



APOPKA CITY COUNCIL AGENDA

June 4, 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

PUBLIC COMMENT PERIOD

The Public Comment Period is for City-related matters that are not on today's Agenda as business items or public hearings. If you are here to speak for a matter that requires a public hearing, please wait for that item to come up on the agenda. The Public Comment period will be held to a total of thirty (30) minutes. Each speaker will be given three (3) minutes to speak. If you are here for the Public Comment Period, please fill out a GREEN Intent to Speak Form and provide it to the City Clerk prior to the start of the meeting. When the Mayor calls for Public Comment Period, the City Clerk will read the submitted GREEN Intent to Speak Forms in the order they were received. Should a large number of citizens submit public comment period 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. If you wish to speak on one of the business items or public hearing items, please fill out a WHITE Intent to Speak Form and provide it to the City Clerk prior to the start of the meeting. Once the item has been presented, the Mayor will call for Public Comment on that specific item. At that time, the City Clerk will read the submitted WHITE Intent to Speak Forms for the current item, in the order they were received. Each speaker will be given three (3) minutes to speak. Please refer to Resolution No. 2025-19 for further information regarding Public Participation Policy & Procedures for addressing the City Council.

INVOCATION

PLEDGE

APPROVAL OF MINUTES

1. Approval of Regular City Council Meeting Minutes of May 21, 2025.

AGENDA REVIEW

PRESENTATION

1. Matthew's Hope Mobile Sleeping Units
Presented by: Bryan Nelson, Mayor
2. Soil and Water Conservation
Presented by: Dr. Jim Moyer

CONSENT (Action Item)

1. Execute Release of Code Enforcement Lien for 2785 East Semoran Boulevard
2. Execute Release of Code Enforcement Lien for 312 East 7th Street
3. Execute Release of Code Enforcement Lien for 2715 East Semoran Boulevard
4. Planning Commission re-appointment: William Gusler, Wes Dumey, Mary Norwood

5. Authorize the execution of piggyback contracts for the assigned terms: Cloud 9 Services Group, LLC, O'Reilly Auto Enterprise, LLC, and Quick Advertising, Inc. dba Fast Signs of Apopka.
6. Authorize the amendment of a contract for the assigned terms: Bryant Miller Olive, PA.

BUSINESS (Action Item)

1. Oaks at Kelly Park, Phase 3B - Replat
Owner(s): DRP 5 FL LLC
Applicant(s): Genevieve LaBuda
Location: 2747, 2753, 2759, 2765 Arbor Dune Avenue
Tract Size: 0.668 +/- acres (4 existing lots)
Project Manager: Bobby Howell, AICP

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

1. Ordinance No. 3098 – First Reading - Small-Scale Future Land Use Amendment – 2501 Rock Springs Road
Owner(s): BSC-Rock Springs East LLC
Applicant(s): Elisabeth Crane
Location: 2501 Rock Springs Road
Project: Small-Scale Future Land Use Amendment
Density: 2 DU/A
Housing Units: 18 single-family detached houses
Project Manager: Jun Sohn, Ph.D.
Presented by: Jun Sohn, Planner
2. Ordinance No. 3099 – First Reading - Change of Zoning – 2501 Rock Springs Road
Owner(s): BSC-Rock Springs East LLC
Applicant(s): Elisabeth Crane
Location: 2501 Rock Springs Road
Project: Change of Zoning
Density: 2 DU/A
Proposed housing units: 18 single-family detached houses
Project Manager: Jun Sohn, Ph.D.
Presented by: Jun Sohn, Planner
3. Ordinance No. 3103 - First Reading - Small Scale Future Land Use Amendment - 438 North Park Avenue
Owner(s): Nicholas Diangelis and Stephanie Diangelis
Applicant(s): Nicholas Diangelis
Location: 438 N Park Avenue
Project: Small Scale Future Land Use Amendment - 438 N Park Avenue
Density: 0.25 Maximum FAR (Maximum 7,147.4 square feet)
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner
4. Ordinance No. 3104 - First Reading - Change of Zoning - 438 North Park Avenue
Owner(s): Nicholas Diangelis and Stephanie Diangelis
Applicant(s): Nicholas Diangelis
Location: 438 N Park Avenue
Project: Change of Zoning - 438 N Park Avenue
Density: 0.25 Maximum FAR (Maximum 7,147.4 square feet)
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner
5. 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

6. Ordinance No. 3109 - First Reading - Annexation - Cold Link Logistics
Owner(s): MG88 Central Florida Cold Storage II LLC
Applicant(s): Joshua Enot
Location: 2424 & 2428 W Orange Blossom Trail
Project: 0.40 +/- acre(s)
Density: N/A
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner

7. Resolution Number 2025-21 Authorizing Issuance of the City of Apopka, Florida Special Assessment Revenue Note, Series 2025 (Emerson Park Assessment Area)

Presented by: Blanche Sherman, Finance Director

8. Resolution No. 2025-22 Amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025.

Presented by: Blanche Sherman, Finance Director

CITY COUNCIL REPORTS

CITY ADMINISTRATOR'S REPORT

CITY ATTORNEY'S REPORT

MAYOR'S REPORT

ADJOURNMENT

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

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

CITY OF APOPKA MINUTES

Minutes of the City Council Meeting held on May 21, 2025 at 8:33 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

Mayor read the Decorum Statement

PUBLIC COMMENT

Dr. O, Orange Soil and Water Conservation District, she said her organization represents the safety and the purity of the water and soil. The intention of the organization is to protect the aquifer, to protect the resident's health, and preserve agriculture in the area. She advised meeting dates in case residents have issues they would like to bring forward.

Leroy Bell, Maudehelen, spoke his community Maudehelen. He said the whole community was just paved and they have grass growing up through the asphalt. He stated that the sidewalks throughout the neighborhood were repaired and that the company left the debris in the grassy areas or the debris was found in the drainage areas which is now clogged. He expressed his concerns due to the rainy season beginning soon. He also expressed his concerns with contamination in the landfills and dump sites in South Apopka.

Christine Gonzalez, Nauti Lobstah 311 S. Forest Ave, and two other owners. They expressed their concerns and complaints regarding transients dumping items all over and on their property. She advised its an ongoing problem that continues to worsen and the City is doing nothing to stop it. They have had to call Police multiple times a month and even sometimes every day with no result. They have been repeatedly told there's nothing the Police can do due to the unhoused being able to sit, stand, and sleep wherever they wish as long as its not on their property and they're not breaking the law. She stated that the transients are approaching customers while eating and coming and going from the restaurant. She said they are hesitant to do upgrades to this location due to the issues.

Clinton Stanley, 2002 Larkwood Dr, spoke about Alonzo Williams Park and questioned why this park doesn't have what the Northwest Recreation Park has. He questioned why the same amount of money isn't being invested into Alonzo Williams Park as the other park that are in the Northern part of the City. He requested utilities such as electric and water hookups be added to that park. He also recommended that the bathrooms be open later due to sports practices occurring and they have no bathrooms to use. He doesn't feel that the kids of South Apopka are being treated as the kids in North Apopka. He said he will continue to come to all the meetings until these changes happen.

Virginia Street, 2119 Palm Vista Dr, said congratulations to Halls on 5th Street for opening their new food hall. She expressed her concerns with people walking on 5th Street opening consuming alcohol and she didn't think the City was allowing that. She said that she is not comfortable with the outside drinking and they're being provided and sold by the establishments in the area. She gave thanks to the public comment being moved to the beginning of the meetings however she was not in favor of the time limit being taken down to three minutes. She recommended allowing the four minutes.

Dr. Jim Moyer, Orange Soil & Water, he advised its his intention to go to all the municipalities meetings to represent the soil & water conservation. He wants the public to understand the history and their purpose. He requested being given the opportunity to give another presentation in the future to educate the residents on what his organization does.

Nikki McGuire, 743 S Central Ave, she gave thanks to everyone that has supported Naomi Kids over the years. She asked if anyone had any updates on the \$100,000 dollars that was budgeted for the non-profit organizations within the City. She hasn't seen anything on the City website as to when it will be available or how the non-profit organizations can apply.

Valerie Sparkman, owner of Just like Mommas, said she's on the committee for Apopka Juneteenth. She asked several questions regarding Juneteenth but the most important concern she had was that there are funds available towards that parade but she was told that unless they partner with the City of Apopka they will not receive those funds. She wanted to know if that was a true statement. In the past they have been doing the parade with just donations and sponsorships from businesses in the community. She would like to partner with the City to receive funds to help with the parade.

Radley Williams said he's spoken with her and the partnership opportunity is typically for larger scale events, historically proven events, so Juneteenth being in the seventh or eighth year they can be considered. These partnerships are to pay for some of the infrastructure costs and some of the services. **Valerie Sparkman continued**, she said they could really use the money and bring in different artist and more to the National Holiday. The partnership would help them utilize the additional funds.

Discussion ensued regarding the funding for Juneteenth and when Valerie would receive an answer as to if they will receive the funding. Radley is working on an agreement that will have to come back before Council for an approval at the June 4th City Council Meeting. The direction of the Council is to continue in that direction for her to receive the funding for the parade.

Albert Mckimmie, 3603 Golden Gem Rd, spoke about all residents being treated equally as the speaker prior to him received dialogue from the Council yet when he gets up and speaks at all the meetings no one pays him any attention. When he asks questions, he expects his questions to be answered too. He feels that only certain people get answers and that is unfair. He spoke about certificates of completions not being produced when he's asked for them for Golden Gem Road. He questioned how the contractors could be paid if there's no certificates of completions done.

Sylvester Hall, 3091 Rolling Hills Lane, came up and gave his speech regarding standing up for what is right and speaking out when something is wrong. He spoke about the things that matter most. If all of those things are followed there will be positive change in the City. Spoke about lack of staffing and infrastructure.

INVOCATION & PLEDGE OF ALLEGIANCE: Commissioner Smith provided the Invocation, led in the Pledge of Allegiance, and gave the Fact of the Day: On May 21, 1881, in Washington, D.C.,

humanitarians Clara Barton and Adolphus Solomons founded the American National Red Cross, an organization established to provide humanitarian aid to victims of wars and natural disasters. Barton had worked with the sick and wounded during the American Civil War and became known as the “Angel of the Battlefield” for her tireless dedication.

She was in Europe in 1870 when the Franco-Prussian War broke out, and she went behind the German lines to work for the International Red Cross. In 1873, she returned to the United States, and four years later she organized an American branch of the International Red Cross. The American Red Cross received its first U.S. federal charter in 1900. Barton headed the organization into her 80s and died in 1912. Solomons served alongside her as vice president for 12 years.

APPROVAL OF MINUTES

1. Approval of Regular City Council Meeting Minutes of April 16, 2025.
2. Approval of Regular City Council Meeting Minutes of May 7, 2025.
 - a. **Mayor Nelson** asked if anyone had any questions about the two (2) sets of minutes.
 - b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion to approve the two (2) sets of minutes.
 - c. **Motion** by **Commissioner Velazquez** and seconded by **Commissioner Anderson** to approve the two (2) sets of minutes.
 - d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

AGENDA REVIEW

Mayor Nelson asked if any changes to the agenda. **Radley Williams** Interim City Administrator said he needs to pull public hearing item #1 Ordinance number 3101: Rewrite of the Comprehensive Plan to allow for additional time for staff to review the rewrite per the requirements of the Senate Bill 180. The recommendation was to move it to the City Council Meeting on July 2nd.

PRESENTATION

1. South Apopka Annexation – Feasibility Study Agency Survey Results.
Presented by: Blanche Sherman, Finance Director

Blanche said at the previous Council Meeting the Council requested that the Finance Department contact several agencies or governmental entities that have performed an annexation study. They contacted ten total and three of them have performed a feasibility study and the cost ranges from \$63,000 to \$155,000 dollars. The objective of the survey was to determine the estimated cost to see if it would exceed the \$50,000-dollar threshold. Based on the results its likely it will exceed the \$50,000 threshold. They will have to go through a formal solicitation process. She is looking to see if they can piggyback off one of the State contracts that one of the municipalities they surveyed used however she found out the State contracts are not eligible. She will have to proceed with the formal solicitation process and will be working with Attorney Shepard to come up with the scope of work that is needed

and she will need to secure the funding for this and that will have to come back as a budget amendment after is awarded.

Commissioner Anderson recommended the City hire a company to go out and go door to door and do a survey.

Commissioner Smith mentioned that one of the municipalities did an in-house study with their staff and he wondered if that is something the City can do to save money.

Attorney Shepard said it is governed by statutes. It's required to conduct a feasibility study. Once the City does it, we have to provide a minimum of fifteen days' notice to the County of the results of the study. Then the City can decide whether to act on the feasibility also informing the residents of the area to be considered for annexation and have them have the opportunity to look at it. It is not some extra thing, it's required. If being discussed is to take a poll to see the amount of engaged interest can happen, yes but keep in mind like with any poll it depends on how you word the question. How you word the question is going to affect the response you get.

Discussion ensued regarding the process and whether to proceed or not and what is the pleasure of the Council.

Commissioner Smith recommended proceeding with feasibility study, RFP, and working on the scope with Attorney Shepard.

Commissioner Nesta asked what the timeline and goal is to getting this on the ballot.

Attorney Shepard said potentially November or likely March.

CONSENT (Action Item)

1. Execute Release of Code Enforcement Lien for 1319 Rock Springs Road.
2. Execute Release of Code Enforcement Lien for 2073 Home Again Road.
3. Execute Release of Code Enforcement Lien for 566 Mainline Boulevard.
4. Release of Rights document – Taurus Apopka City Center, LLC.
5. Contract Renewal – Athletic Field Rental Agreement – Central Florida Soccer Club, Inc.
6. Approve sole source memo: Huber SE DBA Huber Technology, Inc.
7. An Emergency Designation under the Public Services Department for a water reclamation bar screen repair / replacement.
8. Authorize the execution of piggyback contracts for the assigned terms: Rescue One Corporation DbA One Boat, and Quality Filters and Pumps, LLC.
9. Award contracts for RFQ 2025-A-143 – Transportation Planning and Traffic Engineering Continuing Services to: Fehr and Peers, Kimley- Horn and Associates, Inc., Metric Engineering, Inc., Newkirk Engineering, Inc., Traffic and Mobility Consultants LLC.
10. Accept the disbursement report for April 2025.
11. City of Apopka FY2025 Budget-to-Actual for the Seven- Months Ending April 30, 2025.

Commissioner Nesta repeatedly asked for public comment to be allowed at this period. Additionally, Sylvester Hall was at the podium trying to give public comment about annexation without permission. Mayor continued with a Motion to approve the consent agenda items.

- 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 Smith asked to pull consent item #4.
- b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion to approve items 1 thru 3 and 5 thru 11 consent agenda items.
- c. **Motion** by **Commissioner Smith** and seconded by **Commissioner Anderson** to approve items 1 thru 3 and 5 thru 11 consent agenda items.
- d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

Discussion Item #4: Release of Rights document – Taurus Apopka City Center, LLC.
Presented by: Cliff Shepard, City Attorney

Cliff said he received a request to review a document because Taurus Apopka is looking to sell one or more of the parcels that it controls. The buyer has asked for as a condition to purchase the property, a release of the claim that the City has per the deed that we gave them, the special warranty deed of the mineral rights. The mineral rights were observed in the instance because it was a requirement of State Statute. They have asked for the City to release those rights. The City does not have an obligation to do so and Attorney Shepard has no idea whether these rights have any particular value. The document in the consent item releases those rights, everything else is discretionary.

Commissioner Velazquez asked Mayor Nelson if that when he became Mayor in 2018 did he renegotiate that contract? **Mayor Nelson** responded, not that part of it. That was under Kilsheimer and Commissioner Kyle Becker so no he did not.

Commissioner Nesta said but you had the opportunity to renegotiate it right? **Mayor Nelson** said yes. **Commissioner Smith** said his recommendation is to keep the mineral rights.

Commissioner Anderson said that she spoke to Taurus and it was her understanding that the purchaser cannot secure a loan through SBA. SBA is requiring a release or it could cloud the ability borrower or seller to resale the property later.

Discussion ensued regarding the special warranty deed that was signed in 2018 and whether or not to approve the release of mineral rights document. Commissioner Nesta brought up Statute 270.11 subsection b. Attorney Shepard said “A local government, a water management district, or an agency of the state may, at its discretion, sell or release reserved interest in any parcel of land, except that such sale or release shall be made upon petition of the owner of the parcel of land with a statement of reasons justifying such sale or release”. Attorney Shepard said he has the release.

Commissioner Anderson said if the Statute allows the Council to release the mineral rights, what’s the reason why we wouldn’t if there’s no material to the City that we can articulate? There’s a provision that allows us to do this.

- 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 Release of Rights document – Taurus Apopka City Center, LLC.

- c. **Motion** by **Commissioner Velazquez** and seconded by **Commissioner Anderson** to approve Release of Rights document – Taurus Apopka City Center, LLC.
- d. **Motion carried 4 to 1**, with Mayor Nelson, and Commissioners Velazquez, Nesta, & Anderson voting aye and Commissioner Smith voting Nay.

BUSINESS (ACTION ITEMS)

- 1. Special Event Request – Road Closure for Juneteenth Parade
Presented by: Cynthia Edwards, Interim Parks & Recreation Director

Cynthia said she's requesting authorization for street the street closures for Transform Outreach for the Apopka Juneteenth Day Parade. She provided details on the street closures and route description of the parade.

- 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 Special Event Request – Road Closure for Juneteenth Parade.
- c. **Motion** by **Commissioner Anderson** and seconded by **Commissioner Velazquez** to approve the Special Event Request – Road Closure for Juneteenth Parade.
- d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

- 2. Funding Agreement with Main Street Apopka, Inc.
Presented by: Radley Williams, Interim City Administrator

Radley said this item is a funding agreement between the City of Apopka and Main Street Apopka, Inc. During the FY 2025 budget development process the proposal for Main Street Apopka Inc was presented to City Council for consideration. Funding in the amount of \$50,000 dollars was approved by City Council in FY 2025 budget to be set aside for Main Street Apopka pending creation of a funding agreement. The funding agreement is attached for the staff report and approval is recommended. Main Street Apopka Inc agrees with the terms in the agreement. The term would be from July 1st 2025 to June 30th of 2026. The \$50,000-dollar funding would be paid in quarterly payments. A matching fund requirement of 50 % in either cash or in-kind contributions to Main Street Apopka. 25% percent of the funding may be used for staffing salaries, wages and benefits. The City asked for bi annual reporting as well. Caitlyn Kasheta was present and staff 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 asked if Radley spoke to the City Attorney about her questions that she had prior to the Council meeting. Radley responded no.
Commissioner Anderson asked Attorney Shepard her questions. In the contract the City asked for insurance to be provided after payment is made. Is there a reason why the applicant has 45 days to obtain insurance after execution of the contract but they will receive funding in 30 days after execution? **Attorney Shepard** said it shouldn't be like that. That needs to be corrected.
Commissioner Nesta asked about documents and was told they are forthcoming. Main Street Apopka is ready to provide those to the City at the City's request.

Radley said they will provide a couple updates to the agreement specifying that the items in Exhibit B will be provided prior to issuing of payment.

Caitlyn Kasheta Main Street Apopka, said she will provide all the documents requested to the Council for their review tonight. She said she is open for feedback. She also said that Main Street Apopka is prepared to purchase the insurance required once the agreement is approved by Council.

Leroy Bell expressed his concerns regarding documents not being submitted entirely before agreements are approved and that its an ongoing problem. He said all the documents should have been submitted from the beginning before this item was brought before Council.

Rogers Beckett had questions regarding whom was going to oversee the agreement / program and make sure that Main Street Apopka is following the guidelines of the agreement and producing the required quarterly reports. He wanted to know which director is this program going to fall under. He also had questions regarding where the funds would be coming from? What account? CRA Fund? General Fund?

Sylvester Hall, Rock Springs Ridge, spoke about double standards. He's in support of this funding to Main Street Apopka, but he feels like this funding is only provided to certain people instead of others. He feels that only certain companies are required to provide ALL the information requested and yet others only have to provide the bare minimum unless called out by residents to produce. He requested that all businesses be held to the same standards.

Commissioner Velazquez made it known and for the record that all the documentation was provided to the Council such as the 501(c)3, but all just wasn't in this meetings packet. Main Street Apopka provided a book with all the documentation, board of directors were listed, and the only thing was it just wasn't updated.

Nikki McGuire said she thinks it time that the City creates a policy or steps so that "any" organization can apply for this type of funding. She thinks it's embarrassing that this is publicly made to hear someone coming up, not have everything requested and can get approval for the funding, yet if someone like her organization comes up they have to provide everything entirely requested before the Council will even entertain them. She feels like all organizations need to be treated fairly by the City.

Commissioner Velazquez said she has made the recommendation to have a policy for the City's non-profit organizations. She has made the request to Radley the Interim City Administrator as well. She feels like it is very important to have a policy.

Quinton Stanley recommended that the City have a committee that would be responsible in allocating the funds to non-profit organizations and be able to monitor the funding program. They would also be able to provide all the information to the non-profit organizations so that they can apply for the funding that is set aside in the budget annually.

- b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve the Funding Agreement with Main Street Apopka, Inc, contingent on proof of insurance and all documents in Exhibit B.
- c. **Motion** by **Commissioner Anderson** and seconded by **Commissioner Velazquez** to approve the Funding Agreement with Main Street Apopka, Inc, contingent on proof of insurance and all documents in Exhibit B.

d. **Motion carried 4 to 1**, with Commissioners Velazquez, Nesta, Smith & Anderson voting aye and Mayor Nelson voting Nay.

3. Agreement between the Apopka Police Department and the School Board of Orange County for the Assignment of School Resource Officers (SROs) to all Public Schools within the City of Apopka. Presented by: Michael McKinley, Police Chief

Chief McKinley said this is the School Resource Officer contract with Orange County Public Schools for the 25-26 school year and 26-27 school year. It outlines the funding for each year for each SRO. The main changes in the agreement have been outlined and agreed to by Orange County Public Schools. The primary change was that if they get any Safe School Funding from the State that would be split between the School Board and the Law Enforcement Agencies. In the past years they've kept that money to themselves but now under the contract it will be split under the terms of the agreement between the Law Enforcement Agencies and the School Board.

- 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 Agreement between the Apopka Police Department and the School Board of Orange County for the Assignment of School Resource Officers (SROs) to all Public Schools within the City of Apopka.
- c. **Motion by Commissioner Smith** and seconded by **Commissioner Anderson** to approve the Agreement between the Apopka Police Department and the School Board of Orange County for the Assignment of School Resource Officers (SROs) to all Public Schools within the City of Apopka.
- d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

4. Award contract for ITB: 2024-A-34, Community Development Block Grant (CDBG) Housing and Rehabilitation Replacement Program to RDC Development Corporation. Presented by: Blanche Sherman, Finance Director

Blanche said this item before you is a request to award the contract ITB: 2024-A-34 for the CDBG Grant rehab for home #5 to RDC Development Corporation. She provided some information regarding the cost of this rehabilitation to home #5 compared to a previous rehab. David Fox with Fox Enterprises was present to provide some explanation and details regarding what's being included in the rehab compared to the other one.

David Fox, Fox Enterprises, said the home at 407 E 8th Street has roof leaks and has been there for an extended period of time. The house was built in 1977 and has original electrical and plumbing. Due to the roof leaking for a long time there is structural damage to wood work and the complete interior other than the kitchen. The house prior was \$45,000 dollars and it only included handicap accessibility upgrades and painting the exterior. The house was newer and the roof was only a year old. Additionally, the electrical and plumbing was in good shape.

Commissioner Nesta said there's a lot more that we are able to do with the CDBG Grant correct? Other than just renovating houses? **David Fox** responded yes there's other categories. You can only have one. This is a housing rehab grant and you can only do one house at a time. Once one is completed you can start a new one. **Commissioner Nesta** asked if the City wanted to go from a septic to sewer program in this area would a neighborhood grant program be a vital option for that? **David Fox** responded that the maximum that you can apply for is \$750,000 dollars under a cycle. Unless you're doing economic development, you have to have a developer and that's \$1.5 million dollars. You have to have a developer on board saying they are going to bring jobs into the City and you're going to provide them infrastructure improvements to their property line in most cases to provide those jobs.

Discussion ensued between David Fox and Commissioner Nesta regarding a neighborhood grant program such as the septic to sewer program and Mr. Fox provided the steps of the process to do that in the future.

Commissioner Anderson said she still feels that the numbers are inflated. When she looks over the scope of work, a lot of the costs were marked up more than thirty percent above what contractors place on scopes of work. It's a no for her and she recommends putting a bid out.

Discussion ensued whether to put this out for bid again to get other pricing or stay with this company to continue the project. Blanche said it would take approximately 30 to 45 days. Commissioner Smith's concern was what if no one bids on the job as initially this was the only bid received.

- 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 rebid ITB: 2024-A-34, Community Development Block Grant (CDBG) Housing and Rehabilitation Replacement Program.
- c. **Motion by Commissioner Anderson** and seconded by **Commissioner Velazquez** to rebid ITB: 2024-A-34, Community Development Block Grant (CDBG) Housing and Rehabilitation Replacement Program.
- d. **Motion carried unanimously** with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

Sylvester Hall said public comment wasn't offered for this item and interrupted asking to be heard. He questioned what the status was of the other four homes being renovated under the Grant and whom was responsible in monitoring the process of the project?

David Fox, Fox Enterprise provided an update to each of the four properties for the public knowledge. Status and planning and all details.

5. Approval of the selection of Synovus Bank for solicitation RFP 2025-A-180: Bank Loan: Emerson Park Assessment Area
Presented by: Blanche Sherman, Finance Director

Blanche said the solicitation was issued on April 17, 2025, inquiries on April 30, 2025 and the submittal deadline was on May 8, 2025. There were 1738 notified users and only one response received by Synovus. Joel Tindal, the City's financial advisor was present and provided an overview of the results of the RFP.

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

Commissioner Nesta asked when the first payment is due? **Joel Tindal** responded January 1, 2026. The assessments will begin being collected with the November tax bill. Commissioner Nesta questioned whether pre-payment was an option and Joe responded, the bank proposed pre-payment without penalty in whole or in part at any point. We are awaiting Synovus' response by what they meant for "in part".

Dave Woods, Emerson Park gave thanks to the City.

- b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve the selection of Synovus Bank for solicitation RFP 2025-A-180: Bank Loan: Emerson Park Assessment Area.
- c. **Motion** by **Commissioner Smith** and seconded by **Commissioner Nesta** to approve the selection of Synovus Bank for solicitation RFP 2025-A-180: Bank Loan: Emerson Park Assessment Area.
- d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

PUBLIC HEARINGS/ ORDINANCES/ RESOLUTIONS (ACTION ITEMS)

1. Ordinance No. 3101 – First Reading – Rewrite of the Comprehensive Plan
Project: Rewrite the Comprehensive Plan
Project Manager: Bobby Howell, AICP, Jun Sohn, PhD

Bobby said this item has been pulled to date of July 2nd as indicated by Mr. Williams in the agenda review to allow the City additional time to look over the Comprehensive Plan as it relates to Senate Bill 180.

- 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 hold over first reading of Ordinance No. 3101 to July 2, 2025.
- c. **Motion** by **Commissioner Velazquez** and seconded by **Commissioner Smith** to hold over first reading of Ordinance No. 3101 to July 2, 2025.
- d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye

2. Resolution No. 2025-20 – Amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025.

Presented By: Blanche Sherman, Finance Director

Blanche Sherman said this budget amendment is related to the additional funding requested for house #5 in the amount of \$27,009 dollars. She said she can remove this amount from the budget amendment until after they see the results from the rebid. In addition to this item, the \$35,545 that is being moved from the General Fund to the CRA Fund for the wayfinding signs. The total budget amendment is \$125,108 dollars.

- 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. 2025-20.
- c. **Motion** by **Commissioner Velazquez** and seconded by **Commissioner Smith** to approve Resolution No. 2025-20.
- d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

CITY ADMINISTRATOR’S REPORT

Radley Williams said regarding the Northwest Recreation’s playground project, the project is almost complete with the structures. They have moved onto the roadway relief drive and parking portion of the project. You will see a lot more construction happening to finish that project. He looking forward to having the project completed soon.

CITY COUNCIL REPORTS

Commissioner Velazquez said it was a good week but she has nothing to report at this time.

Commissioner Anderson said she has nothing to report. She gave a reminder of her correct email address being NLAnderson@apopka.net since some residents are sending emails to the incorrect address.

Commissioner Smith said he attended the walking tour for historic Apopka that Main Street put on last Saturday and it was well done.

Commissioner Nesta said he attended the Emancipation Day Celebration at the Billie Dean Center. There was a decent number of vendors there and he’s excited to see the renovations there. He spoke about the parking lot needing to be paved there as most of the parking lot is made up of dirt and grass. He gave his office hours reminder.

Conversation between Mayor Nelson and Commissioner Nesta regarding accusation of Mayor Nelson intimidating and threatening residents that come or want to come to City Hall for business hours.

CITY ATTORNEY’S REPORT

Attorney Shepard said he has nothing.

MAYOR’S REPORT

Mayor had no report.

ADJOURNMENT

The meeting adjourned at 10:57 PM

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

Bryan Nelson, Mayor

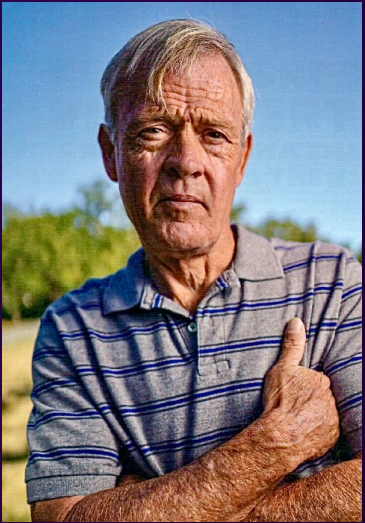
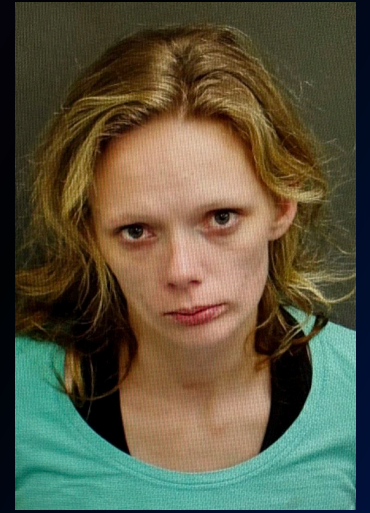
Attest: _____
Susan M. Bone, City Clerk

Transcribed By: _____
Jodi Wrigley, Deputy City Clerk



MENTAL HEALTH MATTERS, SLEEPING SAFELY MATTERS





MENTAL HEALTH MATTERS





WE TREAT THE WHOLE PERSON

PHYSICALLY, MENTALLY, SPIRITUALLY, EMOTIONALLY

WHEN YOU STOP TREATING SYMPTOMS AND
FOCUS ON CAUSES, ANYTHING IS POSSIBLE



Showers
Haircuts
Laundry Service
Medical Assistance
Mental Healthcare
Hurricane & Cold Weather Shelter



YOU HAVE GOT TO MAKE IT EASY



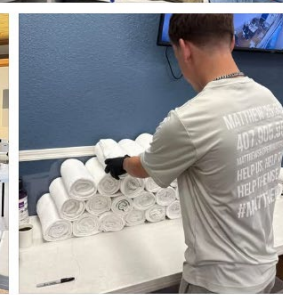


Moving Forward Program

Points Program Work Opportunities to gain
Independence and Self Sustainability

Pay off Fines & Debts, earn Transportation & Housing

YOU HAVE GOT TO MAKE IT EASY





RECENT STATS REVEAL THE FOLLOWING
OF ALL NEWLY REGISTERED HOMELESS

31% ARE BABY BOOMERS

11% ARE CHILDREN

8% ARE COLLEGE STUDENTS

5% ARE VETERANS

35% ARE WOMEN

THOSE OVER THE AGE OF 55 REPRESENT THE FASTEST
GROWING SEGMENT OF HOMELESSNESS FOLLOWED BY THOSE
WITH PHYSICAL AND/OR MENTAL DISABILITIES



Board of Supervisors

Monthly Board Meetings

When: 2nd Friday every month 3:30 PM to 5:00 PM

Where: Orange County Administration 201 Rosalind Ave

Board Members

Supervisor D1 Chair Chambers **Supervisor D4 Vice-Chair**
Campbell

Supervisor D2 Dr. Moyer **Supervisor D5 Grocholske**

Supervisor D3 Dr. Olmstead **Associate Supervisor Perez**

June 4, 2025, Presentation at the Apopka City Council meeting

by Dr. Jim Moyer

Northwest Orange Soil & Water Conservation District 2 (SWCD) Supervisor

DISCLAIMER

**THE POWERPOINT SLIDES IN THIS
PRESENTATION REFLECT THE VIEWS
OF YOUR ELECTED DISTRICT 2 SWCD
SUPERVISOR AND MAY NOT REFLECT
THE VIEWS OF THE ENTIRE ORANGE
SWCD BOARD OF SUPERVISORS**

June 4, 2025, Presentation at the Apopka City Council meeting
by Dr. Jim Moyer

Northwest Orange Soil & Water Conservation District 2 (SWCD) Supervisor

UNDERSTANDING SOIL AND WATER CONSERVATION DISTRICTS-SWCDs

June 4, 2025, Presentation at the Apopka City Council meeting
by Dr. Jim Moyer

Northwest Orange Soil & Water Conservation District 2 (SWCD) Supervisor

COLOR CODING

UNITED STATES (US)

FL LAW OR GREAT PLAINS(GP)

SWCDs OR RELEVANCE TO SWCDs

ORANGE COUNTY



Dig into it

1862

US DEPT OF AGRICULTURE 1868 FDACS

SWCD FL LAW “ADMINISTERED” BY FDACS

US LAND GRANT UNIV. UF-1862/FAMU-1891

SWCDs WORK WITH UF/IFAS R&D AND EXT

US HOMESTEAD ACT 20%GP/15%US/10% FL

1862-1976 PEOPLE HOMESTEAD GP + WEST

1914 -1935

1914-1918 World War 1
WHEAT

GP WAR ALLY-

↑ WHEAT DEMAND, REMOVE GRASSLANDS

1920s BOOM, ≠ FARMS

GP EXCESS WHEAT

GP TECH INVEST/RAIN-NO TOPSOIL LEFT

1930s DUST BOWL

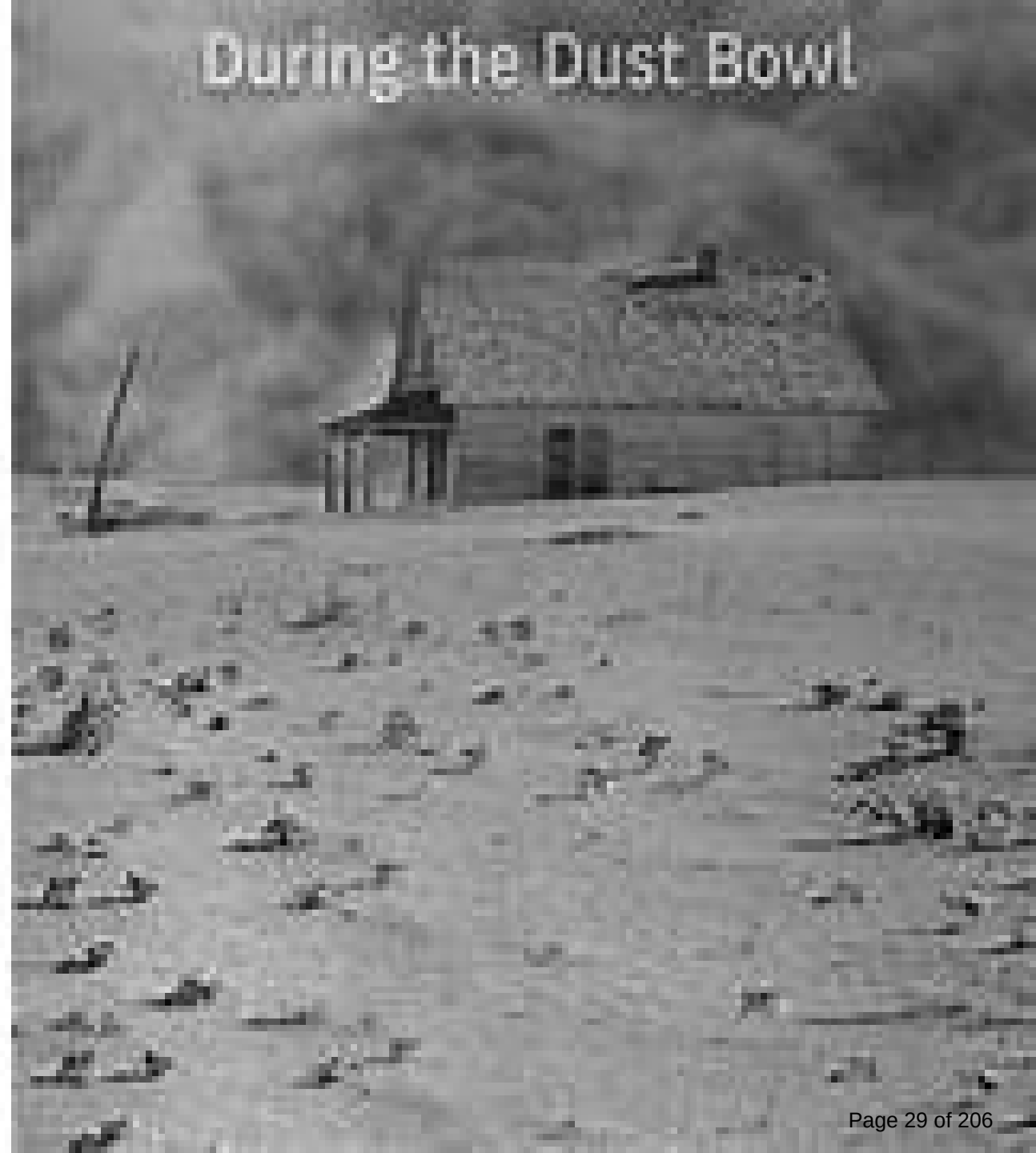
GP-NO RAIN, ↑TEMP/WIND

1935 BLACK SUNDAY. YES-SOIL CONSERVE

Before the Dust Bowl



During the Dust Bowl



1935-1965

1935 USDA/NRCS, STANDARD STATE SOIL CONSERVATION DISTRICT ACT CREATED

1937 PRESIDENT TOLD GOVERNORS ENACT

1937 FL ENACTED, NOW F.S. CHAPTER 582

ACT CREATES LOCAL SWCDs/ORANGE 1945

1965 WATER QUALITY ACT FL + AND WATER

BY 1965, 3,000 CONSERVATION DISTRICTS

1970 - PRESENT

1970 US EPA, 1972 CLEAN WATER ACT (CWA)

**1972 WATER MANAGEMENT DISTRICTS-
WMDs CREATED, NOW PART OF FDEP**

SWCDs WORKS WITH THE FIVE FL WMDs

**1999 FLORIDA WATER RESTORATION ACT-
FDEP AND FDACS, ELIMINATE POLLUTION**

2020 US EPA-FL CAN DO CWA 404 PERMITS

MISSION OF CONSERVATION DISTRICTS

The general mission of the 3,000 conservation districts is to:

COORDINATE LANDOWNER ASSISTANCE from all sources—PUBLIC AND PRIVATE, LOCAL, STATE AND FEDERAL—TO DEVELOP LOCALLY-DRIVEN SOLUTIONS TO CONSERVATION OF HEALTHY SOIL, CLEAN WATER, AND OUR ENVIRONMENT.

PURPOSE OF FLORIDA SWCDs

F.S. CHAPTER 582.02(4): “The purpose of the soil and water conservation districts is to

PROVIDE ASSISTANCE, GUIDANCE, AND EDUCATION TO LANDOWNERS, LAND OCCUPIERS, THE AGRICULTURAL INDUSTRY, AND THE GENERAL PUBLIC IN IMPLEMENTING LAND AND WATER RESOURCE PROTECTION PRACTICES....”

FDACS OAWP & FL SWCDs

“The Office of Agricultural Water Policy (OAWP) collaborates with partners in the development, implementation, and evaluation of statewide water policy as it relates to water supply and water quality. OAWP implements strategies that protect Florida’s water resources while promoting the sustainability of agriculture, and works cooperatively with agricultural producers, industry groups,...[FDEP], educational institutions, and...[WMDs] to develop agricultural...(BMPs) to improve water quality and water use efficiency. OAWP administers a BMP program to assist producers in meeting their requirement to implement BMPs where...[TMDLs] and...[BMAPs] have been adopted to restore water resources where the water quality is impaired. Functions of the OAWP BMP program include developing and updating commodity specific BMP manuals that are adopted by rule, conducting and collaborating on research to improve BMPs, working with producers to identify and implement BMPs through enrollment in the pertinent BMP manuals, verifying the implementation of BMPs with site visits...,**OAWP PARTNERS WITH SOIL AND WATER CONSERVATION DISTRICTS TO ASSIST IN THE ADMINISTRATION OF THE BMP PROGRAM...**”

Navigating Climate Change in Florida Agriculture

Navigating Climate Change in FL Agriculture

“Extreme Weather Events

In Florida, defining climate change is tough because of all the extreme weather events. People here are used to hurricanes, which can make it hard to see the bigger picture. When big storms like Hurricane Ian flood places like ORLANDO, we might think it's just bad luck, not a sign of climate change. But if we look closer, we can see that climate change is making these storms stronger and more frequent.

Farmers have to spend a lot of money fixing the damage from hurricanes. But if they used more sustainable methods, they could break the cycle of damage and save money in the long run.”

OUR PLANET NEEDS



**ALL HANDS
ON DECK**



May 20, 2025, Presentation at the Ocoee City Commission meeting
by Dr. Jim Moyer

Northwest Orange Soil & Water Conservation District (SWCD) Supervisor

My Contact Information

Phone or text (prefer text) 754 367 4174

Personal email jimmoyer1956@gmail.com

Current SWCD email
drjimmoyersoilwaterd2supr@gmail.com

**Here to serve the landowners, land occupiers, and the
agricultural industry of Northwest Orange!**

APPENDICES

ORANGE SWCD SHOULD HELP OC

EPA-CLIMATE CHANGE, NEXT 20+ YEARS:

↑ RAIN, ↑ WIND, ↑ AG RUNOFF, ↑ DROUGHT

DESPITE LAST 25 YEARS OF FL EFFORTS,
HUNDREDS OF WATERWAYS HAVE RISING
CONTAMINATION (TAMPA BAY TIMES 4/25)

1/24 OC-88≠WATER QUALITY-19 GOAL SET

FOCUS S/B OC AGRICULTURAL RUNOFF,
FDACS AG BMPs IN OC

ORANGE SWCD POTENTIAL CONSERVATION PARTNERS

USDA NRCS AGENT FOR OUR AREA-KISSIMMEE

FDACS OFFICE OF AGRICULTURAL POLICY

UF/IFAS EXTENSION/4H-ORLANDO; R&D—APOPKA

ST. JOHNS RIVER WMD-APOPKA

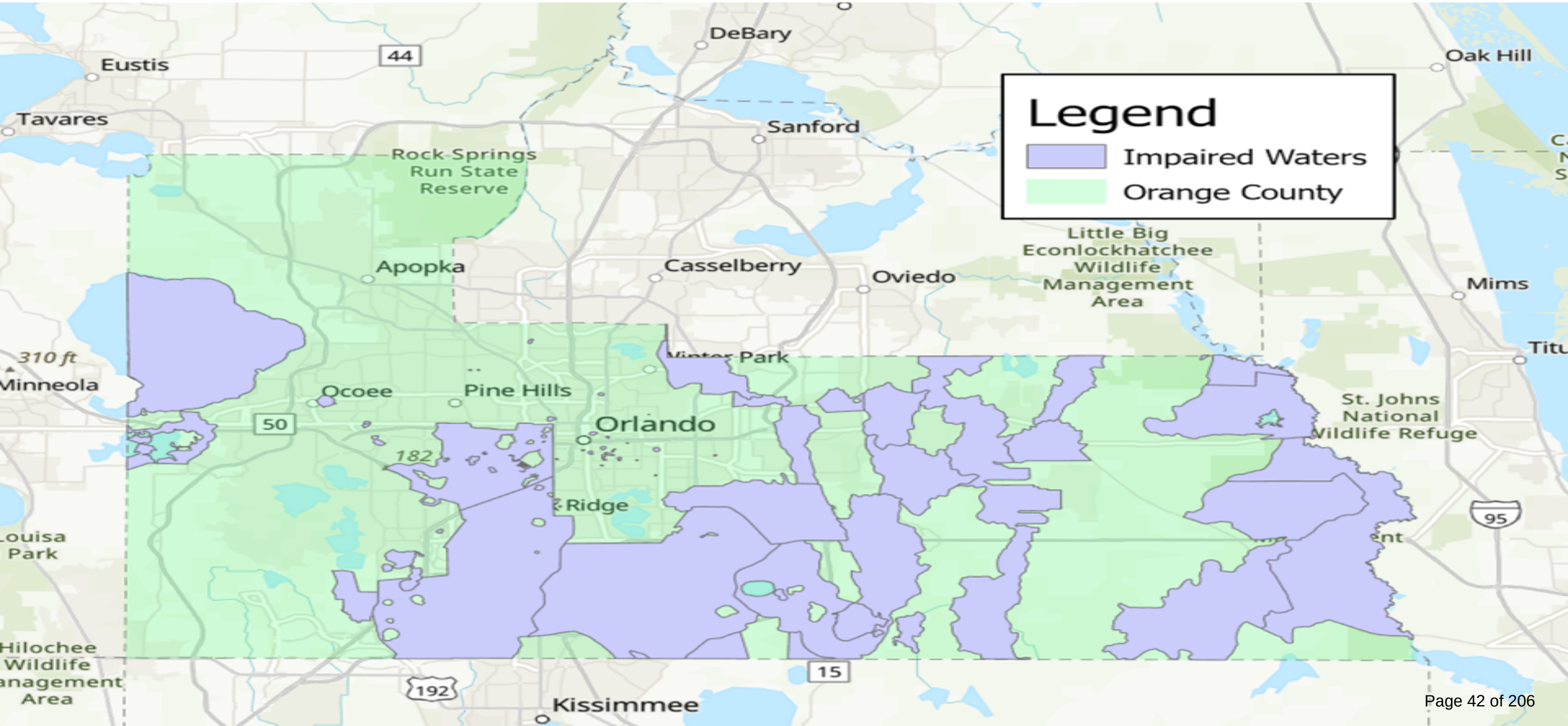
OCPS-AGRICULTURAL PROGRAMS/FFA

OC PROMOTES AGRICULTURE/AG BOARD

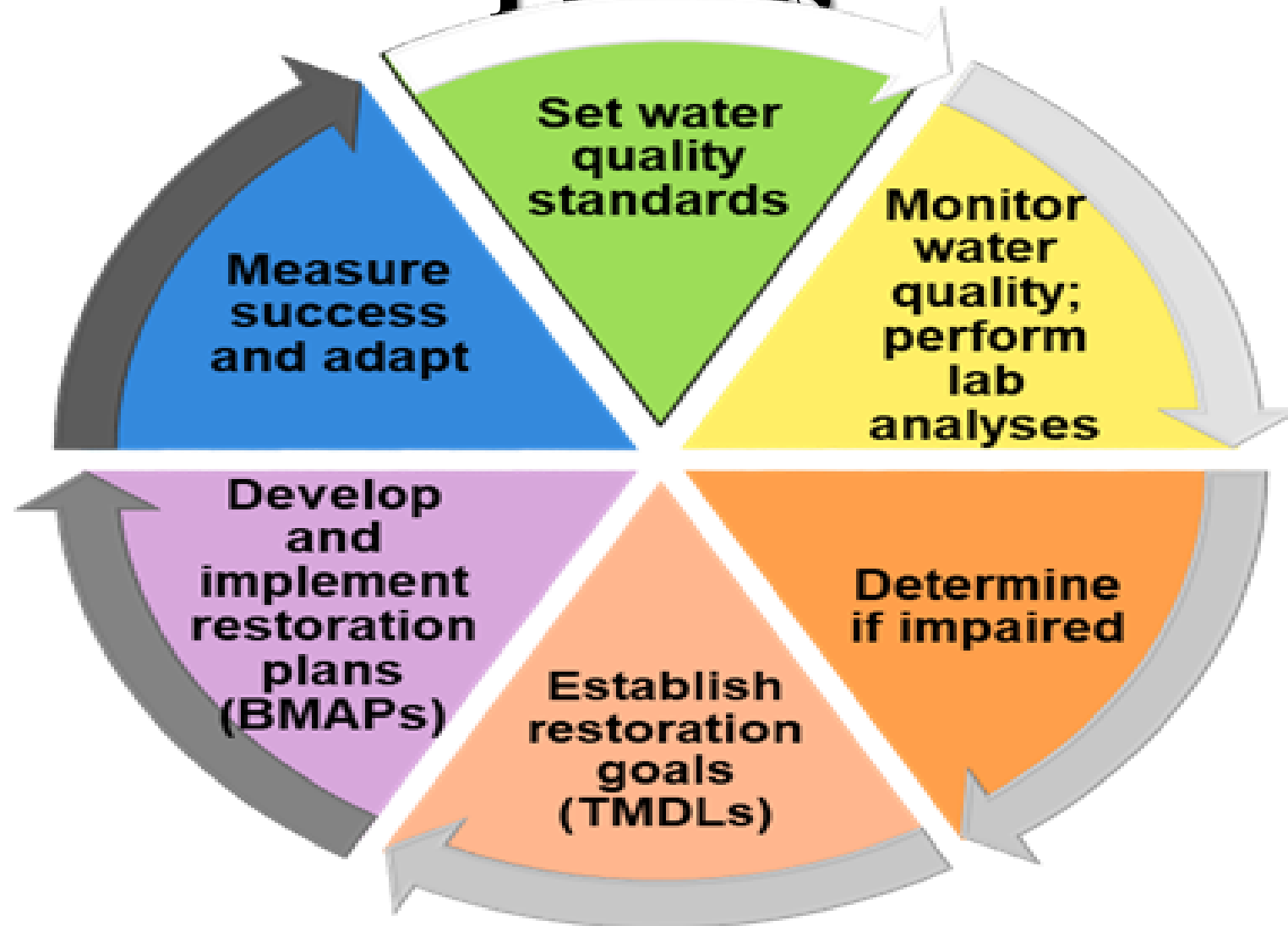
OC FARM BUREAU SERVES OUR 600 OC FARMS

Orange County Impaired Waters Map (Jan. 2024)

(Impairments: West OC nutrients, East OC bacteria, some metals)



Florida DEP – Waterbody Assessment Process



FDACS AGRICULTURAL BMPs

“For the purposes of the Florida Department of Agriculture and Consumer Services’ Best Management Practices(BMP) program, a BMP is defined by law as a means, a practice or combination of

practices determined by the coordinating agencies, based on research, field testing and expert review, to be the most effective and practicable on-location means, including economic and technological considerations, for improving water quality in agricultural and urban discharges. **According to Section 373.4595(2)(a), Florida Statutes, BMPs for agricultural discharges must reflect a balance between water quality**

CAUSES OF THE DUST BOWL

<https://drought.unl.edu/dustbowl/Home.aspx>

“Several actions in the 1920s also increased the region’s vulnerability to drought. Low crop prices and high machinery costs...meant that farmers needed to cultivate more land to produce enough to meet their required payments. Since most of the best farming areas were already being used, poorer farmlands were increasingly used. Farming submarginal lands often had negative results, such as soil erosion and nutrient leaching. By using these areas, farmers were increasing the likelihood of crop failures, which increased their vulnerability to drought.

These economic conditions also created pressure on farmers to abandon soil conservation practices to reduce expenditures. Furthermore, during the 1920s, many farmers switched from the lister to the more efficient one-way disc plow, which also greatly increased the risk of blowing soil. Basically, reductions in soil conservation measures and the encroachment onto poorer lands made the farming community more vulnerable to wind erosion, soil moisture depletion, depleted soil nutrients, and drought.”

CURRENT STATUS OF FLORIDA SWCDs

FLORIDA CURRENTLY HAS 47 (2 RECENTLY
DISBANDED INCLUDING LAKE COUNTY)
INDEPENDENT SWCDs

FL MANDATED PERFORMANCE REVIEWS OF 49
SWCDS WERE COMPLETED LAST YEAR. A
SUMMARY AND INDIVIDUAL SWCD REPORTS
WERE ISSUED AS OF AUGUST 19, 2024

ORANGE SWCD IS ONE OF SEVERAL FL SWCDs
THAT NEEDS TO DO A LOT OF WORK



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 1.

Meeting Date: June 4, 2025

Department: Code Enforcement

SUBJECT:

Execute Release of Code Enforcement Lien for 2785 East Semoran Boulevard

REQUEST:

Execute Release of Lien - 2785 East Semoran Boulevard

SUMMARY:

On February 19, 2021 the City of Apopka rendered an Order Finding BIG K INC, the owner of the property at 2785 East Semoran Boulevard ("Subject Property") in violation of IPMC, Chapter 3, Section 302.4 as adopted by Article 5, Section 18-108 of the Apopka Municipal Code. A fine in the amount of Two Hundred Fifty (\$250.00) Dollars per day, was imposed starting on March 4, 2021.

On May 21, 2025, BIG K INC and the City entered into a Settlement Stipulation to reduce the unpaid code enforcement lien to a settlement amount of Forty Thousand (\$40,000.00) Dollars, paid to the City. The property is currently in compliance with the International Property Maintenance 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 - 2785 East Semoran Boulevard
2. Settlement Stipulation - 2785 East Semoran Boulevard
3. Release of Lien - 2785 East Semoran Boulevard

DE ENFORCEMENT HEARING OFFICER
OF THE
CITY OF APOPKA, FLORIDA

CITY OF APOPKA, FLORIDA

CASE NO. 20-00412

ADDRESS: 2785 E SEMORAN BLVD LIEN
PARCEL ID:12-21-28-0165-03-000

vs
Respondent(s)

BIG K INC

AFFIDAVIT OF COMPLIANCE WITH ORDER
OF APOPKA CODE ENFORCEMENT HEARING OFFICER

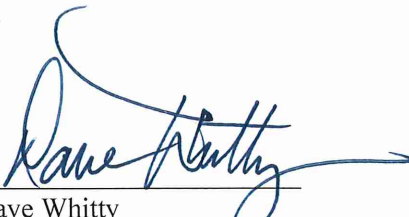
STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That on **02/16/21** 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 **03/03/21**
3. That re-inspection was performed on **12/15/21** and was in compliance.

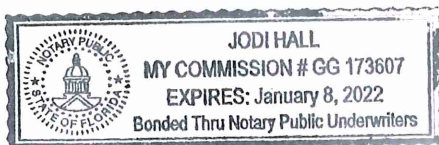
FURTHER AFFIANT SAYETH NOT.

Dated this **12/16/21**

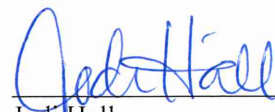

Dave Whitty
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me this **12/16/21**
an oath.



by Dave Whitty who is personally known to me and did not take


Jodi Hall
Notary Public, State of Florida
Commission#GG 173607

**CODE ENFORCEMENT
CITY OF APOPKA, FLORIDA**

CITY OF APOPKA,

Petitioner,

v.

BIG K INC

Respondent,
_____ /

Complaint No. 20-00412 & 21-00528

Address: 2785 E SEMORAN BLVD
APOPKA, FL 32703

2715 E SEMORAN BLVD
APOPKA, FL 32703

Parcel ID: 12-21-28-0165-03-000
12-21-28-0165-04-000

SETTLEMENT STIPULATION

Petitioner CITY OF APOPKA, and Respondent BIG K INC, 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 Forty Thousand (\$40,000.00) Dollars in full satisfaction of all fines previously imposed. Said amount must be paid within thirty (30) 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 2785 E Semoran Blvd, Apopka, FL 32703 and 2715 E Semoran Blvd, 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.

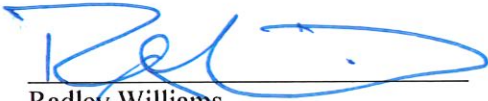
6. Upon full execution of this Stipulation by both parties and payment of the agreed settlement amount, the City of Apopka will schedule approval of this Agreement at the next City Council Public Hearing.

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 21st day of May, 2025.

Petitioner:

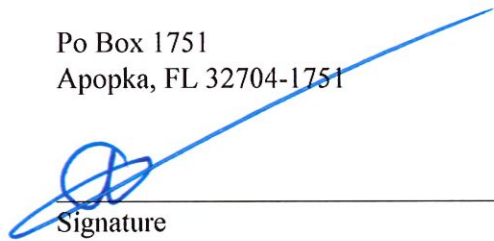
CITY OF APOPKA
Office of the City Attorney
120 East Main Street
Apopka, Florida 32703-5346
T: 407.703.16491
F: 407.703.1780
E: RWilliams@Apopka.net



Radley Williams
Interim City Administrator

Respondent:

BIG K INC
Po Box 1751
Apopka, FL 32704-1751



Signature

Alim Jamal

Print Name

MJ@BigkDevelopmentgroup.com

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 **BIG K INC, recorded on April 29, 2021 at Instrument No. 20210260335 and recorded on December 23, 2024 at Instrument No. 20240725140**, 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 4th day of June, 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 4th day of June, 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

APOPKA GATEWAY CENTER 74/136 LOT 3, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 2.

Meeting Date: June 4, 2025

Department: Code Enforcement

SUBJECT:

Execute Release of Code Enforcement Lien for 312 East 7th Street

REQUEST:

Execute Release of Lien - 312 East 7th Street

SUMMARY:

On November 16, 2007, the City of Apopka rendered an Order Finding CRUZ M CARELA, the owner of the property at 312 East 7th Street ("Subject Property") in violation of LDC, Article 2, Section 2.02.07 of the Apopka Land Development Code. A fine in the amount of One Hundred Fifty (\$150.00) Dollars per day, per violation was imposed starting on November 29, 2007.

On August 18, 2020, the City of Apopka rendered an Order Finding CRUZ M CARELA, the owner of the property at 312 East 7th Street ("Subject Property") in violation of IPMC, Chapter 3, Sections 302.4, 302.8, and 304.5, as adopted by Article 5, Section 18-108 of the Apopka Municipal Code. A fine in the amount of Two Hundred Fifty (\$250.00) Dollars per day, per violation was imposed starting on August 29, 2020.

On February 10, 2025, CRUZ M CARELA and the City entered into a Settlement Stipulation to reduce the unpaid code enforcement lien to a settlement amount of Eight Thousand (\$8,000.00) 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 - 312 East 7th Street CE CASE 20-00171 / 07-01-DLW-00193
2. Affidavit of Compliance - 312 East 7th Street CE CASE 19-00599
3. Settlement Stipulation - 312 East 7th Street
4. Release of Lien - 312 E 7th St



INSTR 20080063203
OR BK 09583 PG 1556 PGS=3
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
01/31/2008 12:52:46 PM
REC FEE 27.00

CERTIFICATION

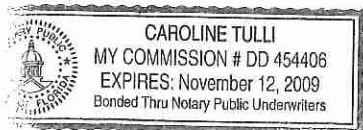
STATE OF FLORIDA }
COUNTY OF ORANGE }

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

**AFFIDAVIT OF COMPLIANCE WITH ORDER
OF APOPKA CODE ENFORCEMENT HEARING OFFICER
CASE NUMBER 07-01-DLW-00193
312 E. 7th ST.**

IN WITNESS WHEREOF, I have hereunto set my hand this the 24th day of January, 2008.

CITY OF APOPKA



A handwritten signature in blue ink that reads "Caroline Tulli".

Caroline Tulli
Code Enforcement Recording Secretary

CO ENFORCEMENT HEARING OFFICER (THE
CITY OF APOPKA, FLORIDA

CASE NO: 07-01-DLW-00193

CITY OF APOPKA, FLORIDA
CODE ENFORCEMENT HEARING OFFICER

ADDRESS: 312 E. 7th St.
Apopka, FL 32703

Petitioner,

vs.

CARELA MARIA CRUZ

Respondent(s),

AFFIDAVIT OF COMPLIANCE WITH ORDER
OF APOPKA CODE ENFORCEMENT HEARING OFFICER

STATE OF FLORIDA

COUNTY OF ORANGE

] S.S.:
]

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

1. That on **November 13, 2007** 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 **November 28, 2007**.
3. That re-inspection was performed on **January 22, 2008**.
4. That the re-inspection revealed that the corrective action ordered by the Hearing Officer has been taken.

FURTHER AFFIANT SAYETH NOT.

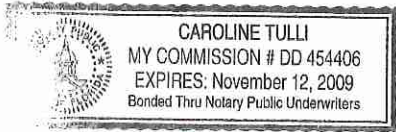
DATED this 24th day of January, 2008.



Dave L. Whitty
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me this 24th day of January, 2008, by **Dave Whitty** who is personally known to me and did not take an oath.



Caroline Tulli

Caroline Tulli

Notary Public, State of Florida

My Commission Expires: 11/12/09

Commission No. **DD454406**

CODE ENFORCEMENT HEARING OFFICER OF THE
CITY OF APOPKA, FLORIDA

CITY OF APOPKA, FLORIDA
Petitioner,

vs

CRUZ M. CARELA
Respondent(s)

CASE NO. 19-00599
ADDRESS: 312 E. 7th St.
PROPERTY ID: 15-21-28-1932-00-022

AFFIDAVIT OF COMPLIANCE WITH ORDER
OF APOPKA CODE ENFORCEMENT HEARING OFFICER

STATE OF FLORIDA

COUNTY OF ORANGE

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

1. That on August 18, 2020 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 August 28, 2020.
3. Re-inspection was performed on December 10, 2020 and property was in compliance of 2 out of 3 violations (IPMC Ch. 302.4 & 304.5)

FURTHER AFFIANT SAYETH NOT.

DATED this 8th day of February, 2021.

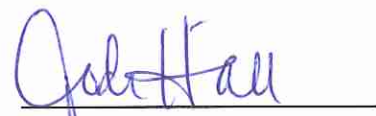


Dave Whitty
Code Enforcement Officer

STATE OF FLORIDA]
COUNTY OF ORANGE]

Sworn to and subscribed before me this 8th day of February, 2021 by Dave Whitty, who is personally known to me and who did not take an oath.





Notary Public



DOCH 20210104158
02/22/2021 03:21:32 PM Page 1 of 2
Rec Fee: \$18.50
Phil Diamond, Comptroller
Orange County, FL
MB - Ret To: APOPKA POLICE DEPARTMENT



CERTIFICATION

STATE OF FLORIDA }
COUNTY OF ORANGE }

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

AFFIDAVIT OF COMPLIANCE
CE 19-00599
312 E 7TH STREET, APOPKA, FL 32703
OWNER: CRUZ M CARELA

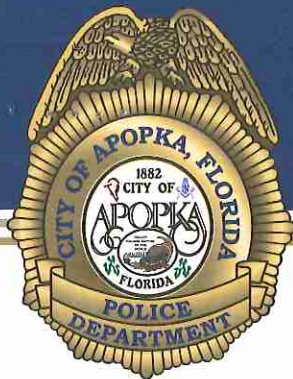
IN WITNESS WHEREOF, I have hereunto set my hand this the 12th day of February 2021.

CITY OF APOPKA



Jodi Hall

Jodi Hall
Code Enforcement Recording Secretary



DOC # 20210104158

02/22/2021 03:21:32 PM Page 1 of 1
Phil Diamond, Comptroller
Orange County, FL



February 12, 2021

Orange County Comptroller
Official Records Department
P.O. Box 38
Orlando, FL 32802

**RE: RECORDING CHARGES FOR THE CITY OF APOPKA POLICE
DEPARTMENT**

Please charge the attached documents to the City of Apopka Police Department's account. I understand these charges will be billed to our account (1583) on a monthly basis.

Included in today's mail please find:

1 Certified cover sheet @ \$10.00 first page	\$10.00
1 Order of Imposing Penalty/ Lien @ \$8.50 per page	<u>\$8.50</u>
TOTAL	\$18.50

A handwritten signature in blue ink that reads "Jodi Hall".

Jodi Hall
Code Enforcement Secretary

**CODE ENFORCEMENT
CITY OF APOPKA, FLORIDA**

CITY OF APOPKA,

Complaint No. 19-00599 & 20-00171

Petitioner,

Address: 312 E 7TH ST
APOPKA, FL 32703

v.

Parcel ID: 15-21-28-1932-00-022

CARELA CRUZ M

Respondents,

_____ /

SETTLEMENT STIPULATION

Petitioner CITY OF APOPKA, and Respondents CARELA CRUZ M, 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 Eight Thousand (\$8,000.00) Dollars in full satisfaction of all fines previously imposed. Said amount must be paid within thirty (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 312 E 7th St, 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.

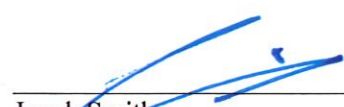
6. Upon full execution of this Stipulation by both parties and payment of the agreed settlement amount, the City of Apopka will schedule approval of this Agreement at the next City Council Public Hearing.

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 7-10- day of February, 2025.

Petitioner:

CITY OF APOPKA
Office of the City Attorney
120 East Main Street
Apopka, Florida 32703-5346
T: 407.703.1649
F: 407.703.1780
E: JSmith@apopka.net



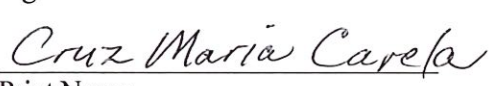
Jacob Smith
City Administrator

Respondent:

CARELA CRUZ M
772 Little Wekiva Cir
Altamonte Springs, FL 32714-2332



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 **CRUZ M CARELA**, recorded on November 12, 2020 at Instrument No. 20200592712 and recorded on February 25, 2009 at Instrument No. 20090115340, 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 4th day of June, 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 4th day of June, 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

T C DARBYS ADD TO APOPKA CITY B/140 THE E1/2 OF LOT 2 & W1/2 OF LOT 3, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 3.

Meeting Date: June 4, 2025

Department: Code Enforcement

SUBJECT:

Execute Release of Code Enforcement Lien for 2715 East Semoran Boulevard

REQUEST:

Execute Release of Lien - 2715 East Semoran Boulevard

SUMMARY:

On October 19, 2021, the City of Apopka rendered an Order Finding BIG K INC, the owner of the property at 2715 East Semoran Boulevard ("Subject Property") in violation of IPMC, Chapter 3, Section 302.4 and 308.1. as adopted by Article 5, Section 18-108 of the Apopka Municipal Code. Article 5, Section 5.2.5.B.4 of the Apopka Land Development Code. A fine in the amount of One Thousand (\$1,000.00) Dollars per day, was imposed starting on October 30, 2021.

On May 21, 2025, BIG K INC and the City entered into a Settlement Stipulation to reduce the unpaid code enforcement lien to a settlement amount of Forty Thousand (\$40,000.00) Dollars, paid to the City. The property is currently in compliance with the International Property Maintenance 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 - 2715 East Semoran Boulevard
2. Settlement Stipulation - 2715 East Semoran Boulevard
3. Release of Lien - 2715 East Semoran Boulevard

CITY OF APOPKA, FLORIDA
CITY OF APOPKA, FLORIDA

CITY OF APOPKA, FLORIDA

CASE NO. 21-00528
ADDRESS: 2715 E SEMORAN BLVD
PARCEL ID:12-21-28-0165-04-000

vs
Respondent(s)

BIG K INC c/o Jamal Akber

AFFIDAVIT OF COMPLIANCE WITH ORDER
OF APOPKA CODE ENFORCEMENT HEARING OFFICER

STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That on **10/19/21** 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 **10/29/21**
3. That re-inspection was performed on **12/16/21** and was in compliance.

FURTHER AFFIANT SAYETH NOT.

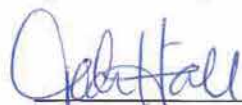
Dated this **12/20/21**


Dave Whitty
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me this **12/20/21**
an oath.

by Dave Whitty who is personally known to me and did not take


Jodi Hall
Notary Public, State of Florida
Commission#GG 173607



**CODE ENFORCEMENT
CITY OF APOPKA, FLORIDA**

CITY OF APOPKA,

Petitioner,

v.

BIG K INC

Respondent,
_____ /

Complaint No. 20-00412 & 21-00528

Address: 2785 E SEMORAN BLVD
APOPKA, FL 32703

2715 E SEMORAN BLVD
APOPKA, FL 32703

Parcel ID: 12-21-28-0165-03-000
12-21-28-0165-04-000

SETTLEMENT STIPULATION

Petitioner CITY OF APOPKA, and Respondent BIG K INC, 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 Forty Thousand (\$40,000.00) Dollars in full satisfaction of all fines previously imposed. Said amount must be paid within thirty (30) 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 2785 E Semoran Blvd, Apopka, FL 32703 and 2715 E Semoran Blvd, 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.

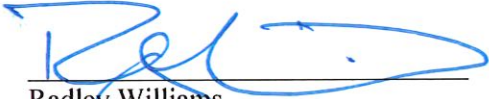
6. Upon full execution of this Stipulation by both parties and payment of the agreed settlement amount, the City of Apopka will schedule approval of this Agreement at the next City Council Public Hearing.

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 21st day of May, 2025.

Petitioner:

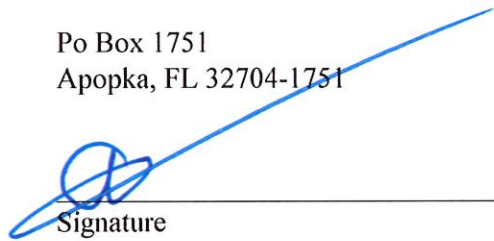
CITY OF APOPKA
Office of the City Attorney
120 East Main Street
Apopka, Florida 32703-5346
T: 407.703.16491
F: 407.703.1780
E: RWilliams@Apopka.net



Radley Williams
Interim City Administrator

Respondent:

BIG K INC
Po Box 1751
Apopka, FL 32704-1751



Signature

Alim Jamal

Print Name

MS@BigkDevelopmentgroup.com

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 **BIG K INC, recorded on June 3, 2022 at Instrument No. 20220348199,** 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 4th day of June, 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 4th day of June, 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

APOPKA GATEWAY CENTER 74/136 LOT 4, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 4.

Meeting Date: June 4, 2025

Department: Community Development

SUBJECT:

Planning Commission re-appointment: William Gusler, Wes Dumey, Mary Norwood

REQUEST:

Re-appoint William Gusler, Wes Dumey, and Mary Norwood to a three (3) year term on the Planning Commission.

SUMMARY:

The City of Apopka's Planning Commission is established as a citizen board to review and recommend to the City Council, approval or denial of development plans, amendments to the zoning map, amendments to the Land Development Code, proposed subdivision plats, proposed site plans, and future land use map amendments. In accordance with Florida Statutes, the Planning Commission serves as the City's "Local Planning Agency" when reviewing and recommending to the City Council, any future land use amendments to the Comprehensive Plan and Future Land Use Map.

There are seven members that are appointed by the Mayor and approved by the City Council. Members are appointed to three-year terms and must reside within the city limits. The Planning Commission normally meets on the second Tuesday of each month at 5:30 P.M. Additional meetings are scheduled depending on the subject or volume of applications

At this time three members are due for re-appointment:

- William Gusler - Mr. Gusler was originally appointed to the Planning Commission on December 5, 2018 and was re-appointed on July 6, 2022. His term expires on July 6, 2025.
- Wes Dumey - Mr. Dumey was originally appointed to the Planning Commission on July 6, 2022. His term expires on July 6, 2025.
- Mary Norwood - Ms. Norwood was originally appointed to the Planning Commission on December 19, 2018 and was re-appointed on July 6, 2022. Her term expires on July 6, 2025.

All three indicated they would like to be re-appointed.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Mayor to reappoint William Gusler, Wes Dumey, and Mary Norwood for a three-year term. City Council to approve appointments.

ATTACHMENTS:

1. Land Development Code Section 2.3.2. Planning Commission
2. Attendance List - Jan 2021 thru present

2.3.2. Planning Commission

- A. **Establishment.** The Apopka Planning Commission is hereby established in accordance with State law.
- B. **Powers and Duties under LDC.** The Planning Commission shall have the following powers under this LDC.
1. To make decisions on the following:
 - a. Special exception permits (See 2.5.1.G, Special Exception Permit);
 - b. Plat vacations (See 2.5.2.D, Plat Vacation); and
 - c. Zoning variances (See 2.5.5.A, Zoning Variance).
 2. To review and make recommendations to the City Council on the following:
 - a. Text amendments (See 2.5.1.C, Text Amendments);
 - b. General map amendments (See 2.5.1 .D, General Map Amendment);
 - c. Site-specific map amendments (See 2.5.1.E, Site-Specific Map Amendment (Rezoning));
 - d. Planned developments (See 2.5.1.F, Planned Development);
 - e. Site plans for major development (See 2.5.2.A.4.b.1, Site Plan Procedure); and
 - f. Plats (subdivision) (See 2.5.2.B, Plat (Subdivision));
 3. Other Powers and Duties. In addition, the Planning Commission shall have the following additional powers and duties.
 - a. To act as the Local Planning Agency for the City under State law, and as the Local Planning Agency:
 1. Prepare the City's comprehensive plan and any amendments to the comprehensive plan;
 2. Monitor and oversee the effectiveness and status of the comprehensive plan and recommend to the City Council such changes in the comprehensive plan as may be required from time to time;
 3. Recommend comprehensive plan or elements or portions thereof to the City Council for adoption;
 4. Conduct public hearings on proposed amendments to and evaluation of the comprehensive plan;
 5. Seek to obtain citizen and public input into all phases and elements of the development of the comprehensive plan and amendments;
 6. Prepare, through the Apopka Community Development Department any studies required by the City Council with respect to the Comprehensive Plan; and
 7. Perform such other duties as from time to time may be assigned by the City Council.
- C. **Membership.**
1. The Planning Commission shall have seven members appointed by the Mayor and approved by City Council. An additional member shall be a non-voting, ex officio representative of the Orange County School Board.
 2. The seven members of the Planning Commission shall reside within the City limits.

-
3. Each member shall be appointed to a three-year term. Any member may be reappointed by the City Council from term to term.
 4. Any interested citizen may be appointed to the Planning Commission, but those with experience or interest in the field of land use regulation shall receive special consideration. Whenever possible, the Planning Commission shall include:
 - a. At least one member with a background as an architect or landscape architect;
 - b. At least one member with a background as an engineer;
 - c. At least one member with a background engaged in real estate sales or development; and
 - d. At least one member with a background as a natural or environmental scientist.
 5. When a position becomes vacant before the end of the term, the City Council shall appoint a substitute member to fill the vacancy for the duration of the vacated term. A member whose term expires may continue to serve until a successor is appointed and qualified.
 6. Members may be removed without notice and without assignment of cause by a majority vote of the City Council.
 7. The members of the Planning Commission shall annually elect, during the first regularly scheduled meeting of each calendar year, a Chairperson and Vice-Chairperson from among its members, and may create and fill other officers as the Planning Commission deems needed.
 8. The Planning Commission may create whatever subcommittees it deems needed to carry out the purposes of the Planning Commission.
 9. The Chairperson of the Planning Commission may appoint as needed, the membership of each subcommittee from the members of the Planning Commission.
 10. The City Council shall provide clerical and administrative support to the Planning Commission as may be reasonably required to complete the functions of the Planning Commission.
 11. The City shall provide a City employee to serve as secretary to the Planning Commission, recorder, and custodian of all Planning Commission records.
 12. Members shall not be compensated, but may be paid for travel and other expenses incurred on Planning Commission business under procedures prescribed in advance by the City Council.
 13. The City Council shall appropriate funds to permit the Planning Commission to perform its prescribed functions.
 14. If any member fails to attend two successive meetings without cause and without prior consent of the Chairperson, the Planning Commission shall formally consider the status of that Planning Commission position at the next meeting immediately following the second consecutive unexcused absence.

D. Meetings.

1. The Planning Commission shall meet at least once each calendar month, unless canceled by the Community Development Director, the Planning Commission, or its Chairperson, and more often at the call of the Chairperson or the City Council.
2. The Planning Commission shall keep minutes of its proceedings, indicating the attendance of each member, and the decision on every question.
3. Four members shall constitute a quorum.
4. Each decision of the Planning Commission must be approved by a majority vote of the members present at a meeting in which a quorum is in attendance and voting.

-
- E. **Continuing Body.** The Planning Commission shall be a continuing body and no measure pending before the Planning Commission shall abate or be discontinued by reason of the change in the number or terms of Planning Commission members as provided in this section.

(Ord. No. 2836 , § II, 5-5-2021)

Month/Year								
2021	James Green	Linda Laurendeau	Butch Stanley	William Gusler	Robert Ryan	Howard Washington	Mary Norwood	
January	X	X	AB	X	X	X	AB	
February	X	X	AB	X	X	X	AB	
March	X	X	X	AB	X	X	AB	
April	X	X	AB	X	X	X	X	
May	X	X	X	X	X	X	X	
June	X	X	X	AB	AB	X	X	
July	X	X	AB	X	AB	X	AB	
August	X	X	X	X	X	X	X	
September	X	X	AB	X	X	X	X	
October	X	X	AB	AB	X	X	AB	
November	X	X	X	X	X	X	X	
December	X	X	AB	X	X	X	X	
2022	James Green	Linda Laurendeau	Butch Stanley	William Gusler	Robert Ryan	Howard Washington	Mary Norwood	Wes Dumey
January	X	X	X	X	AB	X	X	
February	X	X	AB	X	X	X	AB	
March	AB	AB	X	X	X	X	X	
April	X	X	X	X	X	X	X	
May	X	X	X	X	AB	X	AB	
June	RETIRED	X	AB	X	X	X	X	
July		X	AB	X	X	X	AB	X
August		X	X	X	X	X	X	X
September		X	AB	X	X	X	AB	X
October		X	AB	X	X	X	X	X
November		AB	X	X	X	X	AB	X
December		X	X	X	X	X	AB	X
2023		Linda Laurendeau	Butch Stanley	William Gusler	Robert Ryan	Howard Washington	Mary Norwood	Wes Dumey
January		X	AB	X	X	X	X	X
February		X	X	X	X	X	X	X
March		X	AB	X	X	X	X	X
April		RETIRED	AB	X	X	X	AB	X
May			X	X	X	X	X	X
June			X	X	X	X	X	AB
July			X	X	X	X	AB	X
August			X	X	AB	X	AB	AB
September			AB	X	X	X	AB	X
October			X	X	X	X	X	X
November			AB	X	X	X	AB	X
December			X	X	X	X	X	X
2024			Butch Stanley	William Gusler	Robert Ryan	Howard Washington	Mary Norwood	Wes Dumey
January			AB	X	AB	X	X	DEPLOYED
February			AB	X	X	X	AB	DEPLOYED
March			X	X	X	X	TRIAL	X
April			X	X	X	X	X	X
May			AB	X	X	X	X	X
June			X	X	AB-FAM EMRG	X	X	VACATION
July			X	X	X	X	AB-CAR TROUBLE	AB-SICK
August			X	X	X	X	X	AB-NC/NS
September			RETIRED	NO QUORUM	AB-WIFE HOSP	AB-HOSPITAL	NO QUORUM	NO QUORUM
October				X	X	X	X	X
November				X	X	AB-FAM EMERGENCY	AB-NC/NS	AB-NC/NS
December				X	X	X	AB	X

Month/Year								
2025	William Gusler 7.6.22	Robert Ryan 6.19.24	Howard Washington 1.7.24	Mary Norwood 7.6.22	Wes Dumey 7.6.22	Eric Mock 4.19.23	David Woods 2.2.25	Kirk Dickson 9.18.24
January	X	X	X	X	X	X		ABSENT
February	X	ABSENT	ABSENT-SURGERY	X	X	X	X	RESIGNED
March	X	X	X	X	X	X	X	
April	X	X	X	ABSENT	X	X	X	
May								
June								
July								
August								
September								
October								
November								
December								
2026	William Gusler	Robert Ryan 6.19.24	Howard Washington 1.7.24	Mary Norwood	Wes Dumey	Eric Mock 4.19.23	David Woods 2.2.25	
January								
February								
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 5.

Meeting Date: June 4, 2025

Department: Finance Department

SUBJECT:

Authorize the execution of piggyback contracts for the assigned terms: Cloud 9 Services Group, LLC, O'Reilly Auto Enterprise, LLC, and Quick Advertising, Inc. dba Fast Signs of Apopka.

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 the most efficient method of purchase or the 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:	Public Services
Vendor:	Cloud 9 Services Group, LLC
Description:	Grease Traps, Lift Station Cleaning, Maintenance and Repair
Source:	Orange County Government
Bid/Contract #:	Y23-184
Original Bid Award Date:	June 1, 2023
Expiration Date:	May 31, 2026
Renewals:	Two (2) additional one (1) year renewal options
Max Expiration Date:	May 31, 2028

Department: Public Services
Vendor: O'Reilly Auto Enterprise, LLC
Description: Aftermarket Vehicle Parts and Supplies
Source: Sourcewell
Bid/Contract #: 100124
Original Bid Award Date: January 11, 2025
Expiration Date: January 10, 2029
Renewals: Three (3) additional one (1) year renewal options
Max Expiration Date: January 10, 2032

Department: City-Wide
Vendor: Quick Advertising, Inc. dba Fast Signs of Apopka
Description: Signage
Source: TIPS USA
Bid/Contract #: 25010201
Original Bid Award Date: February 1, 2025
Expiration Date: January 31, 2028
Renewals: One (1) additional one (1) year renewal option
Max Expiration Date: January 31, 2029

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 #: 6.

Meeting Date: June 4, 2025

Department: Finance Department

SUBJECT:

Authorize the amendment of a contract for the assigned terms: Bryant Miller Olive, PA.

REQUEST:

Authorize the execution of the contract amendment for the assigned terms.

SUMMARY:

The departments purchase various commodities in its daily operations, including equipment, tooling, and services throughout the year. A contract shall be utilized when it is determined that the terms and conditions are complex or incremental or in any other way require a contract. They are also encouraged when applicable for operational proficiencies. Contracts are acquired under the most efficient method of purchase or best cost savings for the quantities that are being utilized. Contract renewals are requested when the contract is scheduled to expire and the City seeks to continue the terms and conditions for an additional period of time. Contractual information is kept on record with each purchase order issued.

Per Purchasing Policy 107.3.15 - Contracts:

A contract means a written agreement or purchase order between the City and a vendor detailing the legal responsibilities of both parties in the offer and acceptance of a specific act, usually for the procurement of goods, services, or construction for money or other considerations. A contract shall be used for a commodity, contractual service, construction service and/or where the City Attorney, Department Director, Purchasing Administrator or designee determines that the terms and conditions are complex or incremental or in any other way require a contract. All contracts must be reviewed by the City Attorney. Purchasing will forward all non-state affiliated piggyback contracts to the City Attorney for review when applicable. All contracts less than \$50,000.00 must be approved by the City Administrator. All contracts of \$50,000.00 or more must be approved by the City Council and City Attorney prior to the Mayor or City Administrator signing.

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 contracts that are being requested by; department submittal, vendor, description, source, and expiration dates.

Department:	Finance
New Contract/ Renewal/Amendment:	Amendment
Contract Type:	Service
Vendor:	Bryant Miller Olive, PA
Contract Description:	Special Counsel Legal Services Related to Emerson Park Rights of Way Improvement Project & Special Assessment Program
Terms:	Project Based
Contract Start Date:	December 19, 2024
Expiration Date:	Upon Completion of Engagement
Renewals Available:	N/A
Annual Cost:	\$75,000, fee based on total cost of engagement
Contract Source Method:	Purchasing Policy 107.3.9.8.7 Other Exceptions. Accounting, legal. Permits, condemnation, and right-of-way services do not require competitive quotes.
Contract Summary:	On December 18, 2024 City Council awarded a contract to Bryant Miller Olive PA to assist the City in all legal aspects of the Emerson Park Rights of Way Improvement Project and Special Assessment Program. Services were per the Engagement Letter and Scope of Services, which were executed after City Council approval. The term of this contract is for a single engagement as described in the Engagement Letter.
Contract Amendment:	Amend the contract to assign the annual cost from \$75,000 to "within budgetary appropriations".

FUNDING SOURCE:

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

RECOMMENDED MOTION:

Authorize the execution of a contract amendment for Bryant Miller Olive, PA per the assigned terms.

ATTACHMENTS:

None



City of Apopka CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)

Item #: 1.

Meeting Date: June 4, 2025

Department: Community Development

SUBJECT:

Oaks at Kelly Park, Phase 3B - Replat

REQUEST:

Approve the Oaks at Kelly Park, Phase 3B – Replat.

SUMMARY:

Owner(s): DRP 5 FL LLC

Applicant(s): Genevieve LaBuda

Tract Size: 0.668 +/- acres

Parcel Identification Number(s): 07-20-28-6108-02-250, 07-20-28-6108-02-260, 07-20-28-6108-02-270, 07-20-28-6108-02-280

Location: 2747, 2753, 2759, 2765 Arbor Dune Avenue

Future Land Use: Mixed-Use

Zoning: KPI-MU (Transition)

Project Manager: Bobby Howell, AICP

PROJECT SUMMARY:

The applicant is proposing a replat of Lots 225-228 of the Oaks at Kelly Park, Phase 3B subdivision to accommodate a lot line shift for the accomodation of utilities. Florida Statutes Section 177.031 defines Plat or replat as "a map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirement of all applicable sections of this part and of any local ordinances". The Land Development Code describes platting as the division of land (whether improved or unimproved) into three or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land. As such, the applicant has submitted the Oaks at Kelly Park, Phase 3B – Replat to adjust the lot lines on 4 lots to accommodate utilities. Lot 228 has decreased in width by 15-feet, and Lot 225 has increased in width from 55-feet to 70-feet in width. Other than that there are no additional changes.

The Development Review Committee (DRC) has found that the applicant demonstrates there is competent substantial evidence in the record that all of the following standards are met:

- The plat and its general layout and design comply with all applicable standards in Article 5: Development Standards, and Article 6: Environmental Standards;
- The plat complies with all conditions of approval in any development approval or permit to which it is subject;
- The plat conforms to the requirements of Chapter 177, Florida Statutes before recordation and per the review and determination of the City Surveyor;
- The plat conforms to any development plan (major or minor) to which it is a part; and
- The plat complies with all other applicable standards in this LDC and all other City regulations.

ACCESS:

The access points for each lot are on Ocoee Arbor Dune Avenue, an existing public right-of-way.

PUBLIC HEARING SCHEDULE:

May 13, 2025 - Planning Commission (5:30 P.M.)

June 4, 2025 - City Council (1:30 P.M.)

FUNDING SOURCE:

Not applicable.

RECOMMENDED MOTION:

Development Review Committee (DRC):

Recommends approval of the Oaks at Kelly Park, Phase 3B – Replat.

Planning Commission:

At the May 13, 2025 meeting, the Planning Commission unanimously recommended approval of the Oaks at Kelly Park, Phase 3B – Replat.

Recommended Motion - City Council:

Approve the Oaks at Kelly Park, Phase 3B - Replat.

ATTACHMENTS:

1. Oaks at Kelly Park Phase3 3B replat location map
2. Kelly Park Plat Phase 3B Replat 02-27-25
3. Oaks at Kelly Park Phase 3B plat_recorded



OAKS AT KELLY PARK PHASE 3B - REPLAT LOTS 225-228

SHEET 1 OF 1

REPLATTING LOTS 225, 226, 227, AND 228 OF THE PLAT OF "OAKS AT KELLY PARK PHASE 3B"

RECORDED IN PLAT BOOK 114, PAGES 01 - 02,
SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

LOTS 225, 226, 227, AND 228 OF THE PLAT OF "OAKS AT KELLY PARK PHASE 3B", RECORDED IN PLAT BOOK 114, PAGES 01 THROUGH 02 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID TRACT LYING WITHIN THE SOUTH HALF (1/2) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 225 OF THE PLAT "OAKS AT KELLY PARK PHASE 3B" AS RECORDED IN PLAT BOOK 114, PAGES 01-02 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S89°43'32"W FOR 95.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 39.27 FEET TO THE POINT OF TANGENCY; THENCE N00°16'28"W FOR 190.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 75.00 FEET; THENCE NORTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°57'10" FOR 15.65 FEET; THENCE N77°46'22"E FOR 124.32 FEET; THENCE S00°16'28"E FOR 256.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.668 ACRES (29,104 SQUARE FEET), MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE PLAT OF "OAKS AT KELLY PARK PHASE 3B" AS RECORDED IN PLAT BOOK 114, PAGES 1 THROUGH 2, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING A BEARING OF S00°16'28"E.

2. ALL LOT LINES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.)

3. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LEGEND

CL = CENTERLINE

(N.R.) = NON-RADIAL

CR. = COUNTY ROAD

LB = LICENSED BUSINESS

P.B. = PLAT BOOK

P.C. = POINT OF CURVATURE

PGS. = PAGES

P.I. = POINT OF INTERSECTION

P.O.B. = POINT OF BEGINNING

P.T. = POINT OF TANGENCY

SR. = STATE ROAD

U.E. = UTILITY EASEMENT

■ = SET 4"x4" CONCRETE MONUMENT

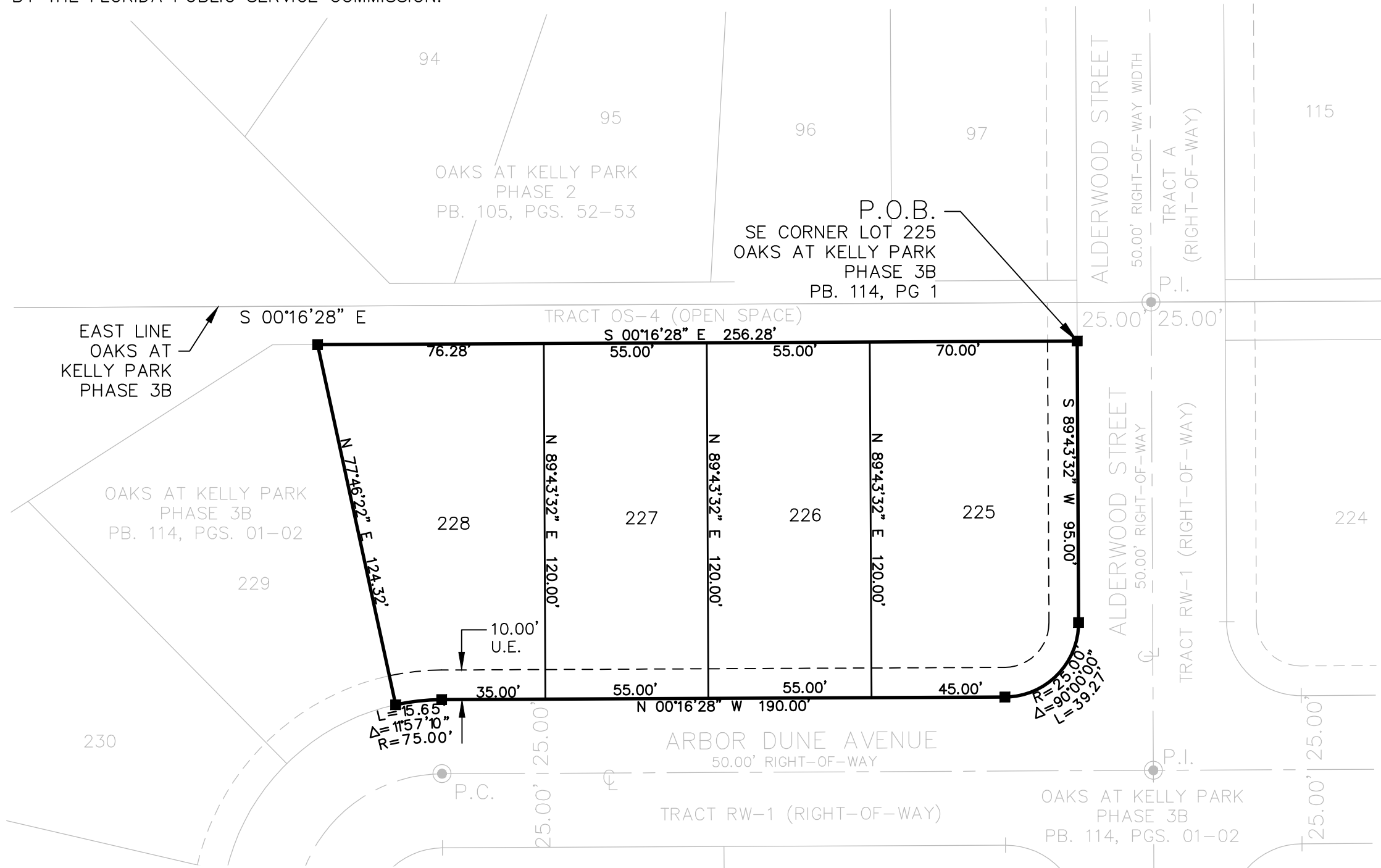
WITH NAIL AND DISK

STAMPED "PRM LB 7508"

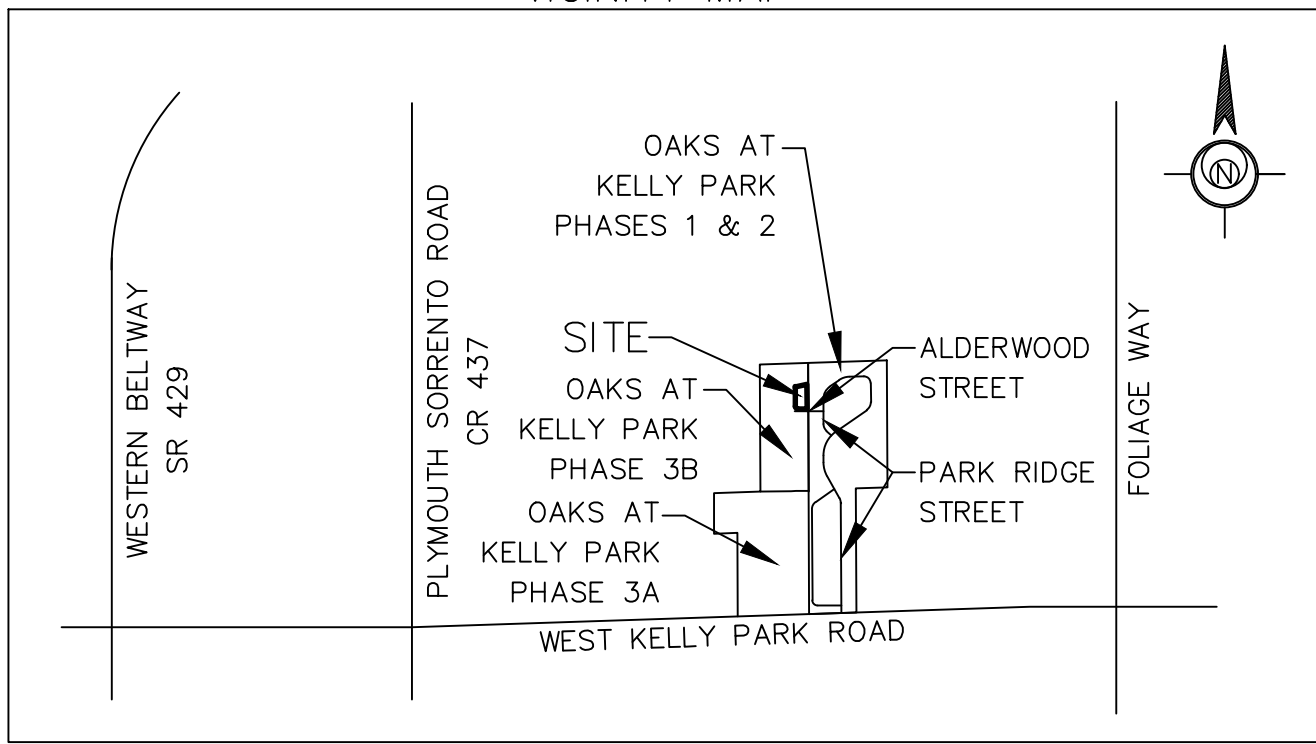
● = SET NAIL AND DISK

STAMPED "PCP LB 7508"

□, O = FOUND MONUMENTATION, SEE LABEL FOR DESCRIPTION



VICINITY MAP



(NOT TO SCALE)

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
2966 Commerce Park Drive • Suite 100 • Orlando, FL 32819
T: 407-345-6050
(LB #7508)

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on October 02, 2024 I completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a true and correct representation of the lands surveyed and platted. This plat was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Apopka, Orange County, Florida.

Noah Catha
Professional Survey and Mapper
Florida Certificate No. 6873

ESE Consultants, Inc.
2966 Commerce Park Drive
Suite 100
Orlando, FL 32819
Certificate No. 7508

CERTIFICATE OF SURVEYOR REVIEW FOR THE CITY

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that Chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signed:
Edwin Munoz Jr., P.S.M.
Florida Certificate No. 7288

Date

PLAT BOOK

PAGE

OAKS AT KELLY PARK PHASE 3B - REPLAT LOTS 225-228
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That DRP FL 5, LLC., a Delaware limited liability company, being the owner in fee simple of all the lands described in the foregoing caption to the plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the utility easements to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, DRP FL 5, LLC., a Delaware limited liability company, has caused these present to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this _____ day of _____, 2025.

DRP FL 5, LLC, a Delaware limited liability company

Signature of Witness

By: DW General Partner, LLC, a Delaware limited liability company, its Manager

Printed Name of Witness

By: Name

Signature of Witness

Houdin Honarvar

Printed Name of Witness

Print Name

Title

(CORPORATE SEAL)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2025 by _____

as _____ of DW General Partner, LLC, a Delaware limited liability company, the Manager of DRP FL 5, LLC, a Delaware limited liability company, on behalf of such company. He/She is personally known to me or has produced _____ as identification.

Signature of Notary Public

Printed Name of Notary Public

Notary Public in and for the State of _____

My Commission Expires: _____

Commission Number: _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined
and
Approved

Diana Almodovar, P.E.

Date

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the Apopka Planning Commission.

Examined
and
Approved

Chairman

Date

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the City Council of the City of Apopka, Orange County, Florida.

Mayor of Apopka, Bryan Nelson

Date

Attest:

City Clerk, Susan M. Bone

Date

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on _____ as DOC # _____

County Comptroller in and for Orange County, Florida

By: _____

OAKS AT KELLY PARK PHASE 3B
A REPLAT OF TRACT FD-1 OF THE PLAT OF "OAKS AT KELLY PARK PHASE 3A"
RECORDED IN PLAT BOOK 113, PAGES 72 - 76,
SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT BOOK 114 PAGE 01

LEGAL DESCRIPTION

Tract FD-1 of the plat of "Oaks at Kelly Park, Phase 3A", recorded in Plat Book 113, Pages 72 through 76 of the Public Records of Orange County, Florida, said tract lying within the South half (1/2) of Section 7, Township 20 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

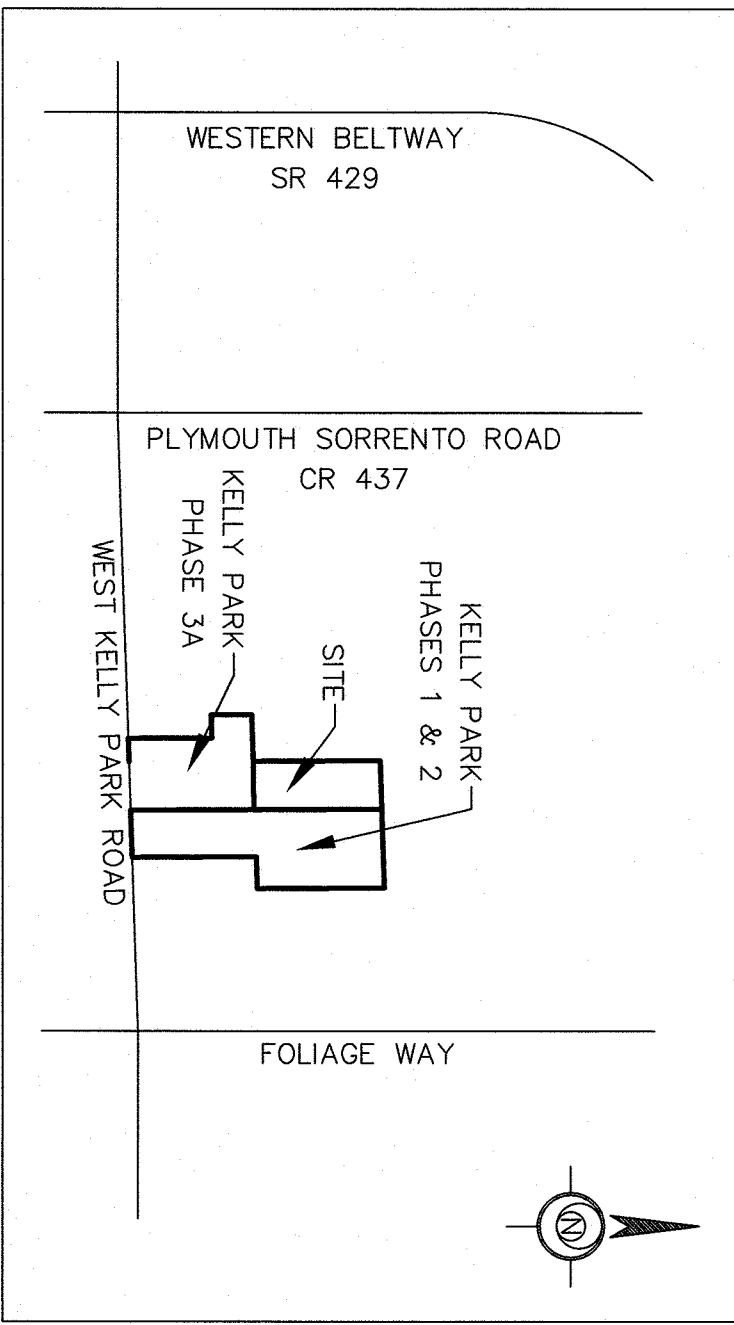
Begin at the northwest corner of the plot "Oaks at Kelly Park Phase 2" as recorded in Plat Book 105, pages 52-53 of the Public Records of Orange County, Florida; thence S00°16'28"E along the west line of said plot of "Oaks at Kelly Park, Phase 2" for 1,339.07 feet to a point on the south line of Tract FD-1 of said plat of "Oaks at Kelly Park, Phase 3A"; thence S89°43'32"W along said south line for 133.00 feet; thence N89°55'01"W along said south line for 370.06 feet to a point on west line of the Southeast quarter (1/4) of said Section 7; thence N00°16'28"W along said west line for 1,322.39 feet to a point on the north line of the Southeast quarter (1/4) of said Section 7; thence N88°05'22"E along said north line for 503.26 feet to the point of beginning.

Containing 15.371 acres (669,577 square feet), more or less.

NOTES:

1. Bearings shown hereon are based on the North line of the Southeast 1/4 of Section 7-20-28 being a bearing of N88°05'22"E.
2. All lot lines are radial, unless otherwise noted non-radial (N.R.)
3. All platted utility easements shall also be easements for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services for an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
4. Tract RW-1 (Right-of-Way) is hereby dedicated to the City of Apopka.
5. Tracts OS-4 and OS-5 (Open Space) are hereby dedicated to THE OAKS AT KELLY PARK HOMEOWNERS ASSOCIATION, INC. (the "Association") and maintained according to the Declaration of Covenants, Conditions and Restrictions of THE OAKS AT KELLY PARK HOMEOWNERS ASSOCIATION recorded in Document# 20200168519 of the Public Records of Orange County, Florida and any supplements and/or amendments thereto (the "Declaration").
6. According to the Chicago Title Insurance Company Plat Property Information Report, Order No. 11065467, dated April 18, 2023, this property is subject to the following items: (each item is blanket in unless otherwise noted)
 1. Intentionally deleted.
 2. Intentionally deleted.
 3. School Concurrence Mitigation Agreement, recorded in Official Records Instrument No. 20230047486.
 4. Intentionally deleted.
 5. Oil, gas, mineral, coal and reclamation reservations contained in Deed from Trustees of the Internal Improvement Fund of the State of Florida recorded December 8, 1943, in Deed Book 618, Page 292.
 6. Intentionally deleted.

VICINITY MAP



(NOT TO SCALE)

ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
2966 Commerce Park Drive, Suite 100 • Orlando, FL 32819
Tel: 407.242.0050
Fax: 407.242.0050
(LA #7528)

LEGEND

- ℄ = CENTERLINE
(N.R.) = NON-RADIAL
CR = COUNTY ROAD
LB = LICENSED BUSINESS
P.B. = PLAT BOOK
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SR = STATE ROAD
U.E. = UTILITY EASEMENT

- = SET 4"x4" CONCRETE MONUMENT
WITH NAIL AND DISK
STAMPED "PRM LB 7508"
● = SET NAIL AND DISK
STAMPED "PCP LB 7508"
□, ○ = FOUND MONUMENTATION, SEE LABEL FOR DESCRIPTION

Index of Sheets
Sheet 1 — Dedication, Notes, Legend and Legal Description
Sheet 2 — Detail Sheet

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF SURVEYOR REVIEW FOR THE CITY

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that Chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Qualification Statement of Surveyor and Mapper
Noah Cottrill
Professional Survey and Mapper
Florida Certificate No. 6873
ESE Consultants, Inc.
2966 Commerce Park Drive
Suite 100
Orlando, FL 32819
Certificate No. 7508

11/08/23

11-13-2023

Tract RW-1 (Right-of-Way) is hereby dedicated in fee simple to the City of Apopka without any restriction whatsoever. City ownership of this tract and any improvements thereon shall be deemed to be a public use and the City of Apopka shall have the right to use the same for any public purpose. Recording of this plat shall act as conveyance to the City and no further instrument shall be necessary to vest fee simple title as aforementioned.

IN WITNESS WHEREOF, the undersigned, DRP FL5, LLC, a Delaware limited liability company, has caused these presents to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this 7 day of November, 2023.

DRP FL 5, LLC, a Delaware limited liability company
Signature of Witness
By: DW General Partner, LLC, a Delaware limited liability company
Its Manager
Print Name
Signature of Witness
By: Stephanie Stevenson
Print Name
Signature of Witness
By: Mila Janeke Smith
Print Name
Signature of Witness
By: AUTHORIZED SIGNATORY
Print Name
Title
(CORPORATE SEAL)

STATE OF NEW YORK
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 7 day of November, 2023 by
HAROLD THOMAS, as AUTHORIZED SIGNATORY, of DW General Partner, LLC, a Delaware limited liability company, the Manager of DRP FL 5, LLC, a Delaware limited liability company, on behalf of such company. He/She is personally known to me or has produced as identification.

Signature of Notary Public
DANIEL JESSE KIMMEL
Printed Name of Notary Public
Notary Public in and for the State of NEW YORK
My Commission Expires: 04-15-2026
Commission Number: 0216432251

CERTIFICATE OF APPROVAL BY
CITY ENGINEER
Examined and Approved
By: [Signature]
Date: Nov. 14, 2023

CERTIFICATE OF APPROVAL BY
PLANNING COMMISSION
Examined and Approved
By: [Signature]
Date: 11-14-23

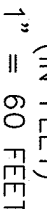
CERTIFICATE OF APPROVAL BY
MUNICIPALITY
THIS IS TO CERTIFY, that on 11-9-23 the foregoing plat was approved by the City Council of the City of Apopka, Orange County, Florida.
By: Bryan Nelson
Date: 11-9-23
Attest:
By: Susan W. Pore
Date: 11-15-23
City Clerk, Susan W. Pore

CERTIFICATE OF COUNTY COMPTROLLER
I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on 11/16/2023 as DOC # 20230671250
By: [Signature]
County Comptroller in and for Orange County, Florida



ESE Consultants, Inc.

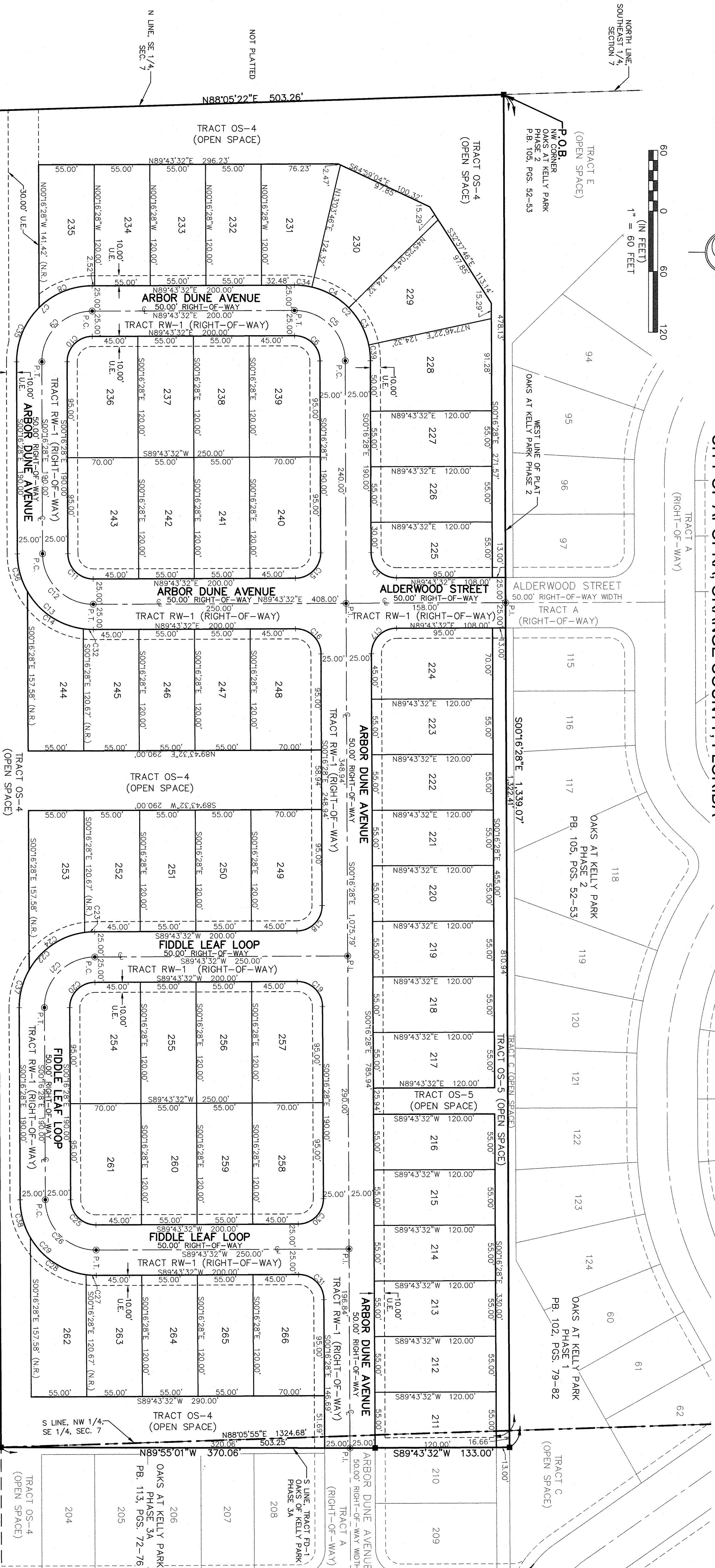
(LB #7508)



SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

PLAT BOOK **114** PAGE **02**

Sheet 2 – Detail Sheet



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00	90.00.00	39.27	35.36	S45.16.28.1E
C2	75.00	90.00.00	117.81	106.07	S45.16.28.1E
C3	75.00	3.21.18	4.2.35	41.79	N28.24.17.1W
C4	50.00	30.00.00	42.35	41.79	S60.45.35.1E
C5	50.00	90.00.00	78.54	70.71	N45.16.28.1W
C6	25.00	90.00.00	39.27	35.36	S45.16.28.1E
C7	75.00	90.00.00	117.81	106.07	N44.43.32.1E
C8	50.00	44.24.11	58.12	56.68	S67.31.26.1W
C9	50.00	90.00.00	78.54	70.71	N44.43.32.1E
C10	25.00	90.00.00	39.27	35.36	N44.43.32.1E
C11	25.00	90.00.00	39.27	35.36	N45.16.28.1W
C12	50.00	90.00.00	78.54	70.71	N45.16.28.1W
C13	75.00	90.00.00	117.81	106.07	S45.16.28.1E
C14	75.00	52.24.41	68.61	66.24	S66.24.32.1E
C15	25.00	90.00.00	39.27	35.36	S44.43.32.1W
C16	25.00	90.00.00	39.27	35.36	N45.16.28.1W
C17	25.00	90.00.00	39.27	35.36	N44.43.32.1E
C18	25.00	90.00.00	39.27	35.36	N44.43.32.1E
C19	25.00	90.00.00	39.27	35.36	S45.16.28.1E
C20	50.00	90.00.00	78.54	70.71	N44.43.32.1E
C21	75.00	90.00.00	117.81	106.07	N44.43.32.1E
C22	75.00	73.94.44	10.31	10.67	N85.45.42.1E
C23	75.00	73.94.44	68.61	66.24	N85.45.42.1E
C24	25.00	52.24.41	39.27	35.36	S45.16.28.1E
C25	25.00	90.00.00	39.27	35.36	N45.16.28.1W
C26	50.00	90.00.00	78.54	70.71	N45.16.28.1W
C27	75.00	73.94.44	10.03	10.02	S86.26.38.1E
C28	75.00	52.24.41	68.61	66.24	S66.24.32.1E
C29	75.00	90.00.00	117.81	106.07	N45.16.28.1W
C30	25.00	90.00.00	39.27	35.36	S44.43.32.1W
C31	25.00	90.00.00	39.27	35.36	S45.16.28.1E
C32	75.00	73.94.44	10.03	10.02	N86.26.38.1W
C34	75.00	13.20.15	17.46	17.42	S83.36.21.1E
C35	75.00	45.35.49	59.69	58.12	S22.31.26.1W
C36	75.00	29.55.35	39.17	38.73	N15.14.16.1E
C37	75.00	29.55.35	39.17	38.73	N14.14.19.1E
C38	75.00	29.55.35	39.17	38.73	S15.14.16.1E
C39	75.00	11.57.10	15.65	15.62	N06.15.03.1W

P.B. 9, PG. 79

P.B. 9, PG. 79

P.B. 9, PG. 7

LO 112
WALMAR

DOWMAN DRIVE 60.00' R/W
P.B. 9, PG. 79

NOT PLATTED

NOT REPRODUCED/NOT RECOVERED

P.B. 9, PG. 79

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City of Apopka CITY COUNCIL STAFF REPORT

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

Item #: 1.

Meeting Date: June 4, 2025

Department: Community Development

SUBJECT:

Ordinance No. 3098 – First Reading - Small-Scale Future Land Use Amendment – 2501 Rock Springs Road

REQUEST:

Accept the first reading of Ordinance Number 3098 and hold it over for the second reading and adoption on June 18, 2025.

SUMMARY:

Owner(s): BSC-Rock Springs East LLC

Applicant: Elisabeth Crane

Parcel Identification Number(s): 27-20-28-0000-00-072

Location: 2501 Rock Springs Road

Existing Future Land Use: County Rural

Proposed Future Land Use: RVLS (Residential Very Low Suburban)

Existing Use(s): Vacant

Existing Zoning: T (Transitional)

Tract Size: 9.63 +/- Acres

Proposed number of housing units: 18 single-family detached houses

Direction	Future Land Use	Zoning	Present Use
North	County Rural	County A-2 (Rural)	Residential
East	County Rural	County A-2 (Rural)	Residential
South	County Rural	County A-2 (Rural)	Residential/Agricultural
West	Institutional/Public Use	Office	Educational (Rock Springs ES)

PROJECT SUMMARY:

The subject property, which is approximately 9.63 acres in size, is located at 2501 Rock Springs Road and is currently vacant. The applicant is requesting the amendment of the future land use of the property to be consistent and comparable with its surrounding properties. The property was annexed to the City of Apopka in 2025 by Ordinance number 3094. The consistent and comparable future land use of this property is RVLS (Residential Very Low Suburban). According to the Comprehensive Plan, RVLS's Future Land use allows 2 dwelling units per acre. The applicant has proposed a new development of a Single-Family House Subdivision. The maximum number of allowed dwelling units is 19, and the proposed number of units is 18.

Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and to what extent the proposed amendment:

1. Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and other adopted City plans;
 - Applicant's response: Yes, the proposed development aligns with the goals and objectives of the City's Comprehensive Plan, furthering their vision for City's development by establishing a Future Land Use and Zoning that is compatible with the character of the surrounding areas. Please refer to the development at 2600 Rock Springs Road, just +/- 300 ft north of the subject property.
 - Staff response: Staff has no objection.

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

- Applicant's response: No, the proposed amendment is not in conflict with the LDC.
- Staff response:

3. Addresses a demonstrated community need;

- Applicant's response: Yes, the proposed development addresses a demonstrated need for additional residential development within the community being that the City of Apopka is growing into more urban and upscale community, as can be observed in the various the new developments in Apopka. This proposed development follows that trend and has been presented to those the neighborhood, who appreciated and accepted our housing standards.
- Staff response: Staff has no objection.

4. Is required by changed conditions;

- Applicant's response: As part of the annexation process, establishment of the Future Land Use and Zoning District is required.
- Staff response: Staff has no objection.

5. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

- Applicant's response: Yes, the project is compatible with surrounding uses and is located within the appropriate zoning district. Please reference the development at 2600 Rock Springs Road, just +/- 300 ft north of the subject property.
- Staff response: Staff has no objection.

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

- Applicant's response: Yes, the project adheres to a logical and orderly development pattern, promoting efficient land use. One can see similar developments within the Rock Springs Road corridor.
- Staff response: Staff has no objection.

7. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and

- Applicant's response: No, the proposed project would not result in significant adverse impacts on the natural environment.
- Staff response: Staff has no objection.

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

- Applicant's response: Yes.

- Staff response: Staff has no objection.

School Capacity Report:

An inquiry was sent to Orange County Public Schools (OCPS) regarding the school capacity requirement for this application. OCPS determined that the school capacity for the subject development is not available at the high school level and is deficient by 2.527 seats. The property is zoned for Rock Springs Elementary, Apopka Middle, and Apopka High.

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 20, 2025.

Public hearing schedule:

May 13, 2025 – Planning Commission (5:00 P.M.)
 June 4, 2025 – City Council (1:30 P.M.), First Reading
 June 18, 2025 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:

April 18, 2025 – Apopka Chief
 April 1, 2025 – Mailed notices to adjacent property owners
 April 3, 2025 – Posters placed on property

Land use report:

1. Relationship of adjacent properties

Direction	Future Land Use	Zoning	Present Use
North	County Rural	County A-2 (Rural)	Residential
East	County Rural	County A-2 (Rural)	Residential
South	County Rural	County A-2 (Rural)	Residential/Agricultural
West	Institutional/Public Use	Office	Educational (Rock Springs ES)

2. Land Use Analysis

The subject property is located in the Joint Planning Area. The property is surrounded by County Agricultural use. The subject property is within the Wekiva River Protection Area, and the applicant is aware of it. Land use of the subject property has been recommended for RVLS (Residential Very Low Suburban) for 2 dwelling units per acre to be consistent with its adjacent properties, as well as the Comprehensive Plan policies, Development Design Guidelines, and the Land Development Code. Per Comprehensive Plan Policy, Future Land Use Element Objective 10, all new development within the Wekiva River Protection Area shall have a very low suburban residential density of two units per acre or less, unless a proposed development would have less impact on natural resources.

The property is approximately 9.63 acres in size and is located in one of the following areas:

- Wekiva Parkway Interchange Plan Area: No
- Wekiva River Protection Area: Yes
- Area of Critical State Concern: No

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The proposed Small-Scale Future Land Use Amendment request for a change from “County” Rural to “City” RVLS (Residential Very Low Suburban) is consistent with the terms of the JPA (Second Amendment).

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

Policy 3.1.d

Low-Density Suburban Residential

The primary use shall be residential dwelling units up to 2 dwelling units per acre, elementary schools; middle schools; supporting infrastructure of less than two acres, neighborhood parks.

Special exception uses shall include: 1) Institutional uses of five acres or less, 2) High schools, 3) Supporting infrastructure and public facilities of two acres or more, and 4) Horticultural nurseries as a primary use.

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

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

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

Land Use Calculations:

CURRENT: Future Land Use – "County" Rural (1 Dwelling Unit Per 10 Acres) $0.1 \text{ DU/AC} \times 9.63 \text{ ac} = 0.963$ dwelling units

PROPOSED: Future Land Use – Residential Very Low Suburban (2 Dwelling Units Per 1 Acre) $2 \text{ DU} \times 9.63 \text{ ac} = 19.26$ dwelling units

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

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:**Development Review Committee (DRC):**

Recommends approval of the Change in Future Land Use designation from County Rural to City RVLS (Residential Very Low Suburban), finding the proposed amendment consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, based on the findings and facts presented in the staff report and exhibits.

Planning Commission:

At its meeting on May 13, 2025, the Planning Commission found the proposed Change in Future Land Use designation from County Rural to City RLVS (Residential Very Low Suburban) consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and unanimously recommended approval of the Future Land Use Amendment based on the findings and facts presented in the staff report and exhibits.

Recommended Motion – City Council:

Accept the first reading of Ordinance Number 3098 and hold it over for the second reading and adoption on June 18, 2025.

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

ATTACHMENTS:

1. Ordinance No 3098
2. Maps
3. Ads
4. School Capacity Determination

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AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM COUNTY RURAL TO CITY RESIDENTIAL VERY LOW SUBURBAN FOR PROPERTY LOCATED AT 2501 ROCK SPRINGS ROAD; OWNED BY BSC-ROCK SPRINGS EAST LLC, COMPRISING 9.63 ACRES MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

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

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

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

WHEREAS, the City of Apopka Planning Commission held a public hearing on May 13, 2025, to consider this small-scale amendment to the Future Land Use Map of the Comprehensive Plan and determined that this amendment is internally consistent with the City’s Comprehensive Plan; and

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

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

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

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

Section I. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act. The City of Apopka has complied with all requirements of Florida Law in processing this ordinance. The recitals set forth above recitals are hereby adopted.

Section II. Future Land Use Map Amendment. Page 1-32 (Map 1-6) of the Future Land Use Element of the City of Apopka Comprehensive Plan, is hereby amended to change the land use from County Rural to City Residential Very Low Suburban for certain real property generally located East of Rock Springs Road and South of Ponkan Road, comprising 9.63 more or less; as shown and further described in Exhibit "A" attached hereto.

Section III. Applicability and Effect. The applicability and effect of the City of Apopka Comprehensive Plan shall be as provided by the Community Planning Act as set forth in Chapter 163, *Florida Statutes*.

Section IV. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section V. Conflicts. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

Section VI. Effective Date. This Ordinance shall become effective thirty-one (31) days after adoption. If challenged within thirty (30) days after adoption, the Ordinance shall become effective after the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small-scale development amendment is in compliance with applicable law.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this _____ day of _____, 2025.

READ FIRST TIME: June 4, 2025

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: April 18, 2025

1

EXHIBIT "A"

Parcel Identification Number(s): 27-20-28-0000-00-072

Location Map





N

Pebble Ln

Rock Springs Rd

Valerie Ave

Disalvo Pl

435

Wekiva Pointe Cir

Lake Audie

Faye St

Faye St

ce Dr

435

Rock Springs Rd

E Lester Rd

I St

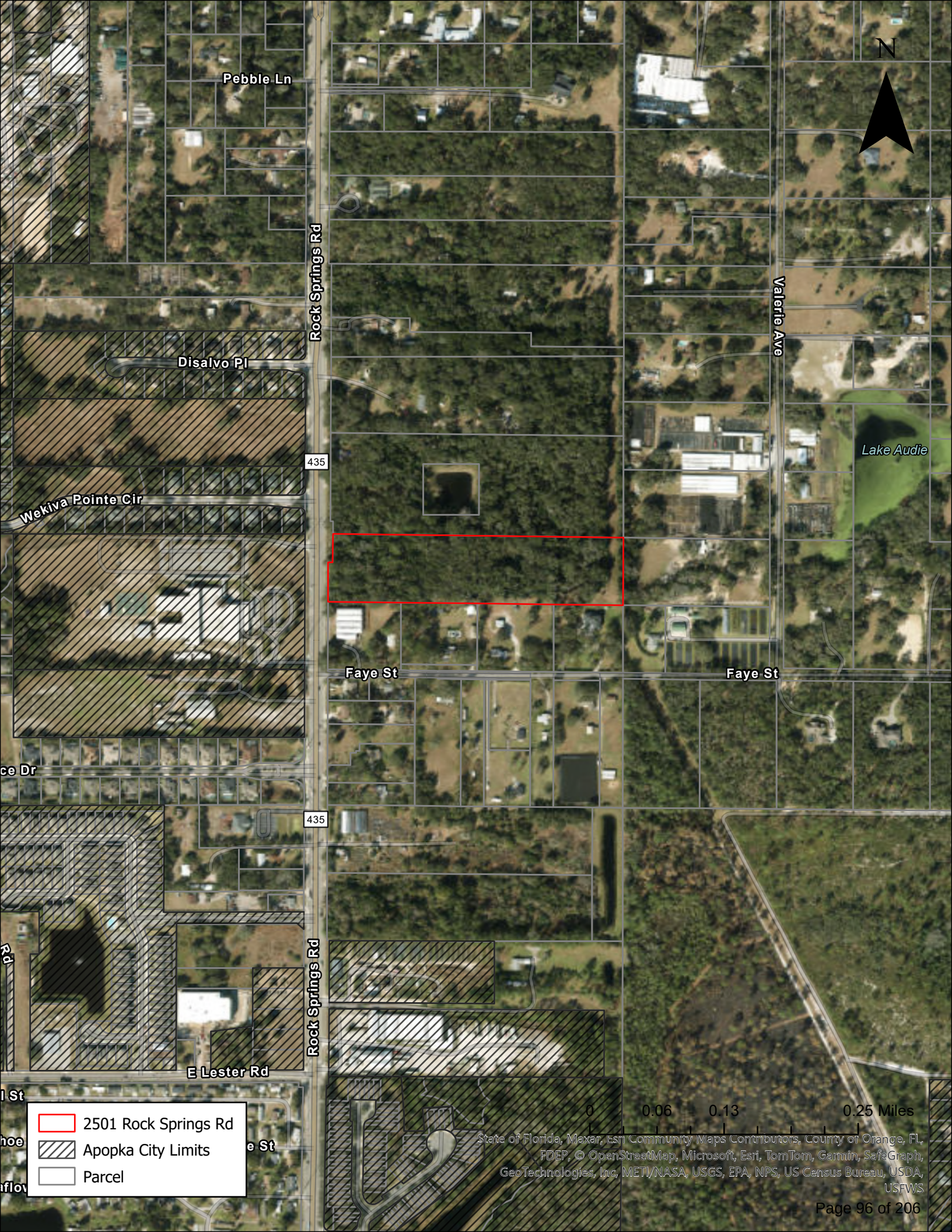
hoe

flor

- 2501 Rock Springs Rd
- Apopka City Limits
- Parcel

0 0.06 0.13 0.25 Miles

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



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Pebble Ln

Rock Springs Rd

Valerie Ave

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Wekiva Pointe Cir

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Faye St

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Rock Springs Rd

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hoe

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2501 Rock Springs Rd

Apopka City Limits

Parcel

State of Florida, Maxar, 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



N

Pebble Ln

Rock Springs Rd

Disalvo Pl

435

Wekiva Pointe Cir

Faye St

Faye St

Lake Audie

435

Rock Springs Rd

2501 Rock Springs Rd

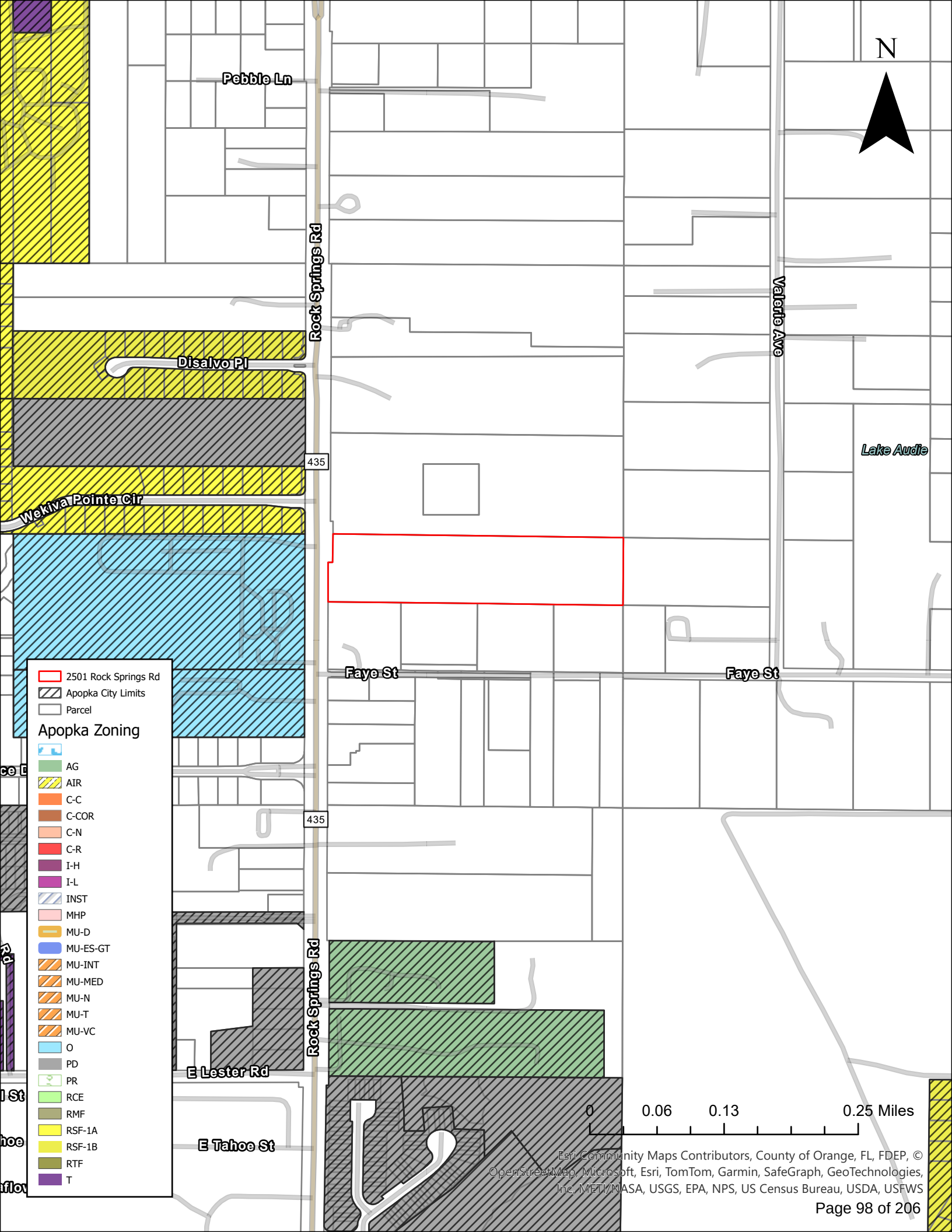
Apopka City Limits

Parcel

Apopka Future Land Use

- AG
- AG-E
- AG-HOME
- COMM
- CONSV
- FLU-IP
- HDR-25
- IND
- INST_PU
- MU
- OFF
- PR
- RE
- RH
- RL
- RLS
- RM
- RML
- RS
- RVLS

0 0.06 0.13 0.25 Miles



N

Pebble Ln

Rock Springs Rd

Disalvo Pl

435

Wekiva Pointe Cir

Faye St

Faye St

Lake Audie

435

Rock Springs Rd

E Lester Rd

E Tahoe St

2501 Rock Springs Rd

Apopka City Limits

Parcel

Apopka Zoning

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

0 0.06 0.13 0.25 Miles

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

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.

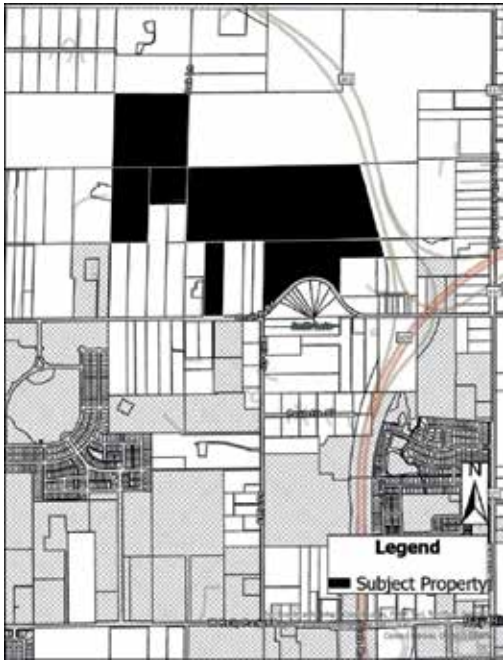
Peyton Daniel Sheyda, 26, 954 Counts Crest Cir., Apopka, DUI-unlawful blood alcohol, DUI-influence of alcohol or drugs.

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.



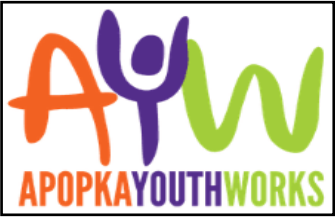
Apopka Youth Works seeking interns, employers this summer

Applications open through April 30

Staff Reports

Returning this summer, the yearly Apopka Youth Works program is taking applications now until April 30 from students ages 15 to 19 for internships and from businesses seeking interns. The program intends to equip area youth ages 15 to

19 with work experience, practical skills and career possibilities. To prepare youth for the workforce, Apopka Youth Works program will provide one week of work readiness training 1-5 p.m. from June 2 through June 4 at the Apopka Community Center. The training program will contain three different tracks, depending on age range, monetary incentive and lessons:



In Explore, students ages 14 and 15 years can make up to a \$1,200 incentive while learning about careers, college life and financial aid. In Engage, students ages 15 and 16 years can make up

to a \$1,200 incentive while being involved in different workplaces and growing a portfolio. In Experience, students ages 17, 18 and 19 years can make \$15 per hour for 30 hours per week during a four-week paid internship and one week of skills training. Apopka Youth Works is a partnership between city of Apopka and CareerSource Central Florida, which will pay the interns, thus alleviat-

ing participating employers from any financial burden while encouraging interns to succeed. Participating employers can guide and mentor youth, lend to area talent development, and foster relationships with budding employees. For participating businesses, the Summer Youth Program Experience Track will have two sessions, each four weeks long with interns

available to work 30 hours per week: Session A, from June 9 to July 6; and Session B from July 14 to August 8. Youth interested in joining Apopka Youth Works may visit shorturl.at/28dom for more information and to apply for the program. Youth who are Apopka residents can use AYW as referral code. Interested employers may visit shorturl.at/Zlqa4 to fill out an application.

Williams

Continued from page 1A

ship with the other Department Heads and City Council makes Radley a great choice. It is especially important as we go into the 2025–26 budget season to have someone in the City Administration position.” Williams will split his work schedule into two sections to focus on each position. As parks and recreation director, Williams will work from 8 a. m. to 11 a. m. at the Northwest Recreation Complex, then from 12:30 to 5 p.



Photo by Marshall Tempest

m. at City Hall to focus on his interim city administrator duties, according to Nelson’s email.

As he brings other parks and recreation colleagues into management positions, his hours as interim city administrator will increase until he transitioned full-time into his new position. “Please help me welcome Radley to his new role and I thank you in advance for your cooperation as we look forward to a smooth transition,” Nelson wrote in the email. Williams is succeeding Jacob Smith, whom Nelson

had terminated last month due to a communication breakdown between the two. The breakdown culminated in Smith deleting emails from the governor’s office and the Florida League of Cities, according to information from the city of Apopka information technology department. In the emails, the state Department of Government Efficiency was requesting municipalities to send reviews of their financial solvency for an April 8 deadline.



Photo by Marshall Tempest

Mayor Bryan Nelson announced on April 17 that Radley Williams would become interim city administrator.

Former House speaker to attend prayer breakfast

Staff reports

Over 400 community leaders will gather for prayer and a message from keynote speaker Paul Renner, former speaker of the Florida House of Representatives, at the Apopka Mayor’s Prayer Breakfast next month. Sponsored by the Apopka Christian Ministerial Alliance (ACMA), the Apopka May-

or’s Prayer Breakfast will take place on May 1 at the Apopka Community Center, 519 S. Central Ave., Apopka. Doors open at 6:30 a.m. for breakfast and the preliminary program. The formal program will begin at 7 a.m. and end at 8:30 a.m. The Apopka Mayor’s Prayer Breakfast coincides with National Day of Prayer, the first Thursday of every May.

The ACMA will also present the Community Pillar Award to an individual who has been an outstanding example of community service. Tickets are \$40 each. Table sponsorships on gold, silver, and bronze tiers are available for purchase. For more information and to purchase tickets and sponsorships, visit ACMAonline.org. In addition to being the

speaker of the Florida House of Representatives from 2022 to 2024, Renner is also a U.S. Navy veteran, former prosecutor and business attorney. As speaker of the Florida House, Renner supervised at least 500 employees, shaped two balanced state budgets totaling \$100 billion, appointed committee and subcommittee chairs, and established the agenda for all legislation in-

troduced and approved by the chamber. Raised in northeast Florida, Renner received his Bachelor of Arts in history at Davidson College in North Carolina, and a Juris Doctorate at the University of Florida, Levin College of Law. Renner calls Palm Coast home with his wife and their two children. “Paul is committed to reclaiming our institutions from



Paul Renner

the left and returning our country to its core foundations,” according to a press release from ACMA.

CITY OF APOPKA
PUBLIC HEARING NOTICE
SPECIAL EXCEPTION

NOTICE is hereby given that **Camila Neira** has made an application, in accordance with Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 4.2.2.C to the City of Apopka Planning Commission for a **SPECIAL EXCEPTION TO ALLOW THE USE OF “CHILD CARE FACILITY” IN THE RESIDENTIAL SINGLE-FAMILY ESTATE (RSF-1A) ZONING DISTRICT.**

This application relates to the following described property located at 4410 Chandler Road and 4420 Chandler Road:

Parcel Identification Number(s):**18-20-28-0000-00-030,18-20-28-0000-00-063**
Contains: 5.12 +/- acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider the Special Exception request at its scheduled meeting in the City Council Chambers of the Apopka City Hall on **Tuesday, May 13, 2024, beginning at 5:30 P.M.,** or as soon thereafter as possible.

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

Apopka Planning Commission
Community Development Department

April 18, 2025

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

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

ORDINANCE NO. 3098
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE FUTURE LAND USE FROM “COUNTY” RURAL TO RVLS (RESIDENTIAL VERY LOW SUBURBAN), FOR CERTAIN REAL PROPERTY LOCATED 2501 ROCK SPRINGS ROAD; OWNED BY BSC-ROCK SPRINGS EAST LLC COMPRISING 9.63 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

and
ORDINANCE NO. 3099
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITION) TO RSF-1B (RESIDENTIAL SINGLE-FAMILY DISTRICT—LARGE LOT), FOR CERTAIN REAL PROPERTY LOCATED 2501 ROCK SPRINGS ROAD; OWNED BY BSC-ROCK SPRINGS EAST LLC COMPRISING 9.63 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Parcel Identification Number(s): **27-20-28-0000-00-072**
Contains: 9.63 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, May 13, 2025 beginning at 5:00 P.M.,** or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for **Ordinance Number 3098 and 3099** 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, June 4, 2025 beginning at 1:30 P.M.**

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

Apopka City Council
Apopka Planning Commission
Community Development Department

April 18, 2025



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

The image shows the front of a building with a dark green sign. The sign features the text "HUNT CLUB MEDICAL" in large, white, bold, sans-serif capital letters. To the right of this, in a smaller, white, italicized serif font, is the text "Family Practice & Internal Medicine". Below the main sign, there is a white rectangular area containing a dark green square on the left and a white square on the right. The dark green square contains the text "WE ARE NOW OFFERING A TELE-VISIT OPTION AS WELL AS ONLINE SCHEDULING" in white, bold, sans-serif capital letters. The white square contains a list of services in dark green text: "• On-Site X-Ray Lab", "• Most Insurance Accepted", and "• Serving the community for over 30 years". To the right of this list, in a yellow rectangular box, are the names of the medical staff in dark green text: "Michael Gordon MD", "Pinida Toochinda MD", "Whitney Dailey PA-C", "Elisabeth Duer PA-C", "Kristen Consiglio PA-C", and "Roshani Levister PA-C". Below the white area, there is a dark green horizontal band with the text "We Take Walk-In Patients 7 Days a Week!" in white, italicized serif font. At the bottom of the image, there is a white horizontal band with the text "3191 E. Semoran Blvd., Apopka | 407-788-6500 Enter at McDonald's Hunt Club" in dark green text, and "Hours: Mon. thru Thurs. 8-7PM • Fri.8-6PM • Sat. thru Sun. 8-4PM" in dark green text.

HUNT CLUB MEDICAL

*Family Practice
& Internal Medicine*

**WE ARE NOW
OFFERING A TELE-VISIT
OPTION AS WELL AS
ONLINE SCHEDULING**

- On-Site X-Ray Lab
- Most Insurance Accepted
- Serving the community
for over 30 years

**Michael Gordon MD
Pinida Toochinda MD
Whitney Dailey PA-C
Elisabeth Duer PA-C
Kristen Consiglio PA-C
Roshani Levister PA-C**

We Take Walk-In Patients 7 Days a Week!

3191 E. Semoran Blvd., Apopka | **407-788-6500** *Enter at McDonald's Hunt Club*
Hours: Mon. thru Thurs. 8-7PM • Fri.8-6PM • Sat. thru Sun. 8-4PM



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

FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER

April 4, 2025

E-MAIL: ELISABETH.CRANE@GRAY-ROBINSON.COM

Elisabeth M. Crane, ESQ
Gray Robinson, P.A.
301 E. Pine St, Suite 1400
Orlando, FL 32801

Application APK-25-009 2501 Rock Springs Road

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 #:	Ord #3098, #3099		
Project Name:	2501 Rock Springs Road		
OCPS Completed Application Date:	04/02/25		
Parcel #(s):	27-20-28-0000-00-072		
Requested New Units (#):	SF: 19	MF:	TH:
Vested Unit(s):	SF:	MF:	TH:
Total Project Units:	19		
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:

	Rock Springs ES	Apopka Memorial MS	Apopka HS
Jurisdictional Analysis	N/A	N/A	Apopka-61.11% Unincorporated-37.74%

Given the above analysis, this project does not meet the minimum criteria established by the Orange County Charter and Code to proceed through the joint approval process with the identified significantly affected local government(s). Additional information on the joint approval process can be obtained from City of Apopka.

This determination expires on October 01, 2025 OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from City of Apopka by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

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

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

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

Sincerely,



Tamara L. Pelc
Administrator, Facilities Planning

SK/tp

Attachments – Attachment A: Detailed Capacity Analysis

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

Attachment A



School Capacity Determination

User ID SV

April 4, 2025

11:00:01

Project ID:

CEA – APK – 25 – 009

Valid Until: October 1, 2025

Project Name: 2501 ROCK SPRINGS ROAD SMALL-SCALE FUTURE LAND USE AMEN			
Unvested Units	Single Family Units:	19	Single Family Units: 0
	Multi Family Units:	0	Multi Family Units: 0
	Multi Family High Rise Units:	0	Multi Family High Rise Units: 0
	Town Homes Units:	0	Town Homes Units: 0
	Mobile Home Units:	0	Mobile Home Units: 0
Vested Units			

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	AA		
	School:	ROCK SPRINGS ES	APOPKA MS	APOPKA HS
	Analysis of Existing Conditions			
	School Capacity (2023-2024)	832	1,036	3,390
	Enrollment (2023-2024)	682	857	3,449
	Utilization (2023-2024)	87.0%	101.0%	110.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	233	179	0
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	High School
	Encumbered Capacity	52	17	232
	Reserved Capacity	0	0	0
	Adjusted Utilization	88.2%	84.4%	108.6%
	Adjusted Available Seats	181	162	0
	Analysis of Proposed Development			
	Students Generated	3.382	1.786	2.527
	Adjusted Utilization	88.6%	84.5%	108.7%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	AVAILABLE	NOT AVAILABLE
	Number of Seats to Mitigate	0.000	0.000	2.527

ROCK SPRINGS ES	
APOPKA MS	
APOPKA HS	



City of Apopka CITY COUNCIL STAFF REPORT

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

Item #: 2.

Meeting Date: June 4, 2025

Department: Community Development

SUBJECT:

Ordinance No. 3099 – First Reading - Change of Zoning – 2501 Rock Springs Road

REQUEST:

Accept the first reading of Ordinance Number 3099 and hold it over for second reading and adoption.

SUMMARY:

Owner(s): BSC-Rock Springs East LLC

Applicant: Elisabeth Crane

Parcel Identification Number(s): 27-20-28-0000-00-072

Location: 2501 Rock Springs Road

Existing Zoning: T (Transitional)

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

Existing Use(s): Vacant

Existing Future Land Use: County Rural

Tract Size: 9.63 +/- Acres

Proposed housing units: 18 single-family detached houses

Direction	Future Land Use	Zoning	Present Use
North	County Rural	County A-2 (Rural)	Residential
East	County Rural	County A-2 (Rural)	Residential
South	County Rural	County A-2 (Rural)	Residential/Agricultural
West	Institutional/Public Use	Office	Educational (Rock Springs ES)

PROJECT SUMMARY:

The subject property, which is approximately 9.63 acres in size, is located at 2501 Rock Springs Road and is currently vacant. The applicant is requesting rezoning of the property to be consistent and comparable with its surrounding properties, for a new single-family house subdivision on the property. The property was annexed to the City of Apopka in 2025 by Ordinance number 3094. The proposed use of the property, which is single-family detached, is permitted use in the RSF-1B zoning district per Land Development Code Table 4.2.2.C. Land Development Code Section 10.3.1.D.1 defines 'dwelling, single-family detached' as follows: "A dwelling designed for or occupied exclusively by one family on a lot. There shall only be one single-family detached dwelling on one individual lot." The proposed RSF-1B zoning district allows for a maximum density of five (5) dwelling units per acre; however, the proposed Future Land Use of Residential Very Low Suburban allows 2 dwelling units per acre. The property to the West has designations of Office for Orange County Public School.

Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and to what extent the proposed amendment:

1. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
 - Applicant's response: Yes, the proposed development aligns with the goals and objectives of the City's Comprehensive Plan, furthering their vision for City's development by establishing a Future Land Use and Zoning that is compatible with the character of the surrounding areas. Please refer to the development at 2600 Rock Springs Road, just +/- 300 ft north of the subject property.
 - Staff response: Staff has no objection.
2. Is in conflict with any provisions of the LDC;
 - Applicant's response: No, the proposed amendment is not in conflict with the LDC.
 - Staff response:

3. Addresses a demonstrated community need;

- Applicant's response: Yes, the proposed development addresses a demonstrated need for additional residential development within the community being that the City of Apopka is growing into more urban and upscale community, as can be observed in the various the new developments in Apopka. This proposed development follows that trend and has been presented to those the neighborhood, who appreciated and accepted our housing standards.
- Staff response: Staff has no objection.

4. Is required by changed conditions;

- Applicant's response: As part of the annexation process, establishment of the Future Land Use and Zoning District is required.
- Staff response: Staff has no objection.

5. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

- Applicant's response: Yes, the project is compatible with surrounding uses and is located within the appropriate zoning district. Please reference the development at 2600 Rock Springs Road, just +/- 300 ft north of the subject property.
- Staff response: Staff has no objection.

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

- Applicant's response: Yes, the project adheres to a logical and orderly development pattern, promoting efficient land use. One can see similar developments within the Rock Springs Road corridor.
- Staff response: Staff has no objection.

7. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and

- Applicant's response: No, the proposed project would not result in significant adverse impacts on the natural environment.
- Staff response: Staff has no objection.

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

- Applicant's response: Yes.

- Staff response: Staff has no objection.

School capacity report:

An inquiry was sent to Orange County Public Schools (OCPS) regarding the school capacity requirement for this application. OCPS determined that the school capacity for the subject development is not available and is deficient by 2.527 seats. The property is zoned for Rock Springs Elementary, Appoka Middle, and Apopka High.

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 20, 2025.

Public hearing schedule:

May 13, 2025 – Planning Commission (5:00 P.M.)

June 4, 2025 – City Council (1:30 P.M.), First Reading

June 18, 2025 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:

April 18, 2025 – Apopka Chief

April 1, 2025 – Mailed notices to adjacent property owners

April 3, 2025 – Posters placed on property

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Development Review Committee (DRC):

Recommends approval of the Change of Zoning from T (Transitional) to RSF-1B (Residential Single-Family District—Large Lot), finding the proposed change consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, based on the findings and facts presented in the staff report and exhibits.

Planning Commission:

As its meeting on May 13, 2025, the Planning Commission found the proposed Change of Zoning from T (Transitional) to RSF-1B (Residential Single-Family District—Large Lot) consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and unanimously recommended approval of the proposed Change of Zoning, based on the findings and facts presented in the staff report and exhibits.

Recommended Motion – City Council:

Accept the first reading of Ordinance Number 3099 and hold it over for second reading and adoption.

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

ATTACHMENTS:

1. Maps
2. Ordinance Number 3099
3. School Capacity Determination
4. Ads



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- 2501 Rock Springs Rd
- Apopka City Limits
- Parcel

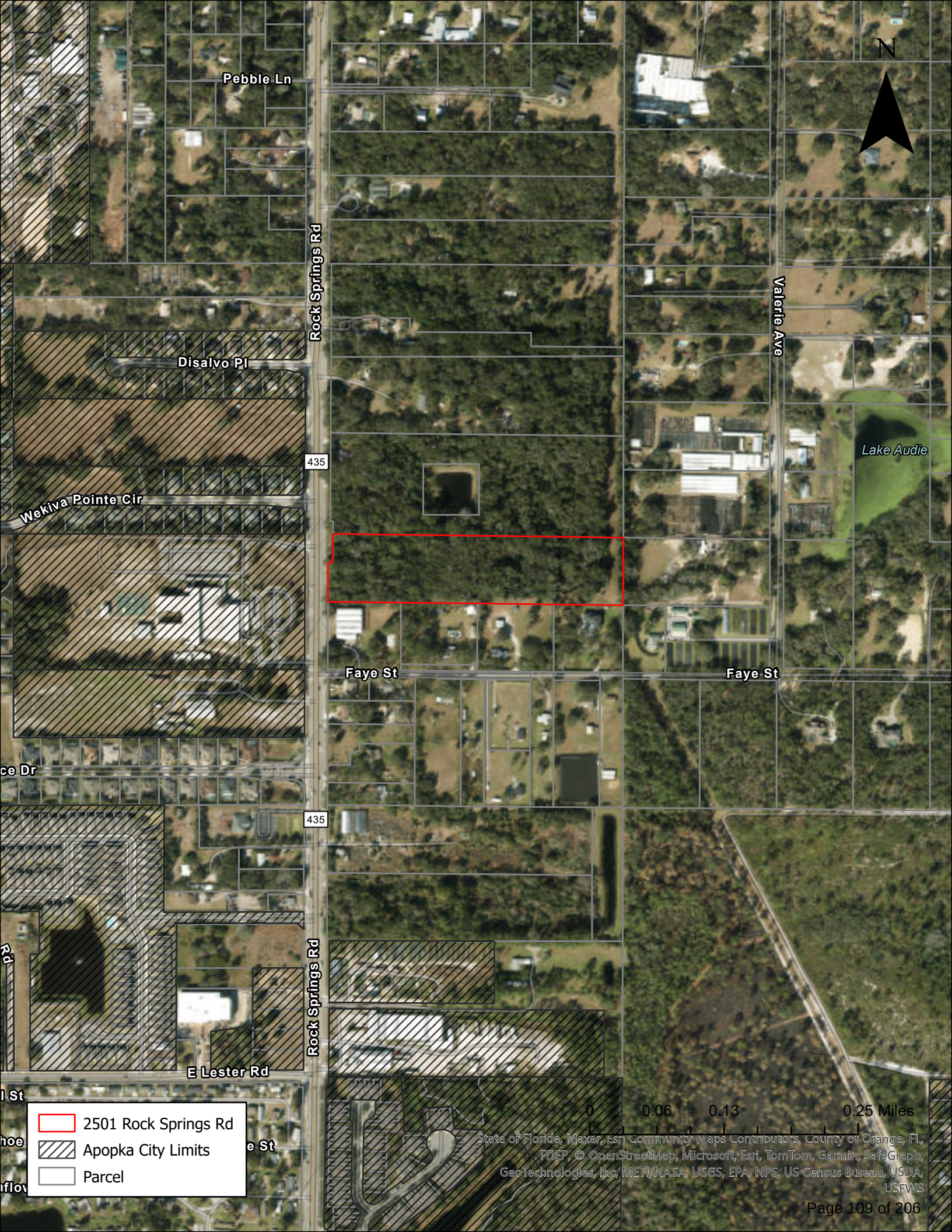
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Apopka City Limits

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Apopka City Limits

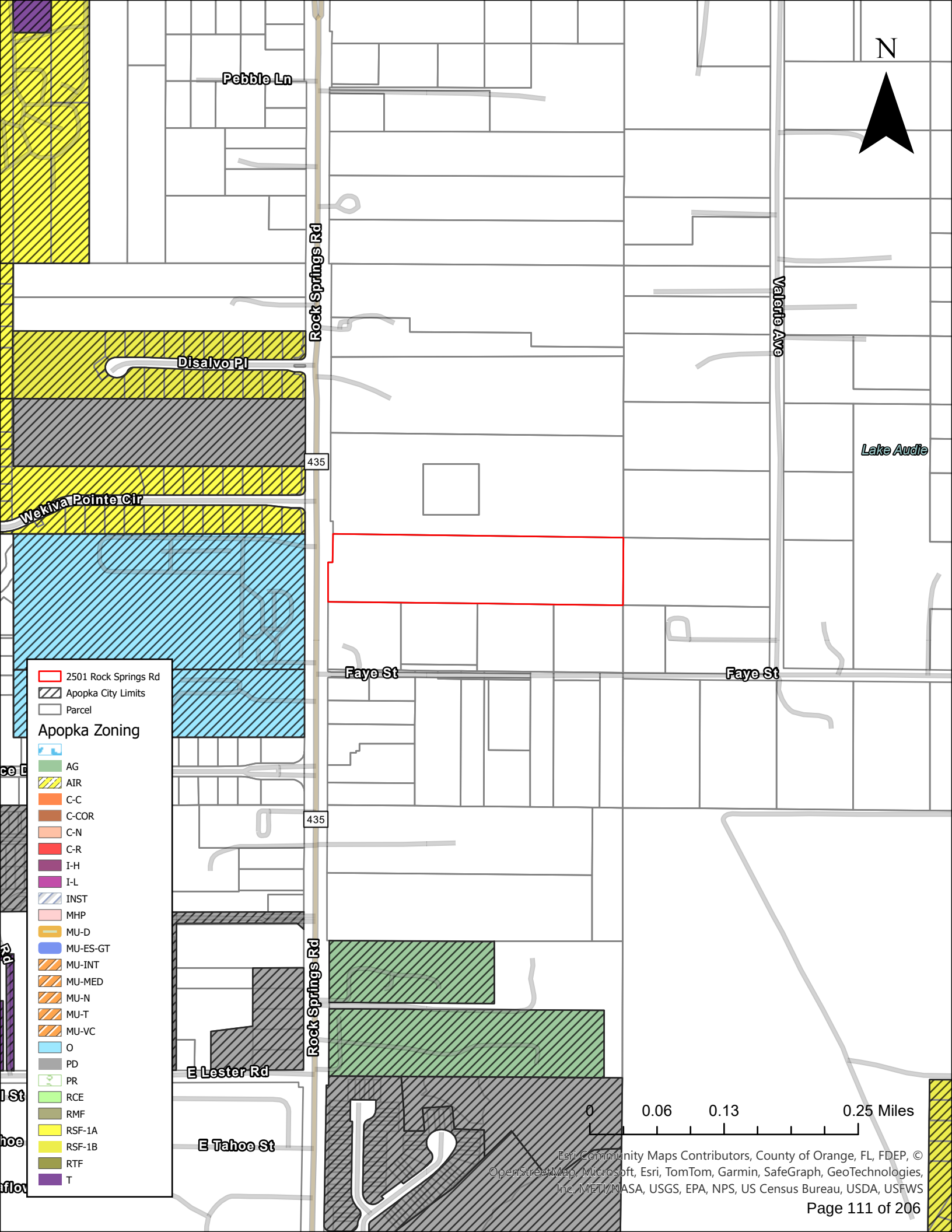
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Apopka Future Land Use

- AG
- AG-E
- AG-HOME
- COMM
- CONSV
- FLU-IP
- HDR-25
- IND
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- MU
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Rock Springs Rd

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E Tahoe St

2501 Rock Springs Rd

Apopka City Limits

Parcel

Apopka Zoning

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- C-COR
- C-N
- C-R
- I-H
- I-L
- INST
- MHP
- MU-D
- MU-ES-GT
- MU-INT
- MU-MED
- MU-N
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- RSF-1B
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OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies,
Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO RSF-1B (RESIDENTIAL SINGLE-FAMILY DISTRICT—LARGE LOT), FOR CERTAIN REAL PROPERTY GENERALLY LOCATED AT 2501 ROCK SPRINGS ROAD; OWNED BY BSC-ROCK SPRINGS EAST LLC, COMPRISING 9.63 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

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

WHEREAS, Elisabeth Crane has requested a change in zoning on said property as identified in Section I of this ordinance; and

WHEREAS, the proposed RSF-1B (Residential Single-Family District—Large Lot) District zoning has been found to be consistent with the City of Apopka Comprehensive Plan, and the City of Apopka Land Development Code.

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

Section I. That the zoning classification of the property described in Exhibit A, being situated in the City of Apopka, Florida, is hereby RSF-1B District, as defined in the Apopka Land Development Code, and with the following provision:

Section II. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida. The applicant shall obtain all approvals as required, if any, per the Orange County Charter and the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

Section III. That the Community Development Director, or the Director's designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

Section IV. That if any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

Section V. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VI. That this Ordinance shall take effect upon the date of adoption.

ORDINANCE NO. 3099

PAGE 2

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ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this
____ day of _____, 2025.

READ FIRST TIME: June 4, 2025

54

READ SECOND TIME AND
ADOPTED: _____

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

Cliff Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: April 18, 2025

55

EXHIBIT "A"
Parcel Identification Number(s): 27-20-28-0000-00-072

Location Map





Orange County Public Schools

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

FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER

April 4, 2025

E-MAIL: ELISABETH.CRANE@GRAY-ROBINSON.COM

Elisabeth M. Crane, ESQ
Gray Robinson, P.A.
301 E. Pine St, Suite 1400
Orlando, FL 32801

Application APK-25-009 2501 Rock Springs Road

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 #:	Ord #3098, #3099
Project Name:	2501 Rock Springs Road
OCPS Completed Application Date:	04/02/25
Parcel #(s):	27-20-28-0000-00-072
Requested New Units (#):	SF: 19 MF: TH:
Vested Unit(s):	SF: MF: TH:
Total Project Units:	19
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:

	Rock Springs ES	Apopka Memorial MS	Apopka HS
Jurisdictional Analysis	N/A	N/A	Apopka-61.11% Unincorporated-37.74%

Given the above analysis, this project does not meet the minimum criteria established by the Orange County Charter and Code to proceed through the joint approval process with the identified significantly affected local government(s). Additional information on the joint approval process can be obtained from City of Apopka.

This determination expires on October 01, 2025 OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from City of Apopka by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

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

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

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

Sincerely,



Tamara L. Pelc
Administrator, Facilities Planning

SK/tp

Attachments – Attachment A: Detailed Capacity Analysis

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

Attachment A



School Capacity Determination

User ID SV

April 4, 2025

11:00:01

Project ID:

CEA – APK – 25 – 009

Valid Until: October 1, 2025

Project Name: 2501 ROCK SPRINGS ROAD SMALL-SCALE FUTURE LAND USE AMEN			
Unvested Units	Single Family Units:	19	Single Family Units: 0
	Multi Family Units:	0	Multi Family Units: 0
	Multi Family High Rise Units:	0	Multi Family High Rise Units: 0
	Town Homes Units:	0	Town Homes Units: 0
	Mobile Home Units:	0	Mobile Home Units: 0
Vested Units			

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	AA		
	School:	ROCK SPRINGS ES	APOPKA MS	APOPKA HS
	Analysis of Existing Conditions			
	School Capacity (2023-2024)	832	1,036	3,390
	Enrollment (2023-2024)	682	857	3,449
	Utilization (2023-2024)	87.0%	101.0%	110.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	233	179	0
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	High School
	Encumbered Capacity	52	17	232
	Reserved Capacity	0	0	0
	Adjusted Utilization	88.2%	84.4%	108.6%
	Adjusted Available Seats	181	162	0
	Analysis of Proposed Development			
	Students Generated	3.382	1.786	2.527
	Adjusted Utilization	88.6%	84.5%	108.7%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	AVAILABLE	NOT AVAILABLE
	Number of Seats to Mitigate	0.000	0.000	2.527

ROCK SPRINGS ES	
APOPKA MS	
APOPKA HS	

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.

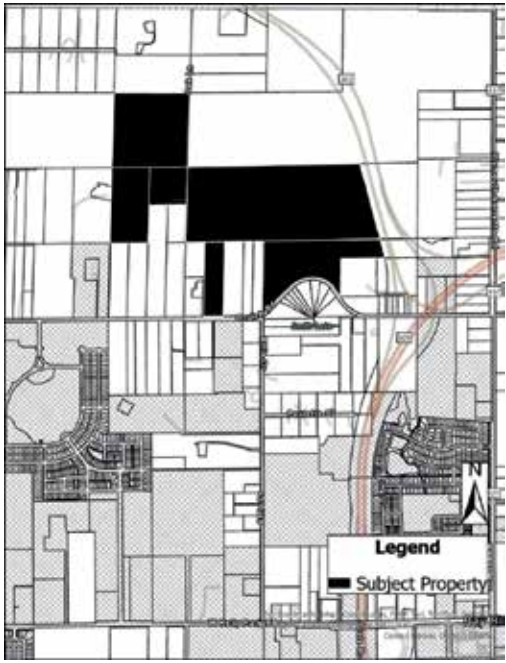
Peyton Daniel Sheyda, 26, 954 Counts Crest Cir., Apopka, DUI-unlawful blood alcohol, DUI-influence of alcohol or drugs.

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.



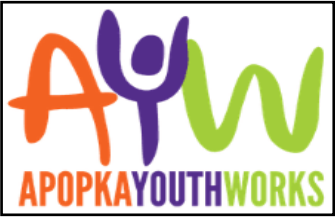
Apopka Youth Works seeking interns, employers this summer

Applications open through April 30

Staff Reports

Returning this summer, the yearly Apopka Youth Works program is taking applications now until April 30 from students ages 15 to 19 for internships and from businesses seeking interns. The program intends to equip area youth ages 15 to

19 with work experience, practical skills and career possibilities. To prepare youth for the workforce, Apopka Youth Works program will provide one week of work readiness training 1-5 p.m. from June 2 through June 4 at the Apopka Community Center. The training program will contain three different tracks, depending on age range, monetary incentive and lessons:



In Explore, students ages 14 and 15 years can make up to a \$1,200 incentive while learning about careers, college life and financial aid. In Engage, students ages 15 and 16 years can make up

to a \$1,200 incentive while being involved in different workplaces and growing a portfolio. In Experience, students ages 17, 18 and 19 years can make \$15 per hour for 30 hours per week during a four-week paid internship and one week of skills training. Apopka Youth Works is a partnership between city of Apopka and CareerSource Central Florida, which will pay the interns, thus alleviat-

ing participating employers from any financial burden while encouraging interns to succeed. Participating employers can guide and mentor youth, lend to area talent development, and foster relationships with budding employees. For participating businesses, the Summer Youth Program Experience Track will have two sessions, each four weeks long with interns

available to work 30 hours per week: Session A, from June 9 to July 6; and Session B from July 14 to August 8. Youth interested in joining Apopka Youth Works may visit shorturl.at/28dom for more information and to apply for the program. Youth who are Apopka residents can use AYW as referral code. Interested employers may visit shorturl.at/Zlqa4 to fill out an application.

Williams

Continued from page 1A

ship with the other Department Heads and City Council makes Radley a great choice. It is especially important as we go into the 2025–26 budget season to have someone in the City Administration position.” Williams will split his work schedule into two sections to focus on each position. As parks and recreation director, Williams will work from 8 a. m. to 11 a. m. at the Northwest Recreation Complex, then from 12:30 to 5 p.



Photo by Marshall Tempest

m. at City Hall to focus on his interim city administrator duties, according to Nelson’s email.

As he brings other parks and recreation colleagues into management positions, his hours as interim city administrator will increase until he transitioned full-time into his new position. “Please help me welcome Radley to his new role and I thank you in advance for your cooperation as we look forward to a smooth transition,” Nelson wrote in the email. Williams is succeeding Jacob Smith, whom Nelson

had terminated last month due to a communication breakdown between the two. The breakdown culminated in Smith deleting emails from the governor’s office and the Florida League of Cities, according to information from the city of Apopka information technology department. In the emails, the state Department of Government Efficiency was requesting municipalities to send reviews of their financial solvency for an April 8 deadline.



Photo by Marshall Tempest

Mayor Bryan Nelson announced on April 17 that Radley Williams would become interim city administrator.

Former House speaker to attend prayer breakfast

Staff reports

Over 400 community leaders will gather for prayer and a message from keynote speaker Paul Renner, former speaker of the Florida House of Representatives, at the Apopka Mayor’s Prayer Breakfast next month. Sponsored by the Apopka Christian Ministerial Alliance (ACMA), the Apopka May-

or’s Prayer Breakfast will take place on May 1 at the Apopka Community Center, 519 S. Central Ave., Apopka. Doors open at 6:30 a.m. for breakfast and the preliminary program. The formal program will begin at 7 a.m. and end at 8:30 a.m. The Apopka Mayor’s Prayer Breakfast coincides with National Day of Prayer, the first Thursday of every May.

The ACMA will also present the Community Pillar Award to an individual who has been an outstanding example of community service. Tickets are \$40 each. Table sponsorships on gold, silver, and bronze tiers are available for purchase. For more information and to purchase tickets and sponsorships, visit ACMAonline.org. In addition to being the

speaker of the Florida House of Representatives from 2022 to 2024, Renner is also a U.S. Navy veteran, former prosecutor and business attorney. As speaker of the Florida House, Renner supervised at least 500 employees, shaped two balanced state budgets totaling \$100 billion, appointed committee and subcommittee chairs, and established the agenda for all legislation in-

troduced and approved by the chamber. Raised in northeast Florida, Renner received his Bachelor of Arts in history at Davidson College in North Carolina, and a Juris Doctorate at the University of Florida, Levin College of Law. Renner calls Palm Coast home with his wife and their two children. “Paul is committed to reclaiming our institutions from



Paul Renner

the left and returning our country to its core foundations,” according to a press release from ACMA.

CITY OF APOPKA
PUBLIC HEARING NOTICE
SPECIAL EXCEPTION

NOTICE is hereby given that **Camila Neira** has made an application, in accordance with Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 4.2.2.C to the City of Apopka Planning Commission for a **SPECIAL EXCEPTION TO ALLOW THE USE OF “CHILD CARE FACILITY ” IN THE RESIDENTIAL SINGLE-FAMILY ESTATE (RSF-1A) ZONING DISTRICT.**

This application relates to the following described property located at 4410 Chandler Road and 4420 Chandler Road:

Parcel Identification Number(s):**18-20-28-0000-00-030,18-20-28-0000-00-063**
Contains: 5.12 +/- acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider the Special Exception request at its scheduled meeting in the City Council Chambers of the Apopka City Hall on **Tuesday, May 13, 2024, beginning at 5:30 P.M.,** or as soon thereafter as possible.

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

Apopka Planning Commission
Community Development Department

April 18, 2025

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

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

ORDINANCE NO. 3098
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE FUTURE LAND USE FROM “COUNTY” RURAL TO RVLS (RESIDENTIAL VERY LOW SUBURBAN), FOR CERTAIN REAL PROPERTY LOCATED 2501 ROCK SPRINGS ROAD; OWNED BY BSC-ROCK SPRINGS EAST LLC COMPRISING 9.63 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

and
ORDINANCE NO. 3099
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITION) TO RSF-1B (RESIDENTIAL SINGLE-FAMILY DISTRICT—LARGE LOT), FOR CERTAIN REAL PROPERTY LOCATED 2501 ROCK SPRINGS ROAD; OWNED BY BSC-ROCK SPRINGS EAST LLC COMPRISING 9.63 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Parcel Identification Number(s): **27-20-28-0000-00-072**
Contains: 9.63 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, May 13, 2025 beginning at 5:00 P.M.,** or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for **Ordinance Number 3098 and 3099** 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, June 4, 2025 beginning at 1:30 P.M.**

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

Apopka City Council
Apopka Planning Commission
Community Development Department

April 18, 2025

Page 119 of 206



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



Riley Willis and Matthew Touchet stood out in the loss. Willis collected three of the team's seven goals and Touchet tallied one goal and one of the team's three assists. Apopka's faceoff specialist Colt Hoyt also recorded 16 faceoff wins, dominat-

The Apopka goalies saved nine shots and allowed 10 for a save percentage of 47.36. Nya Makonnen allowed eight goals and had five saves, while Parker Aho allowed just two goals and had four saves.



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

HUNT CLUB MEDICAL

*Family Practice
& Internal Medicine*

**WE ARE NOW
OFFERING A TELE-VISIT
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Pinida Toochinda MD
Whitney Dailey PA-C
Elisabeth Duer PA-C
Kristen Consiglio PA-C
Roshani Levister PA-C**

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City of Apopka CITY COUNCIL STAFF REPORT

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

Item #: 3.

Meeting Date: June 4, 2025

Department: Community Development

SUBJECT:

Ordinance No. 3103 - First Reading - Small Scale Future Land Use Amendment - 438 North Park Avenue

REQUEST:

Accept first reading of Ordinance No. 3103 and hold it over for second reading and adoption on June 18, 2025.

SUMMARY:

Owner(s): Nicholas Diangelis and Stephanie Diangelis

Applicant: Nicholas Diangelis

Parcel Identification Number(s): 04-21-28-2204-01-110

Location: 438 N Park Avenue

Existing Future Land Use: County Low Density Residential

Proposed Future Land Use: Commercial

Existing Use(s): Single Family Home

Existing Zoning: T (Transitional) Zoning District

Tract Size: 0.66 +/- Acres

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	Commercial	C-C (Community Commercial District)	Restaurants
East	Institutional	O (Office District)	Middle School
South	Office, Residential Low	O (Office District), RSF-1B (Residential Single-Family District – Large Lot)	Wellness Center, Single-Family Residence
West	County Low Density Residential	County R-1 (Residential District)	Single-Family Residence

PROJECT SUMMARY:

The applicant has submitted a Small-Scale Future Land Use Amendment from County Low Density Residential to City Commercial for a 0.66 acre parcel located at 438 North Park Avenue. A single-family home currently exists on the property. The applicant is requesting the Small-Scale Future Land Use Amendment to allow commercial uses on the property and to be compatible with the proposed zoning of the property which is C-C (Community Commercial) zoning per Land Development Code Table 1.8.2. The proposed Commercial future land use designation is compatible with the surrounding area as properties to the north have a future land use designation of Commercial.

Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and the extent to which the proposed amendment:

- a. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted

City plans;

- Applicant's response: Yes, it is consistent with the area.
 - Staff response: Staff has no objection.
- b. Is in conflict with any provisions of the LDC;
- Applicant's response: No, it does not have any conflicts with the LDC.
 - Staff response: Staff has no objection.
- c. Addresses a demonstrated community need;
- Applicant's response: Yes, because there is a demand for properties with commercial zoning.
 - Staff response: Staff has no objection.
- d. Is required by changed conditions;
- Applicant's response: Yes, I am doing a rezoning and future land use for the same property as I need both together to get that c-c zoning.
 - Staff response: Staff has no objection.
- e. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
- Applicant's response: Yes, it is compatible because there are other commercial businesses in the area.
 - Staff response: Staff has no objection.
- f. Would result in a logical and orderly development pattern;
- Applicant's response: Yes, because it will match with the surrounding properties.
 - Staff response: Staff has no objection.
- g. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and
- Applicant's response: No, it will not have such impacts from what is there.
 - Staff response: Staff has no objection.
- h. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).
- Applicant's response: Yes, it will because it is already established in the surrounding area.
 - Staff response: Staff has no objection.

ORANGE COUNTY NOTIFICATION:

The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on November 27, 2024.

PUBLIC HEARING SCHEDULE:

May 13, 2025 – Planning Commission (5:30 P.M.)

June 4, 2025 – City Council (1:30 P.M.), First Reading

June 18, 2025 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:

April 18, 2025 – Apopka Chief

April 21, 2025 – Mailed notices to adjacent property owners

April 21, 2025 – Posters placed on property

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES

Direction	Future Land Use	Zoning	Present Use
North	Commercial	C-C (Community Commercial District)	Restaurants
East	Institutional	O (Office District)	Middle School

South	Office, Residential Low	O (Office District), RSF-1B (Residential Single-Family District – Large Lot)	Wellness Center, Single-Family Residence
West	County Low Density Residential	County R-1 (Residential District)	Single-Family Residence

II. LAND USE ANALYSIS

The subject property is located on the North Park Avenue corridor that is comprised of commercial businesses just north of the Mixed-Use Downtown Zoning District. Other parcels with Commercial Future Land Use exist in this area of the City. The property currently has an existing single-family home and is approximately 0.66 acre in size. This future land use amendment is being requested to be compatible with the proposed zoning of the property which is C-C (Community Commercial District). The parcel is not located in the following areas:

Wekiva Parkway Interchange Vision Plan Area: No

Wekiva River Protection Area: No

Area of Critical State Concern: No

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

City of Apopka Comprehensive Plan Policies:

Future Land Use Element:

Policy 3.1.i

Commercial

Primary uses shall be for business, commerce, and convenience shopping which may be neighborhood or community oriented. The maximum floor area ratio shall be .25 gross floor area. Institutional land uses of less than five acres; and public facilities or utilities of less than five acres.

The expansion of strip commercial areas shall be prohibited except in infill areas.

Special exception uses shall include:

- 1) Institutional land uses of five acres or more
- 2) Elementary schools, middle schools and high schools
- 3) Supporting infrastructure and public facilities of five acres or more

Planned Unit Development uses may include:

- 1) All primary land uses
- 2) All special exception uses
- 3) Multifamily development of up to fifteen dwelling units per acre, when located within a primary use structure
- 4) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

Transportation Element:

Policies 1.1 and 1.2 state that the City of Apopka is a Transportation Concurrency Exception Area. The property has existing access from North Park Avenue and Burgust Street.

Infrastructure Element:

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

Conservation Element:

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

Land Use Calculations:

CURRENT: Future Land Use – County Low Density Residential

4 DU/AC X 0.66 ac = 2.64 Units

PROPOSED: Future Land Use – Commercial
0.25 maximum FAR X 0.66 ac = 7,187.4 square feet

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Development Review Committee:

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

Planning Commission:

At its meeting on May 13, 2025, the Planning Commission unanimously recommended approval of the future land use amendment, based on the findings and facts presented in the staff report and exhibits.

Recommended Motion - City Council:

Accept First Reading of Ordinance No. 3103 and hold it over for Second Reading and Adoption on June 18, 2025.

ATTACHMENTS:

1. Ordinance Number 3103
2. Apopka-city-ordinnace-april-18
3. 438 N Park Avenue Maps

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

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

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

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

Section I. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act. The City of Apopka has complied with all requirements of Florida Law in processing this ordinance. The recitals set forth above recitals are hereby adopted.

Section II. Future Land Use Map Amendment. Page 1-32 (Map 1-6) of the Future Land Use Element of the City of Apopka Comprehensive Plan, is hereby amended to change the land use from County Low Density Residential to City Commercial for Nick Diangelis and Stephanie Diangelis at 438 N Park Avenue, comprising 0.66 acres more or less; as shown and further described in Exhibit “A” attached hereto.

Section III. Applicability and Effect. The applicability and effect of the City of Apopka Comprehensive Plan shall be as provided by the Community Planning Act as set forth in Chapter 163, *Florida Statutes*.

Section IV. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section V. Conflicts. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

Section VI. Effective Date. This Ordinance shall become effective thirty-one (31) days after adoption. If challenged within thirty (30) days after adoption, the Ordinance shall become effective after the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small-scale development amendment is in compliance with applicable law.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this _____ day of _____, 2025.

READ FIRST TIME: June 4, 2025

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: April 18, 2025

EXHIBIT "A"
Parcel Identification Number(s): 04-21-28-2204-01-110
Acreage: 0.66 +/- Acres



438 N Park Avenue
Parcel

0 0.04 0.08 0.16 Miles





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

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Riley Willis and Matthew Touchet stood out in the loss. Willis collected three of the team's seven goals and Touchet tallied one goal and one of the team's three assists. Apopka's faceoff specialist Colt Hoyt also recorded 16 faceoff wins, dominat-

The Apopka goalies saved nine shots and allowed 10 for a save percentage of 47.36. Nya Makonnen allowed eight goals and had five saves, while Parker Aho allowed just two goals and had four saves.



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.

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April 18, 2025

HUNT CLUB MEDICAL *Family Practice & Internal Medicine*

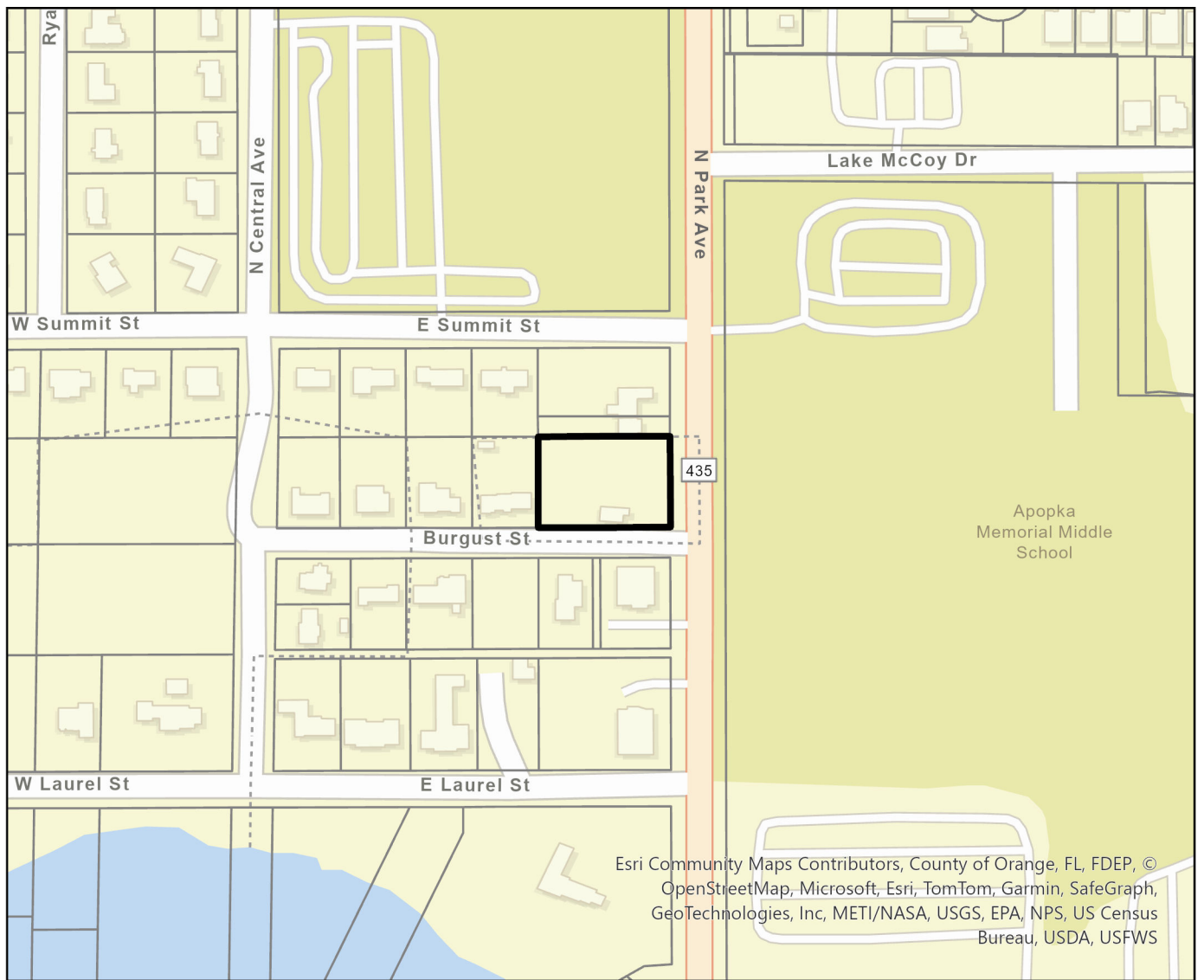
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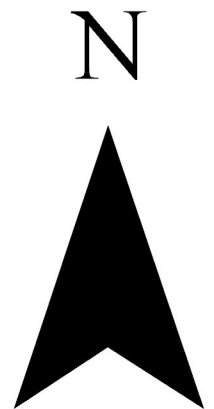
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- 438 N Park Avenue
- Parcel

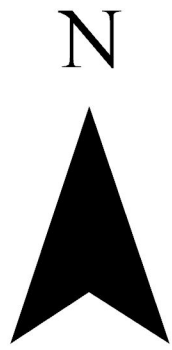
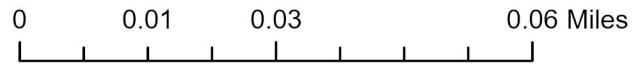
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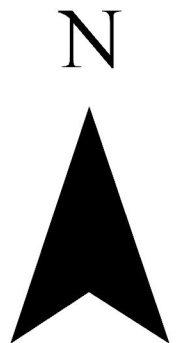
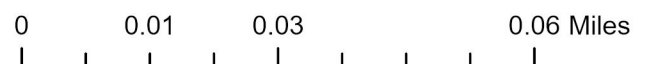
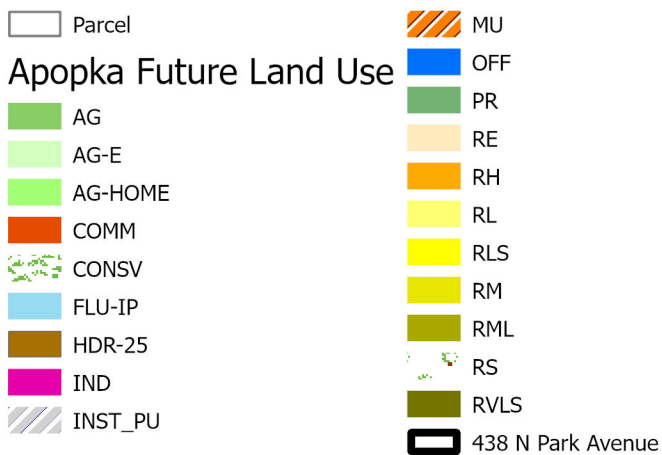
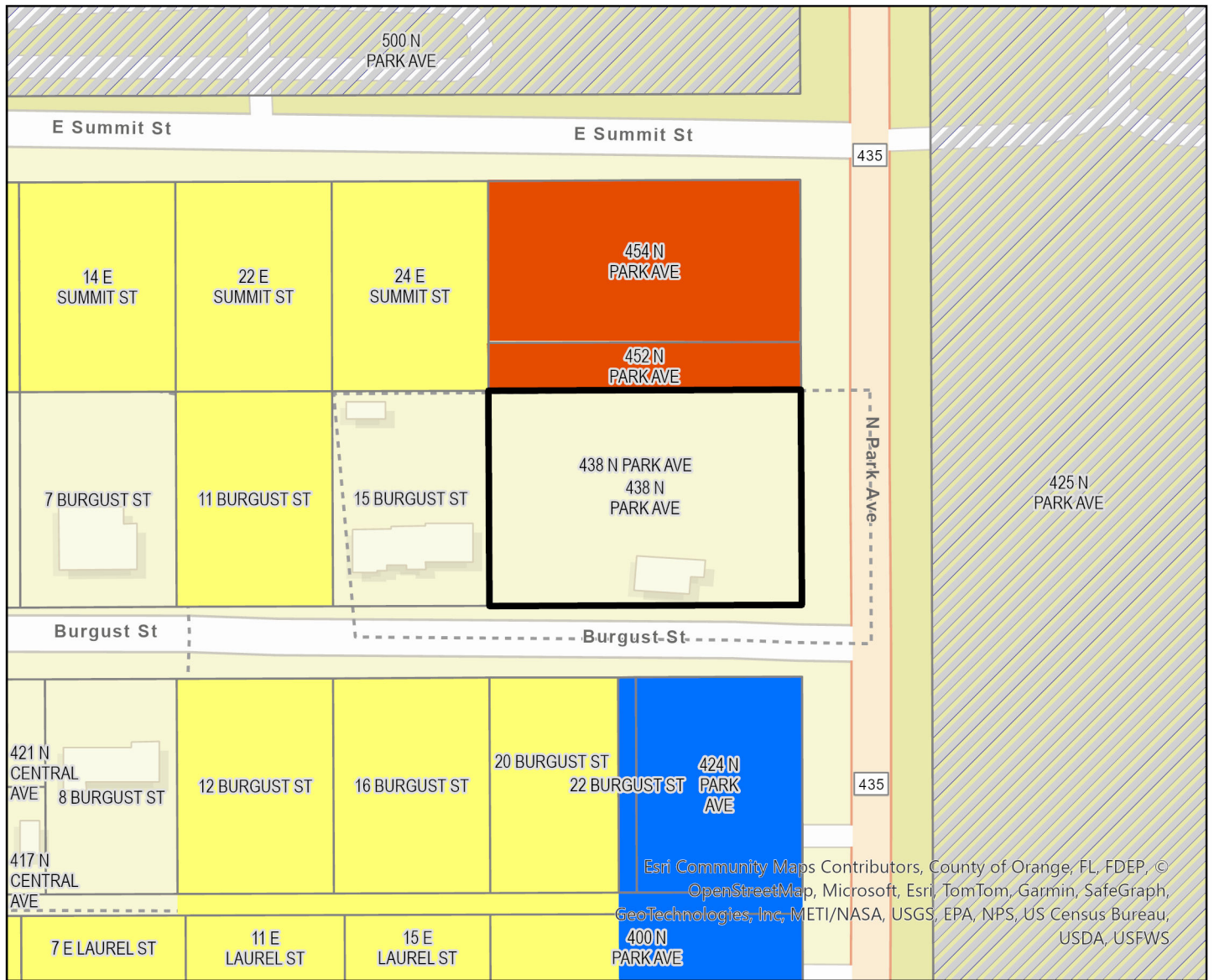


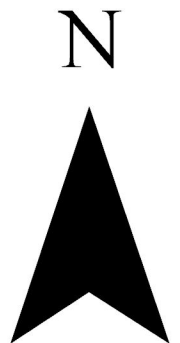
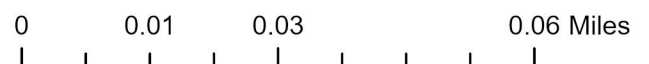
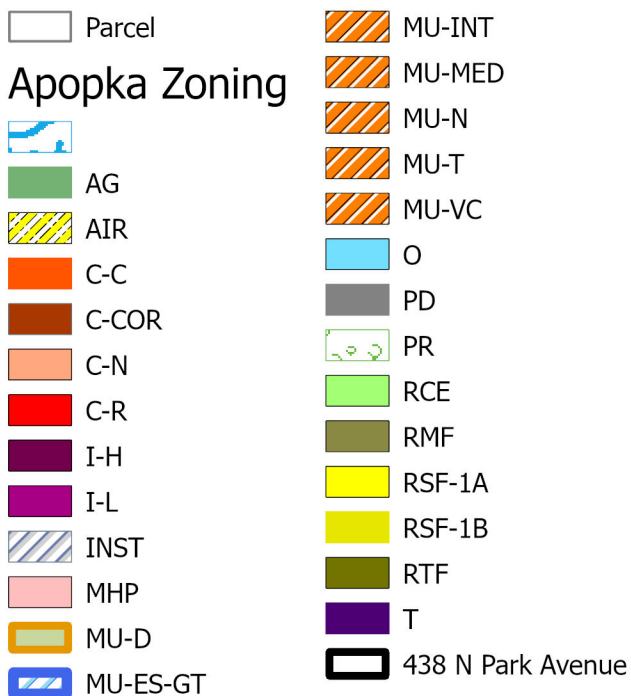
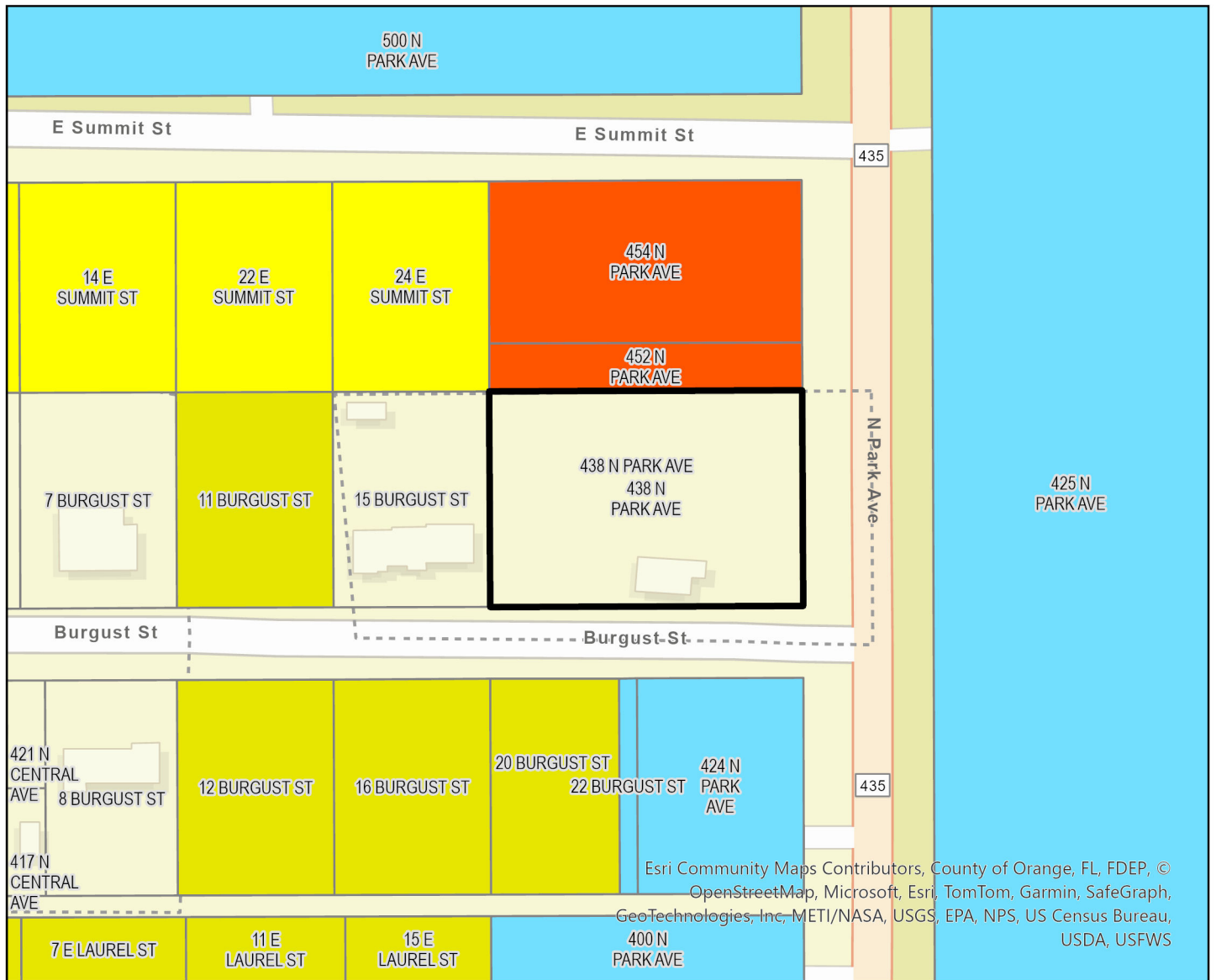


State of Florida, Maxar, Microsoft

-  Parcel
-  438 N Park Avenue









City of Apopka CITY COUNCIL STAFF REPORT

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

Item #: 4.

Meeting Date: June 4, 2025

Department: Community Development

SUBJECT:

Ordinance No. 3104 - First Reading - Change of Zoning - 438 North Park Avenue

REQUEST:

Accept First Reading of Ordinance No. 3104 and hold it over for Second Reading and Adoption on June 18, 2025.

SUMMARY:

Owner(s): Nicholas Diangelis and Stephanie Diangelis
Applicant: Nicholas Diangelis
Parcel Identification Number(s): 04-21-28-2204-01-110
Location: 438 N Park Avenue
Existing Future Land Use: County Low Density Residential
Proposed Future Land Use: Commercial
Existing Use(s): Single Family Home
Existing Zoning: T (Transitional) Zoning District
Tract Size: 0.66 +/- Acres

Direction	Future Land Use	Zoning	Present Use
North	Commercial	C-C (Community Commercial District)	Restaurants
East	Institutional	O (Office District)	Middle School
South	Office, Residential Low	O (Office District), RSF-1B (Residential Single-Family District – Large Lot)	Wellness Center, Single-Family Residence
West	County Low Density Residential	County R-1 (Residential District)	Single-Family Residence

PROJECT SUMMARY:

The subject property, which is approximately 0.66 acres in size, is located at 438 North Park Avenue and currently has a single-family home on the property. The applicant is requesting the rezoning of the property to permit commercial uses. The proposed C-C (Community Commercial) zoning district is compatible with the surrounding areas, as many of the properties in the surrounding areas already have zoning designations of commercial, with a few of those properties already having the C-C zoning designation. The existing properties that are zoned C-C are located north of this property and all of them have a frontage facing North Park Avenue as this is considered a commercial corridor.

Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and the extent to which the proposed amendment:

- a. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
 - Applicant's response: Yes, it is consistent with the area.
 - Staff response: Staff has no objection.

- b. Is in conflict with any provisions of the LDC;
 - Applicant's response: No, it does not have any conflicts with the LDC.
 - Staff response: Staff has no objection.
- c. Addresses a demonstrated community need;
 - Applicant's response: Yes, because there is a demand for properties with commercial zoning.
 - Staff response: Staff has no objection.
- d. Is required by changed conditions;
 - Applicant's response: Yes, I am doing a rezoning and future land use for the same property as I need both together to get that c-c zoning.
 - Staff response: Staff has no objection.
- e. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
 - Applicant's response: Yes, it is compatible because there are other commercial businesses in the area.
 - Staff response: Staff has no objection.
- f. Would result in a logical and orderly development pattern;
 - Applicant's response: Yes, because it will match with the surrounding properties.
 - Staff response: Staff has no objection.
- g. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and
 - Applicant's response: No, it will not have such impacts from what is there.
 - Staff response: Staff has no objection.
- h. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).
 - Applicant's response: Yes, it will because it is already established in the surrounding area.
 - Staff response: Staff has no objection.

ORANGE COUNTY NOTIFICATION:

The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on November 27, 2024.

PUBLIC HEARING SCHEDULE:

May 13, 2025 – Planning Commission (5:30 P.M.)

June 4, 2025 – City Council (1:30 P.M.), First Reading

June 18, 2025 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:

April 18, 2025 – Apopka Chief

April 21, 2025 – Mailed notices to adjacent property owners

April 21, 2025 – Posters placed on property

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Development Review Committee (DRC):

Recommends approval of the Change of Zoning from T (Transitional) to C-C (Community Commercial), finding the proposed change consistent with the Comprehensive Plan and Land Development Code, and compatible with the

character of the surrounding areas, based on the findings and facts presented in the staff report and exhibits.

Planning Commission:

At the May 13, 2025 Meeting, the Planning Commission unanimously recommended approval of the change of zoning, based on the findings and facts presented in the staff report and exhibits.

Recommended Motion - City Council:

Accept First Reading of Ordinance No. 3104 and hold it over for Second Reading and Adoption on June 18, 2025.

ATTACHMENTS:

1. Ordinance Number 3104
2. Apopka-city-ordinnace-april-18
3. 438 N Park Avenue Maps

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AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO C-C (COMMUNITY COMMERCIAL), FOR PROPERTY LOCATED AT 438 N. PARK AVENUE; OWNED BY NICHOLAS DIANGELIS AND STEPHANIE DIANGELIS; COMPRISING 0.66 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

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

WHEREAS, the applicant, Nicholas Diangelis, on behalf of the fee simple owners of the Property, submitted an application for a change in zoning on the Property identified and depicted in Exhibit “A,” attached hereto, from T (Transitional) to C-C (Community Commercial); and

WHEREAS, the proposed C-C (Community Commercial) District rezoning of the Property is consistent with the City's Comprehensive Plan and Land Development Code; and

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

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

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

WHEREAS, the City Council of the City of 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 C-C (Community Commercial) Zoning District, as defined in the Apopka Land Development Code.

47 **Section III. Zoning Map.** The Official Zoning Map of the City of Apopka shall be
48 amended to conform to the zoning assignment approved in Section 2 of this Ordinance. The
49 Community Development Director, or the Director's designee, is hereby directed to amend, alter,
50 and implement the official zoning maps of the City of Apopka, Florida, to include said designation.
51

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

57 **Section V. Conflicts.** All ordinances or parts of ordinances in conflict herewith are hereby
58 repealed.
59

60 **Section VI. Effective Date.** This Ordinance shall become effective immediately following
61 such time that its companion future land use map amendment ordinance (Ordinance 3103) takes
62 effect.
63

64
65 ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this
66 ____ day of _____, 2025.

READ FIRST TIME: June 4, 2025

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: April 18, 2025

EXHIBIT A

Parcel Identification Number(s): 04-21-28-2204-01-110

Acreage: 0.66 +/- Acres



438 N Park Avenue
Parcel

0 0.04 0.08 0.16 Miles





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The bass fishin' is still goin' strong in most of the

Congrats to Thad Lacinak
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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



Riley Willis and Matthew Touchet stood out in the loss. Willis collected three of the team's seven goals and Touchet tallied one goal and one of the team's three assists. Apopka's faceoff specialist Colt Hoyt also recorded 16 faceoff wins, dominat-

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When it came to scoring

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April 18, 2025

HUNT CLUB MEDICAL

*Family Practice
& Internal Medicine*

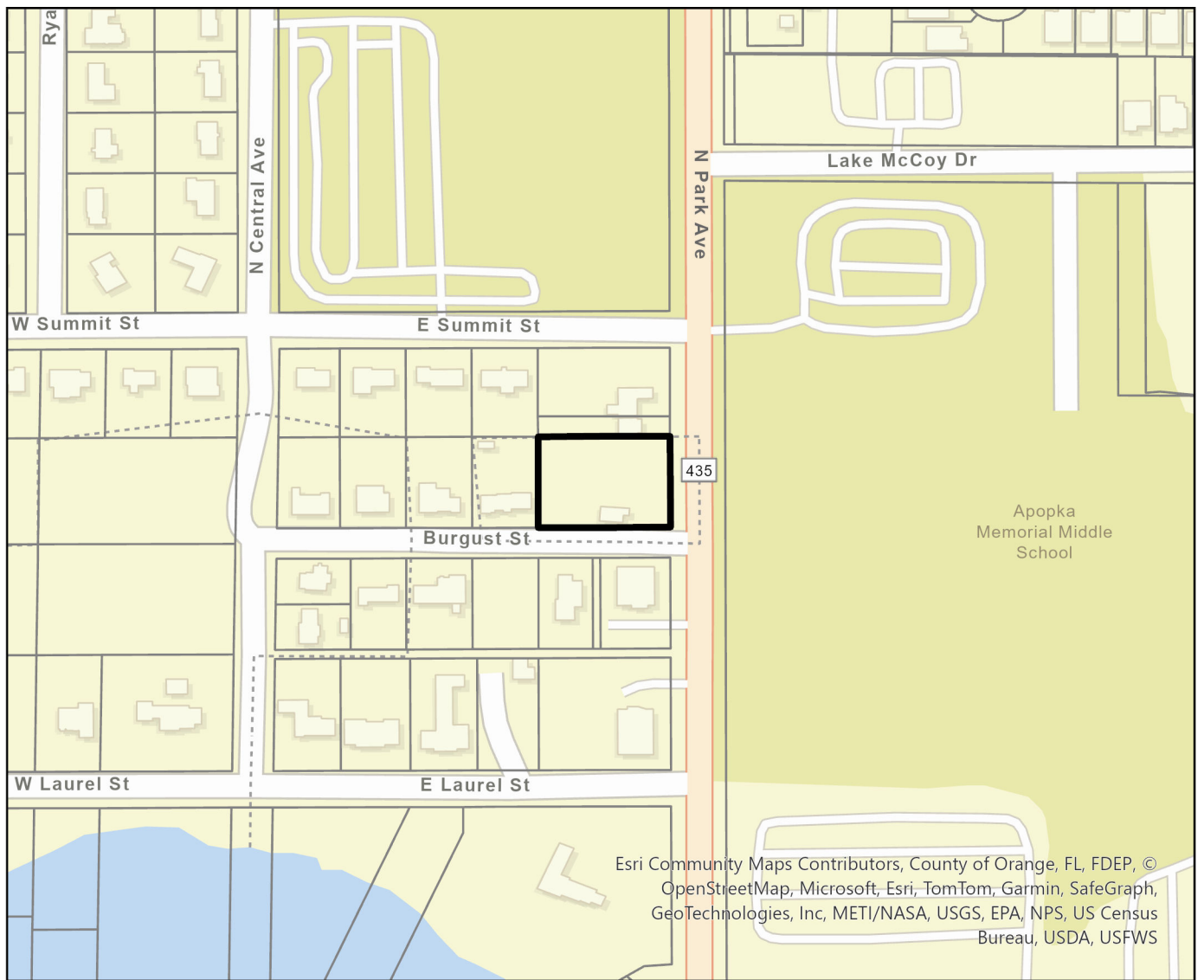
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OFFERING A TELE-VISIT
OPTION AS WELL AS
ONLINE SCHEDULING**

- On-Site X-Ray Lab
- Most Insurance Accepted
- Serving the community
for over 30 years

**Michael Gordon MD
Pinida Toochinda MD
Whitney Dailey PA-C
Elisabeth Duer PA-C
Kristen Consiglio PA-C
Roshani Levister PA-C**

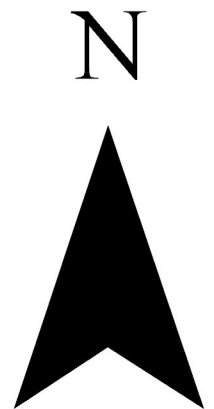
We Take Walk-In Patients 7 Days a Week!

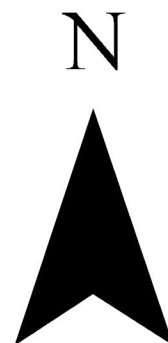
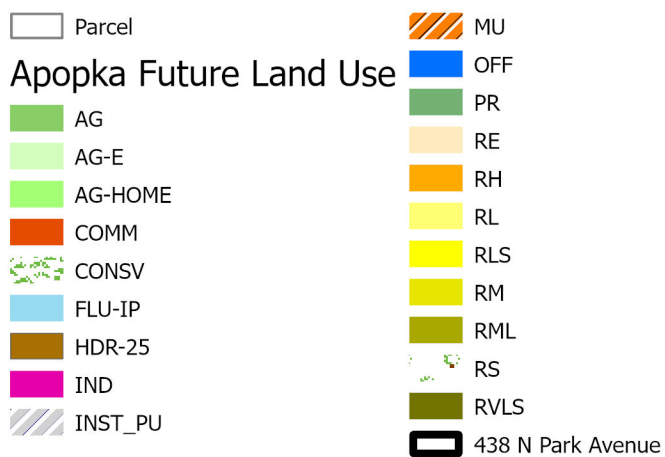
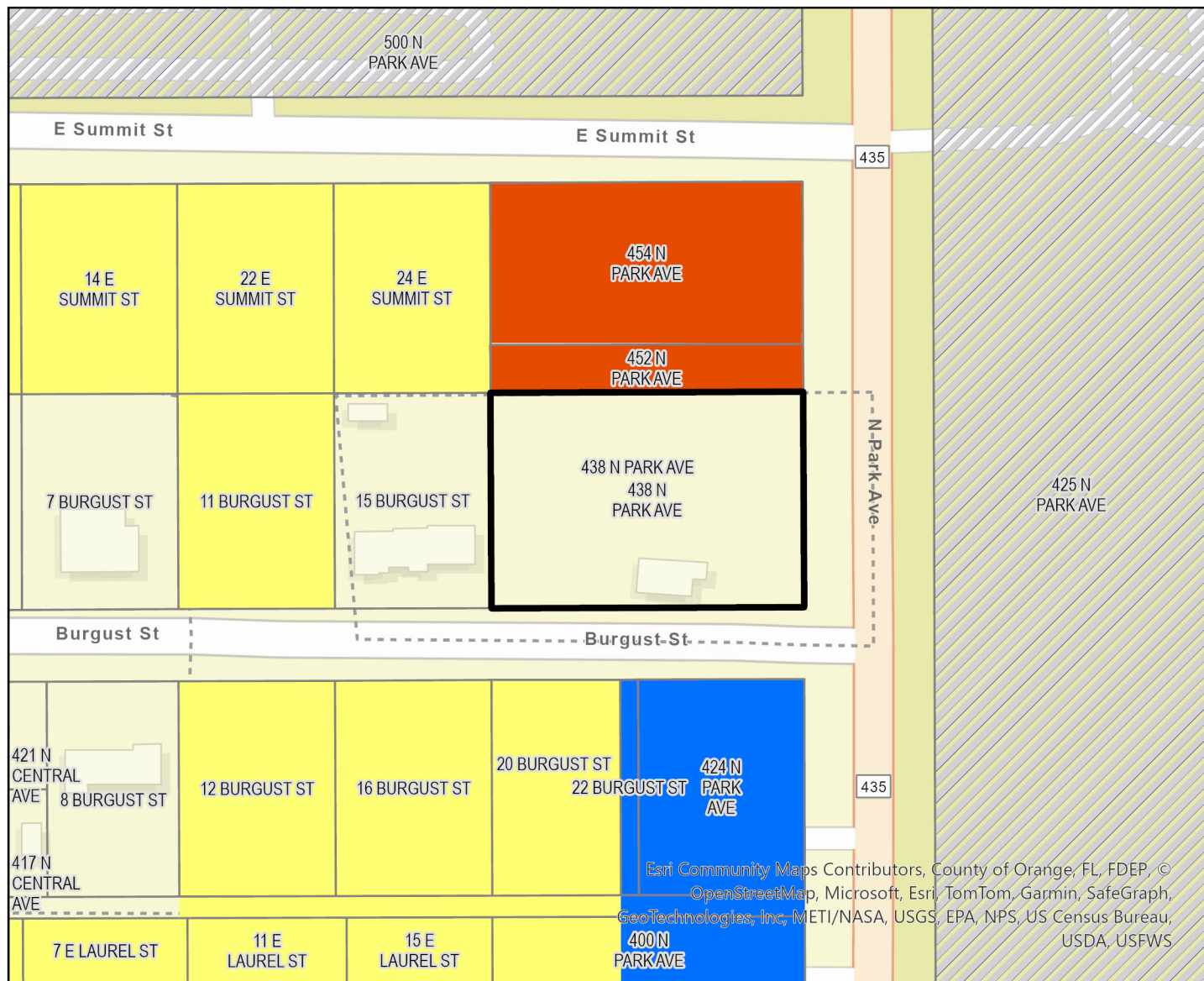
3191 E. Semoran Blvd., Apopka | **407-788-6500** *Enter at McDonald's Hunt Club*
Hours: Mon. thru Thurs. 8-7PM • Fri. 8-6PM • Sat. thru Sun. 8-4PM

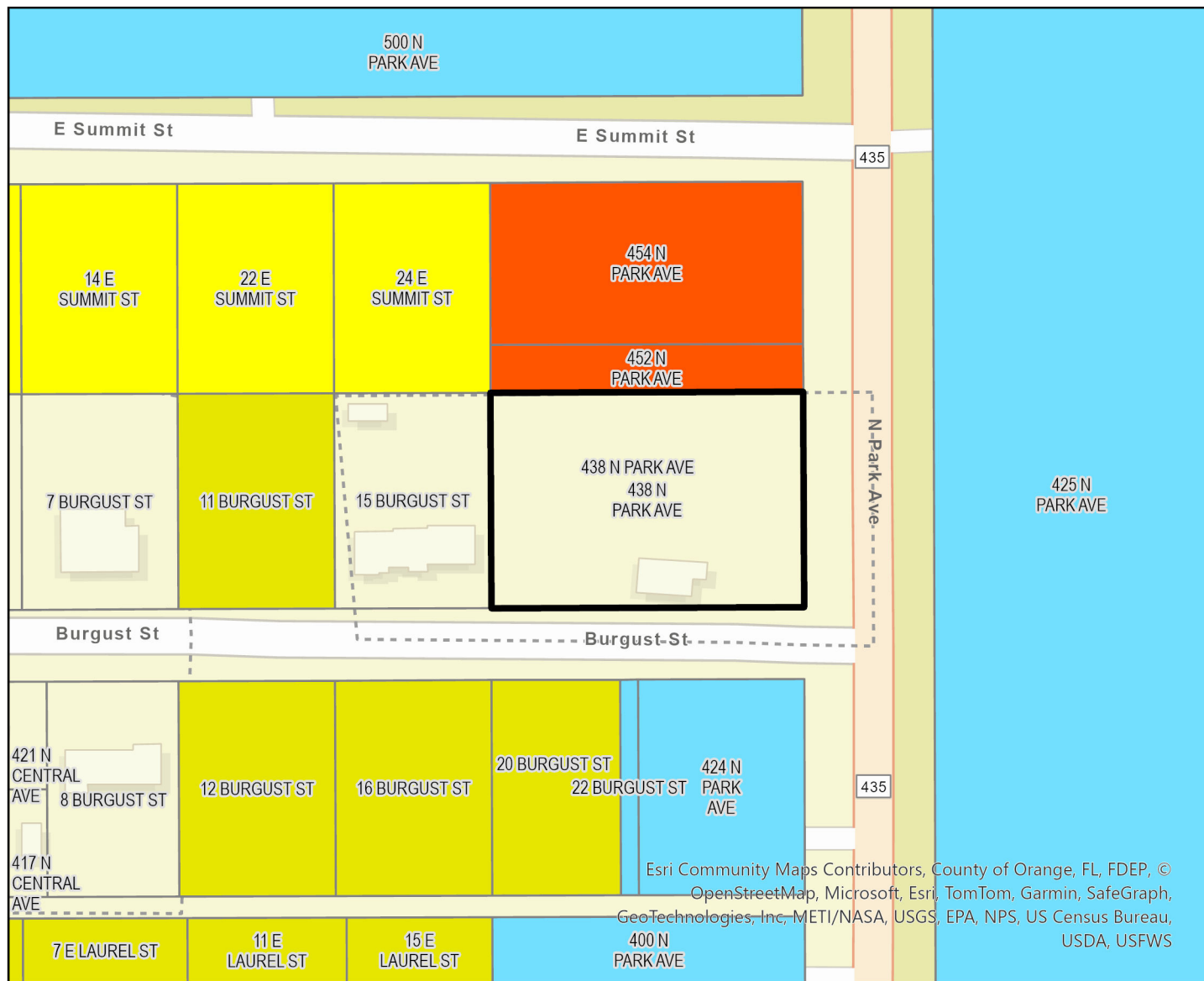


- 438 N Park Avenue
- Parcel

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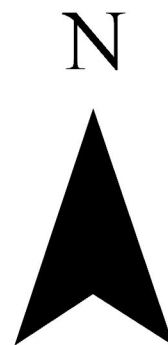






- Parcel
- ### Apopka Zoning
- | | |
|----------|-------------------|
| AG | MU-INT |
| AIR | MU-MED |
| C-C | MU-N |
| C-COR | MU-T |
| C-N | MU-VC |
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| I-L | PR |
| INST | RCE |
| MHP | RMF |
| MU-D | RSF-1A |
| MU-ES-GT | RSF-1B |
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| | 438 N Park Avenue |

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City of Apopka CITY COUNCIL STAFF REPORT

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

Item #: 5.

Meeting Date: June 4, 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.

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 (**tabled to a date certain of June 4, 2025**))

May 21, 2025 (7:00 P.M.)– City Council, Second Reading and Adoption (**tabled based on action of City Council on May 7, 2025**)

DULY ADVERTISED:

April 18, 2025 – Apopka Chief

April 25, 2025 – Apopka Chief

May 23, 2025 – Apopka Chief

May 30, 2025 – Apopka Chief

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Development Review Committee:

Recommends approval of the annexation of Ondich North.

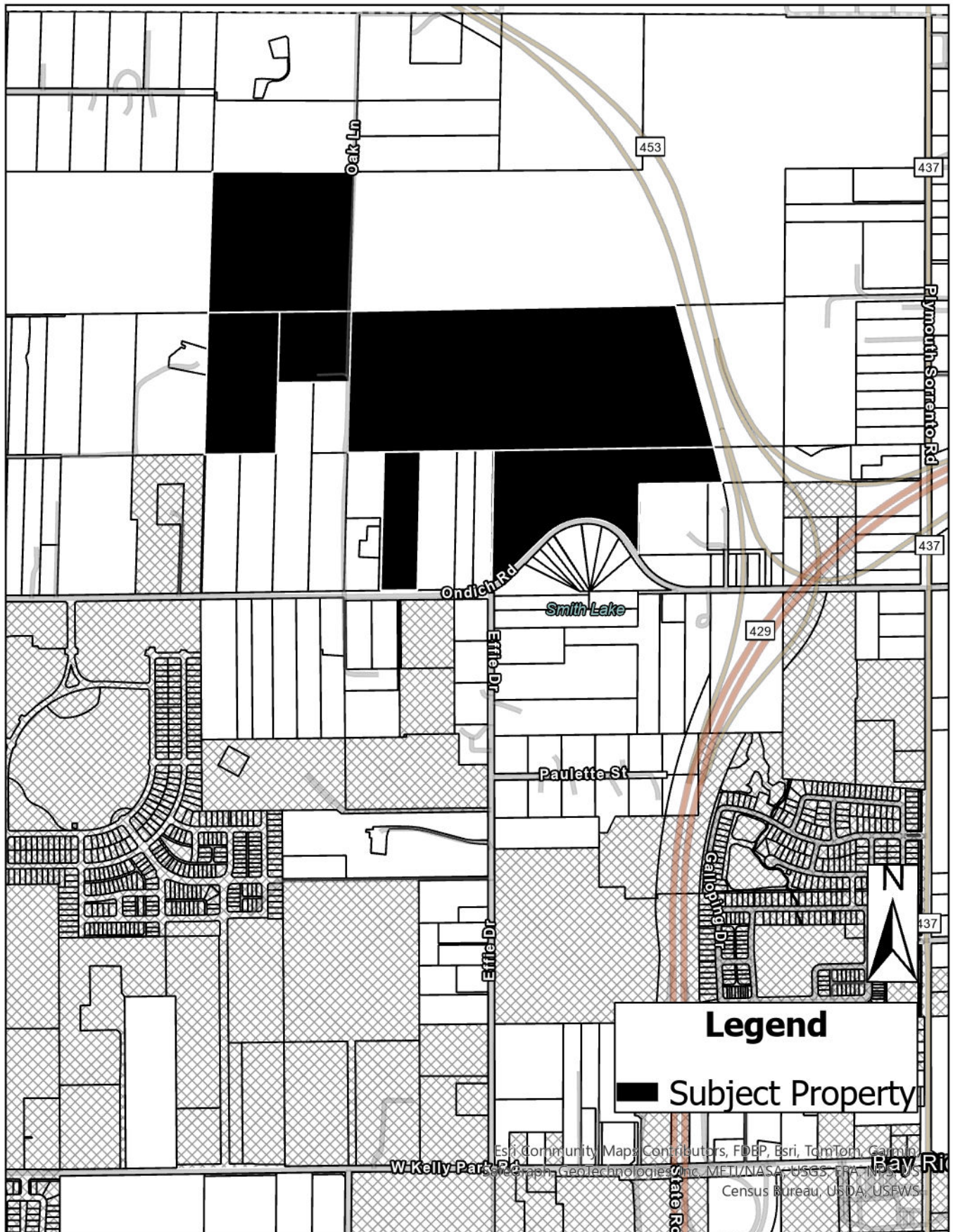
Recommended motion - City Council:

Accept the first reading of Ordinance Number 3107 and hold it over for second reading and adoption on June 18, 2025.

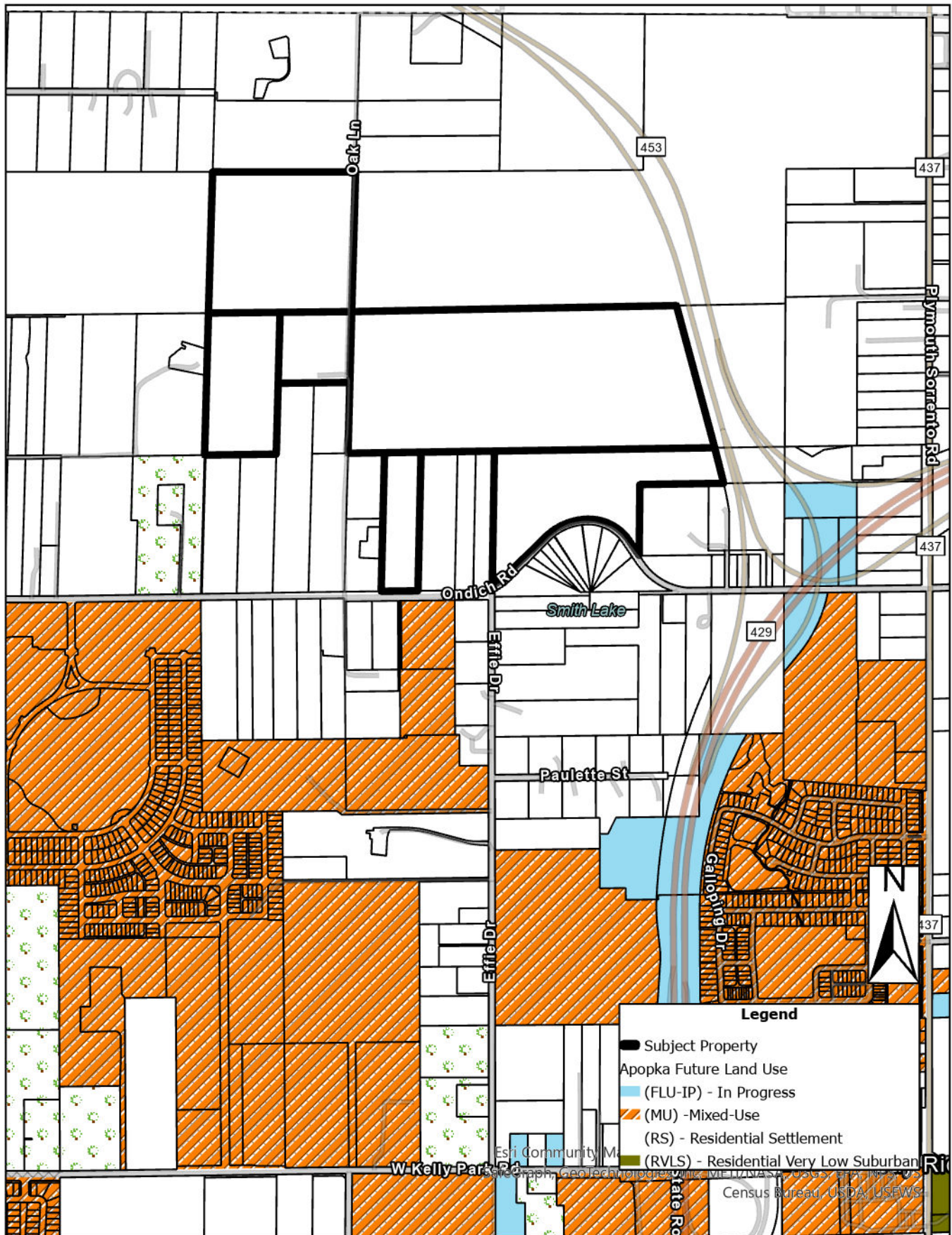
ATTACHMENTS:

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

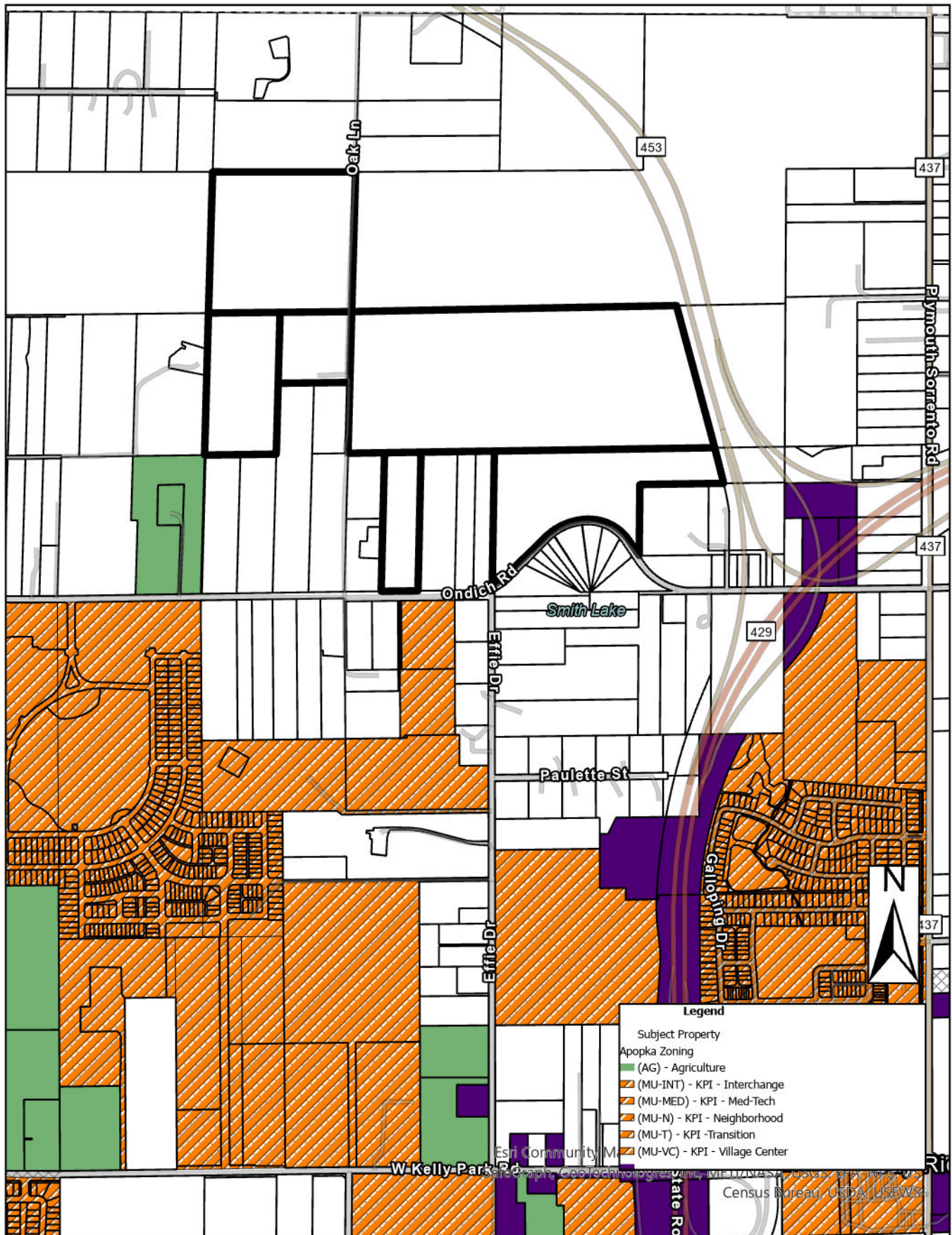
Vicinity



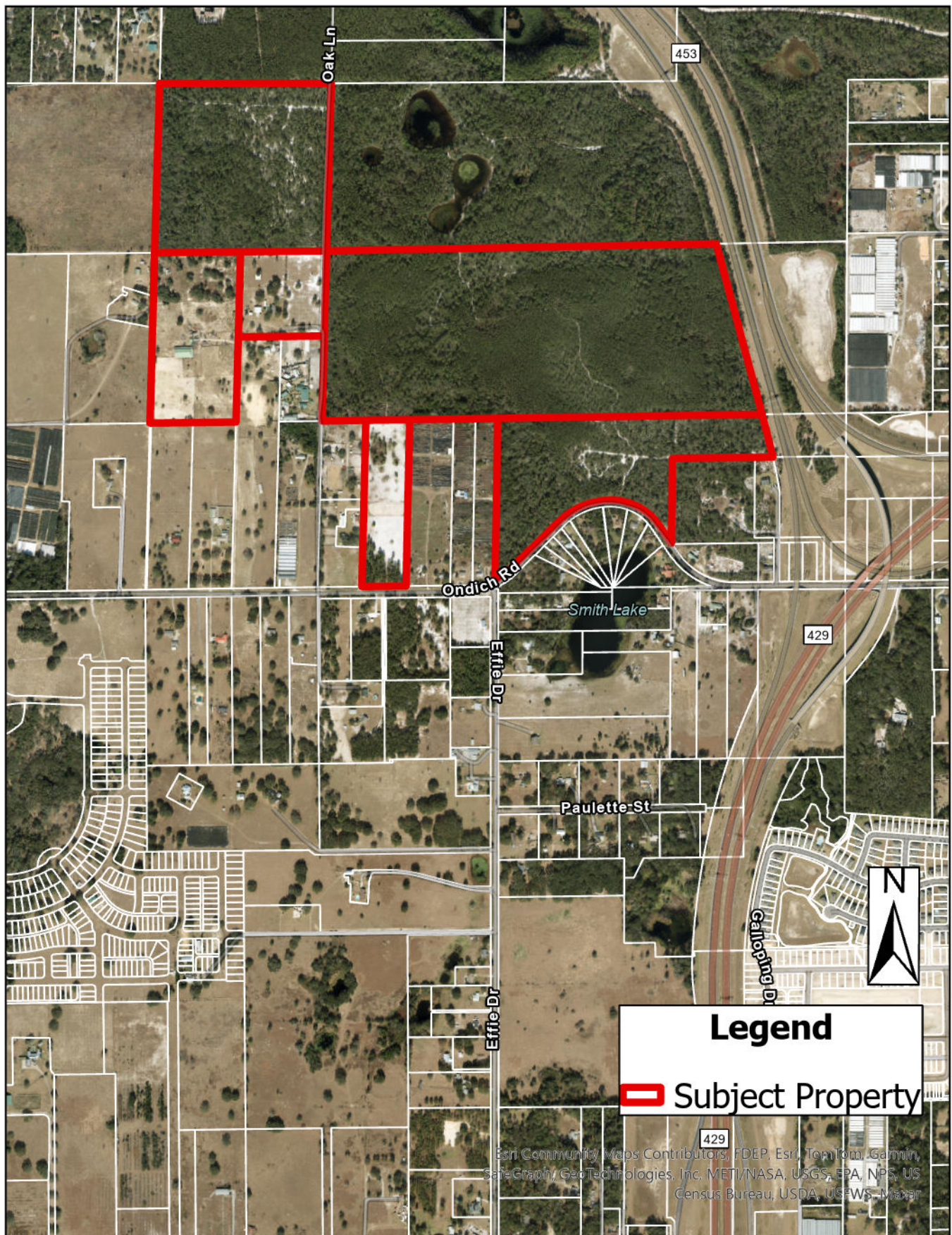
Future Land Use



Zoning



Aerial



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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

(PORTION OF) 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: 196.83 ACRES MORE OR LESS.

Being compact and contiguous to the City of Apopka, and being situated in Orange County, Florida, totaling **196.83 +/- 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.

SECTION VI: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION VII: That this ordinance shall take effect upon passage and adoption, thereafter the City Clerk is hereby directed to file this ordinance with the Clerk of the Circuit Court in and for Orange County, Florida; the Orange County Property Appraiser; and the Department of State of the State of Florida.

READ FIRST TIME: _____

READ SECOND TIME
AND ADOPTED: _____

Bryan Nelson, Mayor

ATTEST:

Susan M. Bone, City Clerk

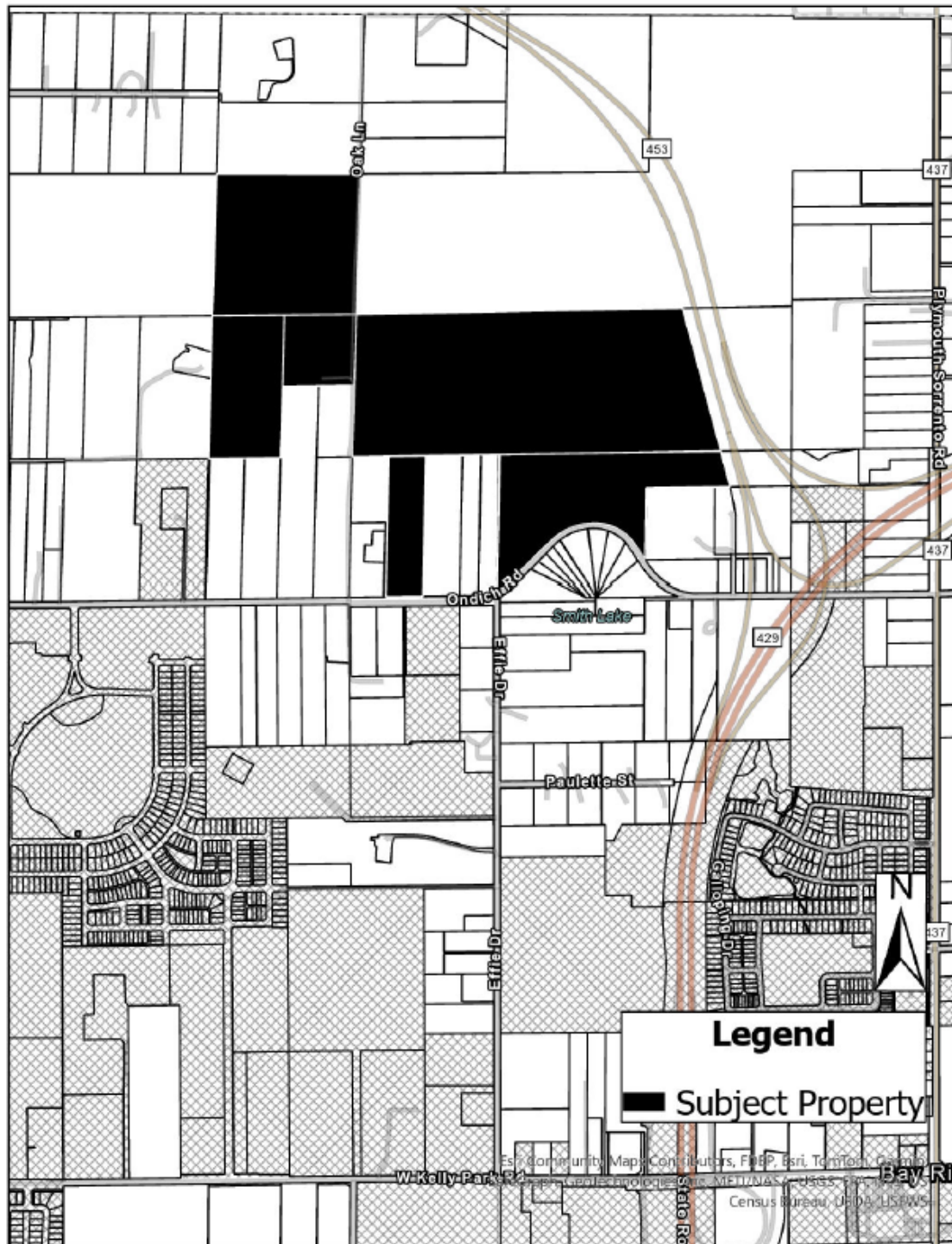
APPROVED as to form and legality

Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: May 30, 2025

EXHIBIT "A"

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 (portion of)





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:

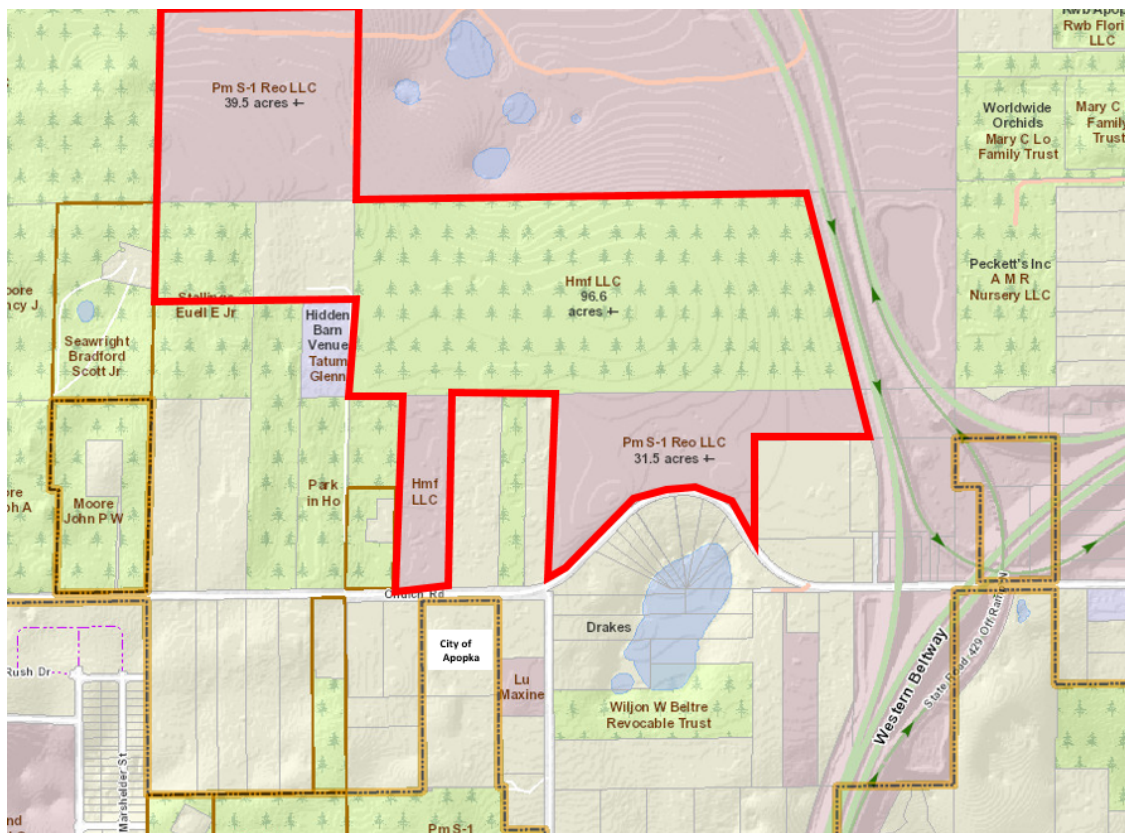
“Contiguous” means that a substantial part of a boundary of the territory sought to be annexed by a municipality is coterminous with a part of the boundary of the municipality. The separation of the territory sought to be annexed from the annexing municipality by a publicly owned county park; a right-of-way 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.

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.

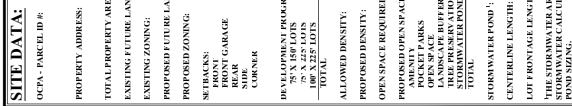
In sum, the proposed annexation of the Property is contiguous with the City. Further, as evidenced by the JPA, the annexation of the Property is consistent with public policy as it is the type of growth contemplated for, and consistent with, this area, and will further the goal of orderly and efficient provision of services to the Property.

[exhibits appear on immediately following pages]



EXHIBIT "A"

[concept plan appears on immediately following page]



CROSSROADS AT KELLY PARK

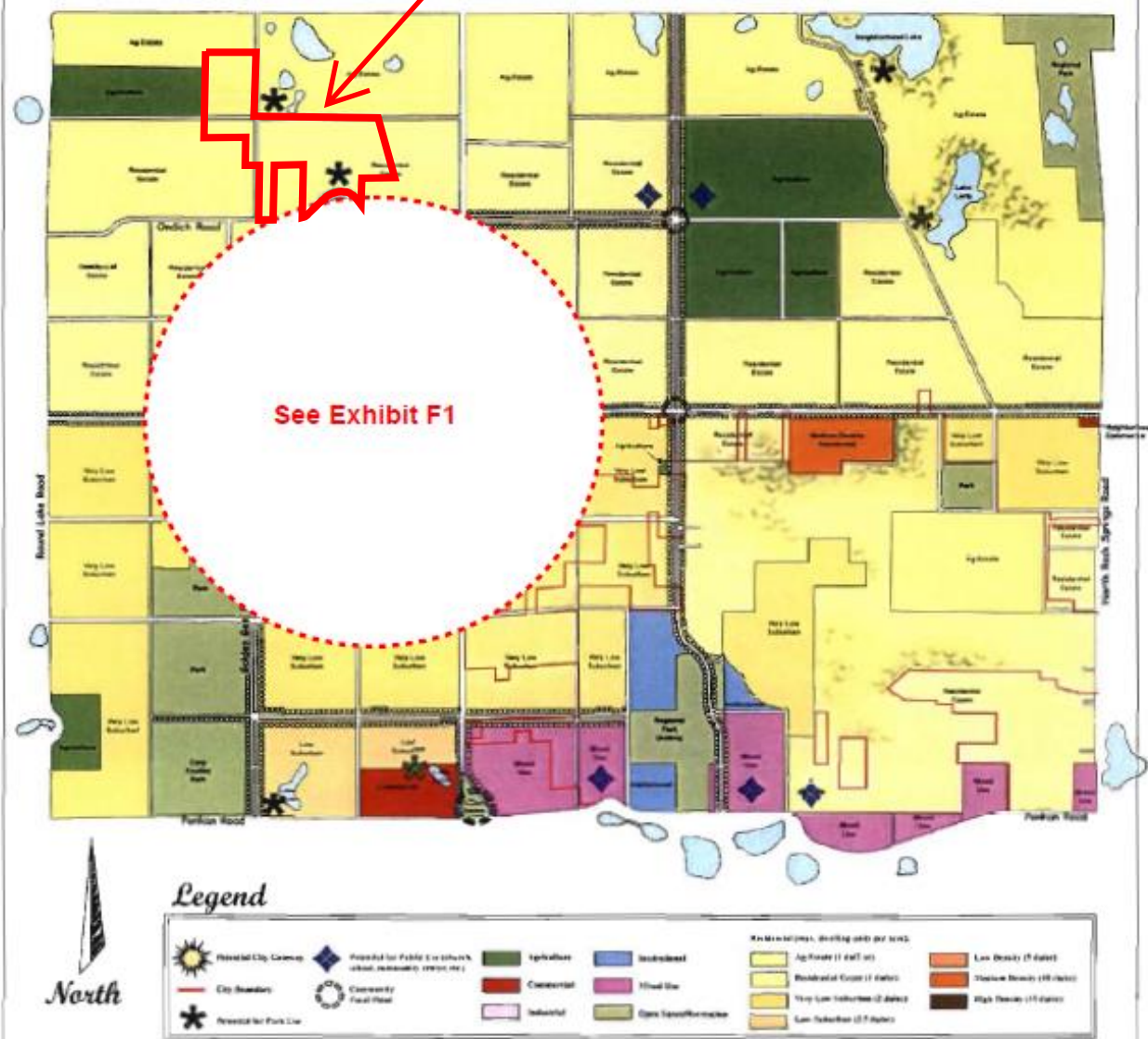


EXHIBIT “B”

[JLUP appears on immediately following page]

Exhibit 'F'

Ondich North development



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.

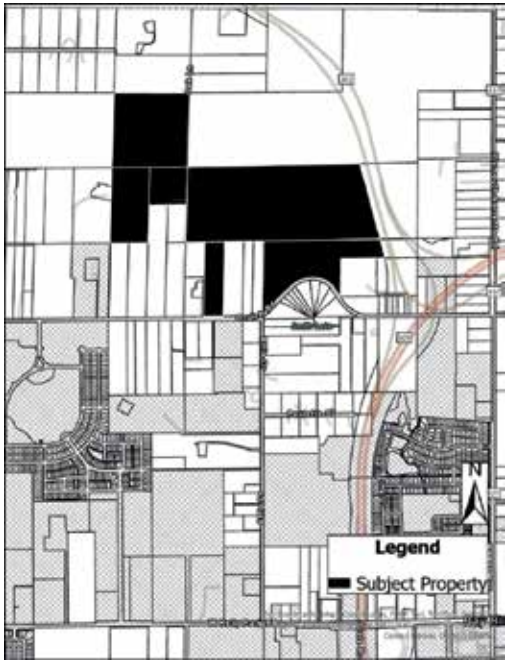
Peyton Daniel Sheyda, 26, 954 Counts Crest Cir., Apopka, DUI-unlawful blood alcohol, DUI-influence of alcohol or drugs.

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.



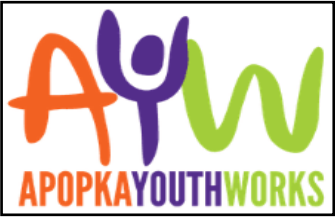
Apopka Youth Works seeking interns, employers this summer

Applications open through April 30

Staff Reports

Returning this summer, the yearly Apopka Youth Works program is taking applications now until April 30 from students ages 15 to 19 for internships and from businesses seeking interns. The program intends to equip area youth ages 15 to

19 with work experience, practical skills and career possibilities. To prepare youth for the workforce, Apopka Youth Works program will provide one week of work readiness training 1-5 p.m. from June 2 through June 4 at the Apopka Community Center. The training program will contain three different tracks, depending on age range, monetary incentive and lessons:



In Explore, students ages 14 and 15 years can make up to a \$1,200 incentive while learning about careers, college life and financial aid. In Engage, students ages 15 and 16 years can make up

to a \$1,200 incentive while being involved in different workplaces and growing a portfolio. In Experience, students ages 17, 18 and 19 years can make \$15 per hour for 30 hours per week during a four-week paid internship and one week of skills training. Apopka Youth Works is a partnership between city of Apopka and CareerSource Central Florida, which will pay the interns, thus alleviat-

ing participating employers from any financial burden while encouraging interns to succeed. Participating employers can guide and mentor youth, lend to area talent development, and foster relationships with budding employees. For participating businesses, the Summer Youth Program Experience Track will have two sessions, each four weeks long with interns

available to work 30 hours per week: Session A, from June 9 to July 6; and Session B from July 14 to August 8. Youth interested in joining Apopka Youth Works may visit shorturl.at/28dom for more information and to apply for the program. Youth who are Apopka residents can use AYW as referral code. Interested employers may visit shorturl.at/Zlqa4 to fill out an application.

Williams

Continued from page 1A

ship with the other Department Heads and City Council makes Radley a great choice. It is especially important as we go into the 2025–26 budget season to have someone in the City Administration position.” Williams will split his work schedule into two sections to focus on each position. As parks and recreation director, Williams will work from 8 a. m. to 11 a. m. at the Northwest Recreation Complex, then from 12:30 to 5 p.



Photo by Marshall Tempest

m. at City Hall to focus on his interim city administrator duties, according to Nelson’s email.

As he brings other parks and recreation colleagues into management positions, his hours as interim city administrator will increase until he transitioned full-time into his new position. “Please help me welcome Radley to his new role and I thank you in advance for your cooperation as we look forward to a smooth transition,” Nelson wrote in the email. Williams is succeeding Jacob Smith, whom Nelson

had terminated last month due to a communication breakdown between the two. The breakdown culminated in Smith deleting emails from the governor’s office and the Florida League of Cities, according to information from the city of Apopka information technology department. In the emails, the state Department of Government Efficiency was requesting municipalities to send reviews of their financial solvency for an April 8 deadline.



Photo by Marshall Tempest

Mayor Bryan Nelson announced on April 17 that Radley Williams would become interim city administrator.

Former House speaker to attend prayer breakfast

Staff reports

Over 400 community leaders will gather for prayer and a message from keynote speaker Paul Renner, former speaker of the Florida House of Representatives, at the Apopka Mayor’s Prayer Breakfast next month. Sponsored by the Apopka Christian Ministerial Alliance (ACMA), the Apopka May-

or’s Prayer Breakfast will take place on May 1 at the Apopka Community Center, 519 S. Central Ave., Apopka. Doors open at 6:30 a.m. for breakfast and the preliminary program. The formal program will begin at 7 a.m. and end at 8:30 a.m. The Apopka Mayor’s Prayer Breakfast coincides with National Day of Prayer, the first Thursday of every May.

The ACMA will also present the Community Pillar Award to an individual who has been an outstanding example of community service. Tickets are \$40 each. Table sponsorships on gold, silver, and bronze tiers are available for purchase. For more information and to purchase tickets and sponsorships, visit ACMAonline.org. In addition to being the

speaker of the Florida House of Representatives from 2022 to 2024, Renner is also a U.S. Navy veteran, former prosecutor and business attorney. As speaker of the Florida House, Renner supervised at least 500 employees, shaped two balanced state budgets totaling \$100 billion, appointed committee and subcommittee chairs, and established the agenda for all legislation in-

troduced and approved by the chamber. Raised in northeast Florida, Renner received his Bachelor of Arts in history at Davidson College in North Carolina, and a Juris Doctorate at the University of Florida, Levin College of Law. Renner calls Palm Coast home with his wife and their two children. “Paul is committed to reclaiming our institutions from



Paul Renner

the left and returning our country to its core foundations,” according to a press release from ACMA.

CITY OF APOPKA
PUBLIC HEARING NOTICE
SPECIAL EXCEPTION

NOTICE is hereby given that **Camila Neira** has made an application, in accordance with Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 4.2.2.C to the City of Apopka Planning Commission for a **SPECIAL EXCEPTION TO ALLOW THE USE OF “CHILD CARE FACILITY ” IN THE RESIDENTIAL SINGLE-FAMILY ESTATE (RSF-1A) ZONING DISTRICT.**

This application relates to the following described property located at 4410 Chandler Road and 4420 Chandler Road:

Parcel Identification Number(s):**18-20-28-0000-00-030,18-20-28-0000-00-063**
Contains: 5.12 +/- acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider the Special Exception request at its scheduled meeting in the City Council Chambers of the Apopka City Hall on **Tuesday, May 13, 2024, beginning at 5:30 P.M.,** or as soon thereafter as possible.

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

Apopka Planning Commission
Community Development Department

April 18, 2025

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

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

ORDINANCE NO. 3098
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE FUTURE LAND USE FROM “COUNTY” RURAL TO RVLS (RESIDENTIAL VERY LOW SUBURBAN), FOR CERTAIN REAL PROPERTY LOCATED 2501 ROCK SPRINGS ROAD; OWNED BY BSC-ROCK SPRINGS EAST LLC COMPRISING 9.63 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

and
ORDINANCE NO. 3099
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITION) TO RSF-1B (RESIDENTIAL SINGLE-FAMILY DISTRICT—LARGE LOT), FOR CERTAIN REAL PROPERTY LOCATED 2501 ROCK SPRINGS ROAD; OWNED BY BSC-ROCK SPRINGS EAST LLC COMPRISING 9.63 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Parcel Identification Number(s): **27-20-28-0000-00-072**
Contains: 9.63 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, May 13, 2025 beginning at 5:00 P.M.,** or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for **Ordinance Number 3098 and 3099** 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, June 4, 2025 beginning at 1:30 P.M.**

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

Apopka City Council
Apopka Planning Commission
Community Development Department

April 18, 2025



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



Riley Willis and Matthew Touchet stood out in the loss. Willis collected three of the team's seven goals and Touchet tallied one goal and one of the team's three assists. Apopka's faceoff specialist Colt Hoyt also recorded 16 faceoff wins, dominat-

The Apopka goalies saved nine shots and allowed 10 for a save percentage of 47.36. Nya Makonnen allowed eight goals and had five saves, while Parker Aho allowed just two goals and had four saves.



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."

Gracework

Community Church

SATURDAY SERVICES

Bible Study - 10 AM

Worship - 11:30 AM

Livestream - tinyurl.com/4ak7933j

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PUBLIC HEARING NOTICE

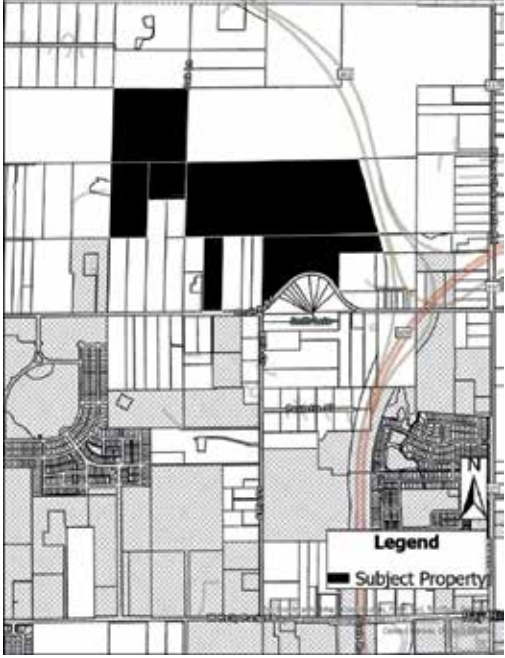
ANNEXATION

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 25, 2025



City of Apopka CITY COUNCIL STAFF REPORT

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

Item #: 6.

Meeting Date: June 4, 2025

Department: Community Development

SUBJECT:

Ordinance No. 3109 - First Reading - Annexation - Cold Link Logistics

REQUEST:

Accept the first reading of Ordinance Number 3109 and hold it over for second reading and adoption on June 18, 2025.

SUMMARY:

Owner(s): MG88 Central Florida Cold Storage II LLC

Applicant(s): Joshua Enot

Parcel Identification Number: 06-21-28-7180-09-050, 06-21-28-7180-09-070

Location: 2424 & 2428 W. Orange Blossom Trail

Future Land Use: N/A

Existing Use: Single Family Home & Commercial Business

Current Zoning: County IND-2 (Industrial District) & County IND-3 (Industrial District)

Tract Size: 0.40 +/- acre(s)

Direction	Future Land Use	Zoning	Present Use
North	Commercial, County Commercial	I-L (Light Industrial District), County C-3 (Wholesale Commercial District)	Car Dealership, Vacant Land
East	Industrial	I-L (Light Industrial District)	Warehouse
South	Industrial	I-L (Light Industrial District)	Warehouse
West	Industrial	I-L (Light Industrial District)	Warehouse

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 action by the City Council. The applicant intends to amend its Future Land Use to Industrial and Change of Zoning to I-L (Light Industrial) district.

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 April 21, 2025.

PUBLIC HEARING SCHEDULE:

June 4, 2025 – City Council (1:30 pm) – First Reading

June 18, 2025 – City Council (7:00 pm) – Second Reading and Adoption

DULY ADVERTISED:

May 9, 2025 – Apopka Chief

May 16, 2025 – Apopka Chief

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Development Review Committee:

Recommends approval of the annexation of property located at 2424 & 2428 W. Orange Blossom Trail.

Recommended motion - City Council:

Accept the first reading of Ordinance Number 3109 and hold it over for second reading and adoption on June 18, 2025.

ATTACHMENTS:

1. Ordinance No. 3109
2. Apopka-city-ordinance-may-9
3. apopka-city-ordinancep-may-16
4. Cold Link Logistics Maps

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WHEREAS, MG88 Central Florida Cold Storage II LLC, owners thereof, has petitioned the City Council of the City of Apopka, Florida, to annex the property located south of West Blossom Trail between Albrecht Avenue and Stewart Avenue; 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.

SECTION I: That the following property, described to wit:
A PORTION OF LOTS 5 THROUGH 9 AND EAST 25.00 FEET OF LOT 17 AND
A PORTION OF LOT 37 LYING WEST OF THE SOUTHERLY EXTENSION OF
LOT 5 ALL IN BLOCK “I”, PLYMOUTH DELLS, ACCORDING TO PLAT
THEREOF AS RECORDED IN PLAT BOOK O, PAGES 102 THROUGH 103,
PUBLIC THROUGH 103 RECORDS OF ORANGE COUNTY, FLORIDA, LYING
IN SECTION 06, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY,
FLORIDA LESS ROAD RIGHT OF WAY, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY LINE OF LOT 5, BLOCK "I", PLYMOUTH DELLS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK O, PAGES 102 THROUGH 103, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROUTE 500) (160 FOOT RIGHT OF WAY), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD NO. 500, SECTION 7502-105; THENCE SOUTH 19°49'57" WEST, A DISTANCE OF 138.08 FEET ALONG EASTERLY LINE OF SAID LOT 5 AND ITS SOUTHWESTERLY EXTENSION TO THE SOUTH LINE OF LOT 37 OF SAID PLAT; THENCE NORTH 69°56'32" WEST, A DISTANCE OF 93.00 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF LOT 17 OF SAID PLAT; THENCE NORTH 72°24'25" WEST, A DISTANCE OF 24.93 FEET ALONG THE SOUTH LINE OF SAID LOT 17 TO A POINT ON WEST LINE OF THE EAST 25 FEET OF SAID LOT 17; THENCE NORTH 10°53'58" EAST, A DISTANCE OF 45.38 FEET ALONG SAID WEST LINE, TO THE SOUTHWEST CORNER OF LOT 9 OF

ORDINANCE NO. 3109

PAGE 2

SAID PLAT; THENCE NORTH 19°49'57" EAST, A DISTANCE OF 90.88 FEET
ALONG THE WESTERLY LINE OF SAID LOT 9 TO THE AFORESAID
SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD
500); THENCE SOUTH 71°31'59" EAST, A DISTANCE OF 125.00 FEET ALONG
SAID SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 0.38 ACRES OR 16,902 SQUARE FEET, MORE OR LESS.

Being compact and contiguous to the City of Apopka, and being situated in Orange County,
Florida, totaling **0.40 +/- 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.

SECTION VI: That all ordinances or parts of ordinances in conflict herewith are hereby
repealed.

SECTION VII: That this ordinance shall take effect upon passage and adoption, thereafter
the City Clerk is hereby directed to file this ordinance with the Clerk of the Circuit Court in and
for Orange County, Florida; and the Orange County Property Appraiser.

READ FIRST TIME: June 4, 2025

READ SECOND TIME
AND ADOPTED: _____

Bryan Nelson, Mayor

ORDINANCE NO. 3109

PAGE 3

ATTEST:

Susan M. Bone, City Clerk

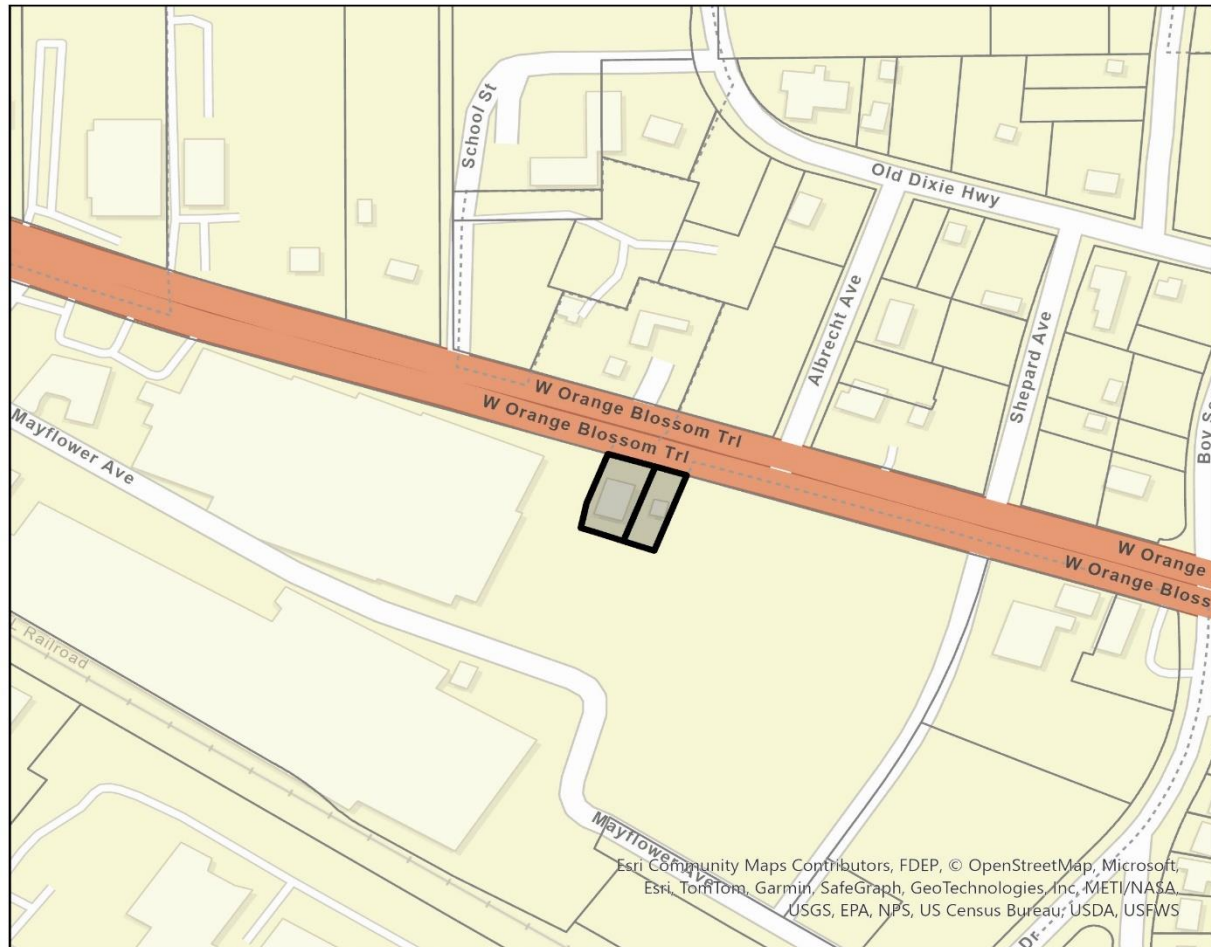
APPROVED as to form and legality

Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: May 9, 2025, May 16, 2025

EXHIBIT "A"

PARCEL IDENTIFICATION NUMBER(S): 06-21-28-7180-09-050, 06-21-28-7180-09-070



- Parcel
- 2428 & 2424 W Orange Blossom Trail (Cold Link Logistics)

0 0.04 0.08 0.16 Miles



... CALENDAR OF EVENTS ...



To submit an event, you can email them to news@theapopkachief.com.

Friday, May 9, Part 2 of 2-part online classes, at 9 a.m.-1 p.m.

First Time Homebuyer Workshop – English, Learn the steps to home ownership and how to obtain an affordable mortgage in this 2-part class offered via Zoom - in ENGLISH by a team of UF/IFAS Extension Agents, including Orange County Extension Agent Jenny Rodriguez. The homebuyer workshop meets the education requirements for down payment assistance programs. Cost: \$10. Registration is required at <http://ocextension.eventbrite.com> or call 407-254-9200.

Monday, May 12 - Artificial Intelligence
Starting at 6 p.m., we will present the Theory, Practice, and the Latest Developments in generative AI with short lectures and demonstrations. This will be followed by a group discussion. Presented by the University Club of Winter Park. Free. Loca: 841 N. Park Avenue, Winter Park.

Tuesday, May 13 - Matinee Movie
Starting at 2 p.m., we will show “Three Days of the Condor,” (1975), starring Robert Redford. A bookish CIA researcher in Manhattan finds all his co-workers dead and must outwit those responsible until he figures out who he can really trust. Presented by the University Club of Winter Park History Group. Free. Location: 841 N. Park Avenue, Winter Park.

Wednesday, May 14 - Armchair Travel
Starting at 2:30 p.m., club member Christine Porter will talk about her recent trip to Northeast India where she visited sites in Rajasthan and Uttar Pradesh, including New Delhi and the Taj Mahal. India, which is a third the size of the U.S., is still a very large country and is home to 18% of the world’s population. It consists of 28 states and eight territories with a wide range of different cultures, languages, customs, and cuisines. Presented by the University Club of Winter Park. Free. Loca: 841 N. Park Avenue, Winter Park.

Saturday, May 17, Noon to Midnight
Art Army Orlando presents EARTHFEST Reunion, 5th Street Plaza, 54 E. 5th Street, Apopka. Free event, open to the public. Four stages and an indoor DJ battle. Art, shopping, great food, and beverage options.

Month of May -
City of Apopka Meetings at the Apopka City Hall Council Chambers, 120 East Main Street, Apopka. Development Review Committee Meetings – every Monday at 9:00 a.m.-12 noon
City Council Meetings – at 1:30 p.m. on the 1st Wednesday of each month and at 7 p.m. on the 3rd Wednesday of each month at 7 p.m.
Location: Apopka City Hall Council Chambers, 120 East Main Street, Apopka.
The City of Apopka live streams the Apopka City Council and Apopka

Planning Commission Meetings on the City’s YouTube Channel. View City Council page to learn more about our members and meetings. Regular Meetings are held the 1st Wednesday of the month at 1:30 PM and 3rd Wednesday of the month at 7 PM. Visit our meeting calendar for a list of meetings.

Tuesdays, every week -
Plant Clinic - From 9 a.m. to 12 noon, you can get answers for your problem plants and yard from experts at the UF/IFAS Extension Master Gardener Volunteers program at the UF/IFAS Mid-Florida Research Education Center (MREC), 2725 Binion Road, Apopka, 32703. Let a Master Gardener help. Orange County residents can bring your questions and samples from your plants or lawn. More info at 407-254-9200 or email your questions and photos to orangecomgv@ifas.ufl.edu to be answered by Master Gardeners. A free plant clinic for Commercial Growers is also open Tuesdays from 1 to 4 p.m. at the same location. Free.

MISCELLANEOUS:
Charles Hosmer Morse Foundation, Inc.
Every week: Tuesday-Saturday, 9:30 a.m.-4 p.m., Sunday, 1 p.m.-4 p.m.; open Fridays until 8 p.m. November through April.
Location: 445 N. Park Ave., Winter Park, FL 32789. Cost: \$6 adults, \$5 seniors; \$1 students; Free for children under 12. Visiting the Museum: All hours, exhibitions, and programs are subject to change. Please visit our website morsemuseum.org for the most up-to-date information. Info: 407-645-5311, morsemuseum.org.

Ballroom dancing is offered with five bands alternating weekly. Couples and singles are welcome. Time: Fridays, 7-10 p.m. Loca: Marks Street Senior Center, 99 Marks St., Orlando. Cost: \$4 for members: \$ and \$5 for guests. Info: call 407-889-4047.

The Central Florida Watercolor Society (CFWS). Our mission as a non-profit group which is dedicated to the promotion of the art of watercolor. Membership is open to anyone interested in the medium of watercolor, regardless of expertise. Time: the first Sunday of each month, at 1:30 p.m. Loca: Marvel Building of the Art and History Museum, Maitland. Info: visit www.centralfloridawatercolor.com.

Central Florida Fruit Society: Discover, with The Central Florida Fruit Society, new species and varieties of ambrosial fruits from around the world to grow locally. Time: Meeting activities begin at 6:30-8:30 p.m. on the third Monday of the month (except in December). Loca: Harry P. Leu Gardens in the Camellia Room, 1920 N. Forest Ave., Orlando. Cost: Free and open to the public. Info: CentralFloridaFruitSociety@gmail.com.

Senior Stretch: A weekly yoga-based stretch class for participants age 65 or older featuring a variety of physical movements to increase flexibility, balance and strength. These exercises are designed to improve day to day function for seniors. Time: 10 a.m. Thursdays. Loca: Florida Hospital Health Village Fitness Center, 2520 N. Orange Ave., Suite 101, Orlando.

Cost: \$5. Info: call 407-303-2552.
The widowed support group of First United Methodist Church of Mount Dora meets at 9:30 a.m. in the chapel on the fourth Thursday of every month. It is welcoming to anyone who has lost a spouse. Loca: 333 E. Fifth Avenue in Mount Dora. Info: call 352-383-2005 or visit www.mtdorafumc.org.

Diabetes Prevention Program (Wednesdays, January 15, 2025, through December 3, 2025, 12 p.m.-1 p.m.) (Online) - Take charge of your life and register for this year-long, research-based lifestyle change program for preventing diabetes. Presented virtually by Hillary Ayers, Orange County Extension Agent. Free! Registration required at <http://ocextension.eventbrite.com>. 407-254-9200.

Movement as Medicine for Parkinson’s. This is a dance program that incorporates various forms of movement to address balance, flexibility, range of motion, and spatial awareness with live musical accompaniment. Time: first and third Thursdays of the month from 2-3:15 p.m. Loca: Florida Hospital, 2800 N. Orange Avenue, Orlando. Free, open to public. Info: call 407-303-5295.

The Central Florida Stamp Club has free weekly presentations. Time: 6-9 p.m. on the first and third Thursdays of the month. Loca: Marks Street Senior Recreation Complex, 99 E. Marks St., Orlando. Info: call 407-889-0528.

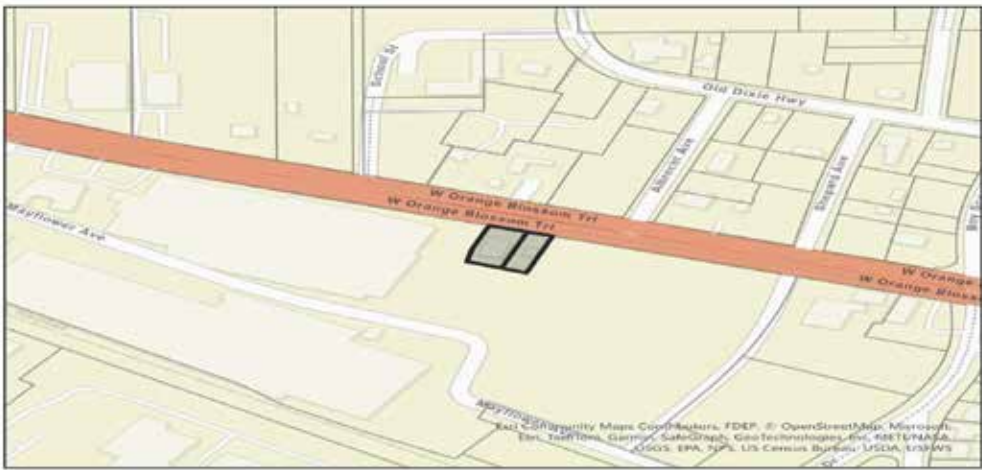
If your organization has upcoming events, be it Zoom or in person, that you would like to publicize, send your announcements to The Apopka Chief Newspaper and we will do our best to accommodate. Please allow two weeks notice. You can email them to news@theapopkachief.com or ads@theapopkachief.com; fax them to 407-889-4121; mail them to The Apopka Chief Newspaper, P.O. Box 880, Apopka, FL 32704-0880 or 400 N. Park Ave., Apopka, FL 32712; or call 407-886-2777 for more information.

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 **Joshua Enot** has made an application to the City of Apopka City Council for an **ANNEXATION** of property generally located south of W. Orange Blossom Trail between Albrecht Avenue and Stewart Avenue. This application relates to the following described property:

ORDINANCE NO. 3109

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 MG88 CENTRAL FLORIDA COLD STORAGE II LLC; LOCATED SOUTH OF WEST ORANGE BLOSSOM TRAIL BETWEEN ALBRECHT AVENUE AND SREWART AVENUE; COMPRISING 0.40 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 06-21-28-7180-09-050, 06-21-28-7180-09-070
Contains: 0.40 +/- acres

NOTICE is given that a public hearing for Ordinance No. 3109 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, June 4, 2025 beginning at 1:30 P.M. and Wednesday, June 18, 2025 beginning at 7:00 PM** 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.

May 9, 2025
Apopka City Council
Community Development Department

MAY 12-16
AT YOUR LIBRARY

MONDAY

Clases de Costura · 10:30 a.m.
Bingo for Seniors · 11 a.m.

TUESDAY

English for Social Interactions · 2 p.m.
English Conversation Hour · 3 p.m.
Tejido en Croché · 5 p.m.

WEDNESDAY

Storybook Fun · 10:15 a.m.
Tiny Tales · 11:15 a.m.
Homeschool Explorers · 2 p.m.
Bingo for Seniors · 5 p.m.

THURSDAY

Social Worker · 10 a.m. · 5 p.m.
Chess Club for Families · 5:30 p.m.

FRIDAY

Basic English · 11 a.m.
Basic English · 4:30 p.m.



ocls.org

NORTH ORANGE BRANCH
1211 E. SEMORAN BLVD., APOPKA

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 May 4-10, 2025, the Apopka Police Department received 1,556 calls for service, responded to 30 crashes, issued 65 citations, and made 16 arrests. Burglaries: 2 vehicles, 1 resident, 2 businesses. Juveniles were charged with battery-touch or strike (X2); aggravated assault-with deadly weapon without intent to kill; probation violation-child in violation of imposed conditions; burglary-unoccupied conveyance, unarmed; fraud-impersonate/misrepresent self, commit personal ID misdemeanor.

The following adults were arrested and charged:

Car'laysia Imani Denise Chester, 19, Orlando, battery-touch or strike.

Talena Elizabeth Dees, 40, 803 E. Magnolia St., Apopka, battery-touch or strike.

Abdiel Jomar Espinosa Delgado, 24, 1430 3rd St., Leesburg, burglary of occupied structure, unarmed.

Dillon Travis Terry Forgy, 33, 595 Lake McCoy Dr., Apopka, possession of weapon or ammo by convicted Florida felon; drugs-possession of controlled substance without prescription.

Anthony Harris, 63, 359 W. 17th St., Apopka, indecent exposure-of sexual organs, 1st offense.

Timothy Horton, 53, 611 Business Park Blvd. #101, Winter Garden, drugs-possession of controlled substance without prescription; trespassing-structure or conveyance.

Katlyn Patricia Hunter, 32, 261 Springs Colony Cir. Apt 166, Altamonte Springs, trespassing-failure to leave property on order of owner.

Terry Terrell Ivey, 27, 41 W. 10th St., Apopka, larceny other theft; battery-cause bodily harm; burglary-occupied conveyance, unarmed; robbery by sudden snatching without firearm or weapon.

Tyrone Tramell Johnson, 49, 329 E. 15th St., Apopka, resist officer-obstruct without violence; other agency warrant.

Tjuante Jamaa Lewis, 31, Apopka, battery-touch or strike; contempt of court-violation injunction protection, domestic violence.

Narkeith Keon Payne, 34, 3200 W. Colonial Dr., Orlando, drugs-possession of controlled substance without prescription.

Fermin Sanchez-Torres, 46, 2631 Bent Willow Cir. Apt B, Orlando, moving traffic violation-operate motor vehicle without valid license, 2nd conviction.

Mcarriel Sherwood, 30, Apopka, aggravated battery on pregnant victim; battery-commit domestic battery by strangulation; battery-touch or strike.

Sean Michael Vanatta, 44, 1536 Errol Pkwy, Apopka, drugs-possession of controlled substance without prescription; possession of weapon or ammo by convicted Florida felon.

Mark James White, 53, 4609 N. Hiawassee Rd., Orlando, larceny-petit theft, merchandise farm transit 2+ prior conviction.

Rhonda Petris Wright, 55, Apopka, contempt of court-offender violated no contact order.

Don't pee on your neighbor's lawn (or let your dog do it)



DEAR PAW'S CORNER: Can you settle a dispute between me and my neighbor? Bob doesn't want my dog peeing or pooping on his lawn. I told him that my dog is just helping fertilize his grass, and he should be grateful for the free nutrients. Yesterday, as I was hanging out on my back patio, Bob threw a bag full of old dog poop over the fence; it broke when it landed and scattered all over the patio. I just don't get it. We used to be friends, but now I'm not so sure. Who's right in this situation? — Doug H., via email

DEAR DOUG: Please tell me this is a prank letter, because otherwise I'm going to tear my hair out. One

of the biggest commandments of dog ownership is Thou Shalt Not Annoy Thy Neighbors.

Allowing your dog to relieve himself on your neighbor's lawn is more than just annoying; it opens you to a potential lawsuit. Clearly, it's causing strife for your neighbor. Even if dog poop actually did fertilize lawns (it doesn't), you and your dog are trespassing on private property. You're also destroying your neighbor's lawn. Dog pee burns grass and kills it, leaving awful bare spots surrounded by yellow, dying grass. Dog poop doesn't disappear; it sits there and stinks, blocks airflow to the grass and kills it.

If you want to resolve this situation peacefully, go apologize to your neighbor, offer to clean up your dog's mess and keep your dog away from his property. That means leashing your dog on walks, picking up his poop as soon as he goes and disposing of it at home or in a municipal waste bin. That's your option. There is only one.

Send your tips, comments or questions to ask@pawscorner.com. (c) 2025 King Features Synd., Inc

Graceworx

Community Church

SATURDAY SERVICES

Bible Study - 10 AM
Worship - 11:30 AM
Livestream - tinyurl.com/4ak7933j

9913 Bear Lake Rd., Apopka, FL 32703

graceworxcc@gmail.com 321-228-4599

Wekiwa Springs Baptist Church

Would like to invite you and your family to join us

Sunday school @ 9:00am
Sunday morning service @ 10:15am
Evening service:
Sunday/Wednesday @ 6:00pm
Worship music and message from GOD's word
Everyone welcome!

584 N. Wekiwa Springs Road Apopka, FL 32712
657-281-7668 • www.wsbcapopka.org

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.

PUBLIC HEARING NOTICE

ANNEXATION

CITY OF APOPKA

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Contains: 0.40 +/- acres

NOTICE is given that a public hearing for Ordinance No. 3109 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, June 4, 2025 beginning at 1:30 P.M. and Wednesday, June 18, 2025 beginning at 7:00 PM** 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

Community Development Department

May 16, 2025

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 STACY MOSS; 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 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, June 4, 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, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council

Apopka Planning Commission

Community Development Department

May 16, 2025

Season-Ending Game

Continued from page 1B

in a shutout inning of work.

The Blue Darter offense struggled to put the ball in play, which hadn't been a problem all year. Apopka recorded just four hits to Lake Brantley's 13. The Blue Darters finished with a batting average of .174 compared to their season average of .403.

MacWithey said Apopka's lack of production at the plate, combined with the Patriots' near-perfect defense, was a recipe for disaster.

"Again, they fielded plays," MacWithey said. "I can't think of any errors they made off the top of my head. Not that we gave them a whole lot to field. But you know, they had two double plays, a diving catch in center field and their pitchers had three putouts. Those were all great plays, and we didn't respond defensively like we should have."

Despite the disappointment, MacWithey said he is proud of the team and what they accomplished this season. The 2025 Apopka softball team won more games (22) than the 2023 (10) and 2024 (nine) teams combined and proved that they could compete with the best teams in the state.

MacWithey and the team put



Photo by Marshall Tempest

Ava Millspaugh put in three and one-thirds innings of work giving up four earned runs.

everything they had into this season and the game against Lake Brantley but couldn't get over the hump.

"We threw all our pitchers at them, and we threw almost all our players at them," he said. "They beat us. There's nothing else to say. Can't cry about it. They played way better."

Softball Playoffs

Continued from page 1B

After the game, MacWithey repeated to the girls what he had told them beforehand, reciting a fortune cookie he had gotten at dinner Wednesday night.

"We threw everybody we had at them," MacWithey said. "We threw everything and the kitchen sink at them."

MacWithey said he was happy with the pitching and fielding but admitted both had problems in the first few innings, which led to adjustments.

"We changed the methodology of our pitching approach in the fourth inning," he said. "I think we pitched good enough once that methodology got corrected. Defensively, I still think we didn't do as well as we could have. We had a couple of plays that we should have made but didn't. And that's because they're fast as heck, so that's why they are such a great team. They were better than we expected."

Aeschilman came away with the win for Apopka. She killed the Stingrays' momentum and gave the Blue Darters a chance to fight back in the middle innings. Aeschilman finished the

game giving up three earned runs on six hits while collecting two strikeouts across four innings of work.

Millspaugh started on the mound for Apopka but was relieved in the second by Aeschilman. Millspaugh gave up three earned runs on four hits and two walks while striking out one.

Bartkin earned the save, successfully protecting a three-run lead with two innings of work. She allowed four hits and struck out one.

Ford and Lopez led the Blue Darters at the plate in the victory as they were responsible for four runs in Apopka's seven-run sixth inning. Ford went 3-for-5, scoring two runs and driving in two runs. Lopez went 2-for-4, scored one run and collected two RBIs.

After the game, MacWithey said his team wanted another shot at Lake Brantley, but regardless of the outcome, he was pleased with what his team accomplished this season.

"I'm very, very proud of these kids," he said. "Winning 22 games is more than they've won in the last two years combined.



Photo by Marshall Tempest

Mia Aeschilman finished her four innings on the mound giving up just three earned runs.

It's a team effort. The chemistry is great. The hard work is great. The love and understanding are correct. We're doing everything right, and it's just a pleasure to be here."

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Anna Lucille Archer

1933 – 2025

On May 8th, Anna Lucille Archer was called to her heavenly home at the age of 91. Anna was born in Eagan, TN to John Prewitt and Avis Powers. Anna married Arthur Archer on October 13, 1962.

Anna served as lunch lady for over 20 years at the Apopka Memorial Middle School. She enjoyed spending time with her family, reading and, as a Southern Baptist, going to church.

Anna is survived by her husband Arthur, her brother George Prewitt, daughter Karen Liverance, son Danny Archer, and grandchildren Danielle Maddox, Vincent Johnston, Matthew Archer, Eric Archer and great grandson, Mason Maddox.

A memorial service was held at Loomis Funeral Home on Thursday, May 15, 2025, at 11:00 am.

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 **Lauren Korn** has made an application to the City of Apopka City Council for an **ANNEXATION** of a properties located at 1920 Sheeler Ave. This application relates to the following described property:

ORDINANCE NO. 3112

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 BDT IRREVOCABLE INCOME ONLY TRUST; LOCATED AT 1920 SHEELER AVE, COMPRISING 40.16 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Parcel Identification Number(s): 22-21-28-0000-00-073 and 22-21-28-0000-00-227
Contains: 40.16 +/- acres

NOTICE is given that public hearings for **Ordinance No. 3112** 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, June 18, 2025 at 7:00 P.M. AND Wednesday, July 2, 2025 beginning at 1:30 P.M.**

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

May 16, 2025

PUBLIC HEARING NOTICE

VARIANCE REQUEST

CITY OF APOPKA

The City of Apopka Planning Commission, in accordance with Article II, Section 2.5.5.A of the City's Land Development Code (LDC), herein advises you that **Joshua Enot** requests a **VARIANCE** from LDC, Section 3.2.3. I-L: Light Industrial District, to allow a Maximum Building Height of 45 feet for industrial development in lieu of a Maximum Building Height of 58 feet in specific locations within the property located at 2560 W Orange Blossom Trail. This application relates to the following described property:

Parcel Identification Number(s): 06-21-28-7172-02-011
Contains: 27.63 +/- Acres

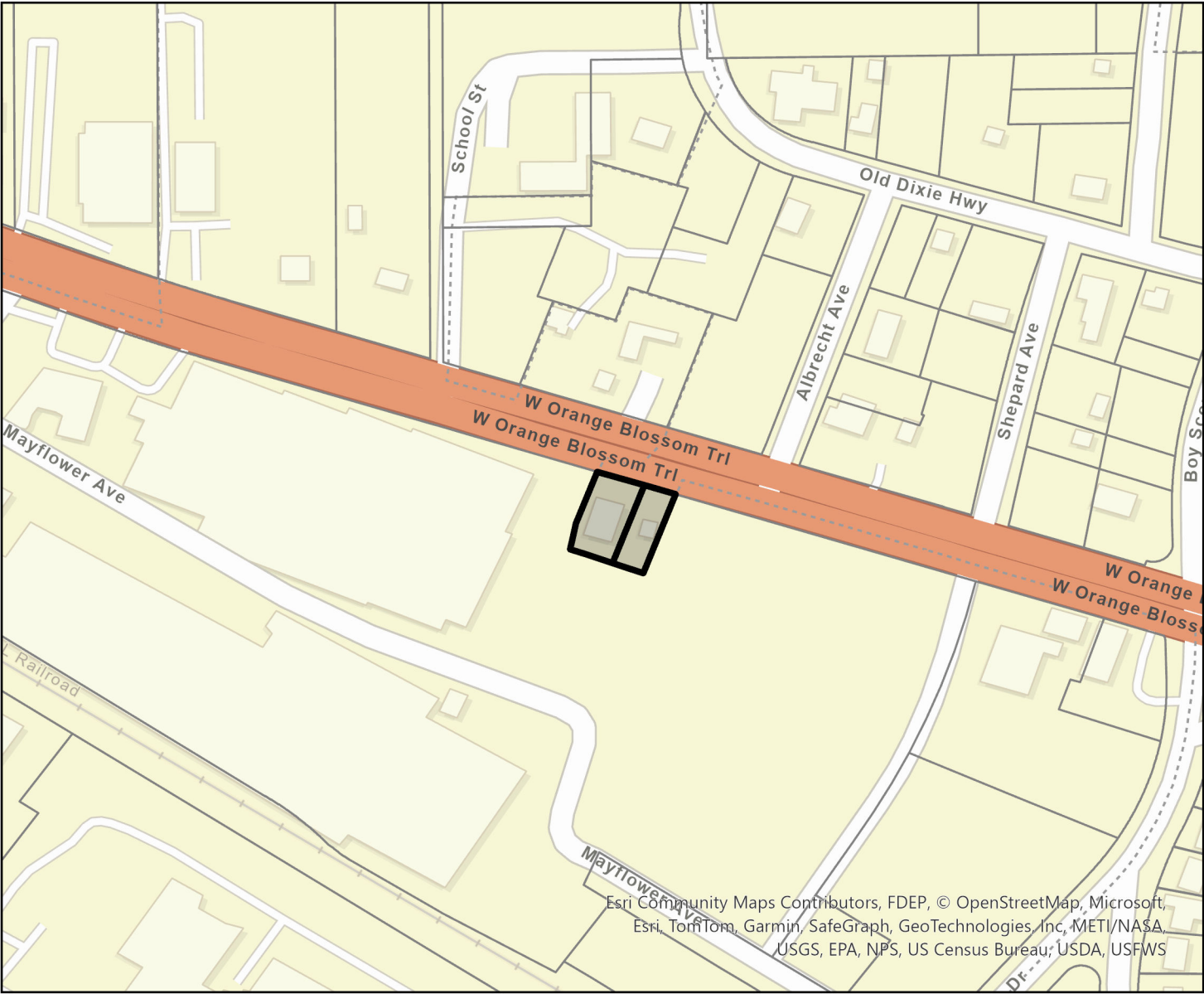
You are hereby notified that a Public Hearing will be held in the City of Apopka Council Chambers on **Tuesday, June 10, 2025 beginning at 5:30 P.M.**, or as soon thereafter as possible. The variance application is available for review at the Community Development Department at Apopka City Hall, 120 East Main Street, Apopka, Florida between the hours of 8:00 A.M. and 5:00 P.M.

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

Apopka Planning Commission
Community Development Department

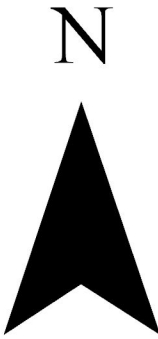
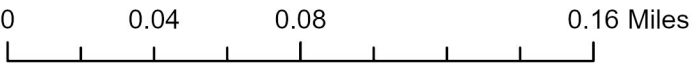
May 16, 2025

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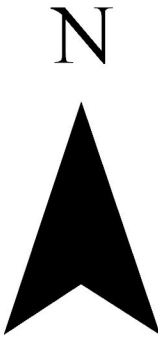
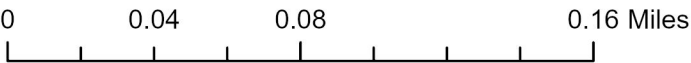
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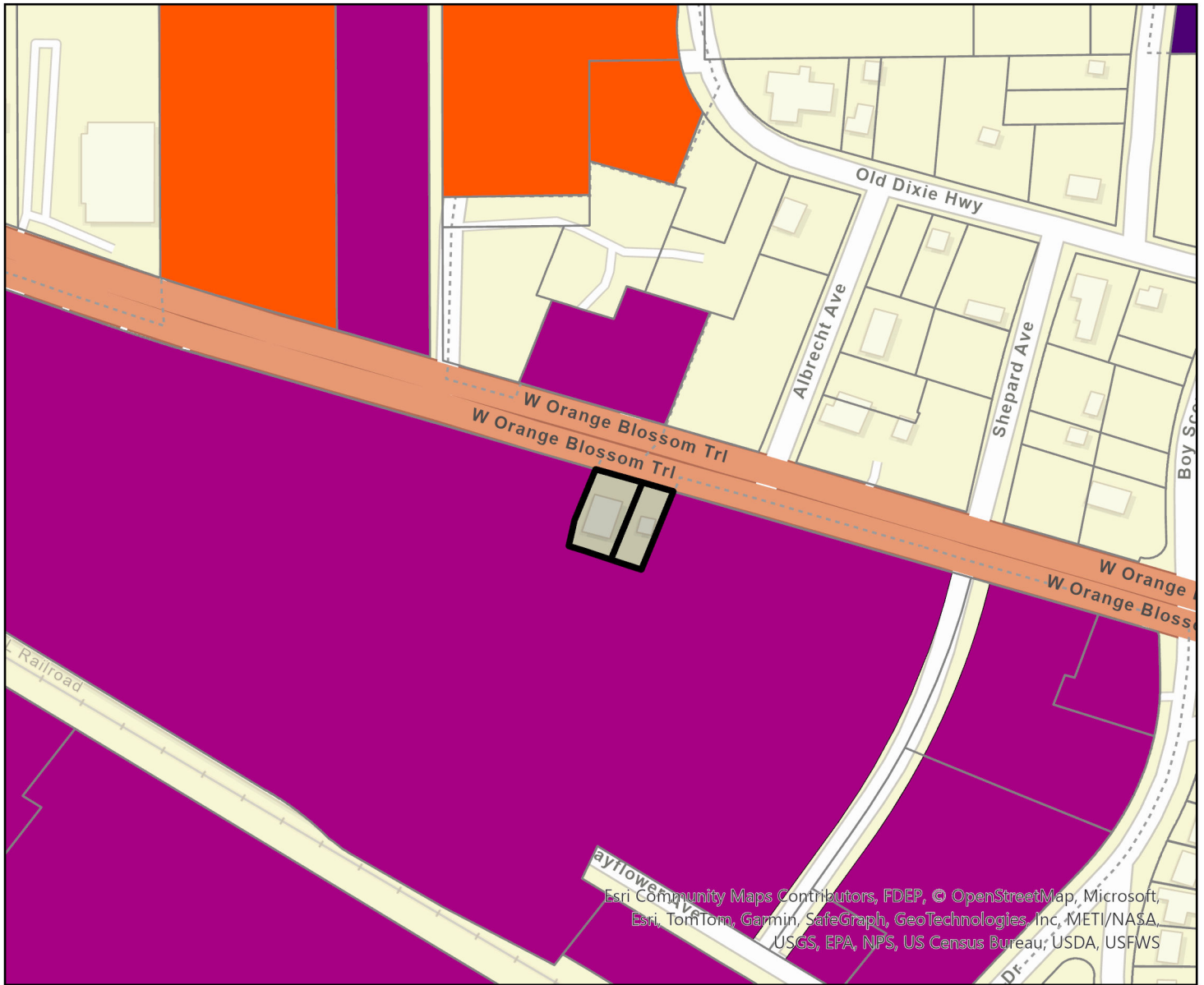
- Parcel
- 2428 & 2424 W Orange Blossom Trail (Cold Link Logistics)





- Parcel
- 2428 & 2424 W Orange Blossom Trail





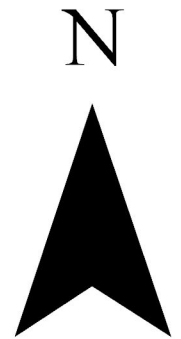
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Parcel Apopka Zoning

- AG
- AIR
- C-C
- C-COR
- C-N
- C-R
- I-H
- I-L
- INST
- MHP
- MU-D
- MU-ES-GT

- MU-INT
- MU-MED
- MU-N
- MU-T
- MU-VC
- O
- PD
- PR
- RCE
- RMF
- RSF-1A
- RSF-1B
- RTF
- T
- 2428 & 2424 W Orange Blossom

0 0.04 0.08 0.16 Miles





City of Apopka CITY COUNCIL STAFF REPORT

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

Item #: 7.

Meeting Date: June 4, 2025

Department: Finance Department

SUBJECT:

Resolution Number 2025-21 Authorizing Issuance of the City of Apopka, Florida Special Assessment Revenue Note, Series 2025 (Emerson Park Assessment Area)

REQUEST:

Council Adoption of Resolution Number 2025-21 Authorizing Issuance of the City of Apopka, Florida Special Assessment Revenue Note, Series 2025 (Emerson Park Assessment Area).

SUMMARY:

Resolution No. 2025-21 authorizes the issuance of the not-to-exceed \$2,853,464 Special Assessment Revenue Note, Series 2025 (Emerson Park Assessment Area) (the "Note"). The Note will be secured by special assessments levied only on the Emerson Park Assessment Area as proceeds of the Note will be used to finance improvements within the Emerson Park Assessment Area. Such improvements will provide a special benefit to the residents and visitors of the Emerson Park Assessment Area. The financed Project consists of pavement resurfacing, repair and/or improvement; new asphalt installation to replace brick pavers in certain areas; and the repair, improvement and/or installation of curbs, sidewalks, street lights and traffic signs. Following a competitive solicitation process, the City previously accepted a proposal from Synovus Bank to provide a loan for the financing of the Project. The Note will be privately placed with Synovus Bank to evidence the City's obligation to repay the loan. The Note will bear a fixed rate of interest of 4.48% per annum. The Note will mature on July 1, 2040.

FUNDING SOURCE:

Emerson Park Subdivision Special Assessment

RECOMMENDED MOTION:

Adoption of Resolution Number 2025-21 Authorizing Issuance of the City of Apopka, Florida Special Assessment Revenue Note, Series 2025 (Emerson Park Assessment Area).

ATTACHMENTS:

1. Resolution No. 2025-21 Authorizing Issuance of Special Assessment Revenue Note for Emerson Park Subdivision_

RESOLUTION NO. 2025-21

A RESOLUTION OF THE CITY OF APOPKA, FLORIDA AUTHORIZING ISSUANCE OF THE CITY OF APOPKA, FLORIDA SPECIAL ASSESSMENT REVENUE NOTE, SERIES 2025 (EMERSON PARK ASSESSMENT AREA) IN A PRINCIPAL AMOUNT NOT TO EXCEED \$2,853,464 FOR THE PURPOSE OF FINANCING, REFINANCING AND/OR REIMBURSING THE COST OF CAPITAL IMPROVEMENTS FOR ROADS AND SIDEWALKS LOCATED IN THE EMERSON PARK NEIGHBORHOOD; PROVIDING THAT SUCH NOTE SHALL BE A LIMITED OBLIGATION OF THE CITY PAYABLE SOLELY FROM CERTAIN NON-AD VALOREM SPECIAL ASSESSMENTS AS DESCRIBED HEREIN; PROVIDING FOR THE RIGHTS, SECURITIES AND REMEDIES FOR THE OWNER OF SUCH NOTE; MAKING CERTAIN COVENANTS AND AGREEMENTS IN CONNECTION THEREWITH; RATIFYING ESTABLISHMENT OF INTENT TO REIMBURSE SUCH IMPROVEMENTS INCURRED WITH PROCEEDS OF SUCH NOTE; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY. This Resolution is adopted pursuant to the provisions of the Constitution of the State of Florida, Chapter 166, Florida Statutes and other applicable provisions of law.

SECTION 2. DEFINITIONS. The following words and phrases shall have the following meanings when used herein:

“Act” means the Constitution of the State of Florida, Chapter 166 Florida Statutes, and other applicable provisions of law.

“Assessment Resolution” means, collectively, Resolution No. 2025-13 adopted by the City Council on March 19, 2025, as amended and supplemented from time to time, and as particularly supplemented by Resolution No. 2025-16 adopted by the City Council on April 16, 2025.

“Assessment Roll” means the non-ad valorem special assessment roll for the Emerson Park Assessment Area.

“Assessments” means special assessments (sometimes characterized as non-ad valorem assessments) imposed by the Issuer against the real property comprising the Emerson Park Assessment Area to fund the costs of the Project and related expenses, computed in the manner described in the Assessment Resolution.

“Authorized City Representative” means the City Administrator, the Mayor, the City Clerk, or his or her designee or the Finance Director or his/her designee.

“Business Day” means any day except any Saturday or Sunday or day on which the Principal Office of the Lender is closed.

“City Administrator” means the duly appointed and acting City Administrator of the Issuer, or any duly authorized acting, interim, deputy or assistant City Administrator of the Issuer.

“City Attorney” means the duly appointed and acting City Attorney of the Issuer or any duly authorized deputy thereof.

“City Clerk” means the duly elected City Clerk or any duly authorized deputy or assistant thereof.

“City Council” means the City Council of the City of Apopka, Florida, the governing body of the Issuer.

“Code” means the Internal Revenue Code of 1986, as amended, and any Treasury Regulations, whether temporary, proposed or final, promulgated thereunder or applicable thereto.

“Debt Service Fund” means the Debt Service Fund established in Section 9 hereof.

“Default Rate” means the lesser of five percentage points in excess of the Lender’s Prime Rate of interest charged at the time of the Monetary Default (as defined in Section 17(A) hereof) or the maximum legal interest rate. The Default Rate shall only apply for interest during the period of time between when the Monetary Default occurs and when it is cured by the City.

“Emerson Park Assessment Area” means the Emerson Park Assessment Area established by the Assessment Resolution.

“Federal Securities” means direct obligations of, or obligations the principal of and interest on which are unconditionally guaranteed by the United States of America, which are not redeemable prior to maturity at the option of the obligor.

“Interest Rate” shall have the meaning set forth in Section 5(a) hereof.

“Issuer” or **“City”** means City of Apopka, Florida.

“Lender” means Synovus Bank and its permitted successors and assigns.

“Maturity Date” means July 1, 2040.

“Mayor” means the Mayor of the Issuer, or in his or her absence or inability to act, the Vice Mayor of the Issuer.

“Note” means the City of Apopka, Florida Special Assessment Revenue Note, Series 2025 (Emerson Park Assessment Area) of the Issuer authorized by Section 4 hereof.

“Note Counsel” means, for purposes of the Note, Bryant Miller Olive P.A., or another nationally recognized bond counsel firm appointed by the Issuer.

“Owner” or **“Holder”** means the Person in whose name or names the Note shall be registered on the books of the Issuer kept for that purpose in accordance with provisions of this Resolution.

“Permitted Lender” shall mean (a) any affiliate of the Lender or (b) a bank, trust company, savings institution, insurance company, “qualified institutional buyer” under Rule 144A promulgated under the Securities Act of 1933 (“1933 Act”) or “accredited investor” under Rule 501(a) of Regulation D as promulgated under the 1933 Act, or their affiliates.

“Person” means natural persons, firms, trusts, estates, associations, corporations, partnerships and public bodies.

“Pledged Revenues” means (i) the Assessments, and (ii) any moneys on deposit in the Debt Service Fund and the Project Fund established herein, including investment earnings on moneys on deposit in such funds, if any.

“Principal Office” means, with respect to the Lender, the office located at 800 Market Street, Chattanooga, TN 37402, or such other office as the Lender may designate to the Issuer in writing.

“Project” means pavement resurfacing, repair and/or improvement, new asphalt installation to replace brick pavers in certain areas, and the repair, improvement and/or installation of curbs, sidewalks, street lights and traffic signs financed through issuance of the Note which will serve and specially benefit the real property comprising the Emerson Park Assessment Area.

“Project Costs” means the total costs incurred by the City to acquire, construct and install the Project and to develop and implement the Assessments, including but not limited to design, survey, engineering and permitting costs, professional consulting and legal fees, and other related expenses which are necessary to accomplish the contemplated improvements and the funding thereof through Assessments. It is intended that this definition be broadly construed to encompass all costs, expenses and liabilities of the Issuer which on the date of this Resolution or in the future shall be permitted to be funded with the proceeds of the Note.

“Project Fund” means the Project Fund established in Section 9 herein.

“Property Appraiser” means the Orange County Property Appraiser.

“Refunding Obligations” means any bonds, notes or other debt obligations issued to refund and/or refinance all or a portion of the principal balance of the Note.

“Resolution” means this Resolution pursuant to which the Note is authorized to be issued, including any Supplemental Resolution(s) adopted pursuant to Section 12 hereof.

“State” means the State of Florida.

“Supplemental Resolution” means any resolution amendatory or supplemental to this Resolution adopted by the Issuer in accordance with Section 12 hereof.

“Tax Collector” means the Orange County Tax Collector.

SECTION 3. FINDINGS.

(A) The Project will provide special benefits to the visitors and residents of the Emerson Park Assessment Area which include, but are not limited to, the provision of a safe, adequate road and sidewalk system which conforms to sound and generally accepted traffic standards and principles, promoting sound transportation management, improved accessibility, increases use and enjoyment of the property, increasing utility, marketability and value of the property as well as enhanced development and redevelopment potential.

(B) The Issuer finds, determines and declares that it is necessary for the continued preservation of the health, welfare, convenience and safety of the Issuer, its inhabitants and the owners of real property located in the Emerson Park Assessment Area, and in the public interest to provide for the financing, refinancing and/or reimbursing of the Project Costs through the issuance of the Note. Issuance of the Note to finance, refinance or reimburse such Project Costs satisfies a paramount public purpose.

(C) Debt service on the Note will be payable from and secured solely by the Pledged Revenues. That portion of the Project not financed through issuance of the Note shall be funded by legally available revenues of the Issuer other than proceeds of the Note or the Assessments.

(D) The issuance of the Note to provide for the financing of the Project and the pledge of the Assessments to repayment of the Note are authorized by the Act and the Assessment Resolution.

(E) Following a competitive solicitation process, the Issuer has received a proposal from the Lender to purchase the Note, evidencing a loan from the Lender, and the Issuer desires to accept such proposal.

(F) In consideration of the purchase and acceptance of the Note authorized to be issued hereunder by those who shall be the Owner thereof from time to time, this Resolution shall

constitute a contract between the Issuer and the Owner.

SECTION 4. AUTHORIZATION OF THE PROJECT AND THE NOTE.

(A) There is hereby authorized the design, permitting, acquisition and construction of the Project.

(B) Subject and pursuant to the provisions of this Resolution, an obligation of the Issuer to be known as City of Apopka, Florida Special Assessment Revenue Note, Series 2025 (Emerson Park Assessment Area) is hereby authorized to be issued under and secured by this Resolution, in the principal amount of not to exceed \$2,853,464, for the purpose of financing, refinancing and/or reimbursing the Project Costs, including the costs of issuing the Note.

(C) Because of the characteristics of the Note, prevailing market conditions, and additional savings to be realized from an expeditious sale of the Note, it is in the best interest of the Issuer to accept the proposal of the Lender to purchase the Note at a private negotiated sale. Prior to the issuance of the Note, the Issuer shall receive a Lender's Certificate from the Lender, in the form attached hereto as Exhibit B, and a Disclosure Letter from the Lender containing the information required by Section 218.385, Florida Statutes, in the form attached hereto as Exhibit C.

SECTION 5. DESCRIPTION OF NOTE. The Note shall be dated the date of its execution and delivery subject to the following terms:

(A) Interest Rate. The Note shall have a fixed interest rate equal to 4.48% per annum (the "Interest Rate"); provided, however, that such Interest Rate shall in no event exceed the maximum interest rate permitted by the Act. Interest shall be calculated on the basis of a 360-day year of twelve 30-day months.

(B) Adjustments of Interest Rate. The Interest Rate shall be subject to adjustment as provided in the Note.

(C) Principal and Interest Payment Dates. Interest on the Note shall be paid semi-annually, on each January 1st and July 1st, commencing on January 1, 2026, and thereafter through and including the Maturity Date. Principal on the Note shall amortize on July 1 of the years and in the amounts to be set forth in Note, commencing on July 1, 2026, and thereafter through and including the Maturity Date.

(D) Prepayment. The Note shall be subject to prepayment prior to maturity at the option of the Issuer as provided in the Note.

(E) Form of Note. The Note is to be in substantially the form set forth in Exhibit A attached hereto, together with such non-material changes as shall be approved by the Mayor, such approval to be conclusively evidenced by the execution thereof by the Mayor. The Note shall be executed on behalf of the Issuer with the manual or facsimile signature of the Mayor and the

official seal of the Issuer, and be attested and countersigned with the manual or facsimile signature of the City Clerk, to be approved as to form by the City Attorney. In case any one or more of the officers who shall have signed or sealed the Note or whose facsimile signature shall appear thereon shall cease to be such officer of the Issuer before the Note so signed and sealed has been actually sold and delivered, such Note may nevertheless be sold and delivered as herein provided and may be issued as if the person who signed or sealed such Note had not ceased to hold such office.

(F) Paying Agent and Registrar. The Issuer hereby appoints the City Clerk to serve as paying agent and registrar on the Note.

SECTION 6. REGISTRATION AND EXCHANGE OF THE NOTE; PERSONS TREATED AS OWNER. The Note is to be initially registered to the Lender. So long as the Note shall remain unpaid, the Issuer will keep books for the registration and transfer of the Note. The Note shall be transferable only upon such registration books and only in accordance with the limitations contained herein and in the Note. Notwithstanding anything herein to the contrary, the Note may not be transferred except in whole and may not be transferred in a denomination less than \$100,000 even in whole, and may not be transferred to any kind of trust under any circumstances. The Note may only be sold to a Permitted Lender.

The Person in whose name the Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of principal and interest on the Note shall be made only to or upon the written order of the Owner. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

SECTION 7. PAYMENT OF PRINCIPAL AND INTEREST; LIMITED OBLIGATION. The Issuer promises that it will promptly pay the principal of and interest on the Note at the place, on the dates and in the manner provided therein according to the true intent and meaning hereof and thereof. The Note shall not be or constitute a general obligation or indebtedness of the Issuer as a "Note" within the meaning of Article VII, Section 12 of the Constitution of Florida, but shall be payable from and secured solely by and from the Pledged Revenues in accordance with the terms hereof. No Holder of the Note issued hereunder shall ever have the right to compel the exercise of any ad valorem taxing power or the use of ad valorem tax revenues to pay such Note, or be entitled to payment of such Note from any funds of the Issuer except from the Pledged Revenues as described herein.

SECTION 8. PLEDGED REVENUES; REFUNDING OBLIGATIONS.

(A) The Issuer hereby pledges the Pledged Revenues to the payment of amounts due on the Note.

(B) For so long as the Note shall remain outstanding, the Issuer shall take such actions and adopt such resolutions as may be required by the Assessment Resolution and/or the Act as

necessary to provide for collection of the annual installments of the Assessments each year pursuant to the uniform tax bill collection method in accordance with Section 197.3632, Florida Statutes (unless an alternative collection method is agreed upon in writing by the Owner).

(C) The Issuer shall ensure that the annual installments of the Assessments included in the Assessment Roll certified to the Tax Collector each year, after payment of any collection costs and administration costs associated therewith (whether imposed by the Tax Collector, Property Appraiser or otherwise), together with amounts on deposit in the Debt Service Fund, shall be at least in amounts sufficient to pay the principal of and interest on the Note as it comes due each year.

(D) For so long as the Note shall be unpaid, except with the written consent of the Owner of the Note, the Issuer will not issue any other obligations or incur any other indebtedness payable from the Pledged Revenues, except for Refunding Obligations which may be payable from the Pledged Revenues on a parity basis if the combined annual debt service in each of the Issuer's fiscal years for the Note and the Refunding Obligations is less than the annual debt service which would have been paid on the Note had the Refunding Obligations not been issued.

SECTION 9. DEBT SERVICE FUND; PROJECT FUND.

(A) Debt Service Fund. There is hereby created an account to be known as the "City of Apopka, Florida Special Assessment Revenue Note, Series 2025 (Emerson Park Assessment Area) Debt Service Fund" (the "Debt Service Fund"). The Debt Service Fund shall be held by the Lender.

(1) Upon receipt, the Issuer shall deposit all proceeds of the Assessments, after payment of any collection costs and administration costs associated therewith (whether imposed by the Tax Collector, Property Appraiser, or otherwise), into the Debt Service Fund.

(2) Moneys on deposit in the Debt Service Fund shall be used solely to pay the principal of and interest on the Note as it becomes due.

(B) Project Fund. There is hereby created an account to be known as the "City of Apopka, Florida Special Assessment Revenue Note, Series 2025 (Emerson Park Assessment Area) Project Fund" (the "Project Fund"). The Project Fund shall be held by a depository in the State which is eligible under the laws of the State to receive public funds.

(1) Moneys on deposit in the Project Fund shall be used solely to finance, refinance and/or reimburse Project Costs, including the costs of issuing the Note.

(2) When construction and acquisition of the Project has been completed and all Project Costs and costs of issuance have been paid in full, all funds remaining in the Project Fund shall be transferred to the Debt Service Fund and used either to prepay principal of the Note or to pay debt service on the Note.

(C) Moneys on deposit to the credit of all funds and accounts created hereunder may be invested pursuant to applicable law and the Issuer's investment policy and shall mature not later than the dates on which such moneys shall be needed to make payments in the manner herein provided. The securities so purchased as an investment of funds shall be deemed at all times to be a part of the fund from which the said investment was withdrawn, and the interest accruing thereon, and any profit realized therefrom shall be credited to such fund.

(D) All moneys on deposit in the funds and accounts established hereunder shall be and constitute trust funds created for the purposes herein stated, and there is hereby created a lien upon such funds in favor of the Holders of the Note until the moneys therein shall have been applied in accordance with this Resolution.

SECTION 10. APPLICATION OF PROCEEDS OF NOTE. At the time of delivery of the Note herein authorized, all the proceeds from the sale of the Note shall be applied as follows:

(A) The Issuer shall pay all of the costs and expenses in connection with issuance of the Note.

(B) The remaining proceeds of the Note shall be deposited into the Project Fund.

SECTION 11. TAX COVENANT. The Issuer covenants to the Holder of the Note that the Issuer will not make any use of the proceeds of the Note at any time during the term of the Note which, if such use had been reasonably expected on the date the Note was issued, would have caused such Note to be an "arbitrage bond" within the meaning of the Code. The Issuer will comply with the requirements of the Code and any valid and applicable rules and regulations promulgated thereunder necessary to ensure the exclusion of interest on the Note from the gross income of the Holders thereof for purposes of federal income taxation.

SECTION 12. AMENDMENT. Prior to the issuance of the Note, this Resolution can be modified or amended at any time without limitation pursuant to Supplemental Resolution. Thereafter, this Resolution, or any Supplemental Resolution relating hereto, shall not be modified or amended in any respect pursuant to Supplemental Resolution except with the written consent of the Owner of the Note.

SECTION 13. LIMITATION OF RIGHTS. With the exception of any rights herein expressly conferred, nothing expressed or mentioned in or to be implied from this Resolution or the Note are intended or shall be construed to give to any Person other than the Issuer and the Owner any legal or equitable right, remedy or claim under or with respect to this Resolution or any covenants, conditions and provisions herein contained; this Resolution and all of the covenants, conditions and provisions hereof being intended to be and being for the sole and exclusive benefit of the Issuer and the Owner.

SECTION 14. NOTE MUTILATED, DESTROYED, STOLEN OR LOST. In case the Note shall become mutilated, or be destroyed, stolen or lost, the Issuer shall issue and deliver a new Note of like tenor as the Note so mutilated, destroyed, stolen or lost, in exchange and in

substitution for such mutilated Note, or in lieu of and in substitution for the Note destroyed, stolen or lost and upon the Owner furnishing the Issuer proof of ownership thereof and indemnity reasonably satisfactory to the Issuer and complying with such other reasonable regulations and conditions as the Issuer may prescribe and paying such expenses as the Issuer may incur. The Note so mutilated, destroyed, stolen or lost shall be canceled and shall be of no further force and effect.

SECTION 15. IMPAIRMENT OF CONTRACT. The Issuer covenants with the Owner of the Note that it will not, without the written consent of the Owner of the Note, enact any ordinance or adopt any resolution which repeals, impairs or amends in any manner materially adverse to the Owner the rights granted to the Owner of the Note hereunder.

SECTION 16. DEFEASANCE. If, at any time, the Issuer shall have paid, or shall have made provision for payment of, the principal, interest and prepayment premium, if any and if applicable, with respect to the Note herein authorized, then, and in that event, the lien on Pledged Revenues described herein in favor of the Owner of the Note shall be no longer in effect. For purposes of the preceding sentence, deposit of sufficient cash and/or Federal Securities or bank certificates of deposit fully secured as to principal and interest by Federal Securities in irrevocable trust with a banking institution or trust company, for the sole benefit of the Owner of the Note in an aggregate principal amount which, together with interest to accrue thereon, will be sufficient to make timely payment of the principal of and prepayment premium, if any, and interest on the Note in accordance with its terms, and any other expenses occasioned by escrow arrangements. Nothing herein shall be deemed to require the Issuer to prepay the Note prior to maturity pursuant to any applicable optional prepayment provisions, or to impair the discretion of the Issuer in determining whether to exercise any such option for early redemption.

SECTION 17. EVENTS OF DEFAULT. The following shall constitute "Events of Default," and the terms "Default" and "Events of Default" shall mean (except where the context clearly indicates otherwise), any one or more of the following events:

(A) The City shall fail to make any payment of the principal of or interest on the Note within ten (10) calendar days after the same shall become due and payable whether by maturity, or otherwise (a "Monetary Default").

(B) The City shall default in the performance of or compliance with any term or covenant contained in this Resolution or the Note, which default or noncompliance shall continue and not be cured within thirty (30) days after (i) notice thereof to the City by the Owner; or (ii) the Owner is notified of such noncompliance or should have been so notified, whichever is earlier. However, if the City is diligently pursuing a remedy, then the cure period is extended to ninety (90) days.

(C) Any representation or warranty made in writing by or on behalf of the City in this Resolution, the Note or in any instrument furnished in compliance with or in reference to the Note, is incorrect in any material respect on the date made or reaffirmed.

(D) The City admits in writing its inability to pay its debts generally as they become due or files a petition in bankruptcy or makes an assignment for the benefit of its creditors or consents to the appointment of a receiver or trustee for itself.

(E) The City is adjudged insolvent by a court of competent jurisdiction, or it is adjudged bankrupt on a petition in bankruptcy filed by or against the City, or an order, judgment or decree is entered by any court of competent jurisdiction appointing, without the consent of the City, a receiver or trustee of the City or of the whole or any part of its property, and if the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within ninety (90) days from the date of entry thereof.

(F) The City shall file a petition or answer seeking reorganization or any arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or the State of Florida.

Upon the occurrence and during the continuation of any Event of Default, the Owner of the Note may, in addition to any other remedies set forth in this Resolution or the Note, either at law or in equity, by suit, action, mandamus or other proceeding in any court of competent jurisdiction, protect and enforce any and all rights under the laws of the State of Florida, or granted or contained in this Resolution, and may enforce and compel the performance of all duties required by this Resolution, or by any applicable statutes to be performed by the Issuer or by any officer thereof.

SECTION 18. NOTICE OF DEFAULTS. The City shall within ten (10) days after it acquires knowledge thereof, notify the Owner of the Note in writing upon the happening, occurrence, or existence of any Event of Default, and any event or condition which with the passage of time or giving of notice, or both, would constitute an Event of Default, and shall provide the Bank with such written notice, a detailed statement by the Authorized City Representative of all the relevant facts and the action being taken or proposed to be taken by the City with respect thereto. Regardless of the date of receipt of such notice by the Owner of the Note, such date shall not in any way modify the date of occurrence of the actual Event of Default.

Additionally, the City shall provide prompt notice to the Owner of any default in the due and punctual payment or performance of covenants under any obligation (other than the Note) for the payment of money to the Owner or any other subsidiary or affiliate of the Owner.

SECTION 19. REMEDIES. Upon the occurrence and during the continuance of an Event of Default, the Owner may sue to protect and enforce any and all rights, including the right to specific performance, existing under the laws of the State, of the United States of America, or granted and contained in this Resolution, and to enforce and compel the performance of all duties required by this Resolution or by any applicable laws to be performed by the City, the City Council or by any officer thereof, and may take all steps to enforce this Resolution to the full extent permitted or authorized by the laws of the State or the United States of America. The Note

shall not be subject to acceleration under an Event of Default.

In the enforcement of any remedy under this Resolution, to the extent permitted by law, the Owner shall be entitled to sue for, enforce payment of and receive any and all amounts then or during any default becoming, and at any time remaining, due from the City for principal, interest or otherwise under any of the provisions of this Resolution or of the Note then unpaid, with interest on overdue payments of principal and interest (to the extent permitted by law) at the Default Rate, together with any and all costs and expenses of collection and of all proceedings hereunder and under the Note (including, without limitation, reasonable legal fees in all proceedings, including administrative, appellate and bankruptcy proceedings), but payable from the Assessments, without prejudice to any other right or remedy of the Holder of the Note, and to recover and enforce any judgment or decree against the City, but solely as provided herein and in the Note, for any portion of such amounts remaining unpaid and interest, costs, and expenses as above provided, and to collect (but from the Assessments) in any manner provided by law, the monies adjudged or decreed to be payable.

SECTION 20. BUDGET AND FINANCIAL INFORMATION. The Issuer shall provide the Owner with a copy of the Issuer's audited financial statements within 270 days of the close of the Issuer's fiscal year. The audit shall be prepared in accordance with Chapter 10.550 of the Rules of the Florida Auditor General or the provisions of any successor statute or rule governing Florida local government entity audits.

(B) The Issuer shall also provide the Owner with a copy of its annual budget for each fiscal year not later than forty-five (45) days after the commencement thereof and a copy of such other financial information regarding the Issuer as the Owner may reasonably request.

SECTION 21. ADDITIONAL COVENANTS OF THE ISSUER. For so long as any of the principal amount of or interest on the Note is outstanding or any duty or obligation of the Issuer under the Note remains unpaid or any obligation of the Issuer under any other instrument furnished in compliance with or in reference to the Note remain unpaid or unperformed, the Issuer covenants to the Owner as follow:

(A) Records. The Issuer agrees that any and all records of the Issuer shall be open to inspection by the Owner or its representative's during normal business hours at the offices of the Issuer.

(B) Maintain Existence. The Issuer will take all reasonable legal action within its control in order to maintain its existence as an incorporated municipality of the State and shall not voluntarily dissolve.

(C) Notice of Liabilities. The Issuer shall promptly inform the Lender in writing of any actual or potential contingent liabilities or pending or threatened litigation of any amount that could reasonably be expected to have a material and adverse effect upon the financial condition of the Issuer or upon the ability of the Issuer to perform its obligation under the Note. In addition to the foregoing, the Issuer shall promptly inform the Lender if

any judgment or order shall be rendered against the City for the payment of money in excess of \$500,000 and such judgment or order shall continue unsatisfied or unstayed for a period of more than 90 days.

(D) Insurance. The Issuer shall maintain such liability, casualty and other insurance as is reasonable and prudent for similarly situated political subdivisions of the State and shall upon request of the Owner, provide evidence of such coverage to the Owner.

(E) Comply with Laws. The Issuer is in compliance and shall comply with all applicable federal, state and local laws and regulatory requirements.

(F) Taxes. In the event the Note or any other instrument furnished in compliance with or in reference to the Note should be subject to the excise tax on documents, or any similar tax, the Issuer shall pay such taxes or reimburse the Lender for any such taxes paid by it.

(G) Assessment Records. The Issuer shall maintain records with respect to the Assessments which shall be updated as Assessments are collected. The records shall detail Assessments (i) levied to date on a parcel-by-parcel basis, and (ii) collected to date. An annual report setting forth the foregoing information will be provided to the Owner at such times, and in such format as the Owner may reasonably request. Upon the occurrence of any Event of Default, the Issuer will, upon request of the Owner, engage the services of a consultant reasonably acceptable to the Owner to assist the Issuer in levying the Assessments until such time as the default is cured.

(H) Assessment Roll. Commencing with the Assessment Roll approved and certified for collection to the Tax Collector during the year 2025, the Issuer shall provide to the Owner the certified Assessment Roll detailing the Assessments, if any, to be imposed for each fiscal year of the Issuer within 30 days of the date such roll becomes available.

(I) Maintenance of Improvements. All the Improvements (as such term is defined in the Assessment Resolution) comprising the Project are and will be owned by the Issuer or another political subdivision of the State of Florida and all such Improvements shall be available for use by the general public on the same basis, subject only to conditions imposed by the Issuer or another political subdivision of the State of Florida as may be necessary to protect the health safety and general welfare of the Issuer and its inhabitants, visitors, property owners and workers or to protect such Improvements from damage, misuse, or destruction. The Issuer shall observe and perform all of the terms and conditions contained in the Act, and shall comply with all valid acts, rules, regulations, orders and directions of any legislative, executive, administrative or judicial body applicable to the Improvements. The Issuer shall levy assessments and/or appropriate other legally available funds as shall be necessary to provide for the maintenance of the Improvements.

(J) No Amendments. The Issuer shall not alter, amend or repeal the Assessment Resolution, or take any action impairing the authority thereby or hereby given with respect

to the imposition of the Assessments, or the payment of the Note, without prior written approval of the Owner which shall not be unreasonably withheld. However, the Issuer may amend the Assessment Resolution to expand the Emerson Park Assessment Area so long as the Assessments are not reduced.

(K) No Liens. The Issuer shall not create or permit any pledge, assignment, mortgage or lien on the Assessments or the Improvements other than pursuant to the Note, any Refunding Obligation, and other instruments furnished in compliance with or in reference to the Note or such Refunding Obligation.

(L) Disposition of Assets. The Issuer shall not dispose of any of the Improvements other than in the ordinary course of business.

SECTION 22. INTENT TO REIMBURSE. The Board hereby ratifies the expression of its intention in Resolution No. 2024-39 adopted on December 4, 2024, that the Issuer be reimbursed from the proceeds of the Note for costs relating to the Project. Pending reimbursement, the Issuer expects to use funds on deposit in the general fund or other appropriate fund or account to pay such costs. Such Resolution was intended to constitute with respect to the construction of the Project a “declaration of official intent” within the meaning of Section 1.150-2 of the Income Tax Regulations.

SECTION 23. SEVERABILITY. If any provision of this Resolution shall be held or deemed to be or shall, in fact, be illegal, inoperative or unenforceable in any context, the same shall not affect any other provision herein or render any other provision (or such provision in any other context) invalid, inoperative or unenforceable to any extent whatever.

SECTION 24. BUSINESS DAYS. In any case where the due date of interest on or principal of a Note is not a Business Day, then payment of such principal or interest need not be made on such date but may be made on the next succeeding Business Day with the same force and effect as if made on the nominal payment date, provided that credit for payments made shall not be given until the payment is actually received by the Owner.

SECTION 25. APPLICABLE PROVISIONS OF LAW. This Resolution shall be governed by and construed in accordance with the laws of the State.

SECTION 26. RULES OF INTERPRETATION. Unless expressly indicated otherwise, references to sections or articles are to be construed as references to sections or articles of this instrument as originally executed. Use of the words “herein,” “hereby,” “hereunder,” “hereof,” “hereinafter,” “hereinafter” and other equivalent words refer to this Resolution and not solely to the particular portion in which any such word is used.

SECTION 27. CAPTIONS. The captions and headings in this Resolution are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Resolution.

SECTION 28. CITY COUNCIL MEMBERS EXEMPT FROM PERSONAL LIABILITY. No recourse under or upon any obligation, covenant or agreement of this Resolution or the Note or for any claim based thereon or otherwise in respect thereof, shall be had against any City Council members, the Authorized City Representative, officials or employees of the Issuer, past, present or future, either directly or through the Issuer, it being expressly understood (a) that no personal liability whatsoever shall attach to, or is or shall be incurred by, the City Council members, officials or employees of the Issuer, under or by reason of the obligations, covenants or agreements contained in this Resolution or implied therefrom, and (b) that any and all such personal liability, either at common law or in equity or by constitution or statute, of, and any and all such rights and claims against, every such City Council member, as such, are waived and released as a condition of, and as a consideration for, the adoption of this Resolution and the issuance of the Note, on the part of the Issuer.

SECTION 29. AUTHORIZATIONS. The Mayor and any member of the City Council, the City Administrator, the City Attorney, the City Clerk and such other officials and employees of the Issuer as may be designated by the Issuer are each designated as agents of the Issuer in connection with the issuance and delivery of the Note and are authorized and empowered, collectively or individually, to take all actions and steps and to execute all instruments, documents, and contracts on behalf of the Issuer that are necessary or desirable in connection with the execution and delivery of the Note, and which are specifically authorized or are not inconsistent with the terms and provisions of this Resolution, including but not limited to determining the principal amount of the Note provided such principal amount shall not exceed \$2,853,464. The City Administrator is hereby authorized to accept and execute the Lender's proposal.

SECTION 30. FEES AND EXPENSES. The Issuer agrees to pay the fees and expenses of the Lender on the date of issuance of the Note in the amount of (i) \$8,500 for the Lender's legal counsel, and (ii) a loan origination fee equal to twenty-five (25) basis points of the principal amount of the Note.

SECTION 31. REPEALER. Any resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 32. NO THIRD PARTY BENEFICIARIES. Except such other persons as may be expressly described in this Resolution or in the Note, nothing in this Resolution or in the Note, expressed or implied, is intended or shall be construed to confer upon any person, other than the Issuer and the Owner, any right, remedy or claim, legal or equitable, under and by reason of this Resolution, or any provision thereof, or of the Note, all provisions thereof being intended to be and being for the sole and exclusive benefit of the Issuer and the person who shall from time to time be the Owner.

SECTION 33. WAIVER OF JURY TRIAL. The City and the Lender each waives, to the fullest extent permitted by law, any right to trial by jury in respect of any litigation based upon the Note or arising out of, under or in conjunction with the Note, this Resolution or out of any

course of conduct, course of dealing, statements (verbal or written), or actions of the City or the Lender.

SECTION 34. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED, ADOPTED AND APPROVED THIS 4TH DAY OF JUNE, 2025.

Bryan Nelson, Mayor

ATTEST:

Susan M. Bone, CMC, City Clerk

EXHIBIT A

FORM OF NOTE

ANY HOLDER SHALL, PRIOR TO BECOMING A HOLDER, EXECUTE A LENDER'S CERTIFICATE IN THE FORM ATTACHED TO THE RESOLUTION (HEREIN DEFINED) CERTIFYING, AMONG OTHER THINGS, THAT SUCH HOLDER IS A "QUALIFIED INSTITUTIONAL BUYER" UNDER RULE 144A PROMULGATED UNDER THE SECURITIES ACT OF 1933 ("1933 ACT") OR "ACCREDITED INVESTOR" UNDER RULE 501(A) OF REGULATION D AS PROMULGATED UNDER THE 1933 ACT, OR THEIR AFFILIATES.

June 6, 2025

\$2,239,000.00

CITY OF APOPKA, FLORIDA
SPECIAL ASSESSMENT REVENUE NOTE, SERIES 2025
(EMERSON PARK ASSESSMENT AREA)

KNOW ALL MEN BY THESE PRESENTS that City of Apopka, Florida (the "Issuer"), a political subdivision of the State of Florida created and existing pursuant to the Constitution and the laws of the State of Florida, for value received, promises to pay from the sources hereinafter provided, to the order of Synovus Bank or registered assigns (hereinafter, the "Owner"), the principal sum of \$2,239,000.00, together with interest on the principal balance outstanding at the rate per annum of 4.48% (the "Interest Rate") calculated on the basis of a 360-day year of twelve 30-day months. The Interest Rate may be adjusted as set forth herein; provided, however, that such Interest Rate shall in no event exceed the maximum interest rate permitted by applicable law.

Principal of and interest on this Note are payable in lawful money of the United States of America by check or wire transfer at such place as the Owner may designate to the Issuer in writing.

Interest on the Note shall be paid semi-annually, on each January 1 and July 1, commencing on January 1, 2026 (each an "Interest Payment Date"). Principal on the Note shall amortize on July 1 of the following years and in the following amounts:

<u>Year</u>	<u>Principal Amount</u>
2026	\$102,000
2027	113,000
2028	118,000
2029	123,000
2030	129,000
2031	135,000

2032	141,000
2033	147,000
2034	154,000
2035	160,000
2036	168,000
2037	175,000
2038	183,000
2039	191,000
2040	200,000

As described above, the final installment of the entire unpaid principal balance, together with all accrued and unpaid interest hereon, is due and payable on July 1, 2040. Presentation of this Note is not required for payment, but the Owner shall, within a reasonable amount of time after payment in full, provide the Note to the Issuer marked "paid in full" or its equivalent.

If any date for the payment of principal and interest hereon shall fall on a day which is not a Business Day (as defined in the Resolution (hereinafter defined)) the payment due on such date shall be due on the next succeeding day which is a Business Day with the same force and effect as if made on the nominal payment date, but the Issuer shall not receive credit for the payment until it is actually received by the Owner.

All payments by the Issuer pursuant to this Note other than prepayments shall apply first to accrued interest, then to other charges due the Owner, and the balance thereof shall apply to principal.

The Note can be prepaid in whole, or in part, without penalty or premium. Each prepayment and redemption of such Note shall be made on such date and in such principal amount as shall be specified by the City in a written notice delivered to the Owner not less than ten (10) days prior thereto specifying the principal amount to be prepaid and the date of such prepayment. Partial prepayments shall be applied in inverse order of maturity, unless agreed otherwise in writing by the Issuer and the Owner.

THIS NOTE DOES NOT CONSTITUTE A GENERAL INDEBTEDNESS OF THE ISSUER WITHIN THE MEANING OF ANY CONSTITUTIONAL, STATUTORY OR CHARTER PROVISION OR LIMITATION, AND IT IS EXPRESSLY AGREED BY THE HOLDER OF THIS NOTE THAT SUCH NOTEHOLDER SHALL NEVER HAVE THE RIGHT TO REQUIRE OR COMPEL THE EXERCISE OF THE AD VALOREM TAXING POWER OR USE OF AD VALOREM TAXES OF THE ISSUER OR TAXATION OF ANY REAL OR PERSONAL PROPERTY THEREIN FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THIS NOTE OR THE MAKING OF ANY OTHER PAYMENTS PROVIDED FOR IN THE RESOLUTION.

This Note is issued pursuant to the Constitution of the State of Florida, Chapter 166, Florida Statutes and Resolution No. 2025-21 adopted by the City Council of the Issuer on June 4, 2025, as amended and supplemented from time to time (collectively, the "Resolution"), and is subject to all the terms and conditions of the Resolution. All terms, conditions and provisions of the Resolution including without limitation remedies upon the occurrence of an Event of Default are by this reference thereto incorporated herein as a part of this Note. Payment of this Note is secured solely by the Assessments and moneys on deposit in certain funds and accounts established by the Resolution. Terms used herein in capitalized form and not otherwise defined herein shall have the meanings ascribed thereto in the Resolution.

Upon the event of a Monetary Default, the Interest Rate on the Note shall increase to the Default Rate. The Default Rate shall only apply for interest accrued during the period between when the Monetary Default occurs and when it is cured by the Issuer.

If a payment is ten (10) days or more late, the Issuer will be charged 5% of the regularly scheduled payment.

Upon the occurrence of a Determination of Taxability, the Interest Rate on this Note shall be adjusted to a rate equal to the Interest Rate otherwise borne by this Note thereby divided by (1 minus the then maximum federal corporate income tax rate applicable to the Owner) (the "Taxable Rate") calculated on the basis of a 360-day year of twelve 30-day months, as of and from the date of such Determination of Taxability would be applicable with respect to this Note (the "Accrual Date"); and (i) the Issuer shall on the next Interest Payment Date (or if this Note shall have matured, within thirty (30) days after demand by the Owner) hereon pay to the Owner an amount equal to the sum of (1) the difference between (A) the total interest that would have accrued on this Note at the Taxable Rate from the Accrual Date to such Interest Payment Date (or payment date following such demand), and (B) the actual interest paid by the Issuer on this Note from the Accrual Date to such Interest Payment Date (or payment date following such demand), and (2) any interest and penalties required to be paid as a result of any such Determination of Taxability; and (ii) from and after the Determination of Taxability, this Note shall continue to bear interest at the Taxable Rate for the period such determination continues to be applicable with respect to this Note. The adjustment shall survive payment of this Note until such time as the federal statute limitations under which the interest on this Note could be declared taxable under the Code shall have expired.

"Determination of Taxability" shall mean that as a consequence of the action or inaction of the Issuer, all or a portion of the interest accrued or paid on all or any portion of this Note is not excludable from the gross income of the Owner (or any former Owner) of this Note for federal income tax purposes, as determined by entry of a final, non-appealable judgment or action of the Internal Revenue Service.

This Note may be exchanged or transferred by the Owner hereof but only upon the registration books maintained by the Issuer and in the manner and subject to such limitations as are provided in the Resolution.

It is hereby certified, recited and declared that all acts, conditions and prerequisites required to exist, happen and be performed precedent to and in the execution, delivery and the issuance of this Note do exist, have happened and have been performed in due time, form and manner as required by law, and that the issuance of this Note is in full compliance with and does not exceed or violate any constitutional or statutory limitation.

IN WITNESS WHEREOF, City of Apopka, Florida has caused this Note to be executed in its name by the manual signature of its Mayor, attested and countersigned by the manual signature of its Clerk and approved as to form by the manual signature of the City Attorney, and its seal to be impressed hereon, all as of this 6th day of June, 2025.

[SEAL]

CITY OF APOPKA, FLORIDA

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT B

FORM OF LENDER'S CERTIFICATE

This is to certify that Synovus Bank (the "Lender") has not required the City of Apopka, Florida (the "City") to deliver any offering document and has conducted its own investigation, to the extent it deems satisfactory or sufficient, into matters relating to business affairs or conditions (either financial or otherwise) of the City in connection with loan made by the Lender to the City (the "Loan") evidenced by the City's \$2,239,000 City of Apopka, Florida Special Assessment Revenue Note, Series 2025 (Emerson Park Assessment Area) (the "Note"), and no inference should be drawn that the Lender, in the acceptance of said Note, is relying on Bryant Miller Olive P.A. ("Note Counsel"), Shepard, Smith, Hand & Brackins, P.A. (the "City Attorney") or Hilltop Securities Inc. (the "Financial Advisor") as to any such matters other than the legal opinion rendered by Note Counsel and by the City Attorney. Any capitalized undefined terms used herein not otherwise defined shall have the meaning set forth in Resolution 2025-21 adopted by the City Council of the City on June 4, 2025 (the "Resolution").

We are aware that making a loan and purchasing the Note involves various risks, that the Note is not a general obligation of the City or payable from ad valorem tax revenues, and that the payment of the Note is secured solely from the sources and in the manner described in the Resolution (the "Note Security").

We have made such independent investigation of the Note Security as we, in the exercise of sound business judgment, consider to be appropriate under the circumstances. In making our purchasing decision, we have relied upon the accuracy of information which has been provided to us by the City.

We are making the Loan for our own account, do not currently intend to syndicate the Note, will take no action to cause the Note to be characterized as a security, and will not treat the Note as a municipal security for purposes of securities laws.

We are not acting as a broker or other intermediary and are funding the Note from our own capital for our own account, and not with a present view to a resale or other distribution to the public, and currently intend to hold the Loan to the earlier of maturity or redemption.

The Note will not be used in the future on a securitized transaction, and we acknowledge the Note is not a municipal security

We understand that the Loan is evidenced by the Note and the Note is issued in a single denomination equal to the aggregate principal amount of the Loan and may not be transferred except in whole and may not be transferred in a denomination less than \$100,000 even in whole, and may not be transferred to any kind of trust under any circumstances.

We acknowledge the Note may only be sold to a Permitted Lender (as defined herein) in whole.

"Permitted Lender" shall mean (a) any affiliate of the Lender or (b) a bank, trust company, savings institution, insurance company, "qualified institutional buyer" under Rule 144A promulgated under the Securities Act of 1933 ("1933 Act") or "accredited investor" under Rule 501(a) of Regulation D as promulgated under the 1933 Act, or their affiliates.

We are a bank, trust company, savings institution, insurance company, dealer, investment company, pension or profit-sharing trust, or qualified institutional buyer as contemplated by Section 517.061(7), Florida Statutes; and are an "accredited investor".

We have in our possession or have had access to all material information concerning the security and sources of payment of the Note, and, as a result thereof, are thoroughly familiar with the nature and risks of making the Loan and purchasing the Note. We have been afforded access to all material information and have had sufficient opportunity to discuss the business of the City and the projects financed with the proceeds of the Note, with its officers, employees and others, and have been permitted to make an investigation of the City and its operations. We do not require any further information or data concerning the City. In making the Loan and purchasing the Note, we have relied solely upon our own investigation, examination, and evaluation of the City and other relevant matters, and have not relied upon any statement or materials which have not been supported by our its own investigation and examination. We have knowledge and experience in financial and business matters, particularly in tax-exempt obligations, and are capable of evaluating the merits and risks of making the Loan and purchasing the Note and have determined that we can bear the economic risk of making the Loan and purchasing the Note.

We are not funding the Loan for the direct or indirect promotion of any scheme or enterprise with the intent of violating or evading any provision of Chapter 517, Florida Statutes.

We understand that the Loan is not a municipal security and that, unless otherwise required, no filing may be made with respect to the Loan with EMMA, the Municipal Securities Rulemaking Board continuing disclosure site.

We understand and acknowledge there will be no CUSIPs obtained on the Note.

We understand and acknowledge there will be no credit rating obtained on the Note.

Dated June 6, 2025.

SYNOVUS BANK

By: _____
Name:
Title:

EXHIBIT C

FORM OF DISCLOSURE LETTER

The undersigned Synovus Bank (the “Lender”) proposes to negotiate with the City of Apopka, Florida (the “City”) for the purchase of the City’s \$2,239,000 Special Assessment Revenue Note, Series 2025 (Emerson Park Assessment Area) (the “Note”). Prior to the award of the Note, the following information is hereby furnished to the City:

1. Set forth is an itemized list of the nature and estimated amounts of expenses to be incurred for services rendered to us in connection with the issuance of the Note (such fees and expenses to be paid by the City):

Greenspoon Marder Law
Lender Counsel Fees – \$8,500

2. (a) No other fee, bonus or other compensation is estimated to be paid by the Lender in connection with the issuance of the Note to any person not regularly employed or retained by the Lender (including any “finder” as defined in Section 218.386(1)(a), Florida Statutes), except as specifically enumerated as expenses to be incurred by the Lender, as set forth in paragraph (1) above.

(b) No person has entered into an understanding with the Lender, or to the knowledge of the Lender, with the City, for any paid or promised compensation or valuable consideration, directly or indirectly, expressly or implied, to act solely as an intermediary between the City and the Lender or to exercise or attempt to exercise any influence to effect any transaction in the purchase of the Note.

3. The amount of the underwriting spread expected to be realized by the Lender is \$0.

4. The management fee to be charged by the Lender is \$0. The Lender is charging a loan origination fee in the amount of \$5,597.50.

5. Truth-in-bonding Statement:

The Note is being issued primarily to finance, refinance and/or reimburse the costs of the Project as described in the Resolution (as hereinafter defined) and pay the cost of issuance of the Note.

Unless earlier redeemed, the Note is expected to be repaid by July 1, 2040. At an interest rate of 4.48% per annum, total interest paid over the life of the Note is estimated to be \$893,064.98. The principal of and interest on the Note will be payable from and secured solely by the Assessments as described in a resolution of the City Council of the City adopted on June 4, 2025 (the “Resolution”). Based on the above assumptions, issuance of the Note is estimated to result

in approximately \$3,132,064.98 of revenues of the City not being available to finance other services of the City during the life of the Note.

(d) The name and address of the Lender is as follows:

Synovus Bank
33 West 14th Street, 4th Floor
Columbus, GA 31901

This letter is provided for the sole purpose of complying with Section 218.385, Florida Statutes, as amended, and does not change the terms of and is not evidence of the terms of the Note.

Dated this 6th day of June, 2025.

SYNOVUS BANK

By:_____

Name:

Title:



City of Apopka CITY COUNCIL STAFF REPORT

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

Item #: 8.

Meeting Date: June 4, 2025

Department: Finance Department

SUBJECT:

Resolution No. 2025-22 Amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025.

REQUEST:

Council adoption of Resolution Number 2025-25

Budget Amendment #: 09

Fiscal Year (FY): 2025

Total Amendment **\$2,449,961*** 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: Other Financing Sources

Description: To provide funding needed for the Emerson Park Subdivision Improvements and Fees. This includes the Florida Assessment Revenue Note, Series 2025 (Emerson Park Assessment Area) and their contributions.

Account Number	Description/Project	Debit	Credit
178-384-0000	OTHER FINANCING SOURCES	\$ -	\$ 2,239,000
178-366-9000	CONTRIBUTIONS & DONATIONS		146,536
178-366-9000	CONTRIBUTIONS		64,425
178-6178-641-6300	IMPROVEMENTS OTHER THAN BLDGS.	2,235,209	
178-6178-641-4900	OTHER CURRENT CHARGES	150,000	
178-6178-641-4900	OTHER CURRENT CHARGES	64,752	
	Total Amendment	\$ 2,449,961	\$ 2,449,961

FUNDING SOURCE:

FY2024-2025 Budget

RECOMMENDED MOTION:

Adopt Resolution Number 2025-22

ATTACHMENTS:

1. Resolution Number 2025-22_Budget Amendment #9

RESOLUTION NO. 2025-22

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 **\$2,449,961** 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 **4th DAY OF JUNE, 2025**

CITY OF APOPKA, FLORIDA

BRYAN NELSON, MAYOR

ATTEST:

SUSAN BONE, CITY CLERK