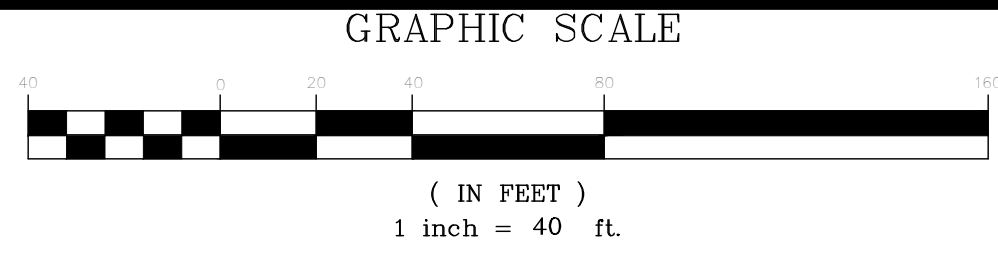
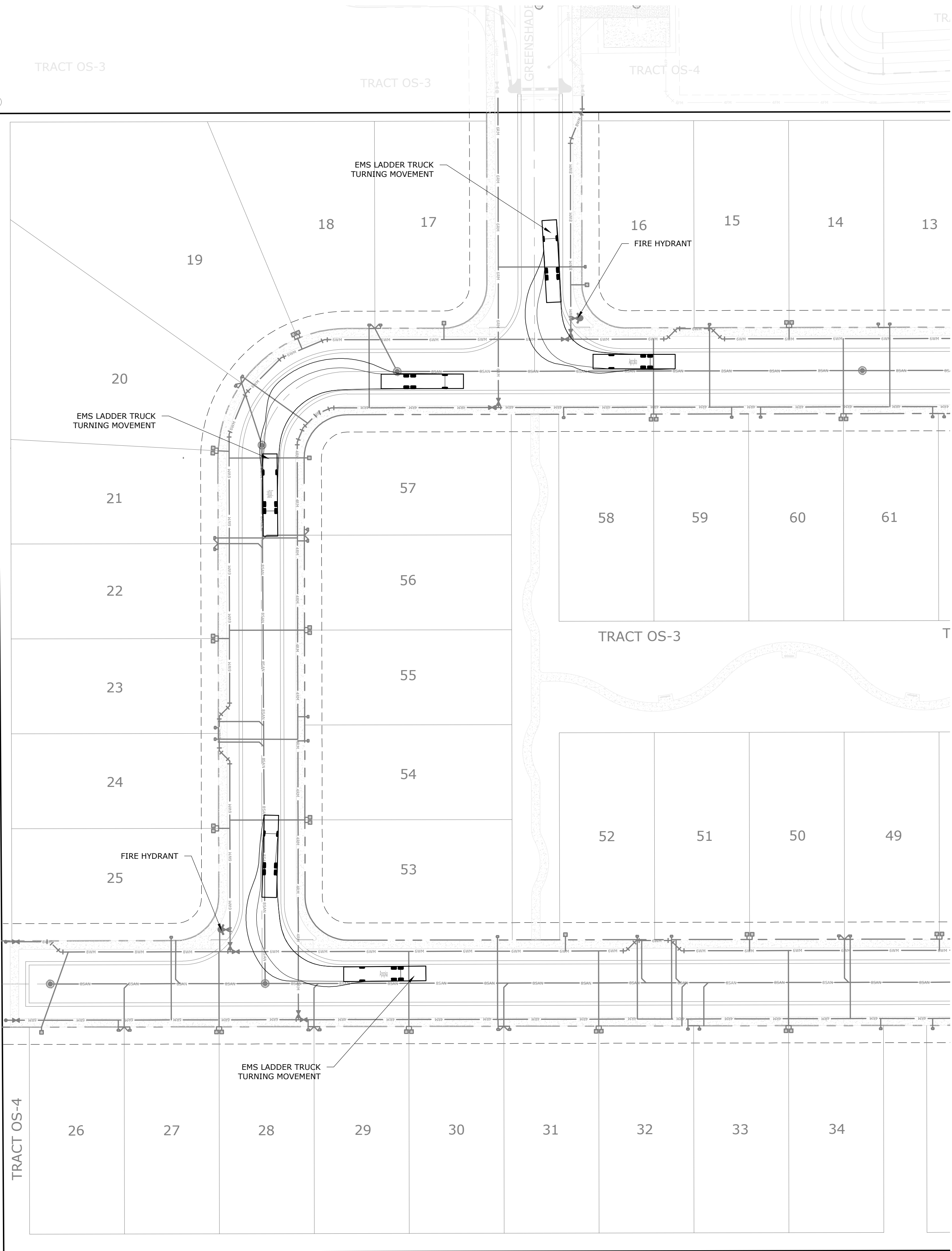
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2	11/24/25	Response To City Comments
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7	11/24/25	Response To City Comments
8	11/24/25	Response To City Comments
9	11/24/25	Response To City Comments
10	11/24/25	Response To City Comments

SHEET NUMBER

17 OF 21



G L SUMMITT
ENGINEERING INC

Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

K. Hovnanian Orlando Division, LLC
2301 Lucien Way, Suite 260
Maitland, FL 32751

Golden Gem Estates
Subdivision
City of Apopka, Florida

KPI Master/Major
Development Plan

Truck Turning
Plan 1

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: January 31, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
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8	01/24/25	Response To City Comments
9	01/24/25	Response To City Comments
10	01/24/25	Response To City Comments

SHEET NUMBER

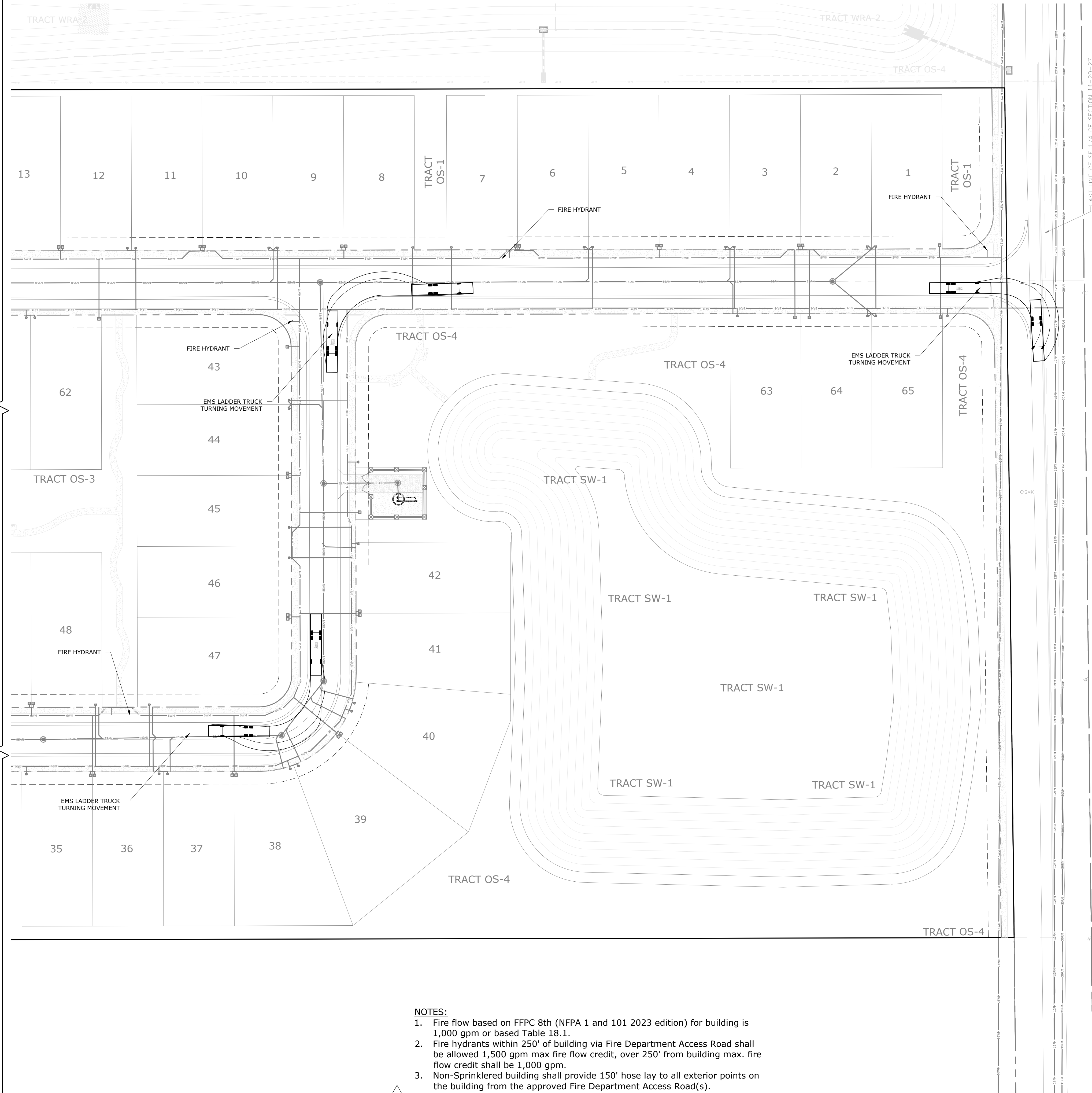
18 OF 21

NOTES:

1. Fire flow based on FFPC 8th (NFPA 1 and 101 2023 edition) for building is 1,000 gpm or based Table 18.1.
2. Fire hydrants within 250' of building via Fire Department Access Road shall be allowed 1,500 gpm max fire flow credit, over 250' from building max. fire flow credit shall be 1,000 gpm.
3. Non-Sprinklered building shall provide 150' hose lay to all exterior points on the building from the approved Fire Department Access Road(s).
4. Overall Length (Bumper to Bumper)- 47.64 feet Width - 8.41 feet Track - 8.41 feet Lock to Lock Time - 6.0 Steering Angle- 46.0 degrees Min Centerline Radius - 31.41 feet
5. Fire hydrants shall be marked with blue reflectors in the pavement adjacent to the hydrant.

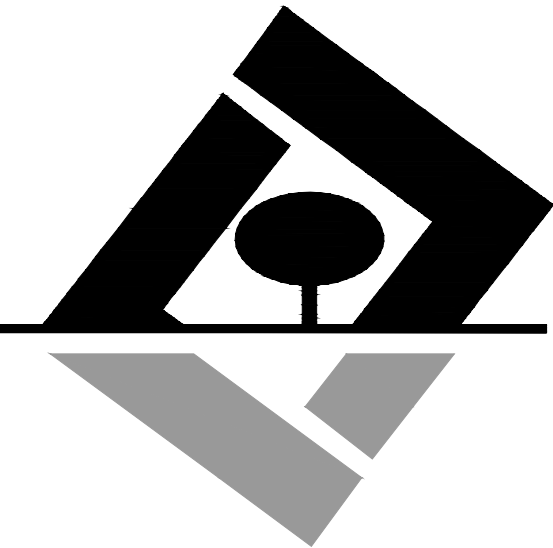
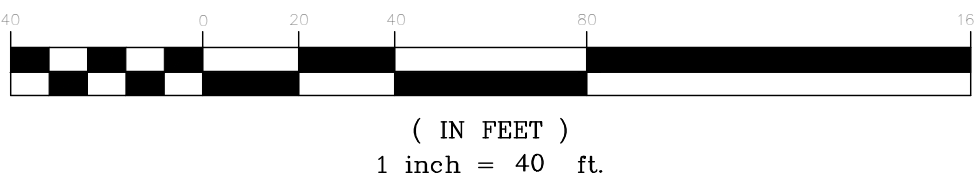
2

SEE SHEET 18 OF 21



- NOTES:
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GRAPHIC SCALE



G L SUMMITT
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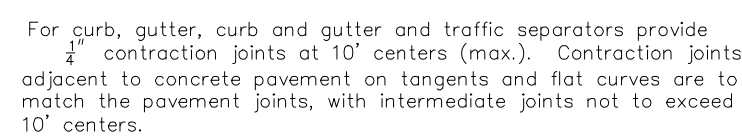
Truck Turning
Plan 2

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9	1/28/27	XXXXXXXXXXXXXXXXXXXXXXXXXXXX
10	1/28/27	XXXXXXXXXXXXXXXXXXXXXXXXXXXX

SHEET NUMBER
19 OF 21



Maitland, FL 32751

KPI Master/Major
Development Plan

General Detail 1

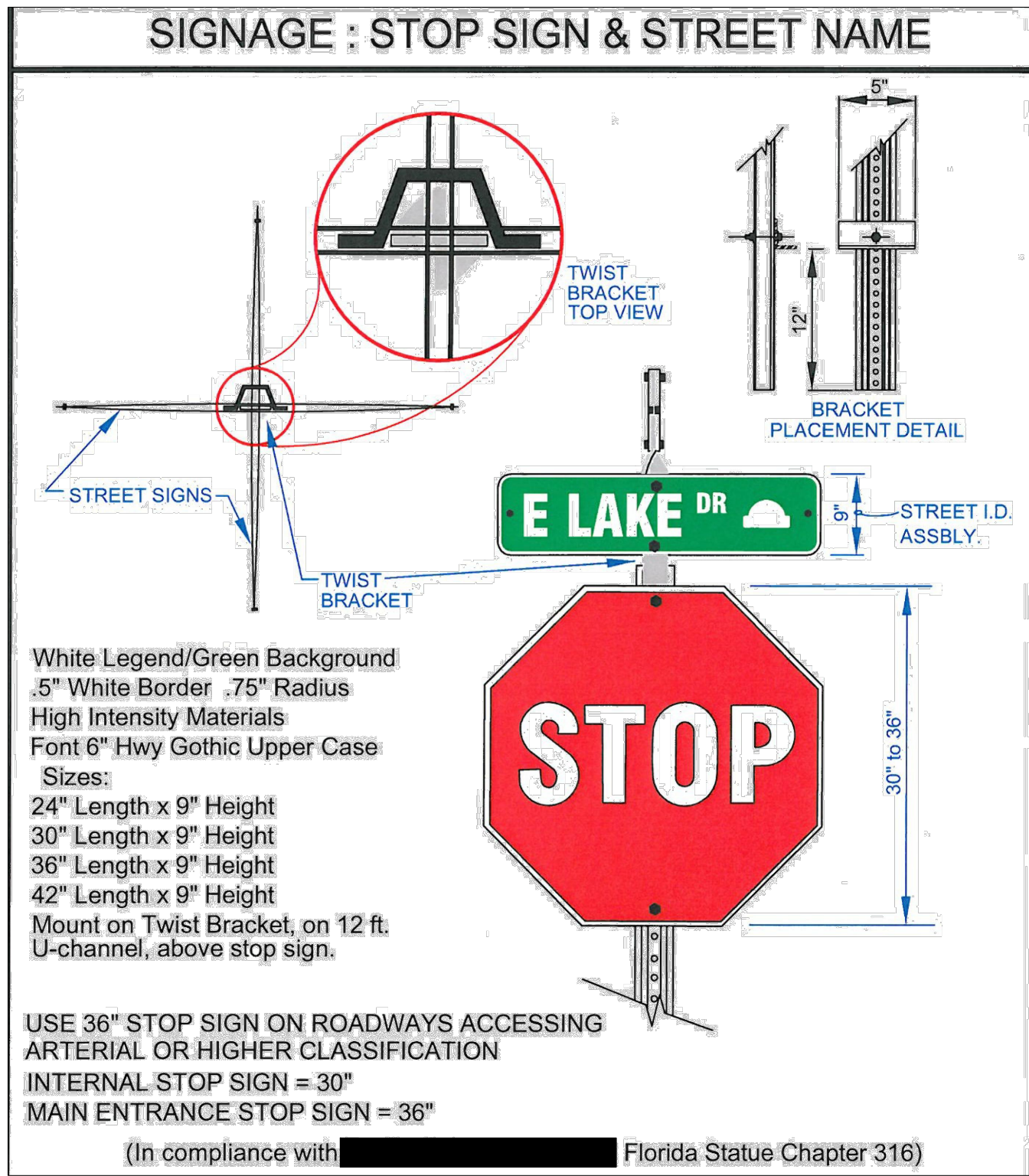
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4	7/24/27	=====
5	7/24/27	=====
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7	7/24/27	=====
8	7/24/27	=====
9	7/24/27	=====
10	7/24/27	=====

SHEET NUMBER

20 OF 21



200 - STOP SIGN & STREET SIGN DETAIL
N.T.S.

Lot Area Table			
Lot Number	Gross Area (sqft)	Gross Area (ac.)	Lot Width (ft)
1	6,600.00	0.15	55
2	6,600.00	0.15	55
3	6,600.00	0.15	55
4	6,600.00	0.15	55
5	6,600.00	0.15	55
6	6,600.00	0.15	55
7	6,600.00	0.15	55
8	6,600.00	0.15	55
9	6,600.00	0.15	55
10	6,600.00	0.15	55
11	6,600.00	0.15	55
12	6,600.00	0.15	55
13	6,600.00	0.15	55
14	6,600.00	0.15	55
15	6,600.00	0.15	55
16	7,665.87	0.18	65
17	7,666.00	0.18	65
18	8,696.27	0.20	55
19	15,078.87	0.35	55
20	10,847.10	0.25	55
21	6,863.82	0.16	55
22	6,600.00	0.15	55
23	6,600.00	0.15	55
24	6,600.00	0.15	55
25	7,665.87	0.18	65
26	6,600.00	0.15	55
27	6,600.00	0.15	55
28	6,600.00	0.15	55
29	6,600.00	0.15	55
30	6,600.00	0.15	55
31	6,600.00	0.15	55
32	6,600.00	0.15	55
33	6,600.00	0.15	55
34	6,600.00	0.15	55
35	6,600.00	0.15	55
36	6,600.00	0.15	55
37	6,600.00	0.15	55
38	8,452.78	0.19	55
39	9,764.97	0.22	55
40	9,417.07	0.22	55
41	7,001.38	0.16	55
42	6,600.00	0.15	55
43	8,239.69	0.19	55
44	6,600.00	0.15	55
45	6,600.00	0.15	55
46	6,600.00	0.15	55
47	8,239.69	0.19	55

202 - LOT DIMENSIONS AND AREA TABLE
N.T.S.

Mini Bell LED

The Mini Bell LED is an energy-efficient luminaire with a classic, sophisticated design. This fixture is an excellent choice for illuminating pathways and residential communities.

LED (light-emitting diode)	50 watts
Mounting height	12'
Color	Black
Poles	Colonial concrete Victorian concrete Washington concrete
Applications	Neighborhoods Parks Shopping centers Streets

201 - DUKE ENERGY STREET LIGHT FIXTURE DETAIL
N.T.S.

Outdoor Lighting

Mini Bell LED

Light source: LED (white)

Wattage: 50

Lumens: 2,889

Light pattern: IESNA Type III (oval)

IESNA cutoff classification: Semi-cutoff

Color temperature: 4,000K

Warm-up and restrike time: Instant on (no warm-up or restrike time)

light distribution pattern

Pole available:

Name	Mounting height	Color
Colonial concrete	12'	Black
Victorian concrete		Black, Gray-green
Washington concrete		Black, Gray

FeaturesBenefits

Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today ... and tomorrow

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Golden Gem Estates
Subdivision
City of Apopka, Florida

KPI Master/Major
Development Plan

General Detail 2

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GEOFFREY L. SUMMITT, P.E.
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SHEET NUMBER
21 OF 21

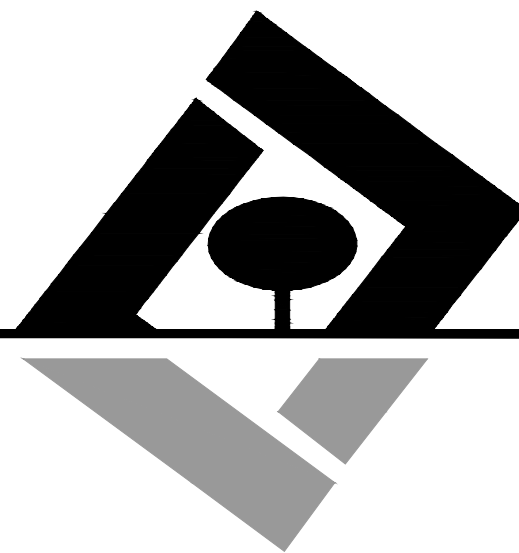


AA SANTA FE ELEVATIONS
N.T.S.

BB SANTA ROSA ELEVATIONS
N.T.S.



CC VALLEJO ELEVATIONS
N.T.S.



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Golden Gem Estates
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City of Apopka, Florida
KPI Master/Major
Development Plan

Architectural
Elevations 1

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9	1/23/27	XXXXXXXXXXXXXXXXXXXX
10	1/23/27	XXXXXXXXXXXXXXXXXXXX

SHEET NUMBER
22 OF 21



Orange County Public Schools

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

FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER-EXTENSION

January 27, 2025

E-MAIL: geoff@glseeng.com

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

Application APK-24-013 Golden Grove

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

Type of Development Application	☒ FLUM ☒ Rezoning ☐ Amendment or Extension
Development Application #:	TBD
Project Name:	Golden Grove
OCPS Completed Application Date:	08/12/24
Parcel #(s):	27-20-14-0000-000-025, 27-20-14-0000-00-083
Requested New Units (#):	SF: 64 MF: TH:
Vested Unit(s):	SF: 1 MF: TH:
Total Project Units:	65
School Board District:	#7

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

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

	Zellwood ES	Wolf Lake MS	Apopka HS
Jurisdictional Analysis	N/A	Apopka-64.98% Unincorporated-34.43%	Apopka-61.11% Unincorporated-37.74%

Given the above analysis, this project does not meet the minimum criteria established by the Orange County Charter and Code to proceed through the joint approval process with the identified significantly affected local government(s). Additional information on the joint approval process can be obtained from City of Apopka.

This determination expires on August 14, 2025 OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from City of Apopka by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

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

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

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

Sincerely,



Tamara L. Pelc
Administrator, Facilities Planning

SK/tp

Attachments – Attachment A: Detailed Capacity Analysis

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

Attachment A



School Capacity Determination

User ID SV

Project ID: CEA – APK – 24 – 013

Project Name:			GOLDEN GROVE		
Unvested Units	Single Family Units:	64	Vested Units	Single Family Units:	1
	Multi Family Units:	0		Multi Family Units:	0
	Multi Family High Rise Units:	0		Multi Family High Rise Units:	0
	Town Homes Units:	0		Town Homes Units:	0
	Mobile Home Units:	0		Mobile Home Units:	0

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	BB		
	School:	ZELLWOOD ES	WOLF LAKE MS	APOPKA HS
	Analysis of Existing Conditions			
	School Capacity (2023-2024)	633	1,152	3,396
	Enrollment (2023-2024)	474	1,195	3,443
	Utilization (2023-2024)	96.0%	122.0%	110.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	222	0	0
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	159	186	241
	Reserved Capacity	27	41	20
	Adjusted Utilization	104.3%	123.4%	109.1%
	Adjusted Available Seats	36	0	0
	Analysis of Proposed Development			
	Students Generated	11.392	6.016	8.512
	Adjusted Utilization	106.1%	124.0%	109.3%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	NOT AVAILABLE	NOT AVAILABLE
	Number of Seats to Mitigate	0.000	6.016	8.512

ZELLWOOD ES	
WOLF LAKE MS	
APOPKA HS	

FLORIDA FINDS

Barberville Pioneer Settlement offers history lessons

By Ronnie Lovler
Correspondent

The motto at the Barberville Pioneer Settlement is “Discover Yesterday Today.” And that’s precisely what you will get at the 30-acre campus of this living history destination in Central Florida.

When it opened in 1976, there were only two buildings on the grounds: the Joseph Underhill House, currently under renovation, and the Barberville Central High School, built in 1919. Today, there are 20 historic structures on the grounds, although that isn’t all.

“We are not just about preserving buildings,” said Erick Nielsen, associate director of Barberville Pioneer Settlement. “We are also about preserving the arts, crafts, tools and technologies of the pioneer lifestyle in Florida.”

The high school building, a National Register of Histor-



Photo by Ronnie Lovler

Erick Nielsen in front of an old railroad car on the property.

ic Places site, is center-stage and one of the first things you see when you walk on the grounds. It was first built to accommodate elementary, middle and high school students and was the only school in the area to offer college preparatory classes.

But county officials abandoned the school after a time. Nielsen said the building was saved thanks to the efforts of a group of art teachers who founded the Pioneer Settlement for the Creative Arts, Inc., as a not-for-profit organization.

“They petitioned the school board to use the high school building to teach lost arts such as spinning, weaving, blacksmithing and woodworking,” Nielsen said.

The high school is the settlement’s prize building and the reason Pioneer Settle-

ment opened where it is.

“It is one of the jewels of the settlement and the whole reason the settlement came about,” Nielsen said.

At first, the teachers leased the school building from the Volusia County School Board, but in 2001, the school board ceded ownership to the Pioneer Settlement Board of Directors.

Over time, other buildings were moved to the location, giving birth to the Settlement.

“Most buildings are regional, and a lot came from just 10 miles away,” Nielsen said. “The furthest building is the Lewis Log Cabin, which comes from South Georgia.”

The train depot on the property was built in 1885. If connected to a railroad path, it could be used as a functional depot. It also contains a history lesson: the depot had two waiting rooms, one for African Americans and one for whites because it was

built during segregated times.

The fire station, Model A Ford shop, clubhouse, and blacksmith shop are standouts, especially the blacksmith shop.

“It’s been our most successful workshop and partnership,” Nielsen said. “They petitioned the school board to use the high school building to teach lost arts such as spinning, weaving, blacksmithing and woodworking.”

The settlement also promotes the art and entertainment that dominated during pioneer times, with two major folk festivals during the year: the Spring Frolic on the first weekend in April and the Fall Country Jamboree on the first weekend in November.

The festivals include contra dancing, musical workshops and historical demonstrators who show off different tools and trades, such as wheelwrighting, chair caning and pottery.

Sponsored content

Schroeder Dental Group provides superior oral care with a courteous and professional attitude

Are you someone who shudders at the thought of visiting the dentist? If so, the **Schroeder Dental Group** makes it a priority to ensure every patient has a positive experience during every visit. Their office is bright, clean, and relaxing. There is no need for stress because their staff will take the utmost care with you and your entire family. They offer routine cleanings, fillings, bridges, crowns, dental bonding, dental implants, laser dentistry, oral surgery, orthodontics, reconstruction, veneers and more complex dental work, such as root canals.

When an emergency arises, **Schroeder Dental Group** is ready. No one plans on a dental emergency, because they happen very suddenly and unexpectedly. They tend to be either painful, embarrassing or both. At the **Schroeder Dental Group**, emergency patients are seen promptly so they don’t have to suffer overnight or through a weekend. Time is of the essence in these urgent dental cases.

They’re also helping “little” smiles in a big way. Children need not worry, because they do their very best to make every visit as quick and painless as possible. Prioritizing and creating a positive basis for their dental care involves educating, treating,

preventing, maintaining a balanced diet, and instilling effective brushing and flossing habits. They take time to educate your entire family on the techniques and practices of proper oral care.

Once you meet the staff at **Schroeder Dental Group**, you’ll soon understand why they’re preferred by their patients. They’re committed to repairing and enhancing your smile by utilizing state-of-the-art techniques with long-lasting results. The staff’s mission is to deliver the highest quality care, unprecedented comfort, and service to ensure that all patients are relaxed while they work on their great smile!

Schroeder Dental Group is Invisalign® certified. Invisalign® (braceless braces) is the latest offering for orthodontics. This is the ideal solution for patients who have their permanent teeth. The product is virtually invisible and removable for meals, brushing, and flossing. They also offer Zoom! Whitening.

They use the Waterlase MD Laser for both hard and soft tissues, such as teeth and bone. The Waterlase MD Laser can be used to treat cavities, in many cases without the patient having to receive the shots to be numb. Most patients only feel the cool water spray of the laser.



Dr. Katrina Schroeder, founder and owner of Schroeder Dental Group, knows that prevention pays for itself, and even small steps can make visible changes to your smile and your well-being

The Waterlase MD Laser can also be used for soft tissue procedures, such as reshaping the gum tissue for a more aesthetic appearance and periodontal procedures. One benefit of utilizing the laser for soft tissue procedures is minimizing post-operative discomfort.

Schroeder Dental Group provides digital imaging with minimal radiation and immediate results. The digital images can be seen from every patient room and be immediately available to the patient.

Schroeder Dental Group offers a comprehensive approach to your entire dental care needs. Whether it’s a routine checkup or an advanced procedure, they’re trained in the newest dental techniques. They have experience in the most up-to-date dental tech-

nology and treatments and gladly accept most insurance plans. Plus, they offer a payment plan that allows patients without dental insurance to afford the best possible dental care.

Call 407-886-1611 for appointments that are always customized for the patient. Each visit is designed with careful consideration given to your financial needs, time requirements, comfort levels and cosmetic wishes. All treatments are planned to meet the needs you have expressed and are provided with exception skill and care.

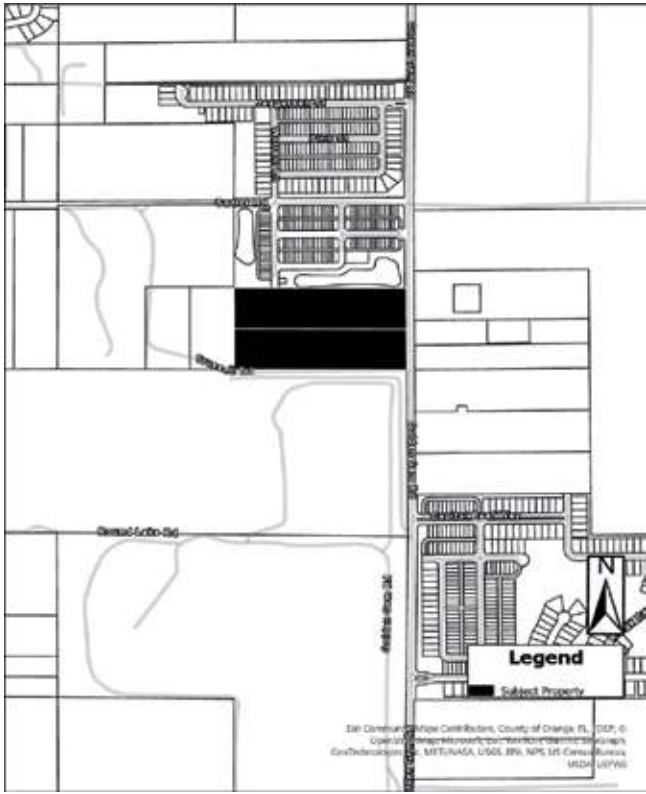
The Schroeder Dental Group office is located at 527 Wekiva Commons Circle in Apopka.

Advertisement

CITY OF APOPKA
PUBLIC HEARING NOTICE
CHANGE OF ZONING

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

ORDINANCE NO. 3102
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM COUNTY A-1 (CITRUS RURAL) TO KPI-MU (KELLY PARK INTERCHANGE – MIXED-USE, ASSIGNMENT OF NEIGHBORHOOD DISTRICT OVERLAY, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED WEST OF GOLDEN GEM ROAD, SOUTH OF NIGHTSHADE GROVE LANE AND SADLER ROAD; COMPRISING 19.76 ACRES, MORE OR LESS; OWNED BY TIMOTHY BURCHFIELD, ROBERT AND STACYMOSS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



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

NOTICE is given that a public hearing for Ordinance Number 3102 will be held by the **City of Apopka Planning Commission** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, April 8, 2025 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3102 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, May 7, 2025 beginning at 1:30 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Future Land Use and Rezoning Applications can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 A.M. and 4:30 P.M. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka FL 32703,

**Apopka City Council
Apopka Planning Commission
Community Development Department**

March 28, 2025

D-I-WHY?
The Apopka Chief

Check out the Service Directory Today

Take back your weekends. The businesses in our service directory are here to handle all of your repair and service needs.

"If you're on a mission to fix your transmission call..."

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ALLTRANSMISSIONWORLD

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- Foreign & Domestic
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Apopka, FL, 32703
407-880-9300
alltransmissionworld.com

12939 W. Colonial Dr.,
Winter Garden, FL 34787
407-877-7600



City of Apopka CITY COUNCIL STAFF REPORT

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

Item #: 2.

Meeting Date: May 7, 2025

Department: Community Development

SUBJECT:

Ordinance No. 3107 - First Reading - Annexation – Ondich North

REQUEST:

Accept the first reading of Ordinance Number 3107 and hold it over for second reading and adoption on May 21, 2025.

SUMMARY:

Owner(s): PM S-1 REO, LLC; HMF, LLC; Charles P. Stallings; Kim L. Stallings; Euell E. Stallings, Jr.; and Crystal Denise Stallings

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

Parcel Identification Number(s): 01-20-27-0000-00-007, 01-20-27-0000-00-034, 01-20-27-0000-00-053, 02-20-27-0000-00-010, 02-20-27-0000-00-011, 02-20-27-0000-00-020

Location: Northwest corner of Ondich Road and SR 453/SR 429

Future Land Use: County Rural

Zoning: County R-2 (Residential District)

Existing Use: Vacant

Tract Size: 196.83 +/- acre(s)

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

SUMMARY:

The subject property is contiguous to the city limits and is eligible for annexation pursuant to Florida Statute 171.044. The proposed annexation shall be based on the existing County Future Land Use and Zoning Designations. The assignment of a City Future Land Use and Zoning designation will occur at a later date and through actions by the City Council.

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 March 11, 2025.

PUBLIC HEARING SCHEDULE:

May 7, 2025 (1:30 P.M.– City Council, First Reading

May 21, 2025 (7:00 P.M.)– City Council, Second Reading and Adoption

DULY ADVERTISED:

April 18, 2025 – Apopka Chief

April 25, 2025 – Apopka Chief

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:**Development Review Committee:**

Recommends approval of the annexation of Ondich South.

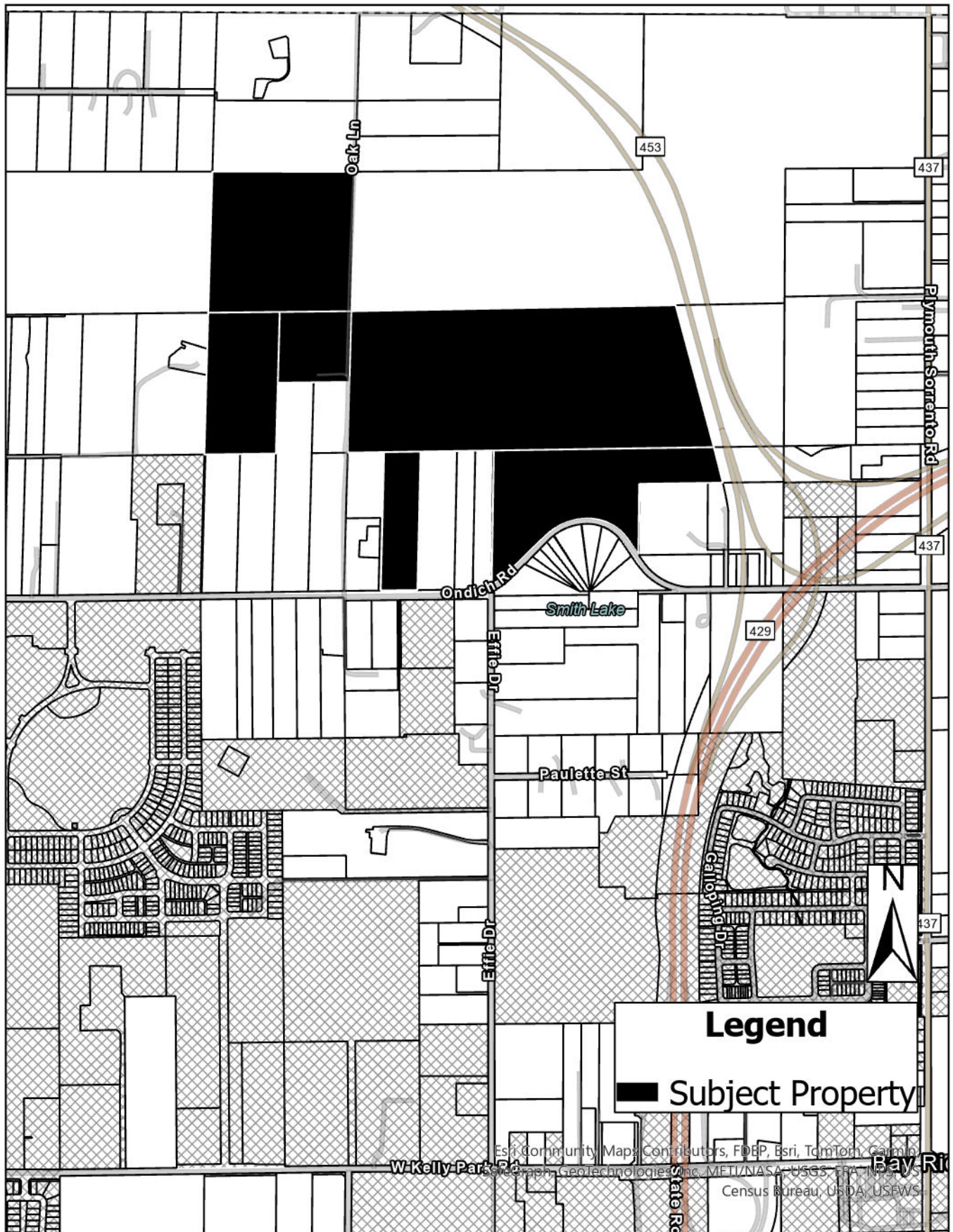
Recommended motion - City Council:

Accept the first reading of Ordinance Number 3107 and hold it over for second reading and adoption on May 21, 2025.

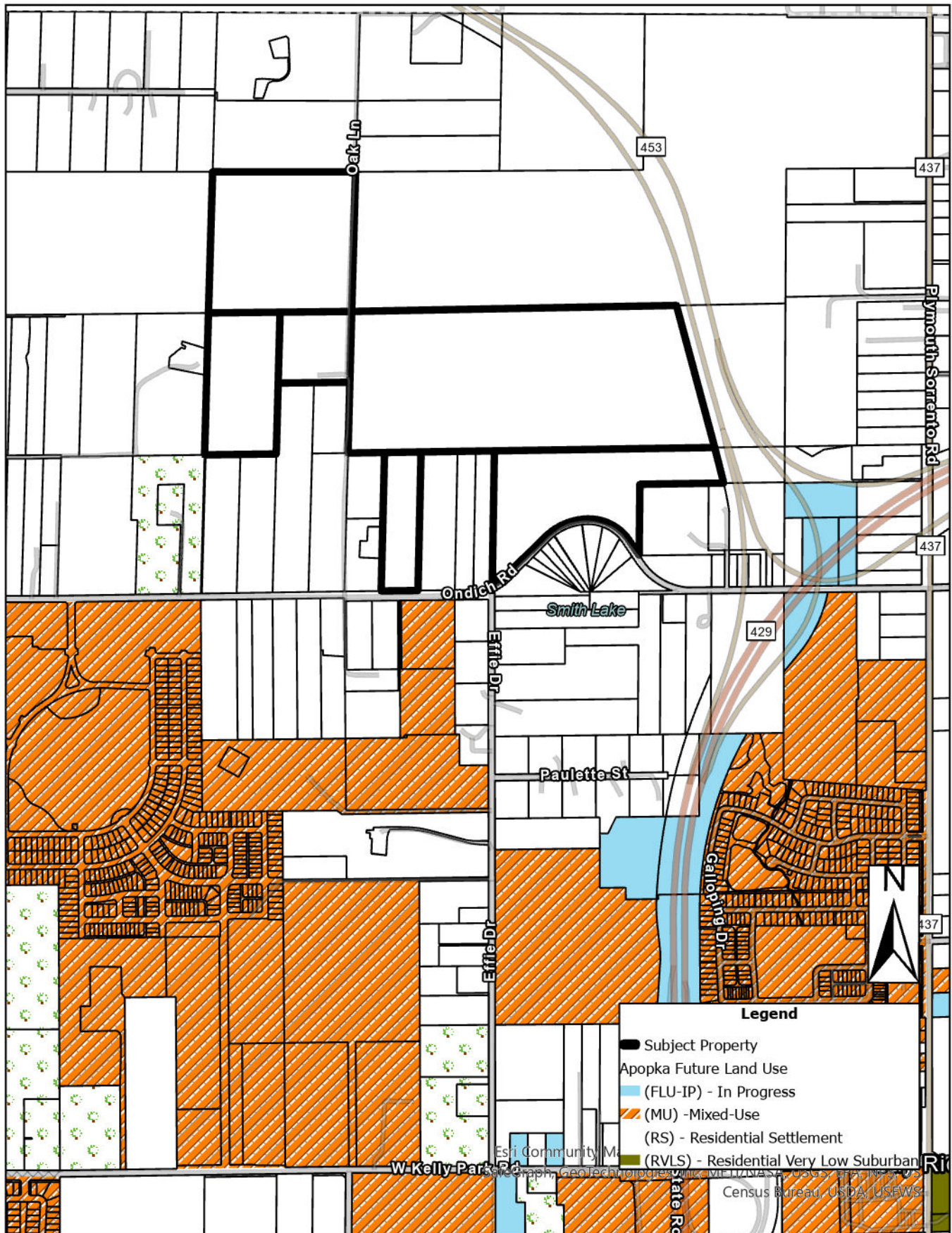
ATTACHMENTS:

1. Maps
2. Ordinance No. 3107
3. Memo - Ondich North Annexation (App Legal)
4. Memo - Ondich North Annexation (City Legal)
5. Advertisement April 18
6. Advertisement April 25

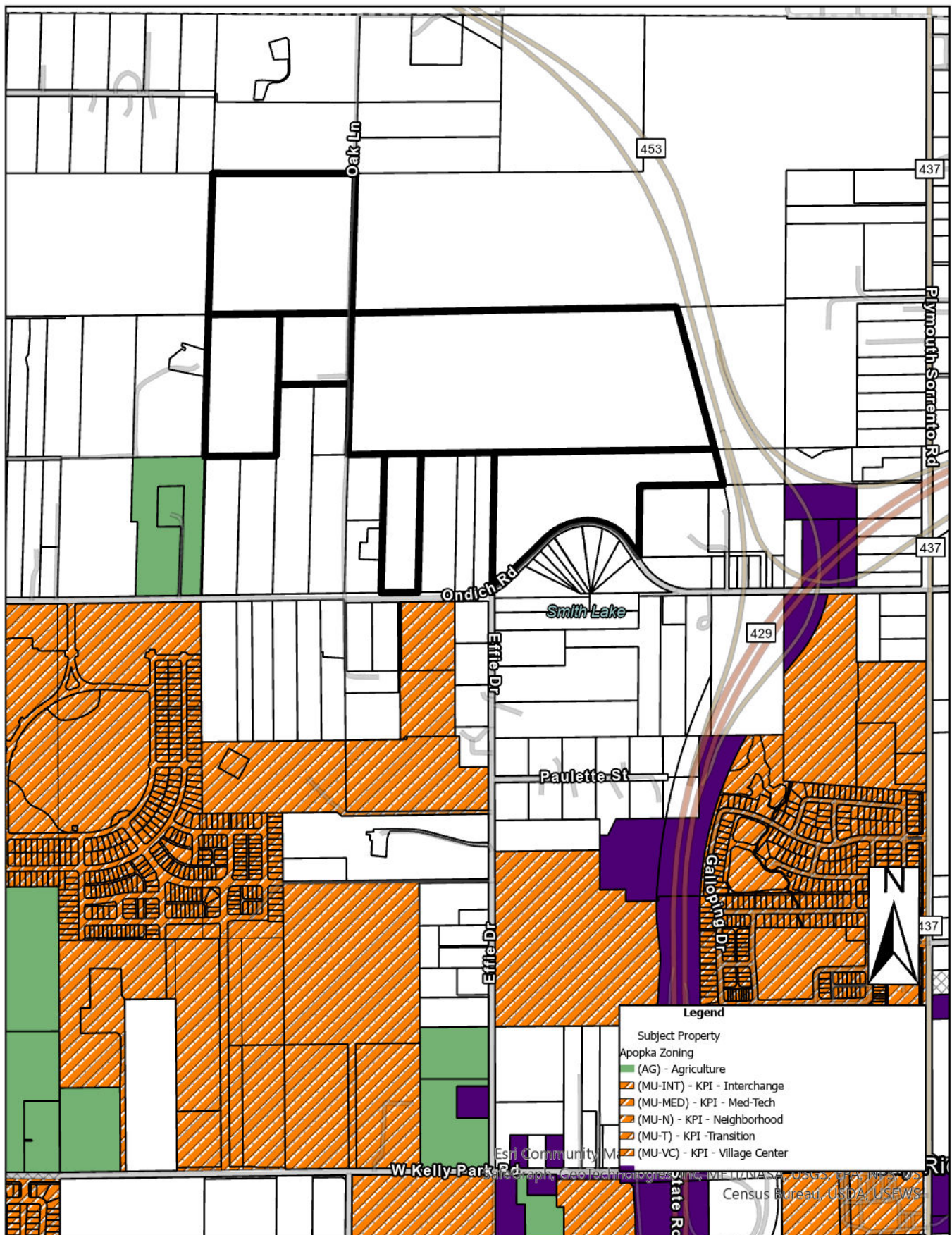
Vicinity



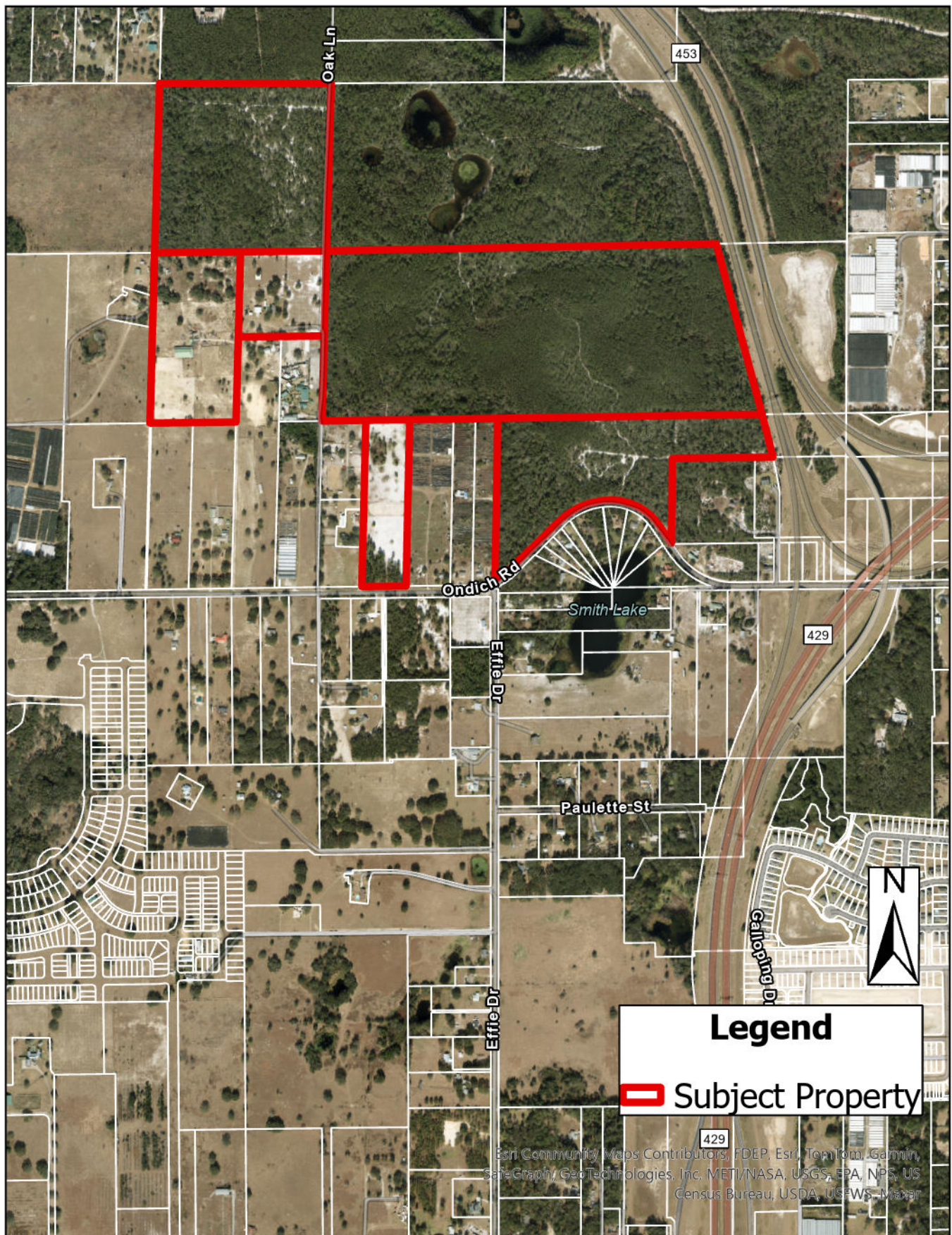
Future Land Use



Zoning



Aerial



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WHEREAS, PM S-1 REO, LLC; HMF, LLC; Charles P. Stallings; Kim L. Stallings; Euell E. Stallings, Jr.; and Crystal Denise Stallings, owners thereof, has petitioned the City Council of the City of Apopka, Florida, to annex the property located on the northwest corner of Ondich Road and SR 453/SR 429; and

WHEREAS, Section 171.044, Florida Statutes, provides that the City may annex property into its corporate limits upon voluntary petition of its owners, by passing and adopting an ordinance to annex said property at a regular meeting; and

WHEREAS, the City Council of the City of Apopka, Florida is desirous of annexing and redefining the boundaries of the municipality to include the subject property pursuant to Section 171.044, Florida Statutes.

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

SECTION I: That the following property, described to wit:

THE NW1/4 OF SE1/4 AND N1/2 OF SW1/4 OF SEC 01-20-27 & (LESS COMM AT NE COR OF SE1/4 OF SEC TH S88-56-20W 1329.82 FT TO PT ON E LINE OF NW1/4 OF SE1/4 AND POB TH S00-17-04W 1324.16 FT TO PT ON S LINE OF NW1/4 OF SE1/4 TH S89-08-49W 648.58 FT TO PT ON CURV CONCV SWLY HAVING A RAD OF 22,824 FT A CHORD BEARING OF N14-51-57W A CENTRAL ANGLE OF 00-23-21 AND AN ARC DIST OF 155.01 FT TH N15-03-37W 1206.74 FT TO PT ON N LINE OF NW1/4 OF SE1/4 TH N88-56-20E 1008.58 FT TO POB PER 10941/4918)

AND

THE W 330 FT OF E3/4 OF SW1/4 OF SW1/4 OF SEC 01-20-27 (LESS R/W
ON S)

AND

THAT PART OF SE1/4 OF SW1/4 OF SEC 01-20-27 LYING NLY OF

ORDINANCE NO. 3107

Page | 2

ONDICH RD & N1/4 OF SW1/4 OF SE1/4 01-20-27 & (LESS COMM AT THE SW CORNER OF THE SE 1/4 SEC 1-20-27 TH N00-35-42E 342.29 FT TH N00-35-42E 647.33 FT TH N89-11-55E 775.3 TO THE POB BEING A PT ON A NON-TAN CURVE CONCAVE WLY HAVING A RADIUS 3006 FT DELTA 00-09-43 CHORD BRG N13-45-31W AN ARC LENGTH 8.49 FT TO A PCC CONAVE WLY HAVING A RADIUS 22824 FT DELTA 00-49-53 CHORD BRG N14-15-19W AN ARC LENGTH 331.49 FT TH N89-08-49E 648.58 FT TH S00-17-04E 331.04 FT TH S89-11-55W 563.34 TO THE POB SEE 10869/0079)

AND

NE1/4 OF NE1/4 OF SE1/4 SEC 02-20-27

AND

SE1/4 OF NE1/4 OF SEC 02-20-27

AND

THE NW1/4 OF NE1/4 OF SE1/4 & W3/4 OF S1/2 OF NE1/4 OF SE1/4 OF SEC 02-20-27 (LESS W1/2 OF SE1/4 OF NE1/4 OF SE1/4 OF SAID SEC 02-20-27)

CONTAINING: 199.46 ACRES MORE OR LESS.

Being compact and contiguous to the City of Apopka, and being situated in Orange County, Florida, totaling **199.46 +/- acres** (Graphically depicted by the attached Exhibit A), is hereby annexed into the City of Apopka, Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statutes.

SECTION II: That the corporate territorial limits of the City of Apopka, Florida, are hereby redefined to include said land herein described and annexed.

SECTION III: That the City Council will designate the land use classification and zoning category of these annexed lands in accordance with applicable City ordinances and State laws.

SECTION IV: That the land herein described and future inhabitants of the land herein described shall be liable for all debts and obligations and be subject to all species of taxation, laws, ordinances and regulations of the City.

SECTION V: That if any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or portion of a section or subsection or part of this ordinance.

79 **SECTION VI:** That all ordinances or parts of ordinances in conflict herewith are hereby
80 repealed.

81
82 **SECTION VII:** That this ordinance shall take effect upon passage and adoption, thereafter
83 the City Clerk is hereby directed to file this ordinance with the Clerk of the Circuit Court in and
84 for Orange County, Florida; the Orange County Property Appraiser; and the Department of State
85 of the State of Florida.

READ FIRST TIME: May 7, 2025

READ SECOND TIME
AND ADOPTED: May 21, 2025

Bryan Nelson, Mayor

ATTEST:

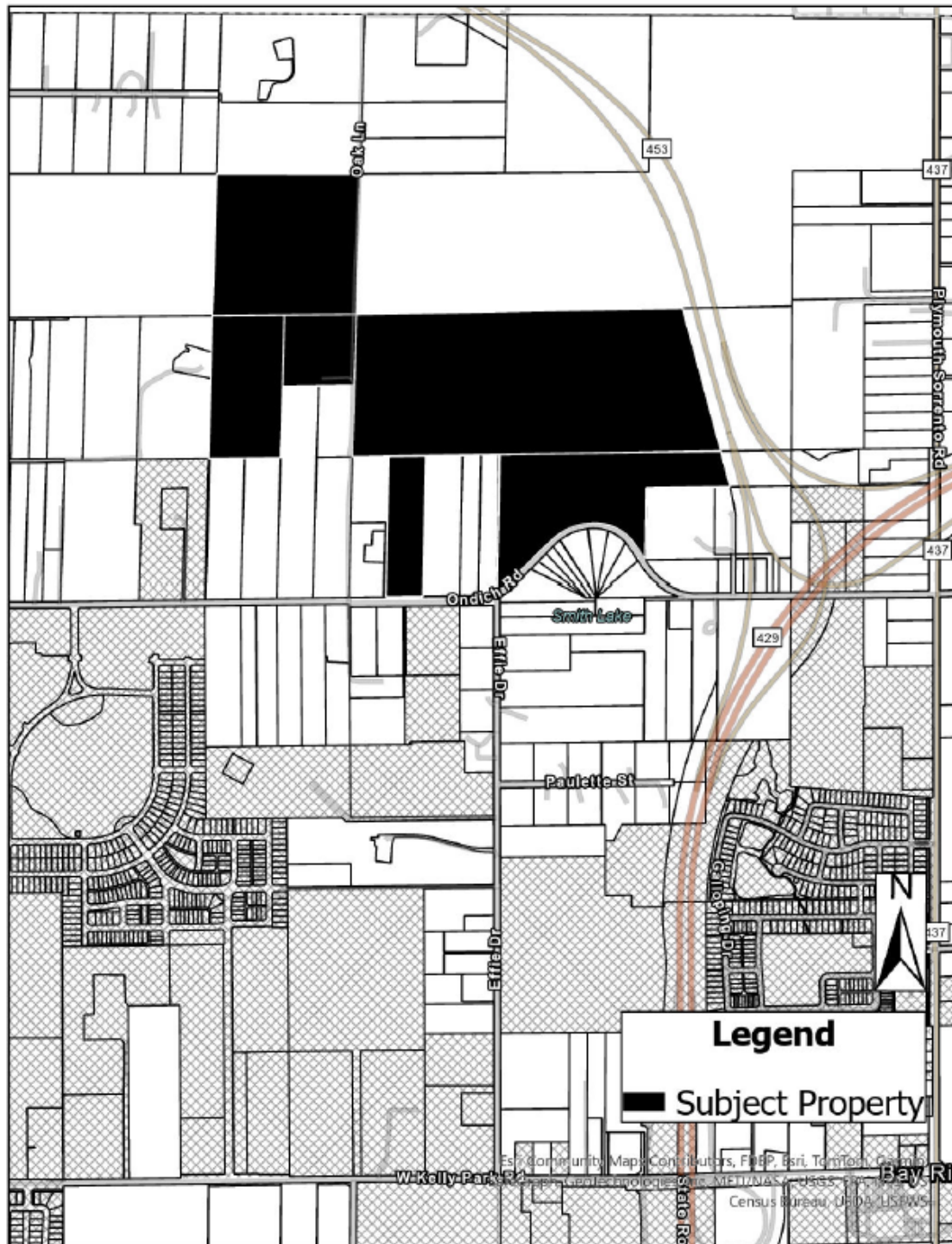
Susan M. Bone, City Clerk

APPROVED as to form and legality

Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: April 18, 2025 and April 25, 2025.

PARCEL IDENTIFICATION NUMBER(S): 01-20-27-0000-00-007, 01-20-27-0000-00-034, 01-20-27-0000-00-053, 02-20-27-0000-00-010, 02-20-27-0000-00-011, and 02-20-27-0000-00-020





MEMORANDUM

TO: Cliff Shepard, Apopka City Attorney
Shepard, Smith, Hand & Brackins PA
FROM: Shutts & Bowen, LLP, counsel for Pulte Home Company, LLC ("Pulte")
DATE: January 31, 2025
RE: Ondich North Proposed Annexation into City of Apopka, Florida

This memorandum addresses the proposed annexation of certain real property currently located in unincorporated Orange County, Florida (the "County"), being comprised of Orange County Parcel Identification Numbers 01-20-27-0000-00-007, 01-20-27-0000-00-034, 01-20-27-0000-00-053, 02-20-27-0000-00-0011, 02-20-27-0000-00-0010, and a portion of 02-20-27-0000-00-0020, as generally depicted on the conceptual plan attached hereto as Exhibit "A" (the "Property") into the City of Apopka (the "City") by Pulte, the contract purchaser of the Property.

Pulte desires to annex the Property into the City pursuant to Chapter 171, Florida Statutes and that certain Settlement Interlocal Agreement between the City and the County dated October 26, 2004, as amended (the "JPA"). The Property is contiguous to the City, reasonably compact, and will not create enclaves, thus enabling Pulte to annex the Property into the City in compliance with Section 171.044, Florida Statutes and the JPA.

The Annexation: Contiguous, Reasonably Compact, and No Enclaves

The annexation of the Property into the City is contiguous, reasonably compact, and will not create any enclaves, all as required by the JPA and applicable State laws.

Section 171.044 of the Florida Statutes provides the requirements for voluntary annexation. Under Section 171.044, the property to be voluntarily annexed must:

- 1) be contiguous to the municipality;
- 2) be reasonably compact; and
- 3) not create enclaves (the annexation).

See Fla. Stat. § 171.044 (2021); *Op. Att’y Gen. Fla.* 80-84 (1980); *City of Sunrise v. Broward Cnty.*, 473 So. 2d 1387, 1388 (Fla. 4th DCA 1985).

In this case, it is clear on its face that the Property meets the compactness requirement and does not create enclaves, satisfying the second and third statutory requirements of Section 171.044, Florida Statutes. This memorandum addresses whether the Property is contiguous to the City in a manner that satisfies the first statutory requirement.

Florida Statute 171.031(3) defines contiguity, in pertinent part, as:

“Contiguous” means that a substantial part of a boundary of the territory sought to be annexed by a municipality is coterminous with a part of the boundary of the municipality. The separation of the territory sought to be annexed from the annexing municipality by a publicly owned county park; a right-of-way for a highway, road, railroad, canal, or utility; or a body of water, watercourse, or other minor geographical division of a similar nature, running parallel with and between the territory sought to be annexed and the annexing municipality, may not prevent annexation under this act[.]” (emphasis added).

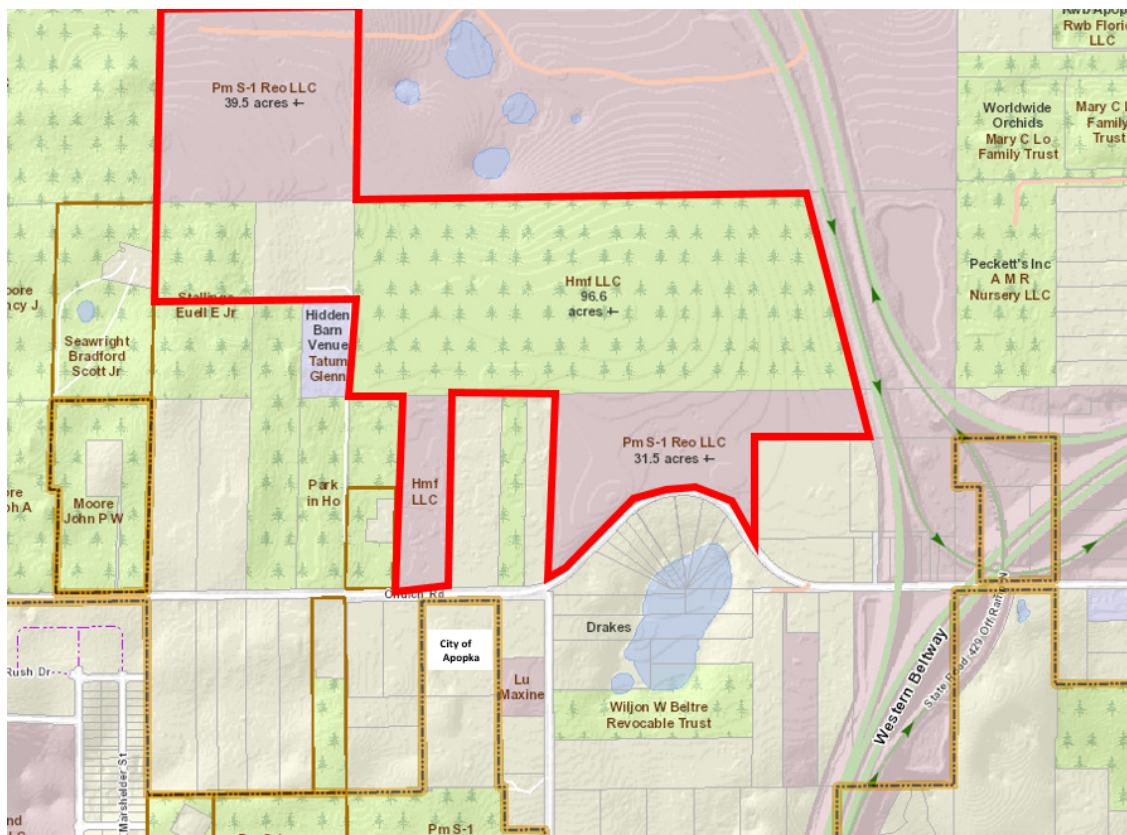
Florida case law has defined “contiguous,” in the annexation context, as “touching or adjoining in a reasonably substantial ... sense.” *City of Sanford v. Seminole Cnty.*, 538 So. 2d 113, 115 (Fla. 5th DCA 1989), quoting *May v. Lee County*, 483 So. 2d 481 (Fla. 2d DCA 1986) citing *Westcom, Inc. v. Woodridge Park District*, 49 Ill. App. 3d 903 (Ill. 1977). Whether a parcel is reasonably contiguous with the limits of a municipality depends on all of the facts and circumstances at hand; there is no objective, one-size-fits-all test for courts to apply. See *People ex rel. Ropac v. City of Edwardsville*, 802 N.E. 2d 275 (Ill. 5th App Ct., 2003). See also *In re Vill. of S. Barrington*, 289 N.E.2d 1, 4 (Ill. App. Ct. 1972).¹ This appears to be consistent across state lines, as courts in various states have recognized that fact dependent inquiry is required in the contiguity analysis. See generally *In re De-Annexation of Certain Real Prop. from City of Seminole*, 2004 OK 60, ¶ 28, 102 P.3d 120, 132 (stating that “the words ‘contiguous’ or ‘adjacent’ within the meaning of the annexation statute are flexible terms that may be affected by the facts of a case.”); *Town of Wilson v. City of Sheboygan*, 2020 WI 16, ¶ 22, 390 Wis. 2d 266, 284, 938 N.W.2d 493, 502 (determining contiguity based on a fact specific inquiry).

The statute provides that contiguity is only required along a boundary, not all boundaries. See *Fla. Stat. §171.031(3)*; *Seminole Cnty.*, 538 So. 2d at 115. Beyond this statutory requirement, it is a case-by-case factual determination as to what constitutes a boundary and to what extent a conterminous boundary is reasonably substantial. As to a boundary, contiguity need only be reasonably substantial along a parcel’s boundary line, and does not require complete contiguity along such boundary line. *Id.* This is compared to the touching of corners, which likely does not

¹ In both *Sanford* and *May*, two separate Florida District Courts of Appeals applied Illinois case law to define and analyze contiguity.

satisfy the contiguity requirement of the statute. 538 So. 2d at 115. The extent of the contiguity and whether it is reasonably substantial depends on all of the facts and circumstances. Thus, contiguity can be achieved where a single boundary line of one of the parcels proposed to be annexed touches the municipality and such touch is more than a touching of corners and is less than the entire boundary. *See e.g., id.* (noting that “far more than just the corner of the Paulucci property abuts the existing municipal limits”). Further, the presence of a road or public right-of-way along the boundary will not defeat contiguity. *See* Fla. Stat. § 171.031(3).

Here, the proposed annexation (which is highlighted in red in the Orange County GIS map below) satisfies the contiguity element of the Section 171.044, Florida Statutes. Roughly half of the southern boundary of PIN 01-20-27-0000-00-034, which is part of the Property, is contiguous with the City along the northern boundaries of PINs 12-20-27-0000-00-048 and 12-20-27-0000-00-046 (collectively, the “Boundary Parcels”). Likewise, the contiguity along the Boundary Parcels can properly be characterized as reasonably substantial, both under Section 171.031, Florida Statutes and *Sanford*, because the Boundary Parcels are conterminous along roughly fifty percent of the Boundary Parcels’ borders. Further, the presence of Ondich Road between the Property and the City does not defeat contiguity. Finally, and for clarity, contiguity is only required along a boundary line, not all of the boundaries of the Property.



The JPA Annexation Requirements

The JPA sets forth requirements for annexations within the joint planning area as contemplated therein. The Property lies within the JPA's designated joint planning area ("JLUP") attached hereto as Exhibit "B". The Property is outlined on Exhibit "B". The Property, being within the joint planning area, remains subject to the JPA's annexation terms.

The City and County agree that no unincorporated area lying within the JPA shall be considered as being subject to the jurisdiction of the City unless and until the area has been annexed consistent with the requirements of the JPA.

Section 6 of the JPA sets forth the requirements for voluntary and involuntary annexation. The City, or landowner by petition, may annex unincorporated areas lying within the JPA and shall provide the County with specific written notice of any proposed annexation at least fifteen (15) days before the first reading of the proposed annexation ordinance. The County may not contest any annexations where the unincorporated area proposed for annexation is contiguous, compact, and does not create any enclaves, and the annexation does not conflict with any specific term or provision of the JPA or Chapter 171, Florida Statutes.

Orange County Charter Amendments

The County Charter Amendments 9 and 10, which were recently passed in November 2024, exclude the unincorporated areas within a municipal joint planning area that has been established through a joint planning agreement or interlocal agreement. Accordingly, these County Charter Amendments do not apply to the Property.

In sum, the proposed annexation of the Property is contiguous with the City. Further, as evidenced by the JPA, the annexation of the Property is consistent with public policy as it is the type of growth contemplated for, and consistent with, this area, and will further the goal of orderly and efficient provision of services to the Property.

[exhibits appear on immediately following pages]



EXHIBIT "A"

[concept plan appears on immediately following page]

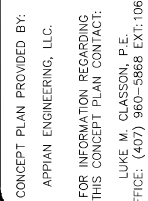


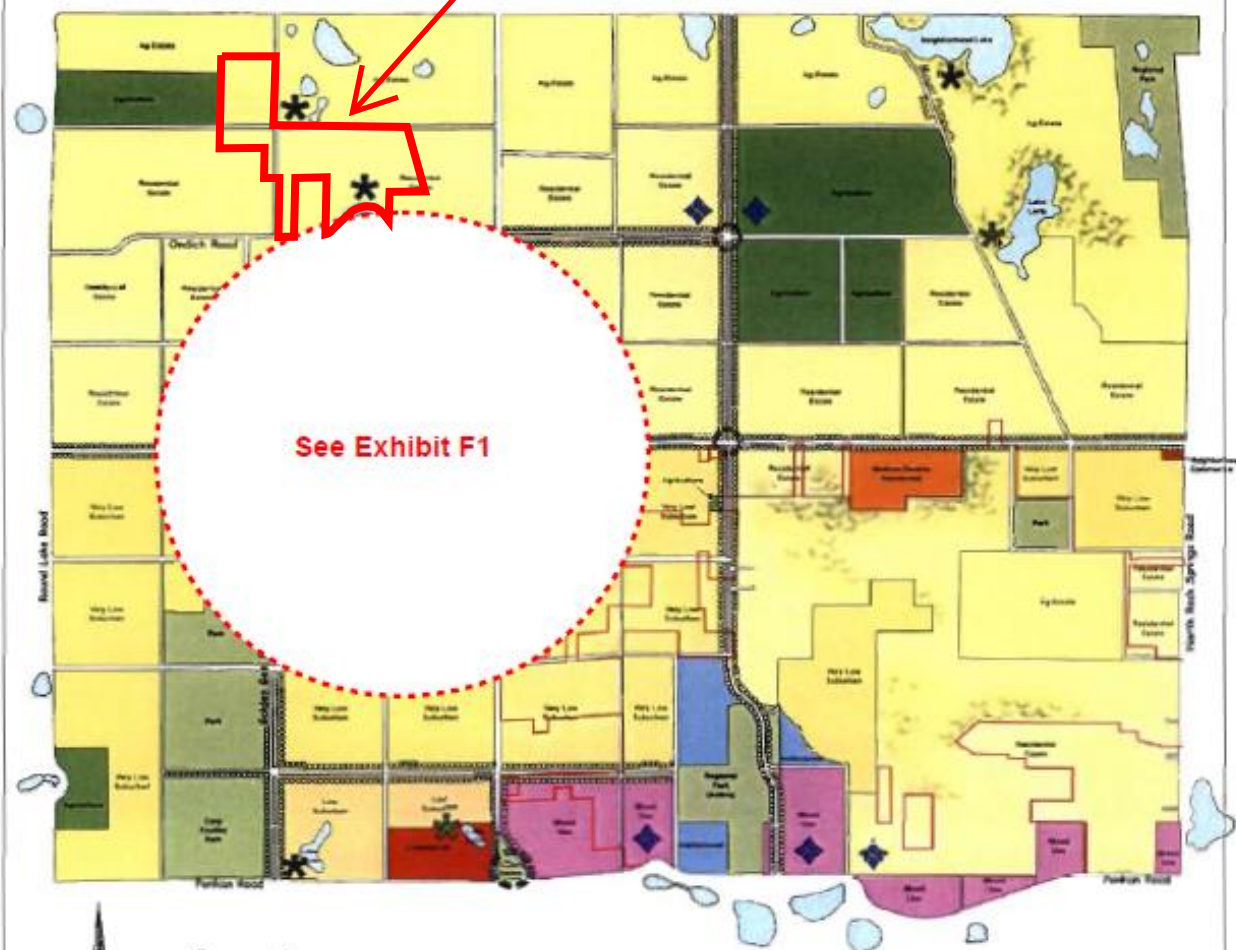


EXHIBIT “B”

[JLUP appears on immediately following page]

Exhibit 'F'

Ondich North development



Legend

Planned City Center	Reserved for Public Use (school, community center, etc.)	Agriculture	Institutional	Agriculture (2-5 acres)	Low Density (5-10 units)
City Boundary	Community Front Road	Commercial	Mixed Use	Residential Core (1-2 acres)	Medium Density (10-20 units)
Reserved for Park Use		Industrial	Open Space/Recreation	Very Low Density (2-5 units)	High Density (20+ units)
				Low Density (2-5 units)	



LAND DESIGN INNOVATIONS
151 Lookout Place
Suite 200
Maitland, Florida 32751
Phone: 407-975-1273
Fax: 407-975-1278

Northwest
Area



Conceptual
Master
Plan



Outlook

Annexation memo

From Clifford Shepard <cshepard@shepardfirm.com>**Date** Tue 4/8/2025 12:22 PM**To** Jean Sanchez <JeSanchez@apopka.net>; Bobby Howell <BHowell@Apopka.net>**Cc** Elesa R. Sowell <ESowell@shutts.com>

1 attachment (3 MB)

Memorandum - Ondich North Annexation (City of Apopka)(22210386.1).pdf;

CAUTION: This Email originated from a source outside the City of Apopka. Do not click on links or open attachments unless you recognize the sender and you know the content is safe.

Jean-

See the attached memo I thought I forwarded to you earlier but may not have. I have reviewed and agree with the analysis.

I also asked that the applicant provide confirmation that Orange County doesn't object to the annexation because even though I am not aware of any basis for an objection under the JPA, I wanted to get that for our files if we could. Not surprisingly, that has not been as easy as expected (think how long it has taken to get the road transfer agreement done) so while I will still pursue it, that should not be an impediment to moving this application through the process for a vote by council.

Please let me know if you have any questions.

CLIFFORD B. SHEPARD | ATTORNEY AT LAW
BOARD CERTIFIED - CITY, COUNTY & LOCAL GOVERNMENT LAW
CERTIFIED CIRCUIT & APPELLATE MEDIATOR

HOLIDAY HISTORY

Christians remember Christ’s suffering on Good Friday

By Tim Price

April 18 is Mourning Friday, Long Friday, Silent Friday, and Holy Friday.

I’m sure you’re thinking to yourself: isn’t today Good Friday?

They actually are all one and the same — the day Christians remember when Christ was executed, put to death by the power of the state. The other names are used in languages such as German, Swedish, French and Spanish.

Why is it called Good Friday in English? Why would a day on which Jesus was beaten and killed be called good? After all, many churches will hold solemn services today, and some of those will end in darkness in the church.

While there are several theories on the origin of the name, the one that is most widely accepted is that it stems from a time when the word good was used to mean the same thing as pious or holy. So Good Friday has stayed with us since the Middle Ages.

Others think it may come from the expression “God’s Friday.”

When you think about it, it is a Good Friday for Christians because they know how the story ends. After his death and burial, Christ would rise on the third day, on Easter. Although he was crucified, they see his death as resulting not only from the actions

of the authorities, but also because of the sins of each person.

His death and resurrection meant salvation would be available to all mankind. The cross, intended to be a symbol of shame, became a symbol of victory.

For many, Easter itself has become associated with chocolate Easter bunnies (and Peeps), egg hunts, and gifts for children. Good Friday has remained primarily a religious holiday, although it is a government-recognized holiday in a number of countries and several U.S. states.

As with many holidays, there is a traditional food for Good Friday: hot cross buns. While hot cross buns as we know them originated in England, cakes marked with a cross may have been baked in Greece 1,500 years ago. Hot cross buns are still baked and eaten by many people today.

For example, Ree Drummond, known as the Pioneer Woman on her website and TV show, says “friends who gift one another with Hot Cross Buns every year are said to remain friends for life.”

Good Friday is part of Holy Week, which began last Sunday with Palm Sunday, a remembrance of Jesus’ triumphal entry into Jerusalem.

Editor’s note: Tim Price (1959-2024) was a MARC Media writer and account executive



Photo by Mattia Poli via Unsplash

Police Beat

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

In the period from April 6–12, 2025, the Apopka Police Department received 1,261 calls for service, responded to 35 crashes, issued 53 citations, and made 18 arrests. Burglaries: 1 vehicle, 3 residents, 3 businesses. One juvenile was charged with probation violation.

The following adults were arrested and charged:

Susan Fleming Brazzeal, 65, 808 Thalia Dr., Orlando, other agency warrant.

Andrew Chico, 37, 2385 Tom Jones St., Orlando, other agency warrant (X2); larceny-other theft; resist officer-obstruct without violence.

Miguel Cocxo, 40, 2267 Boy Scout Rd., Apopka, burglary or unoccupied dwelling, unarmed.

Nelson Cruzucelo, 31, 2276 Mayflower Ave., Apopka, moving traffic violation-operate motor vehicle without valid license, 1st conviction.

Etzio William Cummings, 26, 4367 N. County Rd 426, Geneva, DUI-unlawful blood alcohol, DUI-influence of alcohol or drugs.

Fredy Otoniel Juc Laj, 18, 313 N. Maine Ave.,

Apopka, resist officer-obstruct without violence.

Viwe Kuse, 36, 272 Edisto Pl., Apopka, trespassing-structure or conveyance.

Darsell Justin London, 30, 1234 Pacific St. B6, Brooklyn, resist officer-obstruct without violence; larceny-other theft.

Cesario Lopez Velasquez, 46, 214 N. Thompson Rd., Apopka, DUI-unlawful blood alcohol, DUI-influence of alcohol or drugs.

Silverio Candelario Luciano, 23, 1136 S. Hawthorne Ave., Apopka, burglary of unoccupied dwelling, unarmed.

Juan Carlos Mariscal-Rodriguez, 30, 452 Red Cedar Ct., Apopka, other agency warrant.

Efren Salvador Mercado, 27, 1290 Marden Rd. #213, Apopka, other agency warrant.

Nelson Gudiel Miranda, 27, 119 W. 1st St., Apopka, burglary of unoccupied dwelling, unarmed.

Inmer Obed Orozco-Velasquez, 41, 342 Bluff Ln., Apopka, other agency warrant.

Lyangelyz Perez-Baez, 26, 305 Pathway Ct., Sanford, other agency warrant.

Nicolas Pimental, 39, 1244 Admiral Dr., Apopka, drugs-possession of controlled substance without prescription.

Gerardo Quippop, 34, 2437 Palmhurst Blvd., Apopka, burglary of unoccupied dwelling, unarmed.

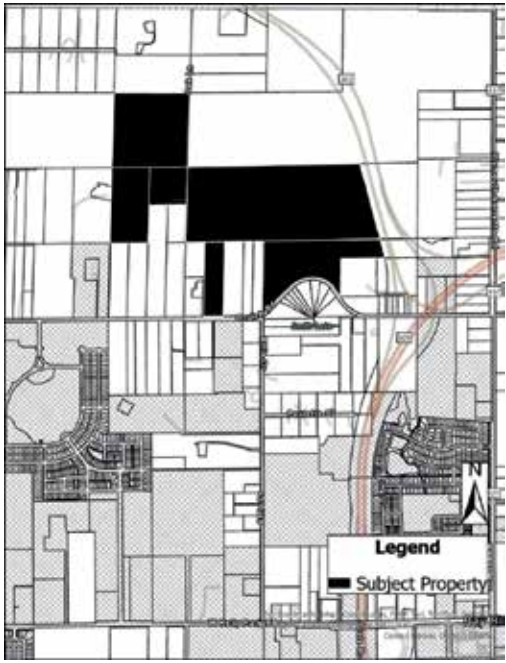
Peyton Daniel Sheyda, 26, 954 Counts Crest Cir., Apopka, DUI-unlawful blood alcohol, DUI-influence of alcohol or drugs.

PUBLIC HEARING NOTICE ANNEXATION CITY OF APOPKA

NOTICE is hereby given pursuant to Florida Statutes 171.044, the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.5.1.A, that **APPIAN ENGINEERING, INC. C/O LUKE M. CLASSON, P.E.** has made an application to the City of Apopka City Council for an **ANNEXATION** of a property located on the southwest corner of the northwest corner of Ondich Road and SR 453/SR 429. This application relates to the following described property:

ORDINANCE NO. 3107

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, TO EXTEND ITS TERRITORIAL AND MUNICIPAL LIMITS TO ANNEX PURSUANT TO FLORIDA STATUTE 171.044 THE HEREINAFTER DESCRIBED LANDS SITUATED AND BEING IN ORANGE COUNTY, FLORIDA, OWNED BY PM S-1 REO, LLC; HMF, LLC; CHARLES P. STALLINGS; KIM L. STALLINGS; EUELL E. STALLINGS, JR.; AND CRYSTAL DENISE STALLINGS; LOCATED ON THE NORTHWEST CORNER OF ONDICH ROAD AND SR 453/SR 429; COMPRISING 199.46 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 01-20-27-0000-00-007, 01-20-27-0000-00-034, 01-20-27-0000-00-053, 02-20-27-0000-00-010, 02-20-27-0000-00-011, 02-20-27-0000-00-020
Contains: 199.46 +/- acres

NOTICE is given that public hearings for Ordinance No. 3107 will be held by the **City of Apopka City Council** at its regularly scheduled meetings in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, May 7, 2025 beginning at 1:30 P.M. and Wednesday, May 21, 2025 beginning at 7:00 P.M.** or as soon thereafter as possible.

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

**Apopka City Council
Apopka Planning Commission
Community Development Department**

April 18, 2025

IN LOVING MEMORY OF Dawn Renee Tyler

Dawn Renee Tyler [67] of Apopka Florida, was promoted to Heaven on April 9, 2025, surrounded by her immediate family who were singing Amazing Grace as she took her last breath. The attending nurse said he not seen anything so beautiful in 15 years of Hospice work. Renee' was diagnosed with ovarian cancer in 2023. She grew up in Flatwoods, Kentucky and attended Danleyton Elementary School and Wurtland & Greenup County High Schools. She moved to winter Park, Florida in 1974 where she graduated high school and later met and married the love of her life, Dr. Daniel Tyler in April 1979. Renee joined Dan in 46 years of Christian ministry throughout the US and foreign countries representing International Seminary. Dan and Renee were blessed with two daughters Cynthia and Andrea. Their family was made complete with the addition of two son-in-laws & three grandsons.

Renee' is survived by her husband, Dr. Daniel Tyler, Apopka, Florida; two daughters, Cynthia Hunnefeld (Andy) Mount Dora, Florida ; Andrea Stimson (Jason) Sevierville, Tennessee; three grandsons, Parker Harrigan, and Daniel and Lucas Hunnefeld, Mt Dora, Florida; two sisters, Joneta Whitt, Ashland, Kentucky, Teresa Christie (Randy) Kingman, Arizona and one sister-in-law, Sharon Sparks, Ashland, Kentucky. Plus many nieces, nephews, cousins, and a large church family.



1958 - 2025



IN LOVING MEMORY OF

**BARBARA
JEAN JOB**
1944-2025

Barbara Jean Job, 81, of Apopka, Florida, passed away Friday, April 4, 2025. Born in Johnstown, New York, she moved to Apopka in 1989 from Largo, Florida. Prior to Barbara's retirement she was a property manager. She is a member of St. Stephen Lutheran Church of Longwood, FL. Barbara is predeceased by her Daughter, Debra Meininger. She is survived by her Husband, George "Curt" Job, III of Apopka, FL; Son, Paul Curtiss Job (Joy Job) of Hickory, NC; 6 Grandchildren and 3 Great-Grandchildren and by numerous extended family and friends. Memorial services will be held at St. Stephen Lutheran Church, Longwood on Saturday, April 26th, 2025 at 11:00AM. Memorial donations may be made to St Stephen Lutheran Church or your favorite charity.

Donald Berry Grubbs 1951 – 2025

Donald Berry Grubbs, beloved husband, father, grandfather, and great grandfather passed away at the age of 73. Donald graduated high school and went on to serve in The Vietnam War with tours in Vietnam and Germany.

Donald lived for thirty years in Apopka, Florida. He loved fishing, was an avid coin collector and loved reading and riding his Harley Davidson motorcycle.

Donald is survived by his wife, Mary Grubbs, his children Sheila Grubbs, Shelly Douglas, Donald Grubbs Jr. and Robert Grubbs, his grandchildren Ashley Griffith, Christian Peralta, Samantha Fulton and Sebastian Douglas and Great Grandchildren, Elijah Peralta and Sofia Peralta.

There is a Celebration of Life planned for April 26th at 4:30 pm at Gilbert Park in Mount Dora. 310 South Tremain Street in Mount Dora.





If you're an angler, you

The bass fishin' is still goin' strong in most of the

Congrats to Thad Lacinak
and Eric Bourne on their win.

Guys, any time you can catch a double digit bass, it's always exciting. The bass fishin' on the Butler Chain is still doin' pretty good. Folks are fishin' with chatter-baits, swim-jigs, and plastic worms. There are still a few bass on the beds but most of 'em have already spawned. And they can still spawn even in the month of May, so make sure you check it out when you are on the water. If you do catch a big female off the bed, make sure you take a

My buddy Rich and I took my boat out for a spin last Friday. The boat had been sittin' for a while and it needed to be run. I talked to an angler who fished the Harris Chain

SAVE A FEW GOOD
LUCK

Continued from page 1B

But the lead created by the Titans in the first three quarters was too much for the Blue Darters to overcome. Apopka matched Olympia's



Photo by Marshall Tempest

When it came to scoring

goals this season, Apopka's Cooper Johnson, Nick Lucas, Hoyt, and Willis stood out. The four combined for 74 of the team's 106 goals. Johnson led the team with 27 goals, with Lucas scoring 17, Hoyt scoring 16, and Willis scoring 14. The team also brought in 31 assists this season, with Brennan Walsh, Hoyt and Willis accounting for 16.

The team will lose seven seniors this year, so it will be looking for new leadership in the coming season. Luckily for the Apopka lacrosse team, they had 16 juniors on the squad this year, meaning next year, the team will be very senior-heavy. That experienced team will be looking to bounce back from the early exit from the 2025 post-season.

April 18, 2025

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Zellwood senior warns locals of downtown robbery

Woman urges residents to be alert

By Teresa Sargeant
Reporter

An elderly woman who was the victim of a robbery last summer is warning locals that there may be an international robbery ring whose members may be using aliases in each town they target.

Boatwright, 94, of Zellwood, has been a 30-year customer of Bank of America and holds a credit card and two bank accounts with the institution. Usually, she only withdraws a few hundred dollars from an ATM. However, because she needed a larger sum of cash — \$1,000 — to pay for help that was visiting her home later that day on June 26, 2024, she visited the Bank of Apopka in downtown Apopka.

Once Boatwright reached home, she discovered her money — which was in an

envelope — had disappeared. Believing she must have dropped her cash somewhere, she phoned the Apopka bank to check its whereabouts.

The following day, the bank manager called Boatwright with surprising news: She didn't misplace her money — it was stolen. The manager advised that she file a police report.

"He said two people followed me in. One went to the teller a couple windows from me so he could hear what I was doing, and then the other one waited," Boatwright said. "Then when I got the money, the teller put it in an envelope. I put it in my purse, and I walked out to the car, and they followed me out. Somewhere between the bank and my car, the money disappeared."

The bank manager told Boatwright the thieves were "very slick" in their actions, and that they were members of an international ring whose members change their names in every city. The bank cap-

tured the suspects' images on video and showed them to all the bank employees and the police.

The bank staff and the police confirmed to Boatwright that it was her on the surveillance video as well. Yet she couldn't remember anyone following her because she was too focused on what she called her "bad feet" and maneuvering her walker to pay attention.

At first, Boatwright wasn't going to file a police report, calling the situation "hopeless," but her granddaughter, a bank manager, convinced her otherwise.

"They've got the picture of their faces, and she said they might be able to find them," Boatright said. "So, we decided to go to the police department."

Boatwright filed a police report on July 4, 2024. Since reporting the crime, Boatwright called the police for updates on the investigation.

In an April 2 message to The Apopka Chief respond-

ing to a public records request, Sgt. Kim Walsh confirmed that the robbery did take place last summer at the Apopka Bank of America.

"I can confirm the Apopka Police Department documented via report 202441002073 taken on 07/29/2024 a Grand Theft occurred at Bank of America, 33 E Main St. Apopka, on June 26, 2024, at approximately 2 p.m.," she wrote. "The victim in this case has enacted Marsy's Law. This case is an active investigation."

Boatwright never recovered her money. Despite police involvement, the incident has been a hard case to solve due to the suspects using aliases as they travel, she said.

"As far as the \$1,000, I don't ever expect to see that again, because the bank was not responsible, they said, for anything outside [the building], even though they [the thieves] had followed me inside," Boatwright said. "I felt

like the bank should have reached out a little bit more to me than what they did, but that's their rules."

The robbery heightened her awareness of her being a potential target again and therefore changed the way she does her banking.

Boatwright mentions that her daughter, Karyn Boatwright, now accompanies her to the bank for safety.

"My daughter always goes with me (now)," Boatwright said. "She always goes with me because she's living with me now. So, she always takes me to the bank. She won't even let me drive there."

Boatwright said she doesn't know of anyone who may be getting robbed by the same suspects.

Boatwright carries a handbag over her neck and keeps it in front of her instead of her side, making it more difficult for any thief to steal from her person. She offered a final piece of advice on safeguarding oneself from

robbers: "I would just say for people to beware of their surroundings."

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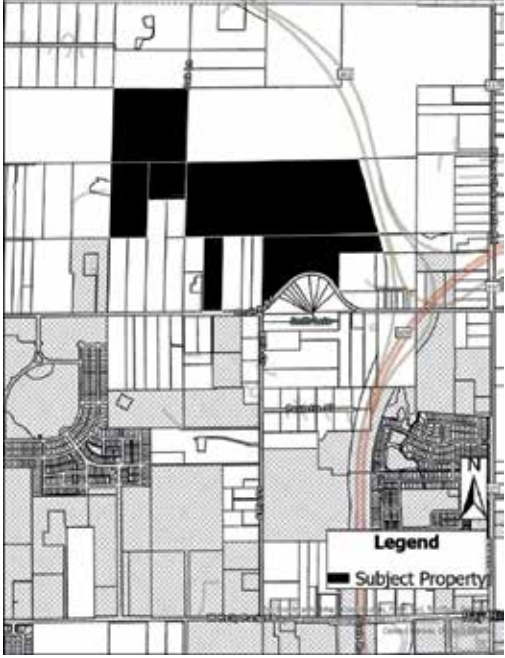
ANNEXATION

CITY OF APOPKA

NOTICE is hereby given pursuant to Florida Statutes 171.044, the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.5.1.A, that **APPIAN ENGINEERING, INC. C/O LUKE M. CLASSON, P.E.** has made an application to the City of Apopka City Council for an **ANNEXATION** of a property located on the southwest corner of the northwest corner of Ondich Road and SR 453/SR 429. This application relates to the following described property:

ORDINANCE NO. 3107

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, TO EXTEND ITS TERRITORIAL AND MUNICIPAL LIMITS TO ANNEX PURSUANT TO FLORIDA STATUTE 171.044 THE HEREINAFTER DESCRIBED LANDS SITUATED AND BEING IN ORANGE COUNTY, FLORIDA, OWNED BY PM S-1 REO, LLC; HMF, LLC; CHARLES P. STALLINGS; KIM L. STALLINGS; EUELL E. STALLINGS, JR.; AND CRYSTAL DENISE STALLINGS; LOCATED ON THE NORTHWEST CORNER OF ONDICH ROAD AND SR 453/SR 429; COMPRISING 199.46 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 01-20-27-0000-00-007, 01-20-27-0000-00-034, 01-20-27-0000-00-053, 02-20-27-0000-00-010, 02-20-27-0000-00-011, 02-20-27-0000-00-020
Contains: 199.46 +/- acres

NOTICE is given that public hearings for Ordinance No. 3107 will be held by the **City of Apopka City Council** at its regularly scheduled meetings in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, May 7, 2025 beginning at 1:30 P.M and Wednesday, May 21, 2025 beginning at 7:00 P.M.** or as soon thereafter as possible.

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

Apopka City Council
Apopka Planning Commission
Community Development Department

April 25, 2025



City of Apopka CITY COUNCIL STAFF REPORT

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

Item #: 3.

Meeting Date: May 7, 2025

Department: Finance Department

SUBJECT:

Resolution No. 2025-18: Amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025.

REQUEST:

Council adoption of Resolution Number 2025-18

Budget Amendment #: 08

Fiscal Year (FY): 2025

Total Amendment **\$54,018*** Dollar amounts may be rounded up.

SUMMARY:

On September 25, 2024, by Resolution Number 2024-33, the City Council adopted the final budgets for Fiscal Year (FY) 2024-2025. The City is committed to expenditures and has experienced unanticipated revenues/expenditures throughout the current fiscal year that need to be reflected in the budget. Florida Statutes, Section 166.241 (4) requires the governing body to amend the budget in the same manner as the original budget was adopted. Below are the following proposed amendments:

1. Amendment:

Funding Source: General Fund

Description: To provide additional funding needed for the CDBG Rehabilitation program for the alternate home located at 407 E. 8TH Street.

Account Number	Description/Project	Debit	Credit
001-1120-513-4900	OTHER CURRENT CHARGES	\$ -	\$ 27,009
001-1120-513-9150	TRANSFER TO GRANT FUND	27,009	
150-381-0010	TRANSFER FROM GENERAL FUND		27,009
150-1120-513-3400	CONTRACTUAL SERVICES	27,009	
	Total Amendment	\$ 54,018	\$ 54,018

FUNDING SOURCE:

FY2024-2025 Budget

RECOMMENDED MOTION:

Adopt Resolution Number 2025-18

ATTACHMENTS:

1. Resolution Number 2025-18_Budget Amendment #8

RESOLUTION NO. 2025-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025, PROVIDING FOR A BUDGET AMENDMENT

WHEREAS, the City Council of the City of Apopka, Florida, has determined that the Budget for Fiscal Year 2024/2025 should be amended; and

WHEREAS, Florida Statutes, Section 166.241(4) requires the governing body amend the budgets in the same manner as the original budget is adopted; and

WHEREAS, the City Council adopted the final budgets for fiscal year 2024/2025 through resolution on September 25, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AS FOLLOWS:

SECTION 1: That the Budget for the City of Apopka, Florida, and Fiscal Year 2024/2025 is hereby amended for an amount totaling **\$54,018**. as indicated in the staff report which is attached hereto and made part of this Resolution by reference.

SECTION 2: Effective Date. This Resolution shall take effect upon final passage and adoption.

ADOPTED THIS 7th DAY OF MAY, 2025

CITY OF APOPKA, FLORIDA

BRYAN NELSON, MAYOR

ATTEST:

SUSAN BONE, CITY CLERK



City of Apopka CITY COUNCIL STAFF REPORT

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

Item #: 4.

Meeting Date: May 7, 2025

Department: Administration

SUBJECT:

Resolution 2025-19 - Public Participation Policy and Procedures for Addressing the City Council

REQUEST:

Council approval of Resolution 2025-19 - Public Participation Policy and Procedures for Addressing the City Council

SUMMARY:

The Mayor's Office worked with staff to review and update Resolution 2016-16, providing for a public participation policy and procedures for addressing the City Council. The proposed updates are attached as draft Resolution 2025-19 Public Participation Policy and Procedures for Addressing the City Council.

Key updates include:

- The City Council meeting agenda will set aside thirty (30) minutes at the beginning of each City Council meeting as a Public Comment period. The Public Comment period will be the first item on the agenda.
- Citizens who complete the Intent to Speak Form will be given three (3) minutes to speak and address City Council.
- To allow for as many citizens as possible to speak, if a large number of citizens are present and wish to speak, speaking time may be reduced to a minimum of two (2) minutes per speaker.
- Groups of citizens who wish to speak on the same item or concern may elect a spokesperson to speak on their behalf, in which case an additional one (1) minute will be given to the spokesperson's timer per citizen, up to six (6) minutes total. Citizens wishing to elect a spokesperson must be present during the public comment period, indicate the spokesperson on their Intent to Speak forms, and submit their forms together to the City Clerk.
- Public participation and comment on agenda items are adjusted to three (3) minutes per speaker.

FUNDING SOURCE:

n/a

RECOMMENDED MOTION:

Staff recommend approval of Resolution 2025-19 - Public Participation Policy and Procedures for Addressing the City Council.

ATTACHMENTS:

1. Res 2025-19 Public Comment Policy Update

RESOLUTION NO. ~~2016-16~~2025-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, PROVIDING FOR A PUBLIC PARTICIPATION POLICY AND PROCEDURES FOR ADDRESSING THE CITY COUNCIL; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, Section 2.08(c), Charter of the City of Apopka provides that the City Council shall adopt its own rules and order of business for council proceedings; and

WHEREAS, the City Council recognizes its citizens and taxpayers must be given a fair and reasonable opportunity to express their opinions on the operation of City government and encourages their participation in the local government process; and

WHEREAS, the City Council also recognizes that there is a significant governmental interest in conducting orderly, efficient meetings of public bodies; and

WHEREAS, written rules of procedures providing for public participation best assure an atmosphere conducive to said efficiency;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, as follows:

SECTION 1. ANNOUNCEMENTS AT COMMENCEMENT OF MEETING. At the start of each meeting, the Mayor may, in the Mayor's discretion, make any or all of the following announcements when the Mayor calls the meeting to order:

- (a) Please turn off all cell phones;
- (b) If you wish to address City Council this afternoon/evening, please make sure you have filled out a card with your contact information and have presented it to the Clerk;
- (c) If you have requested to speak, when your name is called, please proceed to the podium, and speak clearly into the microphone, stating your name, address of record, organization, if any, and whether or not you are a City resident, and direct your comments to the City Council (not individual Commissioners or other members of the public); and/or
- (d) Please observe general rules of decorum and civility. Speak one at a time, avoid personal attacks, avoid shouting, speak only to the issue at hand.

SECTION 2. PUBLIC REQUEST TO ADDRESS COUNCIL. It is the policy of the City Council to permit and encourage input and comments by members of the public on all matters

which may come before the City Council for action other than those items strictly of ministerial nature, such as approval of minutes and issuance of ceremonial proclamations. Members of the public interested in addressing the Council must complete and provide an Intent to Speak form to the City Clerk prior to the time of the start of the meeting. Speaker forms may be completed up to 48 hours in advance of the Council meeting.

SECTION 3. SUBMISSION OF WRITTEN STATEMENTS, USE OF DOCUMENTATION OR MEDIA DURING ADDRESS TO COUNCIL. The City Council encourages the submission of written statements and other documentation in lieu of or in addition to oral testimony or comment. Speakers wishing to distribute to City Council any written statements should provide not less than eight (8) copies. Any digital presentation, written information, photographs, or other media that speakers wish to display in council chambers must be submitted to the City Clerk and Public Information Officer no less than 48 hours in advance of the meeting to be reviewed for content and, if digital or electronic media, to be incorporated into the presentation.

SECTION 4. PUBLIC COMMENT PERIOD.

- (a) Public Participation/ Comment on City Issues Not on the Agenda or Issues for which no Public Hearing is Required: Individuals who wish to address the City Council regarding issues not on the City Council agenda or issues for which no public hearing is required may do so during the Public Comment period, ~~held following the Presentations portion of the meeting, or at such time as designated by City Council. The City Council meeting agenda shall set aside thirty (30) minutes at the beginning of each City Council meeting as a Public Comment period.~~ Public comment with regard to items not on the agenda shall be limited to City of Apopka issues and matters of concern to its citizens. During the Public Comment period, speakers will not be permitted to address any item on the agenda for which a public hearing is required. At the start of Public Comment period, the Mayor may, at the Mayor's discretion, make the following announcement:

- a. The ~~next-first~~ item on the agenda is that of Public Comment. This is an opportunity for anyone to come forward and address the City Council on any matter relating to the City or of concern to our citizens. This also includes: 1) any item discussed at a previous workshop; 2) any item not specifically listed on a previous agenda but discussed at a previous Council meeting; 3) any item on the Consent Agenda; or 4) any item on tonight's agenda not labeled as a public hearing. Speakers during the Public Comment period will have ~~four (4)~~ three (3) minutes each to give remarks, regardless of the number of items addressed.
- Should a large number of citizens submit public comment speaker cards, the speaking time per citizen may be reduced, to a minimum of two (2) minutes per speaker, to give as many citizens an opportunity to speak as possible during the Public Comment period.
 - Groups of citizens who wish to speak on the same item or concern may elect a spokesperson to speak on their behalf, in which case an additional one (1) minute will be given to the spokesperson's time per citizen, up to six (6) minutes total. Citizens wishing to elect a spokesperson must be present during the public comment period, indicate the spokesperson on their Intent to Speak forms, and submit their forms together to the City Clerk.

~~a-b.~~ The Public Comment period is now open.

- (b) Public Participation/ Comment on City Council Agenda Items: Individuals who wish to address the City Council on agenda items which provide for public hearings shall address the City Council after City staff and applicant input, if any, and prior to the City Council deliberation of the City Council Agenda item. Individuals shall not address the City Council after commencement of City Council deliberation on an agenda item after public input has concluded; however, the Mayor and members of the City Council have the discretion to recall individuals to provide additional information to or answer questions. At the start of a public hearing, the Mayor may, at the Mayor's discretion, make the following announcement:
- a. The issue of <ordinance, resolution or issue> is now open for a public hearing. This is an opportunity for the public to come forward and address the City Council on the specific issue at hand. Speakers will have ~~four (4)~~ three (3) minutes each to give remarks and are asked to speak only on the matter that is before the Council at this time.

SECTION 5. MANNER OF ADDRESSING CITY COUNCIL. At such time that the Council invites public participation, the Clerk will call the names of speakers who have submitted Intent to Speak forms. After the Mayor has recognized the speaker, each person addressing the Council shall step up to the podium, and speak clearly into the microphone, giving his or her name and address, business or organization affiliation, if applicable, and state whether or not he or she is a resident of the City of Apopka in a clear audible tone of voice for the record. The speaker shall limit his or her address to the time limits provided herein.

SECTION 6. STANDARDS FOR DECORUM.

- (a) City Council to be Addressed as a Whole. All remarks, comments, presentations and the like shall be addressed to the City Council as a whole unless the individual is answering a question of a specific member of the City Council or City staff.
- (b) Personal Attacks and Insults. The City Council and City staff encourage constructive criticism. Notwithstanding the preceding, all personal attacks shall be prohibited. This prohibition applies to members of the City Council, City staff, citizens of the City, and members of the audience. The Mayor shall determine whether the purported constructive criticism actually constitutes inappropriate personal attacks based upon whether or not the comment(s) in question reasonably relate to the performance and qualifications of the target of such criticism or are comments that have no bearing on performance and qualifications and serve no purpose other than to insult, belittle, or denigrate the target of such criticism. The Mayor's decision is final.
- (c) Questions Directed to Council. The purpose of the public comment portion of the meeting is to receive citizen input pertaining to matters over which the City Council has jurisdiction or control. This period of time is for comments and not for questions directed to the City Council or staff for immediate answer. Questions directed to the City Council may be referred to staff to be answered within a reasonable period of time following the date of the meeting.
- (d) Disruptions and Decorum. All speakers, City Commissioners, members of the public, and anyone in attendance at City Council meetings are requested to afford the utmost courtesy to members of the City Council, City staff or other members of the public ~~appearing before~~ appearing before the Council, and members of the audience, and shall

refrain at all times from rude or derogatory remarks, disruptions, reflections as to integrity, slander, abusive comments, profanity, vulgarities, and statements as to personalities. Additionally, out of respect for all speakers, members of the audience are asked to refrain from exhibiting unruly behavior during or at the conclusion of any presentation. The City Council is not allowed to consider such participation and it intimidates and takes away time from other speakers. The Mayor has the right to find a violation of this subsection in the event a person's conduct or speech is, by way of example and not limitation, duplicative, irrelevant, redundant, constitutes a display of abusive behavior, or is otherwise causing substantial disruption.

- (e) Warnings and Removal. In the discretion of the Mayor, any violation of the provisions of this Resolution may result in the issuance of verbal warnings relating to any disruptions, curtailing of the speaker's comments or presentation, or removal from the public meeting. The Mayor shall issue a verbal warning to any person determined to be in violation of the provisions of this Resolution. Following the issuance of an initial verbal warning, the Mayor may, in the Mayor's discretion, curtail or otherwise conclude a speaker's comments or presentation, or remove such person or persons in the event additional violations of the provisions of this Resolution occur. In the event a presentation, testimony, or comment period is curtailed in accordance with this subsection, the Mayor may accept and encourages submission of written statements or other documentation to afford ample alternative channels for the speaker to have an opportunity to convey his or her message, testimony or viewpoint to the City Council. The Mayor's decision is final.

SECTION 7. TIME LIMITATIONS. Each person shall limit his or her address to ~~four (4)~~ three (3) minutes, unless such time is enlarged or contracted by the Mayor or by majority vote of the Council. ~~Speakers are prohibited from borrowing time from other speakers, nor may speakers assign time to other speakers.—~~

- (a) Should a large number of citizens submit public comment speaker cards, the speaking time per citizen may be reduced, to a minimum of two (2) minutes per speaker, to give as many citizens an opportunity to speak as possible during the Public Comment period.
- (b) Groups of citizens who wish to speak on the same item or concern may elect a spokesperson to speak on their behalf, in which case an additional one (1) minute will be given to the spokesperson's time per citizen, up to six (6) minutes total. Citizens wishing to elect a spokesperson must be present during the public comment period, indicate the spokesperson on their Intent to Speak forms, and submit their forms together to the City Clerk. In the event a large number of audience members wish to speak on the same subject, the Mayor has the ability to limit repetitive comments.— In such cases, a representative may be designated to represent the group.

SECTION 8. EXEMPTIONS. The following are situations which are exempt from the public input requirement:

- (a) Emergency situations affecting the public health, welfare or safety if compliance with the speaking requirements would cause an unreasonable delay in the City Council's ability to act;
- (b) An official act involving no more than a ministerial act, including but not limited to,

approval of minutes and ceremonial proclamations;

- (c) When the City Council is acting in a quasi-judicial capacity with respect to the rights or interests of a person at which time the statutory rules for quasi-judicial proceedings shall apply;
- (d) At any meeting of the City Council which is exempt from Section 286.011, Florida Statutes.

SECTION 9. DISCUSSION ITEMS ON AGENDA. From time to time, the Mayor or City Administrator may place items on the agenda to introduce new items of business for which no formal action is yet required or to seek preliminary policy guidance from the City Council. No official action will be taken by the City Council on Discussion Items. There is no public comment under this section of the agenda.

SECTION 10. WORKSHOPS. Workshop meetings are opportunities for City Council to discuss specific issues among themselves and with Staff in an open meeting and to provide policy guidance to staff on items which are not ready for official action. The public is always welcome to attend, and is welcome to provide comments regarding Workshop items to the Council and Staff outside a meeting. Public comment will not be heard during a Workshop meeting, but public comment on Workshop items are welcome at the very next regular City Council meeting following a Workshop meeting.

SECTION 11. CONFLICTS. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 12. SEVERABILITY. If any section, sentence, phrase, word or portion of this Resolution is held to be invalid, unlawful, or unconstitutional by any court of competent jurisdiction, said determination shall not be held to invalidate or impair the validity, force, or other effect of any other section, sentence, phrase, word, or portion of this Resolution not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective immediately upon passage and adoption.

PASSED and ADOPTED this _____ day of _____, _____