APOPKA CITY COUNCIL AGENDA

July 2, 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

EMPLOYEE RECOGNITION

1. **Service Pin Awards - City Employees**

APPROVAL OF MINUTES

1. **Regular City Council Meeting Minutes of June 18, 2025.**

AGENDA REVIEW

PRESENTATION

CONSENT (Action Item)

1. **Golden Gem Estates Subdivision – School Concurrency Mitigation Agreement**
2. **4101 Golden Gem Residential– School Concurrency Mitigation Agreement**
3. **Approve the Florida Economic Consortium, Engagement Initiative for Prevention and Intervention Mentoring Partnership Services for 2nd & 3rd Graders**
4. **Authorize the execution of piggyback contracts for the assigned terms: JCO Corporation, Staples Contract and Commercial, LLC, Allied Universal Corporation, Florida Sheriff's Association, United Rentals (North America), Inc.**

5. **Accept the disbursement report for May 2025.**

BUSINESS (Action Item)

1. **Department Director Confirmation - Economic Development Director - Antranette Forbes**
   Approve Economic Development Director - Antranette Forbes
   Presented by: Radley Williams, Interim City Administrator

2. **Public Services Departments Reorganization and Director Confirmations**
   Confirm Public Works Department Director - Vladimir Simonovski
   Confirm Utilities Operations Department Director - Glen Brooks
   Presented by: Radley Williams, Interim City Administrator

3. **Crossroads at Kelly Park, Phase 2B – Plat**
   Owner(s): Kelly Park Land Investments, LLC
   Applicant(s): Poulos & Bennett, LLC c/o Genevieve LaBuda
   Location: East of Round Lake Road, south of Ondich Road and west of Zepher Lily Avenue
   Tract Size: 18.75 +/- acres
   Project: 90 single family lots
   Project Manager: Jean Sanchez
   Presented by: Jean Sanchez, Senior Planner

4. **Invitation Cove - Major Development Plan**
   Owner(s): A&R Meridian Apopka Development LLC
   Applicant(s): Kim Fischer
   Location: West of Sheeler Avenue and East of S Christina Street
   Project: 43 Townhomes
   Density: 7.6 Units/Acre (Mixed-Use Future Land Use permits maximum of 15 du/ac)
   Project Manager: Amer Hamza
   Presented by: Amer Hamza, Planner

5. **Interlocal Agreement with Orange County: Golden Gem Road transfer from Orange County to the City of Apopka**
   ***This item will be Continued to a date certain of August 6, 2025.**
   Project: Acquisition of Golden Gem Road segment, from Capital Reef Way to Kelly Park Road, from Orange County.
   Presented by: Jean Sanchez, Senior Planner

6. **Designate an official voting delegate for the Florida League of Cities annual conference**
   Designate an official voting delegate for the Florida League of Cities annual conference

   Presented by: Bryan Nelson, Mayor

7. **City of Apopka Non-Profit Grant Program Adoption**

   Presented by: Radley Williams, Interim City Administrator

8. **City of Apopka Non-Profit Grant Program Selection Committee Appointees**
   City of Apopka Non-Profit Grant Program Selection Committee Appointees
   Presented by: Radley Williams, Interim City Administrator

9. **City of Apopka Brownfield Advisory Committee Appointees**
   City of Apopka Brownfield Advisory Committee Appointees

   Presented by: Radley Williams, Interim City Administrator

10. **Joint Planning Area Agreement (JPA) Upcoming Expiration**

    Presented by: Bobby Howell, Planning Manager

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

1. **Ordinance No. 3103 - Second 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

2. **Ordinance No. 3104 - Second 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

3. **Ordinance No. 3107 - Second 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
   Project Manager: Jean Sanchez
   Presented by: Jean Sanchez, Senior Planner

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

5. **Ordinance No. 3112 - First Reading - Annexation -1920 Sheeler Avenue**
   Owner(s): Reid Marvin Wayne and Reid Susan Thomas
   Applicant(s): Jonathan Huels
   Location: 1920 Sheeler Avenue
   Project: Annexation
   Density: N/A
   Proposed Development: 115 single-family residential units
   Project Manager: Jun Sohn, Ph.D.
   Presented by: Jun Sohn, Planner

6. **Ordinance No. 3114 - First Reading Open Container**

   Presented by: Radley Williams, Interim City Administrator

7. **Ordinance No. 3115 - First Reading - Sunsetting of Article V. - Local Business Taxes (Business Tax Receipt)**

   Presented by: Bryan Nelson, Mayor

8. **Ordinance No. 3116 First Reading of Amending Chapter 54 Retirement Systems for the Police Chief**

   Presented by: Mike McKinley, Police Chief

9. **Resolution No. 2025-24 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 June 18, 2025 at 7:00 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, spoke about past assistance and donations that the Commission has made and requested that in the future that when people present their EINs that the Commission verifies their current status, board list, and a valid EIN. She was disappointed that in the past donations have been made by the Commission to invalid organizations.

Dr. Jim Moyer, Orange Soil & Water, gave thanks for being allowed to give a presentation. He also advised that he enjoyed the Juneteenth event that was just put on recently in the City. He said that he handed out information regarding life soils. He said that he was not promoting the company, only the concept. He explained live soils and their importance to water to the public and Commission.

Nikki McGuire, NAOMI Kids, provided details regarding her organization. She stated they have their 501(c)(3) and they have their Florida Department of Agriculture Solicitation License and they have everything in place. She asked for the public's help in the back to school drive in providing gift cards from Ross and donations.

Mike Duran, 2650 Foundation, advised that and specifically to Dr. O that the 2650 Foundation does have their EIN. He announced that the "15 Days of Hope" is approaching between June 30th and July 15th. He provided the details regarding the program and gave thanks to all the contributors recently and in the past.

Liz Edwards, The Oak, spoke about the 15 Days of Hope and announced the 3rd annual 2650 Foundation Workout from The Oak. The event will take place on July 8th at 6:00 pm and July 12th at 7:00 am at the Northwest Recreation Complex. Registration is free.

Ace Woodham, Apopka, spoke about public comment being placed before the Prayer and Pledge of Allegiance at Council Meetings and he was not in agreement with this decision. He feels it is very disrespectful to the community.

Leroy Bell, Maudehelen, spoke about funding for the students continues to be promised yet nothing happens. He spoke about Rod Love and he feels the City will give him what he was asking for yet the City doesn't help the other organizations requesting the support.

Virginia Street, gave thanks for the support towards the unhoused and needy in Apopka. She spoke about the event being hosted at Just like Mommas restaurant on Sunday.

Albert McKimmie, 3603 Golden Gem Rd, spoke about City's decision to have 1000 Million gallons of water in the reserves and he feels like that is realistic and can be done. He feels that this will be beneficial and cost effective to the City. He spoke about increasing the capacity of Golden Gem Road would allow the City to possibly receive grant to remove the clay that is currently there and it wouldn't cost the City to bring in clay to repair the Golden Gem Pond. He feels that the City will receive these grants to be able to do the work that needs to be done. He spoke about infrastructure and funding regarding Golden Gem Rd and provided beneficial measures the City could take to fix this.

INVOCATION & PLEDGE OF ALLEGIANCE: Commissioner Smith provided the Invocation, led in the Pledge of Allegiance, and gave the Fact of the Day: The War of 1812, which started on June 18, 1812, and lasted until February 17, 1815, was conflict fought between the United States and Great Britain over British violations of U.S. maritime rights. It ended with the exchange of ratifications of the Treaty of Ghent.

Commissioner Nesta requested to the Mayor that the invocation and pledge be placed before the public comment in the future meetings. He feels that it is appropriate as it happens at other City events and it's Roberts Rules of Order and read an excerpt from it saying "Opening ceremonies immediately after the meeting is called to order, may include the invocation which if offered should always be placed first". He said we should be doing the invocation before public comment to bless and offer peace to the residents. He said there should be a policy is place regarding the minutes as he feels that the minutes are not properly reflective of the things that are going on.

Commissioner Nesta questioned City Clerk Bone asking her if they had discussed preciously having a policy put in place a few Council Meetings ago? **Clerk Bone** responded that we are following what we have always done. There is not a policy. She recalled Commissioner Nesta wanting the minutes to be more verbatim, however minutes do not need to be verbatim. **Commissioner Nesta** requested a policy that would spell out the minutes so that they can agree and the public understands it and we can stay consistent with it. **Clerk Bone** asked Commission Nesta if there was anything missing from the minutes that were approved? **Commissioner Nesta** responded saying there are comments and changes that need to be made on the minutes but the Council has already approved them. He requested coming back to Council with a policy regarding how the Clerk's Office is doing the minutes.

APPROVAL OF MINUTES

1. Approval of Regular City Council Meeting Minutes of June 4, 2025.

   a. **Mayor Nelson** asked if anyone had any questions about the minutes.
   b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion to approve the June 4, 2025 minutes.
   c. **Motion** by **Commissioner Anderson** and seconded by **Commissioner Smith** to approve the June 4, 2025 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 yes. There are three Ordinances later in the meeting that have be requested to come back. Developers requesting a continuance, item number 3- Ordinance No. 3098 asking for continuance to July 16th, item number 4- Ordinance No. 3099, asking for continuance to July 16th, and item number 6- Ordinance No. 3112, asking for a continuance to July 2nd.

PRESENTATION

1. Apopka Youth Council – End of Year Presentation
   Presented by: Jacquelyn Keen, Human Resources

   Jacquelyn Keen, Human Resources advised that she will be assisting the Apopka Youth Council in presenting the 2024-2025 End of Year Presentation. Each of the Apopka Youth Council member's names were presented and each member came up and spoke about each of the projects and events they contributed to throughout the year.

2. Closing the Reading Gap: "A Strategic Partnership for Student Success"
   Presented by: Rod Love

   Mayor Nelson provided a background saying the Florida Economic Consortium FEC is a nonprofit 501(c)(3) organization that aims to empower underserved individuals, families and youth in the Central Florida area. FEC offers workshops, educational tutoring, responsible fatherhood support services, financial literacy programs, and violence prevention initiatives driven by data to measure effectiveness. The organization is led by it's president Rod Love. Rod Love is a seasoned leader with a distinguished background in both Government and private sector leadership, bringing decades of experience in community and development, policy and implementation and organizational growth.

Rod Love said that he was there tonight to request the City's partnership and support as his organization continues to work to ensure that every second and third grader is reading at reading levels for their age. He presented factual data from the Department of Education showing that second and third graders are reading below level. He said they are not asking the City of Apopka for any money, but he explained the reasons that his organization is requesting a partnership with the City of Apopka. He was inspired by Matthew's Hope and them requesting a partnership with the City. He spoke about early literacy and how third grade is a pivotal point in a child life. FEC wants to look at how they can partner with local school and focus on improving the third-grade literacy rates? I provided charts from the DOE in the State of Florida, third graders are reading at a 40% literacy rate which means 60% of third graders in the State of Florida are not reading at level or above level. He spoke about the below reading rate at Apopka Elementary School (65% reading below level), Lakeville Elementary School (70% reading below level), Lovell Elementary School (70% reading below level), Phillis Wheatley Elementary School (68% reading below level), and Zellwood Elementary School (63% reading below level). He also explained the negative effects on the student's future due to reading at below level.

Commissioner Velazquez asked where they can get all the data so that the Commission can review all of it? She said that she was shocked that School Representative Melissa Byrd wasn't present to give OCPS' side as to what they are doing or what they have in place for the third graders. **Rod Love** said his organization works with Orange County Public Schools and they directed FEC to the Department of Education's website that has all the information on all 67 counties. That all the information that he presented tonight is on the Department of Education's website.

Commissioner Anderson said one of the issues has been resources and time. Everything in the public-school system is driven by tests. They look at the data of the tests to see how kids are performing. If the kids are performing lower they pull them and put them in groups. The groups are between 7 to 10 kids and they meet for approximately 20 minutes and 2 days a week. She doesn't feel like that's enough impact on the kids that are performing below average. From what she has seen with improvements its because and with the help of local partnerships with organizations that help these students.

Commissioner Smith asked what the partnership with the City looks like? **Rod Love** said utilization of community centers when available.

Commissioner Nesta said the presentation that Rod Love presented is not the presentation he received in his packet and requested a copy of the exact presentation presented. He said that he understood the dynamics in the schools. He asked if FEC was partnered with OCPS and Rod Love responded that they are a registered vendor with OCPS. When you are a registered vendor you have access to go into the schools and work with the students. His issue that he is facing is continuously looking at resources and continuing to be able to fund mentors. **Commissioner Nesta** confirmed that he is looking for facility usage and asked

when he's looking for that to begin? **Rod Love** responded they are looking for a facility use agreement once school starts. They wouldn't need to utilize the facility on a regular basis, it would be used for the event they have to bring families together. **Commissioner Nesta** asked how frequent would they need to use the facilities? If it was weekly? Or monthly? **Rod Love** said they try to do the events on a quarterly basis at this time. But it could be more frequent. **Commissioner Nesta** asked Attorney Shepard what an agreement would look like for this? Would it be a Non-Inclusive Agreement? **Attorney Shepard** said Non-Inclusive being key because these are City facilities they would want to be able to use when they want to use them. **Rob Love** said they are looking for a Facility Use Agreement so that they can utilize the City facilities to pull families and youth together and hold events. **Radley Williams, ICA** said they have several different facilities use agreements and the City has done programs similar to this one before. It's at the pleasure of the Council and then we can bring this back before Council for approval.

Commissioner Velazquez asked for more information to be provided to the Council for review about this program and she would like to have a conversation with Melissa Byrd. She asked Rod Love how many active mentors are in the organization currently? **Rod Love** responded saying they have a number of active mentors in the organization. He wasn't able to provide an exact number. **Commissioner Velazquez** questioned what the amount (stipend) is that he pays to the mentors. **Rod Love** responded the amount varies. **Commissioner Velazquez** asked Rod to provide a list of the schools in Central Florida that his organization is currently working in. She wants to be able to do more research on this item as there is no decision being made at this meeting.

Commissioner Anderson gave thanks for the presentation from the former Commissioner Love. She wanted to highlight that Mr. Love is requesting to partner with the City and is not asking the City for resources, only asking to utilize a facility for his organization to use for some events. They will be assisting the kids in the community at their organization's expense and are not requesting money from the City. She expressed that Council has asked questions that they have never asked any other organization before regarding pay structure and how they're paying their mentors etc. and she wants to make sure that whatever tone Council is setting here, that it needs to be the same tone for every other organization that asks to partner with the City and that we ask the same questions that Mr. Love was asked tonight. She was upset that the integrity of his organization was questioned by certain Council members when he's trying to help the children in the City and mentor them because the School system doesn't have the resources to do so. The program he is offering is a substitute and supplement to what the school system is giving. The City needs partnerships and this partnership isn't costing the City a dime. She stated that she invited him to bring this program to the City of Apopka and ask for the partnership because the children would benefit from this mentorship program.

Commissioner Nesta advised that the questioning behind all this is that it's a unique program and its new to the City. It's not duplicated anywhere else in the City. He feels that

to make sure everyone understands, meaning himself, he asks the questions. He isn't attacking anyone, just simply asking for details and explanation. The goal is if the City partners with the organization they need to see what it looks like. He explained that they reason he brought up stipend was because it was stated in Mr. Love's presentation. It wasn't an attack, just clarification as it was mentioned in the presentation.

Commissioner Smith stated that all education cannot take place inside classrooms. Teachers are fully occupied trying to teach the curriculum they are to teach to make sure the students are able to pass the state mandated testing. This opportunity to allow the students to get additional help outside of the school setting is very instrumental.

Mayor Nelson gave thanks for the presentation and stated that what his organization does must be successful as he receives County, City and State funding. He also mentioned that Mr. Love and himself have tried to get a pilot with the Florida Chamber of Commerce to try and get something Statewide. It hasn't happened yet but they are continuing to try.

3. Fire Department Presentation
   Presented by: Wil Sanchez, Fire Chief

   Chief Sanchez presented a significant accomplishment in the Fire Department. The Apopka Fire Department received an ISO Rating of 1. The ISO Rating dictates the fire insurance rates in the City of Apopka. He advised that they department was notified July 2024 that ISO grading would take place in that year. The assessment occurred in December 2024. He explained that ISO collects information on municipal fire protection efforts in communities throughout the United States. In each community they analyze the relevant data using their fire suppression rating schedule. He stated that 50 percent of the community's overall score was based on the Fire Department. They assessed their engines, pump capacities, review of testing records for hoses, pumps, ladders, etc. They examined the size of the department, the staffing, and the training provided to the members. Key considerations included the response distance to developed areas in our operational methods. The review also addressed the Orange County Automatic Aid Agreement and everything from the height of a structure within the City to the buildings that are equipped with automatic sprinkler systems. They validated the tools in the equipment that the department utilizes and every fire suppression call was analyzed. Additionally, they reviewed on duty workforce strength and standard operating procedures concerning structure fires. The monthly training hours, training records, training center requirements and pre planning inspections were thoroughly reviewed. All this information was obtained and scored it. ISO assigns a public protection classification from a 1 to 10. Class 1 generally represents superior property fire protection. Class 10 indicates that the area's fire suppression program doesn't meet minimum criteria. The Apopka Fire Department received a score of 100.25 giving the Fire Department a classification of ISO 1.

4. Joint Planning Area Agreement (JPA) Upcoming Expiration
   Presented by: Jean Sanchez, Senior Planner

   Jean Sanchez said this is a presentation about the Joint Planning Agreement which is expiring December 31, 2025. The City of Apopka and Orange County entered into the JPA on October 20, 2024. This agreement was a settlement agreement between the City of Apopka and Orange County to resolve pending litigation between Orange County and the City at the time. It establishes framework for coordinated planning and development areas particularly within the Wekiva Study Area and the Wekiva River Protection Area. The main provisions include definition of geographic boundaries, assignment of land use authority based on whether land is annexed or un-incorporated, enforcement of environmental land use protections per the Wekiva Parkway Protection and also establishes limits and protocols on annexations within the JPA. It identifies responsibilities for public road maintenance. It mandates coordination of utilities and school capacity and requires mutual notifications and opportunities for comment on zoning and land use amendments and development actions. The agreement has been amended three times with the last amendment in 2019. The Joint Planning Agreement requires the City to deliver a notice of non-renewal to Orange County at least 180 days prior to the expiration of the original term of the agreement. Staff was not asking for an action this meeting, but Council will have the opportunity to act on this item the next City Council meeting on July 2nd. That staff will then request City Council to provide directions whether to deliver notice of non-renewal to Orange County, negate an extension, or amend the terms to the agreement. A representative from Orange County Planning Department was present and available for any questions.

   Commissioner Anderson asked if there's any amendments that Staff foresees? **Jean** responded that they would like an amendment to the whole agreement. They want to look into a similar type of agreement such as an Interlocal Service Boundary Agreement. She said that Lake County currently does this will all of their municipalities. Jean stated that they will need an extension of a couple of years' time frame to allow time to find what agreement would fit best to benefit both Orange County and City.

   Commissioner Velazquez confirmed with Staff that if this agreement isn't amended or terminated then it automatically renews for five more years. **Jean** responded that is correct until 2030.

   Commissioner Nesta said it would be valuable to hear from Orange County to get their side and thoughts. Commissioner Nesta mentioned that the original agreement has a lot in it such as annexing South Apopka. He feels there's a lot of discussion that needs to take place regarding this agreement.

   Misty Mills, Orange County Planning Department advised that the Joint Planning Agreement makes future planning, annexations and the process much smoother. She advised that Orange County has JPAs with other municipalities. She said recently the

Orange County Charter was amended where two sections were added to the Charter Section 504 which relates to the exclusive method for voluntary annexations. One of the first thing it does is it exempts municipalities that have JPAs from those requirements and Section 506 was added to the Charter which created a rural boundary and rural area and defining that area municipalities with JPA boundaries were excluded from that area. She advised that Council that when making their decision they might want to consider the pros and cons and weigh what that means to you as a City.

Mayor Nelson asked if the County or her recommendation be a two year? **Misty** responded yes. Two years goes by quickly but it would be beneficial to have that continued meeting and collaboration.

CONSENT (Action Item)

1. Road Closure Request for Yothers Road in front of West Apopka Medical Offices.
2. Memorandum of Agreement (MOA) for participating Orlando / Orange Urban Area Security Initiative Agencies (UASI).
3. Authorize the execution of the Florida Department of Environmental Protection grant agreement in the amount of $2.5 million for the Apopka Wekiva Springs Region Aquifer Recharge and Flood Protection project.
4. Authorize the execution of piggyback contracts for the assigned terms: UniFirst Corporation, KED Group, Inc., and SAK Construction, LLC.
5. An Emergency Designation under the Public Services Department for Northwest Treatment Pump repairs.
6. An Emergency Designation under the Public Services Department for Binion Rd and Emerald St. Force Main Break.
7. City of Apopka FY2025 Budget-to-Actual for the Eight-Months Ending May 31, 2025.
8. Accept the disbursement report for May 2025.

a. **Mayor Nelson** asked if anyone from the public or the Council had any questions about any items on the Consent Agenda items or if anyone needed to pull any of the items.
Commissioner Nesta asked to pull item #8.

b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion to approve the consent agenda items 1 thru 7.

c. **Motion** by **Commissioner Smith** and seconded by **Commissioner Anderson** to approve consent agenda items 1 thru 7.

d. **Motion carried unanimously,** with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

Commissioner Nesta asked for consent item #8 be tabled until the next Council Meeting so that he has time to review. He received an email just prior to this meeting that answered some of his questions he just needs more time.

a. **Mayor Nelson** asked for a motion to table consent agenda item #8 – Accept the disbursement report for May 2025 to Council Meeting July 2, 2025.
b. **Motion** by **Commissioner Velazquez** and seconded by **Commissioner Nesta** to table consent agenda item #8 – Accept the disbursement report for May 2025 to Council Meeting July 2, 2025.
c. **Motion carried unanimously,** with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

BUSINESS (ACTION ITEMS)

1. Matthew's Hope Agreement for Sleeper Bus Program
   Presented by: Radley Williams, Interim City Administrator

   ICA Radley Williams said this item is being brought back from last Council Meeting. A license agreement potentially with Matthew's Hope Ministries Inc to allow them access to provide their bus on City property. The term for the agreement initially will be one year with a mutual option to renew and extend. One question that is left to be answered is the number of vehicles to be parked / stored on City property each night. Staff has looked at potential City properties including the lot behind the City fuel island- 320 E 8th Street, 207 E 8th Street, Apopka Police Department parking lot overflow area, and the McBride cemetery property.

   Pastor Scott Billue said his only concern that they had was a section in the agreement that talks about providing notification daily if the buses would be parked there or not. He felt this would be a bit of a challenge as there's a lot that goes into making sure the bus is there and ready to go with security etc. He feels that once they get going they will be able to provide a schedule just not initially. There are other locations that have been offered to Mathew's Hope by churches in the City so they will be utilizing multiple locations. The buses will come and go each day. They have to get in the flow and then they will be able to produce a schedule.

   Commissioner Velazquez had questions regarding the time frame and pick up locations. **Pastor Scott** responded that they will have a reservation system and they will have certain pick up locations and then the homeless or unhoused will be dropped off / returned to that same location the next morning. He provided clarification on how the reservation system works with the homeless as well.

   Discussion ensued regarding the other services they provide for the homeless and the success Matthew's Hope has had thus far with other neighboring municipalities.

   Commissioner Anderson gave thanks for what their organization is doing and she gives them her full support.

Commissioner Smith gave thanks and he was in full support as well.

Commissioner Nesta gave thanks to Pastor and his team for their efforts with this project. He confirmed that the funding for the buses is not coming from the City. **Pastor Scott** responded that is correct they are not coming from the City. **Commissioner Nesta** had questions regarding security on the bus and requested explanation regarding such. **Pastor Scott** said they are contracted with a security firm and the officers will have non-lethal weapons. They will always have access to have security on the bus at all times and the buses are outfitted with security cameras. **Commissioner Nesta** advised that he felt that out of all the locations suggested for parking the buses that the lot behind the City fuel island would most likely be the best location to be able to use right now. Most of the other locations need work as in property needs to be cleared etc. to make room for the buses. He recommended to ICA Radley to look into getting a generator at the fuel island that that buses could plug into when parked to save on fuel and help out where the City can.

Mayor Nelson requested the authority from the Council to allow him to work with Attorney Shepard to possibly offer some private properties to park as well. He also asked Pastor Scott on the reporting which timeframe would work for him? Daily, weekly, or monthly? **Pastor Scott** said that once they get started and get a system they will be able to provide the schedule. His preference for the location is not to pick a specific parking location yet but to look at several locations at this time. For the scheduling he said he didn't have a problem with providing a monthly schedule.

Discussion ensued regarding the locations to park, private properties, and the agreement only regarding City parking location for the buses and not the private property locations.

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 give Mayor Nelson the authority to work with Attorney Shepard on the City property at 320 E 8th Street or other City properties or private properties with a monthly notice.
c. **Motion** by **Commissioner Nesta** and seconded by **Commissioner Smith** to give Mayor Nelson the authority to work with Attorney Shepard on the City property at 320 E 8th Street or other City properties or private properties with a monthly notice.
d. **Motion carried unanimously,** with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

2. City of Apopka Non- Profit Grant Program
   Presented by: Radley Williams, Interim City Administrator

   Radley Williams said back on the May 21, 2025 Council meeting, City Council directed Staff to bring back a Non-Profit Grant Program structure. The intention of this item is to bring a possible structure forward. He advised that the Apopka's Matching Grant Program provides financial assistance to schools and non-profit organizations committed to supporting youth and senior focused initiatives. The program is designed to build strong community partnerships and invest in projects that promote academic achievement, reduce juvenile crime, and enhance safety and well-being for both young people and senior citizens. The grant awards will range from $500 dollars to $5,000 dollars and require a dollar-for-dollar match from applicants, which may include a combination of cash contributions and in-kind donations. Radley provided the grant requirements, administrative requirements for grant recipients, project guidelines, use of funds, and proposal submission guidelines. He recommended Council's approval of the creating of the City of Apopka Non-Profit Grant Program.

   Commissioner Nesta had questions regarding the grant match. His concern was what classifies as a "related organization" and what is the definition of it. He was also concerned about elected officials. If he was to use personal funds as donations to an organization they should be able to use that donation however they want. He felt that this was specifically stating using City funds out of Commissioner's discretionary funds to use it as a match to other City funds. He wants to make sure there's a definition of what related organizations meant and the specification that it was in reference to the elected officials discretionary funds and not their personal funds. He said regarding the performance measurements / progress reports, he doesn't want to be too specific on that because some of the programs that may come in may not have number of participants served daily or weekly. He recommended Radley provide a rubric of providing an update quarterly or monthly of what the City prefers that's specific to their program. He also recommended that due to this being a new program that the City considers late submissions and not allocate all the money initially, but to save some aside for late submissions as well.

   Commissioner Smith said his concern was only allowing 30 days for submissions. He recommended having a second window timeframe maybe half way through the budget cycle. That the second window timeframe would give another 30 days to accept additional submissions. Additionally, he questioned the date of the submission date being in this budget year. **Radley** responded that since we are past the half way point of this fiscal year, if the Council approves this program he can open a window for this year or the City would have to re-budget the funds for the next fiscal year to start October 1st. Commissioner Smith recommended that since the funds have already been allocated for this budget year that they open up submissions now for this program and whatever funds are not used get rolled over into the next budget year.

Commissioner Nesta asked if Dr. Shakenya Jackson would be running this program. **Radley** responded that they are still determining that detail, but she would definitely be someone that is involved in this process. This program can get started up and running by the latest August. The committee would have a meeting, they would score them and rank the applicants. They would then provide a recommendation which would then come back before Council for awarding.

Commissioner Velazquez expressed her concerns regarding the validity of the submissions being verified to confirm 501(c)(3) and that the requirements were met. **Radley** responded that City Staff will be conducting an internal vet on the application and the ones that pass the requirements and are verified will then go to the selection committee for scoring.

Commissioner Anderson asked how it will be determined the amount of grant the applicant receives. **Radley** said that when the applicant submits their application they will advise the amount they are requesting between $500 dollars to $5,000 dollars. We are asking the applicants to provide matching funds so that could impact that amount they request.

Commissioner Smith said that do to the strict guidelines and criteria that there will not be an abundance of applicants since they have several requirements to be an eligible grant recipient.

Commissioner Anderson confirmed that this is being opened up to public schools not just private as well. **Radley** confirmed yes. Commissioner Anderson was in favor of the background checks and due to people working with the youth and seniors the City should be recommending the background checks. The costs related to background checks was removed from prohibited use and placed under permitted uses. She also discussed the years in service and suggest the years of service amounts be lowered to help organizations newly established.

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

Albert McKimmie, 3603 Golden Gem Rd, said that he feels that the City is making it very difficult for a non-profit organization to qualify for a very small amount of money. He was in favor of Commissioner Smith's recommendation of allowing a longer time period to be able to apply because it's going to take a lot of time to get all this documentation required to apply. He spoke about some non-profits being too small that they don't have to report funding due to being under $50,000 dollars yet they are in fact a non-profit. He recommended the City acknowledge the 501(c)(3) businesses other than just through funding.

Virginia Street said that she thought initially this program was a grant to allow funding to the non-profits. She wanted to know when they changed the program to a grant match program. She feels that her organization would not qualify because the criteria is too hard to meet. She is a newly established organization and is upset that the grant would not be easily attainable.

Dr. O expressed her concerns about the City checking the validity of the documentation submitted with the applications for this grant. She feels that the matching requirement of this grant will encourage the authentic non-profits to apply.

Commissioner Anderson said that she was contacted by a resident that was concerned about match that is required for this grant, yet the City awarded Main Street Apopka $50,000 dollars without requiring a match. The resident wanted to know why the City requires a match for $100,000 dollars split over 20 organizations? **Radley** responded that Main Street Apopka came before the Council many times with presentations and it went from there. This is a structured plan moving forward and this will provide an equitable opportunity for the non-profits in the community and a function for them to operate.

Radley requested clarification on if it was the pleasure of the Council to only accept 501(c)(3) organizations. There are other organizations such as C4 and C6 organizations such as sport clubs and social welfare groups. He said he will bring it back at the next meeting to get clarification and whether to accept the other groups.

Mayor Nelson asked that each Commissioner come back to next Council Meeting with a name selected for the Grant Committee.

b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to continue the City of Apopka Non- Profit Grant Program to next Council Meeting with discussed changes.
c. **Motion** by **Commissioner Anderson** and seconded by **Commissioner Smith** to continue the City of Apopka Non- Profit Grant Program to next Council Meeting with discussed changes.
d. **Motion carried unanimously,** with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

3. City of Apopka's Investment Portfolio Update and Proposed Investment Options
   Presented by: Blanche Sherman, Finance Director, and Glenn Scott

   Blanche Sherman said this is the update on the investment portfolio. Glenn Scott and Trisha Mingo, Morgan Stanley financial advisors were present and provided an update on the investment portfolio and proposed investment opportunities. They went over the investments for the first quarter of 2025 for the City. The City's 2025 first quarter portfolio has $136 million dollars in cash, $24 million dollars in money market funds and $64 million in fixed income securities with a book yield of 4.298%.

   Commissioner Anderson confirmed that the City is removing $10 million dollars from Synovus Bank and investing in the options spoken about. **Blanche** confirmed it doesn't all have to be invested in the same place, but it has to be moved out of Synovus Bank.

   Glenn Scott requested that Council give his firm discretion to decide where to invest based on the rapidly changing economic environment. Times are uncertain and the money transferred out of Synovus needs to get invested within the next two weeks.

   Commissioner Nesta was comfortable with the proposed investment strategy and had questions regarding the cemetery fund. He asked how much was earmarked in the cemetery fund? **Blanche** responded approximately $130,000 dollars. He questioned the ultimate goal of the cemetery fund investment.

   Blanche Sherman requested formal approval from the Council.

   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 give Morgan Stanley authority to transfer $10 Million dollars out of Synovus within two weeks and invest appropriately.
   c. **Motion** by **Commissioner Nesta** and seconded by **Commissioner Velazquez** to give Morgan Stanley authority to transfer $10 Million dollars out of Synovus within two weeks and invest appropriately.
   d. **Motion carried unanimously,** with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

PUBLIC HEARINGS/ ORDINANCES/ RESOLUTIONS (ACTION ITEMS)

1. Ordinance No. 3102 – Second Reading – Change of Zoning, Master Plan and Major Development Plan – Golden Gem Estates (FKA Golden Grove)
   Owner(s): Tim Burchfield, Stacy and Robert Moss
   Applicant(s): GL Summitt Engineering, Inc. c/o Geoffrey L. Summitt, P.E.
   Location: West of Golden Gem Road and south of Nightshade Grove Lane and Sadler Road
   Project: 65 single-family detached units
   Tract size: 19.76 +/- acre(s)
   Density: 3.29 dwelling units per acre (5 dwelling units per acre maximum)
   Project Manager: Jean Sanchez
   Presented by: Jean Sanchez, Senior Planner

   Jean Sanchez said no changes.

   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 and adopt Ordinance No. 3102.
   c. **Motion** by **Commissioner Smith** and seconded by **Commissioner Nesta** to approve and adopt Ordinance No. 3102.
   d. **Motion carried unanimously,** with Mayor Nelson, and Commissioners Velazquez, Nesta , Smith & Anderson voting aye.

2. Ordinance No. 3109 - Second 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

   Jean Sanchez said no changes.

   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 and adopt Ordinance No. 3109.
   c. **Motion** by **Commissioner Velazquez** and seconded by **Commissioner Anderson** to approve and adopt Ordinance No. 3109.

d. Motion carried unanimously, with Mayor Nelson, and Commissioners Velazquez, Nesta , Smith & Anderson voting aye.

3. Ordinance No. 3098 – First Reading - Small-Scale Future Land Use Amendment – 2501 Rock Springs Road
*** This item will be continued at the July 16, 2025, City Council meeting**
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

Jean Sanchez said per the applicant's request they are asking for continuance to the July 16, 2025 City Council Meeting.

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 continue Ordinance No. 3098 to July 16, 2025 meeting.
c. Motion by **Commissioner Smith** and seconded by **Commissioner Anderson** to continue Ordinance No. 3098 to July 16, 2025 meeting.
d. Motion carried unanimously, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

4. Ordinance No. 3099 – First Reading - Change of Zoning – 2501 Rock Springs Road
*** This item will be continued at the July 16, 2025, City Council meeting**
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

Jean Sanchez said per the applicant's request they are asking for continuance to the July 16, 2025 City Council Meeting.

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 continue Ordinance No. 3099 to July 16, 2025 meeting.
c. **Motion** by **Commissioner Velazquez** and seconded by **Commissioner Anderson** to continue Ordinance No. 3099 to July 16, 2025 meeting.
d. **Motion carried unanimously,** with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

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

Jean Sanchez said this is the first reading of Ordinance No. 3107 and hold it over for second reading and approval at the July 2, 2025 meeting. She provided details regarding the annexation of Ondich North. Staff and applicant were available for questions.

Luke Classon, 1828 Engineering, said this purposed annexation because of the location of the property is just north of the KPI, Ondich Road is the northern limit of the KPI where you are seeing a lot of the growth in the City. This property is being served with utilities from the City of Apopka whether its developed by City or Orange County. They wanted to annex into the City to be uniform and the City would be able to collect all the tax dollars and having control over the development and say over the development. When the Site Plan was originally submitted, City staff gave new ideas and suggestions to help the developer cluster and be able to allow for more tree saves and open space savings. He feels it's a much better plan now. This is the first step which is annexation, but he provided some details about the future development.

Commissioner Velazquez gave thanks to Jean and Bobby for their work in revising the plan. She is in favor of the new plan being presented for annexation.

Commissioner Nesta asked the applicant how this is not creating enclaves? **Luke** responded that the City is not currently servicing it, it's within the utility service area. Whether its developed by the City or Orange County, the City of Apopka would provide utilities to it. He said they would be extending the utilities down Effie Drive and Ondich Road. Regarding the enclave, this is within the Joint Planning Agreement area. This is within the area that is defined as coordinated with Orange County. It's defined as the northwest area.

This is area directly north of the KPI that's looked at as potentially being annexed into the City. They are not creating enclaves. The County has already looked at it and they verified that it meets State Statutes. Attorney Shepard has been in contact with Orange County and the developer's attorney as well. **Commissioner Nesta** stated that by looking at the picture he doesn't understand how this doesn't create an enclave.

Elesa Sowell, Shutts & Bowen, said the picture is incorrect. The long parcel to the west that seems like it is kitty-corner to the green parcel. The is going to go half way across and it does not touch the parcel that they are purposing to annex because of the City's GIS System it's pulling in the entirety of that parcel and it's actually going to continuing across. You're not creating an enclave because the parcels to your west are connecting to parcels directly south of the project and south of Ondich Road. She advised that she has confirmation also from Misty Mills from Orange County Planning that there is no issue with the annexation. The annexation complies.

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

Albert McKimmie, 3603 Golden Gem Road, his question was regarding consistency. If this property is annexed into City, does the City have the critical infrastructure to supply the sewer, water, and other utilities needed? He recommended keeping a lower density in that area.

Commissioner Nesta advised that he is not in support of this annexation and that even though they advised that it doesn't create an enclave he believes with the infrastructure issues that the City has it will create an enclave.

b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion approve Ordinance No. 3107 at first reading and carry over for second reading and adoption on July 2, 2025.

c. **Motion** by **Commissioner Smith** and seconded by **Commissioner Anderson** to approve Ordinance No. 3107 at first reading and hold over for second reading and adoption on July 2, 2025.

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

6. Ordinance No. 3112 - First Reading - Annexation -1920 Sheeler Avenue
   *** This item will be continued at the July 2, 2025, City Council meeting.**
   Owner(s): Reid Marvin Wayne, Reid Susan Thomas
   Applicant(s): Jonathan Huels
   Location: 1920 Sheeler Avenue
   Project: Annexation
   Density: N/A
   Proposed Development: 115 single-family residential units
   Project Manager: Jun Sohn, Ph.D.
   Presented by: Jun Sohn, Planner

   Jean Sanchez said the applicant is requesting to continue this item to meeting July 2, 2025. There was an advertisement discrepancy so they are wanting to make sure it gets advertised properly.

   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 continue Ordinance No. 3112 to meeting on July 2, 2025.
   c. **Motion** by **Commissioner Smith** and seconded by **Commissioner Anderson** to continue Ordinance No. 3112 to meeting on July 2, 2025.
   d. **Motion carried unanimously,** with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

7. Resolution No. 2025-23 - 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 the request before you are for two items in the budget amendment. The first item is an amendment total of $122,850 dollars. This is for additional expenses related to the pond overhaul for special assessment Martin Place 1, located at 597 Martin Place. The pond overhaul consists of the removal of overgrown vegetation and re-grating of the pond's banks and bottom. This transfer is from the General Fund Operating Reserves into the Special Assessment.

   Commissioner Nesta asked if the MSBU will be adjusted to compensate this? **Blanche** said yes, the MSBU will be adjusted. It will be adjusted in September. This will include ongoing maintenance as well.

Blanche Sherman said the second item in the budget amendment is for the bond counsel fees and consultant fees for the Emerson Park Subdivision's Special Assessment. The budgeted fees associated with the Special Assessment will be reversed, thus reducing the expenditure budget total. This total amendment amount for item #2 is $150,000 dollars credited. Item #1 is $122,850 dollars with Item #2 credit of $150,000, totaling budget amendment for a credit $27,150 dollars as advised in the staff report.

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 Number 2025-23.
c. **Motion** by **Commissioner Anderson** and seconded by **Commissioner Velazquez** to approve Resolution Number 2025-23.
d. **Motion carried unanimously,** with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

Valerie Sparkman (was permitted to speak) spoke about the Apopka Juneteenth. She advised that tomorrow is the official holiday of Juneteenth. She advised that she is a representative of Transform Outreach Organization and she has come to ask for funding and will follow up. She gave thanks to Commissioner Anderson for the funds allocated for her organization and to Commissioner Nesta for his assistance and lastly the Mayor for handling a situation at the park. She said that the Juneteenth celebration was a success with the help of sponsors and the community.

CITY COUNCIL REPORTS

Commissioner Anderson said she has nothing to report.

Commissioner Velazquez said she has nothing to report.

Commissioner Smith said he had the opportunity to attend the Juneteenth event with the Deputy Chief. He gave thanks to the Apopka Police Department for their assistance when his vehicle caught fire in an intersection and they assisted him to safety.

Commissioner Nesta gave thoughts and prayers to the injured firefighters that were injured recently attending to the house fires in the City recently. He gave appreciation to the Fire Department for all that they do and continue to do. He gave a reminder of his office hours on Tuesdays and Thursdays. He will not have office hours this Thursday in observation of Juneteenth. He advised his office hours are in thirty-minute increments, you do not have to make an appointment, and if you would like to meet outside of City Hall you are able to as well. He expressed his thoughts about the invocation being after public comment and feels that it is improper in the place that it is currently on the agenda. He said he would like to see implemented rules of procedure. He asked if anyone had an appetite to have rules of procedure that are a policy that is followed. He recommended rules to follow that structure the meeting properly to make sure it's efficient and consistent.

Commissioner Velazquez asked Mayor Nelson if there's an issue putting the invocation before public comment? **Mayor Nelson** responded, the reason he placed it there was so that public comment could happen immediately and then if people wanted to leave after the public comment they could. **Commissioner Velazquez** said that the invocation only takes five minutes so its not delaying public comment and it should be placed before public comment instead of after.

Discussion ensued regarding having a policy is place for how the meetings are ran, the invocation being placed before public comment, Charter revisions being brought back, and a policy in place for the minutes. Mayor Nelson suggested Commissioner Nesta create a policy regarding the minutes and he will review it or bring it forward at next meeting.

CITY ADMINISTRATOR'S REPORT

Radley Williams said we are in the process of the City's strategic planning and there are some community forums coming up in August. The dates are Wednesday, August 13th from 6-7:30 pm in City Council Chambers, Thursday, August 14th 10-11:30 am in the City Council Chambers, and Thursday, August 14th 1-2:30 pm. These forums will be livestreamed on the City's YouTube channel. There will be flyers sent out. All the information will be on the City's website as well. He said an email was sent out to the Commissioner's regarding the Brown Field Advisory Committee. They have the opportunity to appoint up to five members. He is looking for the pleasure of the board direction on whether they would like to appoint new members to this committee or reappoint the members from a long time ago. Radley recommended the Commissioners look for new committee members they'd like to appoint for the Brown Field Advisory Committee.

CITY ATTORNEY'S REPORT

Attorney Shepard said nothing to report.

MAYOR'S REPORT

Mayor Nelson said in the budget regarding the House side there was $1,057,500 dollars for more replacement for asbestos concrete drinking water pipes. There was zero dollars in the Senate budget. He said he went to Representative Bankson's Office and he made a call to the Senator that represents outside of Apopka and had him put it in the budget. The City received approval for $1,057,500 for replacement asbestos pipes in the City.

ADJOURNMENT

The meeting adjourned at 11:02 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

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 1.
Meeting Date: July 2, 2025
Department: Community Development

SUBJECT:
Golden Gem Estates Subdivision – School Concurrency Mitigation Agreement

ACTION ITEM INFORMATION:
Owner(s): Timothy Burchfield, Stacy Moss and Robert G. Moss
Applicant: K. Hovnanian Orlando Division, LLC c.o Bobby Wanas, AICP
Location: West of Golden Gem Road and north of Trussell Trail
Project: 19.76 +/- acre(s); 65 single-family detached units
Project Manager: Jean Sanchez

REQUEST:
Approve the Summit – School Concurrency Mitigation Agreement and authorize the Mayor to sign the Agreement.

SUMMARY:
Zoning Report:

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

PROJECT SUMMARY:

New residential development applications are reviewed by Orange County Public Schools (OCPS) for their impact placed on existing student capacity at public schools. This school impact analysis, called school concurrency, occurs at the time of a Construction Site Plan and Plat application. In 2008, the City of Apopka entered into an interlocal agreement with the Orange County School Board to address public school facility planning and implementation of school concurrency (hereafter School Agreement). As a party to this School Agreement, the City becomes a party to this Agreement. Therefore, City Council must accept the Agreement and authorize the Mayor to sign it to allow OCPS to implement the mitigation plan.

When school enrollment is over capacity in public schools that will serve additional students generated by a proposed residential development, a new development must have a school concurrency mitigation analysis to determine the additional cost of school impact that the proposed development will generate above and beyond

those considered by the school impact fee. The developer pays these additional fees according to the conditions of the school concurrency mitigation fee.

PUBLIC HEARING SCHEDULE:

July 2, 2025 - City Council (1:30 P.M.)

FUNDING SOURCE:
Not applicable.

RECOMMENDED MOTION:

Recommended Motion – City Council:

Approve the Golden Gem Estates Subdivision – School Concurrency Mitigation Agreement and authorize the Mayor to sign the Agreement.

ATTACHMENTS:
1. Golden Gem Estates - School CMA

After recording return to:

Tamara L. Pelc, MPA
Orange County Public Schools
6501 Magic Way, Building 200
Orlando, Florida 32809

----------[SPACE ABOVE THIS LINE FOR RECORDING DATA]----------

SCHOOL CONCURRENCY
MITIGATION AGREEMENT
APK-25-006
GOLDEN GEM ESTATES fka GOLDEN GROVE
Parcel ID#:14-20-27-0000-025, 14-20-27-0000-00-083

THIS SCHOOL CONCURRENCY MITIGATION AGREEMENT ("Agreement"), is entered into by THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida, ("School Board"); CITY OF APOPKA, a municipal corporation of the State of Florida ("City"); and TIMOTHY BURCHFIELD, an individual, whose address is 422 Kentucky Blue Cir., Apopka, FL 32712; and STACY MOSS AND ROBERT G. MOSS, as wife and husband, whose address is 4146 Golden Gem Rd, Apopka, FL 32712 (collectively, the "Applicants"), collectively referred to herein as the "Parties." K. HOVNANIAN AT GOLDEN GEM ESTATES, LLC, a Florida limited liability company ("Contract Purchaser") has joined in and consented to this Agreement for the purposes stated herein.

RECITALS:

WHEREAS, the School Board, Orange County, and the municipalities within Orange County have entered into that certain "Amended and Restated Interlocal Agreement For Public School Facility Planning and Implementation of Concurrency" (the "Interlocal Agreement"); and

WHEREAS, pursuant to Section 16.6 of the Interlocal Agreement, Applicants submitting a School Concurrency Determination Application for approval of a Site Plan that will generate additional students in a School Concurrency Service Area in which there is insufficient Available School Capacity to accommodate the anticipated additional students must enter into a Proportionate Share Mitigation Agreement to prevent school overcrowding attributable to the anticipated additional students generated by the Residential Development as specified in the Interlocal Agreement; and

WHEREAS, Applicants must submit, or cause to be submitted through their authorized agent, the School Concurrency Determination Application along with a Development Analysis which identifies the proposed location of the Residential Development, the number of Residential Units that will be created, a phasing schedule (if applicable), a map demonstrating land use and

APPROVED
School Board Meeting: 6/10/25
Agenda Item: 15.04

zoning classifications for the Applicants' Property (hereinafter defined), as well as all other information required pursuant to Section 16.5 of the Interlocal Agreement, to the City; and

WHEREAS, Applicants are the fee simple owners, or authorized agent of the owners, of that certain tract of land, as more particularly described on **Exhibit "A,"** attached hereto and incorporated herein by reference (the "Property"), the location of which is illustrated by a map attached hereto as **Exhibit "B,"** and incorporated herein by reference; and

WHEREAS, Contract Purchaser is currently under contract to purchase the Property from the Applicants to develop the Property as 65 single-family Residential Units; and

WHEREAS, the Applicants, or authorized agent of the Applicants, have submitted a School Concurrency Determination Application and Development Analysis to the City in connection with a proposal to obtain Site Plan Approval in order to develop 65 (1 vested and 64 unvested) single-family Residential Units on the Property (the "Project") and the City has forwarded the School Concurrency Determination Application and Development Analysis to the School Board; and

WHEREAS, the School Board has reviewed and evaluated the Applicants' School Concurrency Determination Application and Development Analysis as required by Section 16.6 of the Interlocal Agreement, and has determined that based on the current adopted Level of Service standards for the School Concurrency Service Areas within which the Property is located and the anticipated new School Capacity that will be available in the first three (3) years of the current District Facilities Work Program to serve the proposed Residential Development, there is insufficient Available School Capacity at the middle school level to serve the new single-family Residential Units within the School Concurrency Service Areas for the Project or within adjacent School Concurrency Service Areas as determined by an Adjacency Review; and

WHEREAS, approving the School Concurrency Determination Application without requiring Proportionate Share Mitigation for the impacts of the proposed new Residential Units will either create or worsen school overcrowding in the applicable School Concurrency Service Areas; and

WHEREAS, the Applicants have agreed to enter into this Agreement with the School Board and County to provide Proportionate Share Mitigation proportionate to the demand for Public School Facilities to be created by the Project, as more particularly set forth herein.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto, intending to be legally bound, agree as follows:

1. INCORPORATION OF RECITALS. The foregoing recitals are true and correct and are hereby incorporated into this Agreement by reference as if fully set forth herein.

2. DEFINITION OF MATERIAL TERMS. Any capitalized terms used herein but not defined shall have the meaning attributed to such term in the Interlocal Agreement.

3. LEGALLY BINDING COMMITMENT. This Agreement constitutes a legally binding commitment by the Applicants to mitigate for the impacts of the new Residential Units for which the Applicants are seeking approval pursuant to the School Concurrency Determination Application and is intended to satisfy the requirements of Florida law and the Orange County Code.

4. PROPORTIONATE SHARE MITIGATION. The Parties hereby agree that the Applicants shall provide Proportionate Share Mitigation in order to meet the demand for School Capacity created by the Project and to provide additional capacity for 11 middle school students, as follows, in accordance with Section 17.2 of the Interlocal Agreement:

Payment in the amount of TWO HUNDRED SEVEN THOUSAND FOUR HUNDRED AND SIXTY-NINE AND 00/100 DOLLARS ($207,469.00) to cover the Proportionate Share Mitigation associated with providing the necessary capacity to complete the Project (the "Proportionate Share") to the School Board. Such payment shall be due and payable prior to the time the plat is recorded or, if a plat is not required, a vertical Building Permit for the Property is approved and has been calculated in accordance with the formula found in Section 17.2 of the Interlocal Agreement. To the extent the Applicants' proposed Residential Development is subject to a Capacity Enhancement Agreement, any capacity enhancement mitigation paid pursuant to such agreement was applied as a credit to the Proportionate Share Mitigation required for the Project. Such credit was subtracted from the total Proportionate Share Mitigation required pursuant to the Interlocal Agreement and is reflected in the Proportionate Share required in this Section 4.

5. USE OF PROPORTIONATE SHARE. The School Board shall direct the Proportionate Share to a School Capacity improvement identified in the capital improvement schedule in the five (5) year district work plan of the School Board's District Facilities Work Program which satisfies the demands from the proposed Residential Development. If such a School Capacity improvement does not exist in the District Facilities Work Program, the School Board may, in its sole discretion, add a School Capacity improvement to its District Facilities Work Program to mitigate the impacts from the Project, as provided in Section 17.6 of the Interlocal Agreement.

6. IMPACT FEE CREDIT. The Proportionate Share paid pursuant to this Agreement shall be credited against the School Impact Fee on a dollar for dollar basis at fair market value.

Upon payment of the Proportionate Share, the School Board shall notify the City of the amount of the School Impact Fee Credit based upon the amount received pursuant to Section 4 of this Agreement, and shall request a School Impact Fee credit account in such amount. Applicants shall not be entitled to a credit or refund for any portion of the Proportionate Share Mitigation in excess of the Impact Fee Credit Amount.

7. ISSUANCE OF SCHOOL CONCURRENCY RECOMMENDATION. Upon final execution of this Agreement by all Parties hereto, this Agreement will serve as the Applicants' Capacity Encumbrance Letter in accordance with Section 16.7 of the Interlocal Agreement.

8. SCHOOL CAPACITY ENCUMBRANCE AND RESERVATION. Upon final execution of this Agreement by all Parties hereto, this Agreement will serve as the Applicants' Capacity Encumbrance Letter that School Capacity will be available for the Project. This is in accordance with Section 16.6(g) of the Interlocal Agreement.

At such time as Applicants have prepaid the School Impact Fees further described in Section 6 of this Agreement, and paid the applicable installment(s) of the School Capacity Reservation Fee described in Section 9 below, School Capacity shall be reserved for the Project Units reflected on the application; if the Applicant fails to make any of the required School Capacity Reservation Fee payments described in Paragraph 9 below or if this Agreement is terminated, such reserved School Capacity shall lapse and be returned to the applicable Concurrency Service Area.

9. CAPACITY RESERVATION FEE. The Applicants shall be required to pay a School Capacity Reservation Fee for the Project in accordance with Section 30-599 of the Orange County Code. The Applicants shall pay the School Capacity Reservation Fee, further described below.

a. At time of recordation of plat: $247,043.33; and

b. 12 months from recordation of plat: $247,043.33; and

c. 24 months from recordation of plat: $247,043.33.

Notwithstanding the schedule provided by this Section, Applicants may prepay any or all of the School Capacity Reservation Fees in advance. School Capacity Reservation Fees paid pursuant to this Agreement shall be credited towards School Impact Fees as provided in Section 30-599 of the County Code.

10. TERMINATION. This Agreement shall terminate and Applicants shall forfeit any administrative fees paid, as well as any capacity encumbered or reserved under the following circumstances, unless the City and the School Board agree to an extension of the Applicants' School Concurrency Mitigation Agreement:

a. The Applicable Local Government does not approve the Site Plan/Plat/Functional Equivalent within one hundred eighty (180) days from the Effective Date of this Agreement. In such event, all Proportionate Share Mitigation paid by the Applicants shall be refunded to the Applicants by the School Board.

b. The Applicants fail to proceed in good faith in a diligent and timely manner and secure at least one Building Permit for a unit other than a model home within three (3) years of recording of the plat or, if a plat is not required, within three (3) years of final approval of the Site Plan. The School Board shall, in its reasonable discretion, determine whether the Applicants have proceeded in good faith in a diligent and timely manner. In such case, this Agreement shall be terminated and any encumbered or reserved school capacity shall be returned to its applicable capacity bank. The Applicants will not be entitled to a refund of any portion of the Proportionate Share Mitigation paid under this Agreement, and will only be entitled to receive a 90% refund of the Capacity Reservation Fee assuming all other applicable conditions are met. The School Board

delegates to the Superintendent, or designee, the authority to determine whether the Applicants have proceeded in good faith in a diligent and timely manner.

11. COVENANTS RUNNING WITH THE LAND. This Agreement shall be binding, and shall inure to the benefit of the heirs, legal representatives, successors, and assigns of the parties, and shall be a covenant running with the Property and be binding upon the successors and assigns of the Owner and upon any person, firm, corporation, or entity who may become the successor in interest to the Property.

12. NOTICES. Any notice delivered with respect to this Agreement shall be in writing and be deemed to be delivered (whether or not actually received) (i) when hand delivered to the person(s) hereinafter designated, or (ii) upon deposit of such notice in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the person at the address set forth opposite the party's name below, or to such other address or other person as the party shall have specified by written notice to the other party delivered in accordance herewith:

School Board:
School Board of Orange County, Florida
Attn: Superintendent
445 West Amelia Street
Orlando, Florida 32801

With a Copy to:
Orange County Public Schools
Attn: Facilities Planning Department
6501 Magic Way, Building 200
Orlando, Florida 32809

Owner/Applicants:
Timothy Burchfield
422 Kentucky Blue Circle
Apopka, Florida 32712

Stacy Moss and Robert G. Moss
4146 Golden Gem Road
Apopka, Florida 32712

Contract Purchaser:
K. Hovnanian at Golden Gem Estates, LLC
Attn: Richard Selikoff
2301 Lucien Way, Suite 260
Maitland, Florida 32751

With a copy to:
Attn: Juli James, Esq
Shutts & Bowen, LLP
300 S. Orange Avenue, Ste. 1600
Orlando, Florida 32801

City:
City of Apopka
Attn: Planning & Zoning Division

120 E. Main Street, Second Floor
Apopka, Florida 32703

13. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only. They in no way define, describe, extend or limit the scope or intent of this Agreement.

14. NO WAIVER. No waiver of any provision of this Agreement shall be effective unless it is in writing, and signed by the party against whom it is asserted. Any such written waiver shall only be applicable to the specific instance to which it relates, and shall not be deemed to be a continuing or future waiver.

15. EXHIBITS. All Exhibits attached hereto are a part of this Agreement and are fully incorporated herein by this reference.

16. AMENDMENTS. No modification, amendment, or alteration to the terms or conditions contained herein shall be binding upon the parties hereto unless in writing and executed by all the Parties to this Agreement.

17. ASSIGNMENT, TRANSFER OF RIGHTS. The Applicants may assign its rights, obligations and responsibilities under this Agreement to a third-party purchaser of all or any part of fee simple title to the Property; provided, however, that any such assignment shall be in writing and shall require the prior written consent of all of the Parties hereto, which consent shall not be unreasonably withheld, conditioned, or delayed. Such consent may be conditioned upon the receipt by the other Parties hereto of the written agreement of the assignee to comply with conditions and procedures to aid in the monitoring and enforcement of the assignee's performance of the Applicants' obligations with regard to Proportionate Share Mitigation under this Agreement. Notwithstanding the foregoing, the Parties hereby specifically consent to the assignment of this Agreement to the Contract Purchaser, or an affiliate or Contract Purchaser, and by signing the Joinder and Consent to this Agreement, Contract Purchaser, for itself and on behalf of any affiliate that may become an assignee of this Agreement, hereby agrees to comply with the conditions and procedures to aid in the monitoring and enforcement of the assignee's performance of Applicants' obligations with regard to the Proportionate Share Mitigation under this Agreement, and Contract Purchaser shall have the right but not the obligation to cure any default of Applicants hereunder, and the Parties agree to accept any such performance of Applicants hereunder that Contract Purchaser elects to perform. Applicants agree to fully or partially assign this Agreement to Contract Purchaser, as Contract Purchaser may request, within ten (10) days after receipt of written notice from Contract Purchaser. The assignor under such assignment shall furnish the Parties with a copy of the written assignment within ten (10) days of the date of execution of same.

18. COUNTERPARTS. This Agreement may be signed in counterparts, each of which may be deemed an original, and all of which together constitute one and the same agreement.

19. RECORDING OF THIS AGREEMENT. The School Board agrees to record this Agreement, at the Applicants' expense, in the Public Records of Orange County, Florida.

20. ENTIRE AGREEMENT. This Agreement sets forth the entire agreement among the Parties with respect to the subject matter addressed herein, and it supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, among the Parties.

21. SEVERABILITY. If any provision of this Agreement is declared invalid or unenforceable by a court of competent jurisdiction, the invalid or unenforceable provision will be stricken from the Agreement, and the balance of the Agreement will remain in full force and effect as long as doing so would not affect the overall purpose or intent of the Agreement.

22. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida and in accordance with the Orange County Code and venue for any action to enforce the provisions of this Agreement shall be in the Ninth Judicial Circuit Court in and for Orange County, Florida.

23. ATTORNEY'S FEES. In the event any party hereto brings an action or proceeding, including any counterclaim, cross-claim, or third party claim, against any other party hereto arising out of this Agreement, each party in such action or proceeding, including appeals therefrom, shall be responsible for its own attorney fees.

24. EFFECTIVE DATE. The effective date of this Agreement shall be the date when the last one of the parties has properly executed this Agreement as determined by the date set forth immediately below their respective signatures (the "Effective Date").

25. PRE-PAYMENT, MITIGATION & CAPACITY RESERVATION FORMS. This Agreement requires the Applicants to pay a Capacity Reservation Fee and Proportionate Share Mitigation prior to the recording of a Plat or, if a plat is not required, issuance of a Building Permit. The form attached hereto as **Exhibit "C,"** must be completed and returned to the School Board's Facilities Planning Department with all fees due hereunder, including, but not limited to, Capacity Reservation Fees and Proportionate Share Mitigation. This form must be completed and returned to the Facilities Planning Department, in addition to all fees payable pursuant to the terms of this Agreement, to satisfy Paragraph 4 and Paragraph 9 of this Agreement.

Signatures on Following Page

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature:

"SCHOOL BOARD"

Signed and sealed in the presence of:

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

Print Name: Marilyn Gutierrez
Address: 445 W Amelia St.
Orlando, FL 32801

By: _____
Teresa Jacobs, Chair

Date: 6/17/25

Print Name: Rebeca Hernandez
Address: 445 W. Amelia St.
Orlando, FL 32801

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 23 day of June, 2025, by Teresa Jacobs, Chair of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or had produced _____ (type of identification) as identification.

CYNTHIA GOMEZ NOTARY PUBLIC MY COMMISSION EXPIRES 8-7-2028 STATE OF FLORIDA COMMISSION NUMBER HH 579654

AFFIX NOTARY STAMP

NOTARY PUBLIC OF FLORIDA
Print Name: Cynthia Gomez
Commission No.: _____
Expires: _____

[ADDITIONAL SIGNATURE PAGES TO FOLLOW]

Signed and sealed in the presence of:

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

Print Name: Ruth Camacho
Address: 445 W Amelia St
Orlando FL 32801

Attest: Maria F. Vazquez
Maria F. Vazquez, Ed.D., as its Secretary and Superintendent

Print Name: Rebeca Hernandez
Address: 445 W Amelia St.
Orlando, FL 32801

Date: 6-18-25

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 23 day of June, 2025, by Maria F. Vazquez as Secretary and Superintendent of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or has produced _____ (type of identification) as identification.

CYNTHIA GOMEZ NOTARY PUBLIC MY COMMISSION EXPIRES 8-7-2028 STATE OF FLORIDA COMMISSION NUMBER HH 579634

AFFIX NOTARY STAMP

NOTARY PUBLIC OF FLORIDA
Print Name: Cynthia Gomez
Commission No.:
Expires:

Reviewed and approved by Orange County Public School's Chief Facilities Officer

Rory A. Salimbene, PE
Chief Facilities Officer

Date: Jun 16, 2025

Approved as to form and legality by legal counsel to The School Board of Orange County, Florida, exclusively for its use and reliance.

John Palmerini
General Counsel

Date: June 24, 2025

"APPLICANT"

Signed and sealed in the presence of:

Martina Pebbles
Print Name: Martina Pebbles
Address: 18981 US Hwy 441
Mt Dora, FL, 32757

Print Name: Anthony Torres
Address: 18981 US Hwy 441,
Mt Dora, FL, 32757

TIMOTHY BURCHFIELD

By: _____

Print Name: Timothy Burchfield

Date: 5/24/2025

STATE OF FLORIDA)
) s.s.:
COUNTY OF ~~ORANGE~~) Lake

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 24 day of May, 2025, by Timothy Burchfield. The individual is personally known to me or has produced FL DL (type of identification) as identification.

Notary Public State of Florida
Breanna Herouart
My Commission HH 377788
Expires 3/23/2027

AFFIX NOTARY STAMP

NOTARY PUBLIC OF FLORIDA
Print Name: Breanna Herouart
Commission No.: HH377788
Expires: 03-23-2027

"APPLICANT"

Signed and sealed in the presence of:

B. khan
Print Name: Bibi khan
Address: 21 E Third St
Apopka FL 32703

Amaris
Print Name: Amaris Diaz
Address: 21 E Third St
Apopka FL 32703

ROBERT G. MOSS

By: Robert G. Moss
Print Name: Robert G. Moss
Date: 5-23-25

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 23 day of May, 2025, by Robert G. Moss. The individual is personally known to me or has produced Florida Drivers license (type of identification) as identification.

Amaris
NOTARY PUBLIC OF FLORIDA
Print Name: Amaris Diaz
Commission No.:
Expires:

AFFIX NOTARY STAMP

AMARIS DIAZ
Notary Public - State of Florida
Commission # HH 637034
My Comm. Expires Feb 5, 2029
Bonded through National Notary Assn.

AMARIS DIAZ
Notary Public - State of Florida
Commission # HH 637034
My Comm. Expires Feb 5, 2029
Bonded through National Notary Assn.

"APPLICANT"

Signed and sealed in the presence of:

Print Name: Amaris Diaz
Address: 21 E Third St
Apopka FL 32703

Print Name: Bibi Khan
Address: 21 E Third St
Apopka FL 32703

STACY MOSS

By: Stacy M Moss

Print Name: STACY M MOSS

Date: 5.23.25

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 23 day of May, 2025, by Stacy Moss. The individual is personally known to me or has produced FLORIDA DRIVERS LICENSE (type of identification) as identification.

NOTARY PUBLIC OF FLORIDA
Print Name:
Commission No.:
Expires:

AFFIX NOTARY STAMP

AMARIS DIAZ
Notary Public - State of Florida
Commission # HH 637034
My Comm. Expires Feb 5, 2029
Bonded through National Notary Assn.

AMARIS DIAZ
Notary Public - State of Florida
Commission # HH 637034
My Comm. Expires Feb 5, 2029
Bonded through National Notary Assn.

"CITY"

APOPKA, FLORIDA, a municipal corporation of the State of Florida.

By:_____

Print Name_____

Title:_____

Date:_____

ATTEST:

By:_____

City Clerk

{Corporate Seal}

Date:_____

JOINDER AND CONSENT

K. HOVNANIAN AT GOLDEN GEM ESTATES, LLC, a Florida limited liability company ("**Contract Purchaser**"), hereby joins in and consents to the above School Concurrency Mitigation Agreement for APK -25-006, Golden Gem Estates fka Golden Grove (the "**Agreement**"), for itself and on behalf of any affiliate of Contract Purchaser that receives an assignment of the Agreement, to agree to all rights and obligations of Contract Purchaser hereunder, and further agrees to assume and comply with the conditions and procedures to aid in the monitoring and enforcement of the assignee's performance of Applicants' (as defined in the Agreement) obligations with regard to the Proportionate Share Mitigation, as defined in and required under the Agreement.

Signed and sealed in the presence of:

Print Name: ROBERT WANDS
Address: K. Hovnanian Orlando Division
2301 Lucien Way, Ste. 260
Maitland, Florida 32751

Print Name: TOBY HOFF
Address: K. Hovnanian Orlando Division
2301 Lucien Way, Ste. 260
Maitland, Florida 32751

"CONTRACT PURCHASER

K. HOVNANIAN AT GOLDEN GEM ESTATES, LLC, a Florida limited liability company

By: _____
Richard Selikoff, as Division President

Date: 05-23-2025

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 23 day of May, 2025, by Richard Selikoff, as Division President, of K. Hovnanian at Golden Gem Estates, LLC, a Florida limited liability company, who is personally known to me or had produced _____ (type of identification) as identification.

AMY R. MORRIS
Notary Public - State of Florida
Commission # HH 246731
My Comm. Expires Mar 29, 2026
Bonded through National Notary Assn.

AFFIX NOTARY STAMP

NOTARY PUBLIC OF FLORIDA
Print Name: AMY R. MORRIS
Commission No.: HH246731
Expires: 3/29/26

Exhibit "A" – Legal Description

PARCEL 1:

The North 330 feet of the South 660 feet of the Northeast 1/4 of the Southeast 1/4 of Section 14, Township 20 South,

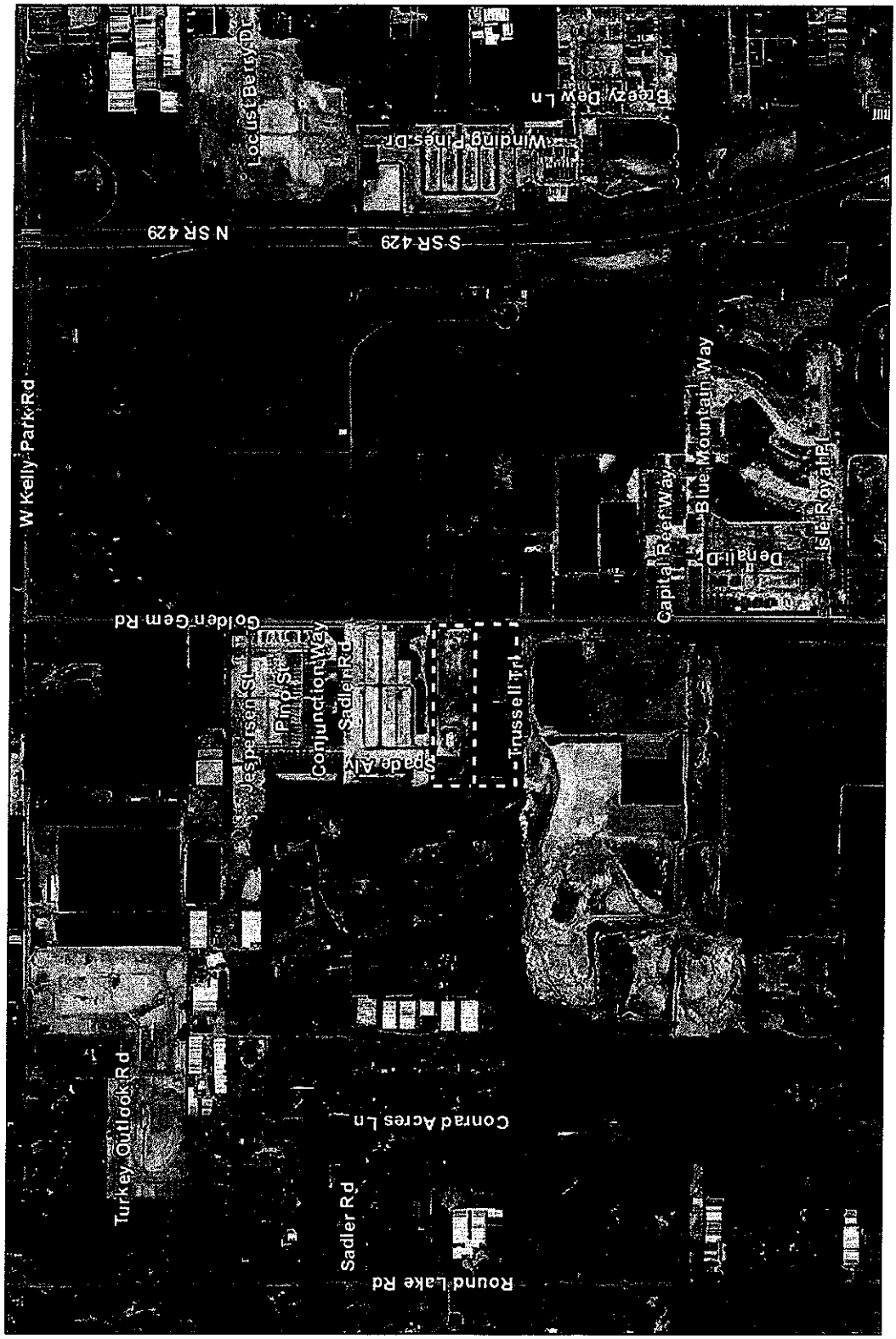
Range 27 East, Orange County, Florida, LESS the East 30.00 feet thereof.

PARCEL 2:

The South 330 Feet of the Northeast 1/4 of the Southeast 1/4 Section 14, Township 20 South, Range 27 East, Orange County, Florida.

Less and except any portion of the above described lands lying within road right-of-way.

Exhibit "B"-Location Map



Jurisdiction: City of Apopka
School Board Dist.: # 7
Parcel ID: Multiple Parcels
Acreage: +/- 19.76 ac

Schools
ES: Zellwood
MS: Wolf Lake
HS: Apopka

APK-25-006
Golde Gem Estates
fka Golden Grove

OCPS Facilities Planning
Orange County Public Schools

Orange County Public Schools

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

CAPACITY RESERVATION FEE & MITIGATION FORM

A Concurrency Mitigation Agreement (CMA) or Capacity Encumbrance Letter (CEL) may require property owners and developers to pay a Capacity Reservation Fee (CRF) and/or Proportionate Share Mitigation at some point in the development process prior to issuance of a building permit. This form must be completed and returned to the Department of Facilities Planning at Orange County Public Schools (OCPS) along with a check for the estimated Capacity Reservation Fees, and/or Proportionate Share Mitigation. This form must be completed and returned to the Department of Facilities Planning at Orange County Public Schools. Any questions regarding this form should be directed to the following:

Contact: Tamara Pelc
(407) 317-3700 x2022139
Tamara.Pelc@ocps.net

SECTION 1: CMA/CEL INFORMATION	
	CMA \ CEL #:
	CMA \ CEL Title:
	Jurisdiction:
	Parcel ID(s):[1]
	General Location:
	Development Permit Type:[2]

SECTION 2: APPLICANT INFORMATION	
	Date:
	Applicant Name:
	Company:
	Address:
	Phone #:
	Email:

SECTION 3: DEVELOPMENT PROFILE

Plat/Site Plan Title.[3]								
Project Name:								
Phase:								
Enter the # of units:								
Single Family					**Town-House**	**Multi-Family**	**Multi-Family High Rise**	**Total # of Units**
< 2,000	2,000 – 2,499	2,500 – 2,999	3,000 – 3,999	> = 4,000				
Local Governmental Approval date of Plat/Site Plan:								

SECTION 4: PAYMENT SUMMARY

Capacity Reservation Fee Amount (payable to the applicable local government)

Installment: ☐ 1st ☐ 2nd ☐ 3rd ☐ Remaining Balance — **Installment Amount $**_____

A check made payable to the applicable local government must accompany this form. If the prepayment amount is correct and the form complete and sufficient, a Letter of Authorization will be prepared by OCPS to inform the Applicable Local Government to create a credit account. OCPS will forward the Letter of Authorization to the Applicable Local Government and copy the Applicant.

Effective 10/1/2022

Single Family < 2,000 sq. ft.	$8,829.00/unit	Single Family > = 4,000 sq. ft.	$9,584.00/unit
Single Family 2,000 – 2,499 sq. ft.	$9,513.00/unit	Townhouse	$8,805.00/unit
Single Family 2,500 – 2,999 sq. ft.	$11,402.00/unit	Multi-Family (Non High Rise)	$6,751.00/unit
Single Family 3,000 – 3,999 sq. ft.	$12,015.00/unit	Multi-Family (High Rise)	$307.00/unit[4]

Does this CMA / CEL require an additional contribution? Yes ☐ No ☐

Identify the section of the CMA / CEL that requires the mitigation payment?

Proportionate Share Mitigation Amount (payable to Orange County School Board) $_____

Applicant Checklist:	
☐	Capacity Reservation Fee check, payable to the applicable Local Government. (Deliver to OCPS)
☐	Proportionate Share Mitigation check, payable to the Orange County Public Schools. (Deliver to OCPS)
☐	11 X 17 copy of the site plan/plat associated with this request. (Attach to email)

_____ Signature of Applicant

_____ Print Name of Applicant

_____ Date

CAPACITY RESERVATION FEE & MITIGATION FORM

For OCPS Use Only:	
Reviewer :_____ Date Reviewed:_____	Received Stamp
☐	Application Sufficient
☐	Letter of Authorization Approved

Footnotes:

1. List all parcel identification numbers assigned to the parcels within the Preliminary Subdivision Plan (PSP), site plan, or plat boundaries that apply to this application. List parcel IDs in a separate attachment, if necessary.
2. Development permit type – state whether the credit will be applied to a plat, PSP, site plan, or other type of permit required by local government. Only one development permit type should apply. A separate Prepaid School Impact Fee Form must be completed for each development permit application.
3. State the title of the PSP, site plan or plat exactly as it appears on that document.
4. Multi-Family High Rise rate is effective June 22, 2021.

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 2.
Meeting Date: July 2, 2025
Department: Community Development

SUBJECT:
4101 Golden Gem Residential– School Concurrency Mitigation Agreement

ACTION ITEM INFORMATION:
Owner(s): Kelly Park VB Development, LLC c/o Kevin Barry
Applicant(s): Kimley-Horn & Associates, Inc. c/o Mackenzie Cerjan, P.E.
Location: East of Golden Gem Road and north of Capital Reef Way
Project: 54 single-family units
Density/Intensity: 5.99 dwelling units/acre
Tract size: 9.01 acres+/-
Project Manager: Jean Sanchez

REQUEST:
Approve the Summit – School Concurrency Mitigation Agreement and authorize the Mayor to sign the Agreement.

SUMMARY:
Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use	KPI-MU (Kelly Park Interchange - Mixed-Use	Wyld Oaks Development - Neighborhood District
East	Mixed-Use	KPI-MU	Wyld Oaks Development - Employment District
South	Mixed-Use	KPI-MU	Parkview Preserve Residential Subdivision
West	County Rural	County A-1 (Citrus Rural)	Mid-Florida Material Landfill and Recycling Facility

PROJECT SUMMARY:
:New residential development applications are reviewed by Orange County Public Schools (OCPS) for their impact placed on existing student capacity at public schools. This school impact analysis, called school concurrency, occurs at the time of a Construction Site Plan and Plat application. In 2008, the City of Apopka entered into an interlocal agreement with the Orange County School Board to address public school facility planning and implementation of school concurrency (hereafter School Agreement). As a party to this School Agreement, the City becomes a party to this Agreement. Therefore, City Council must accept the Agreement and authorize the Mayor to sign it to allow OCPS to implement the mitigation plan.

When school enrollment is over capacity in public schools that will serve additional students generated by a

proposed residential development, a new development must have a school concurrency mitigation analysis to determine the additional cost of school impact that the proposed development will generate above and beyond those considered by the school impact fee. The developer pays these additional fees according to the conditions of the school concurrency mitigation fee.

PUBLIC HEARING SCHEDULE:

July 2, 2025 - City Council (1:30 P.M.)

FUNDING SOURCE:
Not applicable.

RECOMMENDED MOTION:

Recommended Motion – City Council:

Approve the 4101 Golden Gem Residential– School Concurrency Mitigation Agreement and authorize the Mayor to sign the Agreement.

ATTACHMENTS:
1. 4101 Golden Gem Residential - School CMA

After recording return to:

Tamara L. Pelc, MPA
Orange County Public Schools
6501 Magic Way, Building 200
Orlando, Florida 32809

----------[SPACE ABOVE THIS LINE FOR RECORDING DATA]----------

SCHOOL CONCURRENCY
MITIGATION AGREEMENT
APK-25-001
4101 GOLDEN GEM RESIDENTIAL
Parcel ID#:
13-20-27-9480-06-000

THIS SCHOOL CONCURRENCY MITIGATION AGREEMENT ("Agreement"), is entered into by THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA a body corporate and political subdivision of the State of Florida, ("School Board"); CITY OF APOPKA, a municipal corporation of the State of Florida, ("City") and KELLY PARK VB DEVELOPMENT, LLC, a Delaware limited liability company, whose address is 660 Beachland Blvd., Suite 301, Vero Beach, FL 32963 (the "Applicant"), collectively referred to herein as the "Parties."

RECITALS:

WHEREAS, the School Board, Orange County, and the municipalities within Orange County have entered into that certain "Amended Interlocal Agreement For Public School Facility Planning and Implementation of Concurrency" (the "Interlocal Agreement"), and

WHEREAS, pursuant to Section 16.6 of the Interlocal Agreement, an applicant submitting a School Concurrency Determination Application for approval of a Site Plan that will generate additional students in a School Concurrency Service Area in which there is insufficient Available School Capacity to accommodate the anticipated additional students must enter into a Proportionate Share Mitigation Agreement to prevent school overcrowding attributable to the anticipated additional students generated by the Residential Development as specified in the Interlocal Agreement;

WHEREAS, an Applicant must submit the School Concurrency Determination Application along with a Development Analysis which identifies the proposed location of the Residential Development, the number of Residential Units that will be created, a phasing schedule (if applicable), a map demonstrating land use and zoning classifications for the Applicant's property, as well as all other information required pursuant to Section 16.5 of the Interlocal Agreement, to the City; and

APPROVED
School Board Meeting: 6|10|25
Agenda Item: 15.04

WHEREAS, Applicant is the fee simple owner, or authorized agent of the owner, of that certain tract of land, as more particularly described on **Exhibit "A,"** attached hereto and incorporated herein by reference (the "Property"), the location of which is illustrated by a map attached hereto as **Exhibit "B,"** and incorporated herein by reference; and

WHEREAS, the Applicant has submitted a School Concurrency Determination Application and Development Analysis to the City in connection with a proposal to obtain Site Plan Approval in order to develop 54 Residential Units on the Property (the "Project") and the City has forwarded the School Concurrency Determination Application and Development Analysis to the School Board; and

WHEREAS, the School Board has reviewed and evaluated the Applicant's School Concurrency Determination Application and Development Analysis as required by Section 16.6 of the Interlocal Agreement, and has determined that based on the current adopted Level of Service standards for the School Concurrency Service Areas within which the Property is located and the anticipated new School Capacity that will be available in the first three (3) years of the current District Facilities Work Program to serve the proposed Residential Development, there is insufficient Available School Capacity at the middle school level to serve the new single-family Residential Units within the School Concurrency Service Areas for the Project or within adjacent School Concurrency Service Areas as determined by an Adjacency Review; and

WHEREAS, approving the School Concurrency Determination Application without requiring Proportionate Share Mitigation for the impacts of the proposed new Residential Units will either create or worsen school overcrowding in the applicable School Concurrency Service Areas; and

WHEREAS, the Applicant has agreed to enter into this Agreement with the School Board and County to provide Proportionate Share Mitigation proportionate to the demand for Public School Facilities to be created by the Project, as more particularly set forth herein.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto, intending to be legally bound, agree as follows:

1. INCORPORATION OF RECITALS. The foregoing recitals are true and correct and are hereby incorporated into this Agreement by reference as if fully set forth herein.

2. DEFINITION OF MATERIAL TERMS. Any capitalized terms used herein but not defined shall have the meaning attributed to such term in the Interlocal Agreement.

3. LEGALLY BINDING COMMITMENT. This Agreement constitutes a legally binding commitment by the Applicant to mitigate for the impacts of the new Residential Units for which the Applicant is seeking approval pursuant to the School Concurrency Determination Application and is intended to satisfy the requirements of Florida law and the Interlocal Agreement.

4. PROPORTIONATE SHARE MITIGATION. The Parties hereby agree that the Applicant shall provide Proportionate Share Mitigation in order to meet the demand for School

Capacity created by the Project and to provide additional capacity for 5 middle school students, as follows, in accordance with Section 17.2 of the Interlocal Agreement:

Payment in the amount of ONE HUNDRED THIRTY-TWO THOUSAND FIFTY-SEVEN AND 00/100 DOLLARS ($132,057.00) to cover the Proportionate Share Mitigation associated with providing the necessary capacity to complete the Project (the "Proportionate Share") to the School Board. Such payment shall be due and payable prior to the time the plat or, if a plat is not required, a vertical Building Permit for the Property is approved and has been calculated in accordance with the formula found in Section 17.2 of the Interlocal Agreement. To the extent the Applicant's proposed Residential Development is subject to a Capacity Enhancement Agreement, any capacity enhancement mitigation paid pursuant to such agreement was applied as a credit to the Proportionate Share Mitigation required for the Project. Such credit was subtracted from the total Proportionate Share Mitigation required pursuant to the Interlocal Agreement and is reflected in the Proportionate Share required in this Section 4.

5. USE OF PROPORTIONATE SHARE. The School Board shall direct the Proportionate Share to a School Capacity improvement identified in the capital improvement schedule in the five (5) year district work plan of the School Board's District Facilities Work Program which satisfies the demands from the proposed Residential Development. If such a School Capacity improvement does not exist in the District Facilities Work Program, the School Board may, in its sole discretion, add a School Capacity improvement to its District Facilities Work Program to mitigate the impacts from the Project, as provided in Section 17.6 of the Interlocal Agreement.

6. IMPACT FEE CREDIT. The Proportionate Share paid pursuant to this Agreement shall be credited against the School Impact Fee on a dollar for dollar basis at fair market value.

Upon payment of the Proportionate Share, the School Board shall notify the City of the amount of the School Impact Fee Credit based upon the amount received pursuant to Section 4 of this Agreement, and shall request a School Impact Fee credit account in such amount. Applicant shall not be entitled to a credit or refund for any portion of the Proportionate Share Mitigation in excess of the Impact Fee Credit Amount.

7. ISSUANCE OF SCHOOL CONCURRENCY RECOMMENDATION. Upon final execution of this Agreement by all Parties hereto, this Agreement will serve as the Applicant's Capacity Encumbrance Letter in accordance with Section 16.7 of the Interlocal Agreement.

8. SCHOOL CAPACITY ENCUMBRANCE AND RESERVATION. Upon final execution of this Agreement by all Parties hereto, this Agreement will serve as the Applicant's Capacity Encumbrance Letter that School Capacity will be available for the Project. This is in accordance with Section 16.6(g) of the Interlocal Agreement.

At such time as Applicant has prepaid the School Impact Fees further described in Section 6 of this Agreement, and paid the applicable installment(s) of the School Capacity Reservation Fee described in Section 9 below, School Capacity shall be reserved for the Project Units reflected on the application; if the Applicant fails to make any of the required School Capacity Reservation Fee

payments described in Paragraph 9 below or if this Agreement is terminated, such reserved School Capacity shall lapse and be returned to the applicable Concurrency Service Area.

9. CAPACITY RESERVATION FEE. The Applicant shall be required to pay a School Capacity Reservation Fee for the Project in accordance with Section 16.7 of the Interlocal Agreement. The Applicant shall pay the School Capacity Reservation Fee further described below.

a. At time of recordation of plat: $158,922.00; and

b. 12 months from recordation of plat: $158,922.00; and

c. 24 months from recordation of plat: $ 158,922.00.

Notwithstanding the schedule provided by this Section, Applicant may prepay any or all of the School Capacity Reservation Fees in advance. School Capacity Reservation Fees paid pursuant to this Agreement shall be credited towards School Impact Fees as provided in Section 16.7(c) of the Interlocal Agreement.

10. TERMINATION. This Agreement shall terminate and Applicant shall forfeit any administrative fees paid, as well as any capacity encumbered or reserved under the following circumstances, unless the City and the School Board agree to an extension of the Applicant's School Concurrency Mitigation Agreement:

a. The Applicable Local Government does not approve the Site Plan/Preliminary Plat/Functional Equivalent within one hundred eighty (180) days from the Effective Date of this agreement. In such event, all Proportionate Share Mitigation paid by the Applicant shall be refunded to the Applicant by the School Board.

b. The Applicant fails to proceed in good faith in a diligent and timely manner and secure at least one Building Permit for a unit other than a model home within three (3) years of recording of the plat or, if a plat is not required, within three (3) years of final approval of the Site Plan. The School Board shall have sole discretion to determine whether the Applicant has proceeded in good faith in a diligent and timely manner. In such case, this Agreement shall be terminated and any encumbered or reserved school capacity shall be returned to its applicable capacity bank. The Applicant will not be entitled to a refund of any portion of the Proportionate Share Mitigation paid under this Agreement, and will only be entitled to receive a 90% refund of the Capacity Reservation Fee assuming all other applicable conditions are met. The School Board delegates to the Superintendent, or designee, the authority to determine whether the Applicant has proceeded in good faith in a diligent and timely manner.

11. COVENANTS RUNNING WITH THE LAND. This Agreement shall be binding, and shall inure to the benefit of the heirs, legal representatives, successors, and assigns of the parties, and shall be a covenant running with the Property and be binding upon the successors and assigns of the Owner and upon any person, firm, corporation, or entity who may become the successor in interest to the Property.

12. NOTICES. Any notice delivered with respect to this Agreement shall be in writing and be deemed to be delivered (whether or not actually received) (i) when hand delivered to the person(s) hereinafter designated, or (ii) upon deposit of such notice in the United States Mail,

postage prepaid, certified mail, return receipt requested, addressed to the person at the address set forth opposite the party's name below, or to such other address or other person as the party shall have specified by written notice to the other party delivered in accordance herewith:

School Board: School Board of Orange County, Florida
Attn: Superintendent
445 West Amelia Street
Orlando, Florida 32801

With a Copy to: Orange County Public Schools
Attn: Facilities Planning Department
6501 Magic Way, Building 200
Orlando, Florida 32809

Owner/Applicant: Kelly Park VB Development, LLC
Attn: Jonathan P. Huels, Esq.
Lowndes
215 N. Eola Dr.
Orlando, Florida 32801

City: City of Apopka
Attn: Planning & Zoning Division
120 E. Main Street, Second Floor
Apopka, Florida32703

13. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only. They in no way define, describe, extend or limit the scope or intent of this Agreement.

14. NO WAIVER. No waiver of any provision of this Agreement shall be effective unless it is in writing, and signed by the party against whom it is asserted. Any such written waiver shall only be applicable to the specific instance to which it relates, and shall not be deemed to be a continuing or future waiver.

15. EXHIBITS. All Exhibits attached hereto are a part of this Agreement and are fully incorporated herein by this reference.

16. AMENDMENTS. No modification, amendment, or alteration to the terms or conditions contained herein shall be binding upon the parties hereto unless in writing and executed by all the Parties to this Agreement.

17. ASSIGNMENT, TRANSFER OF RIGHTS. The Applicant may assign its rights, obligations and responsibilities under this Agreement to a third-party purchaser of all or any part of fee simple title to the Property; provided, however, that any such assignment shall be in writing and shall require the prior written consent of all of the Parties hereto, which consent shall not be unreasonably withheld, conditioned, or delayed. Such consent may be conditioned upon the receipt by the other parties hereto of the written agreement of the assignee to comply with

conditions and procedures to aid in the monitoring and enforcement of the assignee's performance of the Applicant's obligations with regard to Proportionate Share Mitigation under this Agreement. The assignor under such assignment shall furnish the Parties with a copy of the written assignment within ten (10) days of the date of execution of same.

18. COUNTERPARTS. This Agreement may be signed in counterparts, each of which may be deemed an original, and all of which together constitute one and the same agreement.

19. RECORDING OF THIS AGREEMENT. The School Board agrees to record this Agreement, at Applicant's expense, in the Public Records of Orange County, Florida.

20. ENTIRE AGREEMENT. This Agreement sets forth the entire agreement among the Parties with respect to the subject matter addressed herein, and it supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, among the Parties.

21. SEVERABILITY. If any provision of this Agreement is declared invalid or unenforceable by a court of competent jurisdiction, the invalid or unenforceable provision will be stricken from the Agreement, and the balance of the Agreement will remain in full force and effect as long as doing so would not affect the overall purpose or intent of the Agreement.

22. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida and in accordance with the Interlocal Agreement and venue for any action to enforce the provisions of this Agreement shall be in the Ninth Judicial Circuit Court in and for Orange County, Florida.

23. ATTORNEY'S FEES. In the event any party hereto brings an action or proceeding, including any counterclaim, cross-claim, or third party claim, against any other party hereto arising out of this Agreement, each party in such action or proceeding, including appeals therefrom, shall be responsible for its own attorney fees.

24. EFFECTIVE DATE. The effective date of this Agreement shall be the date when the last one of the parties has properly executed this Agreement as determined by the date set forth immediately below their respective signatures (the "Effective Date").

25. PRE-PAYMENT, MITIGATION & CAPACITY RESERVATION FORMS. This Agreement requires the Applicant to pay a Capacity Reservation Fee and Proportionate Share Mitigation prior to the recording of a Plat or, if a plat is not required, issuance of a Building Permit. The form attached hereto as **Exhibit "C,"** must be completed and returned to the School Board's Facilities Planning Department with all fees due hereunder, including, but not limited to, Capacity Reservation Fees and Proportionate Share Mitigation. This form must be completed and returned to the Facilities Planning Department, in addition to all fees payable pursuant to the terms of this Agreement, to satisfy Paragraph 4 and Paragraph 9 of this Agreement.

Signatures on Following Page

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature:

"SCHOOL BOARD"

Signed and sealed in the presence of:

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

Print Name: Marlin Gutierrez

By: _____
Teresa Jacobs, Chair

Print Name: Rebeca Hernandez

Date: 6/17/25

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 23 day of June, 2025, by Teresa Jacobs, Chair of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or had produced _____ (type of identification) as identification.

CYNTHIA GOMEZ NOTARY PUBLIC MY COMMISSION EXPIRES 8-7-2028 STATE OF FLORIDA COMMISSION NUMBER HH 579634

AFFIX NOTARY STAMP

_____
NOTARY PUBLIC OF FLORIDA
Print Name: Cynthia Gomez
Commission No.: _____
Expires: _____

[ADDITIONAL SIGNATURE PAGES TO FOLLOW]

Signed and sealed in the presence of:

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

Print Name: Ruth Camacho

Print Name: Rebeca Hernandez

Attest: Maria F. Vazquez
Maria F. Vazquez, Ed.D., as its Secretary and Superintendent

Dated: 6-18-25

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 23 day of June, 2025, by Maria F. Vazquez as Secretary and Superintendent of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or has produced _____ (type of identification) as identification.

AFFIX NOTARY STAMP

CYNTHIA GOMEZ NOTARY PUBLIC MY COMMISSION EXPIRES 8-7-2028 STATE OF FLORIDA COMMISSION NUMBER HH 579634

NOTARY PUBLIC OF FLORIDA
Print Name: Cynthia Gomez
Commission No.: _____
Expires: _____

Reviewed and approved by Orange County Public School's Chief Facilities Officer

Rory A. Salimbene, PE
Chief Facilities Officer

Date: Jun 16, 2025

Approved as to form and legality by legal counsel to The School Board of Orange County, Florida, exclusively for its use and reliance.

John Palmerini, Esq.
General Counsel

Date: June 24, 2025

Signed and sealed in the presence of:

Print Name: Sherri Mincey

Print Name: Gail Fredrickson

2101 Indian River Blvd., Suite 200
Vero Beach, Florida 32960 (As to both witnesses)

"APPLICANT"

KELLY PARK VB DEVELOPMENT, LLC,
a Delaware limited liability company

By: KPVB ACQUISITION, LLC, a Delaware limited liability company, its Member

By: WO ACQUISITION, LLC, a Florida limited liability ~~company~~, its Member

By: _____
Kevin M. Barry, Manager

STATE OF FLORIDA)

COUNTY OF INDIAN RIVER)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 7th day of May, 2025, by Kevin M. Barry, as Manager of WO Assignment, LLC, the Member of KPVB Acquisition, LLC, the Member of Kelly Park VB Development, LLC, on behalf of the organization. He/she is personally known to me or has produced _____ (type of identification) as identification.

_____
NOTARY PUBLIC OF FLORIDA
Print Name: **Sherri Mincey**
Commission No.: **HH 176331**
Expires: **September 22, 2025**

AFFIX NOTARY STAMP

SHERRI MINCEY
MY COMMISSION # HH 176331
EXPIRES: September 22, 2025
Bonded Thru Notary Public Underwriters

SHERRI MINCEY
MY COMMISSION # HH 176331
EXPIRES: September 22, 2025
Bonded Thru Notary Public Underwriters

"CITY"

APOPKA, FLORIDA, a municipal corporation of the State of Florida.

By: Mayor

Print Name_____

Title:_____

Date:_____

ATTEST:

By:_____

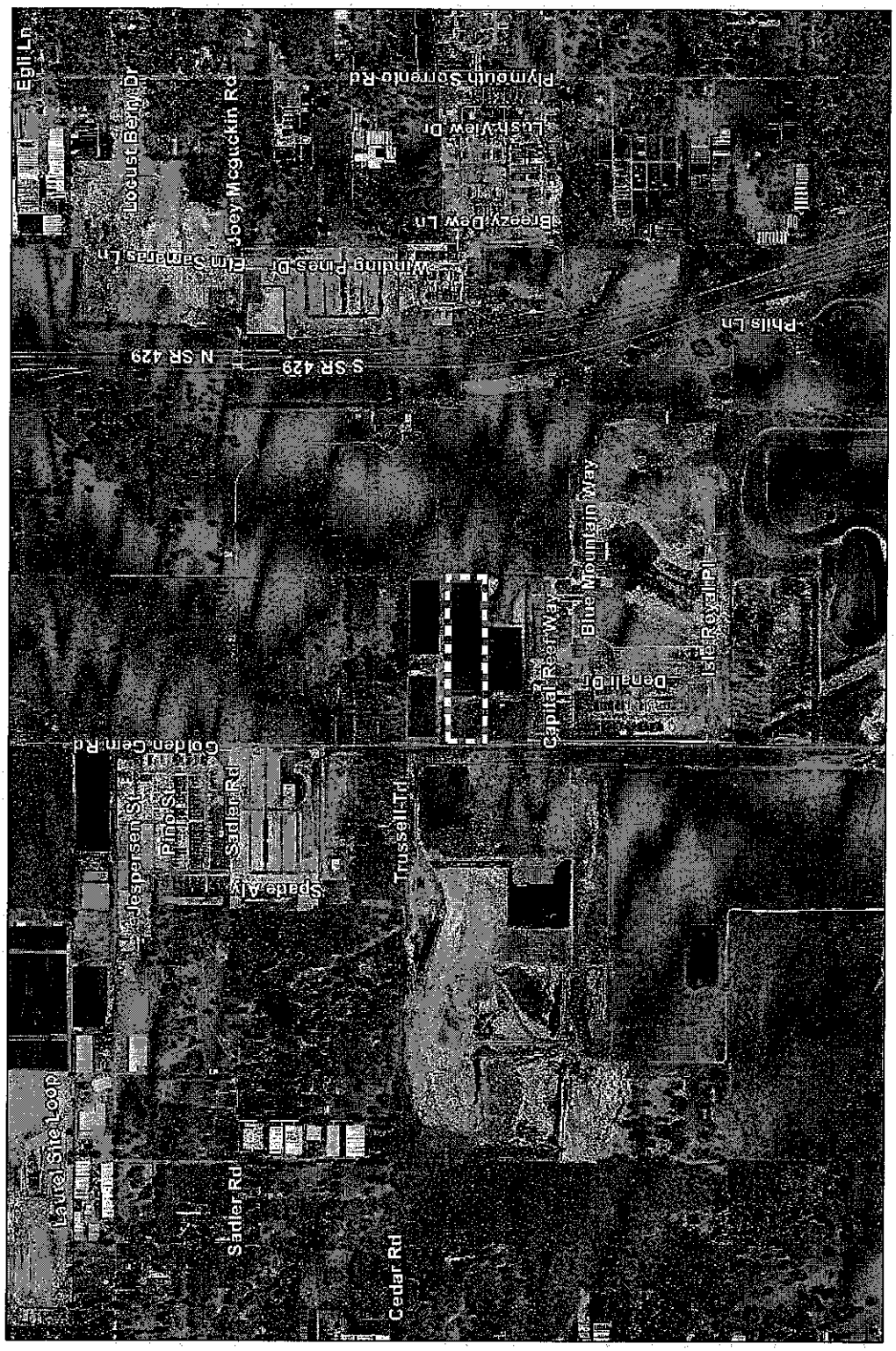
City Clerk {Corporate Seal}

Date:_____

Exhibit "A" – Legal Description

Lot 6, Wyld Oaks, according to the plat thereof as recorded in Plat Book 116, Pages 116 through 119, inclusive, Public Records of Orange County, Florida.

Exhibit "B"-Location Map



Facilities Planning
Orange County Public Schools

Jurisdiction: City of Apopka
School Board Dist.: #7
Parcel ID: 27-20-13-0000-00-024
Acreage: +/- 9.16 ac

Schools
ES: Zellwood
MS: Wolf Lake
HS: Apopka

APK-25-001
4101 Golden Gem Residential

Orange County Public Schools

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

CAPACITY RESERVATION FEE & MITIGATION FORM

A Concurrency Mitigation Agreement (CMA) or Capacity Encumbrance Letter (CEL) may require property owners and developers to pay a Capacity Reservation Fee (CRF) and/or Proportionate Share Mitigation at some point in the development process prior to issuance of a building permit. This form must be completed and returned to the Department of Facilities Planning at Orange County Public Schools (OCPS) along with a check for the estimated Capacity Reservation Fees, and/or Proportionate Share Mitigation. This form must be completed and returned to the Department of Facilities Planning at Orange County Public Schools. Any questions regarding this form should be directed to the following:

Contact: Tamara Pelc
(407) 317-3700 x2022139
Tamara.Pelc@ocps.net

SECTION 1: CMA/CEL INFORMATION	
	CMA \ CEL #:
	CMA \ CEL Title:
	Jurisdiction:
	Parcel ID(s):[1]
	General Location:
	Development Permit Type:[2]

SECTION 2: APPLICANT INFORMATION	
	Date:
	Applicant Name:
	Company:
	Address:
	Phone #:
	Email:

SECTION 3: DEVELOPMENT PROFILE

Plat/Site Plan Title.[3]								
Project Name:								
Phase:								
Enter the # of units:								
Single Family					Town-House	Multi-Family	Multi-Family High Rise	Total # of Units
< 2,000	2,000 – 2,499	2,500 – 2,999	3,000 – 3,999	> = 4,000				
Local Governmental Approval date of Plat/Site Plan:								

SECTION 4: PAYMENT SUMMARY

Capacity Reservation Fee Amount (payable to the applicable local government)

Installment: ☐ 1st ☐ 2nd ☐ 3rd ☐ Remaining Balance — **Installment Amount $**_____

A check made payable to the applicable local government must accompany this form. If the prepayment amount is correct and the form complete and sufficient, a Letter of Authorization will be prepared by OCPS to inform the Applicable Local Government to create a credit account. OCPS will forward the Letter of Authorization to the Applicable Local Government and copy the Applicant.

Effective 10/1/2022

Single Family < 2,000 sq. ft.	$8,829.00/unit	Single Family > = 4,000 sq. ft.	$9,584.00/unit
Single Family 2,000 – 2,499 sq. ft.	$9,513.00/unit	Townhouse	$8,805.00/unit
Single Family 2,500 – 2,999 sq. ft.	$11,402.00/unit	Multi-Family (Non High Rise)	$6,751.00/unit
Single Family 3,000 – 3,999 sq. ft.	$12,015.00/unit	Multi-Family (High Rise)	$307.00/unit[4]

Does this CMA / CEL require an additional contribution? Yes ☐ No ☐

Identify the section of the CMA / CEL that requires the mitigation payment?

Proportionate Share Mitigation Amount (payable to Orange County School Board) $_____

Applicant Checklist:	
☐	Capacity Reservation Fee check, payable to the applicable Local Government. (Deliver to OCPS)
☐	Proportionate Share Mitigation check, payable to the Orange County Public Schools. (Deliver to OCPS)
☐	11 X 17 copy of the site plan/plat associated with this request. (Attach to email)

_____ Signature of Applicant

_____ Print Name of Applicant

_____ Date

CAPACITY RESERVATION FEE & MITIGATION FORM

For OCPS Use Only:	
Reviewer :_____ Date Reviewed:_____	Received Stamp
☐	Application Sufficient
☐	Letter of Authorization Approved

Footnotes:

1. List all parcel identification numbers assigned to the parcels within the Preliminary Subdivision Plan (PSP), site plan, or plat boundaries that apply to this application. List parcel IDs in a separate attachment, if necessary.
2. Development permit type – state whether the credit will be applied to a plat, PSP, site plan, or other type of permit required by local government. Only one development permit type should apply. A separate Prepaid School Impact Fee Form must be completed for each development permit application.
3. State the title of the PSP, site plan or plat exactly as it appears on that document.
4. Multi-Family High Rise rate is effective June 22, 2021.

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 3.
Meeting Date: July 2, 2025
Department: Administration

SUBJECT:
Approve the Florida Economic Consortium, Engagement Initiative for Prevention and Intervention Mentoring Partnership Services for 2nd & 3rd Graders

ACTION ITEM INFORMATION:

REQUEST:
Approve of the inclusion of this initiative in the City's portfolio of community-supported programs and encourages continued collaboration with FEC and related stakeholders to strengthen outcomes for Apopka's youth.

SUMMARY:
The Florida Economic Consortium (FEC), in partnership with local schools and community stakeholders, proposes a targeted Prevention and Intervention Mentoring Program for 2nd and 3rd-grade students in the Apopka area. The initiative is designed to improve reading proficiency, reduce early juvenile justice involvement, and strengthen character and academic development among at-risk youth.

Target Population: Youth ages 7 to 10 attending elementary schools in the Apopka vicinity, particularly those performing at Level 1 or 2 in reading, or residing in communities identified with high rates of juvenile delinquency or academic underperformance.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Approval of the inclusion of this initiative in the City's portfolio of community-supported programs and encourages continued collaboration with FEC and related stakeholders to strengthen outcomes for Apopka's youth.

ATTACHMENTS:
1. City_of_Apopka_-_3rd_Grade_Reading_Community_Partnership_Collaboration_-_FEC

City of Apopka Community Engagement Initiative: Supporting 2nd & 3rd Grade Reading Proficiency through Mentoring and Youth Development

Summary Presentation of Proposed Mentoring Partnership Services for 2nd & 3rd Graders:

The Florida Economic Consortium (FEC), in partnership with local schools and community stakeholders, proposes a targeted **Prevention and Intervention Mentoring Program** for 2nd and 3rd-grade students in the Apopka area. The initiative is designed to improve reading proficiency, reduce early juvenile justice involvement, and strengthen character and academic development among at-risk youth.

Target Population:
Youth ages 7 to 10 attending elementary schools in the Apopka vicinity, particularly those performing at Level 1 or 2 in reading, or residing in communities identified with high rates of juvenile delinquency or academic underperformance.

Core Program Components

1. Mentoring & Positive Role Modeling
Weekly mentoring sessions (minimum 30 minutes), delivered one-on-one or in small groups, will connect students with trained mentors, including senior citizens, college students, honor roll high schoolers, and father figures. These sessions will focus on:

- Confidence building
- Decision-making skills
- Positive behavior modeling
- Exposure to caring adult relationships

2. Academic Support Services
Customized weekly academic sessions will reinforce foundational reading and literacy skills aligned with school benchmarks. Services include:

- Individualized tutoring
- Group learning labs
- Homework and reading support
- Literacy progress tracking

3. Character Development Curriculum
Students will engage in weekly workshops centered on the 10 Pillars of Character: Respect, Responsibility, Honesty, Empathy, Self-Control, Perseverance, Cooperation, Kindness, Gratitude, and Integrity. Activities include:

- Interactive role plays
- Story-based lessons
- Reflective journaling
- Group discussions
- Recognition incentives for positive behavior

4. Elementary School Empowerment Series
This series will integrate social-emotional learning, anti-bullying strategies, and behavioral interventions such as:

- Conflict resolution
- Peer pressure resistance
- Anger management
- Self-awareness training

Supplemental Services

- **Transportation Support** (as needed) to ensure consistent participation
- **Youth Risk Assessments** to tailor interventions and track behavioral improvements
- **Family Engagement Opportunities** to involve parents and guardians in academic reinforcement

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Outcomes & Community Impact

- **Increased reading proficiency** by end-of-year benchmarks
- **Reduced behavioral infractions** and referrals
- **Enhanced emotional regulation** and character strength
- **Early prevention of juvenile system involvement**

This initiative will strengthen Apopka's future by equipping its youngest citizens with the academic and social tools they need to succeed, while uniting the broader community around a shared goal of educational equity and youth empowerment.

Areas of Interest During the City Presentation:

- **Mentoring services under this initiative are provided through direct engagement with youth outside of regular school instructional hours.** Sessions are held after school, on weekends, or during designated non-instructional periods. As such, these services do not interfere with classroom learning time and do not require the use of school facilities during academic hours, ensuring minimal disruption to the educational environment.

- **Orange County Public Schools**—and by extension, the Florida school district serving **Apopka**—has publicly announced a significant budget reduction, attributable to declining student enrollment. The district anticipates losing approximately 3,000 students in the 2025–26 academic year, equating to an **estimated $27–28 million in state funding shortfall.**

- While the specific allocation priorities of the Orange County Public Schools (OCPS) budget are not fully transparent to the broader community, one fact remains clear: **a significant portion of OCPS 3rd grade students are reading below grade level**. Despite existing resources, this persistent gap in literacy performance is a critical concern, **as research consistently shows that students not reading proficiently by the end of the 3rd grade are more likely to experience academic failure, higher dropout rates, lower lifetime earnings, and increased interactions with the juvenile justice system**.

  In light of this, **community-based initiatives that directly target 2nd and 3rd grade reading proficiency are not only timely but necessary**. They serve as vital complements to school district efforts and have a direct, measurable impact on improving educational outcomes and long-term quality of life for youth in the communities served.

In conclusion, the presentation delivered by **Matthew's Hope** serves as a powerful and heartfelt call to action, one that reminds us of the strength found in community partnership. The City of Apopka is rightfully applauded for its commitment to fostering collaborative relationships between local government and not-for-profit organizations. This model of engagement lays the essential building blocks for meaningful progress by aligning public purpose with grassroots solutions. As we highlight areas of urgent need, let us continue to uplift efforts like Matthew's Hope and reaffirm our collective responsibility to work together—government, non-profits, and community alike—to build a healthier, more compassionate, and more resilient **Apopka** for all.

Presented by:
Florida Economic Consortium, Inc.

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 4.
Meeting Date: July 2, 2025
Department: Finance Department

SUBJECT:
Authorize the execution of piggyback contracts for the assigned terms: JCO Corporation, Staples Contract and Commercial, LLC, Allied Universal Corporation, Florida Sheriff's Association, United Rentals (North America), Inc.

ACTION ITEM INFORMATION:

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:	Fire Department
Vendor:	JCO Corporation
Description:	Emergency Vehicle Sublet Repair
Source:	City of Orlando
Bid/Contract #:	IFB25-0009
Original Bid Award Date:	April 7, 2025

Expiration Date:	April 6, 2028
Renewals:	Two (2) additional one (1) year renewal options
Max Expiration Date:	April 6, 2030

Department:	Citywide
Vendor:	Staples Contract and Commercial, LLC
Description:	Office Supply and Workplace Catalog Solutions
Source:	Sourcewell
Bid/Contract #:	070924
Original Bid Award Date:	February 3, 2025
Expiration Date:	February 2, 2029
Renewals:	Three (3) additional one (1) year renewal options
Max Expiration Date:	February 2, 2032

Department:	Public Services
Vendor:	Allied Universal Corporation
Description:	Sodium Hypochlorite
Source:	City of Fort Lauderdale
Bid/Contract #:	Event 139
Original Bid Award Date:	September 1, 2023
Expiration Date:	August 31, 2025
Renewals:	Two (2) additional one (1) year renewal option
Max Expiration Date:	August 27, 2027

Department:	Public Services
Vendors:	All Awarded Vendors (see attached)
Description:	Tires
Source:	Florida Sheriff's Association
Bid/Contract #:	FSA25-TR27.0
Original Bid Award Date:	April 1, 2025
Expiration Date:	March 27, 2027
Renewals:	Two (2) additional one (1) year renewal options
Max Expiration Date:	March 27, 2029

Department:	Public Services
Vendor:	United Rentals (North America), Inc.
Description:	Rental Equipment, Products and Related Services
Source:	Sourcewell
Bid/Contract #:	040924
Original Bid Award Date:	June 11, 2024
Expiration Date:	June 11, 2028
Renewals:	Three (3) additional one (1) year renewal options
Max Expiration Date:	June 11, 2031

FUNDING SOURCE:

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

RECOMMENDED MOTION:

Authorize the execution of piggyback contracts per the assigned terms.

ATTACHMENTS:

1. Florida Sheriffs Associates Awarded Manufacturer List

Florida Sheriff's Association

FSA25-TRS27.0: Tires

Awarded Manufacturer List

1. Bridgestone Americas Tire Operations
2. Continental Tire the Americas, LLC.
3. Michelin North America, Inc.
4. Sumitomo Rubber North America, Inc.
5. The Goodyear Tire & Rubber Company
6. Toyo Tire USA Corp
7. Yokohama Tire Corporation

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 5.
Meeting Date: July 2, 2025
Department: Finance Department

SUBJECT:
Accept the disbursement report for May 2025.

ACTION ITEM INFORMATION:

REQUEST:
Request Council to accept the May 2025 Disbursement Report for informational purposes only.

SUMMARY:
The Finance Department is submitting Exhibit A City of Apopka May 2025 Disbursement Report. This report includes all disbursements for May 2025, which were issued by check, wire, or credit card payments from various City accounts.

FUNDING SOURCE:
Not Applicable.

RECOMMENDED MOTION:
Accept the May 2025 Disbursement Report.

ATTACHMENTS:
1. Exhibit A City of Apopka May 2025 Disbursement Report

City of Apopka
May 2025
Finance Disbursement Report
Exhibit A

Description	Check #	Check Date	Vendor Name	PO #	Item Description	Amount	Void Amount	Net Amount	Void Reason
GENERAL OPERATING ACCOUNT	238158	5/1/2025	ABRAHAMSON, THOMAS	25-03614	Mileage reimbursement	8.12	0	8.12	
GENERAL OPERATING ACCOUNT	238159	5/1/2025	ADVANCED ROOFING, INC.	25-02861	WRF Bldg 95W Gutter Install	2,900.00	0	2,900.00	
GENERAL OPERATING ACCOUNT	238160	5/1/2025	ADVENTHEALTH CENTRA CARE	25-00323	URGENT & POST EXPOSURE CARE	50.00	0	50.00	
GENERAL OPERATING ACCOUNT	238161	5/1/2025	AIR CENTERS OF FLORIDA INC.	25-02846	WRF Sand Comp 1 Dryer Mtr	1,442.15	0	1,442.15	
GENERAL OPERATING ACCOUNT	238163	5/1/2025	ALLIED UNIVERSAL CORPORATION	25-00765	Water Treatment Chems	22,115.81	0	22,115.81	
GENERAL OPERATING ACCOUNT	238164	5/1/2025	ALYSA CLEANERS	25-00680	Blanket PO AlterationsCleaning	75.75	0	75.75	
GENERAL OPERATING ACCOUNT	238165	5/1/2025	AMERICAN WIRE & TERMINAL	25-00391	ELECTRICAL SUPPLIES	572.53	0	572.53	
GENERAL OPERATING ACCOUNT	238165	5/1/2025	AMERICAN WIRE & TERMINAL	25-00447	STOCK ELECTRICAL SUPPLIES	59.50	0	59.50	
GENERAL OPERATING ACCOUNT	238166	5/1/2025	AQUASOL COMMERCIAL CHEMICAL, I	25-01068	Chemicals Pool & Splash pad	0.06	0	0.06	
GENERAL OPERATING ACCOUNT	238167	5/1/2025	AT & T MOBILITY	25-00017	ICC Internet Circuit	43.23	0	43.23	
GENERAL OPERATING ACCOUNT	238168	5/1/2025	AVIAN RECONDITIONING CENTER,	25-03283	Bird Show	600.00	0	600.00	
GENERAL OPERATING ACCOUNT	238169	5/1/2025	BAKLE, WILLIAM	25-03956	Mileage reimbursement	38.92	0	38.92	
GENERAL OPERATING ACCOUNT	238170	5/1/2025	BENNETT, CHRISTOPHER	25-03958	Mileage reimbursement	8.54	0	8.54	
GENERAL OPERATING ACCOUNT	238171	5/1/2025	B&H PHOTO VIDEO	25-03543	Crime Scene Unit Product	292.38	0	292.38	
GENERAL OPERATING ACCOUNT	238172	5/1/2025	BIRCHMORE GROUP, INC.	25-00330	Entertainment Services	11,850.00	0	11,850.00	
GENERAL OPERATING ACCOUNT	238173	5/1/2025	BOTACH INC.	25-03523	BLANKET - Misc. Patrol Items	4,333.84	0	4,333.84	
GENERAL OPERATING ACCOUNT	238174	5/1/2025	BOUND TREE MEDICAL, LLC.	25-00102	Blanket PO- Medical Supplies	1,505.74	0	1,505.74	
GENERAL OPERATING ACCOUNT	238175	5/1/2025	BUSINESS INFORMATION SYSTEMS	25-03784	BIS DCR Software Assurance	450.00	0	450.00	
GENERAL OPERATING ACCOUNT	238176	5/1/2025	CARAHSOFT TECHNOLOGY CORP	25-03300	Professional Services	3,138.61	0	3,138.61	
GENERAL OPERATING ACCOUNT	238177	5/1/2025	CAR STORE OF WEST ORANGE, INC.	25-00281	TOWING FOR LARGE VEHICLES	6,804.70	0	6,804.70	
GENERAL OPERATING ACCOUNT	238178	5/1/2025	CENTRAL FLORIDA TRUCK ACCESSOR	25-00550	ACCESSORIES FOR CITY VEHICLES	2,216.95	0	2,216.95	
GENERAL OPERATING ACCOUNT	238179	5/1/2025	CENTURYLINK	25-00106	CenturyLink Phone Service	1,082.03	0	1,082.03	
GENERAL OPERATING ACCOUNT	238180	5/1/2025	CENTURYLINK COMMUNICATIONS LLC	25-00015	Camp Wewa Internet Circuit	193.63	0	193.63	
GENERAL OPERATING ACCOUNT	238181	5/1/2025	CHARTER COMMUNICATIONS HOLDING	25-00010	City Clinic Internet/Phone	220.00	0	220.00	
GENERAL OPERATING ACCOUNT	238181	5/1/2025	CHARTER COMMUNICATIONS HOLDING	25-00014	Primary Voice & Data Circuit	1,407.27	0	1,407.27	
GENERAL OPERATING ACCOUNT	238182	5/1/2025	CHARTER UP LLC	25-03531	April Field Trip Bus	797.57	0	797.57	
GENERAL OPERATING ACCOUNT	238183	5/1/2025	CITY ELECTRIC SUPPLY CO.	25-00153	Electrical supplies for repair	370.38	0	370.38	
GENERAL OPERATING ACCOUNT	238183	5/1/2025	CITY ELECTRIC SUPPLY CO.	25-00779	Traffic Signal Parts	428.02	0	428.02	
GENERAL OPERATING ACCOUNT	238184	5/1/2025	CONTAIN RENT, LLC	25-02935	CDBG-118 W 8th St Container	170.40	0	170.40	
GENERAL OPERATING ACCOUNT	238185	5/1/2025	CPH CONSULTING, LLC	24-05737	KLNP Gazebo Rebuild Design	5,487.00	0	5,487.00	
GENERAL OPERATING ACCOUNT	238186	5/1/2025	CREATIVE FINANCIAL STAFFING	25-01298	Finance Dept. Temp Staff	3,981.69	0	3,981.69	
GENERAL OPERATING ACCOUNT	238187	5/1/2025	CROWN CASTLE USA INC.	25-00207	Tower Structural Analysis	1,500.00	0	1,500.00	
GENERAL OPERATING ACCOUNT	238188	5/1/2025	DAVEY TREE EXPERT COMPANY	25-00030	Tree Care / Maintenance	2,337.50	0	2,337.50	
GENERAL OPERATING ACCOUNT	238189	5/1/2025	DJ EMCEE & ASSOCIATES INC	25-03969	Emancipation Day	3,000.00	0	3,000.00	
GENERAL OPERATING ACCOUNT	238190	5/1/2025	DUVAL FORD	25-01049	Brush Truck Replacement	84,255.00	0	84,255.00	
GENERAL OPERATING ACCOUNT	238191	5/1/2025	ENCO UTILITY SERVICES FLORIDA	25-00813	UTILITY BILL PRINT & POSTAGE	5,567.13	0	5,567.13	
GENERAL OPERATING ACCOUNT	238192	5/1/2025	ENVIRONMENTAL PRODUCTS GROUP	25-00691	MISCELLANEOUS TRUCK PARTS	3,098.46	0	3,098.46	
GENERAL OPERATING ACCOUNT	238193	5/1/2025	EROSION CONTROL SYSTEMS	25-02901	Upper Ponds Inspection	8,000.00	0	8,000.00	
GENERAL OPERATING ACCOUNT	238194	5/1/2025	EVOQUA WATER TECHNOLOGIES LLC	25-00266	Chemical for Ordor Control	24,142.22	0	24,142.22	
GENERAL OPERATING ACCOUNT	238194	5/1/2025	EVOQUA WATER TECHNOLOGIES LLC	25-00276	Ordor Control Scrubber Leases	10,956.42	0	10,956.42	
GENERAL OPERATING ACCOUNT	238195	5/1/2025	FEDERAL EASTERN INTERNATIONAL	25-02258	Duty Uniforms replace Carriers	1,048.50	0	1,048.50	
GENERAL OPERATING ACCOUNT	238195	5/1/2025	FEDERAL EASTERN INTERNATIONAL	25-02505	Vest Carriers CID x 2	655.20	0	655.20	
GENERAL OPERATING ACCOUNT	238196	5/1/2025	FERGUSON ENTERPRISES, INC.	25-00119	Inventory Blanket PO	2,242.80	0	2,242.80	
GENERAL OPERATING ACCOUNT	238197	5/1/2025	FISHER SCIENTIFIC	25-00131	Bunker Gear Replacement	2,070.00	0	2,070.00	
GENERAL OPERATING ACCOUNT	238197	5/1/2025	FISHER SCIENTIFIC	25-00132	Blanket PO - New Hire PPE	2,289.00	0	2,289.00	
GENERAL OPERATING ACCOUNT	238197	5/1/2025	FISHER SCIENTIFIC	25-00418	Operational Lab Supplies	593.47	0	593.47	
GENERAL OPERATING ACCOUNT	238198	5/1/2025	FLORIDA CENTRAL RAILROAD	25-00371	Leases for Florida Railroad	3,934.00	0	3,934.00	
GENERAL OPERATING ACCOUNT	238199	5/1/2025	FLORIDA COAST EQUIPMENT	25-00273	MISCELLANEOUS MOWER PARTS	631.39	0	631.39	
GENERAL OPERATING ACCOUNT	238200	5/1/2025	FLOW FORMS, LLC	25-03954	Position Request Form Creation	1,200.00	0	1,200.00	
GENERAL OPERATING ACCOUNT	238201	5/1/2025	FW FLEET CLEAN, LLC	25-02256	Sant. truck maintenance wash	660.83	0	660.83	
GENERAL OPERATING ACCOUNT	238202	5/1/2025	GLENN JOINER & SON INC.	25-00450	MISCELLANEOUS VEHICLE PARTS	98.94	0	98.94	
GENERAL OPERATING ACCOUNT	238203	5/1/2025	GOLF CART ENTERPRISES INC.	25-00319	PARTS FOR CITY GOLF CARTS	158.83	0	158.83	
GENERAL OPERATING ACCOUNT	238205	5/1/2025	GRAINGER	25-00124	Inventory items blanket PO	4,070.38	0	4,070.38	
GENERAL OPERATING ACCOUNT	238205	5/1/2025	GRAINGER	25-00166	Supplies for City Facilities	477.73	0	477.73	
GENERAL OPERATING ACCOUNT	238205	5/1/2025	GRAINGER	25-00561	MISCELLANEOUS PARTS & SUPPLIES	1,291.04	0	1,291.04	
GENERAL OPERATING ACCOUNT	238205	5/1/2025	GRAINGER	25-02329	Air Compressor	6,195.78	0	6,195.78	
GENERAL OPERATING ACCOUNT	238205	5/1/2025	GRAINGER	25-03324	WRF Tool Storage Cabinets	6,801.82	0	6,801.82	
GENERAL OPERATING ACCOUNT	238205	5/1/2025	GRAINGER	25-03364	WRF Abrasive Blast Cabinet	107.88	0	107.88	
GENERAL OPERATING ACCOUNT	238206	5/1/2025	GUARDIAN EQUIPMENT INC	25-02686	Bleach Skid - Northwest WTP	28,750.00	0	28,750.00	
GENERAL OPERATING ACCOUNT	238207	5/1/2025	HERC RENTALS	25-03645	Lift needed for structure	594.00	0	594.00	
GENERAL OPERATING ACCOUNT	238208	5/1/2025	HONEYWELL INTERNATIONAL INC.	25-01642	Station 6 Alerting System	12,668.57	0	12,668.57	

GENERAL OPERATING ACCOUNT	238209	5/1/2025	HOWARD FERTILIZER AND CHEMICAL	25-02939	Chipco Application	7,680.00	0	7,680.00
GENERAL OPERATING ACCOUNT	238210	5/1/2025	JANI- KING OF ORLANDO	25-00234	Janitorial Services Citywide	9,833.00	0	9,833.00
GENERAL OPERATING ACCOUNT	238211	5/1/2025	JOSEPH, JUSTIN	25-03931	Travel Reimbursement	951.40	0	951.40
GENERAL OPERATING ACCOUNT	238212	5/1/2025	KONICA MINOLTA BUSINESS	25-00033	Finance Copy Machine Maintenan	208.55	0	208.55
GENERAL OPERATING ACCOUNT	238212	5/1/2025	KONICA MINOLTA BUSINESS	25-00034	Dispatch Copy Machine Maint	67.14	0	67.14
GENERAL OPERATING ACCOUNT	238212	5/1/2025	KONICA MINOLTA BUSINESS	25-00035	PS Printer Maintenance	183.65	0	183.65
GENERAL OPERATING ACCOUNT	238213	5/1/2025	KRONOS INCORPORATED	25-00031	Kronos Hosted Subscription	2,424.40	0	2,424.40
GENERAL OPERATING ACCOUNT	238214	5/1/2025	LAKE TIRE & AUTO	25-00238	STOCK TIRES FOR CITY VEHICLES	3,675.61	0	3,675.61
GENERAL OPERATING ACCOUNT	238215	5/1/2025	LEBRON, JOSE	25-03951	Lebron FACE Conf. P.Diem	139.00	0	139.00
GENERAL OPERATING ACCOUNT	238216	5/1/2025	LEVEL3 FINANCING, INC.	25-00105	Secondary Internet Circuit	1,548.41	0	1,548.41
GENERAL OPERATING ACCOUNT	238217	5/1/2025	LYNCH OIL COMPANY, INC	25-00113	STOCK BULK OILS FOR CITY USE	3,662.69	0	3,662.69
GENERAL OPERATING ACCOUNT	238218	5/1/2025	HARRELL CARMEN	25-03973	Carmen Harrell- Emancip. Day	1,150.00	0	1,150.00
GENERAL OPERATING ACCOUNT	238219	5/1/2025	THE APOPKA CHIEF	25-03943	Blanket PO - Legal Ads	1,972.62	0	1,972.62
GENERAL OPERATING ACCOUNT	238220	5/1/2025	MECHANICAL SERVICES OF CENT FL	25-03134	WRF 120E ACU-1 Coil Replace	4,894.95	0	4,894.95
GENERAL OPERATING ACCOUNT	238221	5/1/2025	MERIT FASTENERS CORPORATION	25-00403	MISC SHOP SUPPLIES	115.00	0	115.00
GENERAL OPERATING ACCOUNT	238221	5/1/2025	MERIT FASTENERS CORPORATION	25-01780	Fastners / Bolts / Screws	66.48	0	66.48
GENERAL OPERATING ACCOUNT	238222	5/1/2025	MID FLORIDA MATERIALS	25-00123	Class III landfill disposal	4,587.42	0	4,587.42
GENERAL OPERATING ACCOUNT	238222	5/1/2025	MID FLORIDA MATERIALS	25-00196	Materials - Sand/Fill	300.00	0	300.00
GENERAL OPERATING ACCOUNT	238223	5/1/2025	MILLER, CHRISTINA F	25-03955	Mileage reimbursement	35.98	0	35.98
GENERAL OPERATING ACCOUNT	238224	5/1/2025	MISCANNON, THOMAS MICHAEL	25-00049	Soccer Officials	4,585.00	0	4,585.00
GENERAL OPERATING ACCOUNT	238225	5/1/2025	MORGAN STANLEY SMITH BARNEY	25-03983	Invest Adv Fee 01/01-01/31/25	11,250.00	0	11,250.00
GENERAL OPERATING ACCOUNT	238226	5/1/2025	MOTOROLA SOLUTIONS, INC.	25-03135	In Car Radios Accessories	254.75	0	254.75
GENERAL OPERATING ACCOUNT	238226	5/1/2025	MOTOROLA SOLUTIONS, INC.	25-03511	PD Radio Equipment	9,892.50	0	9,892.50
GENERAL OPERATING ACCOUNT	238227	5/1/2025	NEXTRAN TRUCK CENTER - ORLANDO	25-00653	STOCK PARTS FOR MACK TRUCKS	156.00	0	156.00
GENERAL OPERATING ACCOUNT	238227	5/1/2025	NEXTRAN TRUCK CENTER - ORLANDO	25-00692	PARTS & REPAIRS ON MACK TRUCKS	5,946.23	0	5,946.23
GENERAL OPERATING ACCOUNT	238228	5/1/2025	NMOMENTUM CORPORATION	25-03944	ERP System Consultant	61,933.47	0	61,933.47
GENERAL OPERATING ACCOUNT	238229	5/1/2025	NORTH AMERICA FIRE EQUIPMENT C	25-00186	Blanket PO- Engine 2 Equipment	719.20	0	719.20
GENERAL OPERATING ACCOUNT	238230	5/1/2025	NUNEZ, ERLIS	25-03953	Mileage reimbursement	9.24	0	9.24
GENERAL OPERATING ACCOUNT	238231	5/1/2025	ODP BUSINESS SOLUTIONS, LLC	25-00396	Blanket PO - Office Supplies	107.31	0	107.31
GENERAL OPERATING ACCOUNT	238232	5/1/2025	OPG PLUS LLC	25-00588	Oil spill clean up	952.00	0	952.00
GENERAL OPERATING ACCOUNT	238233	5/1/2025	ORLANDO RUBBER STAMPS & SIGN	25-03777	Invoice stamps for dept.	123.05	0	123.05
GENERAL OPERATING ACCOUNT	238234	5/1/2025	OSCEOLA UMPIRES LLC	25-01031	Blanket PO for Officials	675.00	0	675.00
GENERAL OPERATING ACCOUNT	238235	5/1/2025	OUTFRONT MEDIA	25-01152	Billboard Advertising	4,750.00	0	4,750.00
GENERAL OPERATING ACCOUNT	238236	5/1/2025	PATTON, JOSEPH	25-03975	Reimbursment for refreshments	32.76	0	32.76
GENERAL OPERATING ACCOUNT	238237	5/1/2025	PIEDMONT ANIMAL HOSPITAL	25-00367	BLANKET - Canine Wellness	30.95	0	30.95
GENERAL OPERATING ACCOUNT	238238	5/1/2025	PREMIERE JANITORIAL SUPPLY	25-00122	Inventory items blanket PO	1,303.85	0	1,303.85
GENERAL OPERATING ACCOUNT	238239	5/1/2025	PREMIER LAWN MAINTENANCE	25-00267	Right of Way mowing contract	32,147.20	0	32,147.20
GENERAL OPERATING ACCOUNT	238240	5/1/2025	PRINTERS, THE	25-00615	Blanket-Business Cards for PS	263.00	0	263.00
GENERAL OPERATING ACCOUNT	238241	5/1/2025	PRO TREE KUSTOMS AND AUTO COLL	25-01042	REPAIRS TO VEHICLE BODY DAMAGE	7,354.37	0	7,354.37
GENERAL OPERATING ACCOUNT	238242	5/1/2025	QUALITY VAULTS, INC	25-03526	New (2) Columbariums	55,680.00	0	55,680.00
GENERAL OPERATING ACCOUNT	238243	5/1/2025	AMSOIL INC./ACCOUNTS RECEIVABL	25-00110	STOCK SYNTHETIC OILS	552.97	0	552.97
GENERAL OPERATING ACCOUNT	238243	5/1/2025	AMSOIL INC./ACCOUNTS RECEIVABL	25-00473	Citywide use - Stock	320.71	0	320.71
GENERAL OPERATING ACCOUNT	238244	5/1/2025	Red Wing Brands of America,INC	25-02308	SAFETY FOOTWEAR	332.24	0	332.24
GENERAL OPERATING ACCOUNT	238246	5/1/2025	ROLLKALL	25-00240	CRA Community Policing Program	3,826.46	0	3,826.46
GENERAL OPERATING ACCOUNT	238247	5/1/2025	ROSENBAUER MINNESOTA, LLC	25-00767	MISCELLANOUS FIRE TRUCK PARTS	12,013.86	0	12,013.86
GENERAL OPERATING ACCOUNT	238248	5/1/2025	RUOHONEN, JOSHUA	25-03952	Trainng Reimbursement	650.00	0	650.00
GENERAL OPERATING ACCOUNT	238250	5/1/2025	RUSH TRUCK CENTERS OF FLORIDA	25-00264	PARTS AND SERVICE	22,994.39	0	22,994.39
GENERAL OPERATING ACCOUNT	238250	5/1/2025	RUSH TRUCK CENTERS OF FLORIDA	25-00284	STOCK VEHICLE PARTS AND SUPPLI	1,302.53	0	1,302.53
GENERAL OPERATING ACCOUNT	238251	5/1/2025	SHERMAN, BLANCHE	25-03520	Mileage - Safe Invest Seminar	22.40	0	22.40
GENERAL OPERATING ACCOUNT	238252	5/1/2025	SHOUT TALENT ENTERTAINMENT PRO	25-03970	Eman. entertainment	1,100.00	0	1,100.00
GENERAL OPERATING ACCOUNT	238253	5/1/2025	HALFF ASSOCIATES, INC	24-04750	Border Lake study	9,423.12	0	9,423.12
GENERAL OPERATING ACCOUNT	238254	5/1/2025	SOD SOLUTIONS, INC.	25-03142	Sod for Pads 9 & 10	24,192.00	0	24,192.00
GENERAL OPERATING ACCOUNT	238255	5/1/2025	SOUTHERN COMPUTER WAREHOUSE, I	25-03817	LG 55" Display	112.94	0	112.94
GENERAL OPERATING ACCOUNT	238256	5/1/2025	SOUTHERN HYDRAULICS LLC	25-00262	MISC HYD PARTS AND REPAIRS	7,510.51	0	7,510.51
GENERAL OPERATING ACCOUNT	238257	5/1/2025	VARSITY BRANDS HOLDING CO, INC	25-03948	Sporting Equipment	3,132.00	0	3,132.00
GENERAL OPERATING ACCOUNT	238260	5/1/2025	STEP ONE AUTOMOTIVE	25-01643	Purchase of new marked vehicle	44,300.67	0	44,300.67
GENERAL OPERATING ACCOUNT	238260	5/1/2025	STEP ONE AUTOMOTIVE	25-01649	Purchase of new marked vehicle	44,300.67	0	44,300.67
GENERAL OPERATING ACCOUNT	238260	5/1/2025	STEP ONE AUTOMOTIVE	25-01651	Purchase of new marked vehicle	44,300.67	0	44,300.67
GENERAL OPERATING ACCOUNT	238260	5/1/2025	STEP ONE AUTOMOTIVE	25-01652	Purchase of new marked vehicle	44,300.67	0	44,300.67
GENERAL OPERATING ACCOUNT	238260	5/1/2025	STEP ONE AUTOMOTIVE	25-01653	Purchase of new marked vehicle	44,300.67	0	44,300.67
GENERAL OPERATING ACCOUNT	238260	5/1/2025	STEP ONE AUTOMOTIVE	25-01654	Purchase of new marked vehicle	44,300.67	0	44,300.67
GENERAL OPERATING ACCOUNT	238260	5/1/2025	STEP ONE AUTOMOTIVE	25-01655	Purchase of new marked vehicle	44,300.67	0	44,300.67

GENERAL OPERATING ACCOUNT	238260	5/1/2025	STEP ONE AUTOMOTIVE	25-01656	Purchase of new marked vehicle	44,300.67	0	44,300.67
GENERAL OPERATING ACCOUNT	238260	5/1/2025	STEP ONE AUTOMOTIVE	25-01657	Purchase of new marked vehicle	44,300.67	0	44,300.67
GENERAL OPERATING ACCOUNT	238260	5/1/2025	STEP ONE AUTOMOTIVE	25-01658	Purchase of new marked vehicle	44,300.67	0	44,300.67
GENERAL OPERATING ACCOUNT	238260	5/1/2025	STEP ONE AUTOMOTIVE	25-01659	Purchase of new marked vehicle	44,300.67	0	44,300.67
GENERAL OPERATING ACCOUNT	238260	5/1/2025	STEP ONE AUTOMOTIVE	25-01660	Purchase of new marked vehicle	44,300.67	0	44,300.67
GENERAL OPERATING ACCOUNT	238260	5/1/2025	STEP ONE AUTOMOTIVE	25-01662	Purchase of new marked vehicle	44,300.67	0	44,300.67
GENERAL OPERATING ACCOUNT	238260	5/1/2025	STEP ONE AUTOMOTIVE	25-01663	Purchase of new marked vehicle	44,300.67	0	44,300.67
GENERAL OPERATING ACCOUNT	238260	5/1/2025	STEP ONE AUTOMOTIVE	25-01664	Purchase of new marked vehicle	44,300.67	0	44,300.67
GENERAL OPERATING ACCOUNT	238260	5/1/2025	STEP ONE AUTOMOTIVE	25-01665	Purchase of new marked vehicle	44,300.67	0	44,300.67
GENERAL OPERATING ACCOUNT	238260	5/1/2025	STEP ONE AUTOMOTIVE	25-01666	Purchase of new marked vehicle	44,300.67	0	44,300.67
GENERAL OPERATING ACCOUNT	238260	5/1/2025	STEP ONE AUTOMOTIVE	25-01667	Purchase of new marked vehicle	44,300.67	0	44,300.67
GENERAL OPERATING ACCOUNT	238260	5/1/2025	STEP ONE AUTOMOTIVE	25-01668	Purchase of new marked vehicle	44,300.67	0	44,300.67
GENERAL OPERATING ACCOUNT	238261	5/1/2025	STURM, NILS	25-03905	Training Reimbursement	409.00	0	409.00
GENERAL OPERATING ACCOUNT	238262	5/1/2025	SHELLEY'S ENVIRONMENTAL SYSTEM	25-00145	Blanket for Sludge Hauling	21,137.35	0	21,137.35
GENERAL OPERATING ACCOUNT	238263	5/1/2025	PEP BOYS - MANNY, MOE & JACK,	25-00553	ALIGNMENTS ON CITY VEHICLES	199.98	0	199.98
GENERAL OPERATING ACCOUNT	238264	5/1/2025	TLD-SOUTHEAST, INC	25-00837	Pond Spraying	110.00	0	110.00
GENERAL OPERATING ACCOUNT	238265	5/1/2025	THOMAS GARNER	25-03916	Travel Reimbursement	900.50	0	900.50
GENERAL OPERATING ACCOUNT	238266	5/1/2025	THOMPSON CONSULTING SERV, LLC	25-01791	Grant Adm- Thompson Consulting	14,793.75	0	14,793.75
GENERAL OPERATING ACCOUNT	238267	5/1/2025	Traqnology North America	25-03000	Paint sprayer pump replacement	8,500.00	0	8,500.00
GENERAL OPERATING ACCOUNT	238268	5/1/2025	ULINE INC	25-00125	Inventory Items - Blanket PO	450.18	0	450.18
GENERAL OPERATING ACCOUNT	238269	5/1/2025	ALLIED UNIVERSAL SECURITY SERV	25-02220	Security for City Hall	2,595.60	0	2,595.60
GENERAL OPERATING ACCOUNT	238270	5/1/2025	U.S. BANK	25-01331	PD Copy Machine Lease	356.12	0	356.12
GENERAL OPERATING ACCOUNT	238271	5/1/2025	VALENCIA COLLEGE	25-03038	Brown PSLDCP	1,650.00	0	1,650.00
GENERAL OPERATING ACCOUNT	238271	5/1/2025	VALENCIA COLLEGE	25-03778	Logsdon PSLDC	1,650.00	0	1,650.00
GENERAL OPERATING ACCOUNT	238272	5/1/2025	VALENCIA COLLEGE TUITION	25-03968	APD Academy Tuition - 7 Ofcs.	11,935.61	0	11,935.61
GENERAL OPERATING ACCOUNT	238273	5/1/2025	VERDIEU, JOSEPH	25-03967	Refund - Reclaim Fees	5,300.00	0	5,300.00
GENERAL OPERATING ACCOUNT	238274	5/1/2025	VERIZON WIRELESS	25-00016	Verizon Cellular Service	36.07	0	36.07
GENERAL OPERATING ACCOUNT	238275	5/1/2025	VIKTOS, LLC	25-02883	BDUs for SWAT	930.00	0	930.00
GENERAL OPERATING ACCOUNT	238276	5/1/2025	WASTE MANAGEMENT INC OF FL	25-00882	Yard Waste Tipping Fees.	12,126.89	0	12,126.89
GENERAL OPERATING ACCOUNT	238276	5/1/2025	WASTE MANAGEMENT INC OF FL	25-01032	debris tipping fees	970.48	0	970.48
GENERAL OPERATING ACCOUNT	238277	5/1/2025	W.B. MASON COMPANY, INC	25-00377	Janitorial Supplies	1,053.97	0	1,053.97
GENERAL OPERATING ACCOUNT	238277	5/1/2025	W.B. MASON COMPANY, INC	25-00465	Blanket PO - Office Supplies	-12.00	0	-12.00
GENERAL OPERATING ACCOUNT	238278	5/1/2025	WILLIAMS, TAYLOR	25-03930	Travel Reimbursement	662.96	0	662.96
GENERAL OPERATING ACCOUNT	238279	5/1/2025	WINDSTAR LINES, INC	25-02099	Jan/Feb senior bus rental	1,175.00	0	1,175.00
GENERAL OPERATING ACCOUNT	238280	5/1/2025	ZONES, INC	25-03527	Cisco Duo Renewal	12,600.00	0	12,600.00
SYNOVUS BANK E-PAYMENTS	305398	5/1/2025	AIRGAS USA, LLC	25-00312	Oxygen & Cylinder Rental	8,623.17	0	8,623.17
SYNOVUS BANK E-PAYMENTS	305398	5/1/2025	AIRGAS USA, LLC	25-00546	WELDING SUPPLIES FOR REPAIRS	173.95	0	173.95
SYNOVUS BANK E-PAYMENTS	305399	5/1/2025	ALTERNATIVE POWER SOLUTIONS, I	25-00104	Generator PM and repairs FY25	389.00	0	389.00
SYNOVUS BANK E-PAYMENTS	305400	5/1/2025	APOPKA ACE HARDWARE & LUMBER I	25-00009	Supplies for City Repairs	33.44	0	33.44
SYNOVUS BANK E-PAYMENTS	305400	5/1/2025	APOPKA ACE HARDWARE & LUMBER I	25-00389	Tools and Supplies	49.95	0	49.95
SYNOVUS BANK E-PAYMENTS	305400	5/1/2025	APOPKA ACE HARDWARE & LUMBER I	25-00544	MISCELLANEOUS VEHICLE PARTS	112.96	0	112.96
SYNOVUS BANK E-PAYMENTS	305400	5/1/2025	APOPKA ACE HARDWARE & LUMBER I	25-00972	Blanket-Repairs/Damages	19.99	0	19.99
SYNOVUS BANK E-PAYMENTS	305401	5/1/2025	CHANNEL INNOVATIONS CORP.	25-00313	Blanket PO - Annual servicing	616.96	0	616.96
SYNOVUS BANK E-PAYMENTS	305402	5/1/2025	CINTAS CORPORATION	25-00156	Uniforms	559.34	0	559.34
SYNOVUS BANK E-PAYMENTS	305402	5/1/2025	CINTAS CORPORATION	25-00686	UNIFORM RENTALS FY 2024	552.79	0	552.79
SYNOVUS BANK E-PAYMENTS	305403	5/1/2025	CORE & MAIN LP	25-00121	Inventory items	6,921.31	0	6,921.31
SYNOVUS BANK E-PAYMENTS	305404	5/1/2025	DANA SAFETY SUPPLY, INC.	24-04379	Upfit of Patrol Vehicle	22,007.80	0	22,007.80
SYNOVUS BANK E-PAYMENTS	305404	5/1/2025	DANA SAFETY SUPPLY, INC.	24-04380	Upfit of Patrol Vehicle	22,088.58	0	22,088.58
SYNOVUS BANK E-PAYMENTS	305408	5/1/2025	GALLS, PARENT HOLDINGS, LLC	25-00140	Firefighter Uniforms	5,138.77	0	5,138.77
SYNOVUS BANK E-PAYMENTS	305409	5/1/2025	GALLS, PARENT HOLDINGS, LLC	25-00694	BLANKET PO Agency Footwear	315.92	0	315.92
SYNOVUS BANK E-PAYMENTS	305409	5/1/2025	GALLS, PARENT HOLDINGS, LLC	25-00695	BLANKET PO Duty Uniforms	-150.02	0	-150.02
SYNOVUS BANK E-PAYMENTS	305409	5/1/2025	GALLS, PARENT HOLDINGS, LLC	25-00871	Accouterments Badges	140.00	0	140.00
SYNOVUS BANK E-PAYMENTS	305409	5/1/2025	GALLS, PARENT HOLDINGS, LLC	25-03501	Duty Gear Support Services	101.66	0	101.66
SYNOVUS BANK E-PAYMENTS	305410	5/1/2025	GT DISTRIBUTORS	25-02336	14 Vacancy New Hire Duty Gear	620.00	0	620.00
SYNOVUS BANK E-PAYMENTS	305410	5/1/2025	GT DISTRIBUTORS	25-03508	Duty Equipment	1,246.10	0	1,246.10
SYNOVUS BANK E-PAYMENTS	305411	5/1/2025	MILLIKAN BATTERY & ELECTRIC	25-00114	STOCK BATTERIES	1,591.00	0	1,591.00
SYNOVUS BANK E-PAYMENTS	305411	5/1/2025	MILLIKAN BATTERY & ELECTRIC	25-00282	Blanket PO: Vehicle Batteries	772.50	0	772.50
SYNOVUS BANK E-PAYMENTS	305412	5/1/2025	ORLANDO FREIGHTLINER, INC.	25-00351	STOCK PARTS FOR LARGE TRUCKS	83.40	0	83.40
SYNOVUS BANK E-PAYMENTS	305412	5/1/2025	ORLANDO FREIGHTLINER, INC.	25-01162	MISC FREIGHTLINER TRUCK PARTS	1,044.80	0	1,044.80
SYNOVUS BANK E-PAYMENTS	305413	5/1/2025	WELDON PARTS-ORLANDO	25-00283	STOCK:DEF FLUID	1,057.16	0	1,057.16
SYNOVUS BANK E-PAYMENTS	305413	5/1/2025	WELDON PARTS-ORLANDO	25-00285	DIESEL EXHAUST FLUID	360.45	0	360.45
SYNOVUS BANK E-PAYMENTS	305415	5/1/2025	SEMINOLE OFFICE SOLUTIONS, INC	25-01040	Mayors Copy Machine Lease	48.69	0	48.69

SYNOVUS BANK E-PAYMENTS	305415	5/1/2025	SEMINOLE OFFICE SOLUTIONS, INC	25-01263	City Clerk Copy Machine Maint	57.22	0	57.22
SYNOVUS BANK E-PAYMENTS	305415	5/1/2025	SEMINOLE OFFICE SOLUTIONS, INC	25-01264	CommDev Copy Machine Maint	135.00	0	135.00
SYNOVUS BANK E-PAYMENTS	305415	5/1/2025	SEMINOLE OFFICE SOLUTIONS, INC	25-01265	CA Copy Machine Maintenance	18.23	0	18.23
SYNOVUS BANK E-PAYMENTS	305415	5/1/2025	SEMINOLE OFFICE SOLUTIONS, INC	25-01266	UB Copy Machine Lease	357.79	0	357.79
SYNOVUS BANK E-PAYMENTS	305415	5/1/2025	SEMINOLE OFFICE SOLUTIONS, INC	25-01267	PD Copy Machines Maintenance	514.46	0	514.46
SYNOVUS BANK E-PAYMENTS	305415	5/1/2025	SEMINOLE OFFICE SOLUTIONS, INC	25-01268	HR & Legal Copy Machine Lease	242.55	0	242.55
SYNOVUS BANK E-PAYMENTS	305415	5/1/2025	SEMINOLE OFFICE SOLUTIONS, INC	25-01270	Building Dept Copy Maintenance	117.57	0	117.57
SYNOVUS BANK E-PAYMENTS	305415	5/1/2025	SEMINOLE OFFICE SOLUTIONS, INC	25-01271	PS Copy Machine Maintenance	299.95	0	299.95
SYNOVUS BANK E-PAYMENTS	305415	5/1/2025	SEMINOLE OFFICE SOLUTIONS, INC	25-01272	Recreation Copy Machine Maint	88.55	0	88.55
SYNOVUS BANK E-PAYMENTS	305415	5/1/2025	SEMINOLE OFFICE SOLUTIONS, INC	25-01273	IT Copy Machine Lease	28.86	0	28.86
SYNOVUS BANK E-PAYMENTS	305416	5/1/2025	TAMPA CRANE & BODY, INC.	25-01163	MISCELLANEOUS LARGE TRUCK PART	1,658.25	0	1,658.25
SYNOVUS BANK E-PAYMENTS	305418	5/1/2025	TRAIL SAW & MOWER SERVICE, INC	25-00274	MISCELLANEOUS MOWER PARTS	1,900.96	0	1,900.96
SYNOVUS BANK E-PAYMENTS	305418	5/1/2025	TRAIL SAW & MOWER SERVICE, INC	25-02998	Mower Blades and supplies	680.64	0	680.64
SYNOVUS BANK E-PAYMENTS	305419	5/1/2025	HORIZON DISTRIBUTORS INC	25-00827	Irrigation repairs	27.73	0	27.73
GENERAL OPERATING ACCOUNT	238281	5/2/2025	APOPKA SERVES FOUNDATION, INC	25-02795	Mayor Nelson donation Apk Serv	500.00	0	500.00
GENERAL OPERATING ACCOUNT	238282	5/2/2025	ALLIED UNIVERSAL CORPORATION	25-00765	Water Treatment Chems	6,372.72	0	6,372.72
GENERAL OPERATING ACCOUNT	238283	5/2/2025	DUNN, KAREN	25-00940	Accounting Services FY24 EOY	7,950.00	0	7,950.00
GENERAL OPERATING ACCOUNT	238284	5/2/2025	HAYT, HAYT & LANDAU, P.L.	25-03981	Garnishment - Miguel Santis	315.17	0	315.17
GENERAL OPERATING ACCOUNT	238285	5/2/2025	MESSINA, ALLIE	25-03404	Travel Reimbursement	119.28	0	119.28
GENERAL OPERATING ACCOUNT	238286	5/2/2025	METRIC ENGINEERING INC	25-03922	Invoice No. 3 Signalization	806.80	0	806.80
GENERAL OPERATING ACCOUNT	238286	5/2/2025	METRIC ENGINEERING INC	25-03923	Invoice 9-PO closed (24-01913)	3,677.48	0	3,677.48
GENERAL OPERATING ACCOUNT	238286	5/2/2025	METRIC ENGINEERING INC	25-03924	Invoice 8-PO closed (24-01913)	1,655.44	0	1,655.44
GENERAL OPERATING ACCOUNT	238286	5/2/2025	METRIC ENGINEERING INC	25-03925	Invoice 6-PO closed (24-01913)	3,814.84	0	3,814.84
GENERAL OPERATING ACCOUNT	238286	5/2/2025	METRIC ENGINEERING INC	25-03926	Invoice 10-PO closed(24-01913)	2,308.00	0	2,308.00
GENERAL OPERATING ACCOUNT	238287	5/2/2025	PORTFOLIO RECOVERY ASSOCIATES	25-03982	Garnishment 2008-SC-004853	586.71	0	586.71
GENERAL OPERATING ACCOUNT	238288	5/2/2025	RUSH TRUCK CENTERS OF FLORIDA	25-00264	PARTS AND SERVICE	2,985.34	0	2,985.34
OPERATING ACCOUNT WIRES	904140	5/2/2025	FLORIDA DEPT OF ENVIRONMENTAL	25-04066	SRF LOAN 480210 PAYMENT #16	40,882.92	0	40,882.92
GENERAL OPERATING ACCOUNT	238289	5/5/2025	RANDALL MECHANICAL, INC.	25-00235	Repairs to Fire Sprinkler and	170.00	0	170.00
GENERAL OPERATING ACCOUNT	238290	5/5/2025	JEAN FRANCOIS, SANDRA	25-04068	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	238291	5/5/2025	SIMAC, CHRISTOPHER	25-04069	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	238292	5/5/2025	GOUGH, ROBERT	25-04070	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	238293	5/5/2025	MCGROGAN, MATTHEW	25-04071	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	238294	5/5/2025	NEUGEBAUER, NICHOLAS	25-04072	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	238295	5/5/2025	CAMILLE, GADCHNA	25-04073	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	238296	5/5/2025	LALBEHARI, AMANDA	25-04074	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	238297	5/5/2025	HERNANDEZ, JOSE	25-04075	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	238298	5/5/2025	PETTERSEN, GLADIES	25-04076	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	238299	5/5/2025	BREDY, ADELSON	25-04078	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	238300	5/5/2025	HOLDER, ERIC	25-04079	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	238301	5/5/2025	GUINTO, MARIGEN	25-04080	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	238302	5/5/2025	THOMAS,SUSAN	25-04081	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	238303	5/5/2025	FRANKLIN, JESSICA	25-04082	UTILITY REFUND	90.00	0	90.00
GENERAL OPERATING ACCOUNT	238304	5/5/2025	BRUCE, CHRIS	25-04083	UTILITY REFUND	90.00	0	90.00
GENERAL OPERATING ACCOUNT	238305	5/5/2025	DOTTLING DIAS, FELIPE	25-04084	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	238306	5/5/2025	LEON, MONICA	25-04085	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	238307	5/5/2025	CORROW, ETHAN	25-04086	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	238308	5/5/2025	APONTE, EVELYN	25-04087	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	238309	5/5/2025	CABRALES, MYRON	25-04088	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	238310	5/5/2025	CROWE, CYNTHIA	25-04089	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	238311	5/5/2025	SCHOONMAKER, EMMELINE	25-04090	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	238312	5/5/2025	DOMINIQUE, KINDRA	25-04091	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	238313	5/5/2025	FARINHA, RONALDO	25-04092	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	238314	5/5/2025	FORDE, BARRY	25-04093	UTILITY REFUND	155.00	0	155.00
GENERAL OPERATING ACCOUNT	238315	5/5/2025	JAGER, BORIS	25-04094	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	238316	5/5/2025	ALBERTI, SARAH	25-04095	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	238317	5/5/2025	ANDERSON, IAN	25-04096	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	238318	5/5/2025	CHIN, NICHOLAS	25-04097	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	238319	5/5/2025	DESINTONIO, GRACE	25-04098	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	238320	5/5/2025	LE, VAN SON	25-04099	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	238321	5/5/2025	LEBRON, ARYANNA	25-04100	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	238322	5/5/2025	WISEHART, MARK	25-04101	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	238323	5/5/2025	TOWNS, GRAHAM	25-04102	UTILITY REFUND	245.00	0	245.00

GENERAL OPERATING ACCOUNT	238324	5/5/2025	WALENGA, AARON	25-04103	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	238325	5/5/2025	KECK, JAMES	25-04104	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	238326	5/5/2025	PERRON, THERESA	25-04105	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	238327	5/5/2025	WILLIAMS, EVAN	25-04106	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	238328	5/5/2025	KROITOR, OLEG	25-04107	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	238329	5/5/2025	MTALIMANJA, LLOYD	25-04108	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	238330	5/5/2025	JIMENEZ,KELLY	25-04109	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	238331	5/5/2025	LOPEZ, MABEL B	25-04110	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	238332	5/5/2025	MORRIS, PAUL	25-04111	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	238333	5/5/2025	BRASSFIELD, FLOYD	25-04112	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	238334	5/5/2025	GUERRA, MARIA	25-04113	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	238335	5/5/2025	CASPER, CHRISTOPHER	25-04114	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	238336	5/5/2025	BROWN, NICHOLAS	25-04115	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	238337	5/5/2025	SLAUGHTER, NICKOLAS	25-04116	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	238338	5/5/2025	ORTEGA, SERGIO	25-04117	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	238339	5/5/2025	CETOUTE, BENIDE L	25-04118	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	238340	5/5/2025	SOLORZANO, EDMUNDO	25-04119	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	238341	5/5/2025	SAINT FLEUR CETOUTE, MARGARETT	25-04120	UTILITY REFUND	60.00	0	60.00
OPERATING ACCOUNT WIRES	904123	5/7/2025	DUKE ENERGY	25-00672	Street Lights & Median Elect.	64,450.27	0	64,450.27
OPERATING ACCOUNT WIRES	904123	5/7/2025	DUKE ENERGY	25-01452	Fountain Electricity	2,578.82	0	2,578.82
OPERATING ACCOUNT WIRES	904153	5/7/2025	DUKE ENERGY	25-00598	Duke Electric Service (3514)	143.96	0	143.96
OPERATING ACCOUNT WIRES	904155	5/7/2025	DUKE ENERGY	25-00598	Duke Electric Service (3514)	365.81	0	365.81
GENERAL OPERATING ACCOUNT	238342	5/8/2025	GRAINGER	25-00166	Supplies for City Facilities	2,694.46	0	2,694.46
GENERAL OPERATING ACCOUNT	238342	5/8/2025	GRAINGER	25-00561	MISCELLANEOUS PARTS & SUPPLIES	4,744.68	0	4,744.68
GENERAL OPERATING ACCOUNT	238342	5/8/2025	GRAINGER	25-00652	STOCK VEHICLE PARTS	470.19	0	470.19
GENERAL OPERATING ACCOUNT	238343	5/8/2025	ADVANCED ENVIRONMENTAL LAB	25-03601	Labaoratory Services	6,698.00	0	6,698.00
GENERAL OPERATING ACCOUNT	238343	5/8/2025	ADVANCED ENVIRONMENTAL LAB	25-03602	Onsyte Laboratory Services	516.00	0	516.00
GENERAL OPERATING ACCOUNT	238343	5/8/2025	ADVANCED ENVIRONMENTAL LAB	25-03625	Drinking-Water Lab Blanket	2,610.00	0	2,610.00
GENERAL OPERATING ACCOUNT	238344	5/8/2025	AIR CENTERS OF FLORIDA INC.	25-04020	WRF Sand Filter Dryer Repair	450.00	0	450.00
GENERAL OPERATING ACCOUNT	238345	5/8/2025	ALL AMERICAN BUILDING STRUCTUR	25-01430	CDBG-708 S Washington Re-Build	59,802.50	0	59,802.50
GENERAL OPERATING ACCOUNT	238346	5/8/2025	ALLEN & COMPANY LLC	25-02931	Topo Map of new soccer pads	7,000.00	0	7,000.00
GENERAL OPERATING ACCOUNT	238348	5/8/2025	ALLIED UNIVERSAL CORPORATION	25-00765	Water Treatment Chems	20,963.51	0	20,963.51
GENERAL OPERATING ACCOUNT	238348	5/8/2025	ALLIED UNIVERSAL CORPORATION	25-00821	Sodium Hypochlorite	8,451.87	0	8,451.87
GENERAL OPERATING ACCOUNT	238349	5/8/2025	ALL METAL BUILDINGS LLC	25-02338	Metal inventory shed	13,290.00	0	13,290.00
GENERAL OPERATING ACCOUNT	238350	5/8/2025	APOPKA MOWER & EQUIP REPAIR	25-00494	Landscape Maint. OPS Supplu	115.00	0	115.00
GENERAL OPERATING ACCOUNT	238351	5/8/2025	B&H PHOTO VIDEO	25-03965	Strategic Invest Equipment	583.19	0	583.19
GENERAL OPERATING ACCOUNT	238352	5/8/2025	BRIGHTVIEW LANDSCAPE SERVICES	25-00026	Mowing Contract	51,858.98	0	51,858.98
GENERAL OPERATING ACCOUNT	238352	5/8/2025	BRIGHTVIEW LANDSCAPE SERVICES	25-00405	MSBU Mowing Cimarron Hills	175.00	0	175.00
GENERAL OPERATING ACCOUNT	238352	5/8/2025	BRIGHTVIEW LANDSCAPE SERVICES	25-00507	MSBU Mowing Maine Ave Villas	165.92	0	165.92
GENERAL OPERATING ACCOUNT	238352	5/8/2025	BRIGHTVIEW LANDSCAPE SERVICES	25-00509	MSBU Mowing Lake McCoy Oaks	39.17	0	39.17
GENERAL OPERATING ACCOUNT	238352	5/8/2025	BRIGHTVIEW LANDSCAPE SERVICES	25-00510	MSBU Mowing Lovell Terrace	96.42	0	96.42
GENERAL OPERATING ACCOUNT	238352	5/8/2025	BRIGHTVIEW LANDSCAPE SERVICES	25-01300	ROW Mowing	2,240.00	0	2,240.00
GENERAL OPERATING ACCOUNT	238353	5/8/2025	CARL'S CONCRETE CUTTING & DRIL	25-04004	Manhole Cores	575.00	0	575.00
GENERAL OPERATING ACCOUNT	238354	5/8/2025	CENTURYLINK	25-00106	CenturyLink Phone Service	88.23	0	88.23
GENERAL OPERATING ACCOUNT	238355	5/8/2025	CHA CONSULTING, INC.	24-04521	NW WTP GST - Phase 1 (CA)	9,723.75	0	9,723.75
GENERAL OPERATING ACCOUNT	238356	5/8/2025	CHARTER COMMUNICATIONS HOLDING	25-00020	Cable TV Services	120.99	0	120.99
GENERAL OPERATING ACCOUNT	238357	5/8/2025	CHUCK ROBINSON & BOB CAT SERV	25-04055	Pond Maintenance FY25 Blanket	21,920.00	0	21,920.00
GENERAL OPERATING ACCOUNT	238359	5/8/2025	CITY ELECTRIC SUPPLY CO.	25-00153	Electrical supplies for repair	142.28	0	142.28
GENERAL OPERATING ACCOUNT	238359	5/8/2025	CITY ELECTRIC SUPPLY CO.	25-01425	LED lighting Citywide	19,649.03	0	19,649.03
GENERAL OPERATING ACCOUNT	238360	5/8/2025	CIVICPLUS, INC.	25-04140	Social Media Archiving	7,924.77	0	7,924.77
GENERAL OPERATING ACCOUNT	238361	5/8/2025	CONTAIN RENT, LLC	25-02935	CDBG-118 W 8th St Container	520.40	0	520.40
GENERAL OPERATING ACCOUNT	238362	5/8/2025	CONTRACTORS TOOL SVC, INC	25-00402	Purchase Noninventory Supplies	763.36	0	763.36
GENERAL OPERATING ACCOUNT	238363	5/8/2025	CPH CONSULTING, LLC	23-05179	Fleet Building - Phase 2	14,550.00	0	14,550.00
GENERAL OPERATING ACCOUNT	238363	5/8/2025	CPH CONSULTING, LLC	25-02185	Fleet Bldg Design PHASE 3	13,578.00	0	13,578.00
GENERAL OPERATING ACCOUNT	238364	5/8/2025	CREATIVE FINANCIAL STAFFING	25-01298	Finance Dept. Temp Staff	814.63	0	814.63
GENERAL OPERATING ACCOUNT	238365	5/8/2025	CROWDERGULF JOINT VENTURE INC	25-00646	Hurricane Milton Debris REmova	110,324.60	0	110,324.60
GENERAL OPERATING ACCOUNT	238366	5/8/2025	DAVEY TREE EXPERT COMPANY	25-03402	Tree removals	3,500.00	0	3,500.00
GENERAL OPERATING ACCOUNT	238367	5/8/2025	DELL MARKETING L.P.	25-03295	Dell Computer	3,998.16	0	3,998.16
GENERAL OPERATING ACCOUNT	238368	5/8/2025	DEROOSE PLANTS, INC	25-04158	Plants dignataries Foliage Fes	300.25	0	300.25
GENERAL OPERATING ACCOUNT	238369	5/8/2025	DUVAL FORD	25-01164	Replace old F250	75,295.00	0	75,295.00
GENERAL OPERATING ACCOUNT	238369	5/8/2025	DUVAL FORD	25-01166	New Ford Maverick for ATH Div.	31,178.00	0	31,178.00
GENERAL OPERATING ACCOUNT	238370	5/8/2025	ELITE K-9, INC.	25-03799	Replacement K9 Equipment	183.24	0	183.24

GENERAL OPERATING ACCOUNT	238371	5/8/2025	ENCO UTILITY SERVICES FLORIDA	25-03936	FEMA required mailing	1,660.27	0	1,660.27
GENERAL OPERATING ACCOUNT	238372	5/8/2025	FEDEX	25-03996	Postage	9.58	0	9.58
GENERAL OPERATING ACCOUNT	238373	5/8/2025	FIELDS EQUIPMENT COMPANY, INC.	25-00362	MISCELLANEOUS MOWER PARTS	104.33	0	104.33
GENERAL OPERATING ACCOUNT	238374	5/8/2025	FLOWING LOTUS ART, LLC	25-04147	Purchase art/festival	250.00	0	250.00
GENERAL OPERATING ACCOUNT	238375	5/8/2025	FW FLEET CLEAN, LLC	25-02256	Sant. truck maintenance wash	720.90	0	720.90
GENERAL OPERATING ACCOUNT	238376	5/8/2025	GOLF CART CENTER, LLC	25-02471	Golf Cart	9,399.50	0	9,399.50
GENERAL OPERATING ACCOUNT	238378	5/8/2025	GRAINGER	25-00124	Inventory items blanket PO	1,988.76	0	1,988.76
GENERAL OPERATING ACCOUNT	238378	5/8/2025	GRAINGER	25-00166	Supplies for City Facilities	-170.92	0	-170.92
GENERAL OPERATING ACCOUNT	238378	5/8/2025	GRAINGER	25-00488	Blanket PO for Supplies	816.60	0	816.60
GENERAL OPERATING ACCOUNT	238378	5/8/2025	GRAINGER	25-02467	Supply Repair & Maint of Bldg.	1,861.82	0	1,861.82
GENERAL OPERATING ACCOUNT	238378	5/8/2025	GRAINGER	25-03339	Manlift	12,138.07	0	12,138.07
GENERAL OPERATING ACCOUNT	238378	5/8/2025	GRAINGER	25-03364	WRF Abrasive Blast Cabinet	5,700.34	0	5,700.34
GENERAL OPERATING ACCOUNT	238379	5/8/2025	HOWARD INDUSTRIES, INC.	25-02335	FCC A/V Upgrade	60,444.00	0	60,444.00
GENERAL OPERATING ACCOUNT	238381	5/8/2025	JANI- KING OF ORLANDO	25-00234	Janitorial Services Citywide	14,739.00	0	14,739.00
GENERAL OPERATING ACCOUNT	238382	5/8/2025	JMD GLOBAL DEVELOPERS, LLC	25-00936	Concrete Quad 2	5,809.03	0	5,809.03
GENERAL OPERATING ACCOUNT	238383	5/8/2025	FLORIDA KENWORTH, LLC	24-03062	Clawtruck rplc 20-2019	238,495.60	0	238,495.60
GENERAL OPERATING ACCOUNT	238384	5/8/2025	KIMLEY-HORN & ASSOCIATES INC	23-05369	Golden Gem Road Design	3,158.01	0	3,158.01
GENERAL OPERATING ACCOUNT	238384	5/8/2025	KIMLEY-HORN & ASSOCIATES INC	24-04513	WOT Phase 4B Design	10,048.11	0	10,048.11
GENERAL OPERATING ACCOUNT	238385	5/8/2025	LANES TEENAGE GIRLS, INC.	25-04146	Comm. Velazquez donation	400.00	0	400.00
GENERAL OPERATING ACCOUNT	238386	5/8/2025	MACK CONCRETE INDUSTRIES	25-03914	knock out box grate for wash r	1,769.00	0	1,769.00
GENERAL OPERATING ACCOUNT	238387	5/8/2025	MARCO POLO POOL MAINT INC	25-02406	Marco Polo Pools	3,591.67	0	3,591.67
GENERAL OPERATING ACCOUNT	238388	5/8/2025	MCKESSON MEDICAL-SURGICAL INC	25-04138	April 2025 Clinic Expenses	4,514.95	0	4,514.95
GENERAL OPERATING ACCOUNT	238389	5/8/2025	MECHANICAL SERVICES OF CENT FL	25-03990	WRF HVAC Component Replacement	1,303.89	0	1,303.89
GENERAL OPERATING ACCOUNT	238390	5/8/2025	MEERDO, NANCY	25-03949	Water Conservation Incentive	56.99	0	56.99
GENERAL OPERATING ACCOUNT	238391	5/8/2025	MOTOROLA SOLUTIONS, INC.	25-00011	Motorola P25 & Wireless Maint	85,504.30	0	85,504.30
GENERAL OPERATING ACCOUNT	238391	5/8/2025	MOTOROLA SOLUTIONS, INC.	25-03630	Alerting System Install - St.6	402.21	0	402.21
GENERAL OPERATING ACCOUNT	238392	5/8/2025	MY HEALTH ONSITE	25-04133	May 2025 Program Fee	14,076.00	0	14,076.00
GENERAL OPERATING ACCOUNT	238393	5/8/2025	NEWKIRK ENGINEERING INC	23-02077	Relief Driveway NWRC	442.50	0	442.50
GENERAL OPERATING ACCOUNT	238394	5/8/2025	ONSYTE PERFORMANCE LLC	25-00297	Monthly Utilities Charges	1,961.00	0	1,961.00
GENERAL OPERATING ACCOUNT	238395	5/8/2025	ORLANDO PAVING CO	25-00589	Hot Asphalt repairs	501.37	0	501.37
GENERAL OPERATING ACCOUNT	238396	5/8/2025	OSBURN ASSOCIATES INC	25-00394	Street sign replacement	5,406.54	0	5,406.54
GENERAL OPERATING ACCOUNT	238397	5/8/2025	PELLETIER, ROY A.	25-03341	Operator Training Courses	294.00	0	294.00
GENERAL OPERATING ACCOUNT	238397	5/8/2025	PELLETIER, ROY A.	25-03802	Operator Training Courses	307.00	0	307.00
GENERAL OPERATING ACCOUNT	238398	5/8/2025	PETROCHOICE, LLC	25-03800	Lubricant for WRF /WTP	1,010.00	0	1,010.00
GENERAL OPERATING ACCOUNT	238399	5/8/2025	PRIME ELECTRICAL SERVICES, INC	25-01773	City-wide LED Conv. Install	7,275.00	0	7,275.00
GENERAL OPERATING ACCOUNT	238400	5/8/2025	PSYTEGRITY, LLC	25-01057	Pre Employment Exams	450.00	0	450.00
GENERAL OPERATING ACCOUNT	238401	5/8/2025	PUBLIX SUPER MARKETS, INC.	25-00430	Blanket PO - PR Events	419.26	0	419.26
GENERAL OPERATING ACCOUNT	238401	5/8/2025	PUBLIX SUPER MARKETS, INC.	25-03506	Food for Telecomm. App. Week	471.68	0	471.68
GENERAL OPERATING ACCOUNT	238402	5/8/2025	QUADIENT LEASING USA, INC.	25-02032	Mail Machine Lease	580.83	0	580.83
GENERAL OPERATING ACCOUNT	238403	5/8/2025	QUADIENT, INC	25-04145	supplies for Quadient	35.15	0	35.15
GENERAL OPERATING ACCOUNT	238404	5/8/2025	REP SERVICES, INC.	24-05579	NWRC Inclusive Playground	330,482.50	0	330,482.50
GENERAL OPERATING ACCOUNT	238405	5/8/2025	SOUTHERN COMPUTER WAREHOUSE, I	25-03817	LG 55" Display	490.60	0	490.60
GENERAL OPERATING ACCOUNT	238405	5/8/2025	SOUTHERN COMPUTER WAREHOUSE, I	25-03877	Monitors needed	408.20	0	408.20
GENERAL OPERATING ACCOUNT	238406	5/8/2025	SPIES POOL, LLC	25-02295	Splashpad repair	3,522.00	0	3,522.00
GENERAL OPERATING ACCOUNT	238407	5/8/2025	GOPHER SPORT	25-04026	Summer Camp Equipment	3,123.07	0	3,123.07
GENERAL OPERATING ACCOUNT	238408	5/8/2025	STALVEY, JARRETT	25-04123	Training Reimbursement	675.00	0	675.00
GENERAL OPERATING ACCOUNT	238409	5/8/2025	SUNDAY COOL, LLC	25-02207	Misc. Shirts for Events	399.78	0	399.78
GENERAL OPERATING ACCOUNT	238410	5/8/2025	SHELLEY'S ENVIRONMENTAL SYSTEM	25-00145	Blanket for Sludge Hauling	6,427.85	0	6,427.85
GENERAL OPERATING ACCOUNT	238411	5/8/2025	TETRA TECH INC.	22-05783	NWRC Transfer Pump Station	2,650.00	0	2,650.00
GENERAL OPERATING ACCOUNT	238411	5/8/2025	TETRA TECH INC.	22-06209	Camp Wewa - PWS/WWS Ext.	1,920.00	0	1,920.00
GENERAL OPERATING ACCOUNT	238411	5/8/2025	TETRA TECH INC.	24-02088	Asbestos Pipe Design Phase 2	19,050.82	0	19,050.82
GENERAL OPERATING ACCOUNT	238411	5/8/2025	TETRA TECH INC.	24-02574	NW Storm and Reuse Upgrade-2B	50,219.50	0	50,219.50
GENERAL OPERATING ACCOUNT	238411	5/8/2025	TETRA TECH INC.	25-02380	Collection System Action Plan	656.00	0	656.00
GENERAL OPERATING ACCOUNT	238411	5/8/2025	TETRA TECH INC.	25-04030	RWS Modeling Analysis	4,816.00	0	4,816.00
GENERAL OPERATING ACCOUNT	238412	5/8/2025	T-MOBILE USA	25-00021	Cell Data For GPS & iPad Servi	9,369.89	0	9,369.89
GENERAL OPERATING ACCOUNT	238412	5/8/2025	T-MOBILE USA	25-03390	iPad Pro 11" Tablets	2,399.98	0	2,399.98
GENERAL OPERATING ACCOUNT	238413	5/8/2025	TRANSUNION RISK AND ALTERNATIV	25-00879	Communication Services-BLANKET	295.60	0	295.60
GENERAL OPERATING ACCOUNT	238414	5/8/2025	ULINE INC	25-03966	WRF Maint Shop Eqipment	3,916.84	0	3,916.84
GENERAL OPERATING ACCOUNT	238415	5/8/2025	ALLIED UNIVERSAL SECURITY SERV	25-02220	Security for City Hall	2,595.60	0	2,595.60
GENERAL OPERATING ACCOUNT	238416	5/8/2025	U.S. BANK	25-01331	PD Copy Machine Lease	356.12	0	356.12
GENERAL OPERATING ACCOUNT	238417	5/8/2025	KERR, VERA	25-04034	Mileage reimbursement	113.40	0	113.40
GENERAL OPERATING ACCOUNT	238418	5/8/2025	VERIZON WIRELESS	25-00016	Verizon Cellular Service	3,823.42	0	3,823.42

GENERAL OPERATING ACCOUNT	238419	5/8/2025	VIKING SECURITY	25-00763	Building Security	69,540.71	0	69,540.71
GENERAL OPERATING ACCOUNT	238420	5/8/2025	VITAL ASPECTS LLC	25-03140	CPR cards- Officers & CPA	1,900.00	0	1,900.00
GENERAL OPERATING ACCOUNT	238421	5/8/2025	WASTEQUIP, LLC	25-00878	Dumpsters and Parts	10.00	0	10.00
GENERAL OPERATING ACCOUNT	238422	5/8/2025	W.B. MASON COMPANY, INC	25-00377	Janitorial Supplies	987.09	0	987.09
GENERAL OPERATING ACCOUNT	238422	5/8/2025	W.B. MASON COMPANY, INC	25-00465	Blanket PO - Office Supplies	30.27	0	30.27
GENERAL OPERATING ACCOUNT	238422	5/8/2025	W.B. MASON COMPANY, INC	25-03785	Office Supplies	113.95	0	113.95
GENERAL OPERATING ACCOUNT	238423	5/8/2025	WRIGHT-PIERCE	24-01598	Golden Gem scope of services	18,621.50	0	18,621.50
GENERAL OPERATING ACCOUNT	238424	5/8/2025	YOURIDGUARD, INC.	25-00162	Open PO EE YOURIDGUARD FY25	803.24	0	803.24
GENERAL OPERATING ACCOUNT	238425	5/8/2025	ZAPT ELITE INC	25-04143	donation Comm. Velazquez	500.00	0	500.00
OPERATING ACCOUNT WIRES	904124	5/8/2025	DATATEL COMMUNICATIONS, INC	25-00869	UTILITY BILLING IVR PHONE PYMT	1,398.36	0	1,398.36
OPERATING ACCOUNT WIRES	904125	5/8/2025	FLORIDA DEPARTMENT OF REVENUE	25-04173	Apr 2025 Sales Tax Pmt	1,663.00	0	1,663.00
SYNOVUS BANK E-PAYMENTS	305420	5/8/2025	AIRGAS USA, LLC	25-00312	Oxygen & Cylinder Rental	597.73	0	597.73
SYNOVUS BANK E-PAYMENTS	305421	5/8/2025	ALTERNATIVE POWER SOLUTIONS, I	25-00104	Generator PM and repairs FY25	788.00	0	788.00
SYNOVUS BANK E-PAYMENTS	305422	5/8/2025	APOPKA ACE HARDWARE & LUMBER I	25-00009	Supplies for City Repairs	10.79	0	10.79
SYNOVUS BANK E-PAYMENTS	305422	5/8/2025	APOPKA ACE HARDWARE & LUMBER I	25-00400	Purchase NonInventory Supplies	23.38	0	23.38
SYNOVUS BANK E-PAYMENTS	305422	5/8/2025	APOPKA ACE HARDWARE & LUMBER I	25-00408	Blanket operating supplies	45.18	0	45.18
SYNOVUS BANK E-PAYMENTS	305423	5/8/2025	CINTAS CORPORATION	25-00686	UNIFORM RENTALS FY 2024	282.71	0	282.71
SYNOVUS BANK E-PAYMENTS	305424	5/8/2025	CONSOLIDATED ELECTRICAL DIST.	25-00410	Electrical Parts	220.76	0	220.76
SYNOVUS BANK E-PAYMENTS	305425	5/8/2025	FLORIDA ARMATURE WORKS, INC.	25-02848	NW Well No. 5 Motor Refurb	5,197.55	0	5,197.55
SYNOVUS BANK E-PAYMENTS	305426	5/8/2025	SAFETY PRODUCTS INC	25-00120	Inventory items Blanket PO	1,253.60	0	1,253.60
SYNOVUS BANK E-PAYMENTS	305427	5/8/2025	SAFETY SHOE DISTRIBUTORS, L.L.	25-00756	Staff Boots	227.51	0	227.51
SYNOVUS BANK E-PAYMENTS	305428	5/8/2025	STEWART'S ELECTRIC MOTOR WORKS	25-02772	Emergent Well 5 Pmp Overhaul	9,436.70	0	9,436.70
SYNOVUS BANK E-PAYMENTS	305429	5/8/2025	HORIZON DISTRIBUTORS INC	25-00827	Irrigation repairs	0.60	0	0.60
SYNOVUS BANK E-PAYMENTS	305430	5/8/2025	UNIFIRST CORPORATION	25-00754	UNIFORMS RENTAL FY 2025	0.00	0	0.00
GENERAL OPERATING ACCOUNT	238426	5/9/2025	MI HOMES OF ORLANDO, LLC	25-04198	UTILITY REFUND	38.58	0	38.58
GENERAL OPERATING ACCOUNT	238427	5/9/2025	ATLANTIC CIVIL CON	25-04184	UTILITY REFUND	2,000.00	0	2,000.00
GENERAL OPERATING ACCOUNT	238428	5/9/2025	HGR CONSTRUCTION	25-04185	UTILITY REFUND	2,000.00	0	2,000.00
GENERAL OPERATING ACCOUNT	238429	5/9/2025	OVIDA CONSTRUCTION GROUP	25-04186	UTILITY REFUND	2,000.00	0	2,000.00
GENERAL OPERATING ACCOUNT	238430	5/9/2025	TM HOME DETAILZ	25-04187	UTILITY REFUND	1,977.06	0	1,977.06
GENERAL OPERATING ACCOUNT	238431	5/9/2025	GUILLEN, AURELIA	25-04188	UTILITY REFUND	260.42	0	260.42
GENERAL OPERATING ACCOUNT	238432	5/9/2025	COLON, ARIANA	25-04189	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	238433	5/9/2025	DAVIS, TIMOTHY	25-04190	UTILITY REFUND	83.74	0	83.74
GENERAL OPERATING ACCOUNT	238434	5/9/2025	GONZALEZ, CASANDRA	25-04191	UTILITY REFUND	220.00	0	220.00
GENERAL OPERATING ACCOUNT	238435	5/9/2025	KENNEDY, MARY ADVIRA	25-04192	UTILITY REFUND	73.64	0	73.64
GENERAL OPERATING ACCOUNT	238436	5/9/2025	NAPPER, MIKE	25-04193	UTILITY REFUND	28.12	0	28.12
GENERAL OPERATING ACCOUNT	238437	5/9/2025	MANTRI, NAVEEN	25-04194	UTILITY REFUND	212.20	0	212.20
GENERAL OPERATING ACCOUNT	238438	5/9/2025	TOLL BROTHERS	25-04195	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	238439	5/9/2025	K HOVNANIAN	25-04196	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	238440	5/9/2025	MI HOMES OF ORLANDO, LLC	25-04197	UTILITY REFUND	47.64	0	47.64
GENERAL OPERATING ACCOUNT	238441	5/9/2025	HERNANDEZ, MICHEAL	25-04199	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	238442	5/9/2025	DIXON, KAMALI	25-04200	UTILITY REFUND	212.20	0	212.20
GENERAL OPERATING ACCOUNT	238443	5/9/2025	HANOVER FAMILY BUILDERS	25-04201	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	238444	5/9/2025	HANOVER FAMILY BUILDERS	25-04202	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	238445	5/9/2025	MATTAMY HOMES USA	25-04203	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	238446	5/9/2025	BLUE CHIP PROPERTY MANAGERS	25-04204	UTILITY REFUND	161.03	0	161.03
GENERAL OPERATING ACCOUNT	238447	5/9/2025	SUGGS, TORRIE	25-04205	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	238448	5/9/2025	SELA, AVIHAI	25-04206	UTILITY REFUND	74.51	0	74.51
GENERAL OPERATING ACCOUNT	238449	5/9/2025	KB HOME	25-04207	UTILITY REFUND	15.00	0	15.00
GENERAL OPERATING ACCOUNT	238450	5/9/2025	HAYT, HAYT & LANDAU, P.L.	25-04178	Garnishment-Miguel Santis 5/3	386.69	0	386.69
GENERAL OPERATING ACCOUNT	238451	5/9/2025	PORTFOLIO RECOVERY ASSOCIATES	25-04179	Garnishment 2008-SC-004853	457.23	0	457.23
OPERATING ACCOUNT WIRES	904126	5/9/2025	EXPERTPAY	25-04175	CHILD SUPPORT W/E 05/03/25	3,659.74	0	3,659.74
OPERATING ACCOUNT WIRES	904127	5/9/2025	VOYA INSTITUTIONAL TRUST CO.	25-04176	457 CONTRIBUTION W/E 05/03/25	23,297.07	0	23,297.07
OPERATING ACCOUNT WIRES	904128	5/9/2025	INTERNAL REVENUE SERVICE	25-04177	ACH PAYROLL TAX W/E 05/03/25	408,138.24	0	408,138.24
OPERATING ACCOUNT WIRES	904129	5/9/2025	EMPOWER ANNUITY INSURANCE CO.	25-04183	PRUDENTIAL RETIREMENT 05/03/25	440,921.82	0	440,921.82
OPERATING ACCOUNT WIRES	904130	5/9/2025	APOPKA FIREFIGHTERS ASSOC.	25-04180	FD Assoc Dues April 2025	368.00	0	368.00
OPERATING ACCOUNT WIRES	904131	5/9/2025	APOPKA PROFESSIONAL FIREFIGHT	25-04182	FD Union Dues April 2025	5,372.98	0	5,372.98
OPERATING ACCOUNT WIRES	904132	5/9/2025	APOPKA POLICE OFFICERS ASSOC	25-04181	PD Union April 2025	280.80	0	280.80
GENERAL OPERATING ACCOUNT	238452	5/12/2025	SOUTH APOPKA MINISTERIAL ALLIA	25-04212	S.Apk Min.Alliance Love Banque	300.00	0	300.00
GENERAL OPERATING ACCOUNT	238453	5/12/2025	ARB PRODUCTIONS INC	25-04211	DJ for June food truck event	200.00	0	200.00
GENERAL OPERATING ACCOUNT	238454	5/12/2025	ORANGE COUNTY BOARD OF CTY COM	25-04210	LICENSE RENEWAL	54.00	0	54.00
GENERAL OPERATING ACCOUNT	238455	5/12/2025	ST FRANCIS OF ASSISI	25-04209	REFUND PAVILLION/DBL BOOKED	110.00	0	110.00
OPERATING ACCOUNT WIRES	904157	5/12/2025	DUKE ENERGY	25-00170	FY24 Blanket Duke Invoices	1,007.76	0	1,007.76

OPERATING ACCOUNT WIRES	904157	5/12/2025	DUKE ENERGY	25-00540	Duke Energy PO for Power	372.87	0	372.87
OPERATING ACCOUNT WIRES	904157	5/12/2025	DUKE ENERGY	25-00541	Blanket PO - Utility Charges	307.24	0	307.24
OPERATING ACCOUNT WIRES	904157	5/12/2025	DUKE ENERGY	25-00562	Warehouse Electric Bills	186.43	0	186.43
OPERATING ACCOUNT WIRES	904157	5/12/2025	DUKE ENERGY	25-00563	Electric Bill Payments	568.38	0	568.38
OPERATING ACCOUNT WIRES	904157	5/12/2025	DUKE ENERGY	25-00599	Electronic Invoices 2210	307.24	0	307.24
OPERATING ACCOUNT WIRES	904157	5/12/2025	DUKE ENERGY	25-00670	Electric Inv. 3412-4300	38.47	0	38.47
OPERATING ACCOUNT WIRES	904157	5/12/2025	DUKE ENERGY	25-00671	FY24-25 Electric invoices	186.43	0	186.43
OPERATING ACCOUNT WIRES	904157	5/12/2025	DUKE ENERGY	25-00672	Street Lights & Median Elect.	5,553.34	0	5,553.34
OPERATING ACCOUNT WIRES	904157	5/12/2025	DUKE ENERGY	25-00675	Oaks @ Kelly Park Str Lgts MSB	1,277.58	0	1,277.58
OPERATING ACCOUNT WIRES	904173	5/12/2025	KANSAS UNCLAIMED PROPERTY DEPT	25-04222	Kansas Unclaimed Prop 04.25	61.00	0	61.00
OPERATING ACCOUNT WIRES	904174	5/12/2025	UTAH STATE TREASURER'S OFFICE	25-04221	Utah Unclaimed Prop 04.25	220.00	0	220.00
OPERATING ACCOUNT WIRES	904175	5/12/2025	FLORIDA DEPT OF FINANCIAL SVCS	25-04220	Florida Unclaimed Prop 04.25	926.39	0	926.39
OPERATING ACCOUNT WIRES	904177	5/12/2025	COMMONWEALTH OF VIRGINIA	25-04223	Virginia Unclaimed Prop 04.25	100.69	0	100.69
OPERATING ACCOUNT WIRES	904139	5/14/2025	PUBLIC RISK MANAGEMENT OF FL	25-04225	May 2025 Medical Insurance	765,537.06	0	765,537.06
OPERATING ACCOUNT WIRES	904141	5/14/2025	DUKE ENERGY	25-00541	Blanket PO - Utility Charges	6,442.26	0	6,442.26
OPERATING ACCOUNT WIRES	904141	5/14/2025	DUKE ENERGY	25-00670	Electric Inv. 3412-4300	254.74	0	254.74
OPERATING ACCOUNT WIRES	904142	5/14/2025	DUKE ENERGY	25-00670	Electric Inv. 3412-4300	1,124.02	0	1,124.02
OPERATING ACCOUNT WIRES	904143	5/14/2025	DUKE ENERGY	25-00563	Electric Bill Payments	4,266.56	0	4,266.56
OPERATING ACCOUNT WIRES	904144	5/14/2025	DUKE ENERGY	25-00566	FY25 Electrical Invoice 3121	97,347.27	0	97,347.27
OPERATING ACCOUNT WIRES	904145	5/14/2025	DUKE ENERGY	25-00111	Duke Energy Blanket	41,413.24	0	41,413.24
OPERATING ACCOUNT WIRES	904146	5/14/2025	DUKE ENERGY	25-00600	FY25 Electronic Invoices COMM	952.41	0	952.41
OPERATING ACCOUNT WIRES	904147	5/14/2025	DUKE ENERGY	25-00593	Duke Electric Service (1022)	8,301.61	0	8,301.61
OPERATING ACCOUNT WIRES	904148	5/14/2025	DUKE ENERGY	25-00598	Duke Electric Service (3514)	11,982.56	0	11,982.56
OPERATING ACCOUNT WIRES	904149	5/14/2025	DUKE ENERGY	25-00541	Blanket PO - Utility Charges	905.72	0	905.72
OPERATING ACCOUNT WIRES	904150	5/14/2025	DUKE ENERGY	25-00563	Electric Bill Payments	17,707.04	0	17,707.04
OPERATING ACCOUNT WIRES	904150	5/14/2025	DUKE ENERGY	25-00598	Duke Electric Service (3514)	144.67	0	144.67
OPERATING ACCOUNT WIRES	904151	5/14/2025	DUKE ENERGY	25-00593	Duke Electric Service (1022)	966.48	0	966.48
OPERATING ACCOUNT WIRES	904152	5/14/2025	DUKE ENERGY	25-00111	Duke Energy Blanket	27,166.05	0	27,166.05
OPERATING ACCOUNT WIRES	904152	5/14/2025	DUKE ENERGY	25-00598	Duke Electric Service (3514)	4,385.19	0	4,385.19
OPERATING ACCOUNT WIRES	904152	5/14/2025	DUKE ENERGY	25-00672	Street Lights & Median Elect.	808.78	0	808.78
OPERATING ACCOUNT WIRES	904154	5/14/2025	DUKE ENERGY	25-00563	Electric Bill Payments	177.70	0	177.70
OPERATING ACCOUNT WIRES	904166	5/14/2025	DUKE ENERGY	25-00599	Electronic Invoices 2210	3,103.50	0	3,103.50
OPERATING ACCOUNT WIRES	904170	5/14/2025	DUKE ENERGY	25-00540	Duke Energy PO for Power	329.69	0	329.69
OPERATING ACCOUNT WIRES	904170	5/14/2025	DUKE ENERGY	25-00541	Blanket PO - Utility Charges	60.71	0	60.71
OPERATING ACCOUNT WIRES	904170	5/14/2025	DUKE ENERGY	25-00563	Electric Bill Payments	80.38	0	80.38
OPERATING ACCOUNT WIRES	904170	5/14/2025	DUKE ENERGY	25-00592	Duke Electric Service (3614)	2,499.69	0	2,499.69
OPERATING ACCOUNT WIRES	904170	5/14/2025	DUKE ENERGY	25-00598	Duke Electric Service (3514)	4,019.29	0	4,019.29
OPERATING ACCOUNT WIRES	904170	5/14/2025	DUKE ENERGY	25-00670	Electric Inv. 3412-4300	136.13	0	136.13
OPERATING ACCOUNT WIRES	904170	5/14/2025	DUKE ENERGY	25-00672	Street Lights & Median Elect.	27,977.16	0	27,977.16
OPERATING ACCOUNT WIRES	904170	5/14/2025	DUKE ENERGY	25-00673	Avian Pointe Str Lgts FY24/25	6,638.26	0	6,638.26
OPERATING ACCOUNT WIRES	904170	5/14/2025	DUKE ENERGY	25-00674	East Kelly Park MSBU Str Lgts	6,936.49	0	6,936.49
OPERATING ACCOUNT WIRES	904170	5/14/2025	DUKE ENERGY	25-00676	Oak Pointe Str Lgts MSBU	2,467.13	0	2,467.13
OPERATING ACCOUNT WIRES	904170	5/14/2025	DUKE ENERGY	25-00677	Winding Meadows MSBU	848.06	0	848.06
OPERATING ACCOUNT WIRES	904170	5/14/2025	DUKE ENERGY	25-00678	Nottingham MSBU Street Lights	421.37	0	421.37
OPERATING ACCOUNT WIRES	904170	5/14/2025	DUKE ENERGY	25-00679	West Kelly Park MSBU Str Lgts	2,601.07	0	2,601.07
OPERATING ACCOUNT WIRES	904170	5/14/2025	DUKE ENERGY	25-00780	MSBU MeadowLark Street light	1,905.82	0	1,905.82
OPERATING ACCOUNT WIRES	904176	5/14/2025	FLORIDA DEPT OF FINANCIAL SVCS	25-04239	Florida Unclaimed Prop 04.25	26,111.06	0	26,111.06
GENERAL OPERATING ACCOUNT	238456	5/15/2025	BIRCHMORE GROUP, INC.	25-00330	Entertainment Services	18,500.00	0	18,500.00
GENERAL OPERATING ACCOUNT	238457	5/15/2025	A1 PIZZA LLC	25-04166	Reimbursement FRAP 2025-01	4,425.00	0	4,425.00
GENERAL OPERATING ACCOUNT	238458	5/15/2025	A&A ELECTRIC MOTORS & PUMPS SA	25-02776	WRF Polymer Replacement Motors	2,175.00	0	2,175.00
GENERAL OPERATING ACCOUNT	238458	5/15/2025	A&A ELECTRIC MOTORS & PUMPS SA	25-03896	WRF Polymer Mixing Motor	990.00	0	990.00
GENERAL OPERATING ACCOUNT	238459	5/15/2025	ABRIGNANI, GREGORY	25-04049	Abrignani Wash. DC Trip PDiem	261.00	0	261.00
GENERAL OPERATING ACCOUNT	238460	5/15/2025	ADUBY ST LOUIS	25-04155	Billie Dean CC deposit refund	100.00	0	100.00
GENERAL OPERATING ACCOUNT	238461	5/15/2025	ADVANCED ROOFING, INC.	25-01879	PS Maintence bldgs Re-roofing	114,450.00	0	114,450.00
GENERAL OPERATING ACCOUNT	238462	5/15/2025	ADVANCED DATA PROCESSING INC	25-00117	Blanket PO - Medical Billing	32,123.31	0	32,123.31
GENERAL OPERATING ACCOUNT	238463	5/15/2025	AGUILERA, ETHAN	25-03812	Travel Reimbursement	896.71	0	896.71
GENERAL OPERATING ACCOUNT	238464	5/15/2025	ALLIED UNIVERSAL CORPORATION	25-00821	Sodium Hypochlorite	8,326.62	0	8,326.62
GENERAL OPERATING ACCOUNT	238467	5/15/2025	A.O.K. TIRE MART	25-00236	STOCK RECAP TIRES FOR TRUCKS	3,045.00	0	3,045.00
GENERAL OPERATING ACCOUNT	238467	5/15/2025	A.O.K. TIRE MART	25-00265	MISCELLANEOUS TIRES	26,282.13	0	26,282.13
GENERAL OPERATING ACCOUNT	238468	5/15/2025	APOPKA FLORIST	25-00198	Blanket - Funeral Flowers FY25	95.00	0	95.00
GENERAL OPERATING ACCOUNT	238468	5/15/2025	APOPKA FLORIST	25-03997	flowers/event	400.00	0	400.00
GENERAL OPERATING ACCOUNT	238469	5/15/2025	APOPKA BEAUTY & BARBER SUPPLY	25-04165	Reimbursement BCAP 2024-24	5,000.00	0	5,000.00

GENERAL OPERATING ACCOUNT	238470	5/15/2025	ARGOS NORTH AMERICA CORP	25-01304	Concrete for sidewalk repairs	3,806.50	0	3,806.50
GENERAL OPERATING ACCOUNT	238471	5/15/2025	ARROWSMITH, J.W.	25-00176	COUNCIL RETIREMENT FY2025	575.00	0	575.00
GENERAL OPERATING ACCOUNT	238472	5/15/2025	AT&T CORP	25-00018	AT&T Motorola Circuit	0.00	0	0.00
GENERAL OPERATING ACCOUNT	238473	5/15/2025	AWC INC.	25-01943	VFD for lift station 077	6,913.04	0	6,913.04
GENERAL OPERATING ACCOUNT	238474	5/15/2025	BALLOONS BY EVA LLC	25-04127	Face painting/Balloon Twisting	750.00	0	750.00
GENERAL OPERATING ACCOUNT	238475	5/15/2025	BIRCHMORE GROUP, INC.	25-00330	Entertainment Services	16,980.00	0	16,980.00
GENERAL OPERATING ACCOUNT	238476	5/15/2025	BOUND TREE MEDICAL, LLC.	25-00102	Blanket PO- Medical Supplies	5,843.38	0	5,843.38
GENERAL OPERATING ACCOUNT	238477	5/15/2025	BRIGHTVIEW LANDSCAPE SERVICES	25-00506	MSBU Mowing Maineline Village	48.17	0	48.17
GENERAL OPERATING ACCOUNT	238477	5/15/2025	BRIGHTVIEW LANDSCAPE SERVICES	25-00507	MSBU Mowing Maine Ave Villas	-48.17	0	-48.17
GENERAL OPERATING ACCOUNT	238478	5/15/2025	BROWN, ANDREW	25-03534	EMS Meeting - Per Diem	243.00	0	243.00
GENERAL OPERATING ACCOUNT	238479	5/15/2025	BULK AGGREGATE GOLF	25-02330	Ballfield Clay and Sand	3,903.80	0	3,903.80
GENERAL OPERATING ACCOUNT	238480	5/15/2025	BWI-APOPKA	25-01681	Inhouse Chemicals and seed	387.00	0	387.00
GENERAL OPERATING ACCOUNT	238481	5/15/2025	CASCADE FOUNTAIN	25-01448	Fountain Maintenance - Blanket	495.00	0	495.00
GENERAL OPERATING ACCOUNT	238482	5/15/2025	CENTRAL FLORIDA PORTA POTTIES	25-03947	Porta Potty-range May-Sept	950.00	0	950.00
GENERAL OPERATING ACCOUNT	238483	5/15/2025	CENTURYLINK	25-00106	CenturyLink Phone Service	927.45	0	927.45
GENERAL OPERATING ACCOUNT	238484	5/15/2025	CHA CONSULTING, INC.	25-02904	Northwest WTP - GST - RPR Svs	6,698.90	0	6,698.90
GENERAL OPERATING ACCOUNT	238485	5/15/2025	CHARTER COMMUNICATIONS HOLDING	25-00010	City Clinic Internet/Phone	220.00	0	220.00
GENERAL OPERATING ACCOUNT	238485	5/15/2025	CHARTER COMMUNICATIONS HOLDING	25-00020	Cable TV Services	586.00	0	586.00
GENERAL OPERATING ACCOUNT	238486	5/15/2025	CITY ELECTRIC SUPPLY CO.	25-00153	Electrical supplies for repair	11.46	0	11.46
GENERAL OPERATING ACCOUNT	238486	5/15/2025	CITY ELECTRIC SUPPLY CO.	25-00779	Traffic Signal Parts	782.69	0	782.69
GENERAL OPERATING ACCOUNT	238486	5/15/2025	CITY ELECTRIC SUPPLY CO.	25-01425	LED lighting Citywide	3,827.30	0	3,827.30
GENERAL OPERATING ACCOUNT	238487	5/15/2025	CLEAN ENERGY	25-00268	MAINTENANCE ON CNG TANKS	4,243.39	0	4,243.39
GENERAL OPERATING ACCOUNT	238488	5/15/2025	COMMON GROUND ADVENTURES	25-00425	Common Ground Adventures	800.00	0	800.00
GENERAL OPERATING ACCOUNT	238488	5/15/2025	COMMON GROUND ADVENTURES	25-02486	Wall Storm Repair	3,250.00	0	3,250.00
GENERAL OPERATING ACCOUNT	238489	5/15/2025	CONCORD TECHNOLOGIES	25-00022	Hosted Faxing Service	213.11	0	213.11
GENERAL OPERATING ACCOUNT	238490	5/15/2025	CONTROL SPECIALISTS	25-00148	Traffic Signal Light Repair	5,620.00	0	5,620.00
GENERAL OPERATING ACCOUNT	238491	5/15/2025	CREATIVE FINANCIAL STAFFING	25-01298	Finance Dept. Temp Staff	1,330.00	0	1,330.00
GENERAL OPERATING ACCOUNT	238492	5/15/2025	C & S SUPPLY, LLC	25-01394	WRF Door Replacement	13,003.63	0	13,003.63
GENERAL OPERATING ACCOUNT	238493	5/15/2025	CUMMINS, INC.	25-00690	PARTS & REPAIRS ON LARGE TRUCK	2,029.27	0	2,029.27
GENERAL OPERATING ACCOUNT	238494	5/15/2025	DATA GRAPHICS	25-03154	Camp/Staff Tshirts	3,206.45	0	3,206.45
GENERAL OPERATING ACCOUNT	238495	5/15/2025	DAVEY TREE EXPERT COMPANY	25-00030	Tree Care / Maintenance	4,477.50	0	4,477.50
GENERAL OPERATING ACCOUNT	238495	5/15/2025	DAVEY TREE EXPERT COMPANY	25-03402	Tree removals	1,925.00	0	1,925.00
GENERAL OPERATING ACCOUNT	238496	5/15/2025	DENNINGTON, RYAN	25-03813	travel Reimbursement	896.71	0	896.71
GENERAL OPERATING ACCOUNT	238497	5/15/2025	ELECTRONICS DEPOT	25-00287	VEHICLE ALARMS & WINDOW TINT	350.00	0	350.00
GENERAL OPERATING ACCOUNT	238498	5/15/2025	ENCO UTILITY SERVICES FLORIDA	25-00813	UTILITY BILL PRINT & POSTAGE	20,709.14	0	20,709.14
GENERAL OPERATING ACCOUNT	238499	5/15/2025	ENTERTAINMENT RETAIL	25-02670	Comm Center Personal Jackets	1,316.00	0	1,316.00
GENERAL OPERATING ACCOUNT	238500	5/15/2025	ESPARZA, RAFAEL	25-04134	Esparza Washington DC P. Diem	261.00	0	261.00
GENERAL OPERATING ACCOUNT	238501	5/15/2025	EVOQUA WATER TECHNOLOGIES LLC	25-00266	Chemical for Ordor Control	14,865.00	0	14,865.00
GENERAL OPERATING ACCOUNT	238501	5/15/2025	EVOQUA WATER TECHNOLOGIES LLC	25-00276	Ordor Control Scrubber Leases	12,639.00	0	12,639.00
GENERAL OPERATING ACCOUNT	238502	5/15/2025	EXPLORE INFORMATION SERVICES	25-00291	MVR MONITORING SYSTEM 2024-25	810.16	0	810.16
GENERAL OPERATING ACCOUNT	238503	5/15/2025	FARM CITY, INC	25-00427	Canine food - BLANKET	307.35	0	307.35
GENERAL OPERATING ACCOUNT	238504	5/15/2025	FAUSNIGHT STRIPE & LINE INC.	25-04125	Parking lot striping - St. 3	2,940.00	0	2,940.00
GENERAL OPERATING ACCOUNT	238505	5/15/2025	FL CRIME PREVENTION TRAINING	25-03825	Creaser Basic/Advanced CPTED	900.00	0	900.00
GENERAL OPERATING ACCOUNT	238506	5/15/2025	FCX, LLC	25-00960	Blanket PO courier CJIS Docs	170.00	0	170.00
GENERAL OPERATING ACCOUNT	238507	5/15/2025	FIRST DATA	25-00818	MERCHANT FEES	3,180.47	0	3,180.47
GENERAL OPERATING ACCOUNT	238508	5/15/2025	FLAG WORLD INCORPORATED	25-03406	Replacement Honor Guard Flags	212.00	0	212.00
GENERAL OPERATING ACCOUNT	238509	5/15/2025	FLASH-RITE, INC.	25-03898	MOT	1,320.00	0	1,320.00
GENERAL OPERATING ACCOUNT	238510	5/15/2025	FLORIDA CENTRAL RAILROAD	25-00371	Leases for Florida Railroad	1,449.88	0	1,449.88
GENERAL OPERATING ACCOUNT	238511	5/15/2025	FLORIDA DEPT OF LAW ENFORCEMEN	25-00452	FDLE Background Fingerprinting	36.00	0	36.00
GENERAL OPERATING ACCOUNT	238512	5/15/2025	FLORIDA POLICE CHIEFS ASSOCIAT	25-00429	Annual Membership Dues	135.00	0	135.00
GENERAL OPERATING ACCOUNT	238513	5/15/2025	FLOWMSP, INC.	25-04033	Preplan Software	4,995.00	0	4,995.00
GENERAL OPERATING ACCOUNT	238514	5/15/2025	GLENN JOINER & SON INC.	25-00450	MISCELLANEOUS VEHICLE PARTS	1,063.73	0	1,063.73
GENERAL OPERATING ACCOUNT	238515	5/15/2025	GRAINGER	25-00124	Inventory items blanket PO	0.00	0	0.00
GENERAL OPERATING ACCOUNT	238515	5/15/2025	GRAINGER	25-00166	Supplies for City Facilities	119.84	0	119.84
GENERAL OPERATING ACCOUNT	238515	5/15/2025	GRAINGER	25-00488	Blanket PO for Supplies	697.89	0	697.89
GENERAL OPERATING ACCOUNT	238515	5/15/2025	GRAINGER	25-00875	Operating Supplies	611.94	0	611.94
GENERAL OPERATING ACCOUNT	238515	5/15/2025	GRAINGER	25-04001	Water fountains	3,622.87	0	3,622.87
GENERAL OPERATING ACCOUNT	238516	5/15/2025	GRAYBAR	25-00159	Electrical Supplies	225.54	0	225.54
GENERAL OPERATING ACCOUNT	238516	5/15/2025	GRAYBAR	25-02825	Quazite Box - Lid	286.55	0	286.55
GENERAL OPERATING ACCOUNT	238516	5/15/2025	GRAYBAR	25-03933	Ethernet patch cables	1,424.25	0	1,424.25
GENERAL OPERATING ACCOUNT	238517	5/15/2025	GROWING SOLUTIONS SOUTH, LLC	25-00809	Irrigation Injection chemical	3,875.00	0	3,875.00
GENERAL OPERATING ACCOUNT	238518	5/15/2025	HACH COMPANY	25-03597	Service Contract for WWTP	0.00	0	0.00

GENERAL OPERATING ACCOUNT	238519	5/15/2025	HANSTEIN, CHRISTOPHER	25-04056	Hanstein Tac Ops Conf P. Diem	123.00	0	123.00
GENERAL OPERATING ACCOUNT	238520	5/15/2025	HAPCO MUSIC FOUNDATION	25-04037	HAPCO-International Jazz	2,000.00	0	2,000.00
GENERAL OPERATING ACCOUNT	238521	5/15/2025	WHITE CAP, LP	25-01618	Operating Supplies	912.07	0	912.07
GENERAL OPERATING ACCOUNT	238522	5/15/2025	HERACLES PROTECTION, LLC	25-02346	Stormstick Decon System	2,398.00	0	2,398.00
GENERAL OPERATING ACCOUNT	238523	5/15/2025	HERC RENTALS	25-04014	Concrete Mixer	3,900.00	0	3,900.00
GENERAL OPERATING ACCOUNT	238524	5/15/2025	HSI WORKPLACE COMPLIANCE SOLUT	25-04016	Health Safety Mgt System	24,800.00	0	24,800.00
GENERAL OPERATING ACCOUNT	238525	5/15/2025	JMD GLOBAL DEVELOPERS, LLC	25-02652	Sidewalk Repair	12,848.88	0	12,848.88
GENERAL OPERATING ACCOUNT	238526	5/15/2025	JOHN LAND APOPKA COMM TRUST	25-04163	ACC facility deposit refund	500.00	0	500.00
GENERAL OPERATING ACCOUNT	238527	5/15/2025	KONICA MINOLTA BUSINESS	25-00033	Finance Copy Machine Maintenan	184.73	0	184.73
GENERAL OPERATING ACCOUNT	238527	5/15/2025	KONICA MINOLTA BUSINESS	25-00034	Dispatch Copy Machine Maint	65.78	0	65.78
GENERAL OPERATING ACCOUNT	238527	5/15/2025	KONICA MINOLTA BUSINESS	25-00035	PS Printer Maintenance	343.80	0	343.80
GENERAL OPERATING ACCOUNT	238528	5/15/2025	KRONOS INCORPORATED	25-00031	Kronos Hosted Subscription	2,463.70	0	2,463.70
GENERAL OPERATING ACCOUNT	238529	5/15/2025	L7 CONSTRUCTION INC	24-05187	Gross WTP 1.5 MG GST	558,125.00	0	558,125.00
GENERAL OPERATING ACCOUNT	238529	5/15/2025	L7 CONSTRUCTION INC	25-00933	ITB 2024-A-41 NWRC WRF Ex	230,470.00	0	230,470.00
GENERAL OPERATING ACCOUNT	238530	5/15/2025	LAKE APOPKA NATURAL GAS DISTRI	25-00560	Blanket PO - Utility Charges	107.96	0	107.96
GENERAL OPERATING ACCOUNT	238530	5/15/2025	LAKE APOPKA NATURAL GAS DISTRI	25-01389	NATURAL GAS CNG STATION FY25	10,417.63	0	10,417.63
GENERAL OPERATING ACCOUNT	238530	5/15/2025	LAKE APOPKA NATURAL GAS DISTRI	25-01446	Natural Gas for City Facilitie	151.30	0	151.30
GENERAL OPERATING ACCOUNT	238531	5/15/2025	LAKE TECH'S INSTITUTE OF PUBLI	25-03971	EVOC course and classroom	4,170.00	0	4,170.00
GENERAL OPERATING ACCOUNT	238532	5/15/2025	LANES TEENAGE GIRLS, INC.	25-04064	Mayor Nelson donation/Lanes	500.00	0	500.00
GENERAL OPERATING ACCOUNT	238533	5/15/2025	LEGVOLD, TAYLOR J	25-04213	Training Reimbursement	1,200.00	0	1,200.00
GENERAL OPERATING ACCOUNT	238534	5/15/2025	LENAHAN, CHRISTOPHER	25-03815	Travel Reimbursement	896.71	0	896.71
GENERAL OPERATING ACCOUNT	238535	5/15/2025	LINA	25-04154	April2025 Life Insurnace EE/ER	25,628.75	0	25,628.75
GENERAL OPERATING ACCOUNT	238536	5/15/2025	TPH HOLDINGS, LLC	25-00116	STOCK VEHICLE PARTS	620.97	0	620.97
GENERAL OPERATING ACCOUNT	238536	5/15/2025	TPH HOLDINGS, LLC	25-00270	MISCELLANEOUS VEHICLE PARTS	2,234.59	0	2,234.59
GENERAL OPERATING ACCOUNT	238537	5/15/2025	THE APOPKA CHIEF	25-04057	BLANKET-Legal Advertising	33.97	0	33.97
GENERAL OPERATING ACCOUNT	238538	5/15/2025	MES SERVICE COMPANY LLC	25-04144	Gas Masks	4,920.00	0	4,920.00
GENERAL OPERATING ACCOUNT	238538	5/15/2025	MES SERVICE COMPANY LLC	25-04238	Blanket PO - Hurst Tools	50,146.53	0	50,146.53
GENERAL OPERATING ACCOUNT	238539	5/15/2025	MID FLORIDA MATERIALS	25-00123	Class III landfill disposal	460.92	0	460.92
GENERAL OPERATING ACCOUNT	238539	5/15/2025	MID FLORIDA MATERIALS	25-00237	Debris Removal	410.00	0	410.00
GENERAL OPERATING ACCOUNT	238540	5/15/2025	MIDFLORIDA ARMORED & ATM SERV	25-01307	Armored Car Services FY25	709.00	0	709.00
GENERAL OPERATING ACCOUNT	238541	5/15/2025	MINUTEMAN PRESS LONGWOOD	25-03376	Civil Citation Form	450.00	0	450.00
GENERAL OPERATING ACCOUNT	238544	5/15/2025	MULLINAX FORD	25-00939	FORD PARTS AND REPAIRS	20,341.12	0	20,341.12
GENERAL OPERATING ACCOUNT	238545	5/15/2025	MUNICIPAL EQUIPMENT COMPANY	25-04054	Thermal Imaging Cameras	8,386.05	0	8,386.05
GENERAL OPERATING ACCOUNT	238546	5/15/2025	NEXTRAN TRUCK CENTER - ORLANDO	25-00692	PARTS & REPAIRS ON MACK TRUCKS	7,258.92	0	7,258.92
GENERAL OPERATING ACCOUNT	238547	5/15/2025	NORTH AMERICA FIRE EQUIPMENT C	25-00186	Blanket PO- Engine 2 Equipment	21,577.95	0	21,577.95
GENERAL OPERATING ACCOUNT	238548	5/15/2025	OCU - SOLID WASTE DIVISION	25-01025	Garbage Disposal Tipping Fees	130,806.31	0	130,806.31
GENERAL OPERATING ACCOUNT	238549	5/15/2025	ODP BUSINESS SOLUTIONS, LLC	25-00259	Office Depot HR Sup. FY25	22.44	0	22.44
GENERAL OPERATING ACCOUNT	238549	5/15/2025	ODP BUSINESS SOLUTIONS, LLC	25-00817	OFFICE SUPPLIES	128.97	0	128.97
GENERAL OPERATING ACCOUNT	238550	5/15/2025	OLMEDO, SAMUEL	25-03814	Travel Reimbursement	896.71	0	896.71
GENERAL OPERATING ACCOUNT	238551	5/15/2025	ORANGE COUNTY UTILITIES	25-00745	RW Augmentation Acc#7266041755	9,465.54	0	9,465.54
GENERAL OPERATING ACCOUNT	238554	5/15/2025	O'REILLY AUTO PARTS	25-00115	STOCK VEHICLE PARTS	1,366.03	0	1,366.03
GENERAL OPERATING ACCOUNT	238554	5/15/2025	O'REILLY AUTO PARTS	25-00269	MISCELLANEOUS VEHICLE PARTS	2,840.89	0	2,840.89
GENERAL OPERATING ACCOUNT	238555	5/15/2025	ORLANDO DODGE INC.	25-00345	PARTS & REPAIRS ON VEHICLE	345.75	0	345.75
GENERAL OPERATING ACCOUNT	238556	5/15/2025	ORLANDO PAVING CO	25-00589	Hot Asphalt repairs	808.01	0	808.01
GENERAL OPERATING ACCOUNT	238557	5/15/2025	PETROLEUM TRADERS CORP	25-00008	Fuel for NW Complex	1,882.15	0	1,882.15
GENERAL OPERATING ACCOUNT	238557	5/15/2025	PETROLEUM TRADERS CORP	25-00048	CITY WIDE GAS & DIESEL	21,847.85	0	21,847.85
GENERAL OPERATING ACCOUNT	238558	5/15/2025	PHILLIP, JUWAN	25-03811	Travel Reimbursement	528.50	0	528.50
GENERAL OPERATING ACCOUNT	238559	5/15/2025	PREMIERE JANITORIAL SUPPLY	25-00122	Inventory items blanket PO	449.50	0	449.50
GENERAL OPERATING ACCOUNT	238560	5/15/2025	PREMIER LAWN MAINTENANCE	25-00246	Grounds Maintenance	940.00	0	940.00
GENERAL OPERATING ACCOUNT	238560	5/15/2025	PREMIER LAWN MAINTENANCE	25-00267	Right of Way mowing contract	23,555.75	0	23,555.75
GENERAL OPERATING ACCOUNT	238561	5/15/2025	PRIME ELECTRICAL SERVICES, INC	25-01773	City-wide LED Conv. Install	8,730.00	0	8,730.00
GENERAL OPERATING ACCOUNT	238562	5/15/2025	PRINTERS, THE	25-03945	Printed Comp Plan 2030	882.00	0	882.00
GENERAL OPERATING ACCOUNT	238562	5/15/2025	PRINTERS, THE	25-03946	Printed Comp Plan 2040	1,384.00	0	1,384.00
GENERAL OPERATING ACCOUNT	238563	5/15/2025	PROFESSIONAL PEST MANAGEMENT	25-00757	Ballfield Chemical Application	32,694.93	0	32,694.93
GENERAL OPERATING ACCOUNT	238564	5/15/2025	QUADIENT, INC	25-04040	Ink for Postage	106.62	0	106.62
GENERAL OPERATING ACCOUNT	238566	5/15/2025	RANDALL MECHANICAL, INC.	25-00235	Repairs to Fire Sprinkler and	1,466.33	0	1,466.33
GENERAL OPERATING ACCOUNT	238566	5/15/2025	RANDALL MECHANICAL, INC.	25-01297	Fire & Security Inspections	4,629.95	0	4,629.95
GENERAL OPERATING ACCOUNT	238567	5/15/2025	RECYCLING SERVICES OF FLORIDA	25-02036	Recyling Tipping Fees	19,093.00	0	19,093.00
GENERAL OPERATING ACCOUNT	238568	5/15/2025	RICOH USA, INC.	25-01037	Monthly Copy Charges	129.58	0	129.58
GENERAL OPERATING ACCOUNT	238569	5/15/2025	RING POWER CORPORATION	25-01160	PARTS & REPAIRS ON CATERPILLAR	2,655.37	0	2,655.37
GENERAL OPERATING ACCOUNT	238570	5/15/2025	Rize Elevator LLC	25-00458	City Hall Elevator Maintenance	456.00	0	456.00
GENERAL OPERATING ACCOUNT	238571	5/15/2025	ROLLKALL	25-00240	CRA Community Policing Program	3,025.58	0	3,025.58

GENERAL OPERATING ACCOUNT	238572	5/15/2025	RSC INSURANCE BROKERAGE, INC	25-03029	Supervisor Training	4,025.00	0	4,025.00	
GENERAL OPERATING ACCOUNT	238573	5/15/2025	S.B. THE ANOMOLY LLC	25-04015	Emancipation Enter.Poetry	500.00	0	500.00	
GENERAL OPERATING ACCOUNT	238575	5/15/2025	SHEPARD,SMITH, HAND & BRACKINS	25-03307	OUTSIDE LEGAL COUNSEL 2025/26	41,466.25	0	41,466.25	
GENERAL OPERATING ACCOUNT	238576	5/15/2025	SHERMAN, BLANCHE	25-02899	Mileage UCF Accounting Conf	100.80	0	100.80	
GENERAL OPERATING ACCOUNT	238577	5/15/2025	SISSINE'S BUSINESS SOLUTIONS	25-00444	Copies Facilities Printer	89.75	0	89.75	
GENERAL OPERATING ACCOUNT	238578	5/15/2025	SOUTHERN COMPUTER WAREHOUSE, I	25-03048	Receipt Printers	1,088.50	0	1,088.50	
GENERAL OPERATING ACCOUNT	238579	5/15/2025	SSD INTERNATIONAL INC	25-03399	Department Benelli shotguns	3,278.00	0	3,278.00	
GENERAL OPERATING ACCOUNT	238580	5/15/2025	S & S WORLDWIDE, INC.	25-00961	Arts & Crtara Supplies/decor	1,378.91	0	1,378.91	
GENERAL OPERATING ACCOUNT	238581	5/15/2025	STAPLE, INC	25-00046	Office Supplies	343.92	0	343.92	
GENERAL OPERATING ACCOUNT	238581	5/15/2025	STAPLE, INC	25-00462	Blanket PO - Office Supplies	93.10	0	93.10	
GENERAL OPERATING ACCOUNT	238582	5/15/2025	STEP ONE AUTOMOTIVE	25-01650	Purchase of new marked vehicle	44,300.67	0	44,300.67	
GENERAL OPERATING ACCOUNT	238582	5/15/2025	STEP ONE AUTOMOTIVE	25-01661	Purchase of new marked vehicle	44,300.67	0	44,300.67	
GENERAL OPERATING ACCOUNT	238583	5/15/2025	SUNDAY COOL, LLC	25-03928	Athletic Summer Camp T-shirts	1,746.40	0	1,746.40	
GENERAL OPERATING ACCOUNT	238584	5/15/2025	SUNSHINE STATE ONE CALL OF FL.	25-00825	Sunshine 811 - Locates	766.41	0	766.41	
GENERAL OPERATING ACCOUNT	238585	5/15/2025	SHELLEY'S ENVIRONMENTAL SYSTEM	25-00145	Blanket for Sludge Hauling	13,272.35	0	13,272.35	
GENERAL OPERATING ACCOUNT	238585	5/15/2025	SHELLEY'S ENVIRONMENTAL SYSTEM	25-00160	Sewer Debris Dumping	375.00	0	375.00	
GENERAL OPERATING ACCOUNT	238586	5/15/2025	TLD-SOUTHEAST, INC	25-00837	Pond Spraying	2,141.00	0	2,141.00	
GENERAL OPERATING ACCOUNT	238587	5/15/2025	THERMOTANE PROPANE	25-02499	Thermotane	1,025.35	0	1,025.35	
GENERAL OPERATING ACCOUNT	238588	5/15/2025	THOMPSON CONSULTING SERV, LLC	25-00647	Hurricane Milton Debris monito	12,123.00	0	12,123.00	
GENERAL OPERATING ACCOUNT	238589	5/15/2025	T-MOBILE USA	25-01229	PIO/Strategic Service-BLANKET	176.46	0	176.46	
GENERAL OPERATING ACCOUNT	238590	5/15/2025	ULINE INC	25-04050	Crime Scene Unit Products	876.71	0	876.71	
GENERAL OPERATING ACCOUNT	238591	5/15/2025	USA BLUE BOOK	25-00943	WRF Operatinal Supplies	863.57	0	863.57	
GENERAL OPERATING ACCOUNT	238592	5/15/2025	VERIZON WIRELESS	25-00016	Verizon Cellular Service	1,911.23	0	1,911.23	
GENERAL OPERATING ACCOUNT	238593	5/15/2025	VETERANS OF FOREIGN WARS USA	25-04150	Citys payout to VFW for April	740.00	0	740.00	
GENERAL OPERATING ACCOUNT	238594	5/15/2025	VIKING SECURITY	25-00763	Building Security	25,821.44	0	25,821.44	
GENERAL OPERATING ACCOUNT	238595	5/15/2025	WASTE MANAGEMENT INC OF FL	25-00882	Yard Waste Tipping Fees.	10,985.05	0	10,985.05	
GENERAL OPERATING ACCOUNT	238595	5/15/2025	WASTE MANAGEMENT INC OF FL	25-01032	debris tipping fees	537.32	0	537.32	
GENERAL OPERATING ACCOUNT	238596	5/15/2025	WATER TREATMENT AND CONTROLS	25-02860	Chlorine/pH Analyzers	13,942.00	0	13,942.00	
GENERAL OPERATING ACCOUNT	238597	5/15/2025	W.B. MASON COMPANY, INC	25-00377	Janitorial Supplies	1,833.02	0	1,833.02	
GENERAL OPERATING ACCOUNT	238597	5/15/2025	W.B. MASON COMPANY, INC	25-00465	Blanket PO - Office Supplies	-12.00	0	-12.00	
GENERAL OPERATING ACCOUNT	238598	5/15/2025	WEKIVA GLEN HOMEOWNERS ASSOC	25-04151	fcc facility deposit refund	200.00	0	200.00	
GENERAL OPERATING ACCOUNT	238599	5/15/2025	WESCO TURF , INC.	25-00696	MISCELLANEOUS MOWER PARTS	2,287.03	0	2,287.03	
GENERAL OPERATING ACCOUNT	238599	5/15/2025	WESCO TURF , INC.	25-03621	Toro Blades and Attachments	1,676.15	0	1,676.15	
GENERAL OPERATING ACCOUNT	238600	5/15/2025	WHITE, DONALD	25-04051	D. White Washington DC P Diem	261.00	0	261.00	
GENERAL OPERATING ACCOUNT	238601	5/15/2025	ID WHOLESALER	25-03816	Badge Supplies	450.97	0	450.97	
GENERAL OPERATING ACCOUNT	238601	5/15/2025	ID WHOLESALER	25-03908	PD Door Proximity Cards	289.00	0	289.00	
SYNOVUS BANK E-PAYMENTS	305431	5/15/2025	A-ABRA-KEY-DABRA LOCKSMITH SER	25-00435	Key services	70.00	0	70.00	
SYNOVUS BANK E-PAYMENTS	305432	5/15/2025	AIRGAS USA, LLC	25-00312	Oxygen & Cylinder Rental	1,378.56	0	1,378.56	
SYNOVUS BANK E-PAYMENTS	305433	5/15/2025	ALTERNATIVE POWER SOLUTIONS, I	25-00104	Generator PM and repairs FY25	365.00	0	365.00	
SYNOVUS BANK E-PAYMENTS	305434	5/15/2025	APOPKA ACE HARDWARE & LUMBER I	25-00009	Supplies for City Repairs	51.57	0	51.57	
SYNOVUS BANK E-PAYMENTS	305434	5/15/2025	APOPKA ACE HARDWARE & LUMBER I	25-00389	Tools and Supplies	492.41	0	492.41	
SYNOVUS BANK E-PAYMENTS	305434	5/15/2025	APOPKA ACE HARDWARE & LUMBER I	25-00400	Purchase NonInventory Supplies	442.76	0	442.76	
SYNOVUS BANK E-PAYMENTS	305435	5/15/2025	CROWN SHREDDING, LLC	25-00937	SHREDDING SERVICES	217.45	0	217.45	
SYNOVUS BANK E-PAYMENTS	305436	5/15/2025	DANA SAFETY SUPPLY, INC.	24-04366	Upfit of patrol SUV	18,697.98	0	18,697.98	
SYNOVUS BANK E-PAYMENTS	305436	5/15/2025	DANA SAFETY SUPPLY, INC.	24-04376	Upfit of patrol SUV	1,070.73	0	1,070.73	
SYNOVUS BANK E-PAYMENTS	305436	5/15/2025	DANA SAFETY SUPPLY, INC.	24-04377	Upfit of patrol SUV	17,513.66	0	17,513.66	
SYNOVUS BANK E-PAYMENTS	305438	5/15/2025	GALLS, PARENT HOLDINGS, LLC	25-00140	Firefighter Uniforms	2,921.10	0	2,921.10	
SYNOVUS BANK E-PAYMENTS	305439	5/15/2025	GALLS, PARENT HOLDINGS, LLC	25-00694	BLANKET PO Agency Footwear	316.72	0	316.72	
SYNOVUS BANK E-PAYMENTS	305439	5/15/2025	GALLS, PARENT HOLDINGS, LLC	25-00871	Accouterments Badges	196.76	0	196.76	
SYNOVUS BANK E-PAYMENTS	305440	5/15/2025	GT DISTRIBUTORS	25-02336	14 Vacancy New Hire Duty Gear	620.00	0	620.00	
SYNOVUS BANK E-PAYMENTS	305440	5/15/2025	GT DISTRIBUTORS	25-03508	Duty Equipment	626.31	0	626.31	
SYNOVUS BANK E-PAYMENTS	305440	5/15/2025	GT DISTRIBUTORS	25-03509	Duty Gear	2,040.00	0	2,040.00	
SYNOVUS BANK E-PAYMENTS	305441	5/15/2025	LAKE JEM FARMS INC.	25-01074	Chemical Application St Aug.	1,580.00	0	1,580.00	
SYNOVUS BANK E-PAYMENTS	305442	5/15/2025	MERCER PEST CONTROL, INC.	25-00762	Pest Control Citywide	2,245.88	0	2,245.88	
SYNOVUS BANK E-PAYMENTS	305443	5/15/2025	MINER FLORIDA, LTD	25-01326	Citywide OH door repairs	3,842.70	0	3,842.70	
SYNOVUS BANK E-PAYMENTS	305444	5/15/2025	ORLANDO FREIGHTLINER, INC.	24-02845	Dump Truck	177,726.00	177,726.00	0	Pay by check
SYNOVUS BANK E-PAYMENTS	305445	5/15/2025	RAPID SYSTEMS	25-00019	Wireless Internet Circuit	2,136.00	0	2,136.00	
SYNOVUS BANK E-PAYMENTS	305448	5/15/2025	SEMINOLE OFFICE SOLUTIONS, INC	25-01040	Mayors Copy Machine Lease	135.82	0	135.82	
SYNOVUS BANK E-PAYMENTS	305448	5/15/2025	SEMINOLE OFFICE SOLUTIONS, INC	25-01263	City Clerk Copy Machine Maint	267.85	0	267.85	
SYNOVUS BANK E-PAYMENTS	305448	5/15/2025	SEMINOLE OFFICE SOLUTIONS, INC	25-01264	CommDev Copy Machine Maint	163.01	0	163.01	
SYNOVUS BANK E-PAYMENTS	305448	5/15/2025	SEMINOLE OFFICE SOLUTIONS, INC	25-01265	CA Copy Machine Maintenance	47.00	0	47.00	
SYNOVUS BANK E-PAYMENTS	305448	5/15/2025	SEMINOLE OFFICE SOLUTIONS, INC	25-01266	UB Copy Machine Lease	356.33	0	356.33	

SYNOVUS BANK E-PAYMENTS	305448	5/15/2025	SEMINOLE OFFICE SOLUTIONS, INC	25-01267	PD Copy Machines Maintenance	707.16	0	707.16
SYNOVUS BANK E-PAYMENTS	305448	5/15/2025	SEMINOLE OFFICE SOLUTIONS, INC	25-01268	HR & Legal Copy Machine Lease	278.57	0	278.57
SYNOVUS BANK E-PAYMENTS	305448	5/15/2025	SEMINOLE OFFICE SOLUTIONS, INC	25-01269	Procurement Printer Maint	32.00	0	32.00
SYNOVUS BANK E-PAYMENTS	305448	5/15/2025	SEMINOLE OFFICE SOLUTIONS, INC	25-01270	Building Dept Copy Maintenance	71.38	0	71.38
SYNOVUS BANK E-PAYMENTS	305448	5/15/2025	SEMINOLE OFFICE SOLUTIONS, INC	25-01271	PS Copy Machine Maintenance	647.72	0	647.72
SYNOVUS BANK E-PAYMENTS	305448	5/15/2025	SEMINOLE OFFICE SOLUTIONS, INC	25-01272	Recreation Copy Machine Maint	76.77	0	76.77
SYNOVUS BANK E-PAYMENTS	305448	5/15/2025	SEMINOLE OFFICE SOLUTIONS, INC	25-01273	IT Copy Machine Lease	44.77	0	44.77
SYNOVUS BANK E-PAYMENTS	305449	5/15/2025	SITEONE LANDSCAPE SUPPLY, LLC	25-00154	Chalk and Turface	3,704.37	0	3,704.37
SYNOVUS BANK E-PAYMENTS	305450	5/15/2025	SPRAYER PARTS DEPOT	25-00337	MISCELLANEOUS SPRAYER PARTS	75.62	0	75.62
SYNOVUS BANK E-PAYMENTS	305451	5/15/2025	HORIZON DISTRIBUTORS INC	25-00827	Irrigation repairs	4,083.99	0	4,083.99
SYNOVUS BANK E-PAYMENTS	305452	5/15/2025	UNIFIRST CORPORATION	25-00754	UNIFORMS RENTAL FY 2025	9.75	0	9.75
OPERATING ACCOUNT WIRES	904122	5/16/2025	LOWE'S	25-00006	Supplies for City repairs	1,552.28	0	1,552.28
OPERATING ACCOUNT WIRES	904122	5/16/2025	LOWE'S	25-00099	Blanket Operating Supplies	1,663.47	0	1,663.47
OPERATING ACCOUNT WIRES	904122	5/16/2025	LOWE'S	25-00151	Blanket PO- Operating Supplies	1,851.89	0	1,851.89
OPERATING ACCOUNT WIRES	904122	5/16/2025	LOWE'S	25-00165	Blanket operating supplies	4,980.44	0	4,980.44
OPERATING ACCOUNT WIRES	904122	5/16/2025	LOWE'S	25-00230	Blanket PO- Training Materials	522.75	0	522.75
OPERATING ACCOUNT WIRES	904122	5/16/2025	LOWE'S	25-00417	Purchase Noninventory Supplies	635.49	0	635.49
OPERATING ACCOUNT WIRES	904122	5/16/2025	LOWE'S	25-00441	Lowe's Blanket	274.71	0	274.71
OPERATING ACCOUNT WIRES	904122	5/16/2025	LOWE'S	25-00493	Plant Maint Operating Supplies	475.98	0	475.98
OPERATING ACCOUNT WIRES	904122	5/16/2025	LOWE'S	25-00503	Blanket PO for Supplies	65.76	0	65.76
OPERATING ACCOUNT WIRES	904122	5/16/2025	LOWE'S	25-01021	Lowes-range supplies/tools	9.46	0	9.46
OPERATING ACCOUNT WIRES	904122	5/16/2025	LOWE'S	25-03917	Cemetery Supplies	277.95	0	277.95
OPERATING ACCOUNT WIRES	904180	5/16/2025	SYNOVUS BANK	25-01550	Blanket Sr. Supplies/food, sup	444.73	0	444.73
OPERATING ACCOUNT WIRES	904180	5/16/2025	SYNOVUS BANK	25-03139	Health & Fitness Festival Food	355.66	0	355.66
OPERATING ACCOUNT WIRES	904115	5/19/2025	LOWE'S	25-00165	Blanket operating supplies	81.40	0	81.40
OPERATING ACCOUNT WIRES	904115	5/19/2025	LOWE'S	25-00995	Blanket for supplies	265.05	0	265.05
OPERATING ACCOUNT WIRES	904133	5/20/2025	PUBLIC RISK MANAGEMENT OF FL	25-04245	WORKERS COMP DEDUCTIBLE 2 QTR	2,715.98	0	2,715.98
OPERATING ACCOUNT WIRES	904179	5/20/2025	SYNOVUS BANK	25-04274	Travel Hotel	202.27	0	202.27
OPERATING ACCOUNT WIRES	904184	5/21/2025	HOME DEPOT CREDIT SERVICES	25-00152	Small tools and supplies	839.20	0	839.20
OPERATING ACCOUNT WIRES	904184	5/21/2025	HOME DEPOT CREDIT SERVICES	25-01522	General Ops Supplies	456.30	0	456.30
OPERATING ACCOUNT WIRES	904184	5/21/2025	HOME DEPOT CREDIT SERVICES	25-01524	Facilities Gen Ops Supplies	3,095.58	0	3,095.58
OPERATING ACCOUNT WIRES	904184	5/21/2025	HOME DEPOT CREDIT SERVICES	25-01525	Purchase Noninventory Supplies	827.99	0	827.99
OPERATING ACCOUNT WIRES	904184	5/21/2025	HOME DEPOT CREDIT SERVICES	25-01526	Blanket PO for Supplies	1,100.56	0	1,100.56
OPERATING ACCOUNT WIRES	904184	5/21/2025	HOME DEPOT CREDIT SERVICES	25-01538	Operating Supplies	677.98	0	677.98
GENERAL OPERATING ACCOUNT	238602	5/22/2025	AA CASEY COMPANY	25-03803	WRF Replacement Tools	369.00	0	369.00
GENERAL OPERATING ACCOUNT	238603	5/22/2025	A & C PRINTING	25-03998	Updated Signage Wewa/Events	1,350.08	0	1,350.08
GENERAL OPERATING ACCOUNT	238603	5/22/2025	A & C PRINTING	25-04303	Emnancipation Day flyers	225.84	0	225.84
GENERAL OPERATING ACCOUNT	238604	5/22/2025	A.C.SHULTES OF FLORIDA, INC.	24-05610	Gross WTP Well#8 Replace	123,618.75	0	123,618.75
GENERAL OPERATING ACCOUNT	238605	5/22/2025	ADVENTHEALTH CENTRA CARE	25-00323	URGENT & POST EXPOSURE CARE	929.00	0	929.00
GENERAL OPERATING ACCOUNT	238606	5/22/2025	AGUILAR, MARTHA	25-04282	FCC facility deposit refund	500.00	0	500.00
GENERAL OPERATING ACCOUNT	238607	5/22/2025	ALLEN'S REFRIGERATION & AIR CO	25-00379	Citywide AC repair	128.00	0	128.00
GENERAL OPERATING ACCOUNT	238608	5/22/2025	ALLIED UNIVERSAL CORPORATION	25-00765	Water Treatment Chems	13,508.63	0	13,508.63
GENERAL OPERATING ACCOUNT	238608	5/22/2025	ALLIED UNIVERSAL CORPORATION	25-00821	Sodium Hypochlorite	8,183.00	0	8,183.00
GENERAL OPERATING ACCOUNT	238609	5/22/2025	ALYSA CLEANERS	25-00680	Blanket PO AlterationsCleaning	146.75	0	146.75
GENERAL OPERATING ACCOUNT	238610	5/22/2025	AMERICAN WIRE & TERMINAL	25-00391	ELECTRICAL SUPPLIES	535.78	0	535.78
GENERAL OPERATING ACCOUNT	238611	5/22/2025	AQUASOL COMMERCIAL CHEMICAL, I	25-01068	Chemicals Pool & Splash pad	3,034.68	0	3,034.68
GENERAL OPERATING ACCOUNT	238612	5/22/2025	ARGOS NORTH AMERICA CORP	25-01304	Concrete for sidewalk repairs	1,158.50	0	1,158.50
GENERAL OPERATING ACCOUNT	238613	5/22/2025	AUTONATION CHEVROLET WEST COLO	25-00549	PARTS AND REPAIRS ON VEHICLES	41.95	0	41.95
GENERAL OPERATING ACCOUNT	238614	5/22/2025	BOUND TREE MEDICAL, LLC.	25-00102	Blanket PO- Medical Supplies	7,537.69	0	7,537.69
GENERAL OPERATING ACCOUNT	238615	5/22/2025	BRIGHTVIEW LANDSCAPE SERVICES	25-00026	Mowing Contract	502.49	0	502.49
GENERAL OPERATING ACCOUNT	238616	5/22/2025	BWI-APOPKA	25-00397	Lime and Weed Killer	816.34	0	816.34
GENERAL OPERATING ACCOUNT	238617	5/22/2025	CALL IT! INC.	25-00138	Flag FB & Basketball Officials	1,769.00	0	1,769.00
GENERAL OPERATING ACCOUNT	238618	5/22/2025	CANON FINANCIAL SERVICES	25-00440	Blanket Lease NW & FCC	386.69	0	386.69
GENERAL OPERATING ACCOUNT	238618	5/22/2025	CANON FINANCIAL SERVICES	25-00448	5 year lease Facilities Copier	336.84	0	336.84
GENERAL OPERATING ACCOUNT	238619	5/22/2025	CASTILLO, MIGUEL	25-04249	Mileage reimbursement	12.04	0	12.04
GENERAL OPERATING ACCOUNT	238620	5/22/2025	CHANGE HEALTHCARE TECHNOLOGY	25-04126	EMS Billing	4,554.92	0	4,554.92
GENERAL OPERATING ACCOUNT	238621	5/22/2025	CITY ELECTRIC SUPPLY CO.	25-00153	Electrical supplies for repair	196.71	0	196.71
GENERAL OPERATING ACCOUNT	238622	5/22/2025	COMMON GROUND ADVENTURES	25-00425	Common Ground Adventures	680.00	0	680.00
GENERAL OPERATING ACCOUNT	238623	5/22/2025	DEYOUNG LAW FIRM, P.A.	25-00275	PD LEGAL ADVISOR 2024-25	8,766.57	0	8,766.57
GENERAL OPERATING ACCOUNT	238624	5/22/2025	DJ EMCEE & ASSOCIATES INC	25-03969	Emancipation Day	915.00	0	915.00
GENERAL OPERATING ACCOUNT	238625	5/22/2025	DLG CREATIVE SOLUTIONS LLC	25-04279	DLG Creative Solutions	250.00	0	250.00
GENERAL OPERATING ACCOUNT	238626	5/22/2025	ENCO UTILITY SERVICES FLORIDA	25-00813	UTILITY BILL PRINT & POSTAGE	17,293.01	0	17,293.01

GENERAL OPERATING ACCOUNT	238627	5/22/2025	EVOQUA WATER TECHNOLOGIES LLC	25-00266	Chemical for Ordor Control	13,020.95	0	13,020.95	
GENERAL OPERATING ACCOUNT	238628	5/22/2025	FISHER SCIENTIFIC	25-00418	Operational Lab Supplies	1,134.50	0	1,134.50	
GENERAL OPERATING ACCOUNT	238629	5/22/2025	FISHER & PHILLIPS LLP	25-00290	LABOR ATTORNEY FEES 2024-25	1,128.50	0	1,128.50	
GENERAL OPERATING ACCOUNT	238630	5/22/2025	FLAT RATE SOLUTIONS	25-01335	CITY WINDSHEILDS AND REPAIRS	765.08	0	765.08	
GENERAL OPERATING ACCOUNT	238631	5/22/2025	FL MUNICIPAL INSURANCE TRUST	25-04284	FMIT DEDUCTIBLES 2ND QTR 24-25	66,247.48	0	66,247.48	
GENERAL OPERATING ACCOUNT	238632	5/22/2025	FLORIDA CENTRAL RAILROAD	25-04028	March Invoices	993.35	0	993.35	
GENERAL OPERATING ACCOUNT	238633	5/22/2025	FLORIDA DEPARTMENT OF HEALTH	25-04152	PST State Application Fee	100.00	0	100.00	
GENERAL OPERATING ACCOUNT	238634	5/22/2025	FLORIDA DEPT OF LAW ENFORCEMEN	25-00452	FDLE Background Fingerprinting	36.00	0	36.00	
GENERAL OPERATING ACCOUNT	238635	5/22/2025	FLORIDA KENWORTH, LLC	25-02640	PARTS & REPAIRS LARGE TRUCKS	362.76	0	362.76	
GENERAL OPERATING ACCOUNT	238636	5/22/2025	FLORIDA COAST EQUIPMENT	25-00273	MISCELLANEOUS MOWER PARTS	3,066.87	0	3,066.87	
GENERAL OPERATING ACCOUNT	238637	5/22/2025	FLORIDA PPE SERVICES, LLC	25-00129	Blanket PO - Liner Testing	657.00	0	657.00	
GENERAL OPERATING ACCOUNT	238638	5/22/2025	FUN SUN RENTAL, LLC	25-04162	Inflatables-Eman. Day event	459.97	0	459.97	
GENERAL OPERATING ACCOUNT	238639	5/22/2025	GRAINGER	25-00746	Parts and Small Equipment	2,683.70	0	2,683.70	
GENERAL OPERATING ACCOUNT	238639	5/22/2025	GRAINGER	25-00875	Operating Supplies	788.35	0	788.35	
GENERAL OPERATING ACCOUNT	238639	5/22/2025	GRAINGER	25-02467	Supply Repair & Maint of Bldg.	1,322.59	0	1,322.59	
GENERAL OPERATING ACCOUNT	238640	5/22/2025	HACH COMPANY	25-03597	Service Contract for WWTP	13,127.00	0	13,127.00	
GENERAL OPERATING ACCOUNT	238641	5/22/2025	HAGAN HOLDING COMPANY	25-01898	Paint Disposal	4,210.00	0	4,210.00	
GENERAL OPERATING ACCOUNT	238642	5/22/2025	HARRINGTON INDUSTRIAL PLASTICS	25-00491	Blanket- Piping Materials	120.00	0	120.00	
GENERAL OPERATING ACCOUNT	238643	5/22/2025	HARRIS, MARLIN	25-04246	OCP License Renewal	50.00	0	50.00	
GENERAL OPERATING ACCOUNT	238644	5/22/2025	HD INDUSTRIES, INC.	25-00354	PARTS AND REPAIRS PATCH TRUCK	135.59	0	135.59	
GENERAL OPERATING ACCOUNT	238645	5/22/2025	HG2 EMERGENCY LIGHTING	25-02065	POLICE UNITS OUTSIDE LIGHTS	499.00	0	499.00	
GENERAL OPERATING ACCOUNT	238646	5/22/2025	HOWARD INDUSTRIES, INC.	25-02335	FCC A/V Upgrade	245.00	0	245.00	
GENERAL OPERATING ACCOUNT	238647	5/22/2025	FLORIDA POWERTRAIN & HYDRAULIC	25-00349	HYDRAULIC PART FOR LARGE TRUCK	891.87	0	891.87	
GENERAL OPERATING ACCOUNT	238648	5/22/2025	HYDROMAX USA, LLC	25-00590	Fire Hydrant Program	8,876.00	0	8,876.00	
GENERAL OPERATING ACCOUNT	238649	5/22/2025	INDUSTRIAL ORGANIZATIONAL	25-04297	FPAT Validation	953.74	0	953.74	
GENERAL OPERATING ACCOUNT	238650	5/22/2025	IN-SITU, INC.	25-03911	New Cords for Monitoring Wells	992.95	0	992.95	
GENERAL OPERATING ACCOUNT	238651	5/22/2025	JACK HENRY & ASSOCIATES	25-00834	REMIT PLUS CHECK PROCESS. FY25	209.60	0	209.60	
GENERAL OPERATING ACCOUNT	238652	5/22/2025	J ANGLE GROUP, LLC	23-06109	Project Manager	15,918.00	0	15,918.00	
GENERAL OPERATING ACCOUNT	238653	5/22/2025	JIMMY CRABTREE CANCER FUND INC	25-04235	donation - Comm. Smith	800.00	0	800.00	
GENERAL OPERATING ACCOUNT	238654	5/22/2025	JMD GLOBAL DEVELOPERS, LLC	25-02652	Sidewalk Repair	37,590.00	0	37,590.00	
GENERAL OPERATING ACCOUNT	238655	5/22/2025	JOHN MILLER TRUCKING, INC.	25-01341	Sod	444.00	0	444.00	
GENERAL OPERATING ACCOUNT	238656	5/22/2025	LEATHERBARROW, DEAN	25-04248	OCP License Renewal	50.00	0	50.00	
GENERAL OPERATING ACCOUNT	238657	5/22/2025	LEVEL3 FINANCING, INC.	25-00105	Secondary Internet Circuit	1,548.41	0	1,548.41	
GENERAL OPERATING ACCOUNT	238658	5/22/2025	LOU'S GLOVES, INC	25-04233	Crime Scene Products	2,277.00	0	2,277.00	
GENERAL OPERATING ACCOUNT	238659	5/22/2025	LUBECORE FLORIDA, LLC	25-00315	PARTS FOR GREASE SYSTEM	690.46	0	690.46	
GENERAL OPERATING ACCOUNT	238660	5/22/2025	MARTIN, FELIX	25-04281	FCC facility deposit refund	200.00	0	200.00	
GENERAL OPERATING ACCOUNT	238661	5/22/2025	MAULDIN & JENKINS, LLC	25-01862	FY24 Audit Services	23,600.00	0	23,600.00	
GENERAL OPERATING ACCOUNT	238662	5/22/2025	THE APOPKA CHIEF	25-03943	Blanket PO - Legal Ads	729.91	0	729.91	
GENERAL OPERATING ACCOUNT	238662	5/22/2025	THE APOPKA CHIEF	25-04236	Ad foliage festival	375.00	0	375.00	
GENERAL OPERATING ACCOUNT	238663	5/22/2025	MID FLORIDA MATERIALS	25-04217	Materials - Sand/Fill	3,424.11	0	3,424.11	
GENERAL OPERATING ACCOUNT	238664	5/22/2025	MY HEALTH ONSITE	25-04260	April 2025 MHO Operations	44,789.73	0	44,789.73	
GENERAL OPERATING ACCOUNT	238665	5/22/2025	N.A.O.M.I. KIDS INC	25-04237	donation - Comm. Velazquez	500.00	0	500.00	
GENERAL OPERATING ACCOUNT	238666	5/22/2025	NMOMENTUM CORPORATION	25-03944	ERP System Consultant	80,926.78	0	80,926.78	
GENERAL OPERATING ACCOUNT	238667	5/22/2025	NOBLE CENTRAL FLORIDA	25-04259	NOBLE Empowerment Sponsorship	2,500.00	0	2,500.00	
GENERAL OPERATING ACCOUNT	238668	5/22/2025	NORTH AMERICA FIRE EQUIPMENT C	25-00186	Blanket PO- Engine 2 Equipment	404.96	0	404.96	
GENERAL OPERATING ACCOUNT	238669	5/22/2025	ODP BUSINESS SOLUTIONS, LLC	25-00259	Office Depot HR Sup. FY25	-16.49	-16.49	0	Data Entry Error
GENERAL OPERATING ACCOUNT	238669	5/22/2025	ODP BUSINESS SOLUTIONS, LLC	25-00482	GENERAL OFFICE SUPPLIES	178.90	178.90	0	Data Entry Error
GENERAL OPERATING ACCOUNT	238670	5/22/2025	ONSYTE PERFORMANCE LLC	24-03391	Instalation of DWTU	33,032.00	0	33,032.00	
GENERAL OPERATING ACCOUNT	238671	5/22/2025	ORLANDO PAVING CO	25-00589	Hot Asphalt repairs	1,160.73	0	1,160.73	
GENERAL OPERATING ACCOUNT	238671	5/22/2025	ORLANDO PAVING CO	25-04148	Asphalt for Repairs	619.65	0	619.65	
GENERAL OPERATING ACCOUNT	238672	5/22/2025	OSBURN ASSOCIATES INC	25-00394	Street sign replacement	7,489.54	0	7,489.54	
GENERAL OPERATING ACCOUNT	238673	5/22/2025	OSCEOLA UMPIRES LLC	25-01031	Blanket PO for Officials	675.00	0	675.00	
GENERAL OPERATING ACCOUNT	238674	5/22/2025	MAC PAPERS	25-02290	Paper for PD - BLANKET	2,160.00	0	2,160.00	
GENERAL OPERATING ACCOUNT	238675	5/22/2025	PETROCHOICE, LLC	25-03800	Lubricant for WRF /WTP	569.28	0	569.28	
GENERAL OPERATING ACCOUNT	238676	5/22/2025	POLICE EXECUTIVE RESEARCH FORU	25-04255	PERF Membership	190.00	0	190.00	
GENERAL OPERATING ACCOUNT	238677	5/22/2025	POLLARDWATER	25-03533	Finn boards for trench rescue	3,781.68	0	3,781.68	
GENERAL OPERATING ACCOUNT	238678	5/22/2025	PREMIER LAWN MAINTENANCE	25-00246	Grounds Maintenance	470.00	0	470.00	
GENERAL OPERATING ACCOUNT	238679	5/22/2025	PRO TREE KUSTOMS AND AUTO COLL	25-01042	REPAIRS TO VEHICLE BODY DAMAGE	7,960.02	0	7,960.02	
GENERAL OPERATING ACCOUNT	238680	5/22/2025	RAFTELIS	23-05770	Water, Wastewater & Reclaimed	2,679.50	0	2,679.50	
GENERAL OPERATING ACCOUNT	238681	5/22/2025	RANDALL MECHANICAL, INC.	25-00235	Repairs to Fire Sprinkler and	892.50	0	892.50	
GENERAL OPERATING ACCOUNT	238681	5/22/2025	RANDALL MECHANICAL, INC.	25-01297	Fire & Security Inspections	12,735.00	0	12,735.00	
GENERAL OPERATING ACCOUNT	238682	5/22/2025	Reardon, Holly M.	25-04253	College Tuition Reimbursement	518.59	0	518.59	

GENERAL OPERATING ACCOUNT	238683	5/22/2025	RICOH USA, INC.	25-01037	Monthly Copy Charges	129.58	0	129.58
GENERAL OPERATING ACCOUNT	238684	5/22/2025	ROLLKALL	25-00240	CRA Community Policing Program	1,898.40	0	1,898.40
GENERAL OPERATING ACCOUNT	238686	5/22/2025	RUSH TRUCK CENTERS OF FLORIDA	25-00264	PARTS AND SERVICE	8,804.20	0	8,804.20
GENERAL OPERATING ACCOUNT	238686	5/22/2025	RUSH TRUCK CENTERS OF FLORIDA	25-00284	STOCK VEHICLE PARTS AND SUPPLI	4,462.80	0	4,462.80
GENERAL OPERATING ACCOUNT	238687	5/22/2025	SCIBILIO, JOHN	25-04124	Paramedic School	1,958.62	0	1,958.62
GENERAL OPERATING ACCOUNT	238688	5/22/2025	ORLANDO SENTINEL	25-04254	Legal Advertisement RFP 25A180	65.67	0	65.67
GENERAL OPERATING ACCOUNT	238689	5/22/2025	SHELTON, ROBERT	25-04294	RMA Shipping	83.66	0	83.66
GENERAL OPERATING ACCOUNT	238690	5/22/2025	SHI INTERNATIONAL CORP.	25-04228	Additional User Licenses	2,313.20	0	2,313.20
GENERAL OPERATING ACCOUNT	238691	5/22/2025	SP PLUS CORPORATION	25-00299	Amp. Event Parking Services	979.35	0	979.35
GENERAL OPERATING ACCOUNT	238692	5/22/2025	STAPLE, INC	25-00046	Office Supplies	353.25	0	353.25
GENERAL OPERATING ACCOUNT	238693	5/22/2025	SUNDAY COOL, LLC	25-02207	Misc. Shirts for Events	1,678.97	0	1,678.97
GENERAL OPERATING ACCOUNT	238694	5/22/2025	SHELLEY'S ENVIRONMENTAL SYSTEM	25-00145	Blanket for Sludge Hauling	12,104.95	0	12,104.95
GENERAL OPERATING ACCOUNT	238695	5/22/2025	TELEFLEX MEDICAL INC	25-00190	Blanket PO - Medical Supplies	4,584.80	0	4,584.80
GENERAL OPERATING ACCOUNT	238696	5/22/2025	TEQURITE DERICHO	25-04280	Emancipation Day - singer	1,000.00	0	1,000.00
GENERAL OPERATING ACCOUNT	238697	5/22/2025	TETRA TECH INC.	25-04048	Phase IIA NWRC Permitting	1,435.50	0	1,435.50
GENERAL OPERATING ACCOUNT	238698	5/22/2025	TLD-SOUTHEAST, INC	25-00837	Pond Spraying	245.00	0	245.00
GENERAL OPERATING ACCOUNT	238699	5/22/2025	TOBYANSEN, CADEN	25-04219	Wastewater C license Fee	100.00	0	100.00
GENERAL OPERATING ACCOUNT	238700	5/22/2025	TRADEMARK PRESS SOLUTIONS INC.	25-00709	BlanketPO Member BusinessCards	955.00	0	955.00
GENERAL OPERATING ACCOUNT	238701	5/22/2025	ULINE INC	25-00947	Janitorial Supplies	738.71	0	738.71
GENERAL OPERATING ACCOUNT	238701	5/22/2025	ULINE INC	25-03770	WRF Electrical / Pipe Rack	3,405.12	0	3,405.12
GENERAL OPERATING ACCOUNT	238701	5/22/2025	ULINE INC	25-03966	WRF Maint Shop Eqipment	833.70	0	833.70
GENERAL OPERATING ACCOUNT	238702	5/22/2025	UNDERHILL ANIMAL CLINIC	25-04285	Canine Boarding	296.00	0	296.00
GENERAL OPERATING ACCOUNT	238703	5/22/2025	UNITED TACTICAL SYSTEMS, LLC	25-02844	PepperBall compressor, CO2	2,479.00	0	2,479.00
GENERAL OPERATING ACCOUNT	238704	5/22/2025	ALLIED UNIVERSAL SECURITY SERV	25-02220	Security for City Hall	2,595.60	0	2,595.60
GENERAL OPERATING ACCOUNT	238705	5/22/2025	USA BLUE BOOK	25-00943	WRF Operatinal Supplies	876.24	0	876.24
GENERAL OPERATING ACCOUNT	238705	5/22/2025	USA BLUE BOOK	25-03819	Hypo for Water Tank Cleaning	1,095.32	0	1,095.32
GENERAL OPERATING ACCOUNT	238705	5/22/2025	USA BLUE BOOK	25-04059	Logbooks, pH Buffers	224.49	0	224.49
GENERAL OPERATING ACCOUNT	238706	5/22/2025	USA SERVICES OF FLORIDA, INC.	25-00023	Street Sweeping	9,509.46	0	9,509.46
GENERAL OPERATING ACCOUNT	238707	5/22/2025	KERR, VERA	25-04141	Mileage reimbursement	122.36	0	122.36
GENERAL OPERATING ACCOUNT	238708	5/22/2025	VERIZON WIRELESS	25-00016	Verizon Cellular Service	223.49	0	223.49
GENERAL OPERATING ACCOUNT	238709	5/22/2025	W.B. MASON COMPANY, INC	25-00465	Blanket PO - Office Supplies	124.01	0	124.01
GENERAL OPERATING ACCOUNT	238709	5/22/2025	W.B. MASON COMPANY, INC	25-03785	Office Supplies	77.55	0	77.55
GENERAL OPERATING ACCOUNT	238710	5/22/2025	W C FIRE SAFETY INC	25-02288	Extinguishers	1,375.00	0	1,375.00
GENERAL OPERATING ACCOUNT	238711	5/22/2025	WRIGHT-PIERCE	24-01598	Golden Gem scope of services	10,907.50	0	10,907.50
GENERAL OPERATING ACCOUNT	238711	5/22/2025	WRIGHT-PIERCE	25-01158	Misc Hydraulic Modeling Servic	5,352.00	0	5,352.00
OPERATING ACCOUNT WIRES	904134	5/22/2025	ORANGE COUNTY COMPTROLLER	25-04271	Orange CO Public Service Tax	25,801.40	0	25,801.40
SYNOVUS BANK E-PAYMENTS	305453	5/22/2025	AIRGAS USA, LLC	25-00312	Oxygen & Cylinder Rental	961.86	0	961.86
SYNOVUS BANK E-PAYMENTS	305454	5/22/2025	APOPKA ACE HARDWARE & LUMBER I	25-00009	Supplies for City Repairs	29.83	0	29.83
SYNOVUS BANK E-PAYMENTS	305454	5/22/2025	APOPKA ACE HARDWARE & LUMBER I	25-00389	Tools and Supplies	-113.02	0	-113.02
SYNOVUS BANK E-PAYMENTS	305454	5/22/2025	APOPKA ACE HARDWARE & LUMBER I	25-00400	Purchase NonInventory Supplies	29.39	0	29.39
SYNOVUS BANK E-PAYMENTS	305454	5/22/2025	APOPKA ACE HARDWARE & LUMBER I	25-00408	Blanket operating supplies	-7.14	0	-7.14
SYNOVUS BANK E-PAYMENTS	305454	5/22/2025	APOPKA ACE HARDWARE & LUMBER I	25-00544	MISCELLANEOUS VEHICLE PARTS	241.82	0	241.82
SYNOVUS BANK E-PAYMENTS	305455	5/22/2025	APOPKA PLAQUE AND TROPHY	25-03919	Soccer medals	3,816.00	0	3,816.00
SYNOVUS BANK E-PAYMENTS	305455	5/22/2025	APOPKA PLAQUE AND TROPHY	25-04287	DUTY UNIFORMS EMBROIDERY	300.00	0	300.00
SYNOVUS BANK E-PAYMENTS	305456	5/22/2025	BATTERIES PLUS, LLC	25-04307	Lift Battery	239.45	0	239.45
SYNOVUS BANK E-PAYMENTS	305457	5/22/2025	CORE & MAIN LP	25-00121	Inventory items	25,406.36	0	25,406.36
SYNOVUS BANK E-PAYMENTS	305457	5/22/2025	CORE & MAIN LP	25-01151	Base Stations Replacement	13,142.86	0	13,142.86
SYNOVUS BANK E-PAYMENTS	305458	5/22/2025	DANA SAFETY SUPPLY, INC.	24-04212	F150 Lighting Package	7,247.37	0	7,247.37
SYNOVUS BANK E-PAYMENTS	305458	5/22/2025	DANA SAFETY SUPPLY, INC.	24-04374	Upfit of patrol SUV	18,730.98	0	18,730.98
SYNOVUS BANK E-PAYMENTS	305458	5/22/2025	DANA SAFETY SUPPLY, INC.	24-04376	Upfit of patrol SUV	17,591.85	0	17,591.85
SYNOVUS BANK E-PAYMENTS	305458	5/22/2025	DANA SAFETY SUPPLY, INC.	24-04377	Upfit of patrol SUV	1,070.73	0	1,070.73
SYNOVUS BANK E-PAYMENTS	305458	5/22/2025	DANA SAFETY SUPPLY, INC.	25-00286	PARTS & REPAIRS EMERGENCY CARS	6,541.13	0	6,541.13
SYNOVUS BANK E-PAYMENTS	305465	5/22/2025	GALLS, PARENT HOLDINGS, LLC	25-00140	Firefighter Uniforms	13,231.22	0	13,231.22
SYNOVUS BANK E-PAYMENTS	305467	5/22/2025	GALLS, PARENT HOLDINGS, LLC	25-00694	BLANKET PO Agency Footwear	427.94	0	427.94
SYNOVUS BANK E-PAYMENTS	305467	5/22/2025	GALLS, PARENT HOLDINGS, LLC	25-00695	BLANKET PO Duty Uniforms	150.02	0	150.02
SYNOVUS BANK E-PAYMENTS	305467	5/22/2025	GALLS, PARENT HOLDINGS, LLC	25-00871	Accouterments Badges	125.79	0	125.79
SYNOVUS BANK E-PAYMENTS	305467	5/22/2025	GALLS, PARENT HOLDINGS, LLC	25-04289	DUTY GEAR	196.45	0	196.45
SYNOVUS BANK E-PAYMENTS	305467	5/22/2025	GALLS, PARENT HOLDINGS, LLC	25-04290	EXPLORER UNIFORM COST	342.70	0	342.70
SYNOVUS BANK E-PAYMENTS	305468	5/22/2025	GT DISTRIBUTORS	25-04288	DUTY GEAR HOLSTERS	944.90	0	944.90
SYNOVUS BANK E-PAYMENTS	305469	5/22/2025	MICHIGAN ST. PUMP & ELECTRIC M	25-00128	LS Pump Repairs	16,334.00	0	16,334.00
SYNOVUS BANK E-PAYMENTS	305471	5/22/2025	TRAIL SAW & MOWER SERVICE, INC	25-00197	Blanket operating supplies	239.94	0	239.94
SYNOVUS BANK E-PAYMENTS	305471	5/22/2025	TRAIL SAW & MOWER SERVICE, INC	25-00274	MISCELLANEOUS MOWER PARTS	4,974.50	0	4,974.50

GENERAL OPERATING ACCOUNT	238712	5/23/2025	HAYT, HAYT & LANDAU, P.L.	25-04342	Garnishment-Miguel Santis 5/17	407.13	0	407.13
GENERAL OPERATING ACCOUNT	238713	5/23/2025	PORTFOLIO RECOVERY ASSOCIATES	25-04343	Garnishment 2008-SC-004853	457.23	0	457.23
OPERATING ACCOUNT WIRES	904135	5/23/2025	EXPERTPAY	25-04339	CHILD SUPPORT W/E 05/17/25	3,659.74	0	3,659.74
OPERATING ACCOUNT WIRES	904136	5/23/2025	EMPOWER ANNUITY INSURANCE CO.	25-04370	PRUDENTIAL RETIREMENT 05/17/25	448,350.55	0	448,350.55
OPERATING ACCOUNT WIRES	904137	5/23/2025	VOYA INSTITUTIONAL TRUST CO.	25-04340	457 CONTRIBUTION W/E 05/17/25	23,328.61	0	23,328.61
OPERATING ACCOUNT WIRES	904138	5/23/2025	INTERNAL REVENUE SERVICE	25-04341	ACH PAYROLL TAX W/E 05/17/25	414,893.71	0	414,893.71
OPERATING ACCOUNT WIRES	904158	5/28/2025	DUKE ENERGY	25-00670	Electric Inv. 3412-4300	1,514.02	0	1,514.02
OPERATING ACCOUNT WIRES	904159	5/28/2025	DUKE ENERGY	25-00600	FY25 Electronic Invoices COMM	1,482.75	0	1,482.75
OPERATING ACCOUNT WIRES	904160	5/28/2025	DUKE ENERGY	25-00563	Electric Bill Payments	11,589.39	0	11,589.39
OPERATING ACCOUNT WIRES	904161	5/28/2025	DUKE ENERGY	25-00599	Electronic Invoices 2210	103.70	0	103.70
OPERATING ACCOUNT WIRES	904162	5/28/2025	DUKE ENERGY	25-00541	Blanket PO - Utility Charges	892.93	0	892.93
OPERATING ACCOUNT WIRES	904162	5/28/2025	DUKE ENERGY	25-00562	Warehouse Electric Bills	117.60	0	117.60
OPERATING ACCOUNT WIRES	904162	5/28/2025	DUKE ENERGY	25-01452	Fountain Electricity	449.49	0	449.49
OPERATING ACCOUNT WIRES	904164	5/28/2025	DUKE ENERGY	25-00599	Electronic Invoices 2210	25.64	0	25.64
OPERATING ACCOUNT WIRES	904164	5/28/2025	DUKE ENERGY	25-00672	Street Lights & Median Elect.	23,415.49	0	23,415.49
OPERATING ACCOUNT WIRES	904165	5/28/2025	DUKE ENERGY	25-00598	Duke Electric Service (3514)	97.29	0	97.29
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-00045	FIN Blanket PO:Office Supplies	405.18	0	405.18
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-00155	Blanket PO- Operating Supplies	5,682.79	0	5,682.79
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-00157	Amazon Open Purchase Order	44.56	0	44.56
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-00419	BLANKET - Computer Items	493.59	0	493.59
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-00420	BLANKET - Office Supplies	335.95	0	335.95
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-00431	Blanket PO - HULU for ST. 6	109.29	0	109.29
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-00464	Blanket PO - Office Supplies	84.20	0	84.20
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-00481	BLANKET OFFICE PURCHASES	320.07	0	320.07
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-00511	Office or Program Supplies	479.35	0	479.35
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-00556	Supplies for FCC and Sr.events	36.25	0	36.25
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-00665	Blanket PO - Shipping Charges	86.49	0	86.49
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-00744	MISCELLANEOUS VEHICLE PARTS	949.84	0	949.84
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-00946	Facebook boosting	70.74	0	70.74
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-01157	Blanket PO - Station 6 rent	2,473.16	0	2,473.16
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-01327	Digital Subscription-B Howell	19.96	0	19.96
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-01350	Blanket	150.95	0	150.95
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-01379	Network Solutions	19.99	0	19.99
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-01554	UTILITY BILLING IVR PHONE PYMT	1,481.31	0	1,481.31
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-01557	Amazon Blanket Supplies Srs	70.73	0	70.73
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-01675	Comm. Velazquez publication	200.00	0	200.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-01676	Blanket PO for Athletic Equip.	163.68	0	163.68
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-01762	Devanie Comnd Decision- Hotel	1,000.00	0	1,000.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-01764	Devanie Command Decision- Fuel	35.00	0	35.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-01801	J. Rudich Master Public Relat.	795.00	0	795.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-01891	Svc Pin Lunch FY25 Blanket	245.70	0	245.70
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-02072	Program supplies - Blanket PO	311.90	0	311.90
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-02254	Employee hospitality	280.23	0	280.23
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-02294	Rubber Ducks for swim	612.87	0	612.87
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-02302	Parkinson Master PIO Trn	795.00	0	795.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-02415	Orlando Family	450.00	0	450.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-02685	BLANKET - Office Furniture	155.62	0	155.62
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-02807	Online Camp Safe training	300.00	0	300.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-02822	Operating Supplies	80.97	0	80.97
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-02830	Garcia FAMU Symposium- Fuel	55.38	0	55.38
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-02874	Creaser/Rudich/Park Conf-Train	1,950.00	0	1,950.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-02906	Blanket PO - Supplies	640.62	0	640.62
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-02916	Skye's the Limit - balloons	250.00	0	250.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03024	Artist for Breakfast Bunny	600.00	0	600.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03040	Criminal Investigations Equip	9.00	0	9.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03046	Hotel- Supervising Comm Cntr	540.00	0	540.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03047	Travel Training Fuel	36.41	0	36.41
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03148	April Field Trip/ Rivership	1,980.00	0	1,980.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03149	Blanket PO for equipment	894.18	0	894.18
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03153	Investigative Subpoena Cost	50.00	0	50.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03156	USA Archery Online course	480.00	0	480.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03157	Event Supplies	13.72	0	13.72

OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03288	Semoran Skateway	256.02	0	256.02
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03297	King- EOC Management Training	199.00	0	199.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03313	FRWA 2025 focus On Change	60.00	0	60.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03357	Orlando SCience Center	608.40	0	608.40
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03361	Supplies for Cops N Bobbers	1,465.73	0	1,465.73
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03366	A/C PARTS AND REPAIRS	1,924.97	0	1,924.97
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03382	TAG ON NEW UNIT 14-2467	122.41	0	122.41
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03384	Office Supplies	-21.94	0	-21.94
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03385	Text books for academy cadets.	379.50	0	379.50
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03387	Misc. Batteries - BLANKET	207.43	0	207.43
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03401	2 Navigator Conference Passes	610.00	0	610.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03495	Katiya Smith Public Rec' Law	279.00	0	279.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03497	Kids Police litter bag	373.74	0	373.74
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03504	Giselle - NIGP Procurement	920.00	0	920.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03507	Telecommunicators Week Items	52.65	0	52.65
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03513	Water Restrictions Magnets	371.99	0	371.99
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03516	APWA 2-day conference pass	299.00	0	299.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03519	APWA 2-day pass registration	598.00	0	598.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03521	Training - FICPA Event	950.00	0	950.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03525	Breakfast with the Bunny	2,000.00	0	2,000.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03532	Retirement Luncheon	1,083.38	0	1,083.38
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03540	License Plates & Frames	1,537.02	0	1,537.02
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03542	Crime Scene Unit Supplies	67.93	0	67.93
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03606	EventBrite	96.56	0	96.56
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03610	WRF Iterstitial Alarm Replace	720.04	0	720.04
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03611	Strategic Investigations Items	77.34	0	77.34
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03615	FL Economic Develop. Council	300.00	0	300.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03619	E-Learning Course-Govt Acct	150.00	0	150.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03622	Arts and Foliage Materials	51.37	0	51.37
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03623	Training webinars	547.00	0	547.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03629	TOOLS FOR NEW MECHANICS	2,253.59	0	2,253.59
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03637	Supplies needed for department	55.99	0	55.99
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03638	APA Job Board for EDD Posting	395.00	0	395.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03639	License renewals	675.00	0	675.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03643	4 Officers' Wash DC Trip	2,500.00	0	2,500.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03648	McMaster Conference Fee	375.00	0	375.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03656	Travel for 4 Officers Wash DC	1,318.89	0	1,318.89
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03657	Rizo Supervising Patrol Crit	311.00	0	311.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03659	Notary Renewal-E Arnold	112.95	0	112.95
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03775	Flordia DOH	378.99	0	378.99
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03779	Truetech Wildlife	887.00	0	887.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03786	Bereavement Flowers	331.95	0	331.95
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03805	Driver Safety Online training	170.00	0	170.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03808	Cross Connection Training	1,195.00	0	1,195.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03809	Annual PRM/WRM 2025 Conference	200.00	0	200.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03810	Annual PRM/WRM 2025 Conference	200.00	0	200.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03818	Multi-Computer Keybrd & Mouse	198.30	0	198.30
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03821	Clutter Managing Detectives	795.00	0	795.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03822	Clutter Homicide Training	895.00	0	895.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03829	FACE Conference Reg Fee	1,845.00	0	1,845.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03830	FACE Conference 2 Hotel Rooms	393.76	0	393.76
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03834	Spinning Wheel for Events	36.99	0	36.99
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03837	APA Membership-Amer Hamza	101.00	0	101.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03902	Travel Expenses	1,327.44	0	1,327.44
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03904	The Lifeguards Store	365.20	0	365.20
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03907	Toll violation payment to CFX	53.66	0	53.66
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03913	Desk Lamps for Comm Center	279.93	0	279.93
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03961	2025 FDLE CJIS Symposium	375.00	0	375.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03972	Robertson CVSA Certification	1,539.85	0	1,539.85
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03987	Annual SHRM HRFL25 Conference	1,299.00	0	1,299.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03988	Annual SHRM HRFL25 Conference	1,299.00	0	1,299.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-03989	Annual SHRM HRFL25 Conference	1,299.00	0	1,299.00

OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-04009	Travel - Hotel	877.68	0	877.68
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-04017	Fire Code Subscription	1,725.00	0	1,725.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-04025	Airport Parking	120.00	0	120.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-04027	FDEP - Water License Renewal	50.00	0	50.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-04130	Renters Insurance - St. 6	188.85	0	188.85
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-04215	Red gel sheets for St. lights	166.65	0	166.65
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-04383	Airport Parking	119.00	0	119.00
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-04385	Hotel Travel Expense	1,388.93	0	1,388.93
OPERATING ACCOUNT WIRES	904205	5/28/2025	SYNOVUS BANK	25-04479	Parking - FL Safe Inv Seminar	15.00	0	15.00
GENERAL OPERATING ACCOUNT	238714	5/29/2025	ALISON M. YURKO, P.A.	25-00324	HEARING OFFICER 2024-25	950.00	0	950.00
GENERAL OPERATING ACCOUNT	238715	5/29/2025	ALL-RITE FENCE CO.,INC.	25-02940	Cemetery Fence Repair	3,285.01	0	3,285.01
GENERAL OPERATING ACCOUNT	238716	5/29/2025	ALYSA CLEANERS	25-00680	Blanket PO AlterationsCleaning	69.50	0	69.50
GENERAL OPERATING ACCOUNT	238717	5/29/2025	APOPKA BOTTLE & R.V.GAS CENTER	25-00474	Blanket PO for Propane	300.85	0	300.85
GENERAL OPERATING ACCOUNT	238718	5/29/2025	BRIGHTVIEW LANDSCAPE SERVICES	25-01300	ROW Mowing	2,240.00	0	2,240.00
GENERAL OPERATING ACCOUNT	238719	5/29/2025	CLOUD 9 SERVICES GROUP, LLC	25-00381	Grease Trap and Septic pumping	400.00	0	400.00
GENERAL OPERATING ACCOUNT	238720	5/29/2025	CENTURYLINK COMMUNICATIONS LLC	25-00015	Camp Wewa Internet Circuit	193.63	0	193.63
GENERAL OPERATING ACCOUNT	238721	5/29/2025	CERTIFIED SLINGS, INC.	25-00414	Inventory items blanket PO	352.04	0	352.04
GENERAL OPERATING ACCOUNT	238722	5/29/2025	CHA CONSULTING, INC.	22-05755	LS # 17 Replacement	82,428.34	0	82,428.34
GENERAL OPERATING ACCOUNT	238722	5/29/2025	CHA CONSULTING, INC.	22-05756	LS # 77 Replacement	11,868.51	0	11,868.51
GENERAL OPERATING ACCOUNT	238722	5/29/2025	CHA CONSULTING, INC.	22-05844	Grossenbacker Well # 1 Replace	27,712.50	0	27,712.50
GENERAL OPERATING ACCOUNT	238722	5/29/2025	CHA CONSULTING, INC.	24-03900	Forest Ave Forcemain Replace	46,641.25	0	46,641.25
GENERAL OPERATING ACCOUNT	238723	5/29/2025	CHARTER COMMUNICATIONS HOLDING	25-00014	Primary Voice & Data Circuit	1,983.44	0	1,983.44
GENERAL OPERATING ACCOUNT	238724	5/29/2025	CITY ELECTRIC SUPPLY CO.	25-01425	LED lighting Citywide	1,728.72	0	1,728.72
GENERAL OPERATING ACCOUNT	238725	5/29/2025	CREATIVE FINANCIAL STAFFING	25-01298	Finance Dept. Temp Staff	2,452.19	0	2,452.19
GENERAL OPERATING ACCOUNT	238726	5/29/2025	CRUTCHER, TIMOTHY	25-04313	College Tuition Reimbursement	429.68	0	429.68
GENERAL OPERATING ACCOUNT	238727	5/29/2025	DAVEY TREE EXPERT COMPANY	25-03402	Tree removals	18,925.00	0	18,925.00
GENERAL OPERATING ACCOUNT	238728	5/29/2025	DUVAL FORD	25-01165	New F250 to replace old F150	75,295.00	0	75,295.00
GENERAL OPERATING ACCOUNT	238729	5/29/2025	FAUSNIGHT STRIPE & LINE INC.	25-00393	Thermoplastic Striping	6,403.59	0	6,403.59
GENERAL OPERATING ACCOUNT	238730	5/29/2025	FERGUSON ENTERPRISES, INC.	25-00119	Inventory Blanket PO	1,874.70	0	1,874.70
GENERAL OPERATING ACCOUNT	238731	5/29/2025	FISHER SCIENTIFIC	25-00418	Operational Lab Supplies	62.00	0	62.00
GENERAL OPERATING ACCOUNT	238732	5/29/2025	FLORIDA COMBINED LIFE	25-00143	Open PO EE Pd Dental Ins FY25	32,649.17	0	32,649.17
GENERAL OPERATING ACCOUNT	238733	5/29/2025	FLORIDA DOOR SOLUTIONS DH PACE	25-04241	Door repairs and parts	336.55	0	336.55
GENERAL OPERATING ACCOUNT	238734	5/29/2025	GRAINGER	25-00124	Inventory items blanket PO	2,692.55	0	2,692.55
GENERAL OPERATING ACCOUNT	238734	5/29/2025	GRAINGER	25-00166	Supplies for City Facilities	448.74	0	448.74
GENERAL OPERATING ACCOUNT	238734	5/29/2025	GRAINGER	25-02467	Supply Repair & Maint of Bldg.	239.54	0	239.54
GENERAL OPERATING ACCOUNT	238735	5/29/2025	H6 TACTICAL, INC.	25-04325	Radio Straps	2,129.16	0	2,129.16
GENERAL OPERATING ACCOUNT	238736	5/29/2025	HONEYWELL INTERNATIONAL INC.	25-01642	Station 6 Alerting System	1,862.30	0	1,862.30
GENERAL OPERATING ACCOUNT	238737	5/29/2025	HUFFMAN, TERRY	25-04331	Paramedic Reimbursement	2,000.11	0	2,000.11
GENERAL OPERATING ACCOUNT	238738	5/29/2025	JANI- KING OF ORLANDO	25-00234	Janitorial Services Citywide	800.00	0	800.00
GENERAL OPERATING ACCOUNT	238739	5/29/2025	KIDD, CHRISTIAN	25-04329	Training Reimbursement	1,095.00	0	1,095.00
GENERAL OPERATING ACCOUNT	238740	5/29/2025	KIMLEY-HORN & ASSOCIATES INC	24-04513	WOT Phase 4B Design	10,592.58	0	10,592.58
GENERAL OPERATING ACCOUNT	238741	5/29/2025	K & M CUSTOM CREATIONS	25-04164	Uniform Shirts - PZ dept	425.08	0	425.08
GENERAL OPERATING ACCOUNT	238742	5/29/2025	KRASNOW, YEMANJA	25-01023	Blanket PO- Clinician Services	3,179.00	0	3,179.00
GENERAL OPERATING ACCOUNT	238743	5/29/2025	LEMIRAND TREE & LANDSCAPE LLC	25-03598	Tree Trimming on Fence line WW	38,300.00	0	38,300.00
GENERAL OPERATING ACCOUNT	238744	5/29/2025	THE APOPKA CHIEF	25-03943	Blanket PO - Legal Ads	764.82	0	764.82
GENERAL OPERATING ACCOUNT	238745	5/29/2025	MGT OF AMERICA CONSULTING, LLC	24-04014	Recruiting Services for CDD	2,825.00	0	2,825.00
GENERAL OPERATING ACCOUNT	238746	5/29/2025	MILLER CONSTRUCTION MANAGEMENT	24-04205	Construction of Station 6	506,697.35	0	506,697.35
GENERAL OPERATING ACCOUNT	238747	5/29/2025	MOTOROLA SOLUTIONS, INC.	25-03630	Alerting System Install - St.6	190.53	0	190.53
GENERAL OPERATING ACCOUNT	238748	5/29/2025	NORTH AMERICA FIRE EQUIPMENT C	25-00186	Blanket PO- Engine 2 Equipment	5,981.38	0	5,981.38
GENERAL OPERATING ACCOUNT	238750	5/29/2025	ODP BUSINESS SOLUTIONS, LLC	25-00183	Blanket for Office Supplies	722.04	0	722.04
GENERAL OPERATING ACCOUNT	238750	5/29/2025	ODP BUSINESS SOLUTIONS, LLC	25-00259	Office Depot HR Sup. FY25	-16.49	0	-16.49
GENERAL OPERATING ACCOUNT	238750	5/29/2025	ODP BUSINESS SOLUTIONS, LLC	25-00482	GENERAL OFFICE SUPPLIES	178.30	0	178.30
GENERAL OPERATING ACCOUNT	238750	5/29/2025	ODP BUSINESS SOLUTIONS, LLC	25-00515	Blanket for Office Supplies	197.45	0	197.45
GENERAL OPERATING ACCOUNT	238751	5/29/2025	P & A GROUP, THE	25-04367	May 2025FlexSpending EE pd	676.00	0	676.00
GENERAL OPERATING ACCOUNT	238752	5/29/2025	PETROLEUM TRADERS CORP	25-00008	Fuel for NW Complex	1,848.72	0	1,848.72
GENERAL OPERATING ACCOUNT	238753	5/29/2025	PREMIERE JANITORIAL SUPPLY	25-00122	Inventory items blanket PO	574.70	0	574.70
GENERAL OPERATING ACCOUNT	238754	5/29/2025	PRIME ELECTRICAL SERVICES, INC	25-01773	City-wide LED Conv. Install	20,779.00	0	20,779.00
GENERAL OPERATING ACCOUNT	238755	5/29/2025	PRIME CONSTRUCTION GROUP INC	24-05198	ITB 2024-A-52 NW WTP 1.0MG GST	443,229.90	0	443,229.90
GENERAL OPERATING ACCOUNT	238756	5/29/2025	PROFESSIONAL PEST MANAGEMENT	25-00757	Ballfield Chemical Application	22,300.20	0	22,300.20
GENERAL OPERATING ACCOUNT	238757	5/29/2025	RAMEY, BRIANNA	25-04351	Paramedic Reimbursement	1,571.08	0	1,571.08
GENERAL OPERATING ACCOUNT	238758	5/29/2025	RECRUITMENT & ENGINEERING PROD	25-04275	Payment for BTR's	8,738.00	0	8,738.00
GENERAL OPERATING ACCOUNT	238759	5/29/2025	Red Wing Brands of America,INC	25-02308	SAFETY FOOTWEAR	365.48	0	365.48

GENERAL OPERATING ACCOUNT	238760	5/29/2025	REP SERVICES, INC.	24-05579	NWRC Inclusive Playground	124,451.90	0	124,451.90
GENERAL OPERATING ACCOUNT	238761	5/29/2025	REYES TORRES, ANDRES	25-04332	Paramedic School	10,167.22	0	10,167.22
GENERAL OPERATING ACCOUNT	238762	5/29/2025	ROBINSON, JAMES	25-04337	Mileage & parking	75.16	0	75.16
GENERAL OPERATING ACCOUNT	238763	5/29/2025	ROLLKALL	25-00240	CRA Community Policing Program	1,898.40	0	1,898.40
GENERAL OPERATING ACCOUNT	238764	5/29/2025	SHI INTERNATIONAL CORP.	25-04299	MaaS360 Renewal	12,942.80	0	12,942.80
GENERAL OPERATING ACCOUNT	238765	5/29/2025	SHINING ON SAFETY, LLC	25-03806	PS Utility Elect Training	1,200.00	0	1,200.00
GENERAL OPERATING ACCOUNT	238766	5/29/2025	SSD INTERNATIONAL INC	25-04170	Gas order for SWAT	2,145.00	0	2,145.00
GENERAL OPERATING ACCOUNT	238767	5/29/2025	STAPLE, INC	25-00462	Blanket PO - Office Supplies	23.10	0	23.10
GENERAL OPERATING ACCOUNT	238768	5/29/2025	T3 CUSTOM FABRICATION, INC.	25-03617	WTP UV Protective Screens	480.00	0	480.00
GENERAL OPERATING ACCOUNT	238769	5/29/2025	SHELLEY'S ENVIRONMENTAL SYSTEM	25-00145	Blanket for Sludge Hauling	4,802.85	0	4,802.85
GENERAL OPERATING ACCOUNT	238770	5/29/2025	TEMPLE, INC.	25-04244	Traffic Signal Equipment	892.00	0	892.00
GENERAL OPERATING ACCOUNT	238771	5/29/2025	TETRA TECH INC.	22-05757	WRF WWTP Secondary Bar Screen	2,561.00	0	2,561.00
GENERAL OPERATING ACCOUNT	238771	5/29/2025	TETRA TECH INC.	22-05783	NWRC Transfer Pump Station	1,385.00	0	1,385.00
GENERAL OPERATING ACCOUNT	238771	5/29/2025	TETRA TECH INC.	22-06209	Camp Wewa - PWS/WWS Ext.	1,130.00	0	1,130.00
GENERAL OPERATING ACCOUNT	238771	5/29/2025	TETRA TECH INC.	24-02574	NW Storm and Reuse Upgrade-2B	25,109.75	0	25,109.75
GENERAL OPERATING ACCOUNT	238771	5/29/2025	TETRA TECH INC.	25-02380	Collection System Action Plan	13,301.00	0	13,301.00
GENERAL OPERATING ACCOUNT	238772	5/29/2025	TORRES, RUBEN	25-04314	College Tuition Reimbursement	1,170.21	0	1,170.21
GENERAL OPERATING ACCOUNT	238773	5/29/2025	VISION SERVICE PLAN - (IC)	25-00144	Open PO for EE PD Vision FY25	5,423.20	0	5,423.20
GENERAL OPERATING ACCOUNT	238774	5/29/2025	WESCO TURF , INC.	25-03962	Toro MDX Cart	24,464.84	0	24,464.84
GENERAL OPERATING ACCOUNT	238775	5/29/2025	ZAMBELLI FIREWORKS MFG	25-02894	July 4th Fireworks	20,000.00	0	20,000.00
GENERAL OPERATING ACCOUNT	238776	5/29/2025	ZONES, INC	25-03795	DUO MFA Licenses	2,100.00	0	2,100.00
GENERAL OPERATING ACCOUNT	238777	5/29/2025	SYNOVUS BANK	25-02822	Operating Supplies	3,681.15	0	3,681.15
OPERATING ACCOUNT WIRES	904172	5/29/2025	HOME DEPOT CREDIT SERVICES	25-00306	MISCELLANEOUS SUPPLIES	193.98	0	193.98
OPERATING ACCOUNT WIRES	904172	5/29/2025	HOME DEPOT CREDIT SERVICES	25-01523	Blanket PO for Supplies	161.64	0	161.64
OPERATING ACCOUNT WIRES	904172	5/29/2025	HOME DEPOT CREDIT SERVICES	25-01524	Facilities Gen Ops Supplies	718.93	0	718.93
OPERATING ACCOUNT WIRES	904172	5/29/2025	HOME DEPOT CREDIT SERVICES	25-01525	Purchase Noninventory Supplies	-11.40	0	-11.40
OPERATING ACCOUNT WIRES	904172	5/29/2025	HOME DEPOT CREDIT SERVICES	25-01526	Blanket PO for Supplies	282.81	0	282.81
OPERATING ACCOUNT WIRES	904172	5/29/2025	HOME DEPOT CREDIT SERVICES	25-01538	Operating Supplies	67.65	0	67.65
OPERATING ACCOUNT WIRES	904178	5/29/2025	ZIONS BANK	25-04390	P&I PYMNT SERIES 2018 REV NOTE	132,889.17	0	132,889.17
SYNOVUS BANK E-PAYMENTS	305472	5/29/2025	APOPKA ACE HARDWARE & LUMBER I	25-00009	Supplies for City Repairs	61.12	0	61.12
SYNOVUS BANK E-PAYMENTS	305472	5/29/2025	APOPKA ACE HARDWARE & LUMBER I	25-00100	Blanket Operating Supplies	14.97	0	14.97
SYNOVUS BANK E-PAYMENTS	305472	5/29/2025	APOPKA ACE HARDWARE & LUMBER I	25-00389	Tools and Supplies	160.83	0	160.83
SYNOVUS BANK E-PAYMENTS	305472	5/29/2025	APOPKA ACE HARDWARE & LUMBER I	25-00400	Purchase NonInventory Supplies	8.36	0	8.36
SYNOVUS BANK E-PAYMENTS	305473	5/29/2025	CHANNEL INNOVATIONS CORP.	25-00313	Blanket PO - Annual servicing	760.78	0	760.78
SYNOVUS BANK E-PAYMENTS	305474	5/29/2025	CINTAS CORPORATION	25-00686	UNIFORM RENTALS FY 2024	1,171.66	0	1,171.66
SYNOVUS BANK E-PAYMENTS	305475	5/29/2025	CORE & MAIN LP	25-00523	Meter replacement program	30,456.25	0	30,456.25
SYNOVUS BANK E-PAYMENTS	305475	5/29/2025	CORE & MAIN LP	25-01940	Parts and Materials	831.04	0	831.04
SYNOVUS BANK E-PAYMENTS	305476	5/29/2025	DANA SAFETY SUPPLY, INC.	24-04369	Upfit of patrol SUV	18,694.73	0	18,694.73
SYNOVUS BANK E-PAYMENTS	305476	5/29/2025	DANA SAFETY SUPPLY, INC.	24-04370	Upfit of patrol SUV	18,584.39	0	18,584.39
SYNOVUS BANK E-PAYMENTS	305477	5/29/2025	FAST SIGNS	25-04321	Fire Department Decals	261.46	0	261.46
SYNOVUS BANK E-PAYMENTS	305478	5/29/2025	GALLS, PARENT HOLDINGS, LLC	25-00140	Firefighter Uniforms	1,011.41	0	1,011.41
SYNOVUS BANK E-PAYMENTS	305479	5/29/2025	SAFETY PRODUCTS INC	25-00120	Inventory items Blanket PO	694.00	0	694.00
SYNOVUS BANK E-PAYMENTS	305480	5/29/2025	SITEONE LANDSCAPE SUPPLY, LLC	25-00154	Chalk and Turface	674.75	0	674.75
SYNOVUS BANK E-PAYMENTS	305481	5/29/2025	HORIZON DISTRIBUTORS INC	25-00827	Irrigation repairs	2,671.04	0	2,671.04
SYNOVUS BANK E-PAYMENTS	305482	5/29/2025	UNIFIRST CORPORATION	25-00754	UNIFORMS RENTAL FY 2025	1,073.74	0	1,073.74
SYNOVUS BANK E-PAYMENTS	305483	5/29/2025	UNITED SITE SERVICES, LLC	25-00459	Blanket Port-o-let BDCC garden	124.80	0	124.80
Total						***11,223,473.45***	***177,888.41***	***11,045,585.04***

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 1.
Meeting Date: July 2, 2025
Department: Administration

SUBJECT:
Department Director Confirmation - Economic Development Director - Antranette Forbes

ACTION ITEM INFORMATION:
Approve Economic Development Director - Antranette Forbes

REQUEST:
City Council confirmation of Antranette Forbes as Economic Development Director.

SUMMARY:

The City has conducted a comprehensive recruitment process to identify a qualified candidate to lead the Economic Development Department. This role is critical in advancing the City of Apopka's strategic goals around business retention, attraction, workforce development, and community revitalization. Antranette Forbes was selected following a competitive selection process that included application review, panel interviews, stakeholder meetings, and a final evaluation by City administration.

Ms. Forbes has over nineteen years of experience in economic and business development, with her current role as the Economic Development Director for the City of St. Cloud, Florida since 2019. Her current role also includes the management of the St. Cloud CRA, which has increased CRA taxable value by 29% over five years through strategic infrastructure investments and historic preservation programs.

Ms. Forbes holds a Master of Public Administration from Nova Southeastern University, a Master of Economic Development Practitioner from the University of Southern Mississippi, is a FRA-Redevelopment Professional, is a Lean Six Sigma Yellow Belt from the Florida Gulf Coast University, and is a Development Finance Certified Professional.

FUNDING SOURCE:
n/a

RECOMMENDED MOTION:
Council confirmation of Antranette Forbes as the City of Apopka's Economic Development Director.

ATTACHMENTS:
1. Antranette resume -2025_Redacted

Antranette Forbes, MPA, DCFP, MEDP

[redacted]

EXECUTIVE SUMMARY

Strategic and results-driven economic development professional with 20 years of public service experience, specializing in business recruitment, program management, and municipal operations. Proven ability to foster economic growth, secure investment, and implement innovative initiatives that drive community redevelopment and business expansion. Adept at forging partnerships between government and private sector stakeholders to create sustainable economic impact.

CREDENTIALS

- **Master Economic Development Practitioner**, The University of Southern Mississippi; Texas Christian University; University of New Mexico; Valdosta State University (2024)
- **FRA-Redevelopment Professional**, Florida Redevelopment Association (2023)
- **Lean Six Sigma Yellow Belt**, Florida Gulf Coast University (2020)
- **Development Finance Certified Professional**, Council of Development Finance Agencies (2016)

PROFESSIONAL EXPERIENCE

Economic Development Director *City of St. Cloud, Florida | 2019 – Present*

Senior administrator responsible for executing strategic economic initiatives across multiple divisions, including Economic Development, Community Redevelopment Agency, Seaplane Base, and Housing & Human Services.

- Spearheaded a five-year strategic plan for the Community Redevelopment Agency (CRA), increasing taxable value by 10%.
- Designed and executed a three-phase economic stimulus and recovery plan during and post-COVID, distributing over $500K in financial and technical assistance.
- Led efforts that attracted $70M in new commercial development to highway business and entertainment districts.
- Grew business tax registrations by 40%, with home-based businesses increasing by 36%.
- Increased CRA taxable value by 29% over five years through strategic infrastructure investments and historic preservation programs.

Business Development Officer *Lee County Economic Development Office | 2014 – 2018*

Managed business attraction and retention programs, served as a liaison between businesses and government entities, and implemented key economic initiatives.

- Developed a contact relationship management pipeline to enhance business attraction and retention efforts.
- Provided consultation and permitting assistance to business owners, leading to a 22% increase in business retention visits.
- Managed $24.5M in performance-based incentive contracts with a 0% default rate.
- Oversaw a $3M department budget, reducing expenditures by 15% with zero audit findings.

Grants Manager *Florida SouthWestern State College | 2012 – 2014*
Administered external funding and coordinated the college's research and development projects.

- Expanded the grant portfolio by 88%, securing federal, state, and private awards.
- Co-authored a $1.43M federal workforce training grant to support career development initiatives.
- Managed a $2.1M grant inventory, ensuring regulatory compliance and effective program execution.

Economic Development/Capital Projects Director *City of Miami Gardens | 2006 – 2011*
Led business development and redevelopment initiatives to support local businesses and enhance city infrastructure.

- Directed a $33M capital construction campaign, resulting in over 1,000,000 sq. ft. of new development.
- Negotiated a $2.1M land acquisition settlement with the Florida Department of Transportation.
- Distributed $400K in business loans using federal funds with a 0% default rate.
- Founded the city's first Chamber of Commerce and served as interim director for two years.

AWARDS & RECOGNITION

- **Florida Municipal Achievement Award for Economic Advancement** – Florida League of Cities (2024)
- **Excellence in Economic Development** – International Economic Development Council (2024, 2020)
- **Innovation in Marketing** – Florida Economic Development Council (2024)
- **Florida Redevelopment Award** – Florida Redevelopment Association (2023)

PROFESSIONAL AFFILIATIONS

- Higher Education Advisory Committee Member, International Economic Development Council
- Board Member, Hispanic Chamber of Metro Orlando
- Board Member & Legislative Committee Member, Florida Redevelopment Association

EDUCATION

Master of Public Administration (MPA)
Nova Southeastern University

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 2.
Meeting Date: July 2, 2025
Department: Administration

SUBJECT:
Public Services Departments Reorganization and Director Confirmations

ACTION ITEM INFORMATION:
Confirm Public Works Department Director - Vladimir Simonovski
Confirm Utilities Operations Department Director - Glen Brooks

REQUEST:
Confirmation of the Public Works Director and Utilities Operations Director.

SUMMARY:
Upon departure of the last Public Works Director, a full operational review of the Public Services departments was completed by the City Administrator's Office. This review included an assessment of current staffing, operations, and management of the Public Services departments, and has resulted in the reorganization of Public Services into two separate departments, the Public Works Department and the Utilities Operations Department. The following work areas are covered by each department moving forward:

Public Works Department
- City Engineer
- Development Review Engineering
- Utilities Engineering
- Transportation & Stormwater Engineering
- Construction Management
- GIS & Assets Management
- Streets & Stormwater Maintenance

Utilities Operations Department
- Water Plant Operations
- Wastewater Plant Operations
- Plants Maintenance Operations
- Utilities Maintenance (water, wastewater, and lift stations)

Upon review of existing internal management, City Administration has selected City Engineer Vladimir Simonovski to fill the role of Public Works Director while maintaining his role as City Engineer and has selected Water Resources Utilities Operations Manager Glen Brooks to fill the role of Utilities Operations Director.

Mr. Simonovski is in his second tenure with the City of Apopka and has over twenty years of combined service to the City originally as a Utility Design Manager and currently as the City Engineer. He holds a Master's Degree in Civil Engineering (Water Resources) from Norwich University and holds a State of Florida Professional Engineer (P.E.) License.

Mr. Brooks is in his second tenure with the City of Apopka and has over twenty years of combined service to the City through various water, wastewater, and utility roles and is currently the Water Resources Utilities Operations

Manager overseeing all water plants, wastewater plants, and plant maintenance. He holds a Class "A" State of Florida Wastewater License, a Class "C" State of Florida Pretreatment License and has held Lead Wastewater Operator, Chief Water Operator, and Water Resources Manager during his tenure.

FUNDING SOURCE:
n/a

RECOMMENDED MOTION:
Confirm Vladimir Simonovski as Public Works Director and confirm Glen Brooks as Utilities Operations Director.

ATTACHMENTS:
None

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 3.
Meeting Date: July 2, 2025
Department: Community Development

SUBJECT:
Crossroads at Kelly Park, Phase 2B – Plat

ACTION ITEM INFORMATION:
Owner(s): Kelly Park Land Investments, LLC
Applicant(s): Poulos & Bennett, LLC c/o Genevieve LaBuda
Location: East of Round Lake Road, south of Ondich Road and west of Zepher Lily Avenue
Tract Size: 18.75 +/- acres
Project: 90 single family lots
Project Manager: Jean Sanchez

REQUEST:
Approve the Crossroads at Kelly Park, Phase 2B – Plat.

SUMMARY:

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use	KPI-MU (Kelly Park Interchange - Mixed-Use)	Crossroads at Kelly Park, Phase 3B
South	Rural Settlement	AG (Agriculture)	Vacant
East	Mixed-Use	KPI-MU	Crossroads at Kelly Park, Phases 1-2 and 1B
West	Rural Settlement	AG and County A-1 (Citrus Rural)	Agricultural facilities and single-family residences

PROJECT SUMMARY:

The applicant has submitted the Crossroads at Kelly Park, Phase 2B – Plat to create 90 single-family lots, roads and other infrastructure required for the construction of this portion of the Crossroads development. This plat also serves to establish portions of Scrub Hickory Avenue, Zepher Lily Avenue, Nickerbean Street and Marshelder Street rights-of-ways to support the expansion of and connectivity within the Crossroads at Kelly Park development. The Plat is consistent with the Kelly Park Property – Major Development Plan (MDP) approved by the City Council on August 3, 2022, and the Crossroads at Kelly Park, Phase 2B – Construction Site Plan (CSP) approved by the Development Review Committee on November 20, 2024. The plans were approved with the following setbacks:

- Neighborhood District Overlay:
    - Front yard: 15-feet minimum; 30-feet maximum
    - Side yard: 5-feet minimum
    - Rear yard: 5-feet (from alley); 20-feet (no alley)

- Transition District Overlay:
    - Front yard: 10-feet minimum; 20-feet maximum
    - Side yard: 10-feet minimum
    - Rear yard: 5-feet (from alley); 20-feet (no alley)

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 to the development is on Kelly Park Road via Waypointe Boulevard, as well as, Ondich Road via Zepher Lily Avenue.

PUBLIC HEARING SCHEDULE:

June 10, 2025 - Planning Commission (5:30 P.M.)
July 2, 2025 - City Council (1:30 P.M.)

FUNDING SOURCE:
Not applicable.

RECOMMENDED MOTION:

Development Review Committee (DRC):

Recommends approval of the Crossroads at Kelly Park, Phase 2B – Plat.

Planning Commission:

At its meeting on June 10, 2025, the Planning Commission unanimously recommended approval of the Crossroads at Kelly Park, Phase 2B – Plat.

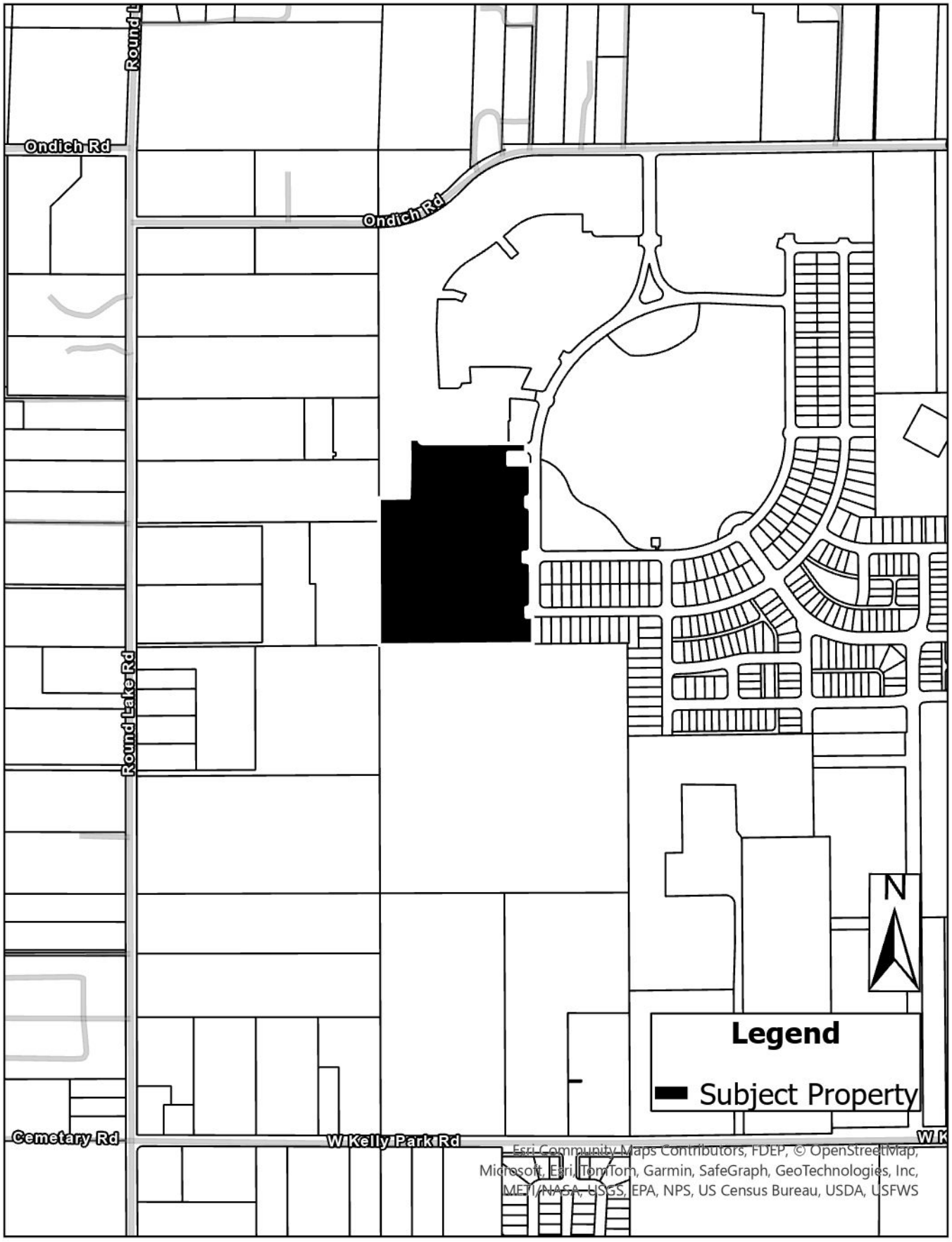
Recommended Motion – City Council:

Approve the Crossroads at Kelly Park, Phase 2B – Plat.

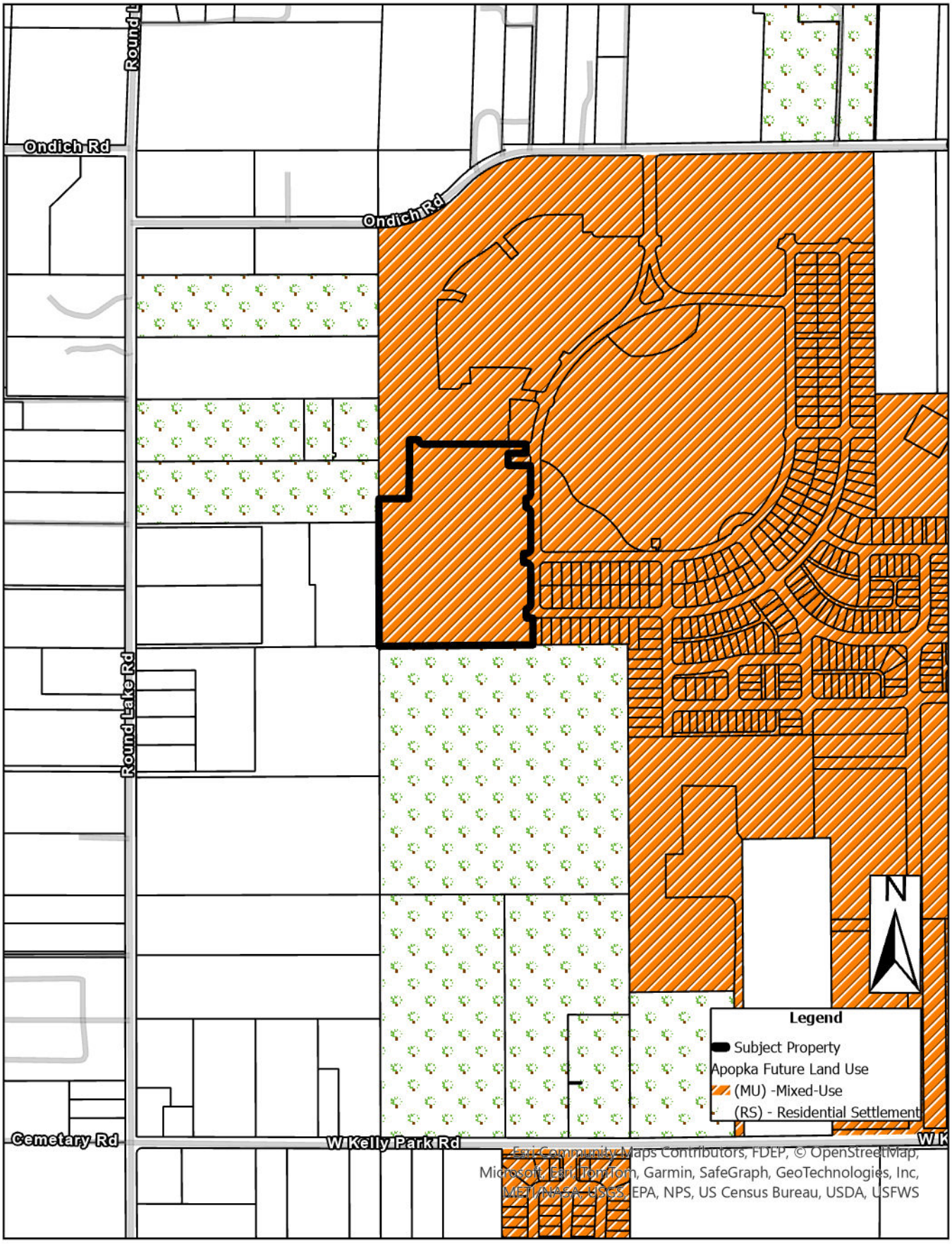
ATTACHMENTS:

1. Maps
2. Crossroads at Kelly Park Phase 2B - Plat
3. Kelly Park Property - MDP
4. Crossroads at Kelly Park Phase 2B - CSP

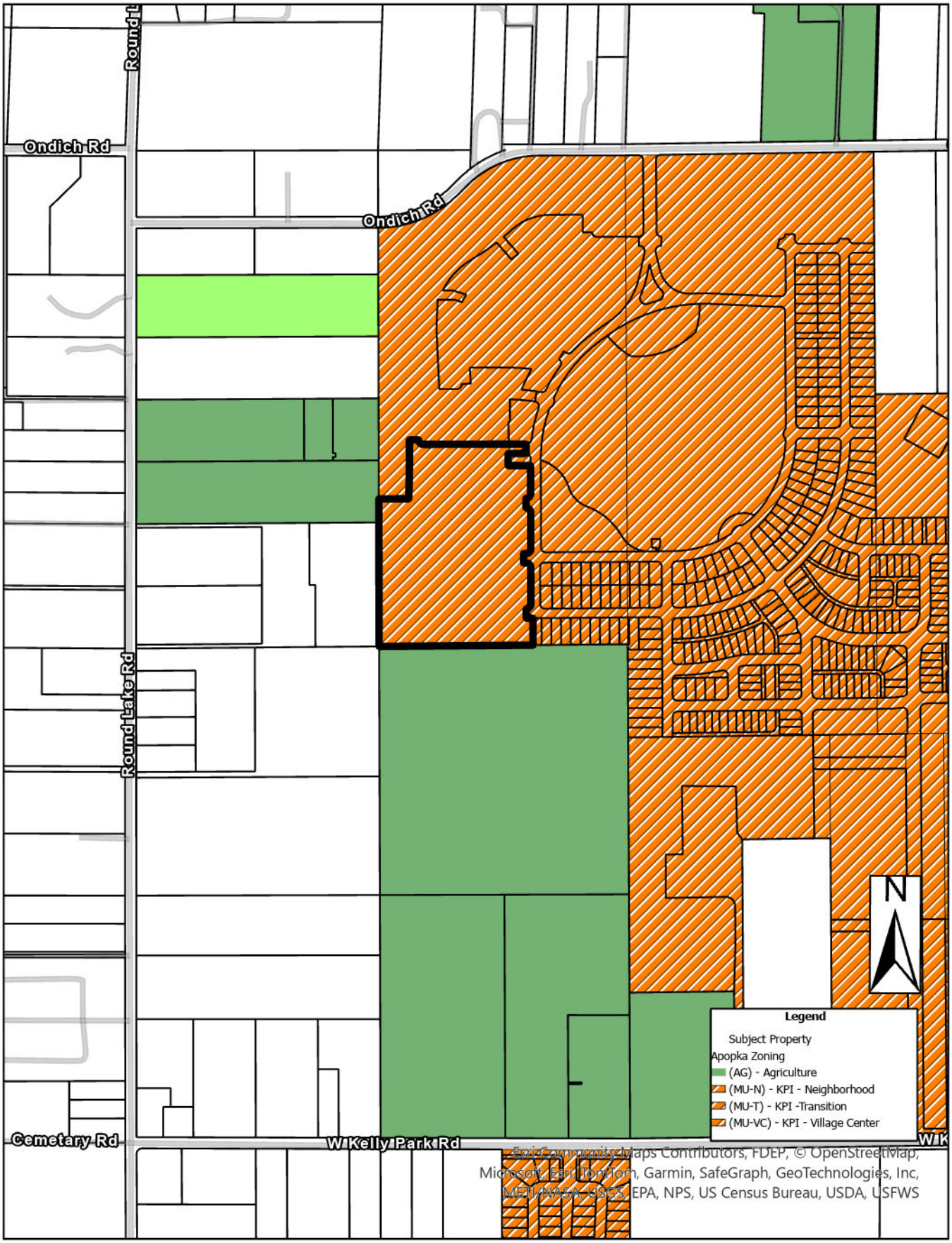
Vicinity


Round L
Ondich Rd
Ondich Rd
Round Lake Rd
Cemetary Rd
W Kelly Park Rd
W K
N
Legend
Subject Property
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Future Land Use



Zoning


Round L
Ondich Rd
Ondich Rd
Round Lake Rd
Cemetary Rd
W Kelly Park Rd
N
Legend
Subject Property
Apopka Zoning
(AG) - Agriculture
(MU-N) - KPI - Neighborhood
(MU-T) - KPI -Transition
(MU-VC) - KPI - Village Center
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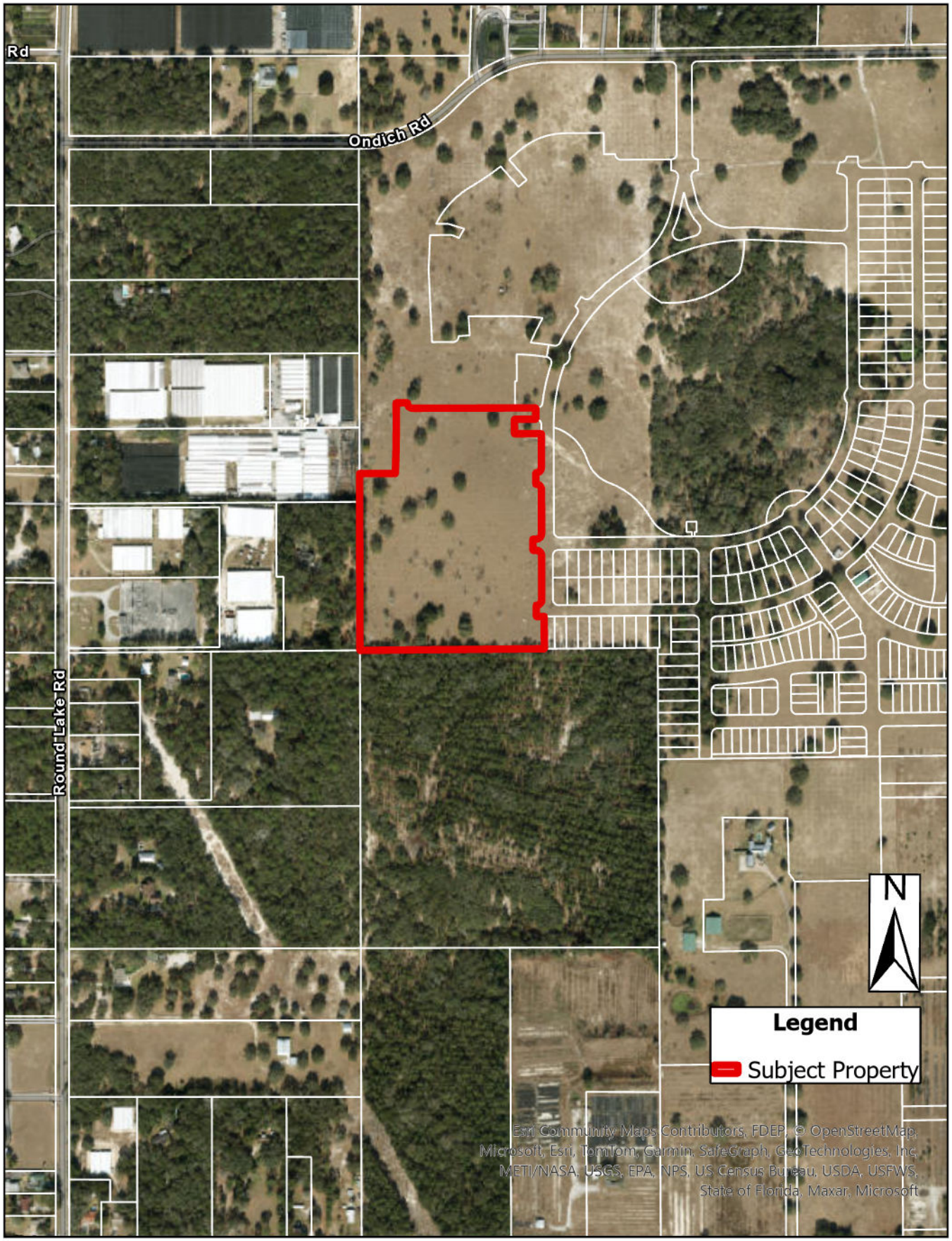
Aerial


Rd
Ondich Rd
Round Lake Rd
N
Legend
Subject Property
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Maxar, Microsoft

CROSSROADS AT KELLY PARK PHASE 2B

A REPLAT OF TRACT FD-2B OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, PAGES 70 THROUGH 74 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; LYING IN A PORTION OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

PLAT BOOK PAGE

SHEET 1 OF 2

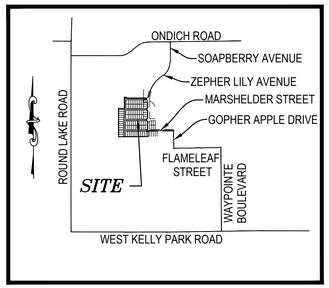
CROSSROADS AT KELLY PARK PHASE 2B

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF OF SW 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, ALSO BEING THE SOUTH LINE OF TRACT FD-2B OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2 IN PLAT BOOK 116, PAGES 70-74; BEING S89°30'17"W ASSUMED.
2. ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS (NR) = NON-RADIAL.
3. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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.
4. THE PROPERTY DEPICTED HEREON IS SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSROADS AT KELLY PARK AS RECORDED IN DOCUMENT #2024044995O THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO (THE "DECLARATION"). COMMON AREAS AS DEFINED IN THE DECLARATION ARE TO BE OWNED AND MAINTAINED BY CROSSROADS AT KELLY PARK OWNERS ASSOCIATION, INC. (THE "ASSOCIATION") AS PRESCRIBED IN THE DECLARATION.
5. TRACTS P2B-8 AND P2B-9 (PARK) SHALL BE OWNED AND MAINTAINED BY THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT (THE "CDD") AND CONVEYED VIA SEPARATE INSTRUMENT.
6. THE DRAINAGE EASEMENTS (DE) SHOWN HEREON ARE HEREBY DEDICATED TO THE CDD. THESE EASEMENTS SHALL REMAIN PERPETUALLY UNOBSTRUCTED BY PERMANENT STRUCTURES AND LANDSCAPE TREES. LAWN AND LANDSCAPE MAINTENANCE IN THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
7. THE FENCE MAINTENANCE EASEMENTS (FME) SHOWN HEREON ARE HEREBY DEDICATED TO THE ASSOCIATION. THESE EASEMENTS SHALL REMAIN PERPETUALLY UNOBSTRUCTED BY PERMANENT STRUCTURES AND LANDSCAPE TREES. LAWN AND LANDSCAPE MAINTENANCE IN THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
8. THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS AND/OR ASSIGNS ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR, AND REPLACE STORMWATER IMPROVEMENTS WITHIN ALL DRAINAGE EASEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY STORMWATER IMPROVEMENTS WITHIN SUCH EASEMENT AREAS.
9. THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS AND/OR ASSIGNS ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE WATER, SEWER, AND RECLAIM UTILITIES WITHIN ALL RIGHT OF WAYS AND ALL UTILITY EASEMENTS. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH UTILITIES AND TRANSFER THEM TO THE CITY OF APOPKA, FLORIDA ("CITY") UPON COMPLETION, SUBJECT TO THE CITY'S APPROVAL PROCESS.
10. THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS AND/OR ASSIGNS ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE ROADWAY IMPROVEMENTS WITHIN ALL RIGHT OF WAYS. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH RIGHT OF WAYS AND TRANSFER THEM TO THE CITY UPON COMPLETION, SUBJECT TO THE CITY'S APPROVAL PROCESS.
11. THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS AND/OR ASSIGNS ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR, AND REPLACE STORMWATER (INCLUDING BUT NOT LIMITED TO ALL CURBS, GUTTERS, DRAINS AND CATCH-BASINS), STREET LIGHT AND CONDUIT IMPROVEMENTS WITHIN ALL RIGHT OF WAYS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY STORMWATER, STREET LIGHT, AND CONDUIT IMPROVEMENTS WITHIN SUCH EASEMENT AREAS.
12. THE CITY AND KELLY PARK COMMUNITY DEVELOPMENT DISTRICT("CDD") MAY ELECT TO ENTER INTO A RIGHT OF WAY MAINTENANCE AGREEMENT FOR THE CDD TO OPERATE, MAINTAIN, REPAIR AND REPLACE LANDSCAPE AND IRRIGATION IMPROVEMENTS WITHIN THE RIGHT OF WAYS.
13. FINAL CONVEYANCE OF ANY RIGHT OF WAYS AND/OR UTILITY IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY'S COUNCIL AND/OR STAFF AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE CDD.
14. PURSUANT TO SECTION 193.0235, FS, ALL TRACTS DEDICATED TO A HOMEOWNER'S ASSOCIATION HEREUNDER ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.

LEGEND AND ABBREVIATIONS:

□	SET 4"X4" CONCRETE MONUMENT, PRM LB #8606
◉	SET NAIL AND DISK, PCP LB #8606
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
DE	DRAINAGE EASEMENT
PB	PLAT BOOK
R/W	RIGHT OF WAY
R	RADIUS
Δ	DELTA/CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CL	CHORD LENGTH
No.	NUMBER
W/	WITH
CM	CONCRETE MONUMENT
N&D	NAIL & DISC
(NR)	NON-RADIAL
PC	POINT OF CURVATURE
NT	NON-TANGENT
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
℄	CENTERLINE
—+—	CHANGE IN DIRECTION
C#	CURVE NUMBER
LB	LICENSED BUSINESS
UE	UTILITY EASEMENT
FS	FLORIDA STATUTES
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
FME	FENCE MAINTENANCE EASEMENT



VICINITY MAP

SCALE: 1" = 2000'

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, THENCE S 89°30'17" W, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, 506.54 FEET TO THE **POINT OF BEGINNING**; THENCE, S 89°30'17" W, 823.90 FEET; THENCE, N 00°07'41" W, 789.31 FEET; THENCE, N 89°52'19" E, 159.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 6000.00 FEET, AND A CHORD BEARING OF N 00°40'10" E THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°00'37", 315.24 FEET; THENCE, N 89°09'52" E, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF S 45°28'55" E THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°17'33", 35.14 FEET; THENCE, N 89°52'19" E, 548.07 FEET; THENCE, S 00°07'41" E, 50.00 FEET; THENCE, S 89°52'19" W, 95.01 FEET; THENCE, S 00°07'41" E, 65.00 FEET; THENCE, N 89°52'19" E, 120.00 FEET; THENCE, S 00°07'41" E, 150.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF S 44°52'19" W THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", 35.36 FEET; THENCE, S 00°07'41" E, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF S 45°07'41" E, THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", 35.36 FEET; THENCE, S 00°07'41" E, 195.63 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF S 44°41'18" W THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°37'58", 35.24 FEET; THENCE S 89°30'17"W, 14.32'; THENCE S 00°29'43" E, 50.00 FEET; THENCE N 89°30'17"E, 13.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF S 45°18'42" E THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°22'02", 35.47 FEET; THENCE, S 00°07'41" E, 195.81 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF S 44°41'18" W THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°37'58", 35.24 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE, S 00°29'43" E, 50.00 FEET; THENCE N 89°30'17" E A DISTANCE OF 35.04 FEET; THENCE, S 00°29'43" E, 143.91 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 18.771 ACRES MORE OR LESS.

PROPERTY INFORMATION REPORT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMPANY ORDER NO. 12302853, DATED MARCH 25, 2025 @ 5:00 PM.

5. EASEMENT AGREEMENT BY AND BETWEEN EQUESTRIAN LLC, A DELAWARE LIMITED LIABILITY COMPANY AND GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED SEPTEMBER 20, 2021, IN OFFICIAL RECORDS INSTRUMENT NO. 20210570307, TOGETHER WITH PARTIAL ASSIGNMENT OF EASEMENT AGREEMENT RECORDED SEPTEMBER 21, 2022, IN OFFICIAL RECORDS INSTRUMENT NO. 20220582295, AND TOGETHER WITH AMENDED EASEMENT AGREEMENT RECORDED MAY 18, 2023, IN OFFICIAL RECORDS INSTRUMENT NO. 20230281479 AND SECOND AMENDED EASEMENT AGREEMENT RECORDED APRIL 26, 2024, IN OFFICIAL RECORDS INSTRUMENT NO. 20240240456. **SUBJECT PROPERTY BENEFITS FROM THE EASEMENT AGREEMENT. EASEMENT LIES OUTSIDE SUBJECT PROPERTY, BLANKET IN NATURE.**

6. EASEMENT AGREEMENT BY AND BETWEEN GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, KELLY PARK LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND PM S-1 REO LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED SEPTEMBER 23, 2021, IN OFFICIAL RECORDS INSTRUMENT NO. 20210578353. **SUBJECT PROPERTY BENEFITS FROM THE EASEMENT AGREEMENT. EASEMENT LIES OUTSIDE SUBJECT PROPERTY, BLANKET IN NATURE.**

10. TEMPORARY CONSTRUCTION EASEMENT BY AND BETWEEN G & B DEVELOPMENT SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND KELLY PARK COMMUNITY DEVELOPMENT DISTRICT RECORDED AUGUST 8, 2022, IN OFFICIAL RECORD INSTRUMENT NO. 20220483784. **AFFECTS PROPERTY, BLANKET IN NATURE. EASEMENT AUTOMATIC TERMINATION UPON THE RECORDING THE PLAT.**

11. TEMPORARY ACCESS AND UTILITY EASEMENT AGREEMENT BY AND BETWEEN KELLY PARK LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND D.R. HORTON, INC., A DELAWARE CORPORATION, RECORDED NOVEMBER 8, 2022, IN OFFICIAL RECORDS INSTRUMENT NO. 20220678815. **AFFECTS PROPERTY, BLANKET IN NATURE. EASEMENT AUTOMATIC TERMINATION UPON THE RECORDING THE PLAT.**

13. ACCESS EASEMENT AGREEMENT BY AND BETWEEN GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, KELLY PARK LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HARRISKP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND PRM APOPKA/KELLY PARK OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MAY 19, 2023, IN OFFICIAL RECORDS INSTRUMENT NO. 20230286225 AS AMENDED BY AMENDMENT TO ACCESS EASEMENT AGREEMENT RECORDED DECEMBER 6, 2023, IN OFFICIAL RECORDS INSTRUMENT NO. 20230703007. **DOES NOT AFFECT PROPERTY.**

16. DEVELOPMENT AND EASEMENT AGREEMENT RECORDED JULY 25, 2023, IN OFFICIAL RECORDS INSTRUMENT NO. 20230415204, AS AMENDED BY FIRST AMENDMENT TO DEVELOPMENT AND EASEMENT AGREEMENT RECORDED DECEMBER 6, 2023, IN OFFICIAL RECORDS INSTRUMENT NO. 20230703008, AND SECOND AMENDMENT TO DEVELOPMENT AND EASEMENT AGREEMENT RECORDED DECEMBER 4, 2024, IN OFFICIAL RECORDS INSTRUMENT NO. 20240688629. **NOT A SURVEY MATTER.**

21. TEMPORARY ACCESS AND UTILITY EASEMENT AGREEMENT BY GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND KELLY PARK LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND JEN FLORIDA 51 LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED JANUARY 2, 2024, IN OFFICIAL RECORDS INSTRUMENT NO. 20240001109. **DOES NOT AFFECT PROPERTY.**

23. PLAT OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, RECORDED SEPTEMBER 11, 2024, IN PLAT BOOK 116, PAGE 70. **AFFECTS PROPERTY, SHOWN HEREON.**

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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT KELLY PARK LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES:

ALL RIGHT OF WAYS DEPICTED HEREON TO THE CITY OF APOPKA, FLORIDA FOR THE PERPETUAL USE AND BENEFIT OF THE PUBLIC FOR RIGHT OF WAY PURPOSES.

ALL UTILITY EASEMENTS DEPICTED HEREON TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES AND TO THE PROVIDERS OF PUBLIC UTILITIES FOR THE PURPOSE OF CONSTRUCTING, ACCESSING, REPLACING AND MAINTAINING THEIR RESPECTIVE FACILITIES.

NO PART OF SAID LANDS, EXCEPT AS NOTED IN THIS DEDICATION OR OTHERWISE ON THE FACE OF THIS PLAT IS DEDICATED TO THE CITY OF APOPKA, FLORIDA OR THE PUBLIC

IN WITNESS WHEREOF, THE UNDERSIGNED, KELLY PARK LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS OFFICER THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____, 2025.

KELLY PARK LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____ DATE:_____
PRINTED NAME: MIKE GALVIN

TITLE: MANAGER

_____ _____
WITNESS WITNESS

_____ _____
PRINTED NAME PRINTED NAME

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF □ PHYSICAL PRESENCE OR □ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY MIKE GALVIN, MANAGER, KELLY PARK LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY HE IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC:_____

PRINT NAME:_____

MY COMMISSION EXPIRES:_____

COMMISSION #:_____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT I THE UNDERSIGNED, BEING A LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT ON MAY 21, 2024 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 AND 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 ORANGE COUNTY FLORIDA.

_____
STEVEN E. BLANKENSHIP, P.S.M.
REGISTRATION NO. 5361 DATE:_____
POULOS & BENNETT, LLC
2602 EAST LIVINGSTON STREET
ORLANDO, FLORIDA 32803
LICENSED BUSINESS #8606

CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE_____ DATE_____

EDWIN MUNOZ JR., P.S.M.
REGISTRATION NUMBER 7288

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

EXAMINED AND APPROVED _____
CHAIRMAN DATE

CERTIFICATE OF APPROVAL BY CITY ENGINEER

EXAMINED AND APPROVED _____
DIANA ALMODOVAR. P.E. DATE

CERTIFICATE OF APPROVAL BY MUNINCIPALITY

THIS IS TO CERTIFY, THAT ON _____ THE FORGOING PLAT WAS APPROVED BY THE MUNICIPALITY.

_____
MAYOR OF APOPKA, BRYAN NELSON

ATTEST:
_____
CITY CLERK, SUSAN M. BONE

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, THAT THE FORGOING PLAT WAS RECORDED IN ORANGE COUNTY OFFICIAL RECORDS ON _____, 2025.

DOCUMENT NUMBER_____

_____
COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA

POULOS & BENNETT

Poulos & Bennett, LLC
a Pape-Dawson company

2602 E. Livingston Street, Orlando, Florida 32803
7563 Philips Highway, Suite 303, Jacksonville, Florida 32256
Telephone 407.487.2594 www.poulosandbennett.com
Surveying Business Number LB 8606

SHEET INDEX:

SHEETS 1 OF 2:	LEGAL DESCRIPTION, DEDICATION, NOTES, LEGEND
SHEET 2 OF 2:	BOUNDARY & LOT GEOMETRY

CROSSROADS AT KELLY PARK PHASE 2B

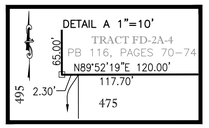
A REPLAT OF TRACT FD-2B OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, PAGES 70 THROUGH 74 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; LYING IN A PORTION OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

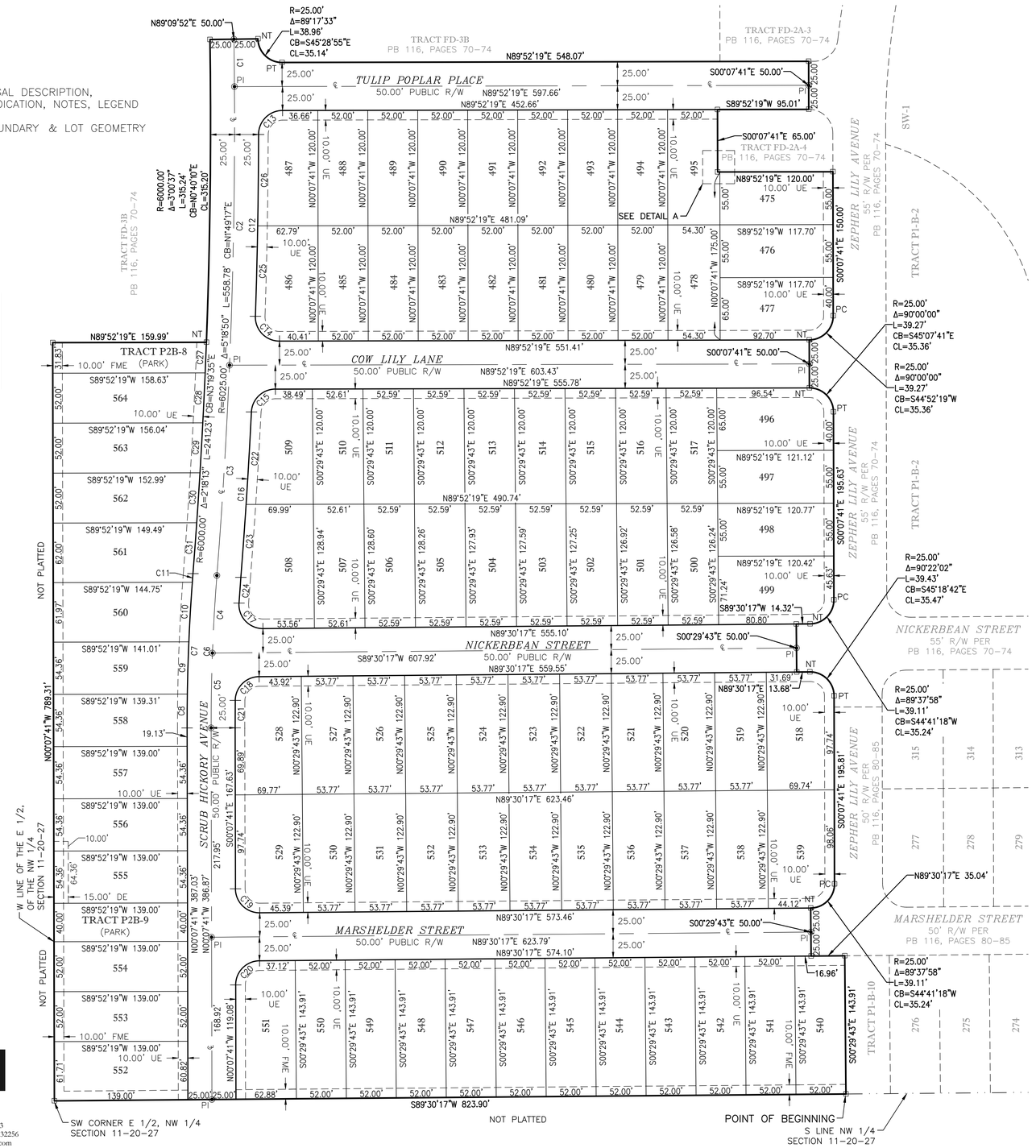
PLAT BOOK PAGE

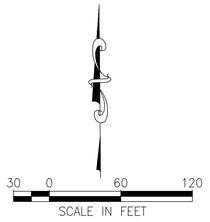
SHEET 2 OF 2

SHEET INDEX:

SHEETS 1 OF 2:	LEGAL DESCRIPTION, DEDICATION, NOTES, LEGEND
SHEET 2 OF 2:	BOUNDARY & LOT GEOMETRY







Curve Table

Curve #	Radius	Chord Bearing	Chord Length	Delta	Length
C1	6025.00'	N00° 36' 03"W	49.38'	000°28'11"	49.38'
C2	6025.00'	N01° 00' 48"E	290.06'	002°45'31"	290.09'
C3	6025.00'	N03° 26' 08"E	219.30'	002°05'08"	219.31'
C4	1975.00'	S03° 18' 18"W	80.88'	002°20'48"	80.89'
C5	1975.00'	S01° 00' 06"W	77.88'	002°15'34"	77.89'
C6	1975.00'	S02° 10' 30"W	158.74'	004°36'22"	158.78'
C7	2000.00'	S02° 10' 30"W	160.74'	004°36'22"	160.79'
C8	2000.00'	S00° 22' 36"W	35.23'	001°00'33"	35.23'
C9	2000.00'	S01° 39' 37"W	54.39'	001°33'29"	54.39'
C10	2000.00'	S03° 19' 43"W	62.08'	001°46'43"	62.08'
C11	2000.00'	S04° 20' 53"W	9.09'	000°15'37"	9.09'
C12	6050.00'	N01° 00' 13"E	189.26'	001°47'33"	189.26'
C13	25.00'	S44° 59' 23"W	35.28'	089°45'52"	39.17'
C14	25.00'	S44° 06' 51"E	35.98'	092°01'41"	40.15'
C15	25.00'	S46° 21' 29"W	34.43'	087°01'41"	37.97'
C16	6050.00'	N03° 39' 40"E	172.56'	001°38'03"	172.56'
C17	25.00'	S43° 07' 32"E	36.46'	093°37'44"	40.86'
C18	25.00'	S45° 07' 21"W	34.97'	088°45'51"	38.73'
C19	25.00'	S45° 18' 42"E	35.47'	090°22'02"	39.43'
C20	25.00'	S44° 41' 18"W	35.24'	089°37'58"	39.11'
C21	1950.00'	S00° 18' 22"W	29.56'	000°52'07"	29.56'
C22	6050.00'	N03° 18' 03"E	96.47'	000°54'49"	96.47'
C23	6050.00'	N04° 07' 04"E	76.09'	000°43'14"	76.09'
C24	1950.00'	S04° 05' 04"W	26.80'	000°47'15"	26.80'
C25	6050.00'	N01° 27' 15"E	94.15'	000°53'30"	94.15'
C26	6050.00'	N00° 33' 28"E	95.11'	000°54'03"	95.11'
C27	6000.00'	N02° 19' 37"E	31.86'	000°18'15"	31.86'
C28	6000.00'	N02° 43' 39"E	52.06'	000°29'50"	52.06'
C29	6000.00'	N03° 13' 29"E	52.09'	000°29'51"	52.09'
C30	6000.00'	N03° 43' 21"E	52.12'	000°29'52"	52.12'
C31	6000.00'	N04° 13' 29"E	53.09'	000°30'25"	53.09'

POULOS & BENNETT

Poulos & Bennett, LLC
a Pape-Dawson company

2602 E. Livingston Street, Orlando, Florida 32803
7563 Philips Highway, Suite 303, Jacksonville, Florida 32256
Telephone 407.487.2594 www.poulosandbennett.com
Surveying Business Number LB 8606

CITY OF APOPKA
DEVELOPMENT REVIEW COMMITTEE
Compliance Review Per Land Development Code

DEPARTMENT	NAME	DATE
ENGINEERING		7-6-22
FIRE		7/25/22
BUILDING		7/5/22
PLANNING/ZONING		6/30/22
POLICE		7/12/2022
PUBLIC SERVICES/ UTILITIES		7-5-22

REVIEW/APPROVAL(S) REQUIRED			DATE
Development Review Committee	Yes ☐	No ☐	6/22/2022
Planning Commission	Yes ☐	No ☐	7/27/2022
City Council	Yes ☐	No ☐	8/17/2022

THIS REVIEW / APPROVAL DOES NOT GRANT PERMISSION TO VIOLATE ANY APPLICABLE CITY CODE.

THIS PLAN MUST BE KEPT ON JOB SITE.

Major Development Plan
for
Crossroads at Kelly Park

City of Apopka, FL

Legal Description:

PARCEL 1:

That part of the Northeast Quarter of the Northwest Quarter of Section 11, Township 20 South, Range 27 East, Orange County, Florida, lying South and East of Ondich Road.

AND

The Southeast Quarter of the Northwest Quarter of Section 11, Township 20 South, Range 27 East, Orange County, Florida. PARCEL 2:
From the East 1/4 corner of Section 11, Township 20 South, Range 27 East, Orange County, Florida run thence South 00°22'00" East, 150.00 feet along the East line of the Southeast Quarter of said Section 11, thence South 89°36'26" West, 589.09 feet parallel to the North line of the Southeast Quarter for a point of beginning: run thence South 00°22'00" East, 338.52 feet to a point 2174.38 feet North of the South line of said Southeast Quarter; thence South 89°18'07" West, 744.89 feet parallel to the South line of said Southeast Quarter to the West line of the East Half of said Southeast Quarter; run thence North 00°05'47" West, 492.48 feet to the Northwest corner of said East Half of the Southeast Quarter; run thence North 00°16'44" West, 663.59 feet, more or less to the Southwest corner of the Northwest Quarter of the Southeast Quarter of the Northeast Quarter of said Section 11, thence East along the South line of the North Half of the Southeast Quarter of the Northeast Quarter of Section 11 to a point 589.09 feet West of the Southeast corner thereof; run thence South to the point of beginning.

AND

The North 15 feet of the South 30 feet of the South Half of the Southwest Quarter of the Northwest Quarter of Section 12, Township 20 South, Range 27 East, Orange County, Florida (less the Easterly 30 feet thereof for Effie Road).

PARCEL 3:

A portion of the West half of the East half of Section 11, Township 20 South, Range 27 East, lying in Orange County, Florida, being more particularly described as follows:

Commence at the North quarter corner of said Section 11, being a 6"x6" concrete monument; thence go South 00°12'00" East along the Westerly line of said West half of the East half of said Section 11 a distance of 30.00 feet to a round concrete monument bearing the license number 1916 and being the point of beginning; thence North 89°11'16" East along the Southerly right-of-way line of Ondich Road, a 60 foot right-of-way a distance of 1328.54 feet, thence South 00°18'17" East along the Easterly line of the aforementioned West half of the East half of said Section 11 a distance of 2626.42 feet to an iron rod monument with license 3763 said rod being on the Southerly line of the Northeast quarter of said Section 11; thence South 00°24'28" East a distance of 490.38 feet to a concrete monument; thence South 89°19'44" West a distance of 1333.50 feet to a concrete monument with license 3763 said monument being on the aforementioned Westerly line of the West half of the East half of said Section 11; thence North 00°12'32" West a distance of 496.88 feet to a 4"x4" concrete monument said point being on the South line of the Northeast quarter of said Section 11; thence North 00°12'00" West along the Westerly line of said West half of the East half of said Section 11 a distance of 2617.03 feet to the point of beginning.

PARCEL 4:

The North 993.38 feet of:

Go to a point 589.09 feet West of the Southeast corner of the Southeast Quarter of Section 11, Township 20 South, Range 27 East, Orange County, Florida for a Point of Beginning. Then proceed North 2174.38 feet, thence West 1000 feet, thence South 2174.38 feet to Section line, thence East 1000 feet to Point of Beginning.

LESS the West 406.27 feet thereof; LESS the East 390.73 feet thereof; AND LESS Road Right-of-Way on South. PARCEL 5:
The North 993.38 feet of:

Go to a point 589.09 feet West of the Southeast corner of the Southeast Quarter of Section 11, Township 20 South, Range 27 East, Orange County, Florida for a Point of beginning. Then proceed North 2174.38 feet, thence West 1000 feet to Section line, thence East 1000 feet to Point of Beginning.

LESS the West 609.27 feet thereof; AND LESS Road Right-of-Way on South. ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The West 1/2 of Section 12, Township 20 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida; thence run North 89°30'00" East along the South line of said Northwest 1/4 of Section 11, a distance of 1330.40 feet to the Southwest corner of the Southeast 1/4 of said Northwest 1/4 for the POINT OF BEGINNING; thence North 00°07'37" West along the West line of the East 1/2 of said Northwest 1/4, a distance of 2240.16 feet to the South right of way line of Ondich Road as described in Deed Book 948, Page 314, Public Records of Orange County, Florida, said point also being on a non-tangent curve concave Northerly having a radius of 603.70 feet, a chord bearing of North 67°23'18" East, a chord length of 462.04 feet; thence run along said South right of way line and the arc of said curve through a central angle of 44°59'57" an arc length of 474.14 feet to a point of tangency; thence continue along said South right of way line North 44°53'19" East, 69.23 feet to the beginning of a tangent curve concave Southerly having a radius of 543.70 feet, a chord bearing of North 67°23'19" East, a chord length of 416.13 feet; thence run along the arc of said curve through a central angle of 45°00'00" an arc length of 427.02 feet to a point lying 30.00 feet South of the North line of said Northwest 1/4 of Section 11; thence North 89°53'15" East parallel with and 30.00 feet South of said Northwest 1/4, a distance of 462.83 feet to the West line of the Northeast 1/4 of said Section 11; thence continue along the South right of way line of Ondich Road North 89°08'46" East parallel with and 30.00 feet south of said Northeast 1/4, 1328.87 feet to the East line of the West 1/2 of said Northeast 1/4; thence South 00°22'32" East along said East line, 1960.50 feet to the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 11; thence North 89°24'58" East along the South line of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 11, a distance of 742.86 feet to a point 589.09 feet West of the Southeast corner of said North 1/2 of the Southeast 1/4 of the Northeast 1/4; thence South 00°27'59" East parallel with the East line of the Northeast 1/4 of said Section 11, a distance of 634.66 feet to the North line of the North 15.00 feet of the South 30.00 feet of the East 589.09 feet of the Southeast 1/4 of the Northeast 1/4 of said Section 11; thence North 89°30'20" East along said North line, 589.09 feet to the East line of the Northeast 1/4 of said Section 11; thence North 89°12'43" East along the North line of the North 15.00 feet of the South 30.00 feet of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 12, Township 20 South, Range 27 East, Orange County, Florida, 1313.76 feet to the West right of way line of Effie Road said point lying 30.00 feet West of the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 12; thence South 00°03'07" East along said West right of way line parallel with and 30.00 feet West of said East line of the Southwest 1/4 of the Northwest 1/4, a distance of 15.00 feet to the South line of said North 15.00 feet of the South 30.00 feet of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 12; thence South 89°12'43" West along said South line, 1313.65 feet to the East line of the Northeast 1/4 of said Section 11; thence South 89°30'20" West along the South line of the North 15.00 feet of the South 30.00 feet of the East 589.09 feet of the Southeast 1/4 of the Northeast 1/4 of said Section 11, a distance of 589.09 feet; thence South 00°27'59" East parallel with the East line of the Northeast 1/4 of said Section 11, a distance of 15.00 feet to the South line of the Northeast 1/4 of said Section 11; thence South 00°27'57" East parallel with the East line of the Southeast 1/4 of said Section 11, a distance of 1481.97 feet to the South line of the North 593.38 feet of the South 2174.38 feet of the Southeast 1/4 of said Section 11; thence South 89°12'15" West, 593.74 feet to a point lying 1182.82 feet West of the East line of the Southeast 1/4 of said Section 11; thence North 00°27'57" West parallel with and 1182.82 feet West of the said East line of the Southeast 1/4, a distance of 993.40 feet to the North line of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence South 89°12'15" West along said North line, 405.97 feet to the East line of Lot1, OCB ACRES, as recorded in Plat Book 58, Page 38, Public Records of Orange County, Florida; thence North 00°22'55" West along said East line, 0.31 feet to the Northeast corner of said Lot 1; thence South 89°15'34" West along the North line of said Lot 1, a distance of 1078.81 feet to the Northwest corner of said Lot 1; thence North 00°17'03" West, 496.88 feet to a 4"x4" concrete monument being the monumented Southeast corner of
Northwest 1/4 of said Section 11; thence South 89°32'00" West along the South line of said Northwest 1/4, a distance of 1330.41 feet to the POINT OF BEGINNING;

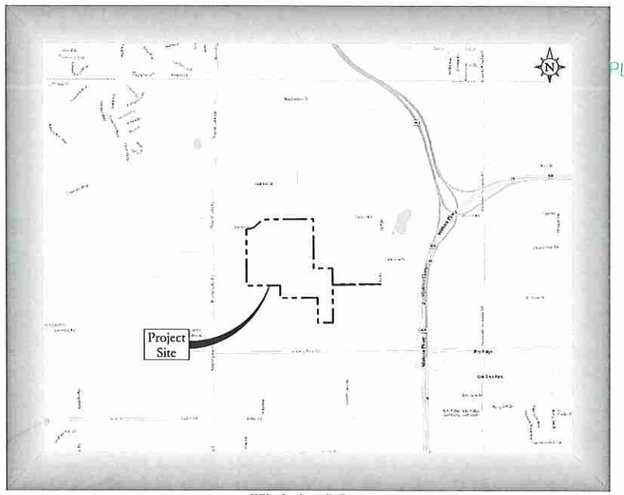
Containing 205.073 acres, more or less.

Parcel Id. No.:
11-20-27-0000-00-003
11-20-27-0000-00-013
11-20-27-0000-00-036
11-20-27-0000-00-070

Owner/Applicant:
Galvin Land Services, LLC
121 Snell Isle Blvd NE
St. Petersburg, FL 33704

Kelly Park Land Investments, LLC
121 Snell Isle Blvd NE
St. Petersburg, FL 33704

Harriskp (50%) and Kelly Park Land Investments, LLC (50%)
121 Snell Isle Blvd NE
St. Petersburg, FL 33704



Vicinity Map
Scale: 1" = 3,000'

RECEIVED
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PLANNING & ZONING

Sheet Index

Sheet Id.	Sheet Title	Subm./Rev. - 1 2 3 4 5 6 7
C0.00	Cover Sheet	▪ ▪ ▪
C0.01	Existing Conditions Plan	▪ ▪ ▪
C0.02	KPI Character Districts	▪ ▪ ▪
C1.00	Overall Master Plan	▪ ▪ ▪
C1.01	Phasing Plan	▪ ▪ ▪
C1.02	Master Block Design Plan	▪ ▪
C1.03	Site Data Table	▪ ▪ ▪
C2.10 - C2.18	Signage, Striping, Sight Distance & Pavement Marking Plan	▪ ▪ ▪
C3.00	Typical Sections	▪ ▪ ▪
C3.10 - C3.18	Geometry Plan	▪ ▪ ▪
C4.00	Master Stormwater Plan	▪ ▪ ▪
C4.10 - C4.18	Grading & Drainage Plan	▪ ▪ ▪
C4.50 - C4.51	Grading Sections & Details	▪ ▪ ▪
C5.00	Master Utility Plan	▪ ▪ ▪
C5.10 - C5.18	Utility Plan	▪ ▪ ▪
C6.10 - C6.14	Fire Access & Parking Plan	▪ ▪ ▪
C7.00	Kelly Park Road Improvements	▪ ▪ ▪
C7.01	Ondich Road Improvements	▪ ▪ ▪
	Survey Drawings	
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3 - 6	Map Of Tree Survey	▪ ▪
	Landscape Reference Drawings	
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L100	Tree Mitigation Plan	▪ ▪ ▪
L301 - L303	Hardscape Design Plan	▪ ▪ ▪
L400	Overall Landscape Plan	▪ ▪ ▪
L401 - L415	Landscape Plan	▪ ▪ ▪
L430	Planting Schedule	▪ ▪ ▪
L431 - L432	Landscape Details & Notes	▪ ▪ ▪
L500	Overall Irrigation Plan	▪ ▪ ▪
L501 - L515	Irrigation Plan	▪ ▪ ▪
L520	Irrigation Details & Notes	▪ ▪ ▪
	Lighting Reference Drawings	
E301	Lighting Cutsheets	▪ ▪ ▪

	Date	Description
-	4/12/2022	SUBMIT TO CITY OF APOPKA
1	5/16/2022	RESUBMIT TO CITY OF APOPKA
2	6/1/2022	RESUBMIT TO CITY OF APOPKA

Consultants

Civil Engineer:
Poulos & Bennett, LLC
2602 E. Livingston St.
Orlando, FL 32803
407.487.2594

Surveyor:
PEC Surveying and Mapping, LLC
2100 Alafaya Trail
Oviedo, FL 32765
407.542.4967

Environmental:
Bio-Tech Consulting Inc.
3025 East South Street
Orlando, FL 32803
407.894.5969

Geotechnical Engineer:
Universal Engineering Sciences
3532 Maggie Boulevard
Orlando, FL 32811
407.423.0504

Landscape Architect:
Bonnett Design Group, LLC
400 S Orlando Ave Suite 201
Maitland, FL 32751
407.622.1588

Transportation:
TMC Traffic & Mobility Consultants
3101 Maguire Boulevard, Suite 265
Orlando, FL 32803
407.531.5332

DANIEL STEHLI * LICENSE * No. 52781 * STATE OF FLORIDA * ENGINEER * PROFESSIONAL * MARC

MARC DANIEL STEHLI
P.E. NO. 0052781

DATE: June 1, 2022

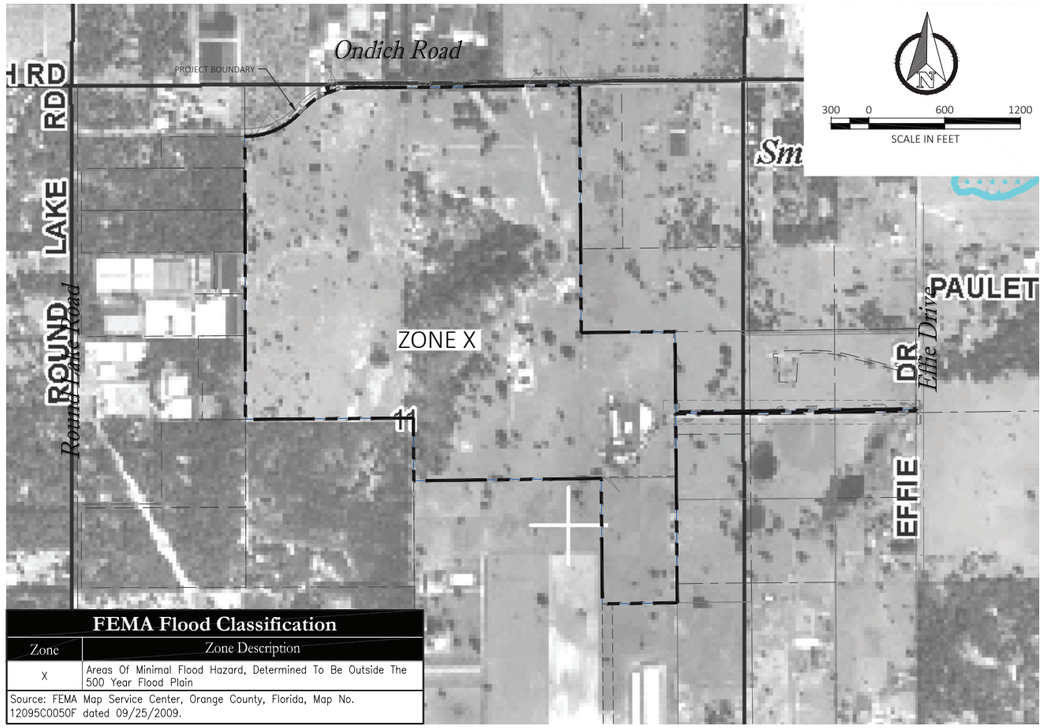
Major Development Plan for Crossroads at Kelly Park

POULOS & BENNETT

2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No. 21-027

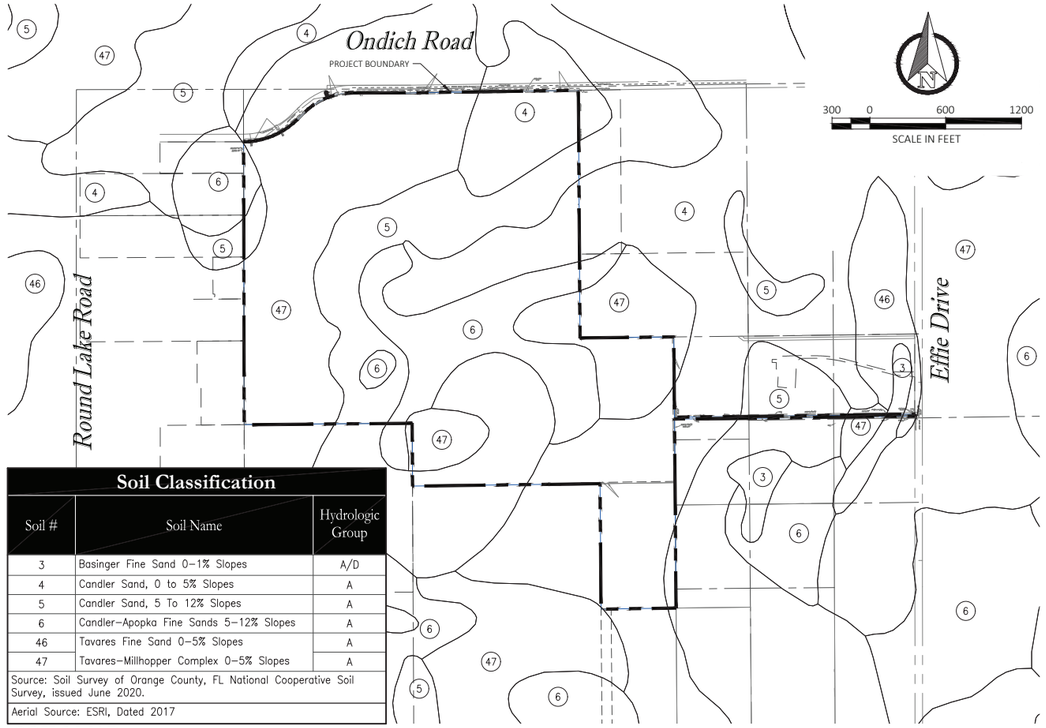
N:\PARCELS\CAD\PRELIMINARY\PSP\21-027-PSP-C5

Z:\2021\21-027 GALVIN



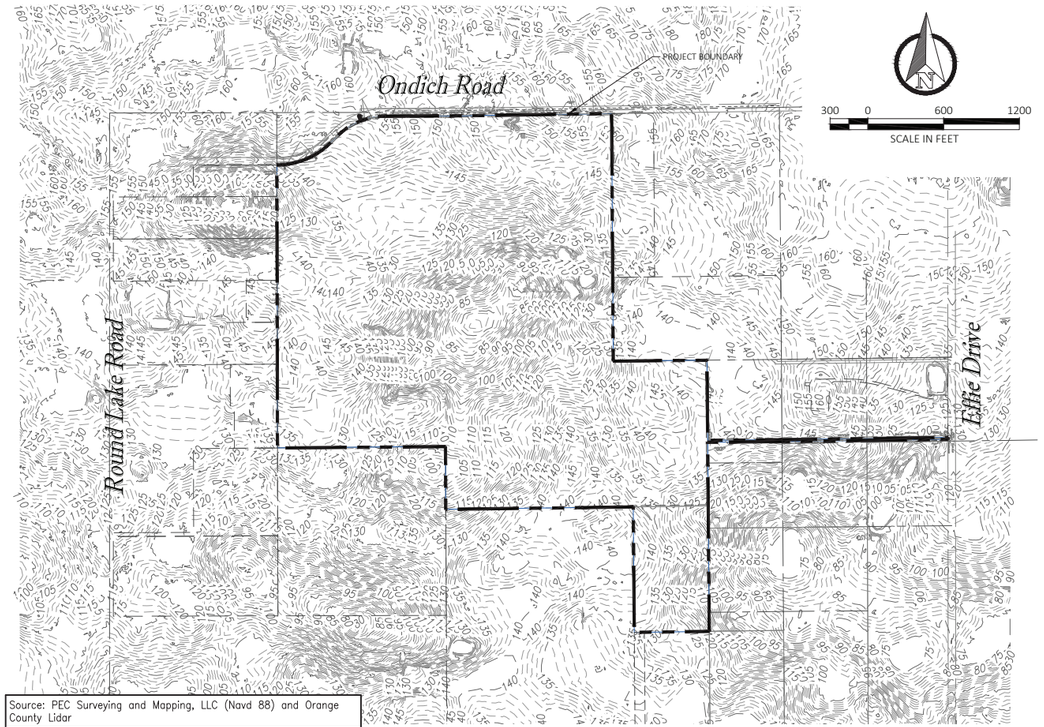
FEMA Flood Classification	
Zone	Zone Description
X	Areas Of Minimal Flood Hazard, Determined To Be Outside The 500 Year Flood Plain
Source: FEMA Map Service Center, Orange County, Florida, Map No. 12095C0050F dated 09/25/2009.	

FEMA MAP

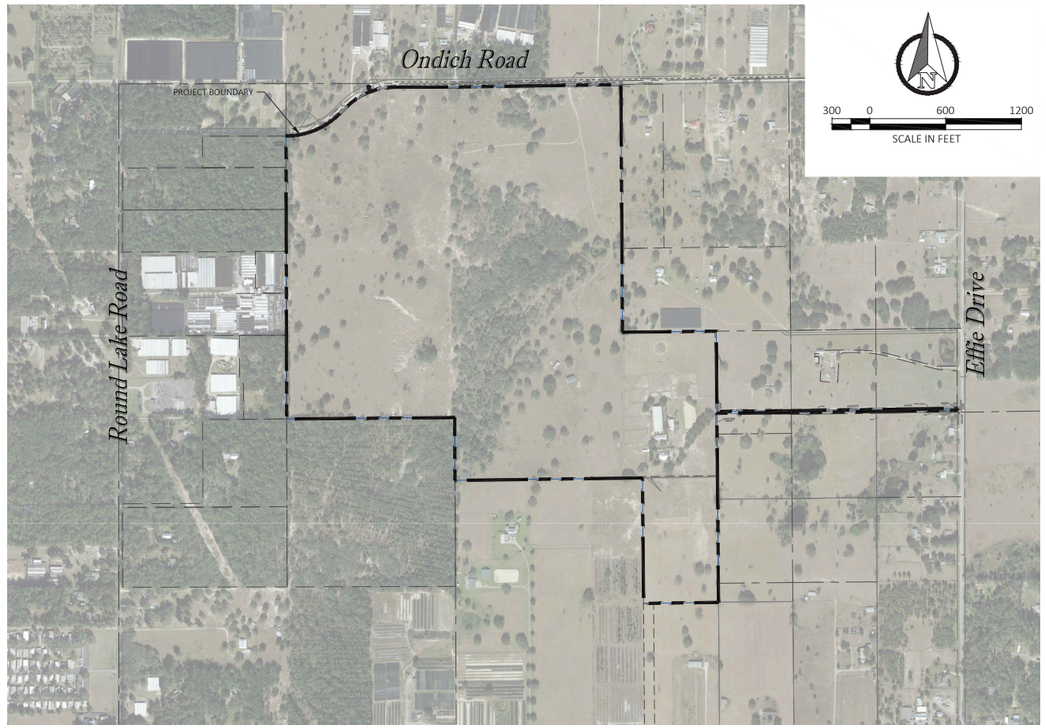


Soil Classification		
Soil #	Soil Name	Hydrologic Group
3	Basinger Fine Sand 0–1% Slopes	A/D
4	Candler Sand, 0 to 5% Slopes	A
5	Candler Sand, 5 To 12% Slopes	A
6	Candler–Apopka Fine Sands 5–12% Slopes	A
46	Tavares Fine Sand 0–5% Slopes	A
47	Tavares–Millhopper Complex 0–5% Slopes	A
Source: Soil Survey of Orange County, FL National Cooperative Soil Survey, issued June 2020.		
Aerial Source: ESRI, Dated 2017		

SOILS MAP



TOPOGRAPHY



AERIAL

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	06/01/2022	RESUBMIT TO CITY OF APOPKA
1	05/16/2022	RESUBMIT TO CITY OF APOPKA
-	04/12/2022	SUBMIT TO CITY OF APOPKA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 600'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

EXISTING CONDITIONS PLAN

Sheet No.:

C0.01

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER
Marc D. Stehli
MARC DANIEL STEHLI P.E. NO. 0052781
DATE: June 1, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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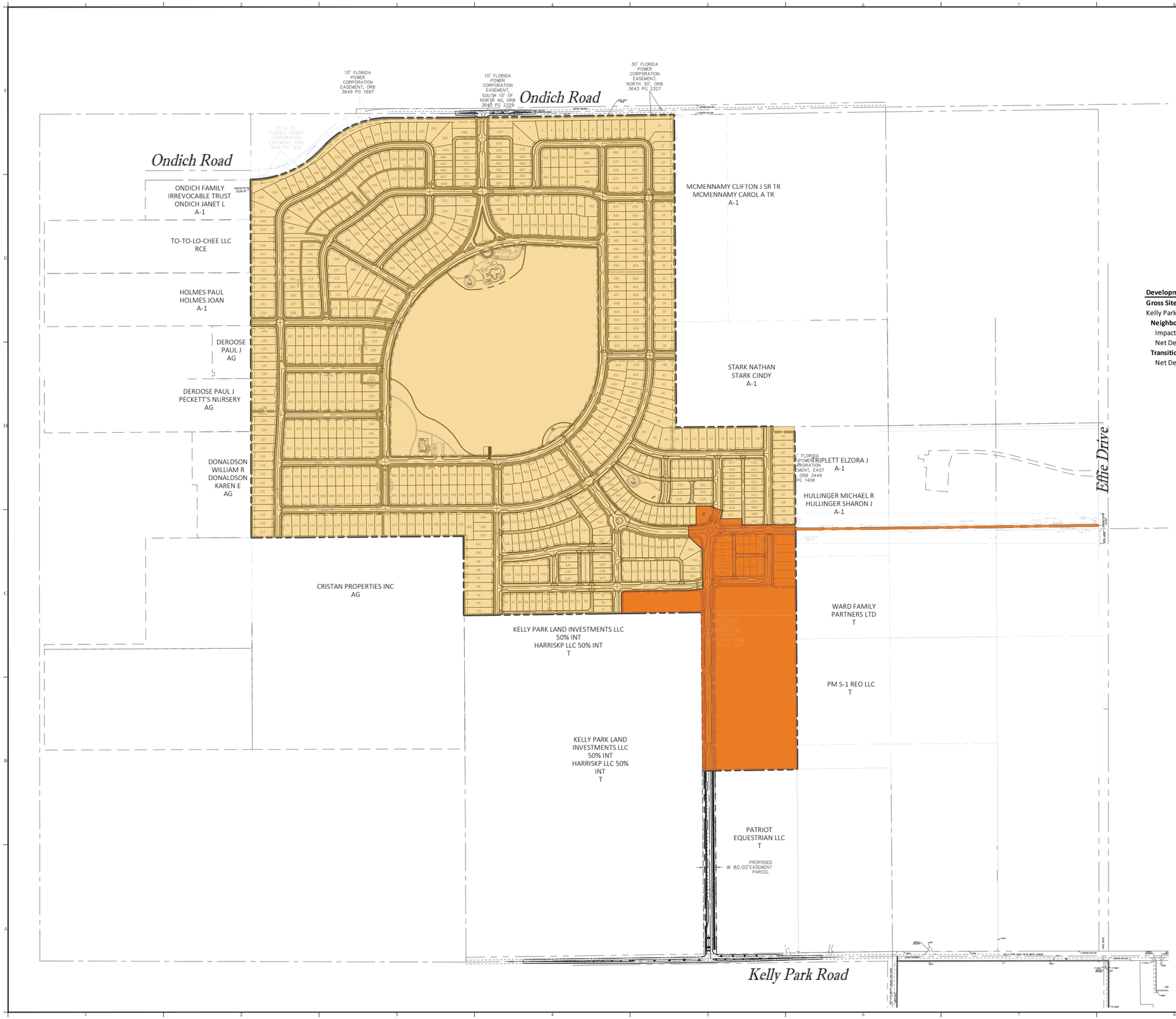

Development Data	
Gross Site Area	205.04 Acres
Kelly Park Character District	Neighborhood & Transition
Neighborhood	181.28 Acres
Impacted Wetland	0.08 Acres
Net Developable Area	181.20 Acres
Transition	23.76 Acres
Net Developable Area	23.76 Acres

Key Map:

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APPROVED BY:	MDS
SCALE IN FEET:	1"=300'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

KPI CHARACTER DISTRICTS

Sheet No.:

C0.02

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI P.E. NO. 0052781

DATE: June 1, 2022

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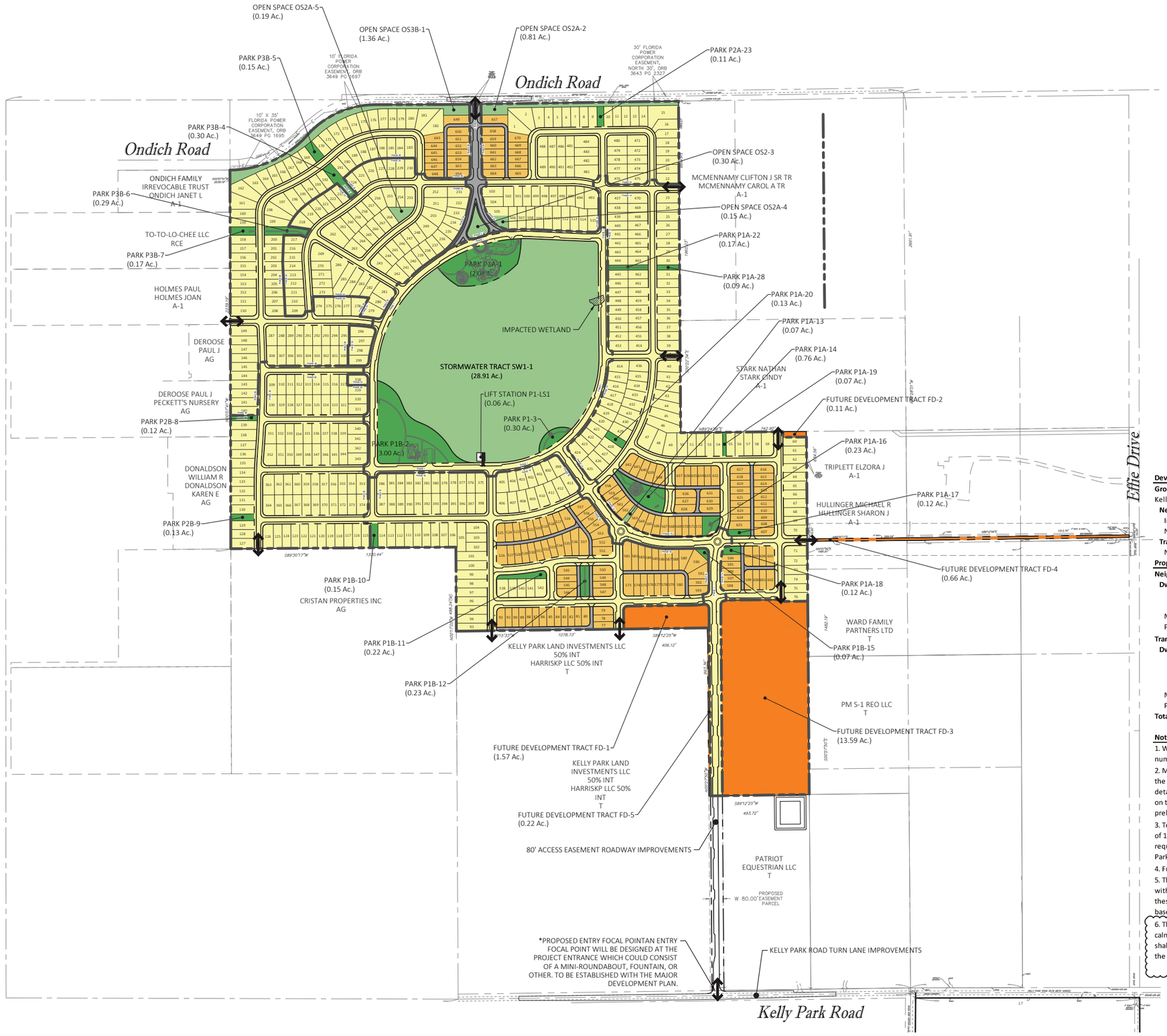

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150' 0 300' 600'

SCALE IN FEET

LEGEND

- MASTER PLAN BOUNDARY
- ROW
- LOT LINES
- PHASE LINE
- FULL ACCESS
- 52' x 110' MIN. LOTS
- 40' x 110' MIN. ALLEY LOTS
- OPEN SPACE
- PARK
- FUTURE DEVELOPMENT
- IMPACTED WETLAND

Development Data

Gross Site Area	205.04 Acres
Kelly Park Character District	Neighborhood & Transition
Neighborhood	181.28 Acres
Impacted Wetland	0.08 Acres
Net Developable Area	181.20 Acres
Transition	23.76 Acres
Net Developable Area	23.76 Acres
Proposed Development Program	
Neighborhood District	
Dwelling Units	**651 Units**
52' x 110' Minimum	498 Units
40' x 110' Minimum	153 Units
Maximum Density	5 Du/Ac.
Proposed Density	3.59 Du/Ac.
Transition District[1]	
Dwelling Units	**319 Units**
52' x 110' Minimum	6 Units
40' x 110' Minimum	13 Units
Future Multi-Family[2]	300 Units
Maximum Density[3]	15 Du/Ac.
Proposed Density	13.43 Du/Ac.
Total Number of Dwelling Units	**970 Units**

Notes:

1. Within the Transition District, density will be calculated based on the total number of units in the entire Transition District of this Master Plan.
2. Multi-Family development will comply with the requirements of the Kelly Park Interchange Form Based Code. Development details will be provided at Site Plan submittal. Access locations shown on the Master Site Plan for the Multi-Family development are preliminary. Final locations will be determined with Site Plan approval.
3. To achieve the maximum density allowed within the Transition district of 15 dwelling units/acre, the 3,000 square foot public open space, as required by the KPI Form-Based Code Section R.1.b, is provided within Park Tract P1A-16.
4. Future Development Track will be require separate development plan.
5. The amenity elements depicted for Park Tracts P1A-1 & P1B-2 shall be provided with the development of these tracts. However, the site plans as depicted within these plans should be considered conceptual in nature and subject to modification based on final design and permitting requirements.
6. The Development shall coordinate with the City of Apopka to provide traffic calming measures. The requirement for and design of traffic calming measures shall be determined at the Final Construction Plan phase and shall be reflected in the Final Construction Plans.

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CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

OVERALL MASTER PLAN

Sheet No.:

C1.00

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI P.E. NO. 0052781

DATE: June 1, 2022

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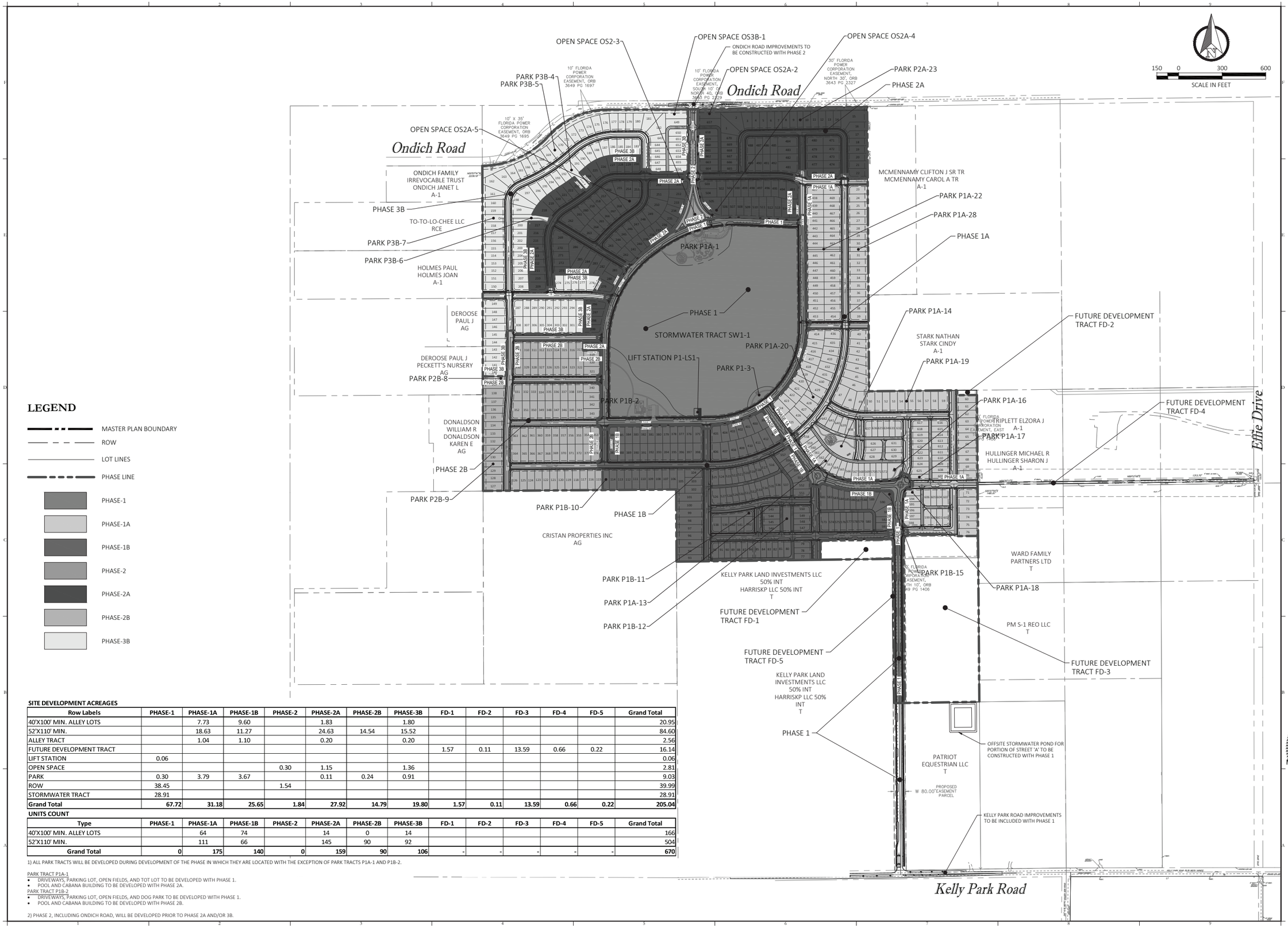

LEGEND

- MASTER PLAN BOUNDARY
- ROW
- LOT LINES
- PHASE LINE
- PHASE-1
- PHASE-1A
- PHASE-1B
- PHASE-2
- PHASE-2A
- PHASE-2B
- PHASE-3B

SITE DEVELOPMENT ACREAGES

Row Labels	PHASE-1	PHASE-1A	PHASE-1B	PHASE-2	PHASE-2A	PHASE-2B	PHASE-3B	FD-1	FD-2	FD-3	FD-4	FD-5	Grand Total
40'X100' MIN. ALLEY LOTS		7.73	9.60		1.83		1.80						20.95
52'X110' MIN.		18.63	11.27		24.63	14.54	15.52						84.60
ALLEY TRACT		1.04	1.10		0.20		0.20						2.56
FUTURE DEVELOPMENT TRACT								1.57	0.11	13.59	0.66	0.22	16.14
LIFT STATION	0.06												0.06
OPEN SPACE				0.30	1.15		1.36						2.81
PARK	0.30	3.79	3.67		0.11	0.24	0.91						9.03
ROW	38.45			1.54									39.99
STORMWATER TRACT	28.91												28.91
Grand Total	**67.72**	**31.18**	**25.65**	**1.84**	**27.92**	**14.79**	**19.80**	**1.57**	**0.11**	**13.59**	**0.66**	**0.22**	**205.04**

UNITS COUNT

Type	PHASE-1	PHASE-1A	PHASE-1B	PHASE-2	PHASE-2A	PHASE-2B	PHASE-3B	FD-1	FD-2	FD-3	FD-4	FD-5	Grand Total
40'X100' MIN. ALLEY LOTS		64	74		14	0	14						166
52'X110' MIN.		111	66		145	90	92						504
Grand Total	**0**	**175**	**140**	**0**	**159**	**90**	**106**	-	-	-	-	-	**670**

1) ALL PARK TRACTS WILL BE DEVELOPED DURING DEVELOPMENT OF THE PHASE IN WHICH THEY ARE LOCATED WITH THE EXCEPTION OF PARK TRACTS P1A-1 AND P1B-2.

PARK TRACT P1A-1
- DRIVEWAYS, PARKING LOT, OPEN FIELDS, AND TOT LOT TO BE DEVELOPED WITH PHASE 1.
- POOL AND CABANA BUILDING TO BE DEVELOPED WITH PHASE 2A.

PARK TRACT P1B-2
- DRIVEWAYS, PARKING LOT, OPEN FIELDS, AND DOG PARK TO BE DEVELOPED WITH PHASE 1.
- POOL AND CABANA BUILDING TO BE DEVELOPED WITH PHASE 2B.

2) PHASE 2, INCLUDING ONDICH ROAD, WILL BE DEVELOPED PRIOR TO PHASE 2A AND/OR 3B.

Z:\2021\21-027 GALVAN - KELLY PARK PARCELS\CAD\PRELIMINARY\PSP\21-027-PSP-OPP

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SCALE IN FEET:	1" = 300'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

PHASING PLAN

Sheet No.:

C1.01

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI P.E. NO. 0052781

DATE: June 1, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
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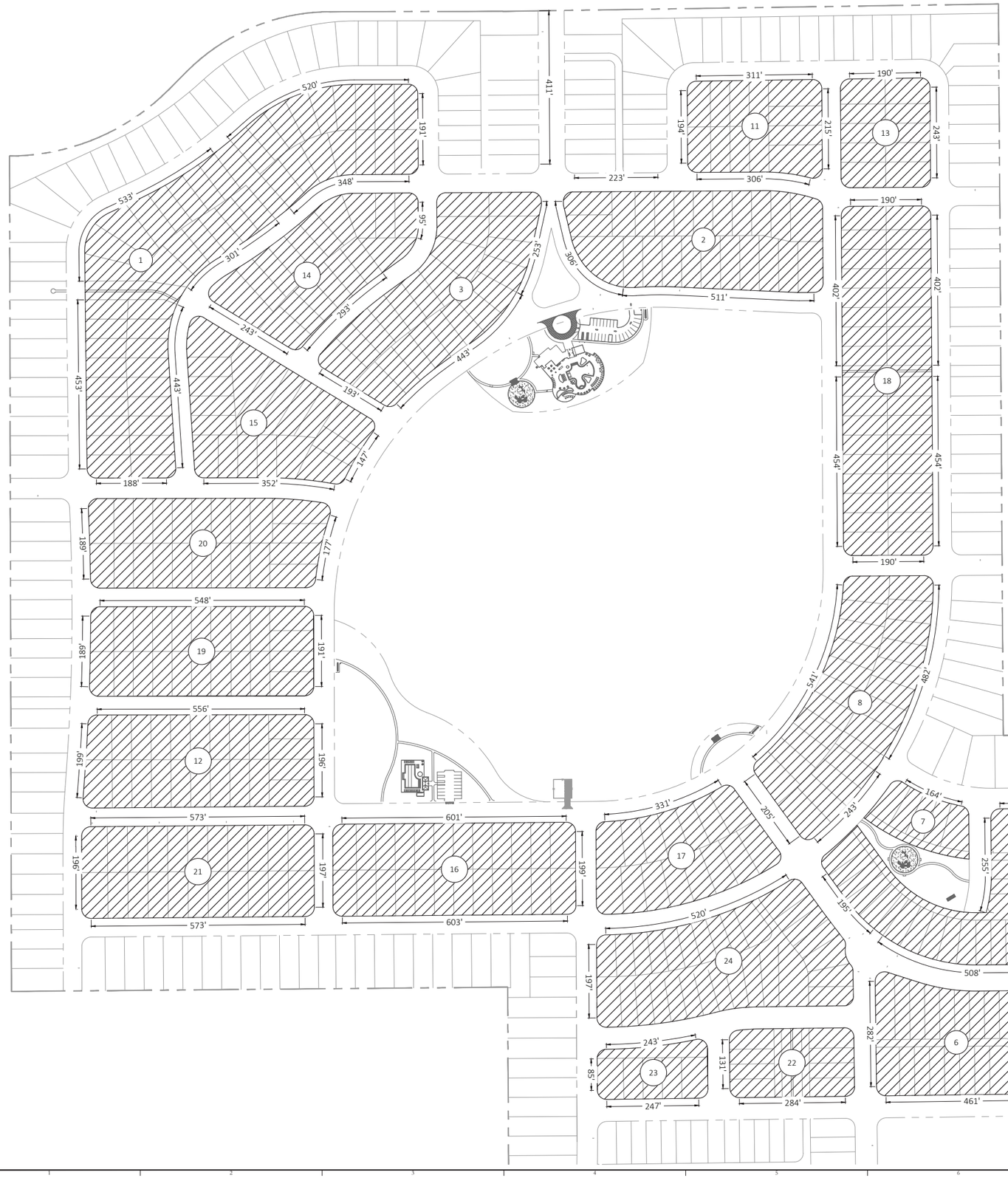
Eng. Bus. No. 28567



75 0 150 300

SCALE IN FEET

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	06/01/2022	RESUBMIT TO CITY OF APOPKA
1	05/16/2022	RESUBMIT TO CITY OF APOPKA
-	04/12/2022	SUBMIT TO CITY OF APOPKA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" =150'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

MASTER BLOCK DESIGN PLAN

Sheet No.:

C1.02

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI P.E. NO. 052781

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Z:\2021\21-027 CALVIN - KELLY PARK PARCELS\CAD\PRELIMINARY\PSP\21-027-PSP-MBDP

OWNERSHIP / MAINTENANCE

ROADWAYS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
ALLEYS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
DRAINAGE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY THE CDD OR HOA WITH EASEMENT TO CITY OF APOPKA
DRAINAGE EASEMENTS (D.E.)	PUBLIC	TO BE DEDICATED TO CDD OR HOA . DRAINAGE FACILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY CITY OF APOPKA.
PRIVATE DRAINAGE EASEMENTS (P.D.E.)	PRIVATE	TO BE DEDICATED TO THE CDD OR HOA. DRAINAGE FACILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE CDD OR HOA.
UTILITY EASEMENTS	PUBLIC	TO BE DEDICATED TO CITY OF APOPKA. UTILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY APOPKA UTILITIES.
WATER, RECLAIMED WATER AND SANITARY SEWER UTILITIES	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA UP TO METERS/CLEAN-OUTS
LIFT STATION TRACTS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
PARK/OPEN SPACE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY THE CDD OR HOA
SIDEWALKS IN PUBLIC RIGHT OF WAY	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
STORMWATER & STREET LIGHTING	PUBLIC	AN MSBU WILL BE ESTABLISHED FOR ROUTINE MAINTENANCE OF STORMWATER SYSTEM FUNCTIONALITY AND STANDARD OPERATION MAINTENANCE OF STREET LIGHTING
SIDEWALK EASEMENTS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
STREET TREES IN PUBLIC ROW	PRIVATE	TO BE OWNED AND MAINTAINED BTY THE HOA
PARKING SPACE STRIPING IN PUBLIC ROW	PRIVATE	TO BE OWNED AND MAINTAINED BTY THE HOA

MISCELLANEOUS

POTABLE WATER SERVICE	CITY OF APOPKA
RECLAIMED WATER SERVICE	CITY OF APOPKA
WASTEWATER SERVICE	CITY OF APOPKA
ELECTRIC SERVICE	DUKE ENERGY
FIRE PROTECTION	CITY OF APOPKA

PHASING

1. THE OVERALL KELLY PARK PROPERTY WILL BE CONSTRUCTED IN MULTIPLE PHASES. DEVELOPMENT MAY NOT BE SEQUENTIAL. THE NEEDED INFRASTRUCTURE SHALL BE INCLUDED SUCH THAT EACH PHASE MAY STAND ALONE.

SIGNAGE

1. ONSITE SIGNAGE WILL BE IN ACCORDANCE WITH THE MIXED USE KELLY PARK INTERCHANGE FORM-BASED CODE.

LANDSCAPE

1. LANDSCAPE MATERIALS WILL BE CHOSEN FROM THE FLORIDA FRIENDLY PLANT DATABASE (CENTRAL FLORIDA REGION).
2. A TWENTY-FIVE (25) FOOT BUFFER IS PROVIDED ADJACENT TO ONDICH ROAD. IN ACCORDANCE WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE SEC. 5.2.5 - LANDSCAPING AND BUFFER STANDARDS, BUFFER TYPE C WILL BE PROVIDED BETWEEN THE FUTURE MULTI-FAMILY PARCEL AND EXISTING SINGLE-FAMILY DETACHED DWELLING ABUTTING LAND. NO OTHER PERIMETER BUFFERS ARE REQUIRED.

GARBAGE PICKUP

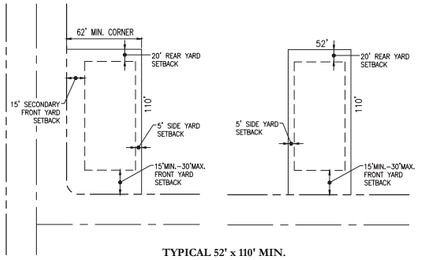
1. FRONT LOADED SINGLE FAMILY UNITS TO BE PICKED UP AT FRONT RIGHT OF WAY. REAR LOADED UNITS TO BE PICKED UP AT REAR ALLEY.

PARKING REQUIREMENTS

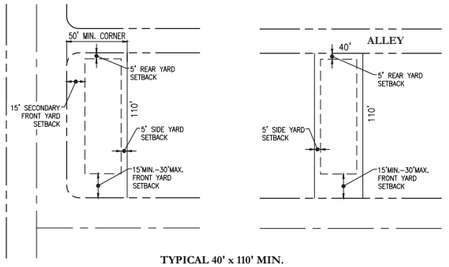
1. OFF-STREET PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE MIXED USE KELLY PARK INTERCHANGE FORM-BASED CODE.

STREET LIGHTING

LIGHTING PHOTOMETRIC PLAN WILL BE PROVIDED AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL. LIGHTING REQUIREMENTS SHALL MEET ALL APPLICABLE CITY OF APOPKA AND ELECTRIC PROVIDERS REGULATIONS AT THE TIME OF ANY CONSTRUCTION PLAN SUBMITTAL AND ANY SUBSEQUENT APPROVALS



TYPICAL 52' x 110' MIN. LOT LAYOUT
N.T.S.



TYPICAL 40' x 110' MIN. LOT LAYOUT
N.T.S.

TYPICAL LOTS
N.T.S.

SUSTAINABILITY		
Per LDC section 5.11.4.A.1.B, residential developments of 30 or more dwelling units shall obtain a minimum of 4 points from the green building point system, Table 5.11.4.B. this development shall satisfy this requirements as follows		
GREEN BUILDING STANDARD	**POINTS EARNED**	**NOTES**
Development as a traditional neighborhood planned development (TN-PD) district	0.75	Development is proposed as a block pattern traditional neighborhood
Use central air conditioners that are energy star qualified	0.50	All HVAC's installed on site will be energy star qualified
Use vegetation or vegetated structures to shade HVAC units	0.25	2 shrubs per A/C unit will be shown on the final landscape plans
Orient a minimum of 25 percent of residential dwelling units or lots in the development within 20 percent of east-west axis for maximum passive solar exposure	1.00	270 lots (30%) are oriented east west lots
Create a soil management plan for development site that promotes stormwater infiltration through improved organic matter content, reduced compaction levels, and increased infiltration capacity	0.50	The entire site is designed to drain to an on-site retention pond that will fully recover thought infiltration
Preserve large, non-exotic trees on site (large tree defined as 20 feet or greater in height and 24 inches or greater DBH)	1.00	A minimum of Large trees are being preserved. Please see landscape plans for the tree locations.
Install operable windows to allow for natural ventilation in the event of power failures	0.25	All windows will be operable
TOTAL	**4.25**	

STUDENT GENERATION TABLE

			Generation Rate			
KPI District	Units	Type	ES	MS	HS	Total
Neighborhood	651	Single Family	0.178	0.094	0.133	264
Transition	19	Single Family	0.178	0.094	0.133	8
Transition	300	Multi-Family(Non High Rise)	0.141	0.065	0.08	86
					Project Total	**357**

SOURCE: ORANGE COUNTY PUBLIC SCHOOLS STUDENT GENERATION RATES EFFECTIVE JUNE 22, 2021.

NOTES

1. LOT AREAS, EASEMENT LINES AND TRACT AREAS ON THE FINAL PLAT MAY VARY FROM THAT SHOWN DUE TO FINAL ENGINEERING DESIGN CRITERIA AND CONSTRAINTS.
2. THIS COMMUNITY IS NOT PROPOSED TO BE GATED. ALL RIGHTS OF WAY SHALL BE PUBLIC.
3. SINGLE-FAMILY RESIDENTIAL ARCHITECTURE SHALL MEET THE INTENT OF KELLY PARK INTERCHANGE FORM-BASED CODE DEVELOPMENT DESIGN GUIDELINES.
4. PARKS SHALL HAVE ADEQUATE LIGHTING ON AUTOMATIC TIMERS WITHOUT PROJECTING A GLARE ONTO ADJACENT PROPERTIES.
5. THE PROJECT IS GOVERNED BY CAPACITY ENHANCEMENT AGREEMENT # APK-10-001. ANTICIPATED STUDENT GENERATION IS FOR THE PROPOSED DEVELOPMENT PROGRAM IS PROVIDED IN THE STUDENT GENERATION TABLE BELOW. AN ORANGE COUNTY PUBLIC SCHOOLS (OCPS) FORMAL DETERMINATION OF SCHOOL CAPACITY (APPLICATION ID: CMA-APK-22-002) HAS BEEN SUBMITTED AND IS CURRENTLY UNDER REVIEW.

ALLEY TRACTS

PHASE-1A	A1A-10	0.18
	A1A-6	0.21
	A1A-7	0.19
	A1A-8	0.33
	A1A-9	0.14
	PHASE-1A ALLEY TRACT	**1.04**
PHASE-1B	A1B-1	0.32
	A1B-2	0.08
	A1B-3	0.08
	A1B-4	0.39
	A1B-5	0.23
	PHASE-1B ALLEY TRACT	**1.10**
PHASE-2A	A2A-12	0.20
	PHASE-2A ALLEY TRACT	**0.20**
PHASE-3B	A3B-11	0.20
	PHASE-3B ALLEY TRACT	**0.20**
	TOTAL:	**2.56**

DRAINAGE TRACTS

PHASE 1	SW1-1	28.91
	PHASE-1 SUBTOTAL:	**28.91**
	TOTAL:	**28.91**

OPEN SPACE TRACTS

PHASE	TRACT ID	ACREAGE
PHASE-2	OS2-3	0.30
	PHASE-2 SUBTOTAL:	0.30
PHASE-2A	OS2A-2	0.81
	OS2A-4	0.15
	OS2A-5	0.19
	PHASE-2A SUBTOTAL:	1.15
PHASE-3B	OS3B-1	1.36
	PHASE-3B SUBTOTAL:	1.36
	TOTAL:	2.81

LIFT STATION TRACTS

PHASE 1	LS1-1	0.06
	PHASE-1 SUBTOTAL:	**0.06**

PARK TRACTS

PHASE-1	P1-3	0.30
	PHASE-1 SUBTOTAL:	0.30
PHASE-1A	P1A-1	2.04
	P1A-14	0.76
	P1A-16	0.23
	P1A-17	0.12
	P1A-18	0.12
	P1A-19	0.07
	P1A-20	0.13
	P1A-22	0.17
	P1A-28	0.09
	P1A-13	0.07
	PHASE-1A SUBTOTAL:	3.79
PHASE-1B	P1B-10	0.15
	P1B-11	0.22
	P1B-12	0.23
	P1B-15	0.07
	P1B-2	3.00
	PHASE-1B SUBTOTAL:	3.67
PHASE-2A	P2A-23	0.11
	PHASE-2A SUBTOTAL:	0.11
PHASE-2B	P2B-8	0.12
	P2B-9	0.13
	PHASE-2B SUBTOTAL:	0.24
PHASE-3B	P3B-4	0.30
	P3B-5	0.15
	P3B-6	0.29
	P3B-7	0.17
	PHASE-3B SUBTOTAL:	0.91
	TOTAL:	**9.03**

OPEN SPACE & PARK REQUIREMENT TABLE

	PHASE-1	PHASE-1A	PHASE-1B	PHASE-2	PHASE-2A	PHASE-2B	PHASE-3B	Grand Total
Neighborhood Acreage	**67.72**	**28.11**	**25.57**	**1.84**	**27.92**	**14.79**	**19.80**	**185.75**
REQUIRED	13.54	5.62	5.11	0.37	5.58	2.96	3.96	37.15
PROPOSED	29.21	3.79	3.67	0.30	1.26	0.24	2.27	40.74
Transition Acreage	**0.00**	**3.07**	**0.07**	**0.00**	**0.00**	**0.00**	**0.00**	**3.15**
REQUIRED	0.00	0.46	0.01	0.00	0.00	0.00	0.00	0.47
PROPOSED	0.00	0.47	0.07	0.00	0.00	0.00	0.00	0.54
Total Net Acreages	**67.72**	**31.18**	**25.65**	**1.84**	**27.92**	**14.79**	**19.80**	**188.90**

1) Open Space Requirements
Neighborhood District = 20%
Transition District = 15%
2) Open Space and park tracts count towards open space requirements
3) Open Space requirements shall be met project wide. Surplus Acreage may carry over and meet future phase requirements.

DEVELOPMENT STANDARDS

	Character District	
	Neighborhood	**Transition**
Living Area		
Min. Living Area	1,200 sf	1,200 sf
Building and Floor Height		
Min. Building Height	NA	NA
Max. Building Height	Principal Building - 2 Stories Accessory Building - 1 Story	Principal Building - 3 Stories* Accessory Building - NA
Min. Additional Floor Height	NA	8 ft
Building Setbacks		
Min. Front/Street Side	15 ft	10 ft
Max. Front/Street Side	30 ft	20 ft
Min. Side	Single-Family Detached (Rear Load) - 5 ft Single-Family Detached (Front Load) - 5 ft	Single-Family Detached (Rear Load) - 5 ft Single-Family Detached (Front Load) - 5 ft
Max. Side	NA	50% Frontage Arterial & Primary Street
Min. Building Separation	Single-Family Detached (Rear Load) - 10 ft Single-Family Detached (Front Load) - 10 ft	Single-Family Detached (Rear Load) - 10 ft Single-Family Detached (Front Load) - 10 ft Apartment Building - 20 ft
Min. Rear (Alley)	5 ft	5 ft
Min. Rear (No Alley)	20 ft	20 ft
Density		
Min. Density	1 du/ac	5 du/ac
Max. Density	5 du/ac	10 (15 with bonus) du/ac
Open Space		
Min. Open Space	20%	15%

*One (1) additional floor above the permitted base height may be permitted for every 1,500 square feet of public open space provided per KPI Form-Based Code Section R.1.b.

Modifications

1. A Modification from the City of Apopka Mixed Use Kelly Park Interchange Form-Based Code Section G - District Size and Block Standards to allow for a block length of greater than 500 feet in the Neighborhood District. Based on the topographic constraints of the property, a curvilinear roadway network forms the basis of the project design, which limits the opportunity for a traditional grid block pattern. Pocket parks were added to the longer blocks to break up the streetscape.

2. A Modification from the City of Apopka Mixed Use Kelly Park Interchange Form-Based Code Section I - Building and Floor Height to allow for a first floor height minimum of 8' in lieu of 12' in the Transition District.

3. A Modification from the City of Apopka Land Development Code Appendix D – Development Design Guidelines Section 3.6 – Residential Landscaping to exempt lots less than 52' in width from the requirement to plant three (3) trees per lot. The tree planting requirement for lots less than 52' in width will be determined with approval of the landscape plan submitted with the Major Development Plan.

4. A Modification from the City of Apopka Mixed Use Kelly Park Interchange Form-Based Code Section D - Applicability and Process to expand the Neighborhood District boundary by 12.20 acres, which equates to 2,300 linear feet.

5. A Modification from the City of Apopka Mixed Use Kelly Park Interchange Form-Based Code Section R - Developments utilizing the bonus system or receiving the transfer of development rights shall not have any multi-family buildings located within 100 feet from a neighborhood character zone or single-family residentially-zoned property. Single-family buildings shall meet the setbacks specified in their respective character zone. The code only states "buildings" and does not distinguish the type of building. This modification differentiates between multi-family versus single-family buildings, and clarifies that the multi-family buildings will have a greater setback to residentially zoned properties. This will allow for consistency of setbacks throughout the Master Plan for the single-family buildings and still requires that the multi-family buildings provide a 100 foot buffer from single-family zoned properties that are located outside of the Master Plan boundary.

SITE DATA

Site Information

Parcel I.D. #	11-20-27-0000-00-003
	11-20-27-0000-00-013
	11-20-27-0000-00-036
	11-20-27-0000-00-070
Current Zoning	T - Transition
Current FLU	Mixed Use
Proposed Zoning	Kelly Park Interchange - Mixed Use
Proposed Character District	Neighborhood & Transition
Land Summary (Acres)	
Gross Land Area	205.04 Acres
Neighborhood District	181.28 Acres
Transition District	23.76 Acres
Wetlands (Proposed for Impact)	0.08 Acres
Single-Family	670 Units
Multi-Family	300 Units
Proposed Units	970 Units

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	06/01/2022	RESUBMIT TO CITY OF APOPKA
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Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

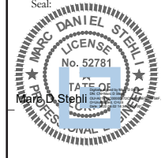
Sheet Title:

SITE DATA TABLE

Sheet No.:

C1.03

Seal:



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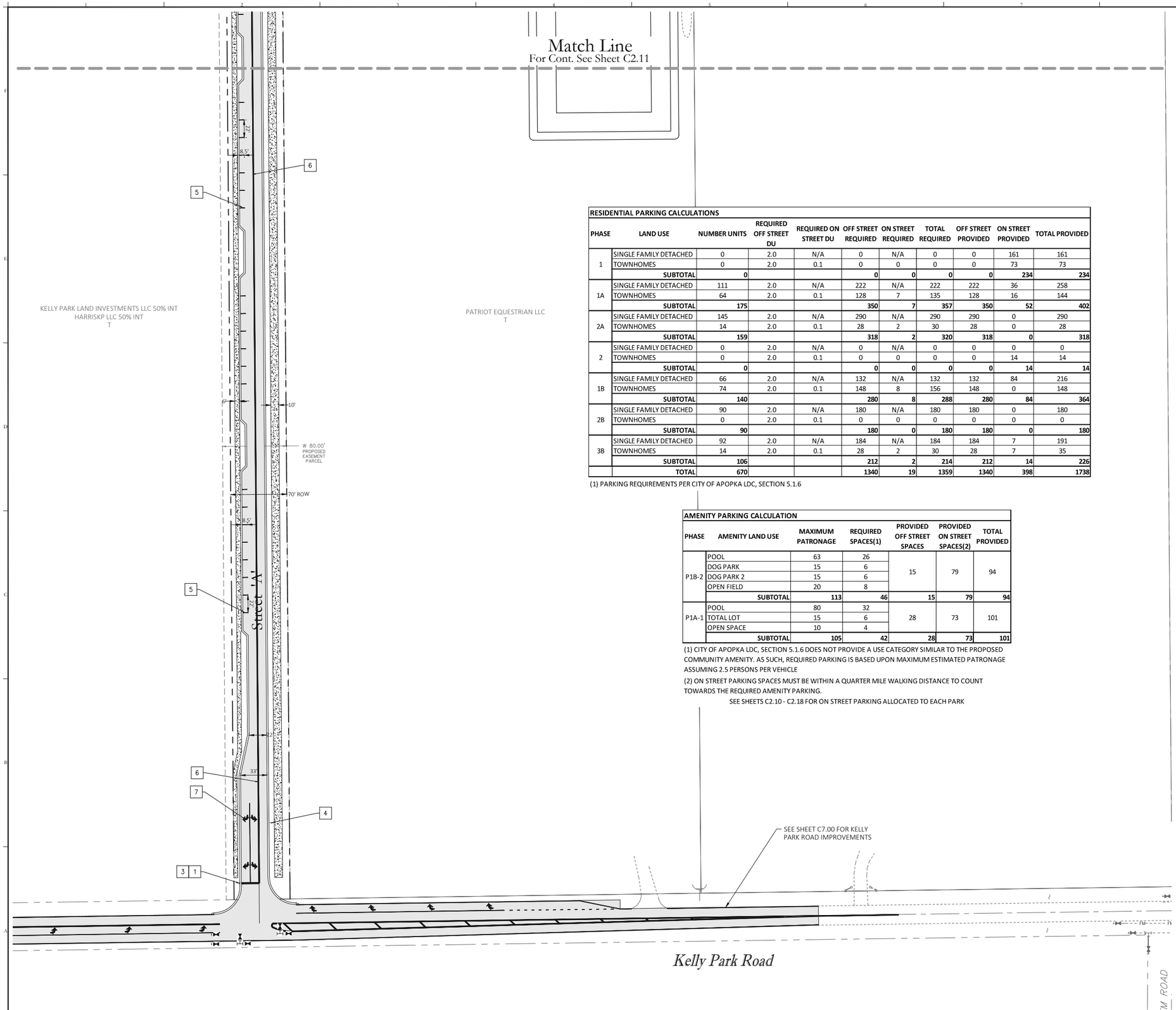


RESIDENTIAL PARKING CALCULATIONS

PHASE	LAND USE	NUMBER UNITS	REQUIRED OFF STREET DU	REQUIRED ON STREET DU	OFF STREET REQUIRED	ON STREET REQUIRED	TOTAL REQUIRED	OFF STREET PROVIDED	ON STREET PROVIDED	TOTAL PROVIDED
1	SINGLE FAMILY DETACHED	0	2.0	N/A	0	N/A	0	0	161	161
	TOWNHOMES	0	2.0	0.1	0	0	0	0	73	73
	SUBTOTAL	**0**			**0**	**0**	**0**	**0**	**234**	**234**
1A	SINGLE FAMILY DETACHED	111	2.0	N/A	222	N/A	222	222	36	258
	TOWNHOMES	64	2.0	0.1	128	7	135	128	16	144
	SUBTOTAL	**175**			**350**	**7**	**357**	**350**	**52**	**402**
2A	SINGLE FAMILY DETACHED	145	2.0	N/A	290	N/A	290	290	0	290
	TOWNHOMES	14	2.0	0.1	28	2	30	28	0	28
	SUBTOTAL	**159**			**318**	**2**	**320**	**318**	**0**	**318**
2	SINGLE FAMILY DETACHED	0	2.0	N/A	0	N/A	0	0	0	0
	TOWNHOMES	0	2.0	0.1	0	0	0	0	14	14
	SUBTOTAL	**0**			**0**	**0**	**0**	**0**	**14**	**14**
1B	SINGLE FAMILY DETACHED	66	2.0	N/A	132	N/A	132	132	84	216
	TOWNHOMES	74	2.0	0.1	148	8	156	148	0	148
	SUBTOTAL	**140**			**280**	**8**	**288**	**280**	**84**	**364**
2B	SINGLE FAMILY DETACHED	90	2.0	N/A	180	N/A	180	180	0	180
	TOWNHOMES	0	2.0	0.1	0	0	0	0	0	0
	SUBTOTAL	**90**			**180**	**0**	**180**	**180**	**0**	**180**
3B	SINGLE FAMILY DETACHED	92	2.0	N/A	184	N/A	184	184	7	191
	TOWNHOMES	14	2.0	0.1	28	2	30	28	7	35
	SUBTOTAL	**106**			**212**	**2**	**214**	**212**	**14**	**226**
	TOTAL	**670**			**1340**	**19**	**1359**	**1340**	**398**	**1738**

(1) PARKING REQUIREMENTS PER CITY OF APOPKA LDC, SECTION 5.1.6

AMENITY PARKING CALCULATION

PHASE	AMENITY LAND USE	MAXIMUM PATRONAGE	REQUIRED SPACES(1)	PROVIDED OFF STREET SPACES	PROVIDED ON STREET SPACES(2)	TOTAL PROVIDED
P1B-2	POOL	63	26	15	79	94
	DOG PARK	15	6			
	DOG PARK 2	15	6			
	OPEN FIELD	20	8			
	SUBTOTAL	**113**	**46**	**15**	**79**	**94**
P1A-1	POOL	80	32	28	73	101
	TOTAL LOT	15	6			
	OPEN SPACE	10	4			
	SUBTOTAL	**105**	**42**	**28**	**73**	**101**

(1) CITY OF APOPKA LDC, SECTION 5.1.6 DOES NOT PROVIDE A USE CATEGORY SIMILAR TO THE PROPOSED COMMUNITY AMENITY. AS SUCH, REQUIRED PARKING IS BASED UPON MAXIMUM ESTIMATED PATRONAGE ASSUMING 2.5 PERSONS PER VEHICLE

(2) ON STREET PARKING SPACES MUST BE WITHIN A QUARTER MILE WALKING DISTANCE TO COUNT TOWARDS THE REQUIRED AMENITY PARKING.

SEE SHEETS C2.10 - C2.18 FOR ON STREET PARKING ALLOCATED TO EACH PARK

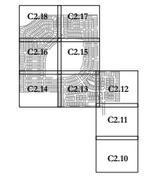
30 0 60 120
SCALE IN FEET

SIGN & STRIPING LEGEND:

1. 30" STOP SIGN (R1-1) & 24" WHITE STOP BAR PER FDOT INDEX NO. 700-010
2. SIDEWALK CROSSWALK, 6' AND 10' PER FDOT INDEX 711-001
3. STREET NAME SIGN (D3-1)
4. SPEED LIMIT SIGN (25 MPH) (R2-1)
5. 6" SOLID WHITE PER FDOT INDEX NO. 711-002
6. 6" DOUBLE YELLOW
7. TURN LANE ARROW PER FDOT INDEX NO. 711-001
8. 30"x30" PEDESTRIAN CROSSING SIGN (W11-2) W/ 24"x12" 'AHEAD' SIGN (W16-9P) PER MUTCD
9. 30"x30" PEDESTRIAN CROSSING SIGN (W11-2) W/ 24"x12" DOWNWARD POINTING ARROW SIGN (W16-7P) PER MUTCD
10. PEDESTRIAN WARNING PAVEMENT MARKING PER FDOT 711-001
11. 24" WHITE STOP BAR PER FDOT INDEX 700-010

NOTES:
1. ALL STRIPING & SIGNAGE PER FDOT STANDARDS & SPECIFICATIONS MANUAL LATEST EDITION, MUTCD &CITY OF APOPKA ROAD CONSTRUCTION SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.
2. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
3. ALL PAVEMENT MARKINGS MUST COMPLY WITH FDOT INDEX 711-001.
4. SIGNS WILL NOT BE INSTALLED WITH CONCRETE.
5. FINAL SIGNAGE AND STRIPING PLANS WILL BE PREPARED WITH FINAL CONSTRUCTION PLANS.
6. HANDICAP (HC) RAMPS AND DETECTABLE WARNING SURFACE WILL BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FDOT
7. STREET SIGNS POSTS TO BE SQUARE GALVANIZED STEEL AND HOLES SHALL BE CORED. 2 INCH SQUARE GALVANIZED POLES SHALL BE PRE-SCORED OR QUICK PUNCH.
8. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT-OF-WAY SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD AND CITY OF APOPKA CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
9. SIGHT DISTANCE = 200' PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN FOR 30 MPH DESIGN SPEED;

Key Map:



NO.	DATE:	DESCRIPTIONS:
2	06/01/2022	RESUBMIT TO CITY OF APOPKA
1	05/16/2022	RESUBMIT TO CITY OF APOPKA
-	04/12/2022	SUBMIT TO CITY OF APOPKA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

SIGNAGE, STRIPING, SIGHT DISTANCE & PAVEMENT MARKING PLAN

Sheet No.:

C2.10

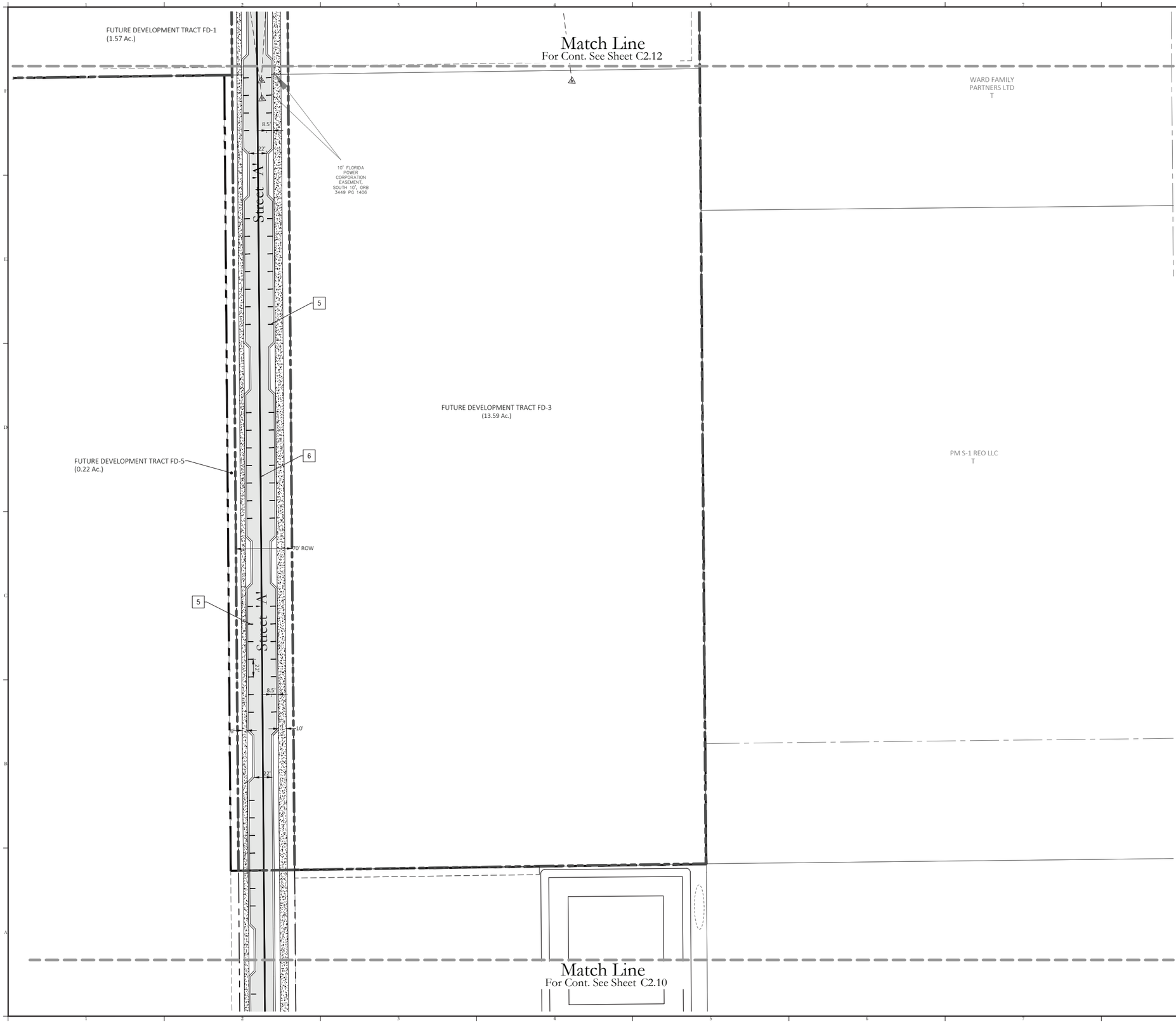
Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER
Marc D Stehli
MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\PRELIMINARY\PSP\21-027-PSP-SSSP



30 0 60 120
SCALE IN FEET

SIGN & STRIPING LEGEND:

1. 30" STOP SIGN (R1-1) & 24" WHITE STOP BAR PER FDOT INDEX NO. 700-010
2. SIDEWALK CROSSWALK, 6' AND 10' PER FDOT INDEX 711-001
3. STREET NAME SIGN (D3-1)
4. SPEED LIMIT SIGN (25 MPH) (R2-1)
5. 6" SOLID WHITE PER FDOT INDEX NO. 711-002
6. 6" DOUBLE YELLOW
7. TURN LANE ARROW PER FDOT INDEX NO. 711-001
8. 30"x30" PEDESTRIAN CROSSING SIGN (W11-2) W/ 24"x12" 'AHEAD' SIGN (W16-9P) PER MUTCD
9. 30"x30" PEDESTRIAN CROSSING SIGN (W11-2) W/ 24"x12" DOWNWARD POINTING ARROW SIGN (W16-7P) PER MUTCD
10. PEDESTRIAN WARNING PAVEMENT MARKING PER FDOT 711-001
11. 24" WHITE STOP BAR PER FDOT INDEX 700-010

NOTES:
1. ALL STRIPING & SIGNAGE PER FDOT STANDARDS & SPECIFICATIONS MANUAL LATEST EDITION, MUTCD &CITY OF APOPKA ROAD CONSTRUCTION SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.
2. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
3. ALL PAVEMENT MARKINGS MUST COMPLY WITH FDOT INDEX 711-001.
4. SIGNS WILL NOT BE INSTALLED WITH CONCRETE.
5. FINAL SIGNAGE AND STRIPING PLANS WILL BE PREPARED WITH FINAL CONSTRUCTION PLANS.
6. HANDICAP (HC) RAMPS AND DETECTABLE WARNING SURFACE WILL BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FDOT
7. STREET SIGNS POSTS TO BE SQUARE GALVANIZED STEEL AND HOLES SHALL BE CORED. 2 INCH SQUARE GALVANIZED POLES SHALL BE PRE-SCORED OR QUICK PUNCH.
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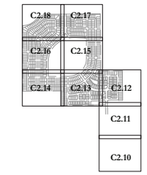
9. SIGHT DISTANCE = 200' PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN FOR 30 MPH DESIGN SPEED;

Key Map:



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Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

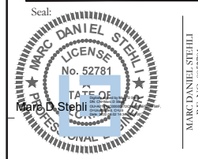
Sheet Title:

SIGNAGE, STRIPING, SIGHT DISTANCE & PAVEMENT MARKING PLAN

Sheet No.:

C2.11

Seal:



MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

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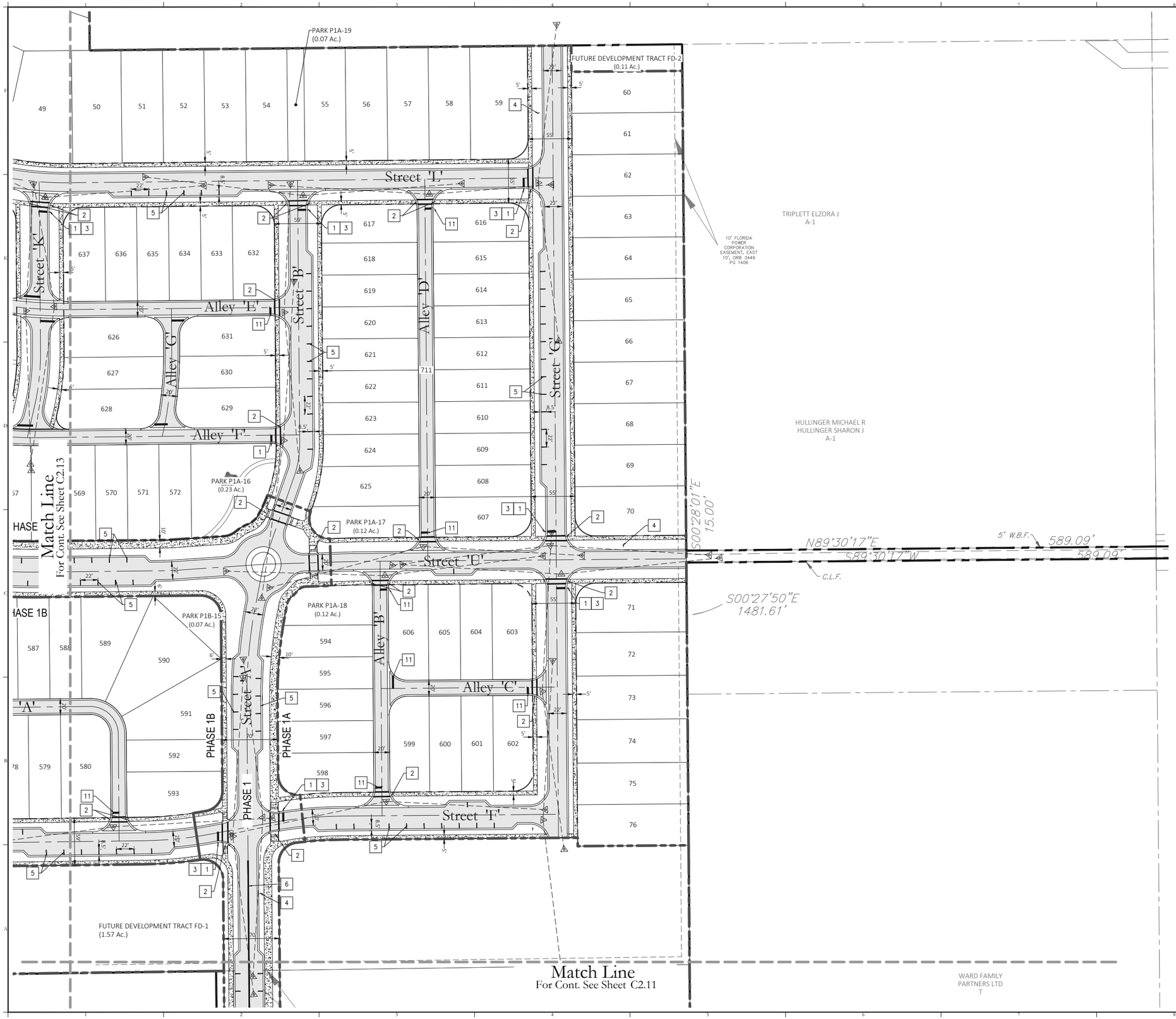

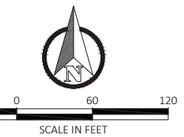

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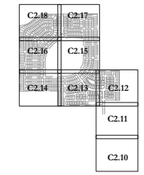
Key Map:



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CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

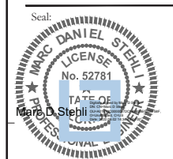
Sheet Title:

SIGNAGE, STRIPING, SIGHT DISTANCE & PAVEMENT MARKING PLAN

Sheet No.:

C2.12

Seal:



Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781

DATE: June 1, 2022

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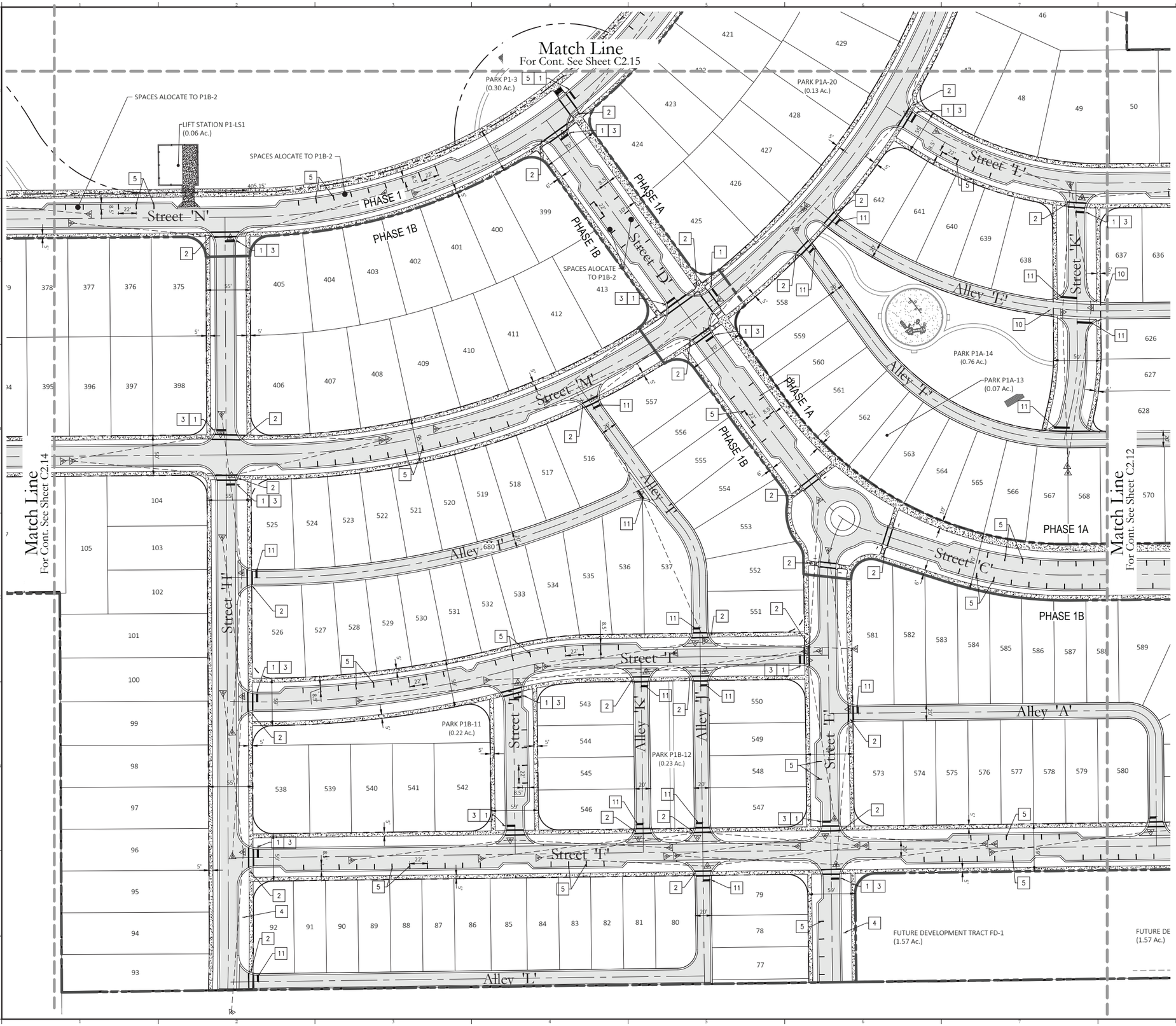

SIGN & STRIPING LEGEND:

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11	24" WHITE STOP BAR PER FDOT INDEX 700-010

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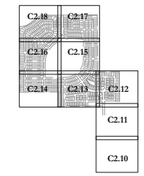
Key Map:



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Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

SIGNAGE, STRIPING, SIGHT DISTANCE & PAVEMENT MARKING PLAN

Sheet No.:

C2.13

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER
Marc D Stehli
MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

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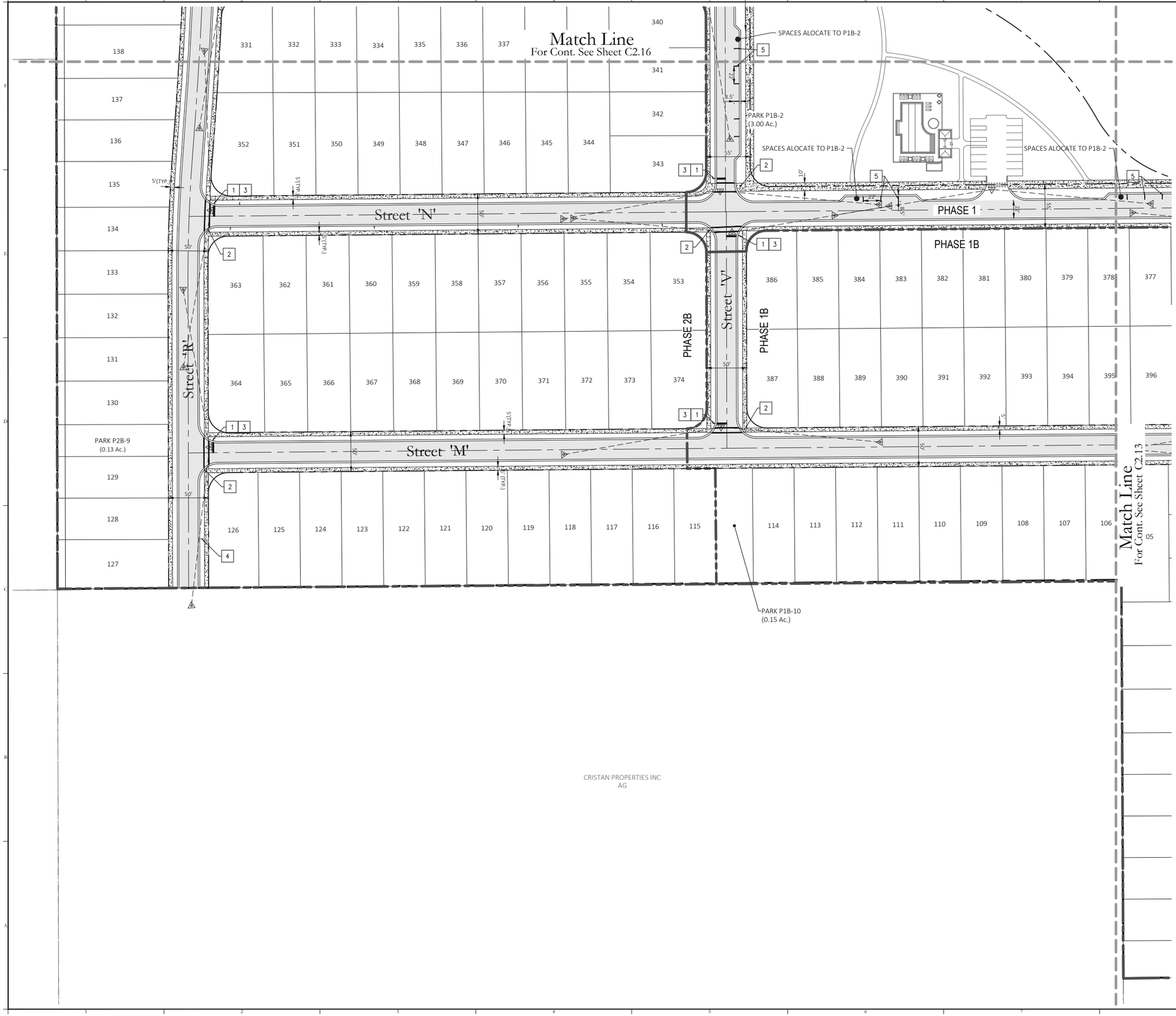

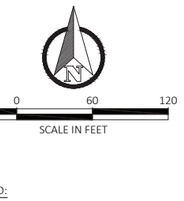

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NOTES:

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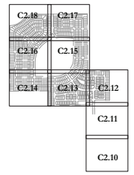
9. SIGHT DISTANCE = 200' PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN FOR 30 MPH DESIGN SPEED;

Key Map:



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SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

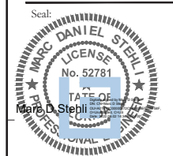
Sheet Title:

SIGNAGE, STRIPING, SIGHT DISTANCE & PAVEMENT MARKING PLAN

Sheet No.:

C2.14

Seal:



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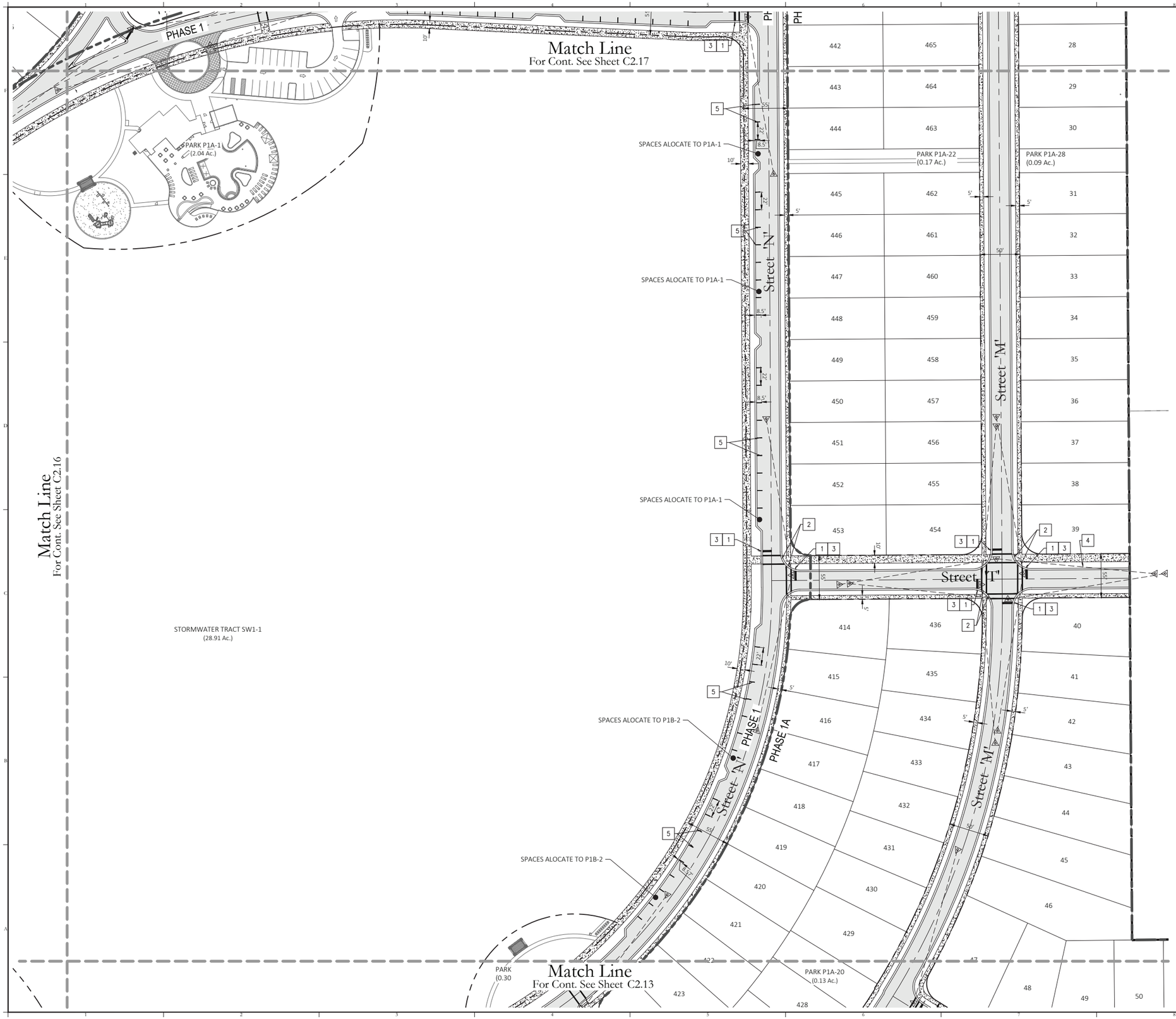

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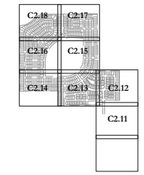

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Jurisdiction:

CITY of APOPKA, FL

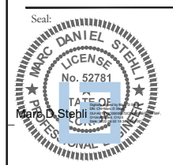
Sheet Title:

SIGNAGE, STRIPING, SIGHT DISTANCE & PAVEMENT MARKING PLAN

Sheet No.:

C2.15

Seal:



MARC DANIEL STEHLI
P.E. NO.: 0052781

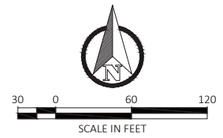
DATE: June 1, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\PRELIMINARY\PSP\21-027-PSP-SSSP





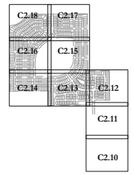
SIGN & STRIPING LEGEND:

1. 30" STOP SIGN (R1-1) & 24" WHITE STOP BAR PER FDOT INDEX NO. 700-010
2. SIDEWALK CROSSWALK, 6' AND 10' PER FDOT INDEX 711-001
3. STREET NAME SIGN (D3-1)
4. SPEED LIMIT SIGN (25 MPH) (R2-1)
5. 6" SOLID WHITE PER FDOT INDEX NO. 711-002
6. 6" DOUBLE YELLOW
7. TURN LANE ARROW PER FDOT INDEX NO. 711-001
8. 30"x30" PEDESTRIAN CROSSING SIGN (W11-2) W/ 24"x12" 'AHEAD' SIGN (W16-9P) PER MUTCD
9. 30"x30" PEDESTRIAN CROSSING SIGN (W11-2) W/ 24"x12" DOWNWARD POINTING ARROW SIGN (W16-7P) PER MUTCD
10. PEDESTRIAN WARNING PAVEMENT MARKING PER FDOT 711-001
11. 24" WHITE STOP BAR PER FDOT INDEX 700-010

NOTES:

1. ALL STRIPING & SIGNAGE PER FDOT STANDARDS & SPECIFICATIONS MANUAL LATEST EDITION, MUTCD &CITY OF APOPKA ROAD CONSTRUCTION SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.
2. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
3. ALL PAVEMENT MARKINGS MUST COMPLY WITH FDOT INDEX 711-001.
4. SIGNS WILL NOT BE INSTALLED WITH CONCRETE.
5. FINAL SIGNAGE AND STRIPING PLANS WILL BE PREPARED WITH FINAL CONSTRUCTION PLANS.
6. HANDICAP (HC) RAMPS AND DETECTABLE WARNING SURFACE WILL BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FDOT
7. STREET SIGNS POSTS TO BE SQUARE GALVANIZED STEEL AND HOLES SHALL BE CORED. 2 INCH SQUARE GALVANIZED POLES SHALL BE PRE-SCORED OR QUICK PUNCH.
8. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT-OF-WAY SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD AND CITY OF APOPKA CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
9. SIGHT DISTANCE = 200' PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN FOR 30 MPH DESIGN SPEED;

Key Map:



NO.	DATE:	DESCRIPTIONS:
2	06/01/2022	RESUBMIT TO CITY OF APOPKA
1	05/16/2022	RESUBMIT TO CITY OF APOPKA
-	04/12/2022	SUBMIT TO CITY OF APOPKA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

SIGNAGE, STRIPING, SIGHT DISTANCE & PAVEMENT MARKING PLAN

Sheet No.:

C2.16

Seal:



MARC DANIEL STEHLI
P.E. NO. 052781
DATE: June 1, 2022

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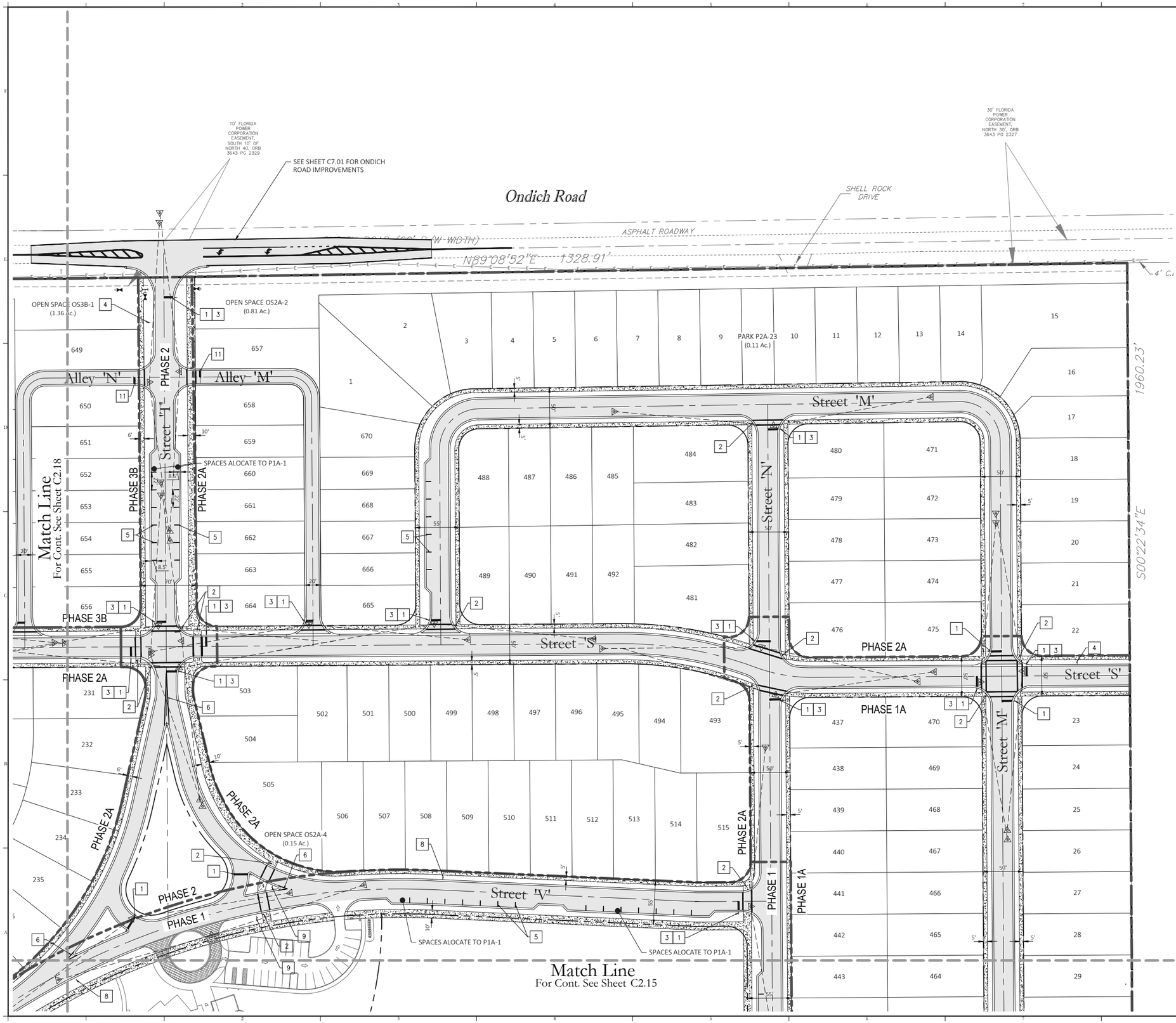
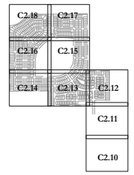


SCALE IN FEET: 30 0 60 120

Key Map:



SIGN & STRIPING LEGEND:

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10. PEDESTRIAN WARNING PAVEMENT MARKING PER FDOT 711-001
11. 24" WHITE STOP BAR PER FDOT INDEX 700-010

NOTES:

1. ALL STRIPING & SIGNAGE PER FDOT STANDARDS & SPECIFICATIONS MANUAL LATEST EDITION, MUTCD &CITY OF APOPKA ROAD CONSTRUCTION SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.
2. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
3. ALL PAVEMENT MARKINGS MUST COMPLY WITH FDOT INDEX 711-001.
4. SIGNS WILL NOT BE INSTALLED WITH CONCRETE.
5. FINAL SIGNAGE AND STRIPING PLANS WILL BE PREPARED WITH FINAL CONSTRUCTION PLANS.
6. HANDICAP (HC) RAMPS AND DETECTABLE WARNING SURFACE WILL BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FDOT
7. STREET SIGNS POSTS TO BE SQUARE GALVANIZED STEEL AND HOLES SHALL BE CORED. 2 INCH SQUARE GALVANIZED POLES SHALL BE PRE-SCORED OR QUICK PUNCH.
8. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT-OF-WAY SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD AND CITY OF APOPKA CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
9. SIGHT DISTANCE = 200' PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN FOR 30 MPH DESIGN SPEED;

NO.	DATE:	DESCRIPTIONS:
2	06/01/2022	RESUBMIT TO CITY OF APOPKA
1	05/16/2022	RESUBMIT TO CITY OF APOPKA
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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

SIGNAGE, STRIPING, SIGHT DISTANCE & PAVEMENT MARKING PLAN

Sheet No.:

C2.17

Seal:

STATE OF FLORIDA — MARC DANIEL STEHLI — LICENSE No. 52781 — PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI P.E. NO. 0052781

DATE: June 1, 2022

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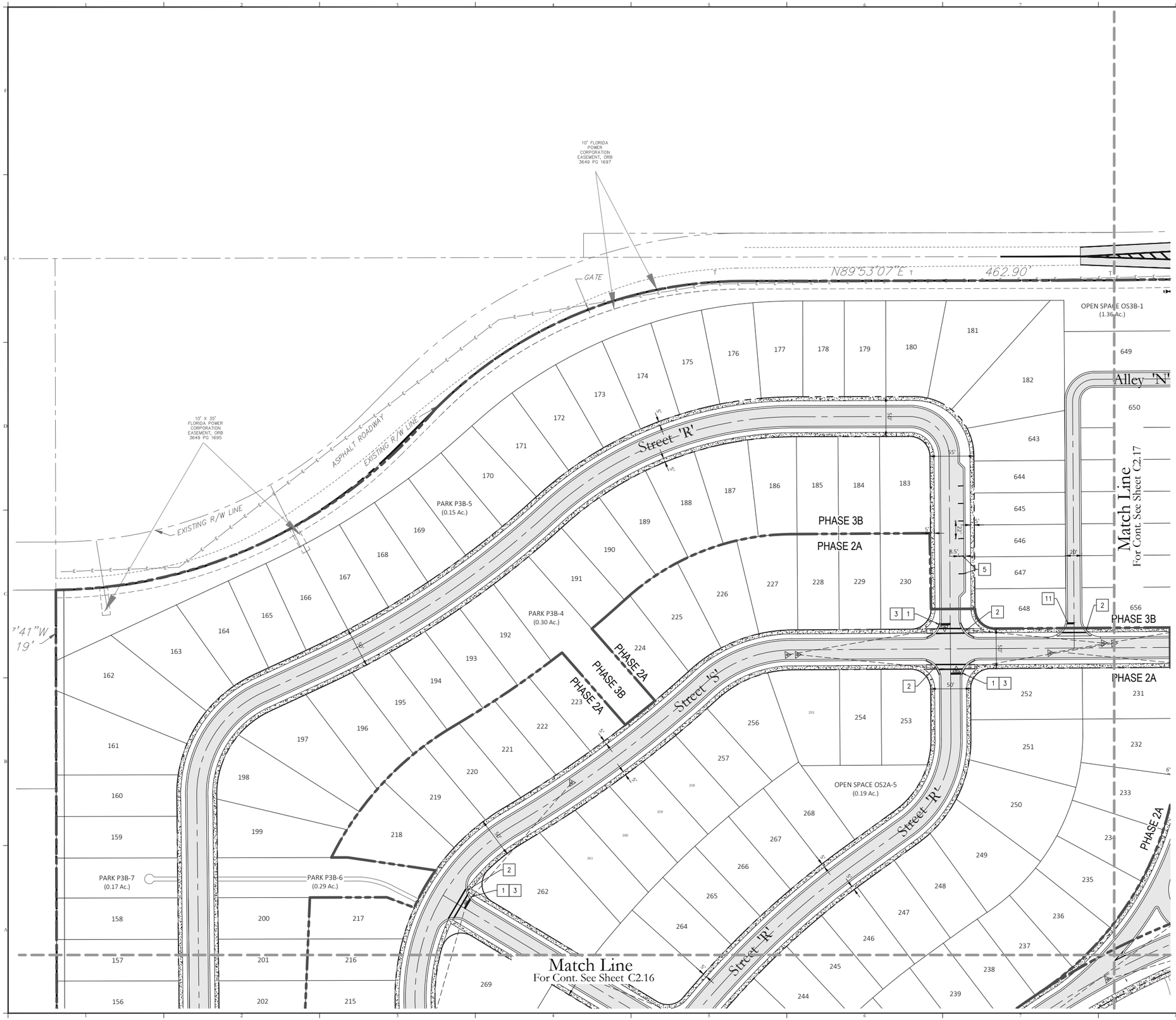

N

30 0 60 120

SCALE IN FEET

SIGN & STRIPING LEGEND:

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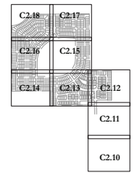
9. SIGHT DISTANCE = 200' PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN FOR 30 MPH DESIGN SPEED;

Key Map:



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Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

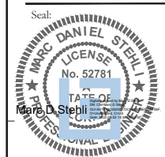
Sheet Title:

SIGNAGE, STRIPING, SIGHT DISTANCE & PAVEMENT MARKING PLAN

Sheet No.:

C2.18

Seal:



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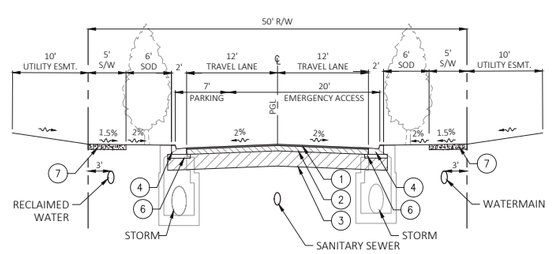
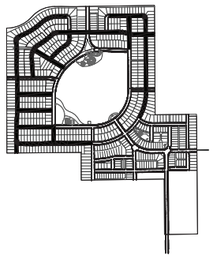
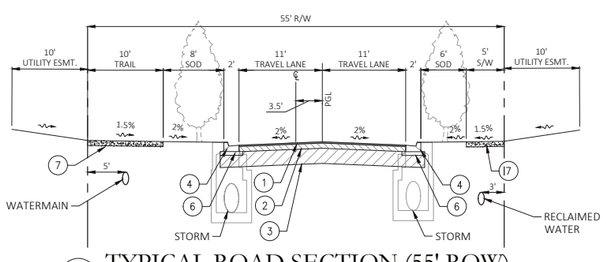


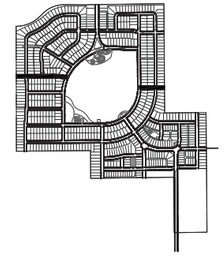


A TYPICAL ROAD SECTION (50' ROW)

N.T.S.

1. STREET TREES SHALL NOT BE ROOT AGGRESSIVE AND SHALL BE INSTALLED WITH ROOT BARRIERS TO PREVENT ROOTS FROM ADVERSELY AFFECTING UTILITIES, CURBS AND/OR SIDEWALK
2. HOA DOCUMENTS SHALL INDICATE THAT THE HOA IS RESPONSIBLE FOR MAINTENANCE OF STREET TREES
3. PARKING SPACE STRIPING WITHIN CITY MAINTAINED PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE HOA
4. PARKING ALLOWED ON ONE SIDE

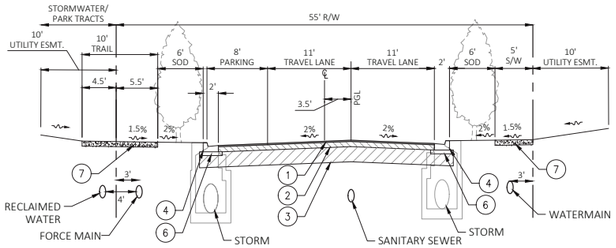


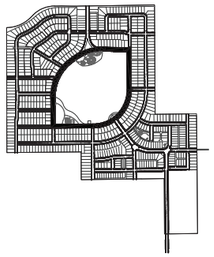


B TYPICAL ROAD SECTION (55' ROW)

N.T.S.

1. STREET TREES SHALL NOT BE ROOT AGGRESSIVE AND SHALL BE INSTALLED WITH ROOT BARRIERS TO PREVENT ROOTS FROM ADVERSELY AFFECTING UTILITIES, CURBS AND/OR SIDEWALK
2. HOA DOCUMENTS SHALL INDICATE THAT THE HOA IS RESPONSIBLE FOR MAINTENANCE OF STREET TREES
3. PARKING SPACE STRIPING WITHIN CITY MAINTAINED PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE HOA

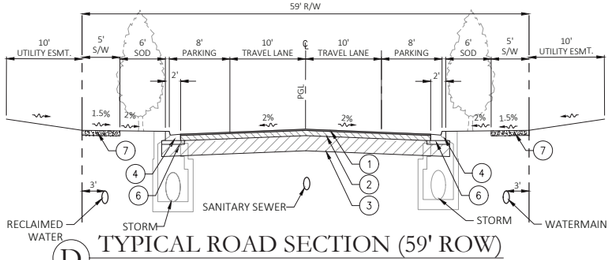


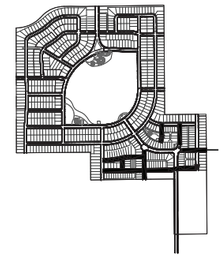


C TYPICAL ROAD SECTION (55' ROW)

N.T.S.

1. STREET TREES SHALL NOT BE ROOT AGGRESSIVE AND SHALL BE INSTALLED WITH ROOT BARRIERS TO PREVENT ROOTS FROM ADVERSELY AFFECTING UTILITIES, CURBS AND/OR SIDEWALK
2. HOA DOCUMENTS SHALL INDICATE THAT THE HOA IS RESPONSIBLE FOR MAINTENANCE OF STREET TREES
3. PARKING SPACE STRIPING WITHIN CITY MAINTAINED PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE HOA
4. PARKING AROUND THE CENTRAL OPEN SPACE WILL BE DEDICATED ON-STREET PARKING.
5. 10' SIDEWALK CAN MEANDER WITHIN RIGHT-OF-WAY AND STORMWATER/PARK TRACTS.

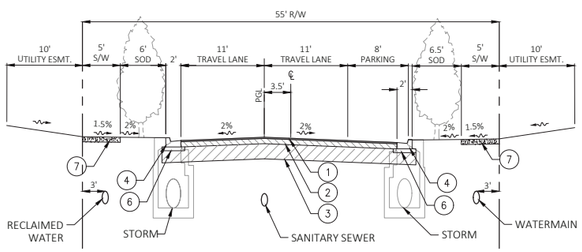


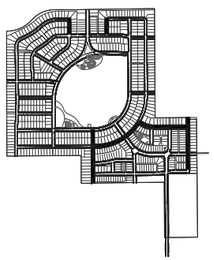


D TYPICAL ROAD SECTION (59' ROW)

N.T.S.

1. STREET TREES SHALL NOT BE ROOT AGGRESSIVE AND SHALL BE INSTALLED WITH ROOT BARRIERS TO PREVENT ROOTS FROM ADVERSELY AFFECTING UTILITIES, CURBS AND/OR SIDEWALK
2. HOA DOCUMENTS SHALL INDICATE THAT THE HOA IS RESPONSIBLE FOR MAINTENANCE OF STREET TREES
3. PARKING SPACE STRIPING WITHIN CITY MAINTAINED PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE HOA





E TYPICAL SECTION (55' ROW)

N.T.S.

1. STREET TREES SHALL NOT BE ROOT AGGRESSIVE AND SHALL BE INSTALLED WITH ROOT BARRIERS TO PREVENT ROOTS FROM ADVERSELY AFFECTING UTILITIES, CURBS AND/OR SIDEWALK
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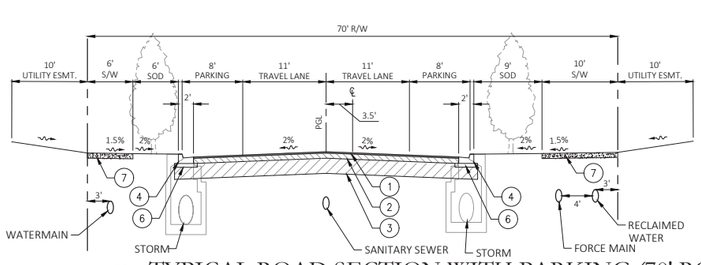
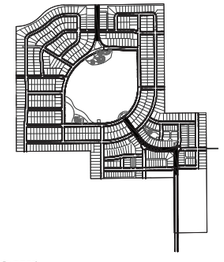
3. PARKING SPACE STRIPING WITHIN CITY MAINTAINED PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE HOA





F TYPICAL ROAD SECTION WITH PARKING (70' ROW)

N.T.S.

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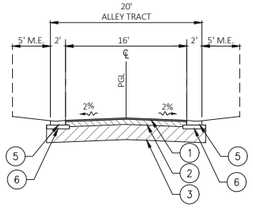
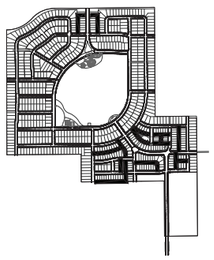
3. PARKING SPACE STRIPING WITHIN CITY MAINTAINED PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE HOA

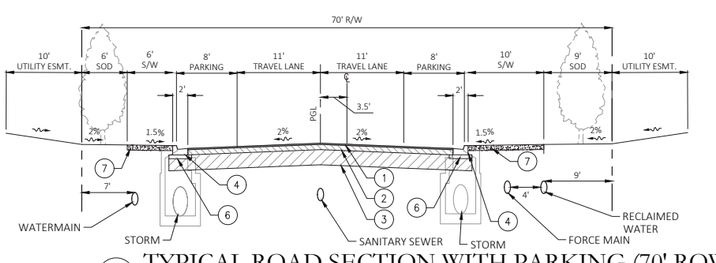


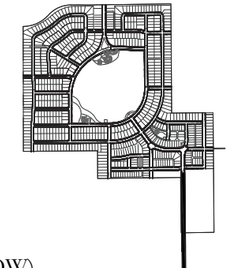


G TYPICAL ALLEY SECTION WITHOUT UTILITIES

N.T.S.

1. NO PUBLIC UTILITIES PROPOSED WITHIN ALLEY.
2. NO PARKING TO BE POSTED.
3. 5' MAINTENANCE EASEMENT SHALL BE DEDICATED TO THE CDD AND/OR HOA.
4. ALLEY TRACT SHALL BE PROPERTY OWNED AND MAINTAINED BY THE CDD AND/OR HOA.





H TYPICAL ROAD SECTION WITH PARKING (70' ROW)

N.T.S.

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3. PARKING SPACE STRIPING WITHIN CITY MAINTAINED PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE HOA

Legend	
1	ASPHALT
2	BASE COURSE
3	SUBGRADE
4	TYPE 'F' CURB
5	MIAMI CURB
6	CURB PAD
7	4" (IN.) THICK CONCRETE SIDEWALK

NOTE: FINAL PAVEMENT SECTIONS WILL BE DETERMINED AT TIME ON FINAL ENGINEERING DESIGN.

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	06/01/2022	RESUBMIT TO CITY OF APOPKA
1	05/16/2022	RESUBMIT TO CITY OF APOPKA
-	04/12/2022	SUBMIT TO CITY OF APOPKA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	As Shown

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

TYPICAL SECTIONS

Sheet No.:

C3.00

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D Stehli

MARC DANIEL STEHLI P.E. NO. 0052781

DATE: June 1, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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Match Line
For Cont. See Sheet C3.11

80'
ACCESS EASEMENT

H
C3.00

W 80.00'
PROPOSED
EASEMENT
PARCEL

Street 'A'

11' 11'

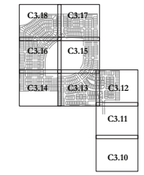
R35'

R35'

NOTE:
1. UNLESS OTHERWISE NOTED, ALL PAVEMENT RADII ARE 25'.

30 0 60 120
SCALE IN FEET

Key Map:



Match Line
For Cont. See Sheet C3.12

H.W.F.
N89°12'49"E
1313.70'
4' W.B.F. & H.W.F.
2'x2' BRICK COLUMN
GATE
DIRT DRIVEWAY
S89°12'49"W
H.W.F.
1313.70'
ASPHALT DRIVEWAY
CATCH BASIN
GATE
C.L.F.
GATE
4' H.W.F.
C.L.F.
S00°32'47"E
15.00'
EXISTING R/W LINE
EFFIE DRIVE

KELLY PARK ROAD IMPROVEMENTS
SEE SHEET C7.00

Kelly Park Road

M ROAD

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SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GEOMETRY PLAN

Sheet No.:

C3.10

Seal:

MARC DANIEL STEHLI
LICENSE
No. 52781
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Marc D. Stehli

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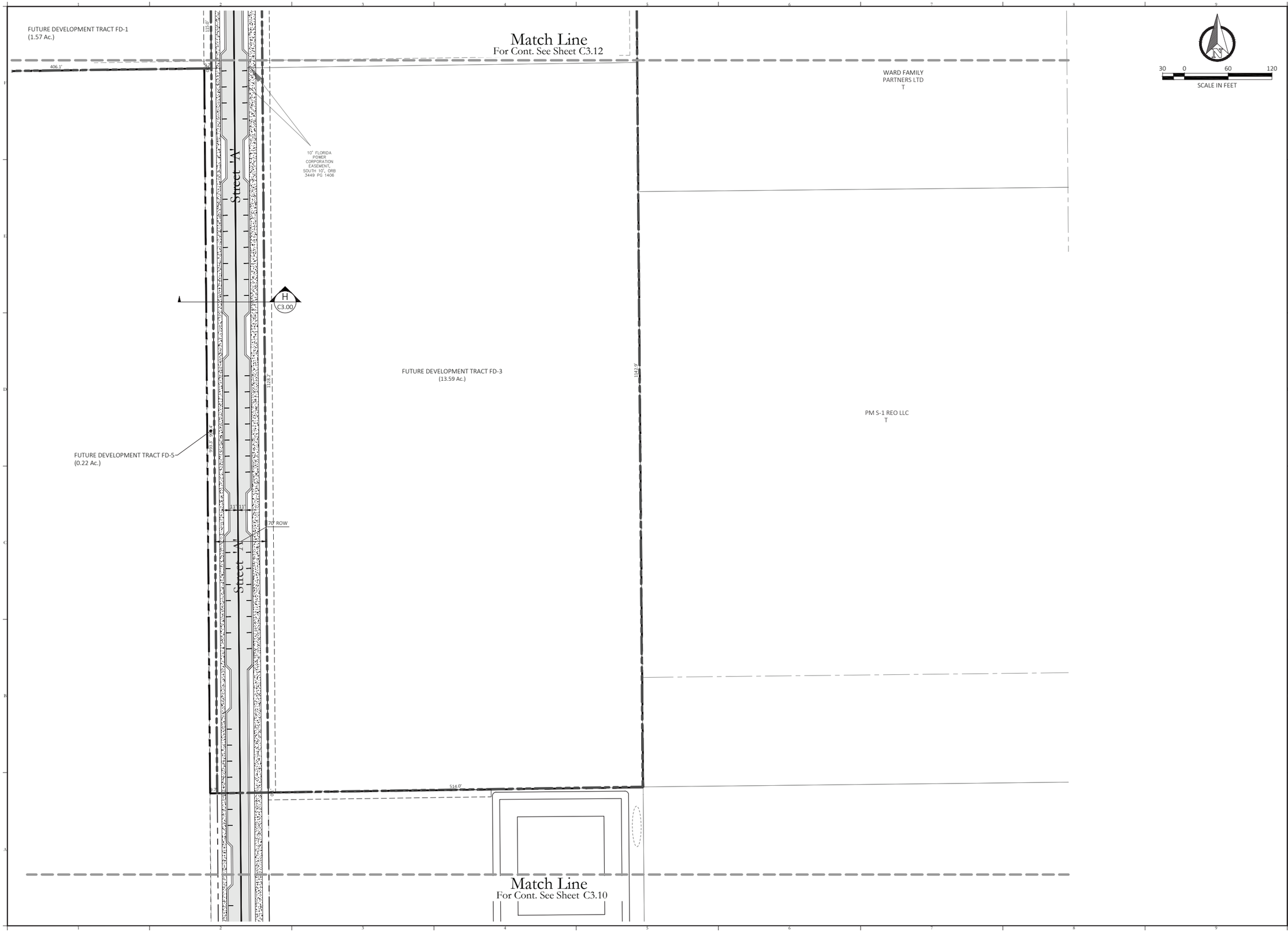

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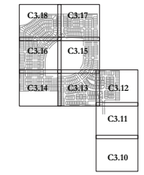

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Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GEOMETRY PLAN

Sheet No.:

C3.11

Seal:

STATE OF FLORIDA
MARC DANIEL STEHLI
LICENSE
No. 52781
PROFESSIONAL ENGINEER
Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 052781
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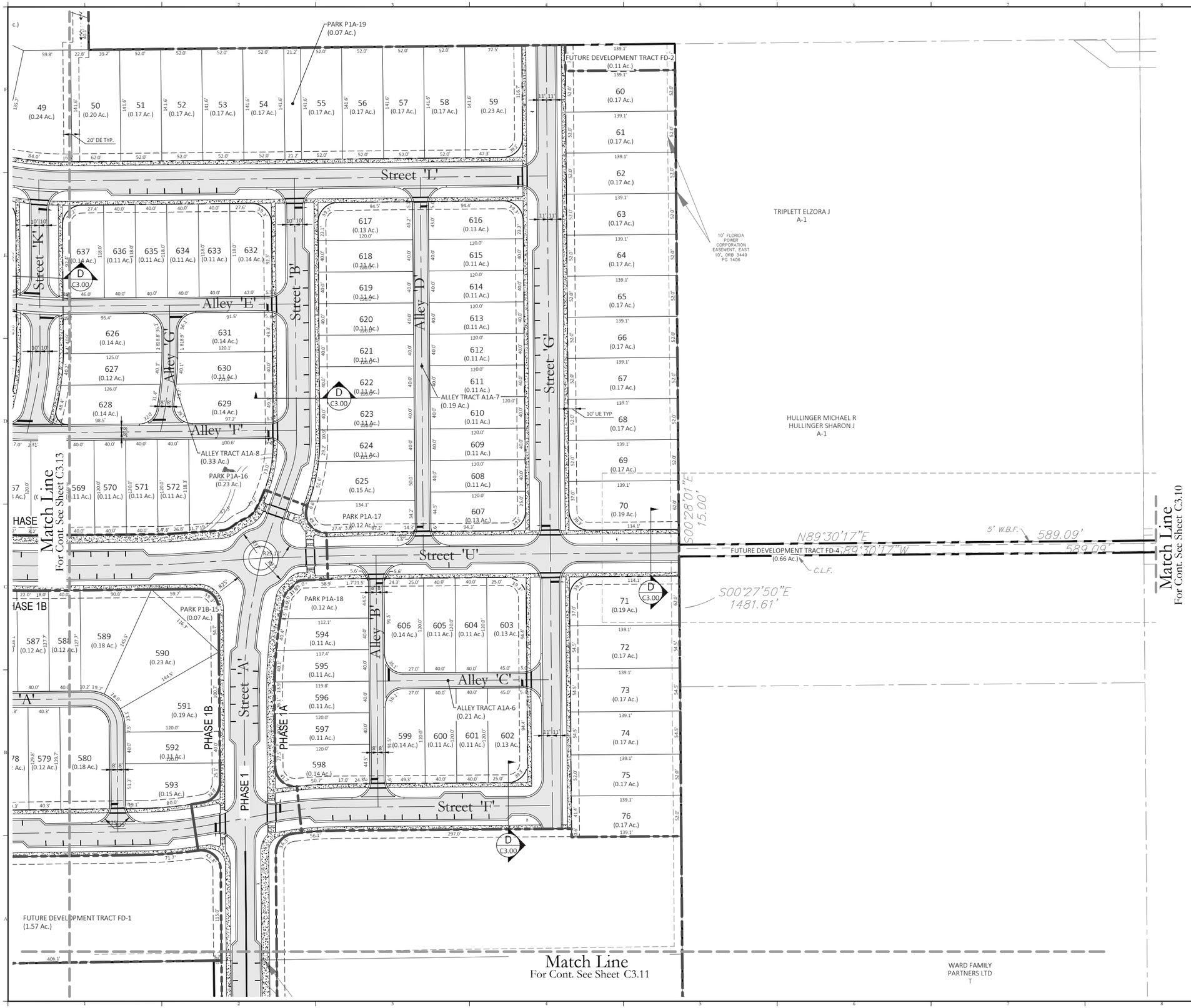

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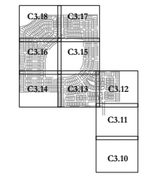

30 0 60 120
SCALE IN FEET

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Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GEOMETRY PLAN

Sheet No.:

C3.12

Seal:

MARC DANIEL STEHLI
LICENSE
No. 52781
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Marc D Stehli

MARC DANIEL STEHLI
P.E. NO. 052781

DATE: June 1, 2022

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Match Line
For Cont. See Sheet C3.15

Match Line
For Cont. See Sheet C3.14

Match Line
For Cont. See Sheet C3.12

PARK P1-3 (0.30 Ac.)

LIFT STATION P1-LS1 (0.06 Ac.)

PARK P1A-20 (0.13 Ac.)

PARK P1A-14 (0.76 Ac.)

PARK P1A-13 (0.07 Ac.)

PARK P1B-11 (0.22 Ac.)

PARK P1B-12 (0.23 Ac.)

ALLEY TRACT A1A-9 (0.14 Ac.)

ALLEY TRACT A1A-10 (0.18 Ac.)

ALLEY TRACT A1B-4 (0.39 Ac.)

ALLEY TRACT A1B-3 (0.08 Ac.)

ALLEY TRACT A1B-2 (0.08 Ac.)

ALLEY TRACT A1B-5 (0.23 Ac.)

FUTURE DEVELOPMENT TRACT FD-1 (1.57 Ac.)

Street 'N'
Street 'D'
Street 'M'
Street 'H'
Street 'I'
Street 'L'
Street 'K'
Street 'J'
Street 'A'
Street 'C'
Street 'E'
Street 'F'

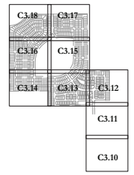
Alley 'H'
Alley 'I'
Alley 'J'
Alley 'K'
Alley 'L'
Alley 'A'

PHASE 1
PHASE 1A
PHASE 1B

20' DE TYP.
10' UE TYP.

SCALE IN FEET: 30 0 60 120

Key Map:



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SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GEOMETRY PLAN

Sheet No.:

C3.13

Seal:

MARC DANIEL STEHLI
LICENSE
No. 52781
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

POULOS & BENNETT

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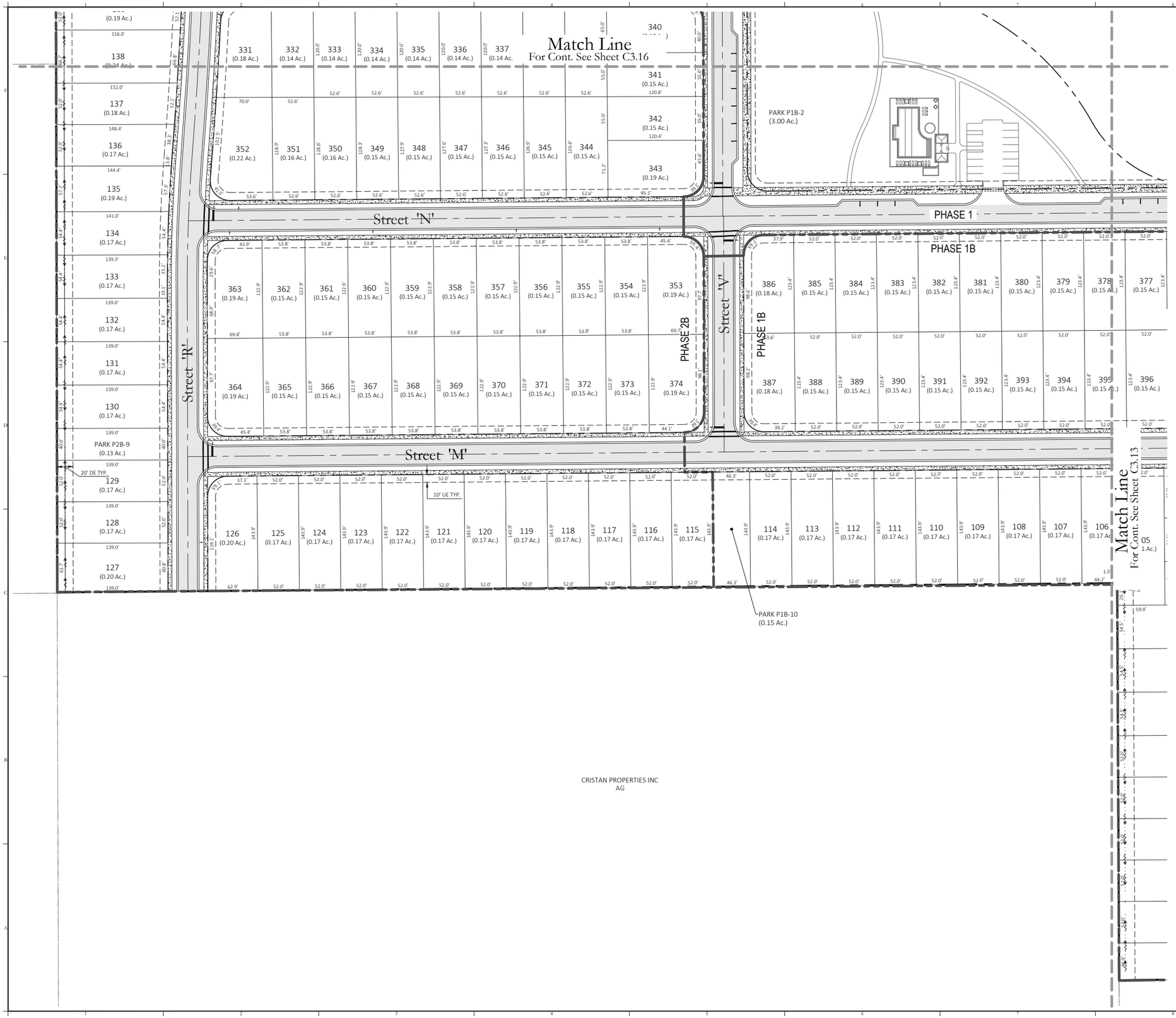

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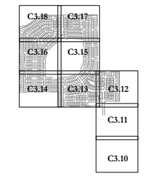

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SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GEOMETRY PLAN

Sheet No.:

C3.14

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781
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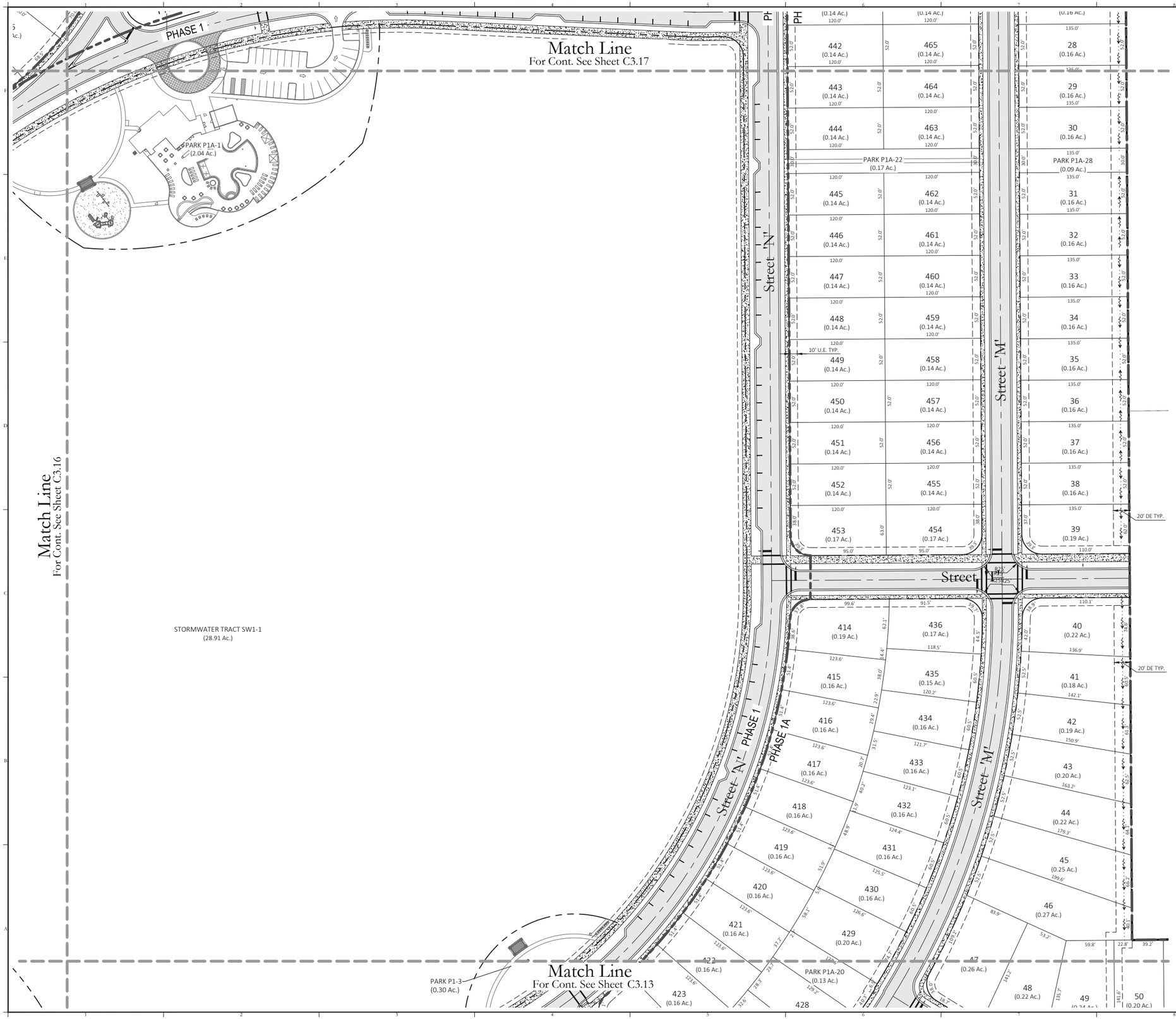

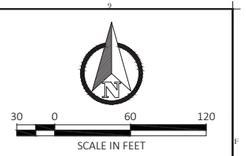

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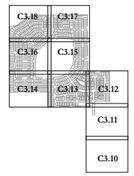

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SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

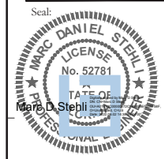
Sheet Title:

GEOMETRY PLAN

Sheet No.:

C3.15

Seal:



MARC DANIEL STEHLI
P.E. NO. 0052781

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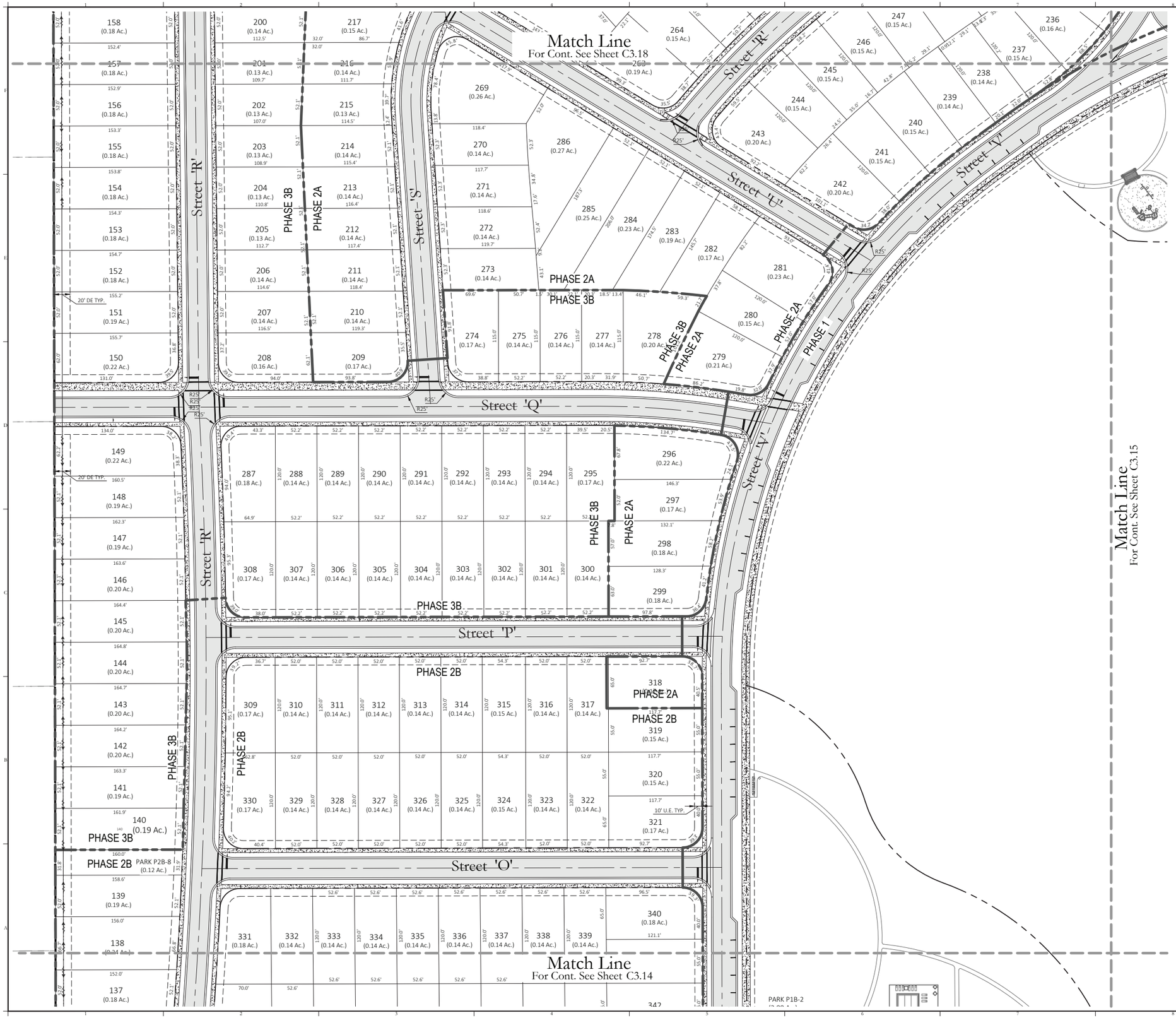

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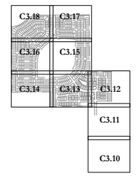

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SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

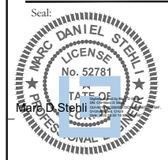
Sheet Title:

GEOMETRY PLAN

Sheet No.:

C3.16

Seal:



MARC DANIEL STEHLI
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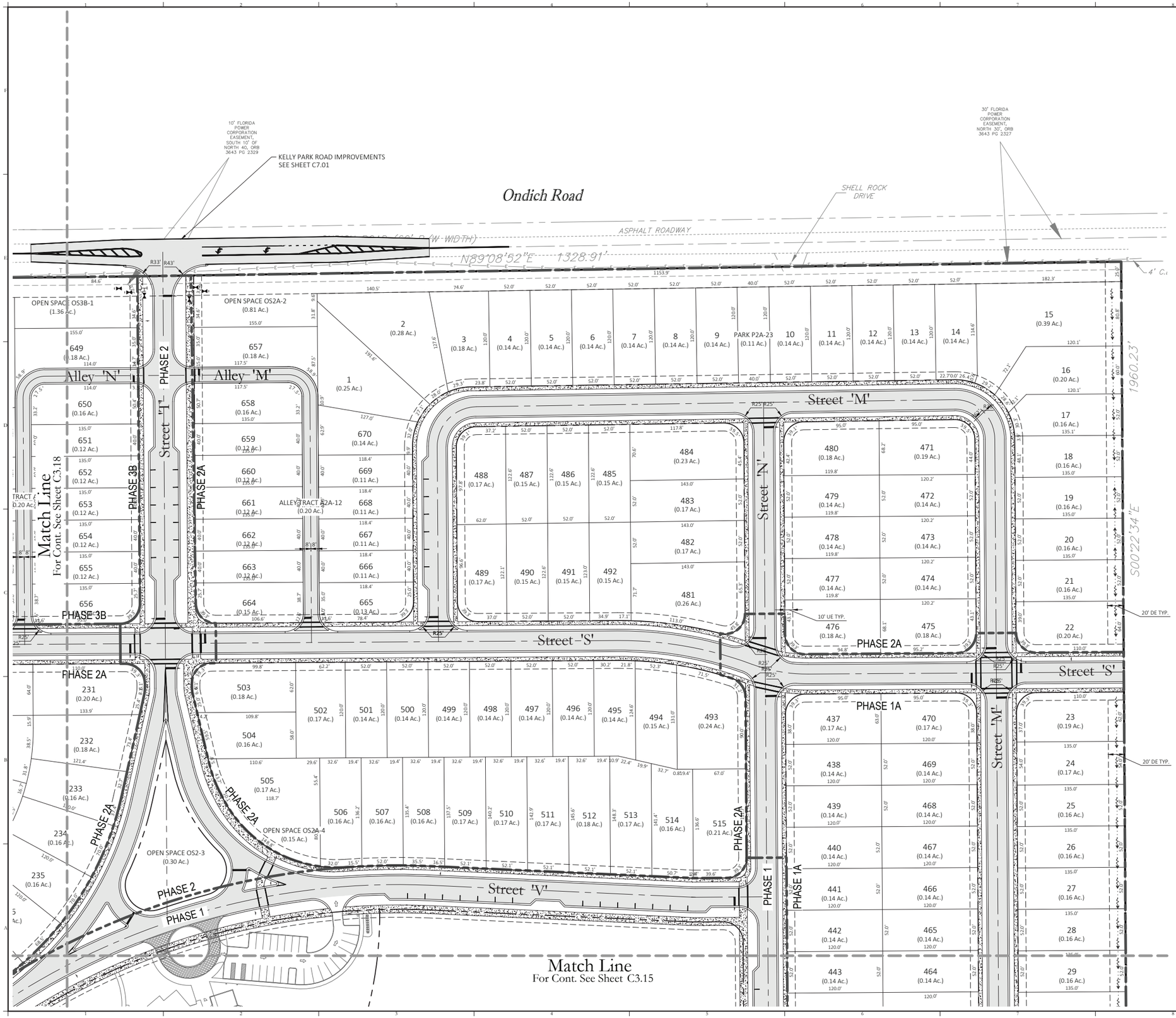

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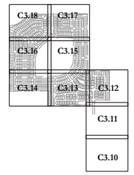

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SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GEOMETRY PLAN

Sheet No.:

C3.17

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI P.E. NO. 052781

DATE: June 1, 2022

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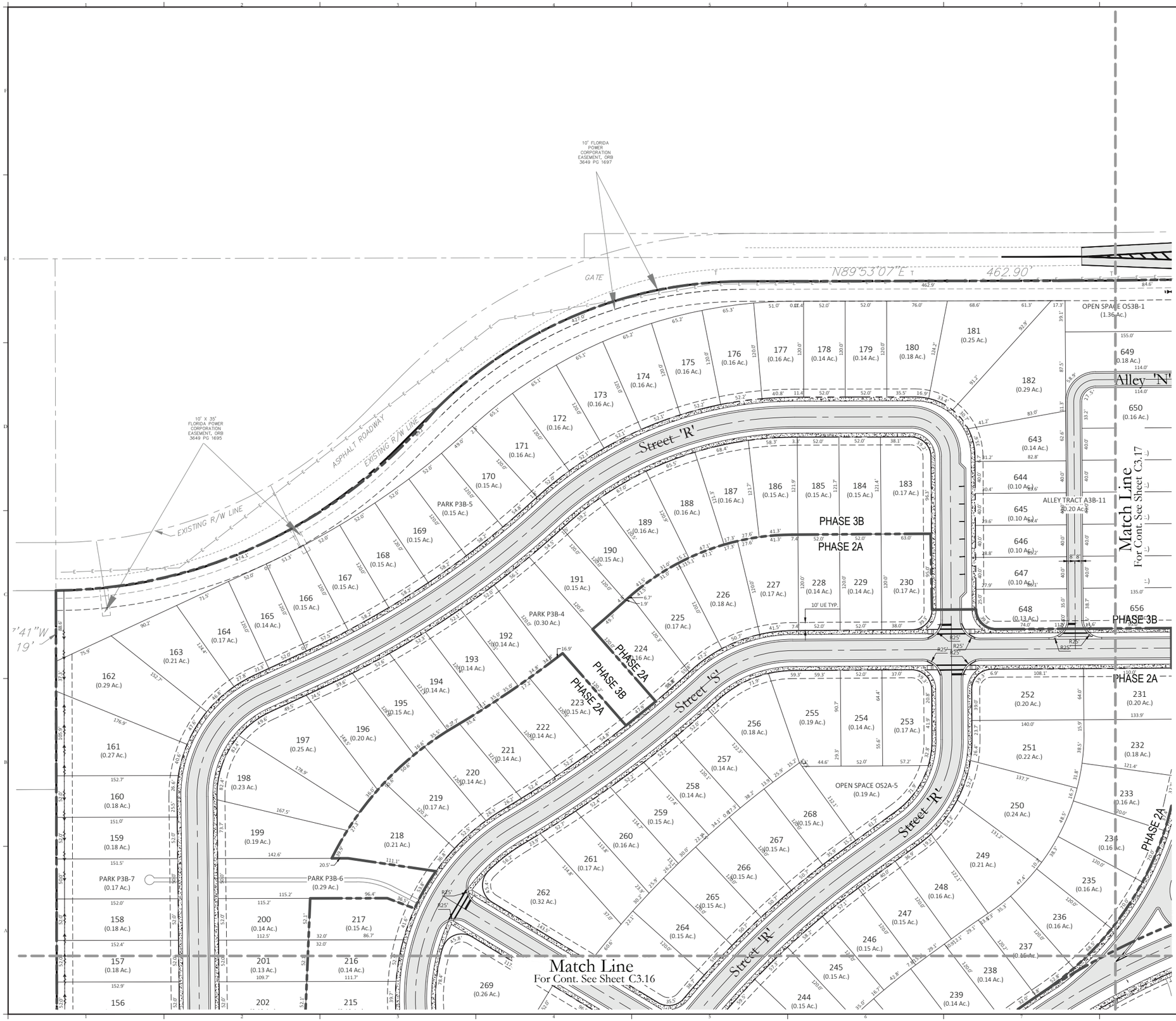

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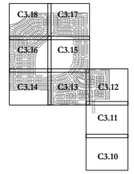

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Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GEOMETRY PLAN

Sheet No.:

C3.18

Seal:



MARC DANIEL STEHLI
P.E. NO. 0052781

DATE: June 1, 2022

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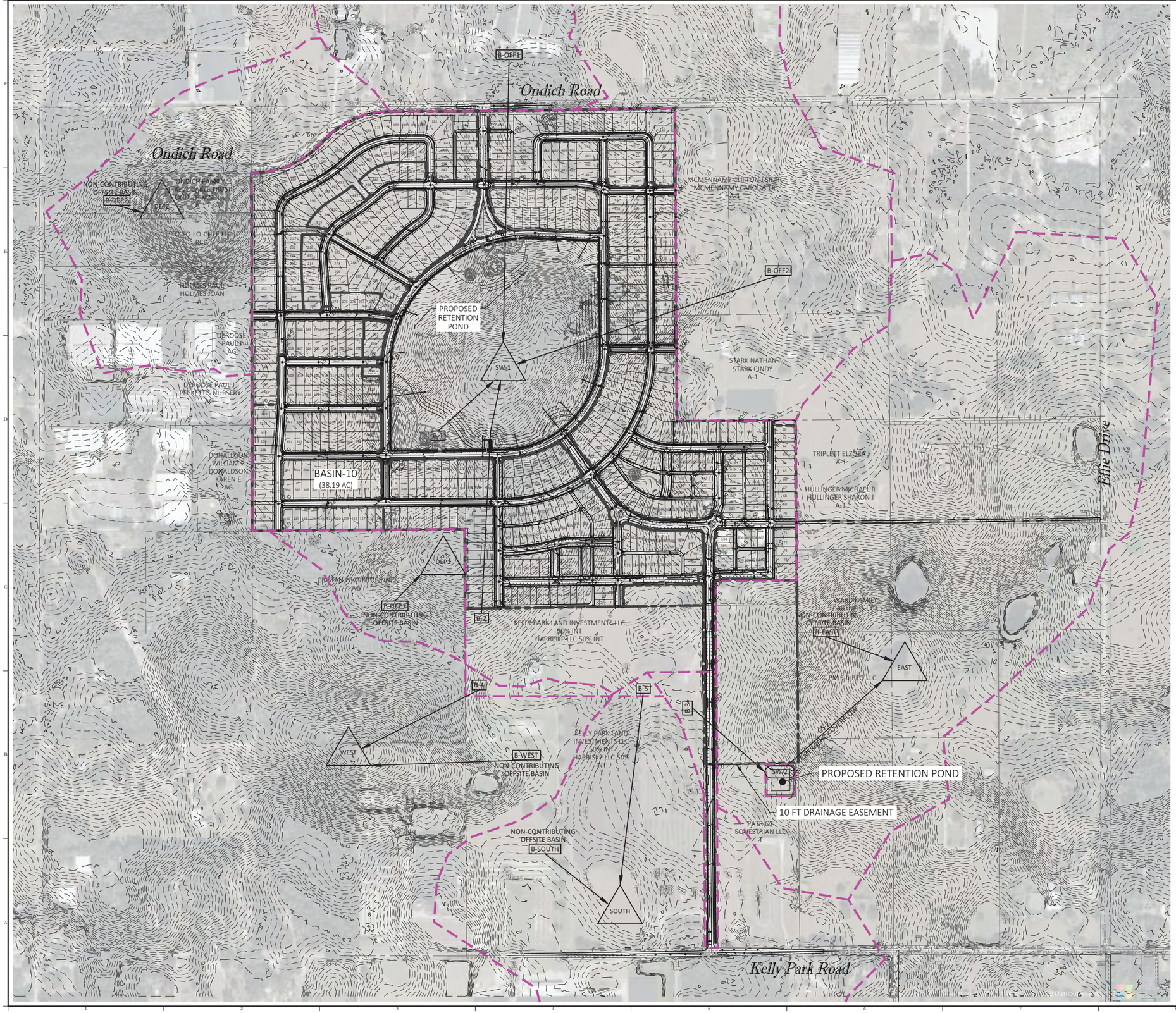


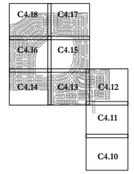


Grading Legend

Symbol	Description
	FLOW ARROW
	DRAINAGE CONVEYANCE SWALE
74	EXISTING CONTOUR
HP_X	HIGH POINT
LP_X	LOW POINT
	PROPOSED C.I., M.H., D.B.I.
	BASIN DELINEATION
PRE-1	BASIN ID
	OVERLAND FLOW
NODE-1	NODE ID
C-1	LINK ID
BUCK LAKE	ULTIMATE OUTFALL

NOTES
1. THE PROJECT SHALL BE SERVICED BY A MASTER STORMWATER MANAGEMENT SYSTEM MEETING THE REQUIREMENTS OF THE CITY OF APOPKA LAND DEVELOPMENT CODE SECTION 6.7, AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
2. THE PROJECT IS LOCATED WITHIN A CLOSED BASIN WITH NO POSITIVE OUTFALL; THEREFORE, THE STORMWATER MANAGEMENT SYSTEM SHALL MEET THE FOLLOWING DESIGN CRITERIA:
   2.1. TTOTAL RETENTION OF THE PRE-POST VOLUMETRIC DIFFERENCE FOR THE 100-YEAR/24-HOUR DESIGN STORM EVENT WITH INFILTRATION INCLUDED DURING THE STORM ROUTING;
   2.2. TOTAL RETENTION OF THE PRE-POST VOLUMETRIC DIFFERENCE FOR THE 25-YEAR/96-HOUR DESIGN STORM EVENT WITH INFILTRATION INCLUDED DURING THE STORM ROUTING.
3. ALL NON-CONTRIBUTING OFFSITE BASINS IDENTIFIED ON THIS PLAN HAVE BEEN PRELIMINARILY EVALUATED AND DETERMINED TO BE SELF-CONTAINED. IT IS ASSUMED THAT THESE AREAS WILL PROVIDE FULL RETENTION OF STORMWATER RUNOFF IF DEVELOPED IN THE FUTURE. CALCULATIONS TO BE PROVIDED AT FINAL ENGINEERING.
4. FINAL CONFIGURATION OF REAR YARD SWALES AND DRAINAGE PIPES TO BE DETERMINED AT FINAL ENGINEERING.

Key Map:



NO.	DATE:	DESCRIPTIONS:
2	06/01/2022	RESUBMIT TO CITY OF APOPKA
1	05/16/2022	RESUBMIT TO CITY OF APOPKA
-	04/12/2022	SUBMIT TO CITY OF APOPKA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 300'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

MASTER STORMWATER PLAN

Sheet No.:

C4.00

Seal:



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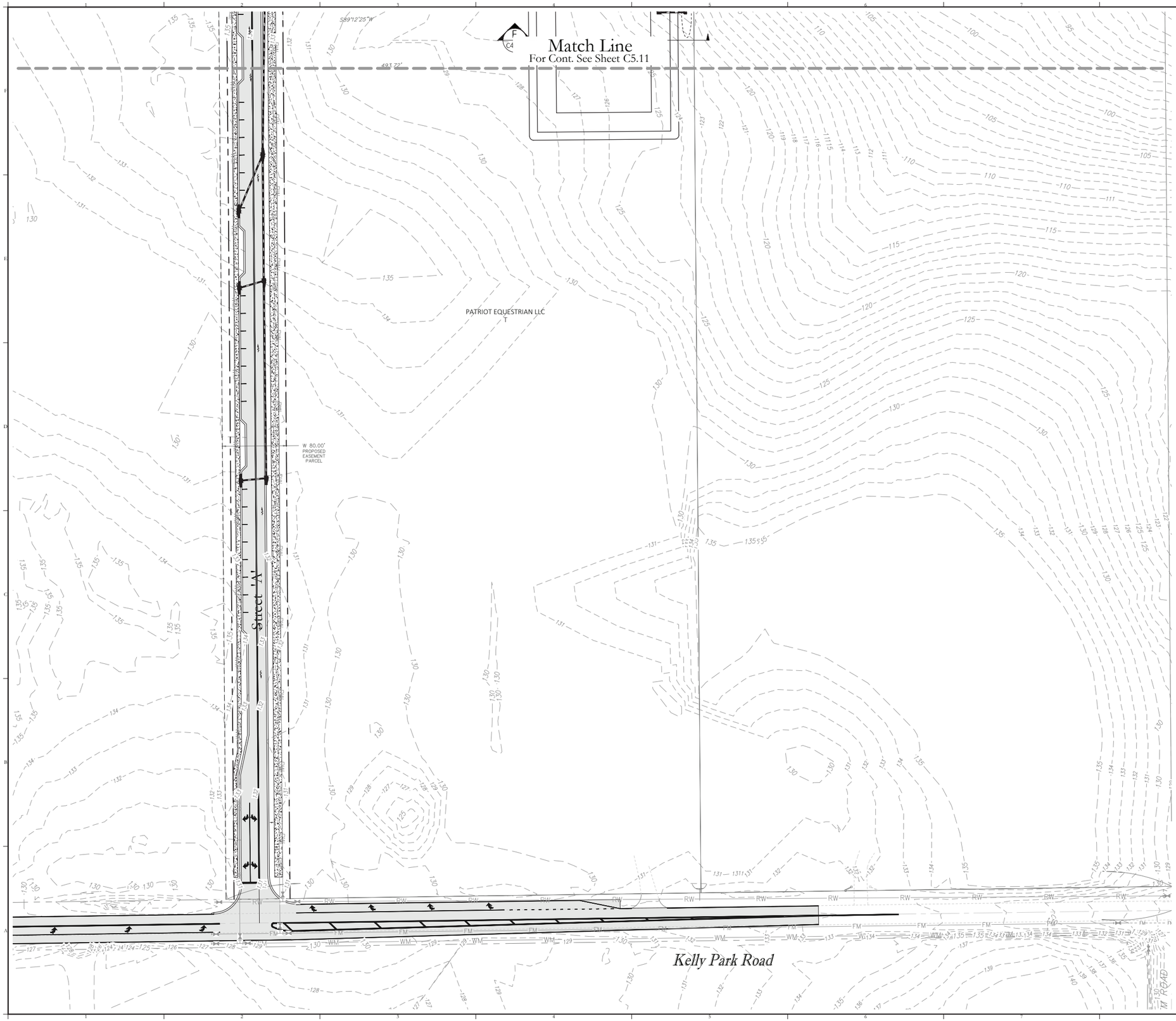

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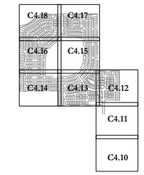
30 0 60 120

SCALE IN FEET

Grading Legend

Symbol	Description
	FLOW ARROW
	DRAINAGE CONVEYANCE SWALE
74	EXISTING CONTOUR
HP_X	HIGH POINT
LP_X	LOW POINT
	PROPOSED C.I., M.H., D.B.I.

Key Map:



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JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

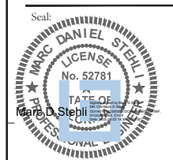
Sheet Title:

GRADING & DRAINAGE PLAN

Sheet No.:

C4.10

Seal:



MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

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Eng. Bus. No. 28567

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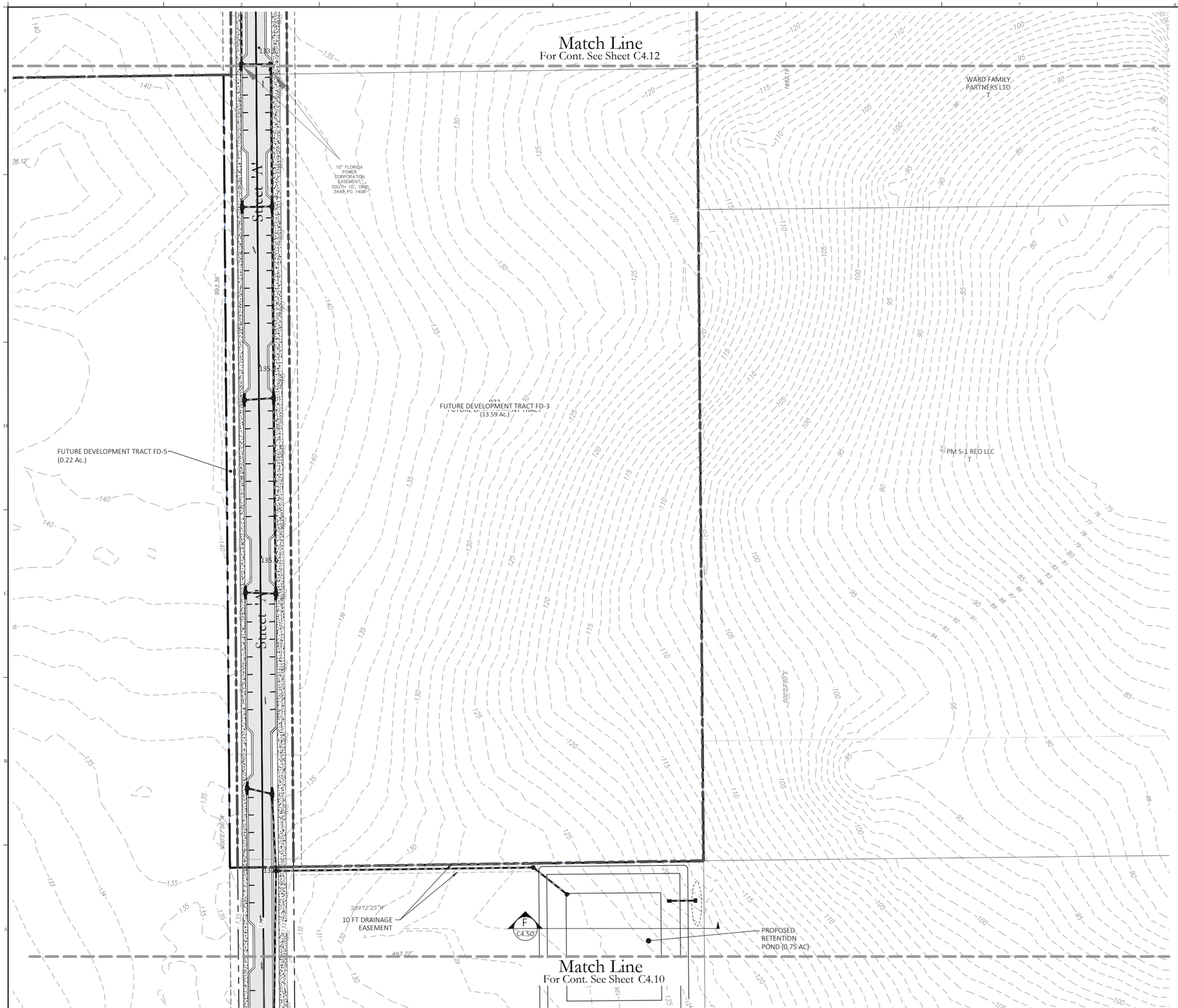

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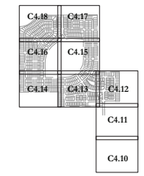
SCALE IN FEET

Grading Legend

Symbol	Description
	FLOW ARROW
	DRAINAGE CONVEYANCE SWALE
74	EXISTING CONTOUR
HR_X	HIGH POINT
LR_X	LOW POINT
	PROPOSED C.I., M.H., D.B.I.

Key Map:



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SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

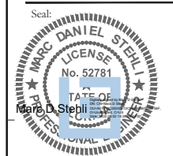
Sheet Title:

GRADING & DRAINAGE PLAN

Sheet No.:

C4.11

Seal:



MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

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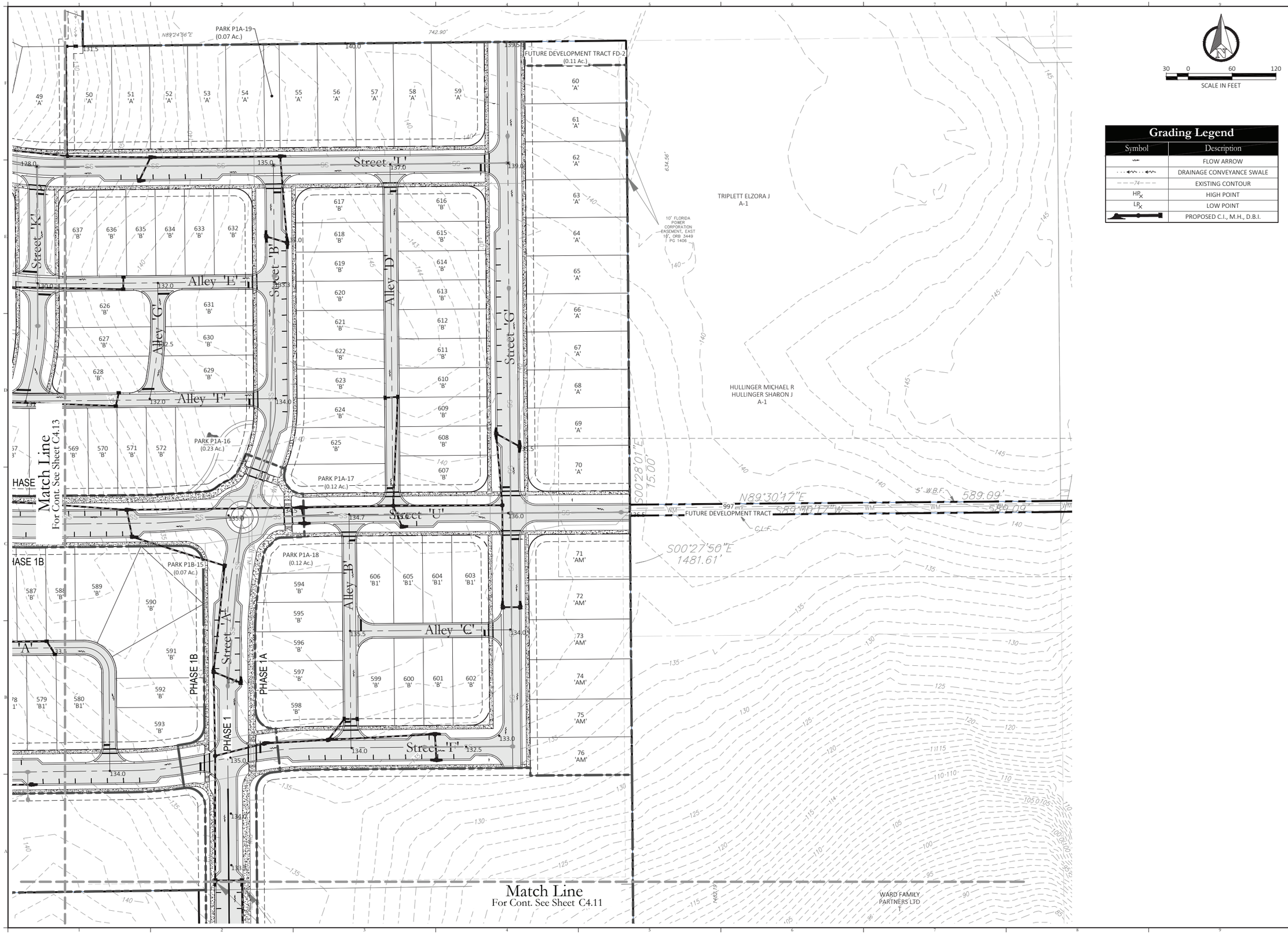

SCALE IN FEET

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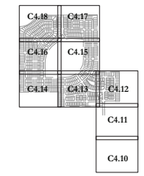
Grading Legend

Symbol	Description
	FLOW ARROW
	DRAINAGE CONVEYANCE SWALE
74	EXISTING CONTOUR
HP	HIGH POINT
LP	LOW POINT
	PROPOSED C.I., M.H., D.B.I.

Key Map:



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APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GRADING & DRAINAGE PLAN

Sheet No.:

C4.12

Seal:

MARC DANIEL STEHLI
LICENSE
No. 52781
STATE OF
PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781

DATE: June 1, 2022

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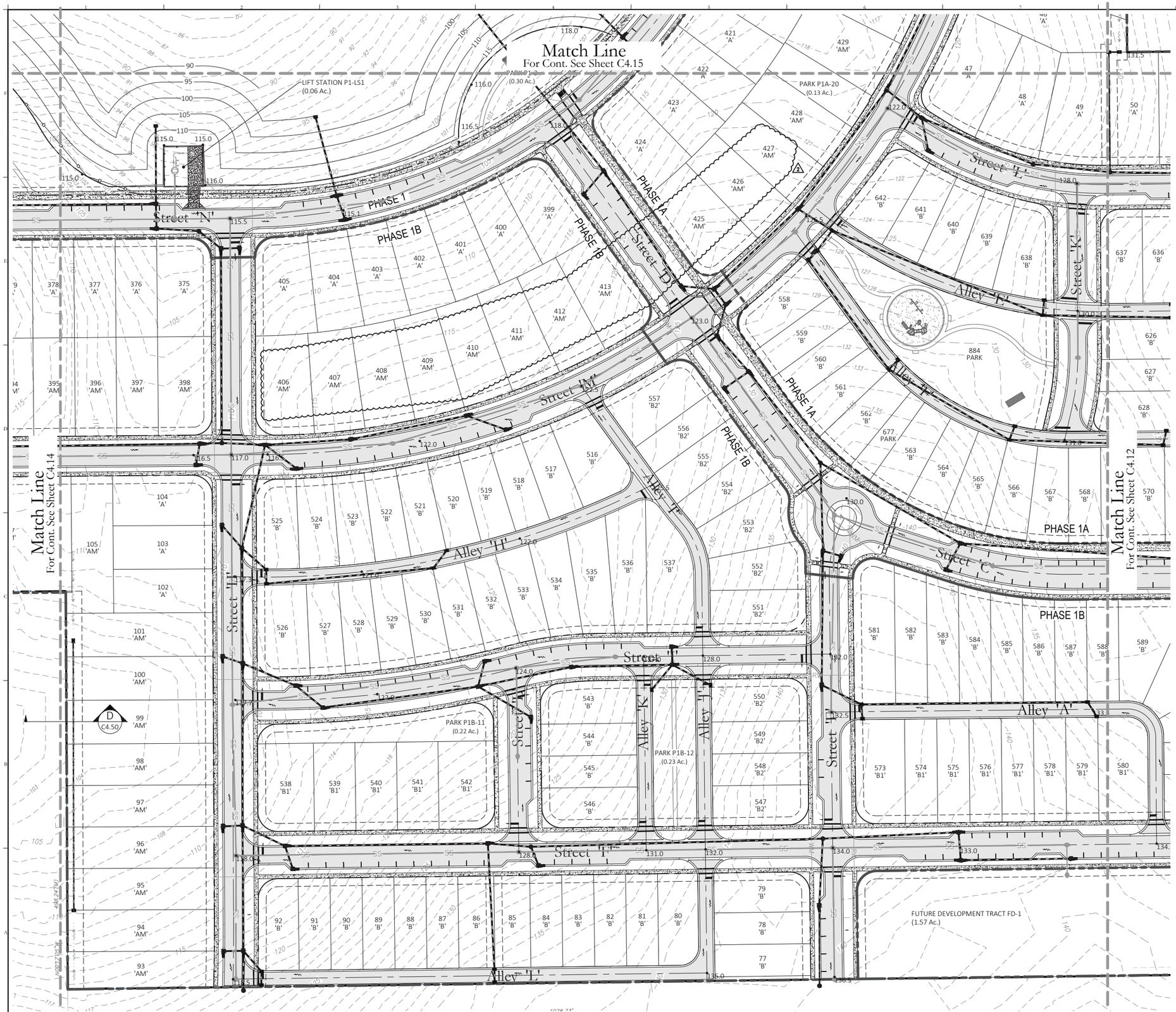

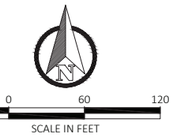

Grading Legend

Symbol	Description
	FLOW ARROW
	DRAINAGE CONVEYANCE SWALE
74	EXISTING CONTOUR
HP_X	HIGH POINT
LP_X	LOW POINT
	PROPOSED C.I., M.H., D.B.I.

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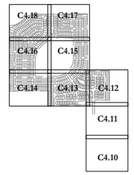

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VERTICAL DATUM:	NAVD 88
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SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

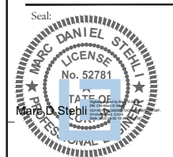
Sheet Title:

GRADING & DRAINAGE PLAN

Sheet No.:

C4.13

Seal:



MARC DANIEL STEHLI
P.E. NO. 0052781

DATE: June 1, 2022

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Eng. Bus. No. 28567

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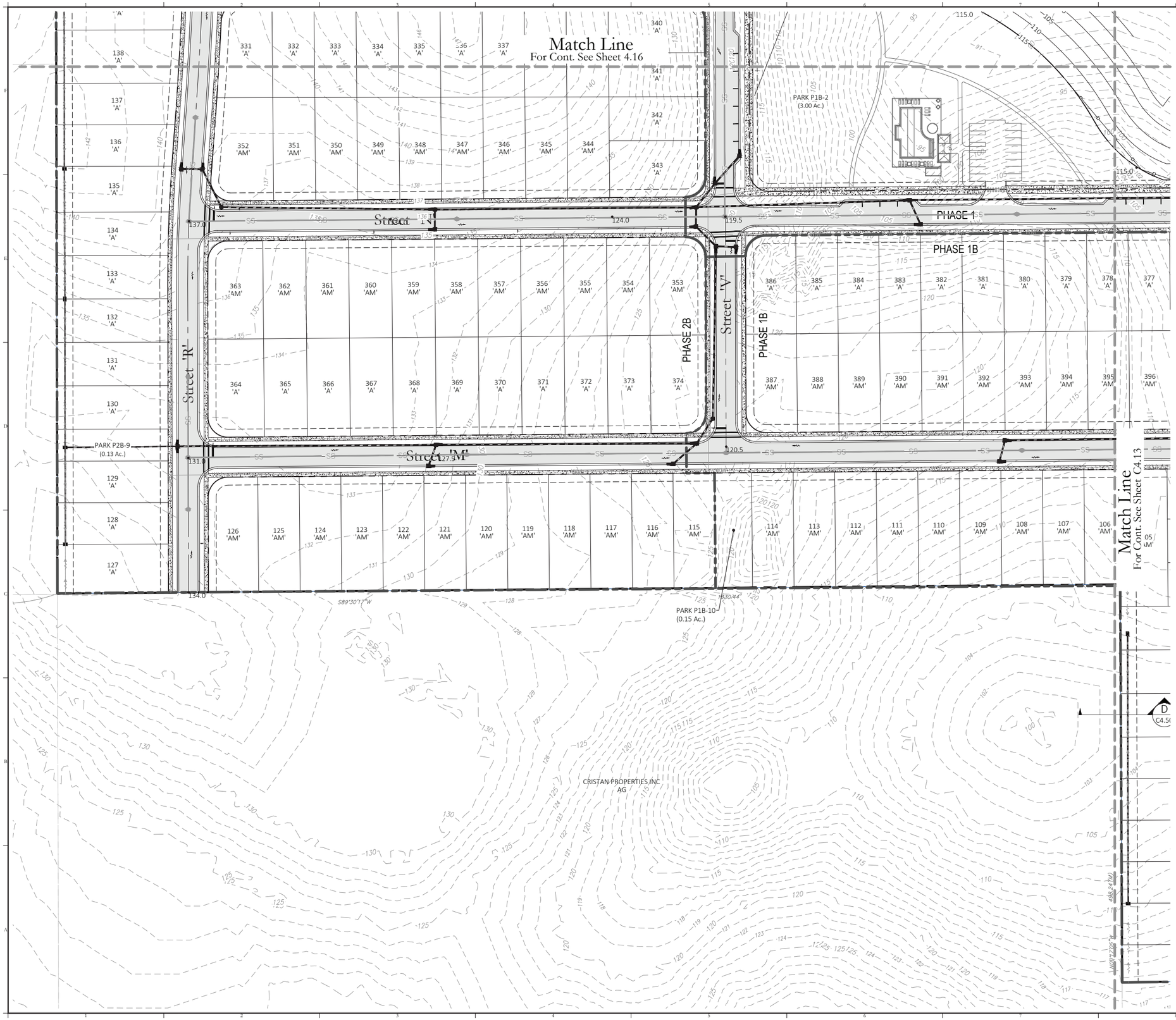

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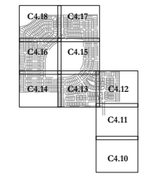
Symbol	Description
	FLOW ARROW
	DRAINAGE CONVEYANCE SWALE
	EXISTING CONTOUR
HP_X	HIGH POINT
LP_X	LOW POINT
	PROPOSED C.I., M.H., D.B.I.

30 0 60 120
SCALE IN FEET

Key Map:



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SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GRADING & DRAINAGE PLAN

Sheet No.:

C4.14

Seal:

MARC DANIEL STEHLI
LICENSE
No. 52781
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Marc D Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

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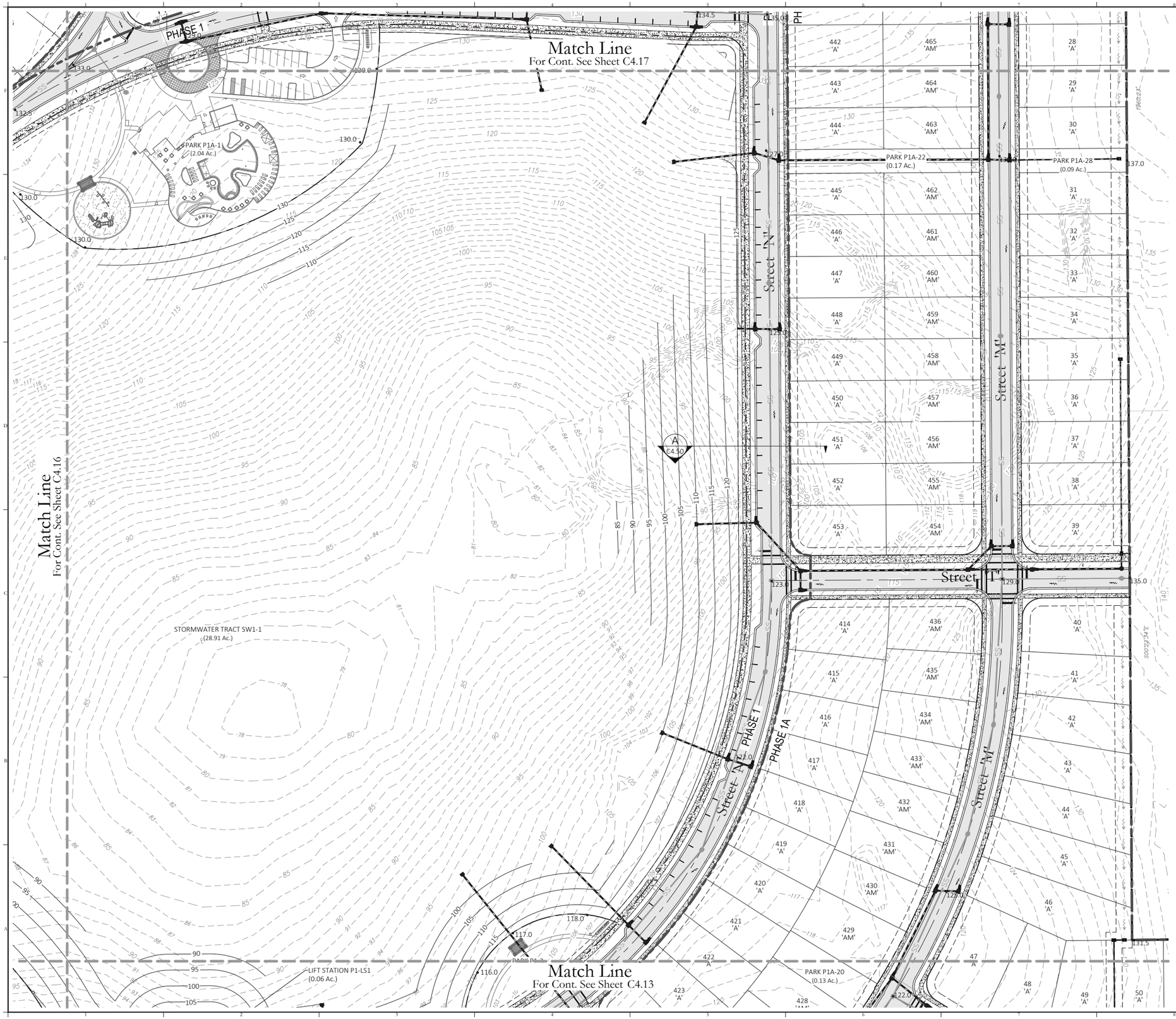

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	DRAINAGE CONVEYANCE SWALE
	EXISTING CONTOUR
HR_X	HIGH POINT
LR_X	LOW POINT
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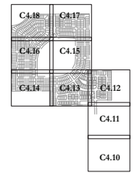
30 0 60 120
SCALE IN FEET

Key Map:



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SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GRADING & DRAINAGE PLAN

Sheet No.:

C4.15

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

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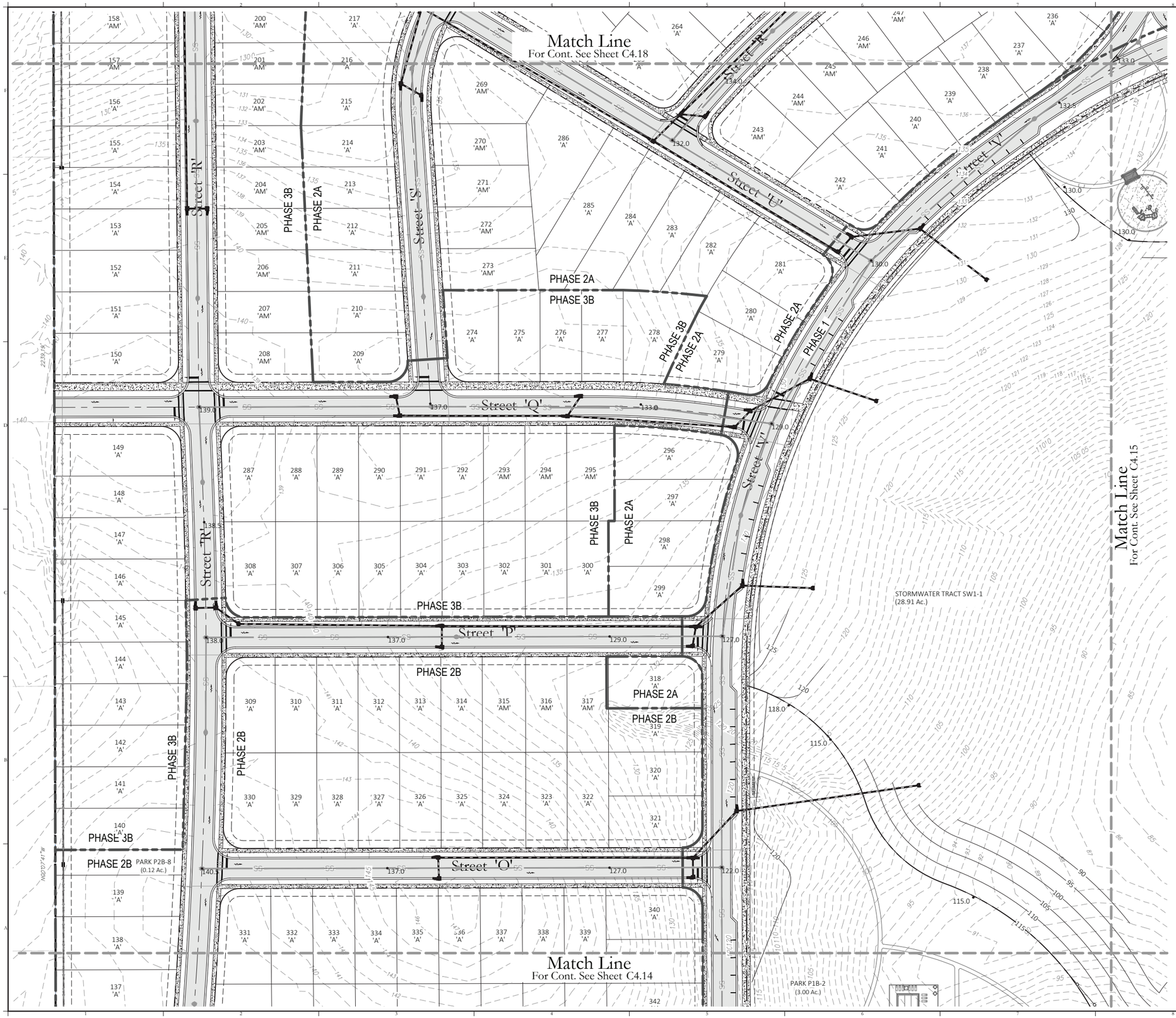

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SCALE IN FEET

Grading Legend

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74	EXISTING CONTOUR
HP_X	HIGH POINT
LP_X	LOW POINT
	PROPOSED C.I., M.H., D.B.I.

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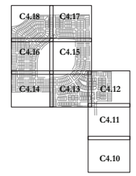

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SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GRADING & DRAINAGE PLAN

Sheet No.:

C4.16

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

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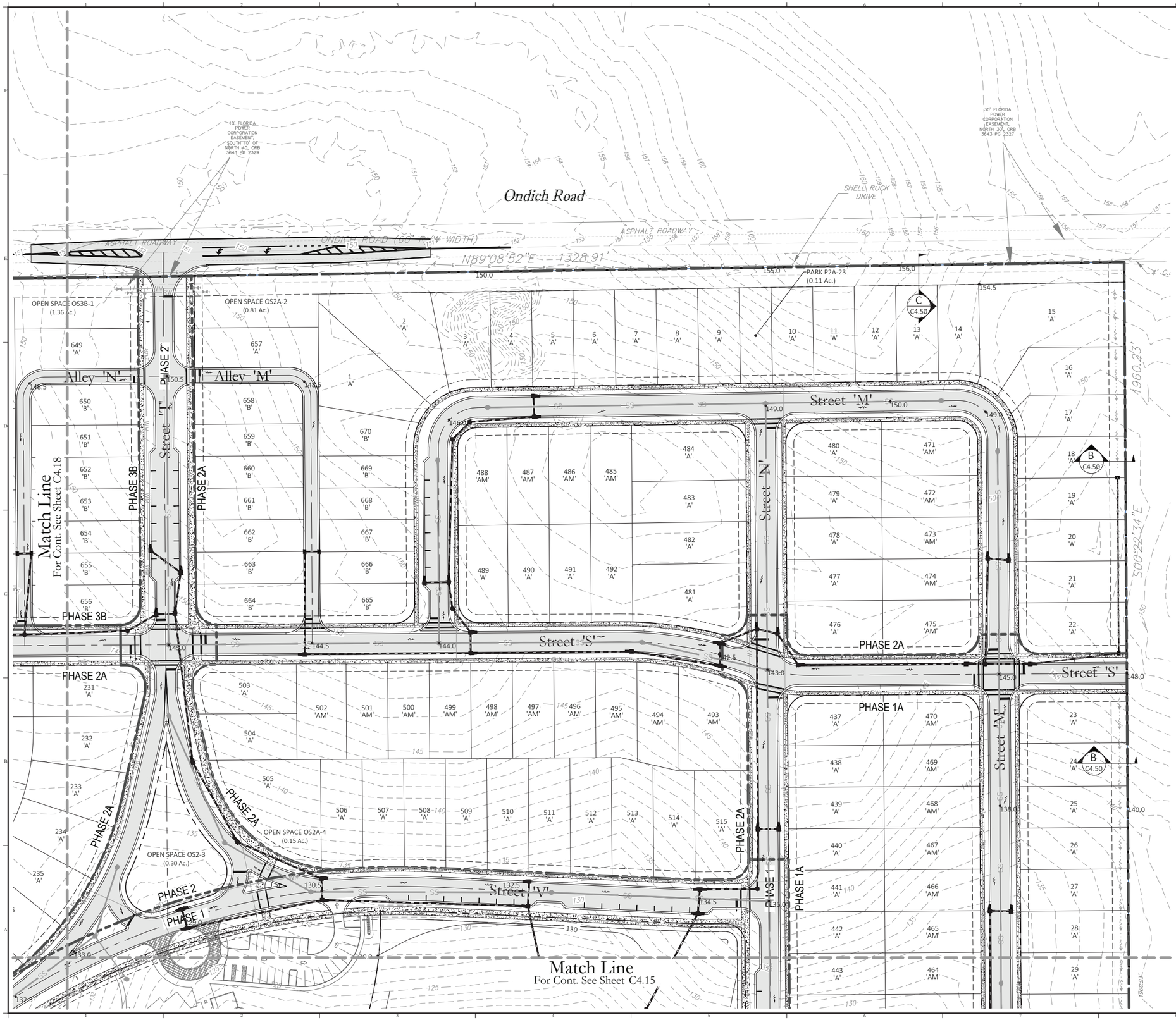

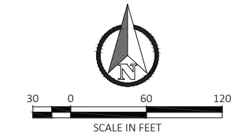

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74	EXISTING CONTOUR
HP	HIGH POINT
LP	LOW POINT
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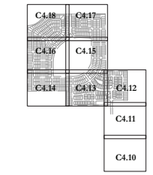

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SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GRADING & DRAINAGE PLAN

Sheet No.:

C4.17

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781

DATE: June 1, 2022

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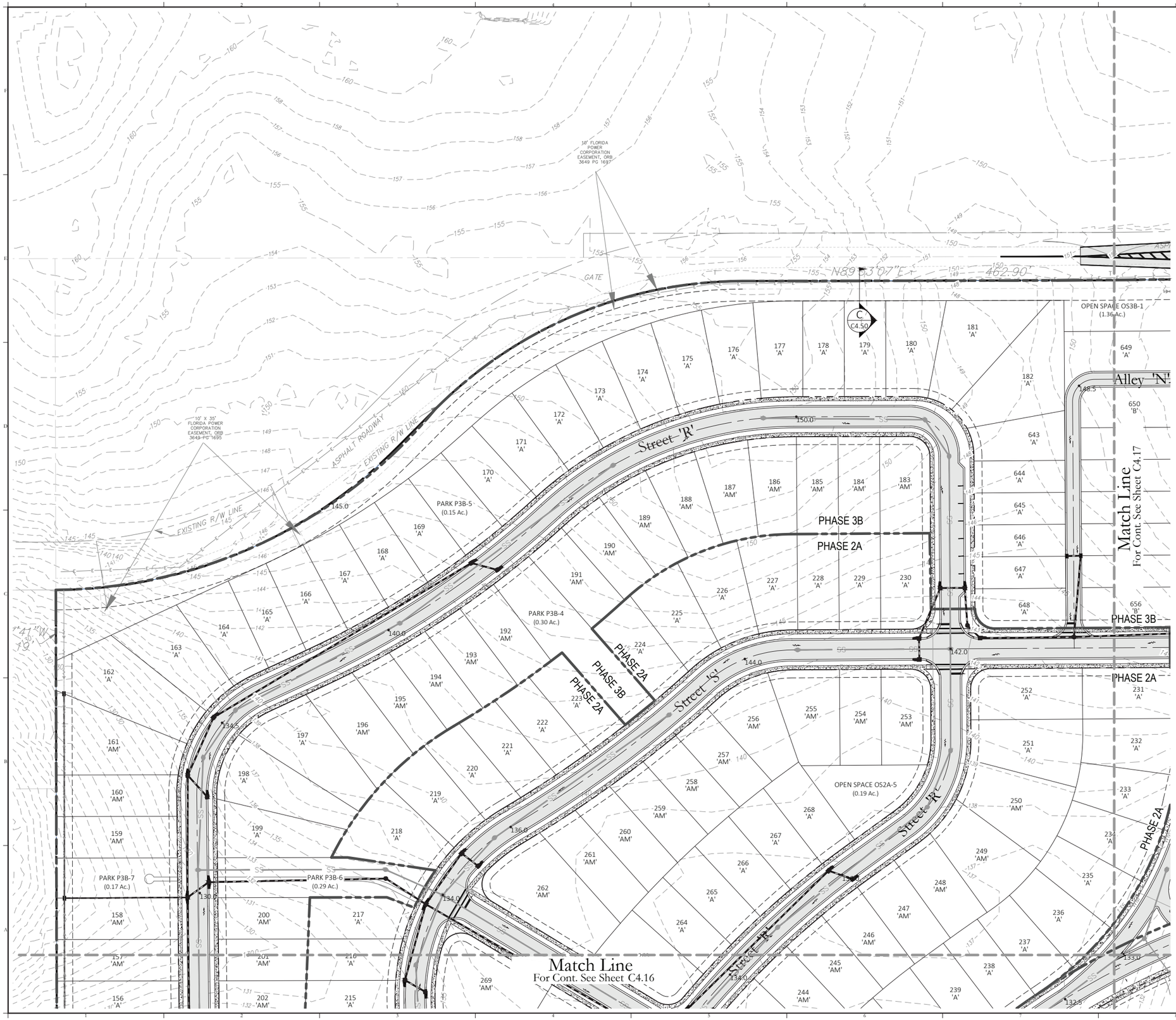

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	DRAINAGE CONVEYANCE SWALE
74	EXISTING CONTOUR
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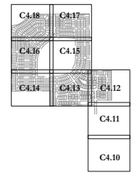
LP_X	LOW POINT
	PROPOSED C.I., M.H., D.B.I.

30 0 60 120
SCALE IN FEET

Key Map:



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SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GRADING & DRAINAGE PLAN

Sheet No.:

C4.18

Seal:



MARC DANIEL STEHLI
P.E. NO. 69278
DATE: June 1, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
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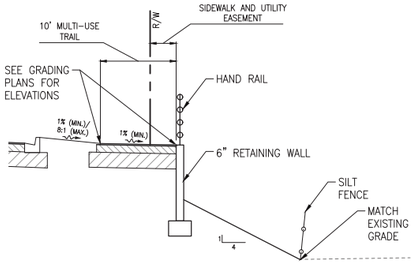
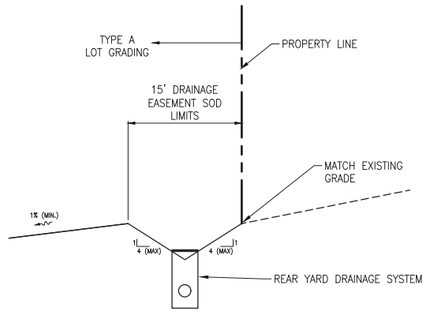


A TYPICAL GRADING SECTION
N.T.S.



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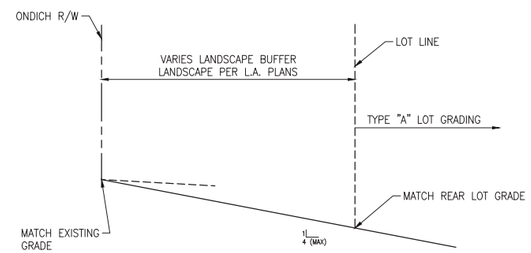

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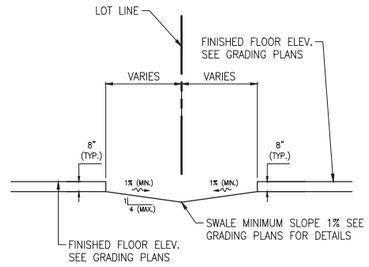

TYPICAL GRADING SECTION
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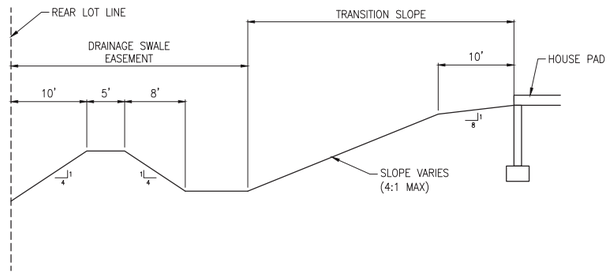

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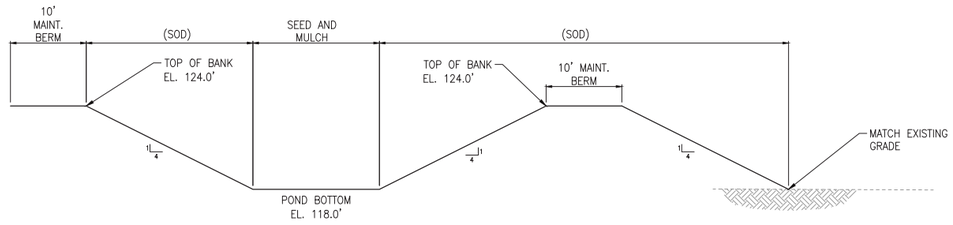

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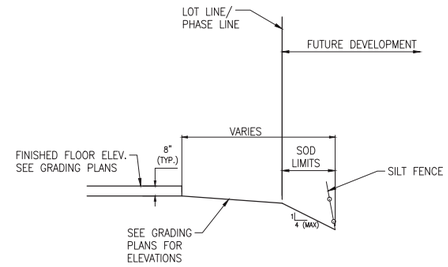

F TYPICAL GRADING SECTION
N.T.S.

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	06/01/2022	RESUBMIT TO CITY OF APOPKA
1	05/16/2022	RESUBMIT TO CITY OF APOPKA
-	04/12/2022	SUBMIT TO CITY OF APOPKA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GRADING SECTIONS & DETAILS

Sheet No.:

C4.50

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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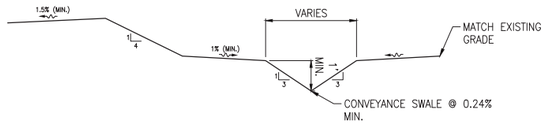

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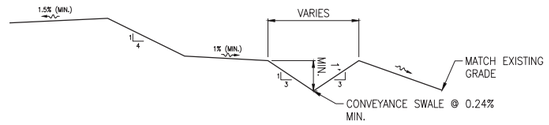
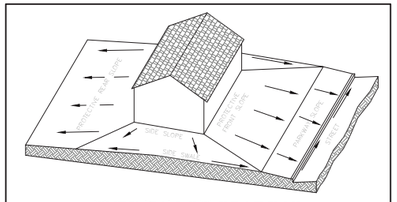


I TYPICAL GRADING SECTION
N.T.S.

FHA TYPE 'A' LOT GRADING
N.T.S.

FHA TYPE 'B' LOT GRADING
N.T.S.

TYPE 'AM' LOT GRADING
N.T.S.



TYPE 'B1' LOT GRADING
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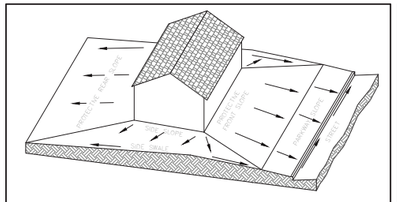

TYPE 'B2' LOT GRADING
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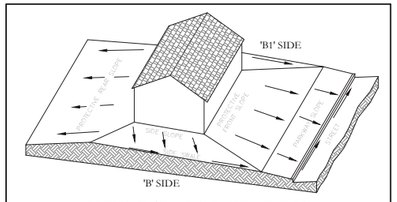
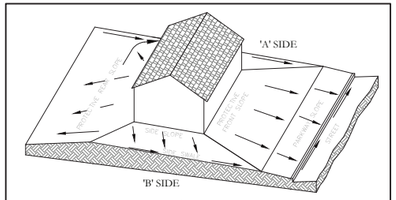


TYPE 'B/B1' LOT GRADING
N.T.S.



FHA TYPE 'A/B' LOT GRADING
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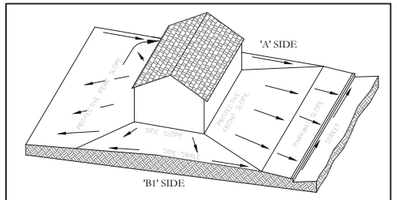

TYPE 'A/B1' LOT GRADING
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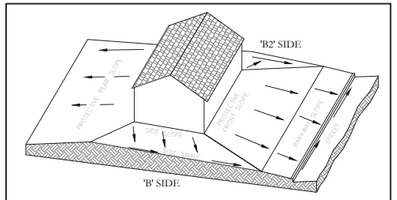

TYPE 'B/B2' LOT GRADING
N.T.S.

TYPICAL LOT GRADE TYPE DETAILS
N.T.S.

Key Map:

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CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GRADING SECTIONS & DETAILS

Sheet No.:

C4.51

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER
Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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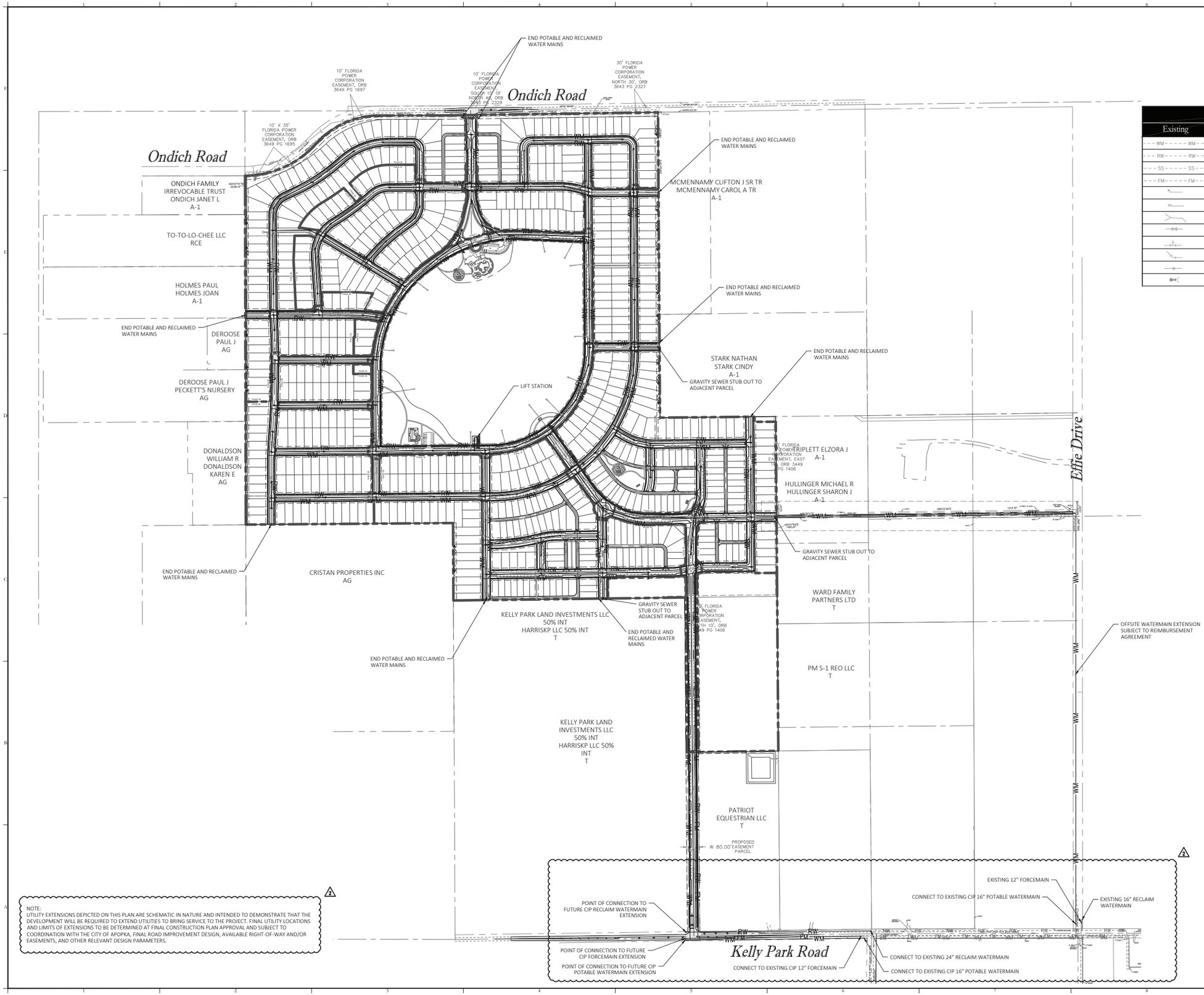

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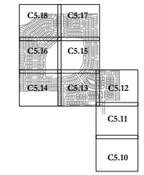
SCALE IN FEET

Utility Legend

Existing	Utility Type	Proposed
WM WM	WATER MAIN (WM)	8W
RW RW	RECLAIM WATER MAIN (RW)	6R
SS SS	SANITARY SEWER (SS)	SS
FM FM	FORCE MAIN (FM)	6F
	WATER SERVICE	
	RECLAIM WATER SERVICE	
	SANITARY SEWER LATERAL	
	G.V. (G.V.)	
	TEE	
	BEND W/ DEFLECTION ANGLE	45°
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	

Key Map:



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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 300'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

MASTER UTILITY PLAN

Sheet No.:

C5.00

Seal:



MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 2, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
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Eng. Bus. No. 28567

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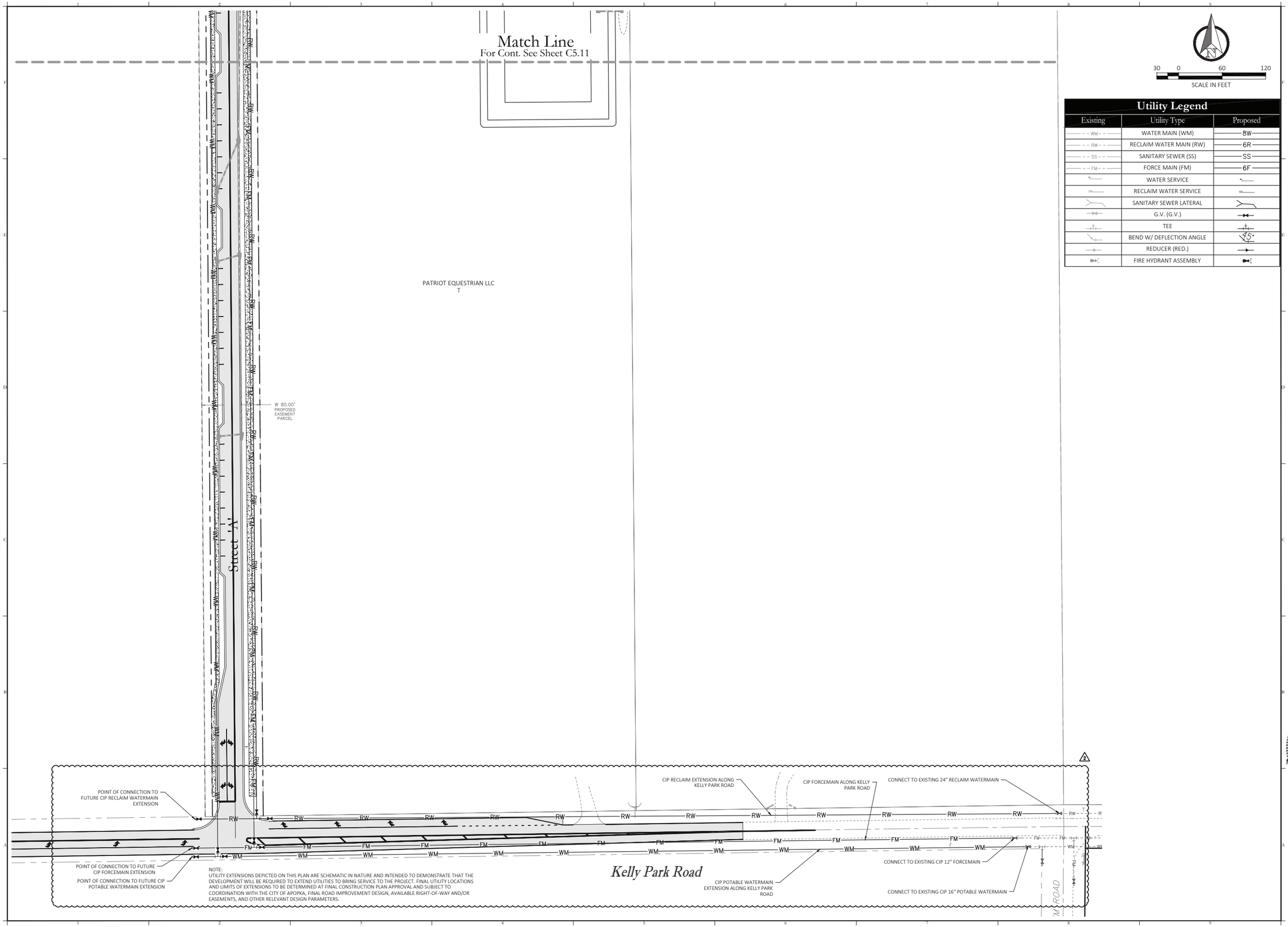
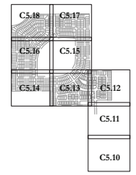


30 0 60 120
SCALE IN FEET

Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	8W
RW	RECLAIM WATER MAIN (RW)	6R
SS	SANITARY SEWER (SS)	SS
FM	FORCE MAIN (FM)	6F
	WATER SERVICE	
	RECLAIM WATER SERVICE	
	SANITARY SEWER LATERAL	
	G.V. (G.V.)	
	TEE	
	BEND W/ DEFLECTION ANGLE	45°
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	

Key Map:



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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:
CITY of APOPKA, FL

Sheet Title:
UTILITY PLAN

Sheet No.:
C5.10

Seal:
MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER
Marc D Stehli
MARC DANIEL STEHLI
P.E. NO. 052781
DATE: June 2, 2022

POULOS & BENNETT
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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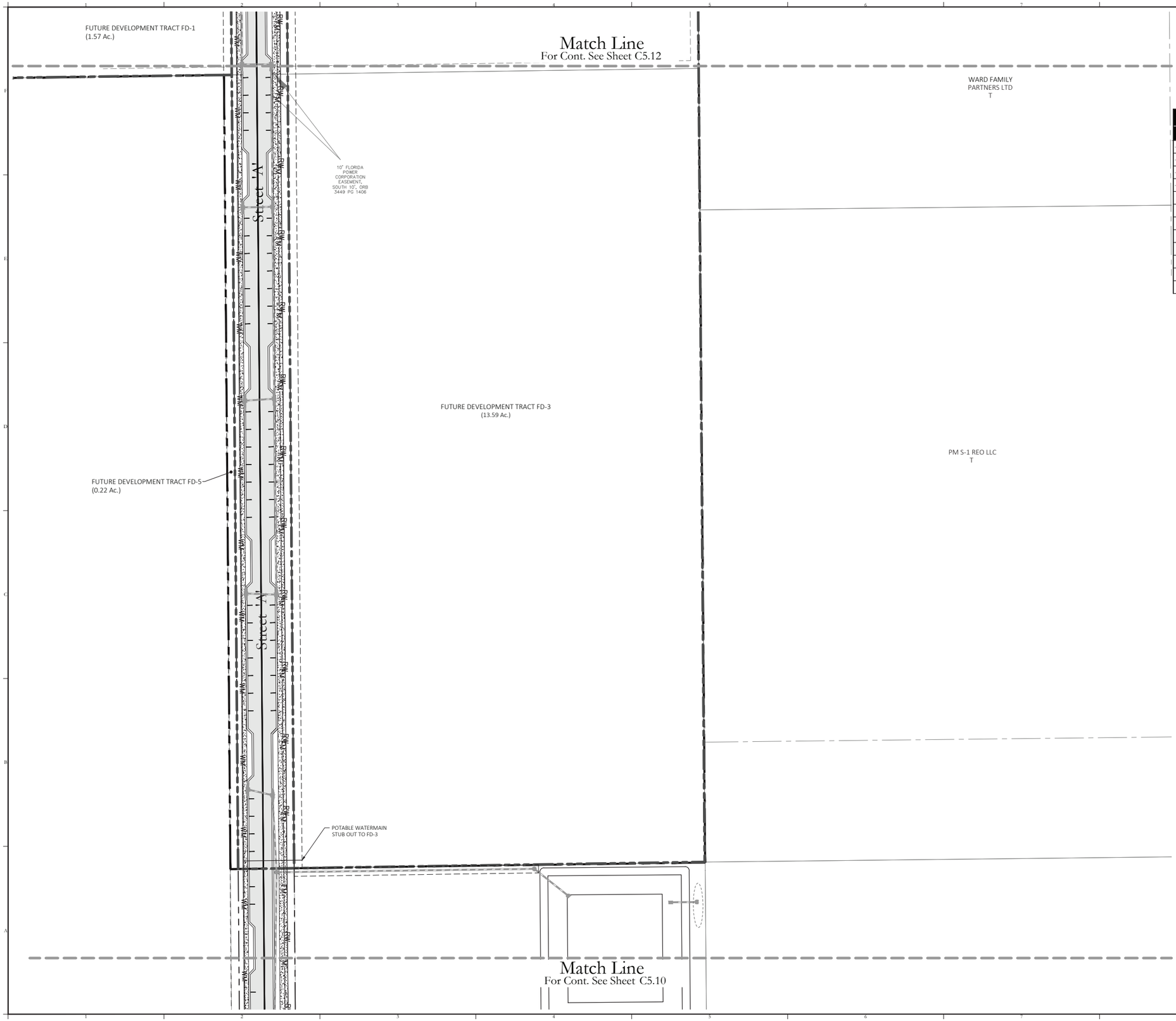

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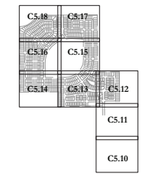
30 0 60 120

SCALE IN FEET

Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	8W
RW	RECLAIM WATER MAIN (RW)	6R
SS	SANITARY SEWER (SS)	SS
FM	FORCE MAIN (FM)	6F
	WATER SERVICE	
	RECLAIM WATER SERVICE	
	SANITARY SEWER LATERAL	
	G.V. (G.V.)	
	TEE	
	BEND W/ DEFLECTION ANGLE	45°
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	

Key Map:



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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
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DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

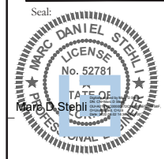
Sheet Title:

UTILITY PLAN

Sheet No.:

C5.11

Seal:



MARC DANIEL STEHLI
P.E. NO. 0052781

DATE: June 1, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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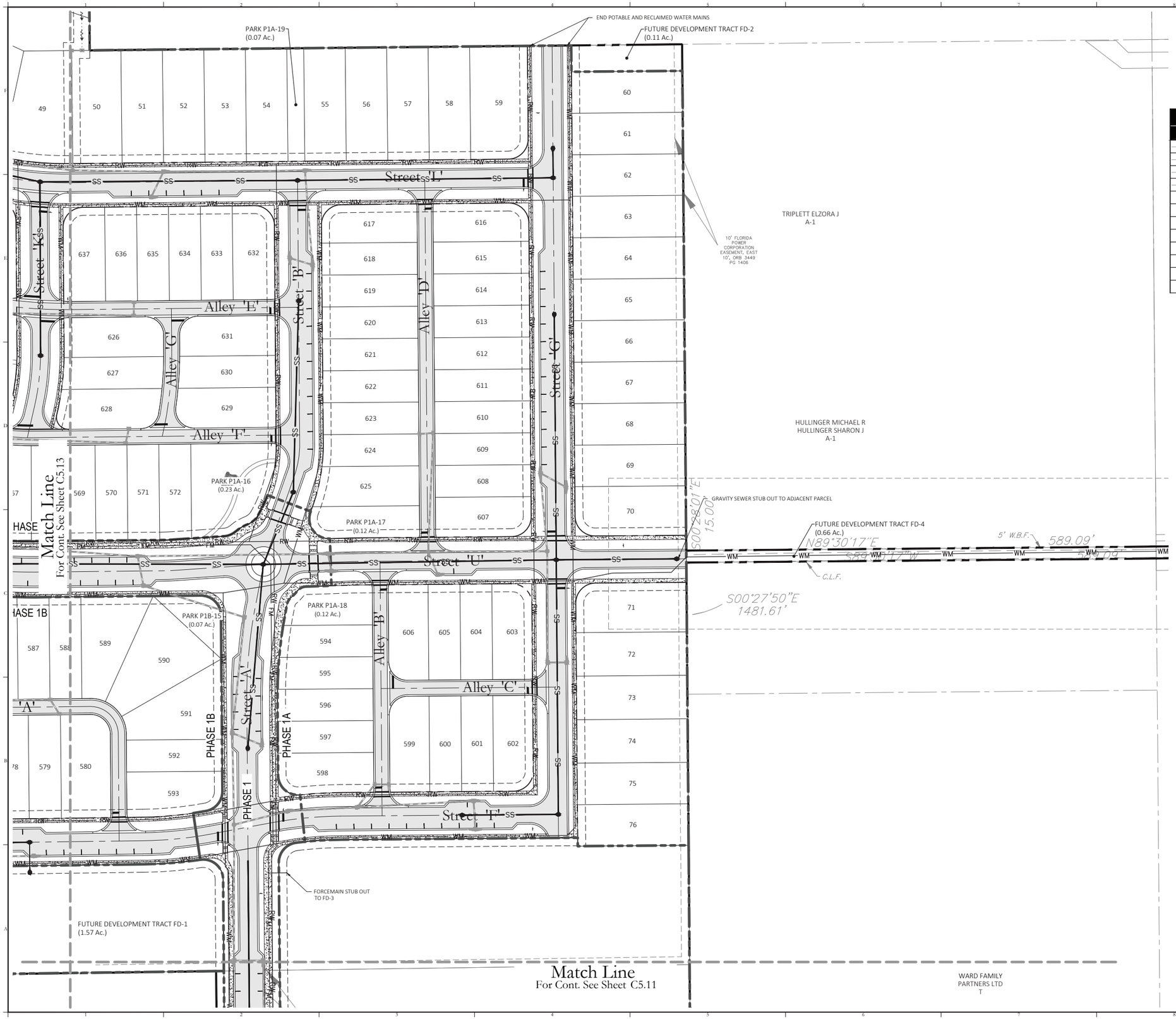


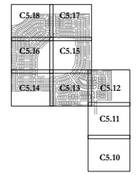
30 0 60 120

SCALE IN FEET

Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	8W
RW	RECLAIM WATER MAIN (RW)	6R
SS	SANITARY SEWER (SS)	SS
FM	FORCE MAIN (FM)	6F
	WATER SERVICE	
	RECLAIM WATER SERVICE	
	SANITARY SEWER LATERAL	
	G.V. (G.V.)	
	TEE	
	BEND W/ DEFLECTION ANGLE	45°
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	

Key Map:



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-	04/12/2022	SUBMIT TO CITY OF APOPKA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

UTILITY PLAN

Sheet No.:

C5.12

Seal:

MARC DANIEL STEHLI
LICENSE
No. 52781
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 052781

DATE: June 1, 2022

POULOS & BENNETT

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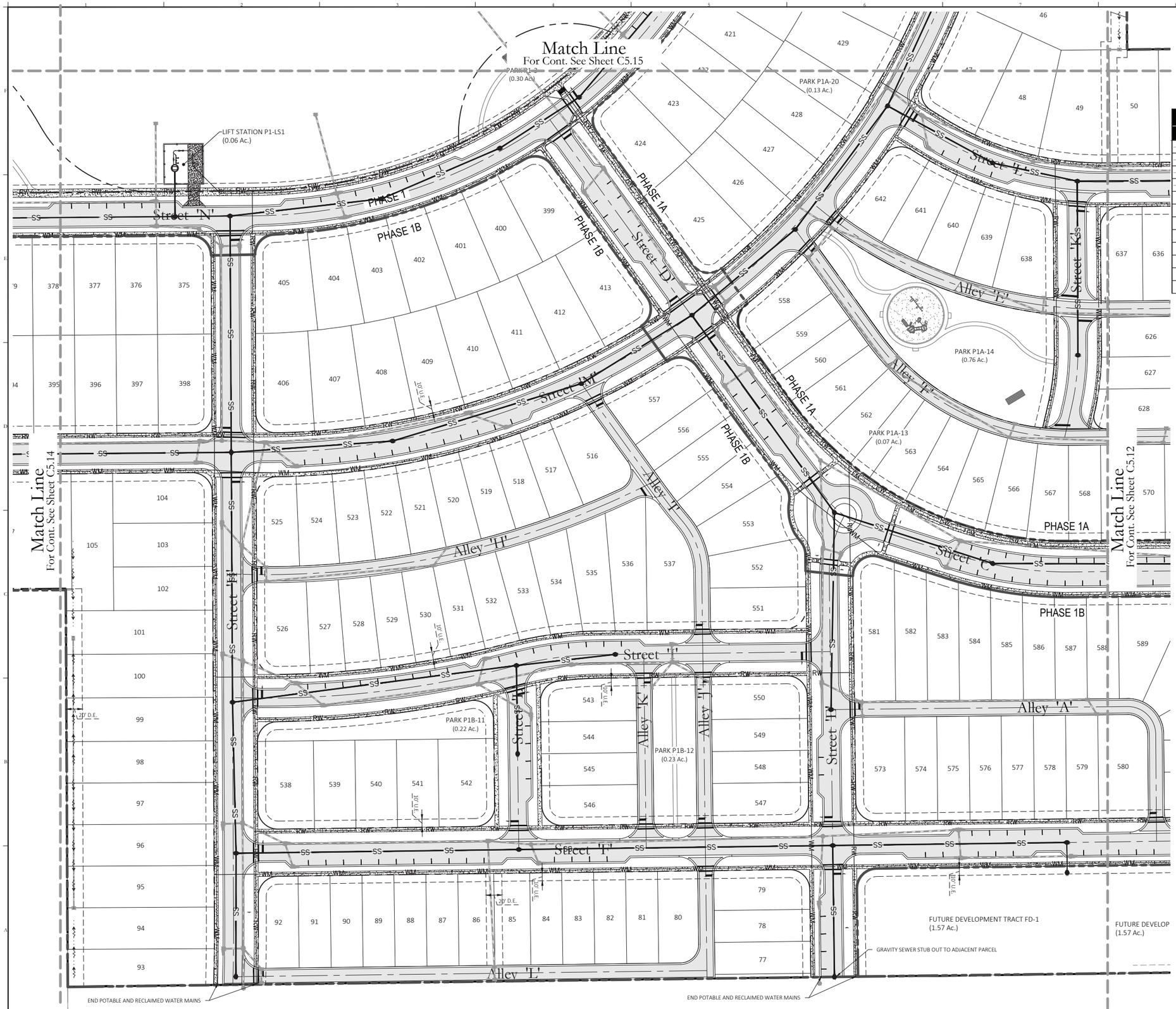
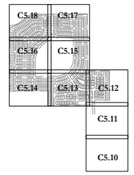


Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	8W
RW	RECLAIM WATER MAIN (RW)	6R
SS	SANITARY SEWER (SS)	SS
FM	FORCE MAIN (FM)	6F
	WATER SERVICE	
	RECLAIM WATER SERVICE	
	SANITARY SEWER LATERAL	
	G.V. (G.V.)	
	TEE	
	BEND W/ DEFLECTION ANGLE	45°
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	

Key Map:



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SUBMISSIONS/REVISIONS

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APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

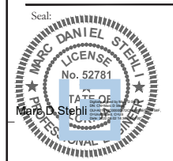
Sheet Title:

UTILITY PLAN

Sheet No.:

C5.13

Seal:



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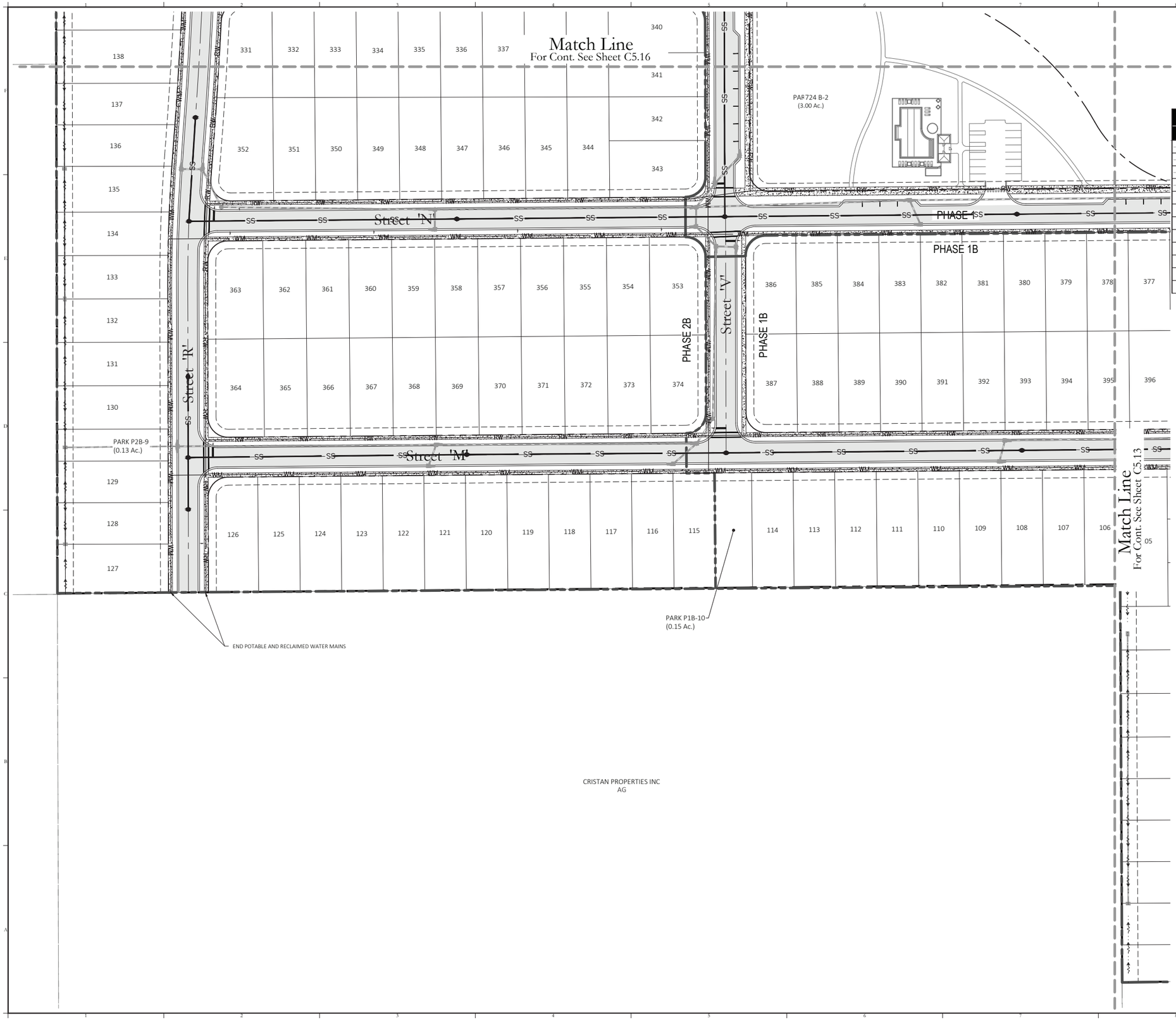
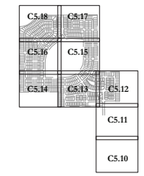


30 0 60 120
SCALE IN FEET

Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	8W
RW	RECLAIM WATER MAIN (RW)	6R
SS	SANITARY SEWER (SS)	SS
FM	FORCE MAIN (FM)	6F
	WATER SERVICE	
	RECLAIM WATER SERVICE	
	SANITARY SEWER LATERAL	
	G.V. (G.V.)	
	TEE	
	BEND W/ DEFLECTION ANGLE	45°
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	

Key Map:



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SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

UTILITY PLAN

Sheet No.:

C5.14

Seal:

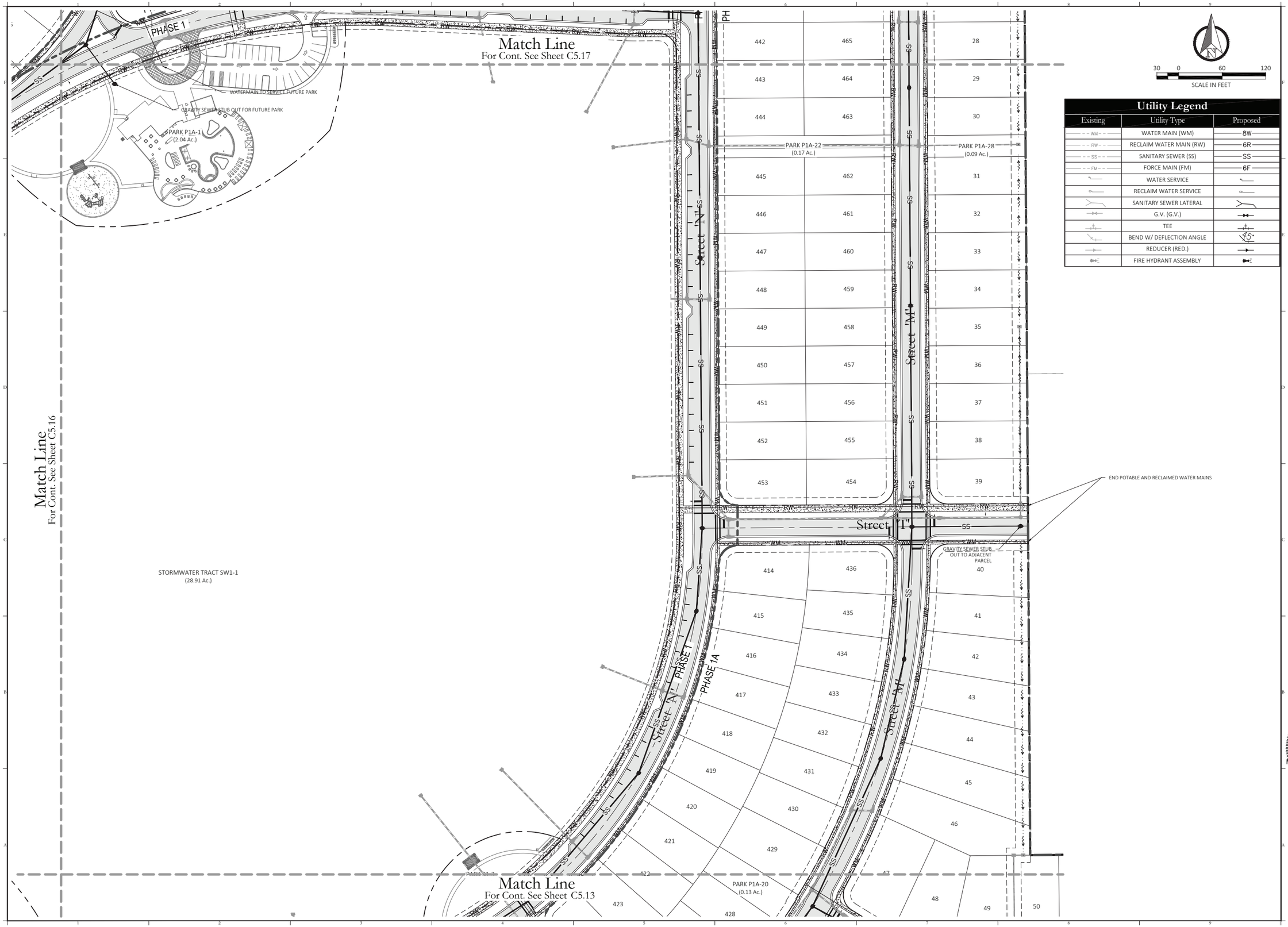
MARC DANIEL STEHLI
LICENSE
No. 52781
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
Marc D Stehli

MARC DANIEL STEHLI
P.E. NO. 052781
DATE: June 1, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\PRELIMINARY\PSP\21-027-PSP-USP



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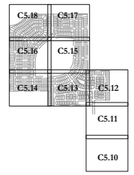

30 0 60 120

SCALE IN FEET

Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	8W
RW	RECLAIM WATER MAIN (RW)	6R
SS	SANITARY SEWER (SS)	SS
FM	FORCE MAIN (FM)	6F
	WATER SERVICE	
	RECLAIM WATER SERVICE	
	SANITARY SEWER LATERAL	
	G.V. (G.V.)	
	TEE	
	BEND W/ DEFLECTION ANGLE	45°
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	

NO.	DATE:	DESCRIPTIONS:
2	06/01/2022	RESUBMIT TO CITY OF APOPKA
1	05/16/2022	RESUBMIT TO CITY OF APOPKA
-	04/12/2022	SUBMIT TO CITY OF APOPKA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

UTILITY PLAN

Sheet No.:

C5.15

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781

DATE: June 1, 2022

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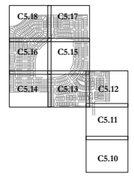
Key Map:



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SCALE IN FEET

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RW	RECLAIM WATER MAIN (RW)	6R
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	SANITARY SEWER LATERAL	
	G.V. (G.V.)	
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	FIRE HYDRANT ASSEMBLY	

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Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

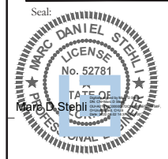
Sheet Title:

UTILITY PLAN

Sheet No.:

C5.16

Seal:



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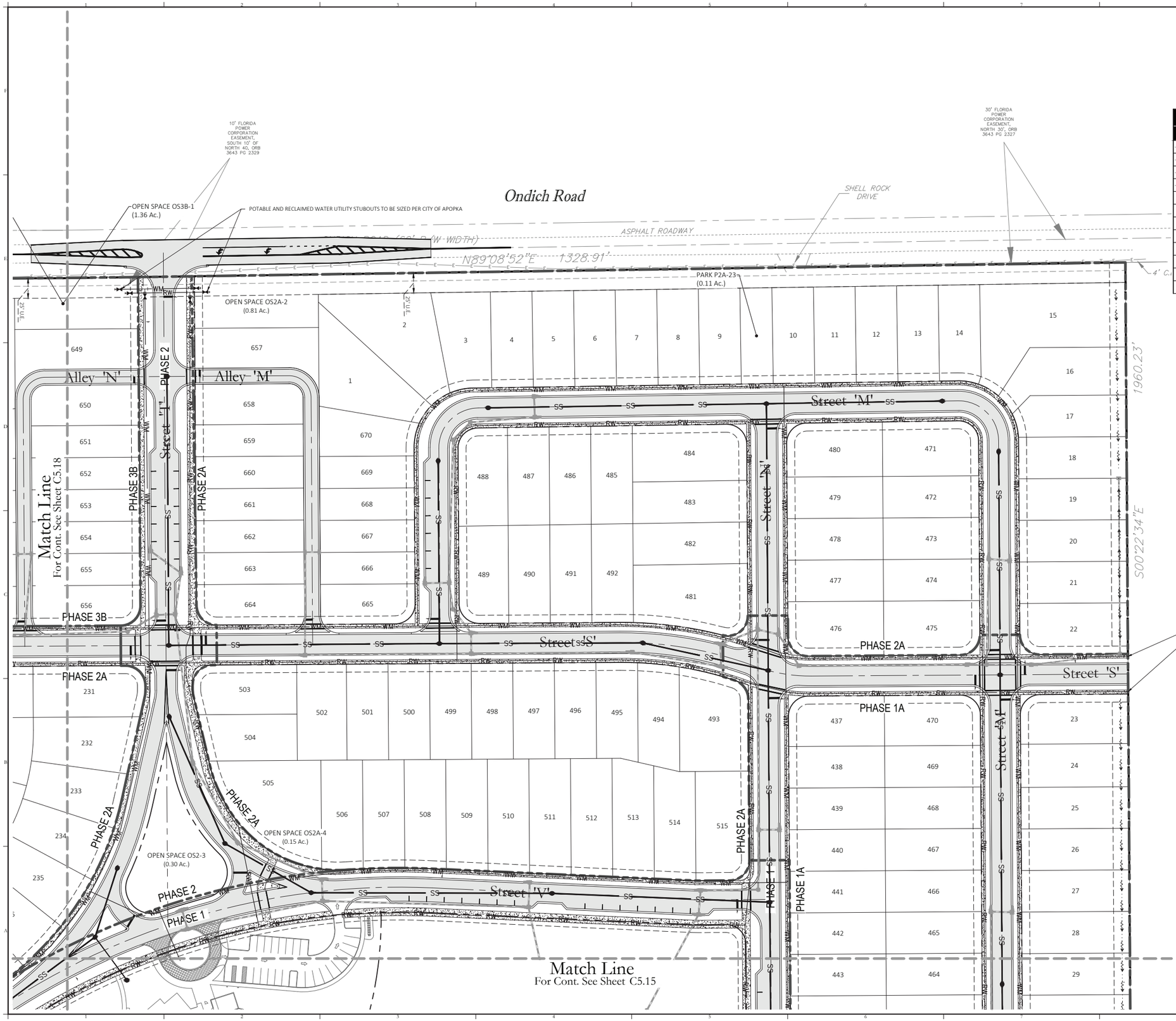

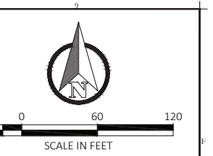

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	SANITARY SEWER LATERAL	
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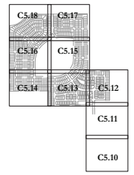
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	

Key Map:



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Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

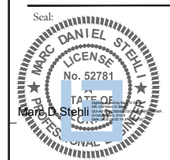
Sheet Title:

UTILITY PLAN

Sheet No.:

C5.17

Seal:



MARC DANIEL STEHLI
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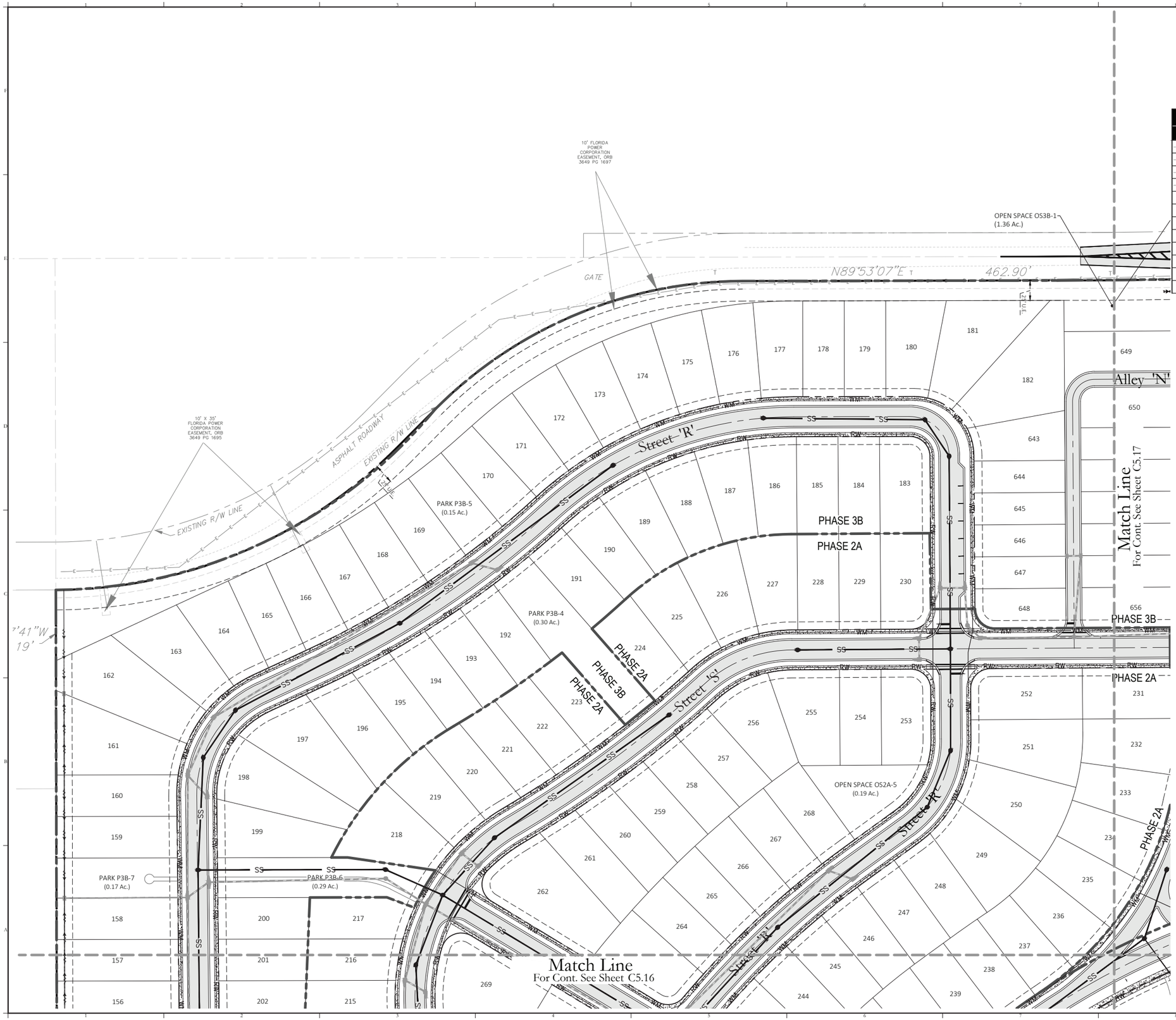

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SCALE IN FEET

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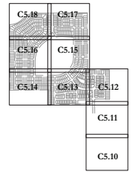
	G.V. (G.V.)	
	TEE	
	BEND W/ DEFLECTION ANGLE	45°
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	

Key Map:



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Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

UTILITY PLAN

Sheet No.:

C5.18

Seal:



MARC DANIEL STEHLI
P.E. NO. 052781

DATE: June 1, 2022

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Match Line
For Cont. See Sheet C6.11

FUTURE DEVELOPMENT TRACT FD-3
(13.59 Ac.)

FUTURE DEVELOPMENT TRACT FD-5
(0.22 Ac.)

PM S-1 REO LLC
T

KELLY PARK LAND
INVESTMENTS LLC
50% INT
HARRISKP LLC 50%
INT
T

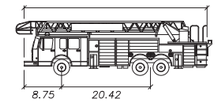
PATRIOT
EQUESTRIAN LLC
T

PROPOSED
EASEMENT
PARCEL

Kelly Park Road

N

50 0 100 200
SCALE IN FEET



FIRE TRUCK 95-PLATFORM (N.T.S.)

WIDTH	8.33'
TRACK	8.33'
LOCK TO LOCK TIME	6"
STEERING ANGLE	44.2°
MIN. CENTERLINE RADIUS	29.0'

MODIFIED SU AASHTO 2004 (US) NORTH AMERICA

FIRE

1. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE ORANGE COUNTY SUBDIVISION REGULATIONS AND THE FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS.
2. FIRE ACCESS SHALL BE FROM THE FRONT OF THE PROPOSED DWELLING UNITS. ALLEYS HAVE BEEN DESIGNED FOR FIRE ACCESS WHERE REQUIRED. ACCESS SHALL BE IN ACCORDANCE WITH CHAPTER 18 OF THE FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS.
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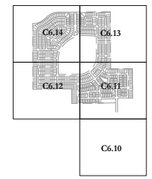
   3.2. THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL NOT EXCEED 800 FEET.
4. FIRE HYDRANTS SHALL BE PROVIDED FOR BUILDINGS OTHER THAN DETACHED ONE- AND TWO- FAMILY DWELLINGS IN ACCORDANCE WITH BOTH OF THE FOLLOWING:
   4.1. THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT ON THE BUILDING SHALL NOT EXCEED 400 FEET.
   4.1. THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL NOT EXCEED 500 FEET.
5. NEEDED FIRE FLOW FOR SINGLE FAMILY DWELLINGS SHALL BE AS FOLLOWS: HOMES 5,000 S.F. OR LESS 1,000 GPM; HOMES EXCEEDING 5,000 S.F. SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.2. 1OF THE FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS. REDUCTION OF FIRE FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR SEPARATED FROM OTHER STRUCTURES BY 30 FEET BUT IN NO CASE SHALL THE FIRE FLOW BE LESS THAN 500 GPM PER 18.4.5 FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS.
6. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE WIRE DEPARTMENT SHALL BE PROV I DED AN D MAINTAINED PER FFPC 7TH EDITION AND N GPA 1(2018) WITH FLORI DA AMEN DMENTS.
7. ALL PRIMARY BUILDING STRUCTURES SHALL BE LOCATED ON LOTS SUCH THAT THE FIRE DEPARTMENT ACCESS ROAD IS WITHIN 50 FT. OF AN EXTERIOR DOOR IN ACCORDANCE WITH 18.2.3.2. 1OF THE FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS.

NOTE:
STREET DESIGN CAN ACCOMMODATE LARGE TRUCKS LIKE, FIRE TRUCKS, MOVING COMPANY SEMITRUCKS WB-40, GARBAGE TRUCKS. BASE ON THE CENTERLINE MINIMUM RADIUS OF 29.0'

Key Map:



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SCALE IN FEET:	1" = 100'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

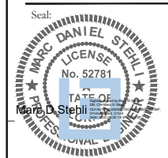
Sheet Title:

FIRE ACCESS & PARKING PLAN

Sheet No.:

C6.10

Seal:



Marc D. Stehli

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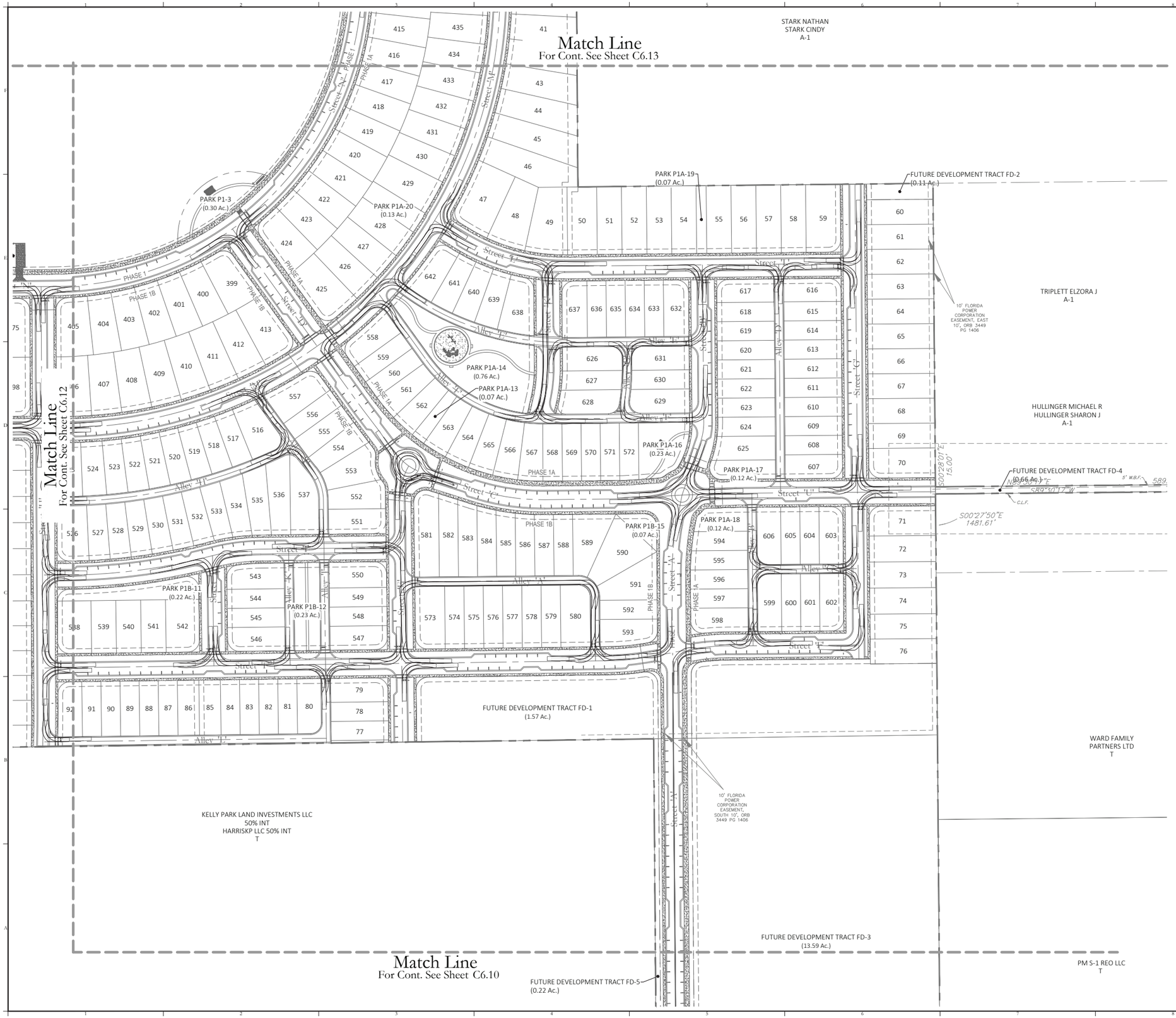

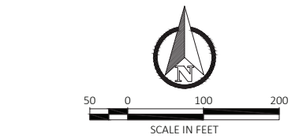

FIRE TRUCK 95-PLATFORM (N.T.S.)

WIDTH	8.33'
TRACK	8.33'
LOCK TO LOCK TIME	6"
STEERING ANGLE	44.2°
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MODIFIED SU AASHTO 2004 (US) NORTH AMERICA	

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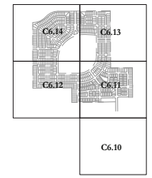

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FIRE ACCESS & PARKING PLAN

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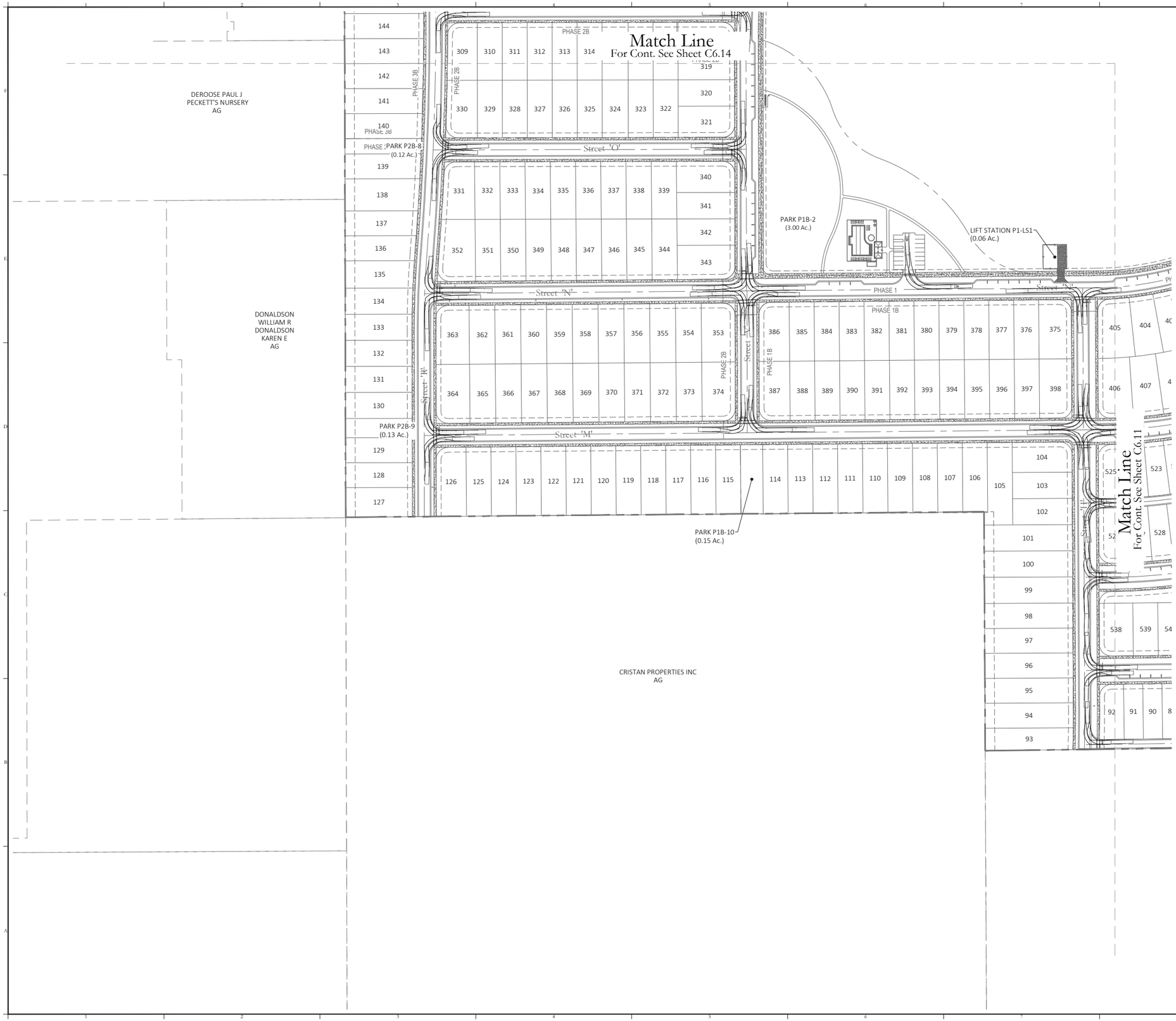

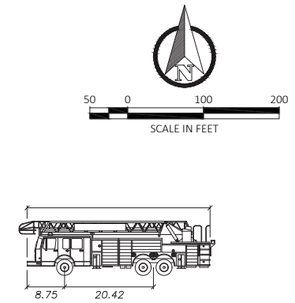

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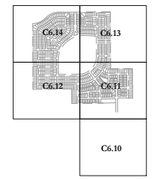
 4.1. THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT ON THE BUILDING SHALL NOT EXCEED 400 FEET.
 4.1. THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL NOT EXCEED 500 FEET.
5. NEEDED FIRE FLOW FOR SINGLE FAMILY DWELLINGS SHALL BE AS FOLLOWS: HOMES 5,000 S.F. OR LESS 1,000 GPM; HOMES EXCEEDING 5,000 S.F. SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.2. 1OF THE FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS. REDUCTION OF FIRE FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR SEPARATED FROM OTHER STRUCTURES BY 30 FEET BUT IN NO CASE SHALL THE FIRE FLOW BE LESS THAN 500 GPM PER 18.4.5 FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS.
6. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE WIRE DEPARTMENT SHALL BE PROV I DED AN D MAINTAINED PER FFPC 7TH EDITION AND N GPA 1(2018) WITH FLORI DA AMEN DMENTS.
7. ALL PRIMARY BUILDING STRUCTURES SHALL BE LOCATED ON LOTS SUCH THAT THE FIRE DEPARTMENT ACCESS ROAD IS WITHIN 50 FT. OF AN EXTERIOR DOOR IN ACCORDANCE WITH 18.2.3.2. 1OF THE FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS.

NOTE:
STREET DESIGN CAN ACCOMMODATE LARGE TRUCKS LIKE, FIRE TRUCKS, MOVING COMPANY SEMITRUCKS WB-40, GARBAGE TRUCKS. BASE ON THE CENTERLINE MINIMUM RADIUS OF 29.0'

Key Map:



NO.	DATE:	DESCRIPTIONS:
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1	05/16/2022	RESUBMIT TO CITY OF APOPKA
-	04/12/2022	SUBMIT TO CITY OF APOPKA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 100'

Project Name:

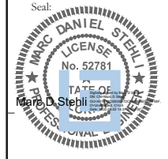
CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:
CITY of APOPKA, FL

Sheet Title:
FIRE ACCESS & PARKING PLAN

Sheet No.:
C6.12

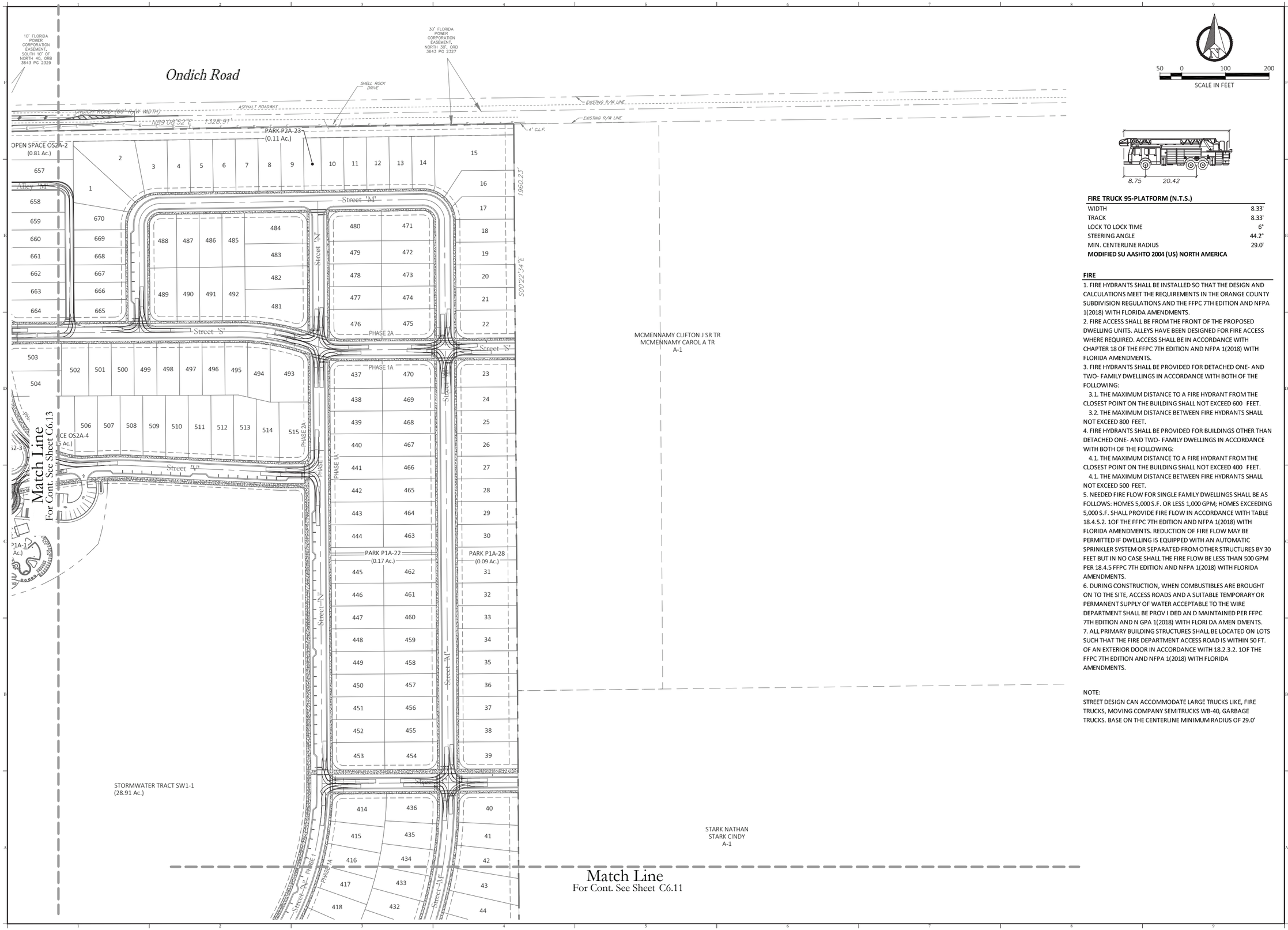
Seal:



MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

POULOS & BENNETT
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-027 CALVIN - KELLY PARK PARCELS\CAD\PRELIMINARY\PSP\21-027-PSP-FPP



FIRE TRUCK 95-PLATFORM (N.T.S.)

WIDTH	8.33'
TRACK	8.33'
LOCK TO LOCK TIME	6"
STEERING ANGLE	44.2°
MIN. CENTERLINE RADIUS	29.0'
MODIFIED SU AASHTO 2004 (US) NORTH AMERICA	

FIRE

1. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE ORANGE COUNTY SUBDIVISION REGULATIONS AND THE FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS.
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   3.2. THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL NOT EXCEED 800 FEET.
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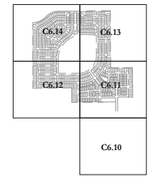
Key Map:



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SCALE IN FEET:	1" = 100'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:
CITY of APOPKA, FL

Sheet Title:
FIRE ACCESS & PARKING PLAN

Sheet No.:
C6.13

Seal:
MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER
Marc D. Stehli
MARC DANIEL STEHLI P.E. NO. 052781
DATE: June 1, 2022

POULOS & BENNETT
Poulos & Bennett, LLC
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Tel. 407.487.2594 www.poulosandbennett.com
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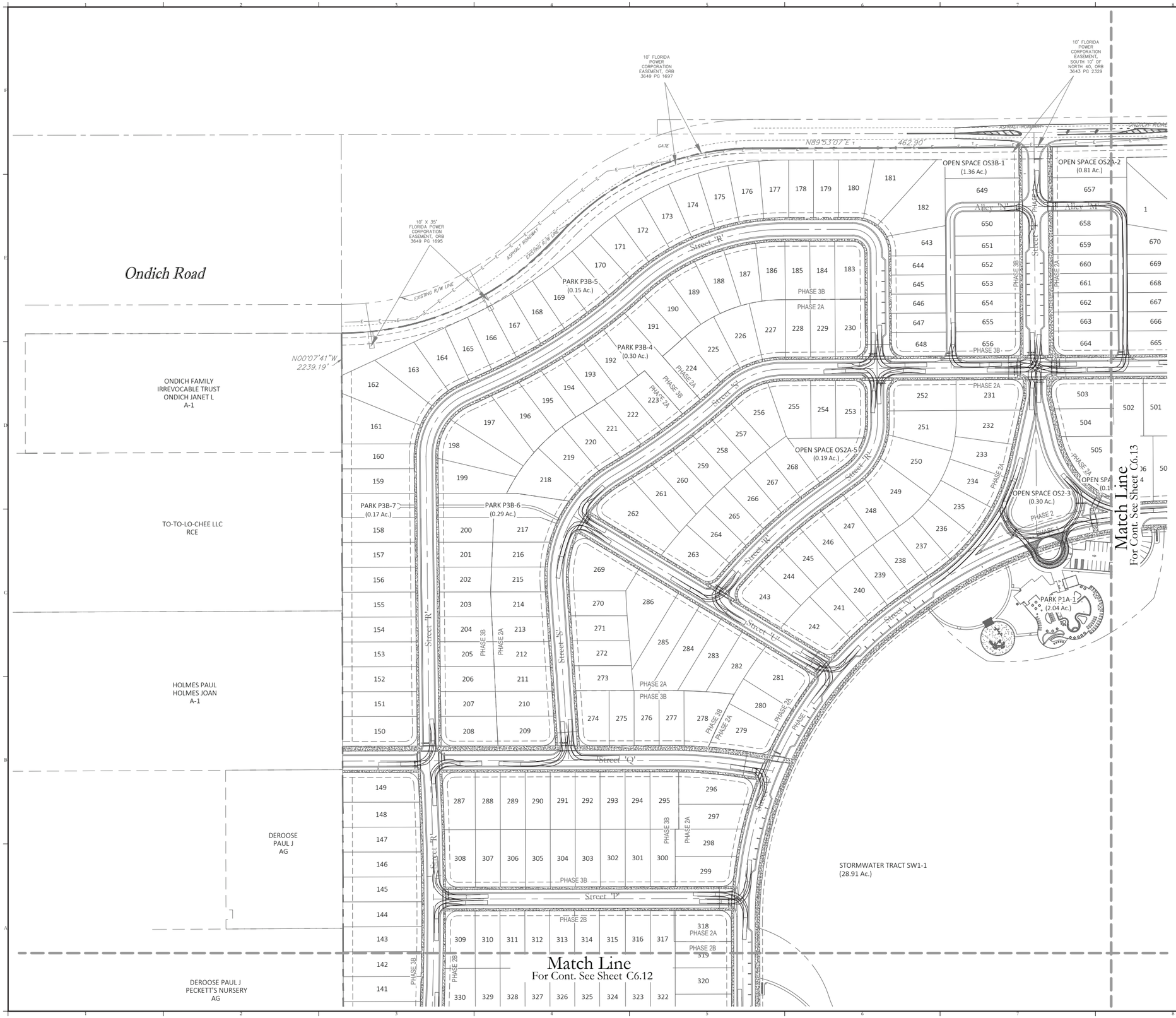

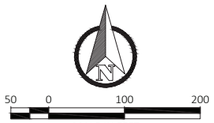

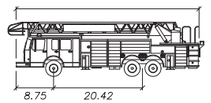

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MODIFIED SU AASHTO 2004 (US) NORTH AMERICA

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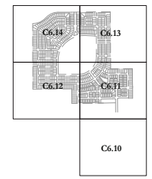

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SCALE IN FEET:	1" = 100'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

FIRE ACCESS & PARKING PLAN

Sheet No.:

C6.14

Seal:



MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
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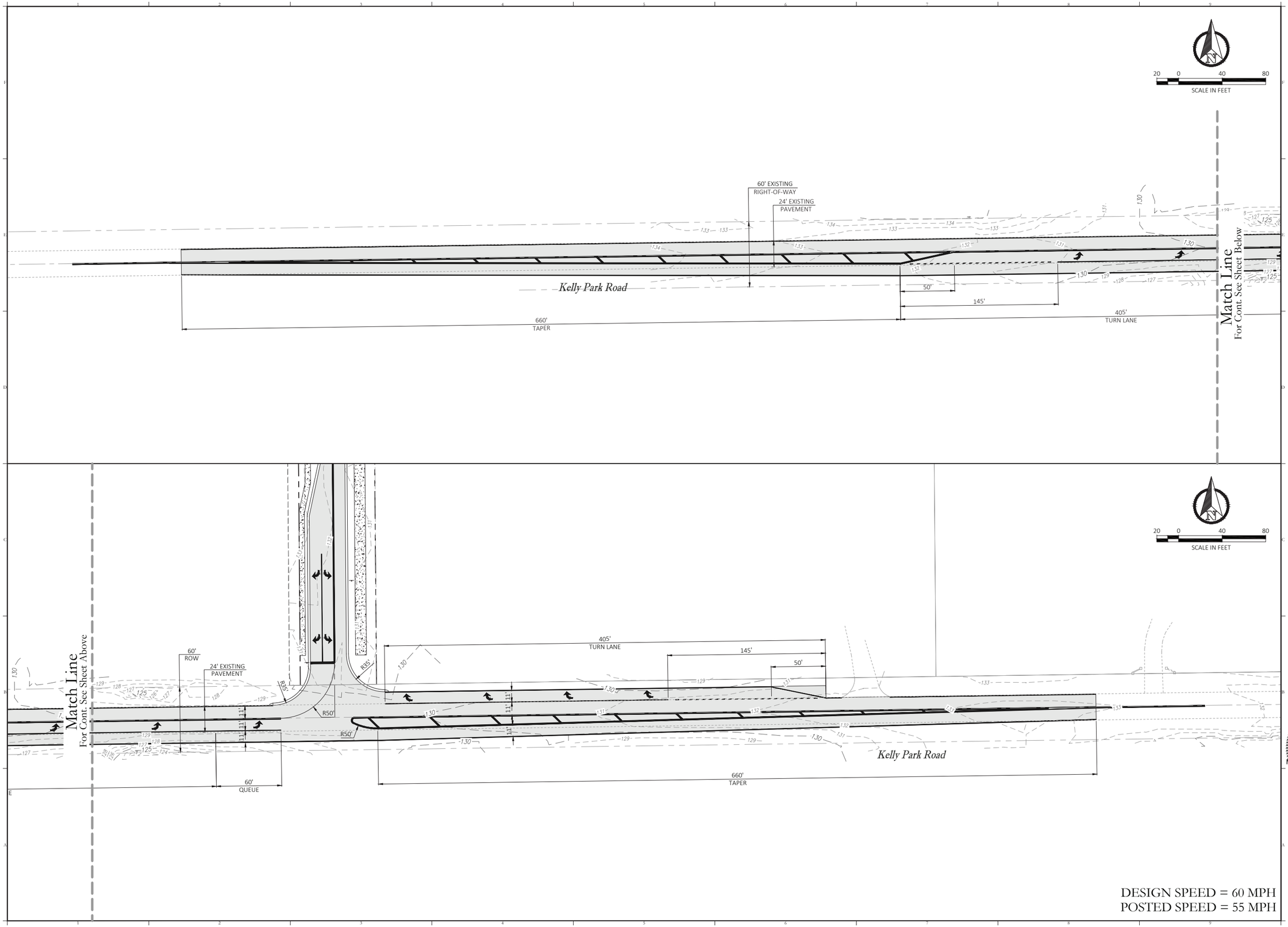

DESIGN SPEED = 60 MPH
POSTED SPEED = 55 MPH

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APPROVED BY:	MDS
SCALE IN FEET:	1" = 40'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

KELLY PARK ROAD IMPROVEMENTS

Sheet No.:

C7.00

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D Stehli P.E.

MARC DANIEL STEHLI
P.E. NO. 052781
DATE: June 1, 2022

POULOS & BENNETT

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2602 E. Livingston St., Orlando, FL 32803
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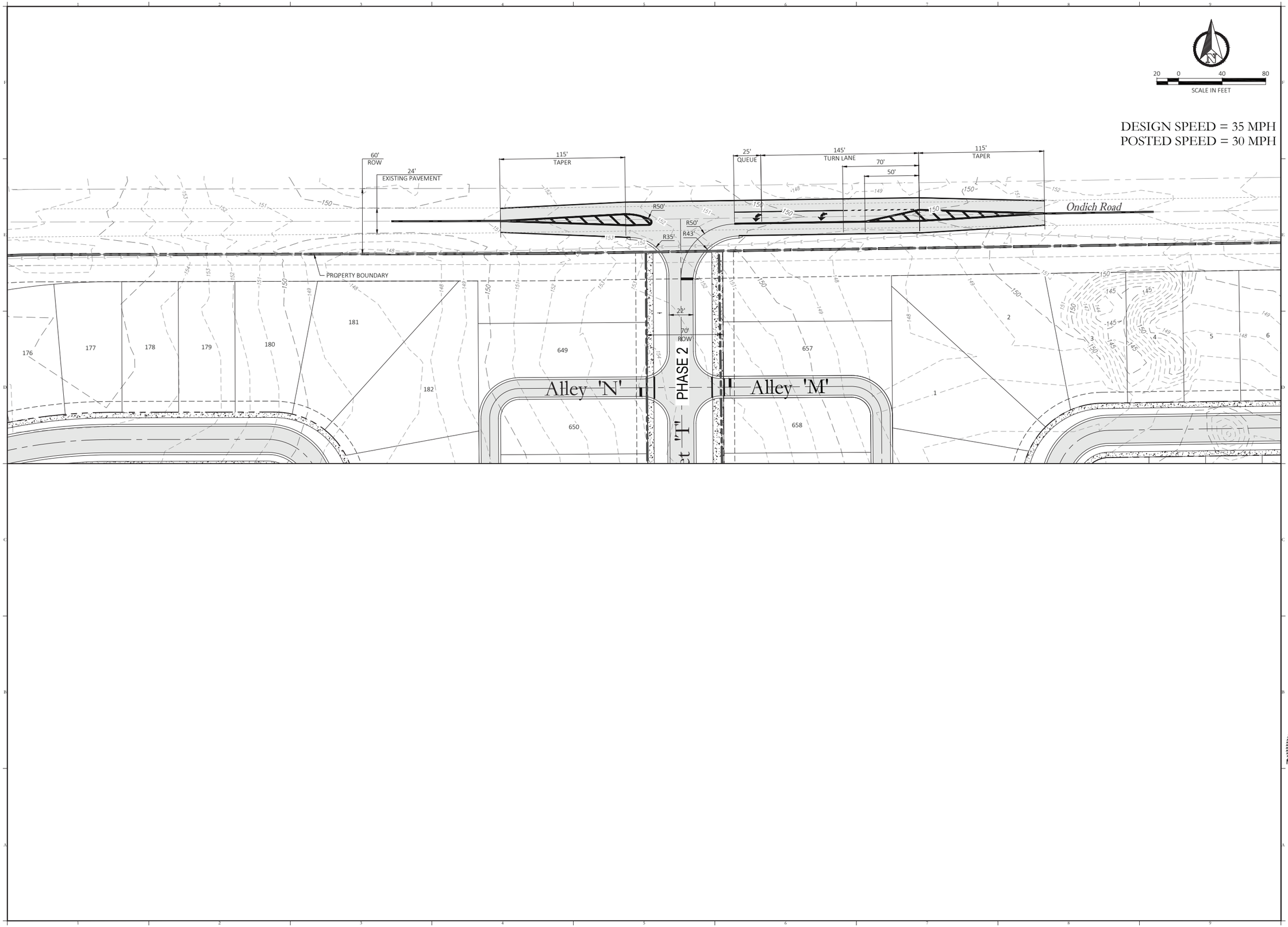

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Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

ONDICH ROAD IMPROVEMENTS

Sheet No.:

C7.01

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

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Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\PRELIMINARY\PSP\21-027-PSP-RDI

Jeremy Holderfield
Digitally signed by Jeremy Holderfield
DN: C=US, E=jholderfield@apopka.net, O=City of Apopka, OU=Fire Marshal, CN=Jeremy Holderfield
Date: 2024.12.02 14:19:30-05'00'

Mike McKinley
Digitally signed by Mike McKinley
DN: C=US, E=mmckinley@apopka.net, O=Apopka Police Department, OU=Chief's Office, CN=Mike McKinley
Reason: I have reviewed this document
Date: 2024.12.09 16:02:03-05'00'

Richard Earp
Digitally signed by Richard Earp
DN: C=US, E=rearp@apopka.net, O=City of Apopka, OU=Public Services, CN=Richard Earp
Date: 2024.12.09 12:40:16-05'00'

Construction Site Plans
for
Crossroads at Kelly Park Phase 2B
City of Apopka, FL

Jean Sanchez
Digitally signed by Jean Sanchez
DN: C=US, E=jesanchez@apopka.net, O=City of Apopka, OU=Planning and Zoning, CN=Jean Sanchez
Reason: I agree to the terms defined by the placement of my signature on this document.
Contact Info: DRC Approved 11.20.24
Date: 2024.12.09 14:54:28-05'00'

Utilities Summary:

POTABLE WATER:	RECLAIMED WATER:	SANITARY SEWER:
8" PVC = 764 LF	6" PVC = 3397 LF	8" PVC = 3206 LF
6" PVC = 2810 LF	6" GV = 13	MANHOLE = 13
8" GV = 3		
6" GV = 11		

PROJECT NARRATIVE:
LOCATED IN THE KELLY PARK INTERCHANGE DISTRICT MIXED-USE AND VILLAGE CENTER DISTRICT, THE CROSSROADS AT KELLY PARK PROJECT PROVIDES A MIXTURE OF USES INCLUDING DETACHED SINGLE-FAMILY RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL. THIS CONSTRUCTION SITE PLAN SUBMITTAL PROPOSES CONSTRUCTION OF THE PROJECT'S PHASE 2B RESIDENTIAL DEVELOPMENT CONSISTING OF 90 UNITS AND THE ASSOCIATED UTILITIES AND DRAINAGE FACILITIES NECESSARY TO SUPPORT THE PROJECT DEVELOPMENT.

Phase 2B Legal Description:

A TRACT OF LAND, BEING PROPOSED TRACT FD-2B OF THE PROPOSED PLAT OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, LYING IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 20, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 11, FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°30'17" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 506.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°30'17" WEST ALONG SAID SOUTH LINE, 823.90 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°07'41" WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 789.31 FEET TO THE SOUTHWEST CORNER OF PROPOSED TRACT FD-3B OF SAID PROPOSED PLAT OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2; THENCE DEPARTING SAID WEST LINE, RUN ALONG THE SOUTHERLY LINE OF SAID PROPOSED TRACT FD-3B, THE FOLLOWING COURSES: NORTH 89°52'19" EAST, 159.99 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE WESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 6000.00 FEET, A CENTRAL ANGLE OF 03°00'37", AN ARC LENGTH OF 315.24 FEET, A CHORD LENGTH OF 315.20 FEET AND A CHORD BEARING OF NORTH 00°40'10" EAST, NON-TANGENT TO SAID CURVE; THENCE RUN NORTH 89°09'52" EAST, 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°17'33", AN ARC LENGTH OF 38.96 FEET, A CHORD LENGTH OF 35.14 FEET AND A CHORD BEARING OF SOUTH 45°28'55" EAST TO A POINT OF TANGENCY; THENCE RUN NORTH 89°52'19" EAST, 548.07 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, RUN SOUTH 00°07'41" EAST, 50.00 FEET; THENCE RUN SOUTH 89° 52' 19" WEST, 95.01 FEET; THENCE RUN SOUTH 00°07'41" EAST, 65.00 FEET; THENCE RUN NORTH 89°52'19" EAST, 120.00 FEET TO A POINT LYING ON THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF ZEPHER LILY AVENUE; THENCE RUN ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE AND THE EASTERLY LINE OF AFORESAID TRACT FD-2B, THE FOLLOWING COURSES; THENCE RUN SOUTH 00°07'41" EAST, 150.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27, A CHORD LENGTH OF 35.36 FEET, A CHORD BEARING OF SOUTH 44°52'19" WEST; THENCE RUN SOUTH 00°07'41" EAST, 50.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 45°07'41" EAST, TO THE POINT OF TANGENCY; THENCE RUN SOUTH 00°07'41" EAST, 195.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°37'58", AN ARC LENGTH OF 39.11 FEET, A CHORD LENGTH OF 35.24 FEET AND A CHORD BEARING OF SOUTH 44°41'18" WEST; THENCE RUN SOUTH 89°30'17" WEST, 14.32 FEET; THENCE RUN SOUTH 00°29'43" EAST, 50.00 FEET; THENCE RUN NORTH 89°30'17" EAST, 13.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°22'02", AND ARC LENGTH OF 39.43 FEET, A CHORD LENGTH OF 35.47 FEET AND A CHORD BEARING OF SOUTH 45°18'42" EAST TO A THE POINT OF TANGENCY; THENCE RUN SOUTH 00°07'41" EAST, 195.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°37'58", AN ARC LENGTH OF 39.11 FEET, A CHORD LENGTH OF 35.24 FEET AND A CHORD BEARING OF SOUTH 44°41'18" WEST; THENCE RUN SOUTH 00°29'43" EAST, 50.00 FEET, NON-TANGENT TO SAID CURVE; THENCE RUN NORTH 89°30'17 EAST, 35.04 FEET; THENCE RUN SOUTH 00°29'43" EAST, 143.91 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND LIES IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA AND CONTAINS 18.752 ACRES MORE OR LESS.

Parcel Id. No.:
11-20-27-1566-06-022

John L. Hanson
Digitally signed by John L. Hanson
DN: C=US, E=jhanson@apopka.net,O=City of Apopka, OU=Building Official, CN=John L. Hanson
Reason: I have reviewed this document
Date: 2024.12.03 05:49:04-05'00'

Owner/Applicant:
Kelly Park Land Investments, LLC
121 Snell Isle Blvd NE
St. Petersburg, FL 33704

Utility Providers

Electric:
Duke Energy
452 E. Crown Point Rd.
Winter Garden FL 34787
407.629.1010

Telephone:
AT&T
1227 S. Division Ave
Orlando, FL 34805
407.351.7100

Water, Sewer and Reuse:
City of Apopka
748 E. Cleveland St
Apopka, FL 3270
407.703.1731

CATV:
Spectrum Network
100 Gordon St.
Sanford, FL 3277
321.805.3081

Gas:
Lake Apopka Natural Gas
38 N. Park Avenue
Apopka, FL 32703
407.656.2734

Solid Waste, Fire and Police Protection:
City of Apopka
748 E. Cleveland St
Apopka, FL 3270
407.703.1731

Consultants

Civil Engineer:
Poulos & Bennett, LLC
2602 E. Livingston St.
Orlando, FL 32803
407.487.2594

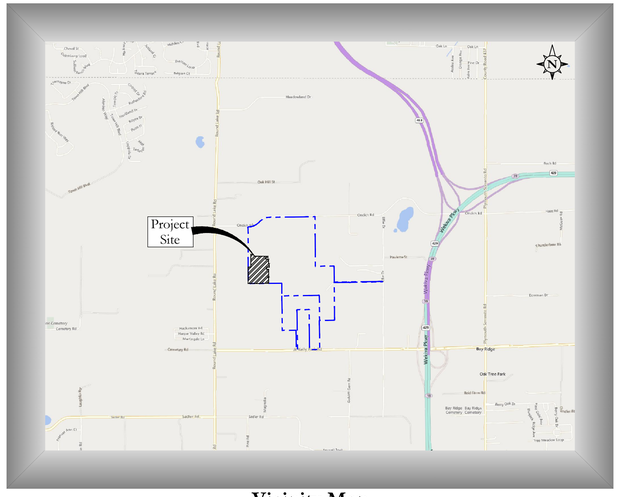
Surveyor:
PEC Surveying and Mapping, LLC
2100 Alafaya Trail
Oviedo, FL 32765
407.542.4967

Environmental:
Bio-Tech Consulting Inc.
3025 East South Street
Orlando, FL 32803
407.894.5969

Geotechnical Engineer:
Universal Engineering Sciences
3532 Maggie Boulevard
Orlando, FL 32811
407.423.0504

Landscape Architect:
Bonnett Design Group, LLC
400 S Orlando Ave Suite 201
Maitland, FL 32751
407.622.1588

Transportation:
TMC Traffic & Mobility Consultants
3101 Maguire Boulevard, Suite 265
Orlando, FL 32803
407.531.5332



Vicinity Map
Scale: 1" = 3,000'

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Date	Description
- 10/07/2024	SUBMIT TO CITY OF APOPKA & SJRWMD

NOTES:
1. CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE LATEST MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS, FDOT GREEN BOOK, AND LOCAL REGULATIONS AND SPECIFICATIONS.
2. IF YOU REQUIRE FURTHER CLARIFICATION OF WHAT THIS DOCUMENT REPRESENTS, PLEASE CONTACT THE ADA COORDINATOR OF CITY OF APOPKA AT 407-703-1700.

Marc D. Stehli
Digitally signed by Marc D. Stehli
DN: C=US, E=mstehli@poulosandbennett.com, O=Poulos & Bennett, LLC, CN=Marc D. Stehli
Reason: I am the author of this document
Date: 2024.12.11 12:07:47-05'00'

DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: October 7, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

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Eng. Bus. No. 28567
P&B Job No.: 21-027

Construction Site Plans for Crossroads at Kelly Park Phase 2B

Z:\2021\21-027 GALVAN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027 -PHASE 1-2B-CS

GENERAL NOTES:

1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
   - WATER MANAGEMENT DISTRICT CONSUMPTIVE USE (WATER USE) FOR CONSTRUCTION DEWATERING (CUP)
   - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP) OR MSSW
   - WATER MANAGEMENT DISTRICT WETLAND RESOURCE PERMIT
   - FDEP WATER DISTRIBUTION
   - FDEP SANITARY SEWER COLLECTION AND TRANSMISSION
   - FDEP REUSE
   - LOCAL RIGHT OF WAY USE
   - LOCAL UNDERGROUND UTILITIES
   - FDEP & EPA NPDES STORMWATER
   - FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION TORTOISE INCIDENTAL TAKE
2. CONTRACTOR IS ADVISED THAT THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IN THE STATE OF FLORIDA THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION IS THE PERMITTING AGENCY. IT IS CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN SAME. A COPY SHALL BE SENT TO OWNER.
3. FLORIDA LAW (F.S. 556 - THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION IN ANY PUBLIC OR PRIVATE STREET, ALLEY, RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE, OR GAS UTILITY EASEMENT WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF THE PROPOSED EXCAVATION." THIS INCLUDES ANY OPERATION UTILIZING HAND TOOLS OR POWER TOOLS WHICH MOVES OR REMOVES ANY STRUCTURE, EARTH, ROCK, OR OTHER MASS OF MATERIAL BY SUCH METHODS AS DIGGING, BACKFILLING, DEMOLITION, GRADING, DITCHING, DRILLING, BORING AND CABLE PLOWING. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATING (EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS).
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION, TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO.
5. CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. PRIOR TO COMMENCEMENT OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, RECLAIMED WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.
6. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE POULOS & BENNETT WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ENSURE TIMELY CERTIFICATION OF COMPLETION TO AGENCIES AND AVOID DELAYS IN ISSUANCE OF CERTIFICATES OF OCCUPANCY/COMPLETION.
7. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF ALL APPLICABLE AGENCIES.
8. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY FASHION TO MINIMIZE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY OR INCONVENIENCE CAUSED THE CONTRACTOR BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

   ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.
9. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE ALL FENCING AND/OR EXISTING FACILITIES FROM THE SITE. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE VISIT TO UNDERSTAND THE EXISTING CONDITIONS OF THE SITE. IF REMOVAL OF EXISTING FACILITIES IS NOT INCLUDED IN THE BASE BID, THEN IT SHALL BE SPECIFICALLY IDENTIFIED.
10. CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
11. IF AN EAGLE MANAGEMENT PLAN HAS BEEN FILED AND APPROVED BY FLORIDA GAME AND FRESHWATER FISH COMMISSION AND THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE. CONTRACTOR SHALL ABIDE BY THE PERMIT.
12. MAINTAIN MINIMUM 3' COVER OVER PROPOSED GRAVITY SANITARY, FORCE MAIN, WATER AND REUSE LINES, UNLESS OTHERWISE NOTED.
13. CONCRETE SIDEWALKS (AS SPECIFIED BY APPROPRIATE ROADWAY SECTION) ADJACENT TO ALL LOTS TO BE INSTALLED BY HOME BUILDER. SIDEWALKS ADJACENT TO PONDS, PARKS, AND OPEN SPACE, AS SHOWN ON PLANS, ARE TO BE CONSTRUCTED WITH INFRASTRUCTURE. ALL POND ACCESS TRACT SIDEWALK SHALL BE 6" MINIMUM.
14. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED.
15. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER'S SHALL BE REPORTED TO ENGINEER/OWNER/OWNERS REPRESENTATIVE PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.
16. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT AND MITIGATION COSTS FOR ANY TREES REMOVED THAT WERE DESIGNATED TO BE PRESERVED.
17. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY, COUNTY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.
18. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.
19. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS OR AS APPROVED BY ENGINEER/OWNER IN WRITING.
20. ALL FDOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FDOT ROADWAY AND TRAFFIC STANDARD PLANS, LATEST EDITION.
21. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S SOLE EXPENSE.
23. IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, REUSE, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
24. CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PROVIDING CONSTRUCTION TESTING TO PROVIDE POULOS & BENNETT WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. CONTRACTOR SHALL MAINTAIN THE RESPONSIBILITY OF CONSTRUCTING THE PROJECT IN STRICT ACCORDANCE WITH THE PROJECT PLANS, SPECIFICATIONS AND REQUIREMENTS. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY POULOS & BENNETT IN NO WAY OBLIGATES POULOS & BENNETT TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.
25. DEWATERING IS ANTICIPATED FOR THIS PROJECT. THEREFORE, THE DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM CITY OF APOPKA, FDEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
26. WORK SHALL BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT THROUGH THE U.S. DEPARTMENT OF LABOR AND THE FLORIDA TRENCH SAFETY ACT.
27. ALL PERSONAL PROPERTY, EXCEPT MAIL BOXES, WITHIN THE RIGHT-OF-WAY THAT IS NOT RELOCATED BY THE PROPERTY OWNER SHALL BE REMOVED BY THE CONTRACTOR AS NECESSARY TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE PLANS. MAIL BOXES SHALL BE RELOCATED BY THE CONTRACTOR IN ACCORDANCE WITH FDOT DESIGN STANDARD 532.
28. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON AVAILABLE RECORDS AND SURVEYS BUT IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO AND PROTECT EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WITH UTILITY OWNERS AND ENGINEER SHOULD SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS.
29. CONTRACTOR IS TO MAINTAIN UNINTERRUPTED ACCESS TO ALL DRIVEWAYS AT ALL TIMES AND IS TO NOTIFY PROPERTY OWNERS FIVE DAYS PRIOR TO STARTING CONSTRUCTION.
30. SHOULD AGGRESSIVE SOILS BE ENCOUNTERED CONTRACTOR SHALL NOTIFY ENGINEER FOR REMEDIAL ACTION.
31. IMPACTS TO OFFSITE ROADWAYS, IF ANY, WILL NEED TO BE REPAIRED IN ACCORDANCE WITH CITY/COUNTY REQUIREMENTS. IF REQUIRED, CONTRACTOR SHALL OBTAIN SURETY BOND.
32. NO EQUIPMENT EXTENDING HIGHER THAN 15 FT. ABOVE EXISTING GRADE SHALL BE USED WITHIN POWER EASEMENTS.
33. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
34. ANY WELLS SHOWN HEREON ARE THE WELLS LOCATED TO DATE AND DO NOT NECESSARILY REPRESENT ALL WELLS ON THE PROPERTY. THE ENGINEER SHALL BE NOTIFIED OF ANY WELLS ENCOUNTERED DURING CONSTRUCTION. ALL WELLS NOT DESIGNATED TO REMAIN OR FUNCTION SHALL BE PROPERLY SEALED AND ABANDONDED PER APPLICABLE AGENCY REQUIREMENTS.
35. VIBRATORY COMPACTION METHODS SHALL NOT BE USED WITHIN ANY EXISTING GAS EASEMENTS.
36. ALL LIGHT POLES AND STRUCTURES TO BE LOCATED IN THE FIELD BY SURVEYOR RETAINED BY CONTRACTOR.
37. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY TRAFFIC EQUIPMENT, INCLUDING BUT NOT LIMITED TO, FIBER, LOOP SENSORS, PULL BOXES, CONDUIT, TRAFFIC SIGNALS AND CABINETS. ANY ITEMS DAMAGED BY THE CONTRACTOR WILL BE RESTORED TO THEIR ORIGINAL CONDITION UNLESS OTHERWISE AGREED UPON BY THE STATE AND/OR LOCAL ENGINEER.
38. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SEEDED/SODDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
39. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY, BOUNDARY SURVEY OR TITLE WORK FOR ASSOCIATED ENCUMBRANCES.
40. SURROUNDING DEVELOPMENT AND ELEVATIONS WERE DETERMINED FROM DESIGN DRAWINGS AS LISTED IN THE SURVEYOR SECTION. CONTRACTOR TO FIELD VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF DIFFERENT.
41. SIGHT LINES SHOWN ON THE PLANS SHALL BE MAINTAINED WITHIN THE TRIANGLES BOTH HORIZONTALLY AND VERTICALLY FROM 30 INCHES TO EIGHT FEET IN HEIGHT. ALL VERTICAL SITE IMPROVEMENTS SHALL BE REMOVED OR KEPT CLEAR FROM TRIANGLES.
42. MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE APPROVED M.O.T. PLAN ON FILE.
43. CONTRACTOR TO MAINTAIN ALL EXISTING SIDEWALKS OPEN DURING CONSTRUCTION, OR A SAFE, ADA COMPLIANT, TEMPORARY APPROVED PEDESTRIAN PATH SHALL BE PROVIDED UNTIL THE SIDEWALK CAN BE REOPENED.
44. RETAINING WALLS SHOWN HEREON ARE TO BE DESIGNED BY OTHERS. ENGINEER ASSUMES NO LIABILITY FOR DAMAGE OR FAILURE OF CIVIL IMPROVEMENTS CAUSED BY FAILURE OF WALLS WHETHER DIRECTLY OR INDIRECTLY. ENGINEER RECOMMENDS GEOTECHNICAL CONSULTANT REVIEW SITE CONDITIONS TO DETERMINE IF A GLOBAL STABILITY ANALYSIS FOR RETAINING WALLS IS APPROPRIATE.
45. MANHOLE LIDS, VALVE COVERS AND CLEAN-OUTS LOCATED IN TRAVEL LANES SHALL BE TRAFFIC BEARING RATED.
46. PRIOR TO THE START OF LAND DISTURBING ACTIVITIES, WHICH INCLUDES DEMOLITION, EARTHWORK AND/OR CONSTRUCTION, THE DEVELOPER/CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND SUBMIT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) A NOTICE OF INTENT (NOI) TO OBTAIN COVERAGE UNDER THE NPDES GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (CGP) PURSUANT TO THE REQUIREMENTS OF 62-621.300(4)(A) F.A.C. A COPY OF THE NOI SHALL BE SUBMITTED TO THE OPERATOR(S) OF THE MS4. COPIES OF THE SWPPP, NOI, AND FDEP ACKNOWLEDGEMENT LETTER ARE TO BE KEPT ON THE PROJECT SITE AND MADE AVAILABLE UPON REQUEST. UPON COMPLETION OF ALL LAND DISTURBING ACTIVITIES AND AFTER FINAL STABILIZATION OF THE SITE IS COMPLETE, THE DEVELOPER/CONTRACT SHALL SUBMIT TO FDEP A NOTICE OF TERMINATION (NOT) TO END THEIR COVERAGE UNDER THE CGP AND PROVIDE A COPY OF THE NOT TO THE OPERATOR(S) OF THE MS4.

AS-BUILT NOTES:

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH MUNICIPALITY REQUIREMENTS AND THE FOLLOWING REQUIREMENTS.
   1.1. THE VERTICAL AND HORIZONTAL DATUMS USED SHALL BE AS STATED ON THE DRAWINGS.
   1.2. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
   1.3. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, POTABLE WATER AND WASTEWATER PIPING, AND RELATED APPURTENANCES. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
   1.4. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIMED WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA AND UTILITY PROVIDER REQUIREMENTS.
   1.5. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
   1.6. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
   1.7. LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES, AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS OR BY STATE PLANE COORDINATES OR OTHER UTILITY PROVIDER ACCEPTABLE REFERENCE.
   1.8. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE FIELD VERIFIED, AND THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS AND MANHOLES SHALL BE SHOWN.
   1.9. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. AS-BUILT POND CONTOURS SHALL BE PROVIDED AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AND ELEVATIONS SPECIFIED ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-GRADING POND SLOPES THAT ARE STEEPER THAN REQUIRED PER PLAN (HORIZONTAL:VERTICAL) TO A DEPTH OF 2 FT MINIMUM BELOW THE SLWT.
   1.10. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS, ALONG WITH PHOTOGRAPHS OF EACH CROSSING, IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT THE CONTRACTOR'S SOLE EXPENSE.
   1.11. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT THE CONTRACTOR'S SOLE EXPENSE.
   1.12. WHERE UPGRADED PIPE MATERIALS ARE SHOWN IN THE PLANS OR AS DIRECTED IN THE FIELD BY THE ENGINEER OR MUNICIPALITY, THE LENGTH, LOCATIONS, FITTINGS, ETC. FOR UPGRADED PIPE SHALL BE SHOWN ON THE AS-BUILT DRAWINGS, RECORD DRAWINGS OR PHOTOS.
   1.13. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR ALL PARK AND OPEN SPACE TRACTS GRADING. ENGINEER WILL CONFIRM COMPLIANCE WITH AGENCY REQUIREMENTS AND NOTIFY CONTRACTOR IF REMEDIAL ACTION IS NECESSARY.
2. COMPLETE CERTIFIED AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE ENGINEER PRIOR TO BACTERIOLOGICAL TESTING. FAILURE TO PROVIDE ACCURATE DRAWINGS MAY RESULT IN EXPIRED TEST RESULTS AND REQUIRE ADDITIONAL TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
3. AS-BUILT DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH POULOS & BENNETT CAD STANDARDS.
4. POTABLE WATER CROSSINGS - POULOS & BENNETT REQUIRES THAT AT LEAST TEN PERCENT (10%) OF THE POTABLE WATER CROSSINGS AND INSTALLATIONS BE FIELD VERIFIED BY POULOS & BENNETT STAFF. THE 10% TO BE FIELD VERIFIED WILL BE IDENTIFIED BY POULOS & BENNETT PRIOR TO CONSTRUCTION AND PROVIDED TO THE SITE CONTRACTOR.
5. IN CITY OF APOPKA COMPLETE AS-BUILTS AND ASSET TABLES, MEETING OCU MANUAL OF STANDARD AND CONSTRUCTION SPECIFICATIONS (DATED APRIL 2011), SHALL BE PROVIDED TO POULOS & BENNETT FOR REVIEW AND APPROVAL. PAY APPLICATIONS REQUESTING PAYMENT BEYOND 80% OF CONTRACT AMOUNT, PER SYSTEM, MAY BE HELD AT THE DISCRETION OF THE OWNER UNTIL THE AS-BUILTS AND ASSET TABLES ARE DEEMED COMPLETE BY POULOS & BENNETT.
6. CONTRACTOR SHALL PROVIDE ELEVATIONS OF THE ADA RAMPS, LANDINGS AND CROSS-WALKS AT SUFFICIENT LOCATIONS TO DETERMINE ADHERANCE TO THE ADA GUIDELINES.

SURVEY AND CONTROL:

1. EXISTING TOPOGRAPHY AND CONTOURS BASED ON THE FOLLOWING:

   SURVEYOR: PEC SURVEYING AND MAPPING, LLC
   DRAWING NO.: MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
   DATED: 03/23/2022

2. SURVEYOR'S REFERENCE VERTICAL BENCHMARK:

   DESCRIPTION: BENCHMARK NUMBER L708029
   LOCATION: ORANGE COUNTY ENGINEERING
   ELEVATION: 127.968 FEET (NAVD 1988)

3. SITE TEMPORARY VERTICAL BENCHMARK:

   DESCRIPTION: BENCHMARK NUMBER L708027
   LOCATION: ORANGE COUNTY ENGINEERING
   ELEVATION: 145.285 FEET (NAVD 1988)

   BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF THE SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.

PAVING, DRAINAGE AND GRADING:

1. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET STATE OF FLORIDA ACCESSIBILITY CODE AND FEDERAL A.D.A. REQUIREMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING FDEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY IN ACCORDANCE OF FLORIDA ADMINISTRATIVE CODE 62-621.300 (2), 62-620, AND FLORIDA STATUTES CHAPTER 403.
3. DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PROVIDING PROJECT TESTING SHALL MONITOR CONSTRUCTION CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY UNDERDRAINS AS NEEDED. ENGINEER SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.
4. ALL UPLAND DEVELOPMENT ONSITE AREA, EXCLUDING LANDSCAPE AREAS, SHALL, AT A MINIMUM, BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 TEST METHOD. THIS REQUIREMENT APPLIES TO ALL WORK PREPARED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS PERFORMING WORK ONSITE. ENGINEER RESERVES RIGHT TO WITHHOLD PAYMENT FOR ANY AREA THAT DOES NOT MEET DENSITY AS SPECIFIED.
5. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES. OWNER RESERVES THE RIGHT TO CHECK THE STAKING AND ROPING AND REQUIRE IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
6. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FDOT "STANDARD PLANS" AND FHWA "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES"; LATEST EDITIONS.
7. REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS. UNLESS SIGNAGE IS PROVIDED BY THE MUNICIPALITY
8. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES AND FROM INVERTS OF ENDWALLS AND/OR MITERED END SECTIONS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING MITERED END SECTIONS.
9. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS OR MEDIANS. WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO OWNER'S LANDSCAPE ARCHITECT.
10. ALL PAVEMENT RETURN RADII SHALL BE 25' AND MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
11. SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
12. STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.
13. UNDERDRAIN, IF ANY, SHALL BE HEAVY-DUTY CORRUGATED POLYETHLENE PIPE WITH FACTORY-INSTALLED FILTER FABRIC AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS), OR APPROVED EQUAL
14. UNDERDRAIN DISCHARGE PIPE, IF ANY, SHALL BE PVC PER ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED.
15. YARD DRAINS, IF ANY, SHALL BE NYOPLAST INLINE DRAINS AND DRAIN BASINS AS APPLICABLE WITH CAST IRON GRATES AND WATERTIGHT ADAPTER CONNECTIONS (OR APPROVED EQUAL).
16. YARD DRAIN PIPING: PVC CONFORMING TO ASTM D3034, SDR35 SHALL BE USED FOR ALL PIPE RUNS IN WHICH ANY PART LIES UNDER PAVED AREAS. SAID PVC OR HEAVY DUTY CORRUGATED POLYETHYLENE MAY BE USED FOR ALL OTHER RUNS. MATERIAL SELECTION SHALL BE CONSISTENT THROUGHOUT THE PROJECT.
17. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
18. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
19. THE LIMITS OF THE POND TRACTS SHALL BE SODDED FROM TRACT LIMITS TO 2' BELOW NCL. IN THE CASE OF DRY BOTTOM PONDS, THE BOTTOM WILL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFIED.
20. BLUE REFLECTIVE PAVEMENT MARKERS FOR ALL FIRE HYDRANTS SHALL BE PLACED IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.
21. CONCRETE SIDEWALKS (AS SPECIFIED BY APPROPRIATE ROADWAY SECTION) ADJACENT TO ALL LOTS TO BE INSTALLED BY HOME BUILDER. SIDEWALKS ADJACENT TO PONDS, PARKS, AND OPEN SPACE, AS WELL AS TRACT ACCESS APRON

THE UTILITY NOTES BELOW ARE PROVIDED AS MINIMUM REQUIREMENTS AND ARE NOT INTENDED TO SUPERCEDE LOCAL GOVERNMENT AND AGENCY REQUIREMENTS

POTABLE WATER NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AND IN ACCORDANCE WITH LOCAL GOVERNMENTSTANDARDS.
2. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
3. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
4. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED CAST BRONZE EXTENSIONS WHERE NEEDED.
5. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND WILL BE MARKED WITH THE NSF SEAL OF APPROVAL.
6. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED IN ACCORDANCE WITH SUB PARAGRAPH 62-555.320(21)(B)3, F.A.C. USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.
7. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.
8. HYDROSTATIC TESTING AND THE DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600 FOR DUCTILE IRON PIPE AND C-605 FOR PVC PIPE. DISINFECTING AND BACTERIOLOGICAL EVALUATION TO BE DONE IN ACCORDANCE WITH AWWA C-651 AND RULE 62-555.340 F.A.C.
9. MARK SERVICES WITH 6' HIGH PIECE OF 2" X 4" PLANK PAINTED BLUE WITH LOT NUMBER CLEARLY MARKED AND A 'W' IMPRESSED IN THE CURB. IT IS THE INTENT THAT EVERY LOT IS CONSISTENT WITH A WATER SERVICE; THEREFORE IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL A WATER SERVICE TO EACH LOT.
10. PIPE MATERIALS:

    PVC - ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS AND SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION. PVC SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 P.S.I. AND SHALL HAVE A DIMENSION RATIO (DR) OF 18. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE.

    PVC JOINT - SHALL BE IN ACCORDANCE WITH ASTM D3139.

    DUCTILE IRON - SHALL CONFORM TO ANSI/AWWA C150/C151. A MINIMUM OF CLASS 50 PIPE SHALL BE SUPPLIED.

    DUCTILE IRON JOINT - SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.

    SERVICES - SHALL BE IN ACCORDANCE WITH AWWA C901/C800 STANDARDS FOR POLYETHYLENE TUBING, CLASS 160.
11. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF CITY OF APOPKA. ALL VALVES SHALL BE OPERATED BY LOCAL GOVERNMENT PERSONNEL ONLY. WATERMAINS ARE TO BE DISINFECTED PER ANSI/AWWA C651-92 AND LOCAL GOVERNMENT STANDARDS
12. VERTICAL SEPARATION BETWEEN UNDERGROUND POTABLE WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES:

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

    NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
13. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSING, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
14. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:

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

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

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

    NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.
15. A MINIMUM OF 3 FEET OF COVER SHALL BE MAINTAINED OVER WATERMAINS, UNLESS OTHERWISE NOTED.
16. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL CONTAIN NO MORE 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT SHALL CONTAIN NO MORE THAN 0.2% LEAD.
17. NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT SHALL BE PROVIDED WITH A FIRE OR FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.
18. NEW OR ALTERED FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
19. IF AGGRESSIVE SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
20. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF A LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
21. CONTRACTOR SHALL NOT ACTIVATE WATER SERVICE UNTIL THE FDEP HAS CLEARED THE SYSTEM FOR USE AND THE CLEARANCE LETTER HAS BEEN RECEIVED BY THE OWNER.
22. CONTRACTOR SHALL COORDINATE ALL UTILITIES SYSTEMS TEST SCHEDULING TO ALLOW ENGINEER'S ATTENDANCE PROVIDING MINIMUM NOTICE OF FIVE (5) WORKING DAYS. CONTRACTOR'S FAILURE TO PROPERLY NOTIFY ENGINEER MAY RESULT IN RETESTING AT ENGINEER'S OPTION AND AT CONTRACTOR'S EXPENSE.
23. ENGINEER RESERVES THE RIGHT TO WITHHOLD AUTHORIZATION OF PAYMENT FOR ANY PORTION OF THE UTILITIES PIPE WORK WHICH HAS NOT BEEN TESTED (OBSERVED BY ENGINEER) AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
24. SITE CONTRACTOR SHALL COORDINATE AND VERIFY ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DRAWINGS AND BUILDING CONTRACTOR.
25. CONTRACTOR SHALL VERIFY SIZE AND TYPE OF EXISTING MAIN PRIOR TO ORDERING TAPPING MATERIALS FOR TIE-INS.
26. CONCRETE CURBS SHALL BE CHISELED OR IMPRINTED TO SHOW LOCATIONS OF WATER AND SEWER SERVICE LINES/LATERALS. MARKING SHALL CONFORM WITH LOCAL STANDARDS. WHERE NO STANDARDS EXIST, USE "R" FOR RECLAIMED WATER, "W" FOR WATER, AND "S" FOR SANITARY.
27. FIRE HYDRANTS WHICH ARE GRAPHICALLY SHOWN ON OR NEAR LOT LINES AND NOT OTHERWISE LOCATED BY STATIONING OR DIMENSIONING SHALL BE CENTERED ON THE LOT LINE.

THE UTILITY NOTES BELOW ARE PROVIDED AS MINIMUM REQUIREMENTS AND ARE NOT INTENDED TO SUPERCEDE LOCAL GOVERNMENT AND AGENCY REQUIREMENTS

SANITARY SEWER NOTES:

1. ALL MANHOLES SHALL HAVE A MINIMUM DIAMETER OF 48 INCHES AND A MINIMUM ACCESS DIAMETER OF 22 INCHES.
2. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
3. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER PVC. LATERALS SHALL END WITH A CLEAN OUT AT RIGHT-OF-WAY LINE.
4. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
5. PRIOR TO PAVING, CONTRACTOR SHALL VERIFY THE AS-BUILT SANITARY SEWER PIPE SLOPES. MINIMUM SHALL BE IN ACCORDANCE WITH FDEP MINIMUM CRITERIA BUILT FOR 8" PVC SEWER LINE SLOPE WILL BE 0.28%, FOR 12" PVC WILL BE 0.17% AND FOR 15" PVC WILL BE 0.12%. ANY LINE NOT MEETING MINIMUM SLOPE WILL BE RELAYED BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
6. MARK LATERALS WITH 6' HIGH PIECE OF 2" X 4" PLANK PAINTED ORANGE W/ LOT NUMBER CLEARLY MARKED AND A 'S' IMPRESSED IN THE CURB.
7. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:

    THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.

    EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.

    AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
8. MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL.
9. INLET AND OUTLET PIPES BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATER-TIGHT CONNECTION OR ANOTHER WATER-TIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL.
10. WATER-TIGHT MANHOLE COVERS BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OF HIGH WATER.
11. MINIMUM SEPARATION BETWEEN POTABLE WATER LINES AND SANITARY HAZARDS (SANITARY SEWER, FORCE MAIN, STORM SEWER, REUSE WATER) SHALL BE MAINTAINED. A HORIZONTAL CLEARANCE OF TEN (10) FEET IN PARALLEL INSTALLATION AND 12 INCHES VERTICALLY AT CROSSINGS. SHALL A VERTICAL SEPARATION OF LESS THAN THAT STIPULATED BE REQUIRED, THE WATER LINE SHALL BE CONSTRUCTED OF 20 FEET OF PRESSURE TIGHT JOINT DUCTILE IRON PIPE. IF THE REQUIRED 10 FT. HORIZONTAL CLEARANCE CANNOT BE MAINTAINED, THE SEWER MAIN SHALL BE PLACED IN A D.I.P. SLEEVE OR ENCASED IN CONCRETE IN ACCORDANCE WITH FDEP SPECIFICATIONS.
12. PVC GRAVITY SEWER PIPE SHALL MEET ASTM D3034, SDR35.
13. ALL SANITARY SEWER PIPE SHALL BE COLORED GREEN.
14. FIBERGLASS LINE ALL MANHOLES WHICH RECEIVE DISCHARGE FROM A FORCEMAIN.
15. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SERVICES AT EACH LOT. SERVICES SHALL HAVE 3' MIN. AND 4' MAX. COVER AT LOT CLEAN OUT.

THE UTILITY NOTES BELOW ARE PROVIDED AS MINIMUM REQUIREMENTS AND ARE NOTE INTENDED TO SUPERCEDE LOCAL GOVERNMENT AND AGENCY REQUIREMENTS

RECLAIMED WATER NOTES:

1. ALL RECLAIMED WATER PIPES SHALL BE INSTALLED USING WATER PIPE CRITERIA. MAINS SHALL BE CLASS 52 DIP IF 24"-30" OF COVER IS PROVIDED AND CLASS 51 IF 30"-36" COVER IS PROVIDED.
2. PROVIDE 6" MINIMUM SEPARATION BETWEEN RECLAIMED WATER AND STORM PIPES AND A MINIMUM OF 3' OF COVER OVER THE RECLAIMED WATER MAIN. RECLAIMED WATER WHEN LESS THAN 3' OF COVER IS ACHIEVED SHALL BE D.I.P. (COVER LESS THAN 3' IS ONLY ALLOWED AT SPECIFIC CROSSINGS APPROVED BY ENGINEER) PROVIDE MECHANICAL JOINTS AND FITTINGS AS NECESSARY FOR THE VERTICAL TRANSITIONS.
3. EXCEPT FOR PVC PIPE, MAXIMUM DEFLECTIONS AT PIPE JOINTS, FITTINGS AND LAYING RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL NOT EXCEED 75% OF THE PIPE MANUFACTURER'S RECOMMENDATION. A MINIMUM VERTICAL CLEARANCE OF 18" SHALL BE MAINTAINED. WHERE 18" CLEARANCE IS NOT POSSIBLE, WATER AND RECLAIMED WATER WILL BE UPGRADED TO D.I.P.
4. MARK LATERALS WITH 6' HIGH PIECE OF 2" X 4" PLANK PAINTED PURPLE, AND AN R IMPRESSED IN THE CURB.
5. CASINGS WILL BE PROVIDED FOR SERVICES LOCATED UNDER LANDSCAPE MEDIANS.
6. ALL PVC RECLAIMED WATER PIPE SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS, MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION (NSF) AND BE PURPLE IN COLOR.
7. ALL DUCTILE IRON RECLAIMED WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE PURPLE IN COLOR. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION.
8. ALL NON-METALLIC RECLAIMED WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC RECLAIMED WATER MAINS SHALL BE SOLID, PANTONE PURPLE COLOR.
9. HYDROSTATIC TESTING OF THE RECLAIMED WATER DISTRIBUTION SYSTEM SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600 FOR DUCTILE IRON PIPE AND M23 FOR PVC PIPE.
10. ALL RECLAIMED WATER HOSE BIBBS, HAND-OPERATED CONNECTIONS AND OUTLETS SHALL BE CONTAINED IN UNDERGROUND SERVICE VAULTS AND SHALL BE APPROPRIATELY TAGGED OR LABELED TO WARN THE PUBLIC AND EMPLOYEES THAT THE WATER IS NOT INTENDED FOR DRINKING. ALL PIPING, PIPELINES, VALVES AND OUTLETS SHALL BE COLOR CODED PANTONE 522C PURPLE AND MARKED PER LOCAL AND STATE CODES TO DIFFERENTIATE RECLAIMED WATER FROM POTABLE OR OTHER WATER.
11. VAULTS FOR RECLAIMED WATER HOSE BIBBS AND OUTLETS SHALL BE LOCKED OR REQUIRE A SPECIAL TOOL FOR OPERATION OF HOSE BIBBS AND OUTLETS.
12. LOW TRAJECTORY NOZZLES ARE REQUIRED WITHIN 100 FEET OF ANY OUTDOOR PUBLIC EATING, DRINKING OR BATHING FACILITIES.
13. A RESIDENTIAL DUAL CHECK VALVE OR OTHER BACKFLOW PREVENTION DEVICE AS SPECIFIED BY THE SEWER/RECLAIMED WATER UTILITY COMPANY IS REQUIRED ON ALL POTABLE WATER LINES AT EACH RESIDENTIAL SITE WHICH IS SERVICED WITH RECLAIMED WATER.
14. SIGNS SHALL BE POSTED IN THE VICINITY OF PUBLIC RECLAIMED WATER RECLAIMED WATER IRRIGATION SYSTEMS, ADVISING THE PUBLIC THAT RECLAIMED WATER IS PRACTICED.
15. BOX COVERS FOR RECLAIMED WATER SYSTEM ELEMENTS (VALVES, METER, BFP's, ETC.) SHALL, TO THE EXTENT REASONABLE, NOT BE INTERCHANGEABLE WITH BOX COVERS FOR WATER SYSTEM ELEMENTS.
16. RECLAIMED WATER SYSTEMS AND POTABLE WATER SYSTEMS SHALL NOT BE CROSS-CONNECTED. AN AIR GAP OF TWO PIPE DIAMETERS IS REQUIRED BETWEEN SUCH WATERS.
17. THE WETTED EDGE OF AREAS IRRIGATION WITH RECLAIMED WATER SHALL NOT BE CLOSER THAN 75 FEET TO ANY PUBLIC OR PRIVATE POTABLE WATER WELL.
18. NO RECLAIMED WATER TRANSMISSION FACILITY/MAIN SHALL BE WITHIN 75 FEET OF ANY PUBLIC WATER SUPPLY WELL.

DEMOLITION NOTES:

1. CONTRACTOR SHALL REMOVE ALL WASTE MATERIAL FOR DISPOSAL OFF-SITE. DISPOSAL SHALL CONFORM TO ALL APPLICABLE REGULATIONS.
2. EXISTING UNDERGROUND UTILITIES, UNLESS OTHERWISE NOTED, MAY BE CAPPED/PLUGGED AND ABANDONED IN PLACE EXCEPT WITHIN 30 FT. OF BUILDING. CAPPED AND PLUGGED PIPE ENDS SHALL BE ENCASED IN CONCRETE, 6" MINIMUM THICKNESS AROUND PIPE. MANHOLE BASES MAY BE LEFT IN PLACE PROVIDED THAT PIPE OPENINGS ARE PLUGGED AND REMAINING BASES ARE FILLED WITH CONCRETE 6" MINIMUM ABOVE HIGHEST INVERT.
3. ANY MATERIALS CLAIMED AS SALVAGE BY OWNER EITHER IN THE FIELD OR IN THE DRAWINGS SHALL BE STOCKPILED FOR OWNER'S REMOVAL.
4. CONTRACTOR SHALL BE KNOWLEDGEABLE OF THE CONSTRUCTION DOCUMENTS AND BE RESPONSIBLE FOR PROTECTING ANY EXISTING FACILITY SO DESIGNATED OR DESIGNATED TO BE USED IN THE WORK.
5. CONTRACTOR SHALL REMOVE ALL FOUNDATIONS, CONCRETE SLABS, AND UNDERGROUND STRUCTURES EXISTING ON THE SITE AT THE TIME OF BIDDING UNLESS OTHERWISE DIRECTED.
6. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES AND BE RESPONSIBLE FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL UNDERGROUND AND ABOVE-GROUND UTILITY SERVICES EXISTING AT THE TIME OF BIDDING UNLESS DIRECTED TO BID OTHERWISE.
7. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.

ADA NOTES:

1. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS, STRIPING AND HANDICAP RAMPS AT ALL INTERSECTIONS OF SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET STATE OF FLORIDA ACCESSIBILITY CODE AND FEDERAL A.D.A. SPECIFICATIONS.
2. PAVEMENT GRADES OVER HANDICAPPED PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION EXCEPT AT RAMPS. (NOTE: RAMP LENGTHS MAY EXCEED 6 FEET.)
3. PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMPS SHALL NOT EXCEED SLOPES OF 12 HORIZONTAL TO 1 VERTICAL. (NOTE: RAMP LENGTHS REQUIRED MAY EXCEED 6 FT.)
4. WHERE SIDEWALK RAMPS CONNECT TO MIAMI CURB, THE SLOPE OF THE MIAMI CURB SHALL BE NO STEEPER THAN 12:1 TO CONFORM WITH FLORIDA/FEDERAL REGULATORY REQUIREMENTS. TWO FT. LONG CURB TRANSITIONS SHALL BE USED AT EACH SIDE OF THE RAMP.
5. WHERE RAMPS ARE POURED ADJACENT TO EXISTING MIAMI CURB, THE CURB SHALL BE REMOVED, FOR A DISTANCE EXTENDING TWO FT. BEYOND EACH END OF THE WALK AND RECONSTRUCTED.
6. SIDEWALK RAMPS SHALL INCLUDE DETECTABLE WARNINGS THAT ARE TEXTURED IN CONFORMANCE WITH FDOT STANDARDS EXCEPT WHERE LOCAL CODES DICTATE OTHERWISE. CONTRACTOR SHALL COORDINATE WITH LOCAL AUTHORITY FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR RAMP CONCRETE POURS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL ADA AND FAIR HOUSING ACT STANDARDS.
7. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR CURB RAMP CONCRETE POURS.
8. ALL MANHOLE, PULL BOX, UTILITY VAULT, VALVE, OR OTHER COVERS LOCATED WITHIN SIDEWALKS AND CROSSWALKS SHALL BE ADA COMPLIANT.

FIRE PROTECTION NOTES:

1. MAINS DESIGNATED AS FIRE PROTECTION SHALL BE INSTALLED BY A FLORIDA LICENSED FIRE PROTECTION CONTRACTOR AND REVIEWED FOR CONFORMANCE BY A LICENSED FIRE PROTECTION ENGINEER.
2. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
3. IN INSTANCES WHERE THERE ARE NO FIRE HYDRANTS IN CLOSE PROXIMITY TO PROVIDE FIRE PROTECTION, PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1, 16.4.3.1.3, UNDERGROUND WATER MAINS AND HYDRANTS ARE REQUIRED TO BE PROVIDED SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
4. PER NFPA-1, 18.3.4.1, DURING CONSTRUCTION, CLEARANCES OF 7.5 FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A 4-FOOT CLEARANCE TO THE REAR MUST BE PROVIDED AND MAINTAINED AT ALL TIMES.

ADS HDPE GENERAL NOTES:

1. SHOULD CONSTRUCTION PLANS INDICATE ADS PIPE MAY BE USED, ENGINEER SHALL BE NOTIFIED OF SUCH BY CONTRACTOR PRIOR TO MATERIAL ORDERING. ENGINEER SHALL BE PROVIDED WITH SPECIFICATIONS AND INSTALLATION METHODS PRIOR TO INSTALLATION.
2. WHERE ADS PIPE IS USED AS AN ALTERNATE TO REINFORCED CONCRETE PIPE, CONTRACTOR SHALL SUBMIT BIDS TO ENGINEER IN WRITING FOR REVIEW AND APPROVAL OF MATERIAL COST SAVINGS TO OWNER.
3. ADS PIPE SHALL NOT BE USED IN AREAS OF HIGH GROUNDWATER UNLESS PROPER ADS APPROVED METHODS ARE USED TO MITIGATE FOR POTENTIAL FLOTATION AND ALIGNMENT SHIFTS. AN AUTHORIZED ADS REPRESENTATIVE SHALL INSPECT ALL SUCH AREAS.
4. PIPE SHALL MEET ALL GOVERNING LOCAL AUTHORITY REQUIREMENTS AS WELL AS THE FLORIDA DEPARTMENT OF TRANSPORTATION. CONTRACTOR SHALL PROVIDE WRITTEN PROOF OF ACCEPTANCE BY LOCAL GOVERNMENT FOR PIPE USE.
5. ADS PIPE PREVIOUSLY STORED IN OUTDOOR CONDITIONS SHALL BE DISCLOSED TO ENGINEER FOR THIRD PARTY REVIEW OF PIPE PRIOR TO ACCEPTANCE FOR USE.
6. ALL INSTALLED PIPE IS SUBJECT TO MANDREL TESTING PRIOR TO ACCEPTANCE.
7. IN MUNICIPALITIES WHERE ADS PIPE IS NOT ALLOWED IN THE PUBLIC RIGHTS-OF-WAY, THE CONTRACTOR MAY USE ADS PIPE IN PRIVATE, NON-PUBLIC AREAS WITH ENGINEER'S PERMISSION.
8. PIPE 4" TO 48" (WHERE DESIGNATED) SHALL BE ADS HDPE N-12 SMOOTH INTERIOR POLYETHYLENE PIPE. PIPE AND FITTINGS SHALL BE MADE OF VIRGIN PE COMPOUNDS WITH CONFORM WITH THE REQUIREMENTS OF CELL CLASS 324420C AND DEFINED AND DESCRIBED IN ASTM D3350.
9. THE HDPE FITTINGS SHALL NOT REDUCE OR IMPAIR THE OVERALL INTEGRITY OR FUNCTION OF THE PIPE LINE. FITTINGS MAY BE EITHER MOLDED OR FABRICATED. THE FITTINGS MAY BE INSTALLED BY VARIOUS METHODS, SUCH AS SNAP-ON, SCREW-ON, BELL & SPIGOT AND WRAP AROUND. COUPLINGS SHALL PROVIDE SUFFICIENT LONGITUDINAL STRENGTH TO PRESERVE PIPE ALIGNMENT AND PREVENT SEPARATION AT THE JOINTS. ONLY FITTINGS SUPPLIED OR RECOMMENDED BY THE PIPE MANUFACTURER SHALL BE USED. WHERE DESIGNATED ON THE PLANS, OR AS DIRECTED BY THE ENGINEER IN THE FIELD, A NEOPRENE OR RUBBER GASKET SHALL BE SUPPLIED.
10. PIPE SHALL BE INSTALLED BY A CONTRACTOR WHO HAS BEEN CERTIFIED BY ADS OR SHALL BE INSTRUCTED BY A CERTIFIED ADS REPRESENTATIVE TO DO SO.
11. A REPRESENTATIVE OF ADS SHALL INSPECT FROM TIME TO TIME THE INSTALLATION OF THE PIPE.
12. HP MANHOLE STRUCTURES WILL NOT BE ALLOWED FOR USE WITHOUT ENGINEERS PRE-AUTHORIZATION.
13. GENERAL SPECIFICATIONS:

    SCOPE

    THIS SPECIFICATION DESCRIBES 12- THROUGH 60-INCH (300 TO 1500 MM) ADS HP STORM PIPE FOR USE IN GRAVITY- FLOW STORM DRAINAGE APPLICATIONS.

    PIPE REQUIREMENTS

    12- THROUGH 30-INCH (300 TO 750 MM) PIPE SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS AND MEET OR EXCEED ASTM F2736 AND AASHTO M330

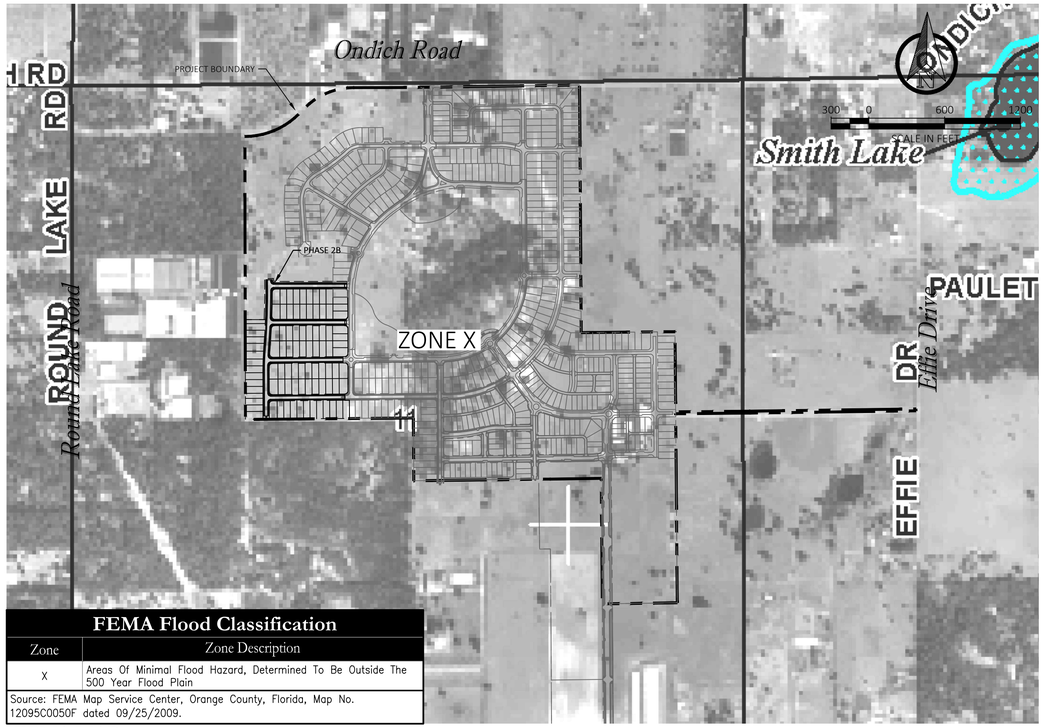
    36- THROUGH 60-INCH (900 TO 1500 MM) PIPE SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS AND MEET OR EXCEED ASTM F2881 AND AASHTO M330

    MANNING'S "N" VALUE FOR USE IN DESIGN SHALL BE 0.012

    JOINT PERFORMANCE

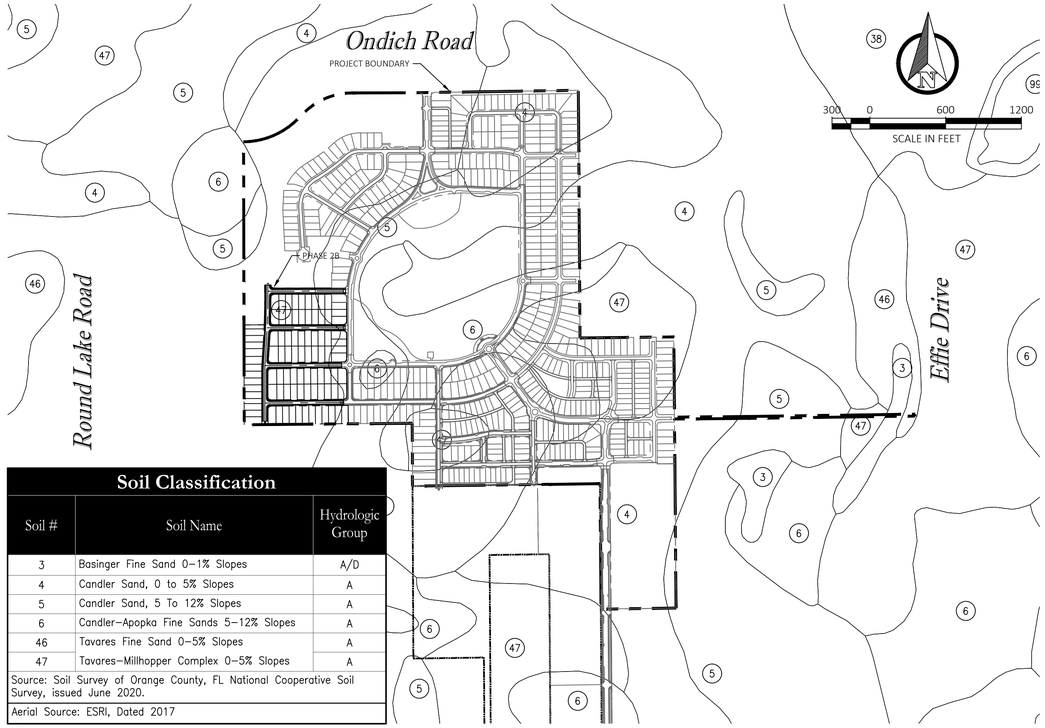
    PIPE SHALL BE JOINED WITH A GASKETED INTEGRAL BELL & SPIGOT JOINT MEETING THE REQUIREMENTS OF ASTM F2736 OR F2881, FOR THE RESPECTIVE DIAMETERS.

    12- THROUGH 60-INCH (300 TO 1500 MM) SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. SPIGOTS SHALL HAVE GASKETS MEETING THE REQUIREMENTS OF ASTM F477. GASKET SHALL BE INSTALLED BY THE PIPE MANUFACTURER AND COVERED WITH A REMOVABLE, PROTECTIVE W



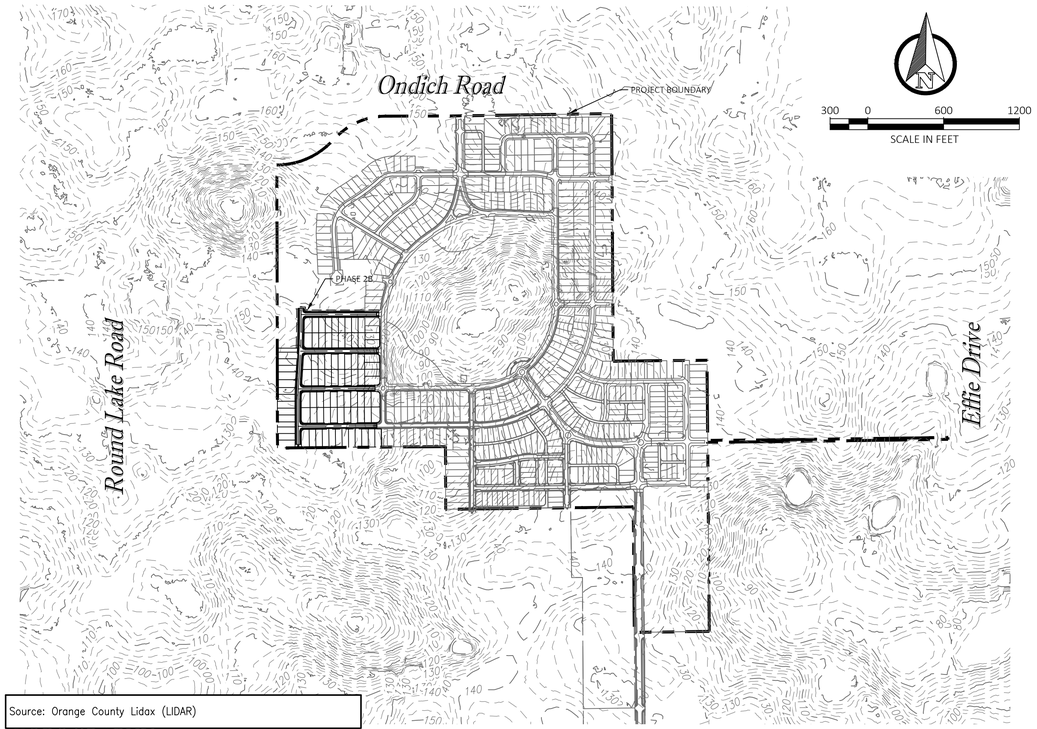
FEMA Flood Classification	
Zone	Zone Description
X	Areas Of Minimal Flood Hazard, Determined To Be Outside The 500 Year Flood Plain
Source: FEMA Map Service Center, Orange County, Florida, Map No. 12095C0050F dated 09/25/2009.	

FEMA MAP



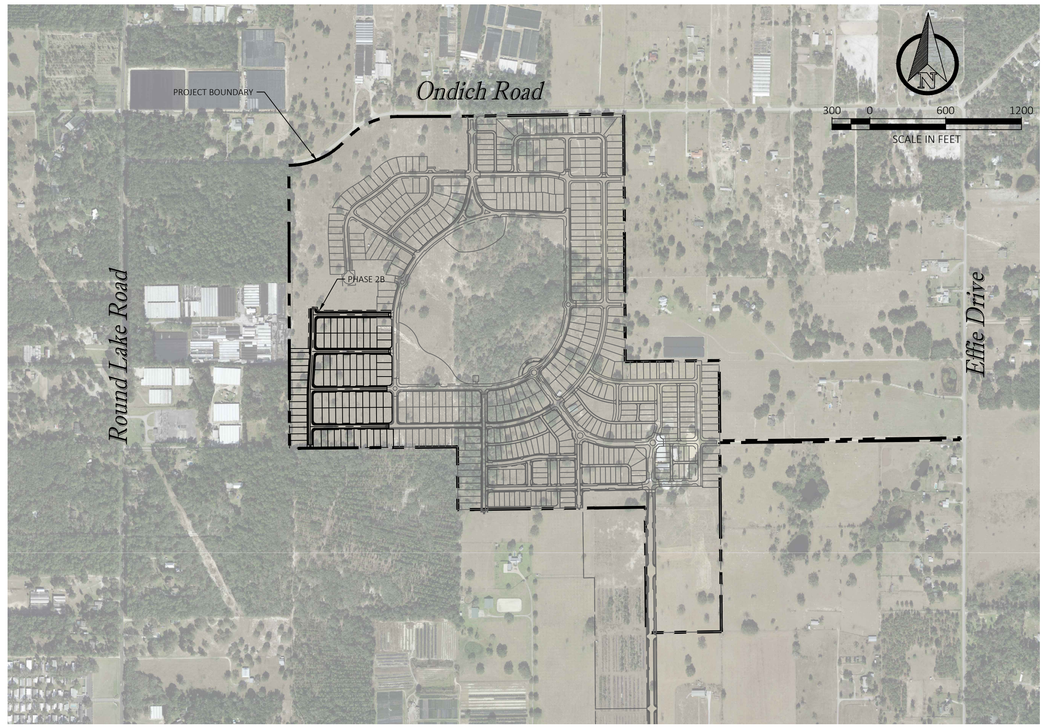
Soil Classification		
Soil #	Soil Name	Hydrologic Group
3	Basinger Fine Sand 0–1% Slopes	A/D
4	Candler Sand, 0 to 5% Slopes	A
5	Candler Sand, 5 To 12% Slopes	A
6	Candler–Apopka Fine Sands 5–12% Slopes	A
46	Tavares Fine Sand 0–5% Slopes	A
47	Tavares–Millhopper Complex 0–5% Slopes	A
Source: Soil Survey of Orange County, FL National Cooperative Soil Survey, issued June 2020.		
Aerial Source: ESRI, Dated 2017		

SOILS MAP



Source: Orange County Lidax (LIDAR)

TOPOGRAPHY



AERIAL

Key Map:

NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 600'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

EXISTING CONDITIONS PLAN

Sheet No.:

C0.03

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: October 7, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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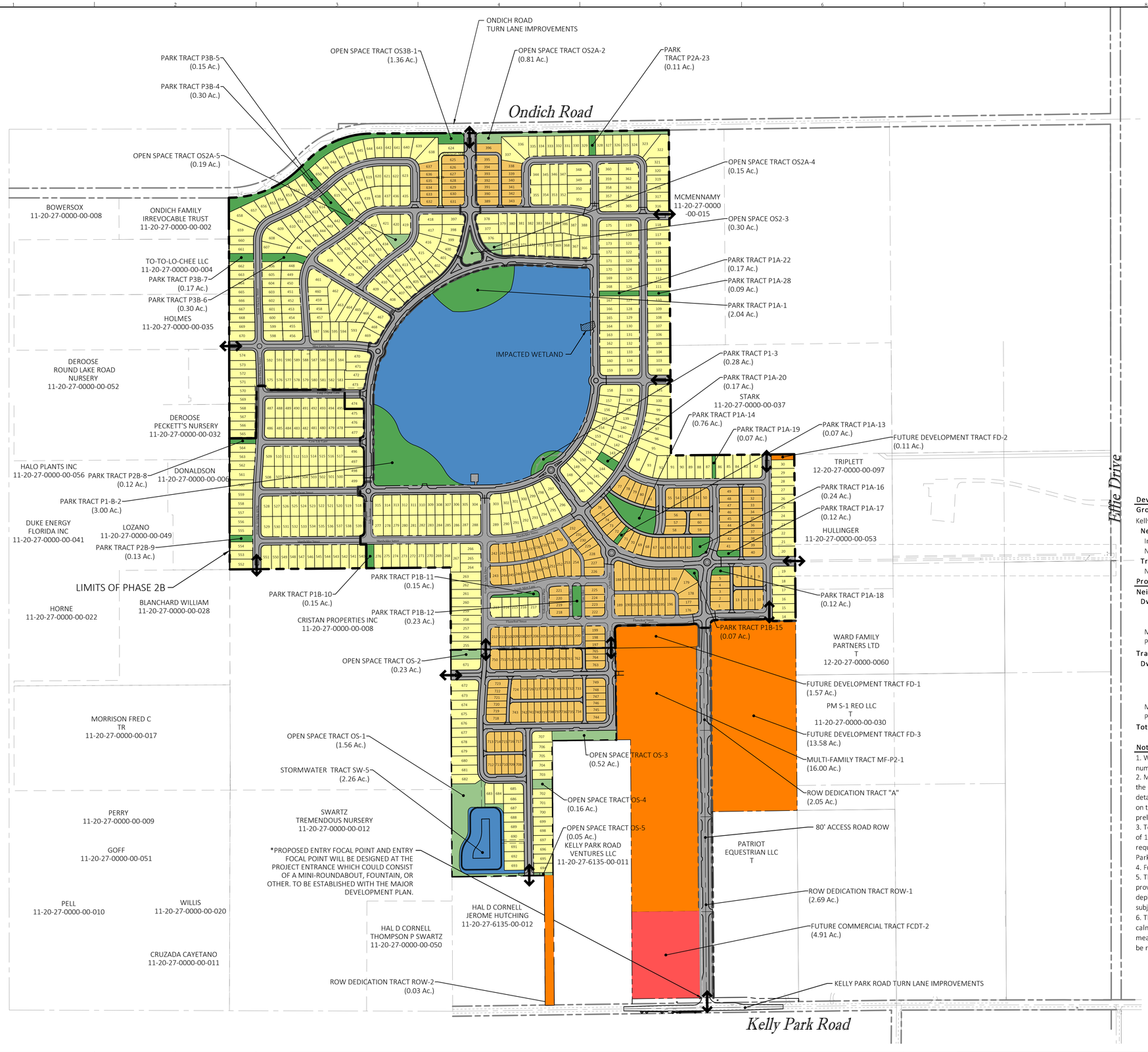

N

150 0 300 600

SCALE IN FEET

LEGEND

- MASTER PLAN BOUNDARY
- PHASE LINE
- RIGHT-OF-WAY
- LOT LINE
- FULL ACCESS
- 52' x 110' MIN. LOTS
- 40' x 110' MIN. ALLEY LOTS
- OPEN SPACE
- PARK
- FUTURE DEVELOPMENT
- IMPACTED WETLAND

Development Data *(Ph 3 Acreages Not Included)*

Gross Site Area	205.04 Acres
Kelly Park Character District	Neighborhood & Transition
Neighborhood	181.28 Acres
Impacted Wetland	0.08 Acres
Net Developable Area	181.20 Acres
Transition	23.76 Acres
Net Developable Area	23.76 Acres

Proposed Development Program *(Ph 3 Units Not Included)*

Neighborhood District	
Dwelling Units	**651 Units**
52' x 110' Minimum	498 Units
40' x 110' Minimum	153 Units
Maximum Density	5 Du/Ac.
Proposed Density	3.59 Du/Ac.
Transition District[1]	
Dwelling Units	**319 Units**
52' x 110' Minimum	6 Units
40' x 110' Minimum	13 Units
Future Multi-Family[2]	300 Units
Maximum Density[3]	15 Du/Ac.
Proposed Density	13.43 Du/Ac.
Total Number of Dwelling Units	**970 Units**

Notes:

1. Within the Transition District, density will be calculated based on the total number of units in the entire Transition District of this Master Plan.
2. Multi-Family development will comply with the requirements of the Kelly Park Interchange Form Based Code. Development details will be provided at Site Plan submittal. Access locations shown on the Master Site Plan for the Multi-Family development are preliminary. Final locations will be determined with Site Plan approval.
3. To achieve the maximum density allowed within the Transition district of 15 dwelling units/acre, the 3,000 square foot public open space, as required by the KPI Form-Based Code Section R.1.b, is provided within Park Tract P1A-16.
4. Future Development Tract will be require separate development plan.
5. The amenity elements depicted for Park Tracts P1A-1 & P1B-2 shall be provided with the development of these tracts. However, the site plans as depicted within these plans should be considered conceptual in nature and subject to modification based on final design and permitting requirements.
6. The Development shall coordinate with the City of Apopka to provide traffic calming measures. The requirement for and design of traffic calming measures shall be determined at the Final Construction Plan phase and shall be reflected in the Final Construction Plans.

Key Map:

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1	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

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SCALE IN FEET:	1" = 300'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

OVERALL MASTER PLAN

Sheet No.:

C1.00

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: October 7, 2024

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OWNERSHIP / MAINTENANCE

ROADWAYS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
ALLEYS	PRIVATE	TO BE OWNED AND MAINTAINED BY THE CDD OR HOA
DRAINAGE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY THE CDD OR HOA WITH EASEMENT TO CITY OF APOPKA
DRAINAGE EASEMENTS (D.E.)	PUBLIC	TO BE DEDICATED TO CDD OR HOA . DRAINAGE FACILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY CITY OF APOPKA.
PRIVATE DRAINAGE EASEMENTS (P.D.E.)	PRIVATE	TO BE DEDICATED TO THE CDD OR HOA. DRAINAGE FACILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE CDD OR HOA.
UTILITY EASEMENTS	PUBLIC	TO BE DEDICATED TO CITY OF APOPKA. UTILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY APOPKA UTILITIES.
WATER, RECLAIMED WATER AND SANITARY SEWER UTILITIES	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA UP TO METERS/CLEAN-OUTS
LIFT STATION TRACTS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
PARK/OPEN SPACE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY THE CDD OR HOA
SIDEWALKS IN PUBLIC RIGHT OF WAY	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
STORMWATER & STREET LIGHTING	PUBLIC	AN MSBU WILL BE ESTABLISHED FOR ROUTINE MAINTENANCE OF STORMWATER SYSTEM FUNCTIONALITY AND STANDARD OPERATION MAINTENANCE OF STREET LIGHTING
SIDEWALK EASEMENTS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
STREET TREES IN PUBLIC ROW	PRIVATE	TO BE OWNED AND MAINTAINED BY THE HOA
PARKING SPACE STRIPING IN PUBLIC ROW	PRIVATE	TO BE OWNED AND MAINTAINED BY THE HOA

MISCELLANEOUS

POTABLE WATER SERVICE	CITY OF APOPKA
RECLAIMED WATER SERVICE	CITY OF APOPKA
WASTEWATER SERVICE	CITY OF APOPKA
ELECTRIC SERVICE	DUKE ENERGY
FIRE PROTECTION	CITY OF APOPKA

ALLEY TRACTS

PHASE-1A	A1A-6	0.21
	A1A-7	0.19
	A1A-8	0.53
	A1A-9	0.14
PHASE-1A ALLEY TRACT		**1.07**
PHASE-1B	A1B-1	0.32
	A1B-2	0.08
	A1B-3	0.08
	A1B-4	0.39
	A1B-5	0.23
PHASE-1B ALLEY TRACT		**1.10**
PHASE-2A	A2A-12	0.20
PHASE-2A ALLEY TRACT		**0.20**
PHASE-3B	A3B-11	0.20
PHASE-3B ALLEY TRACT		**0.20**
TOTAL:		**2.58**

DRAINAGE TRACTS

PHASE 1	SW1-1	28.91
PHASE-1 SUBTOTAL:		**28.91**
TOTAL:		**28.91**

OPEN SPACE TRACTS

PHASE	TRACT ID	ACREAGE
PHASE-2	OS2-3	0.30
PHASE-2 SUBTOTAL:		0.30
PHASE-2A	OS2A-2	0.81
	OS2A-4	0.15
	OS2A-5	0.19
PHASE-2A SUBTOTAL:		1.15
PHASE-3B	OS3B-1	1.36
PHASE-3B SUBTOTAL:		1.36
TOTAL:		2.81

LIFT STATION TRACTS

PHASE 1	LS1-1	0.06
PHASE-1 SUBTOTAL:		**0.06**

PARK TRACTS

PHASE-1	P1-3	0.30
PHASE-1 SUBTOTAL:		0.30
PHASE-1A	P1A-1	2.04
	P1A-14	0.76
	P1A-16	0.23
	P1A-17	0.12
	P1A-18	0.12
	P1A-19	0.07
	P1A-20	0.13
	P1A-22	0.17
	P1A-28	0.09
	P1A-13	0.07
PHASE-1A SUBTOTAL:		3.79
PHASE-1B	P1B-10	0.15
	P1B-11	0.22
	P1B-12	0.23
	P1B-15	0.07
	P1B-2	3.00
PHASE-1B SUBTOTAL:		3.67
PHASE-2A	P2A-23	0.11
PHASE-2A SUBTOTAL:		0.11
PHASE-2B	P2B-8	0.12
	P2B-9	0.13
PHASE-2B SUBTOTAL:		0.24
PHASE-3B	P3B-4	0.30
	P3B-5	0.15
	P3B-6	0.29
	P3B-7	0.17
PHASE-3B SUBTOTAL:		0.91
TOTAL:		**9.03**

DEVELOPMENT STANDARDS

	Character District	
	Neighborhood	**Transition**
Living Area		
Min. Living Area	1,200 sf	1,200 sf
Building and Floor Height		
Min. Building Height	NA	NA
Max. Building Height	Principal Building - 2 Stories Accessory Building - 1 Story	Principal Building - 3 Stories* Accessory Building - NA
Min. Additional Floor Height	NA	8 ft
Building Setbacks		
Min. Front/Street Side	15 ft	10 ft
Max. Front/Street Side	30 ft	20 ft
Min. Side	Single-Family Detached (Rear Load) - 5 ft Single-Family Detached (Front Load) - 5 ft	Single-Family Detached (Rear Load) - 5 ft Single-Family Detached (Front Load) - 5 ft
Max. Side	NA	50% Frontage Arterial & Primary Street
Min. Building Separation	Single-Family Detached (Rear Load) - 10 ft Single-Family Detached (Front Load) - 10 ft	Single-Family Detached (Rear Load) - 10 ft Single-Family Detached (Front Load) - 10 ft Apartment Building - 20 ft
Min. Rear (Alley)	5 ft	5 ft
Min. Rear (No Alley)	20 ft	20 ft
Density		
Min. Density	1 du/ac	5 du/ac
Max. Density	5 du/ac	10 (15 with bonus) du/ac
Open Space		
Min. Open Space	20%	15%

*One (1) additional floor above the permitted base height may be permitted for every 1,500 square feet of public open space provided per KPI Form-Based Code Section R.1.b.

PHASING

1. THE OVERALL KELLY PARK PROPERTY WILL BE CONSTRUCTED IN MULTIPLE PHASES. DEVELOPMENT MAY NOT BE SEQUENTIAL. THE NEEDED INFRASTRUCTURE SHALL BE INCLUDED SUCH THAT EACH PHASE MAY STAND ALONE.

SIGNAGE

1. ONSITE SIGNAGE WILL BE IN ACCORDANCE WITH THE MIXED USE KELLY PARK INTERCHANGE FORM-BASED CODE.

LANDSCAPE

1. LANDSCAPE MATERIALS WILL BE CHOSEN FROM THE FLORIDA FRIENDLY PLANT DATABASE (CENTRAL FLORIDA REGION).
2. A TWENTY-FIVE (25) FOOT BUFFER IS PROVIDED ADJACENT TO ONDICH ROAD. IN ACCORDANCE WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE SEC. 5.2.5 - LANDSCAPING AND BUFFER STANDARDS, BUFFER TYPE C WILL BE PROVIDED BETWEEN THE FUTURE MULTI-FAMILY PARCEL AND EXISTING SINGLE-FAMILY DETACHED DWELLING ABUTTING LAND. NO OTHER PERIMETER BUFFERS ARE REQUIRED.

GARBAGE PICKUP

1. FRONT LOADED SINGLE FAMILY UNITS TO BE PICKED UP AT FRONT RIGHT OF WAY. REAR LOADED UNITS TO BE PICKED UP AT REAR ALLEY.

PARKING REQUIREMENTS

1. OFF-STREET PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE MIXED USE KELLY PARK INTERCHANGE FORM-BASED CODE.

STREET LIGHTING

LIGHTING PHOTOMETRIC PLAN WILL BE PROVIDED AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL. LIGHTING REQUIREMENTS SHALL MEET ALL APPLICABLE CITY OF APOPKA AND ELECTRIC PROVIDERS REGULATIONS AT THE TIME OF ANY CONSTRUCTION PLAN SUBMITTAL AND ANY SUBSEQUENT APPROVALS

SUSTAINABILITY

Per LDC section 5.11.4.A.1.B, residential developments of 30 or more dwelling units shall obtain a minimum of 4 points from the green building point system, Table 5.11.4.B. this development shall satisfy this requirements as follows

GREEN BUILDING STANDARD	POINTS EARNED	NOTES
Development as a traditional neighborhood planned development (TN-PD) district	0.75	Development is proposed as a block pattern traditional neighborhood
Use central air conditioners that are energy star qualified	0.50	All HVAC's installed on site will be energy star qualified
Use vegetation or vegetated structures to shade HVAC units	0.25	2 shrubs per A/C unit will be shown on the final landscape plans
Orient a minimum of 25 percent of residential dwelling units or lots in the development within 20 percent of east-west axis for maximum passive solar exposure	1.00	270 lots (30%) are oriented east west lots
Create a soil management plan for development site that promotes stormwater infiltration through improved organic matter content, reduced compaction levels, and increased infiltration capacity	0.50	The entire site is designed to drain to an on-site retention pond that will fully recover thought infiltration
Preserve large, non-exotic trees on site (large tree defined as 20 feet or greater in height and 24 inches or greater DBH)	1.00	A minimum of Large trees are being preserved. Please see landscape plans for the tree locations.
Install operable windows to allow for natural ventilation in the event of power failures	0.25	All windows will be operable
TOTAL	**4.25**	

OPEN SPACE & PARK REQUIREMENT TABLE

	PHASE-1	PHASE-1A	PHASE-1B	PHASE-2	PHASE-2A	PHASE-2B	PHASE-3B	Grand Total
Neighborhood Acreage	**67.72**	**28.11**	**25.57**	**1.84**	**27.92**	**14.79**	**19.80**	**185.75**
REQUIRED	13.54	5.62	5.11	0.37	5.58	2.96	3.96	37.15
PROPOSED	29.21	3.79	3.67	0.30	1.26	0.24	2.27	40.74
Transition Acreage	**0.00**	**3.07**	**0.07**	**0.00**	**0.00**	**0.00**	**0.00**	**3.15**
REQUIRED	0.00	0.46	0.01	0.00	0.00	0.00	0.00	0.47
PROPOSED	0.00	0.47	0.07	0.00	0.00	0.00	0.00	0.54
Total Net Acreages	**67.72**	**31.18**	**25.65**	**1.84**	**27.92**	**14.79**	**19.80**	**188.90**

1) Open Space Requirements
Neighborhood District = 20%
Transition District = 15%
2) Open Space and park tracts count towards open space requirements
3) Open Space requirements shall be met project wide. Surplus Acreage may carry over and meet future phase requirements.

Modifications

1. A Modification from the City of Apopka Mixed Use Kelly Park Interchange Form-Based Code Section G - District Size and Block Standards to allow for a block length of greater than 500 feet in the Neighborhood District. Based on the topographic constraints of the property, a curvilinear roadway network forms the basis of the project design, which limits the opportunity for a traditional grid block pattern. Pocket parks were added to the longer blocks to break up the streetscape.

2. A Modification from the City of Apopka Mixed Use Kelly Park Interchange Form-Based Code Section I - Building and Floor Height to allow for a first floor height minimum of 8' in lieu of 12' in the Transition District.

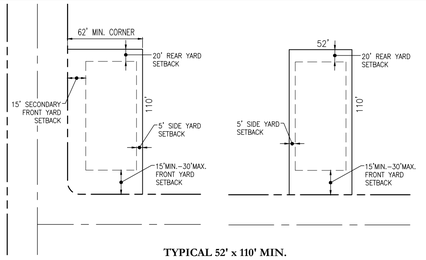
3. A Modification from the City of Apopka Land Development Code Appendix D – Development Design Guidelines Section 3.6 – Residential Landscaping to exempt lots less than 52' in width from the requirement to plant three (3) trees per lot. The tree planting requirement for lots less than 52' in width will be determined with approval of the landscape plan submitted with the Major Development Plan.

4. A Modification from the City of Apopka Mixed Use Kelly Park Interchange Form-Based Code Section D - Applicability and Process to expand the Neighborhood District boundary by 12.20 acres, which equates to 2,300 linear feet.

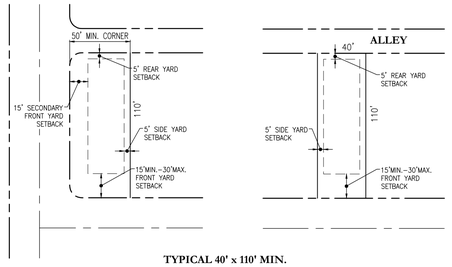
5. A Modification from the City of Apopka Mixed Use Kelly Park Interchange Form-Based Code Section R - Developments utilizing the bonus system or receiving the transfer of development rights shall not have any multi-family buildings located within 100 feet from a neighborhood character zone or single-family residentially-zoned property. Single-family buildings shall meet the setbacks specified in their respective character zone. The code only states "buildings" and does not distinguish the type of building. This modification differentiates between multi-family versus single-family buildings, and clarifies that the multi-family buildings will have a greater setback to residentially zoned properties. This will allow for consistency of setbacks throughout the Master Plan for the single-family buildings and still requires that the multi-family buildings provide a 100 foot buffer from single-family zoned properties that are located outside of the Master Plan boundary.

SITE DATA

Site Information	
Parcel I.D. #	11-20-27-0000-00-003
	11-20-27-0000-00-013
	11-20-27-0000-00-036
	11-20-27-0000-00-070
Current Zoning	T - Transition
Current FLU	Mixed Use
Proposed Zoning	Kelly Park Interchange - Mixed Use
Proposed Character District	Neighborhood & Transition
Land Summary (Acres)	
Gross Land Area	205.04 Acres
Neighborhood District	181.28 Acres
Transition District	23.76 Acres
Wetlands (Proposed for Impact)	0.08 Acres
Single-Family	670 Units
Multi-Family	300 Units
Proposed Units	970 Units



TYPICAL 52' x 110' MIN. LOT LAYOUT
N.T.S.



TYPICAL 40' x 110' MIN. LOT LAYOUT
N.T.S.

TYPICAL LOTS
N.T.S.

STUDENT GENERATION TABLE

			Generation Rate			
KPI District	Units	Type	ES	MS	HS	Total
Neighborhood	651	Single Family	0.178	0.094	0.133	264
Transition	19	Single Family	0.178	0.094	0.133	8
Transition	300	Multi-Family(Non High Rise)	0.141	0.065	0.08	86
					Project Total	**357**

SOURCE: ORANGE COUNTY PUBLIC SCHOOLS STUDENT GENERATION RATES EFFECTIVE JUNE 22, 2021.

NOTES

1. LOT AREAS, EASEMENT LINES AND TRACT AREAS ON THE FINAL PLAT MAY VARY FROM THAT SHOWN DUE TO FINAL ENGINEERING DESIGN CRITERIA AND CONSTRAINTS.
2. THIS COMMUNITY IS NOT PROPOSED TO BE GATED. ALL RIGHTS OF WAY SHALL BE PUBLIC.
3. SINGLE-FAMILY RESIDENTIAL ARCHITECTURE SHALL MEET THE INTENT OF KELLY PARK INTERCHANGE FORM-BASED CODE DEVELOPMENT DESIGN GUIDELINES.
4. PARKS SHALL HAVE ADEQUATE LIGHTING ON AUTOMATIC TIMERS WITHOUT PROJECTING A GLARE ONTO ADJACENT PROPERTIES.
5. THE PROJECT IS GOVERNED BY CAPACITY ENHANCEMENT AGREEMENT # APK-10-001. ANTICIPATED STUDENT GENERATION IS FOR THE PROPOSED DEVELOPMENT PROGRAM IS PROVIDED IN THE STUDENT GENERATION TABLE BELOW. AN ORANGE COUNTY PUBLIC SCHOOLS (OCPS) FORMAL DETERMINATION OF SCHOOL CAPACITY (APPLICATION ID: CMA-APK-22-002) HAS BEEN SUBMITTED AND IS CURRENTLY UNDER REVIEW.

Key Map:

NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

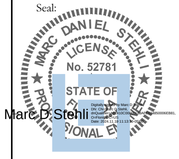
Sheet Title:

SITE DATA TABLES

Sheet No.:

C1.01

Seal:



Marc D. Stehli

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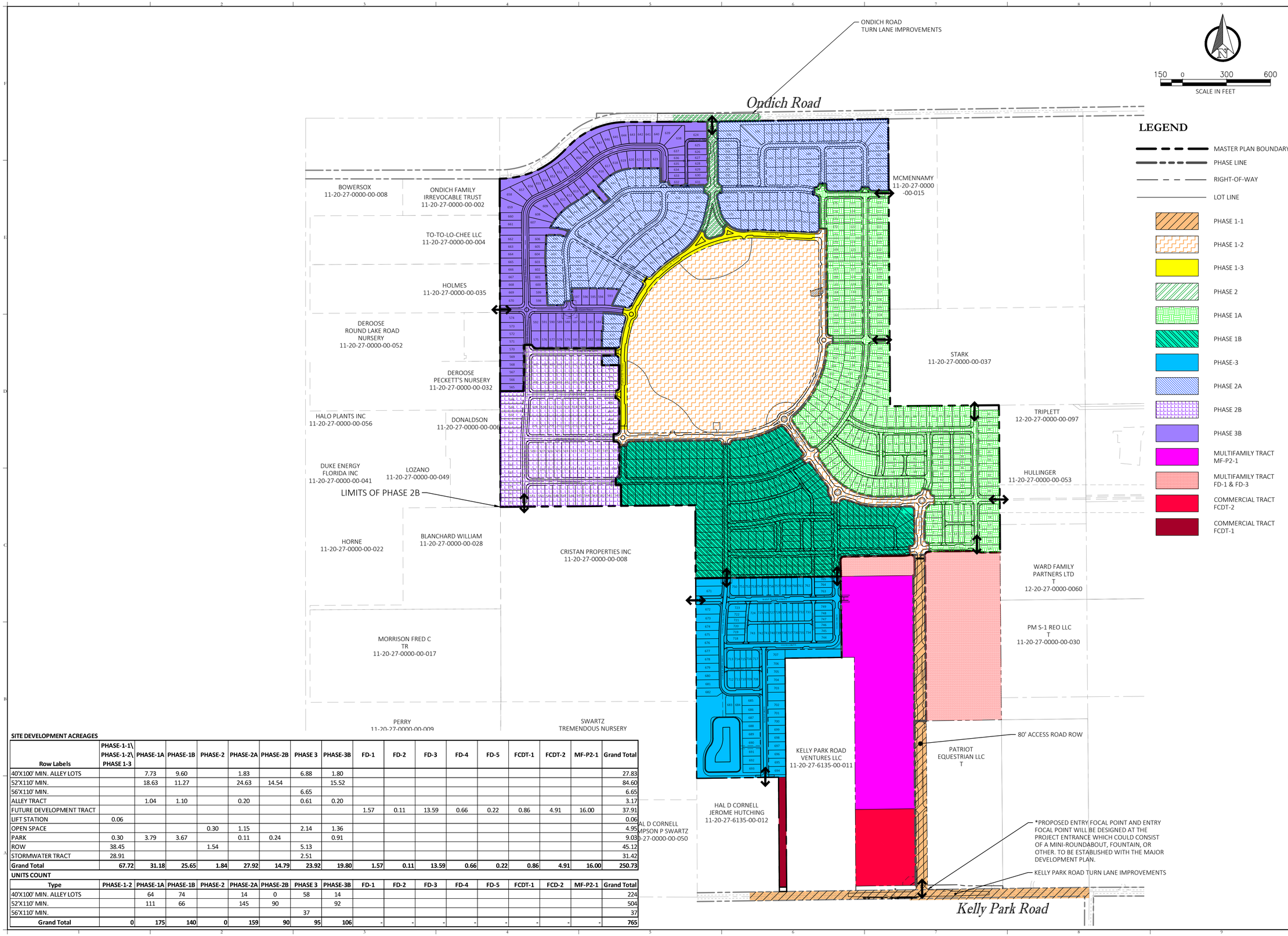
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-027 CALVIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027 -PHASE 1-2B-SDT



SITE DEVELOPMENT ACREAGES

Row Labels	PHASE-1-1\ PHASE-1-2\ PHASE 1-3	PHASE-1A	PHASE-1B	PHASE-2	PHASE-2A	PHASE-2B	PHASE 3	PHASE-3B	FD-1	FD-2	FD-3	FD-4	FD-5	FCDT-1	FCDT-2	MF-P2-1	Grand Total
40'X100' MIN. ALLEY LOTS		7.73	9.60		1.83		6.88	1.80									27.83
52'X110' MIN.		18.63	11.27		24.63	14.54		15.52									84.60
56'X110' MIN.							6.65										6.65
ALLEY TRACT		1.04	1.10		0.20		0.61	0.20									3.17
FUTURE DEVELOPMENT TRACT									1.57	0.11	13.59	0.66	0.22	0.86	4.91	16.00	37.91
LIFT STATION	0.06																0.06
OPEN SPACE				0.30	1.15		2.14	1.36									4.95
PARK	0.30	3.79	3.67		0.11	0.24		0.91									9.03
ROW	38.45			1.54			5.13										45.12
STORMWATER TRACT	28.91						2.51										31.42
Grand Total	**67.72**	**31.18**	**25.65**	**1.84**	**27.92**	**14.79**	**23.92**	**19.80**	**1.57**	**0.11**	**13.59**	**0.66**	**0.22**	**0.86**	**4.91**	**16.00**	**250.73**

UNITS COUNT

Type	PHASE-1-2	PHASE-1A	PHASE-1B	PHASE-2	PHASE-2A	PHASE-2B	PHASE 3	PHASE-3B	FD-1	FD-2	FD-3	FD-4	FD-5	FCDT-1	FCD-2	MF-P2-1	Grand Total
40'X100' MIN. ALLEY LOTS		64	74		14	0	58	14									224
52'X110' MIN.		111	66		145	90		92									504
56'X110' MIN.							37										37
Grand Total	**0**	**175**	**140**	**0**	**159**	**90**	**95**	**106**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**765**

Key Map:

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DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 300'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

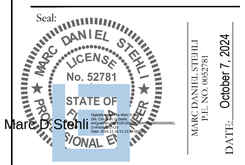
Sheet Title:

OVERALL PHASING PLAN

Sheet No.:

C1.02

Seal:



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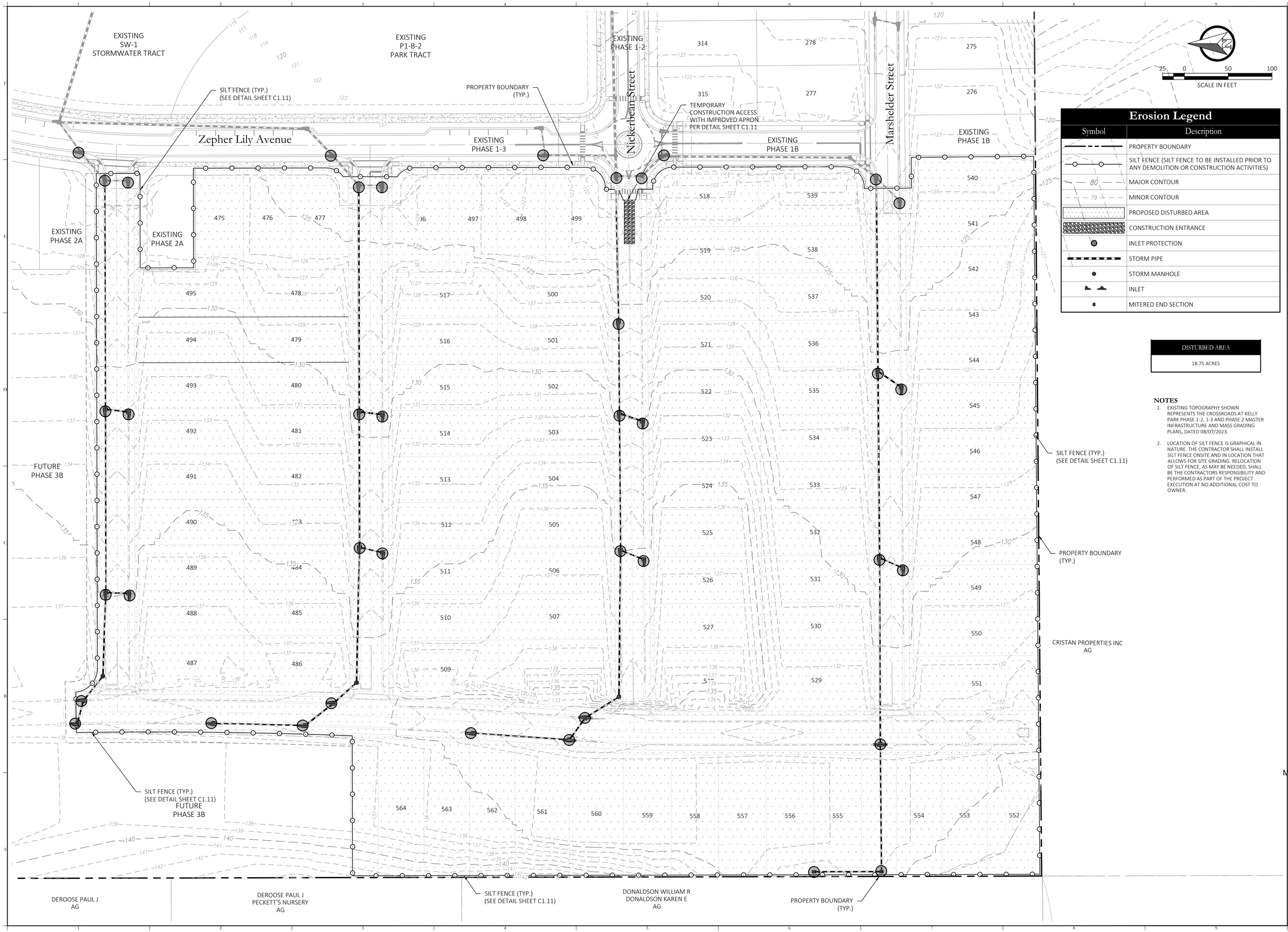
Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027-PHASE 1-2B-OPP



Erosion Legend

Symbol	Description
	PROPERTY BOUNDARY
	SILT FENCE (SILT FENCE TO BE INSTALLED PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITIES)
80	MAJOR CONTOUR
79	MINOR CONTOUR
	PROPOSED DISTURBED AREA
	CONSTRUCTION ENTRANCE
	INLET PROTECTION
	STORM PIPE
	STORM MANHOLE
	INLET
	MITERED END SECTION

DISTURBED AREA
18.75 ACRES

NOTES

1. EXISTING TOPOGRAPHY SHOWN REPRESENTS THE CROSSROADS AT KELLY PARK PHASE 1-2, 1-3 AND PHASE 2 MASTER INFRASTRUCTURE AND MASS GRADING PLANS, DATED 08/07/2023.
2. LOCATION OF SILT FENCE IS GRAPHICAL IN NATURE. THE CONTRACTOR SHALL INSTALL SILT FENCE ONSITE AND IN LOCATION THAT ALLOWS FOR SITE GRADING. RELOCATION OF SILT FENCE, AS MAY BE NEEDED, SHALL BE THE CONTRACTORS RESPONSIBILITY AND PERFORMED AS PART OF THE PROJECT EXECUTION AT NO ADDITIONAL COST TO OWNER.

Key Map:

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APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

EROSION CONTROL PLAN

Sheet No.:

C1.10

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: October 7, 2024

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Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\C4D\FINAL\CITY\PHASE 1-2B\21-027-PHASE 1-2B-EGPD

EROSION CONTROL NOTES:

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS, SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES, SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. SODDING OF DETENTION PONDS AND OTHER AREAS DESIGNATED FOR SOD, SHOULD BE ACCOMPLISHED WITHIN SEVEN (7) DAYS FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.
3. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
4. IF DURING CONSTRUCTION, THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH S.J.R.W.M.D. AND CITY OF APOPKA EROSION PROTECTION STANDARDS.
5. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT A DETAILED EROSION CONTROL PLAN TO THE CITY OF APOPKA FOR REVIEW AND APPROVAL A MINIMUM OF 2 WORKING DAYS PRIOR TO THE PRECONSTRUCTION MEETING. THE EROSION CONTROL PLAN SHALL PROPOSE SILT SCREEN OR SYNTHETIC HAY BALES AND TURBIDITY BARRIERS, IN ACCORDANCE WITH THE CONSTRUCTION PLANS.
6. ALL PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF FINAL GRADING. ALL TEMPORARY EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE COMPLETED AND ESTABLISHED.
7. AT A MINIMUM SILT BARRIERS SHALL BE PLACED AS SHOWN ON THE CONSTRUCTION PLANS TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT TO CAUSE AN INCREASE IN TURBIDITY, OR DISCHARGE OF MATERIAL OFFSITE OR TO EXISTING WETLANDS. IF DURING CONSTRUCTION THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORY ALTERNATIVES AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH CITY OF APOPKA AND S.J.R.W.M.D. EROSION PROTECTION STANDARDS.
8. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION CONTROL COSTS, INCLUDING ANY COST ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
9. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND ADHERING TO A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH THE FLORIDA STORMWATER, EROSION, AND SEDIMENTATION CONTROL INSPECTORS MANUAL PUBLISHED BY FDEP.
10. CONTRACTOR SHALL STAKE IN ALL SOD UNTIL SUCH TIME THAT GROUND IS STABILIZED IN ORDER TO PREVENT EROSION.
11. WORK SHALL BE DONE IN ACCORDANCE WITH EPA, FDEP, SJRWMD, AND CITY OF APOPKA BEST MANAGEMENT PRACTICES AND EROSION CONTROL SPECIFICATIONS.
12. THE SITE SHALL BE STABILIZED FOLLOWING GRUBBING, CLEARING, EARTH WORK OR MASS GRADING TO ESTABLISH A DENSE STAND OF GRASS, OR SHALL INCORPORATE OTHER APPROVED BEST MANAGEMENT PRACTICES, ON ALL DISTURBED AREAS IF DEVELOPMENT DOES NOT BEGIN WITHIN 7 DAYS. FINAL STABILIZATION SHALL ACHIEVE A MINIMUM OF 70% COVERAGE OF THE DISTURBED LAND AREA AND SHALL INCLUDE A MAINTENANCE PROGRAM TO ENSURE MINIMUM COVERAGE SURVIVAL AND OVERALL SITE STABILIZATION UNTIL SITE DEVELOPMENT.
13. IF DETERMINED TO BE NECESSARY DURING CONSTRUCTION A 6 FOOT HIGH SCREEN FENCE MAY BE REQUIRED ALONG ALL PROPERTY LINES.

DUST CONTROL PROVISIONS

1. CONTRACTOR SHALL PRE-WATER THE SITE AND ALL WORK WILL BE PHASED TO REDUCED THE AMOUNT OF DISTURBED SURFACE AREA AT ANY ONE TIME ACTIVE OPERATIONS.
   - 1.1. WATER TO BE APPLIED TO DRY AREAS DURING LEVELING, GRADING, TRENCHING, AND EARTHMOVING ACTIVITIES.
   - 1.2. WATER TO BE APPLIED ON DISTURBED SURFACE AREAS TO FORM A VISIBLE CRUST.
   - 1.3. VEHICULAR ACCESS TO BE RESTRICTED AND WATER OR DUST SUPPRESSANTS TO BE APPLIED AND MAINTAINED AT ALL UN-VEGETATED AREAS.
2. CONTRACTOR SHALL PREVENT DUST FROM WIND EVENTS.
   - 2.1. WATER TO BE APPLIED TO VEHICULAR TRAFFIC AND EQUIPMENT STORAGE AREAS.
   - 2.2. WATER APPLICATION EQUIPMENT WILL APPLY WATER TO CONTROL FUGITIVE DUST DURING WIND EVENTS, UNLESS UNSAFE TO DO SO.
   - 2.3. OUTDOOR CONSTRUCTION ACTIVITIES THAT DISTURB THE SOIL TO BE CEASED WHENEVER VISIBLE DUST EMISSIONS CANNOT BE EFFECTIVELY CONTROLLED.
3. CONTRACTOR SHALL HANDLE BULK MATERIAL.
   - 3.1. WATER TO BE APPLIED WHEN HANDLING BULK MATERIALS.
   - 3.2. WATER TO BE APPLIED TO STORAGE PILES.
   - 3.3. VEHICLE SPEED TO BE LIMITED ON THE WORK SITE.
   - 3.4. ALL HAUL TRUCKS TO BE LOADED SUCH THAT THE FREEBOARD IS NOT LESS THAN SIX INCHES WHEN TRANSPORT USING A CHUTE OR CONVEYOR.
4. CONTRACTOR SHALL DO DAILY CLEANUPS:
   - 4.1. MINIMUM CLEANUP FREQUENCY TO BE DONE AT THE END OF THE WORK DAY AND REMOVED IMMEDIATELY IF CARRYOUT AND TRACK OUT EXTENDS BEYOND 50 FEET.
   - 4.2. CLEAN UP METHODS:
   - 4.2.1. MANUALLY SWEEPING AND PICKING UP.
   - 4.2.2. MECHANICAL SWEEPING WITH A ROTARY BRUSH OR BROOM ACCOMPANIED BY WATER SPRAYER ON BROOM.

SWPPP NOTES

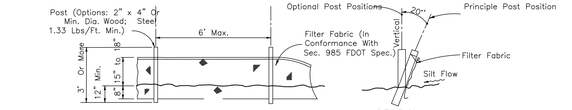
1. CONSTRUCTION ACTIVITY PERTAINS TO CONSTRUCTION OF A SHARED PARK AND ASSOCIATED UTILITIES, AND SIDEWALKS. EXISTING ON-SITE SOILS: REFER TO NPDES TABLE.
2. ALL PROPOSED INLETS/OUTFALLS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF USING PROPERLY INSTALLED FILTER FABRICS. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE STABILIZED WITH SOD. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF THE SITE. A DOUBLE ROW OF SILT FENCE, REINFORCED WITH FIELD FENCING, SHALL BE PLACED AROUND VEGETATIVE BUFFERS AND WETLAND AREAS. ALL AREAS DISTURBED MORE THAN 7 DAYS SHALL BE STABILIZED WITH RYE GRASS OR OTHER APPROPRIATE TEMPORARY VEGETATION APPLIED AT MANUFACTURER'S RECOMMENDATION.
3. THE TEMPORARY AND PERMANENT STABILIZATION PRACTICES INCLUDE SODDING ALL DISTURBED AREAS FOR STABILIZATION.
4. SILT FENCE AND INLET/OUTLET PROTECTION SHALL BE INSTALLED PER BEST MANAGEMENT PRACTICES, SEE SECTION 8.
5. CONTROL DETAILS OF POTENTIAL POLLUTANTS AS FOLLOWS:
   - 5.1. WASTE DISPOSAL - ALL CONSTRUCTION MATERIALS AND DEBRIS WILL BE PLACED IN DUMPSTER AND HAULED OFF SITE TO A LANDFILL OR OTHER DISPOSAL SITE. NO MATERIALS SHALL BE BURIED ON SITE.
   - 5.2. PROPER APPLICATION RATES OF ALL FERTILIZERS, HERBICIDES AND PESTICIDES AT CONSTRUCTION SITE - FLORIDA FRIENDLY FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH MANUFACTURER'S SUGGESTED APPLICATION RATES. THE FERTILIZERS AND PESTICIDES WILL BE STORED IN A COVERED SHED. USE OF FERTILIZERS MUST ADHERE TO THE CITY OF APOPKA FERTILIZER ORDINANCE. USE MUST BE IN COMPLIANCE WITH LOCAL ORDINANCES, SOME OF WHICH ARE MORE STRINGENT THAN CITY OF APOPKA. FOR INFORMATIONAL PURPOSES, SOME GENERAL FACTS ON THE COUNTY'S ORDINANCE INCLUDE:
     - NO MORE THAN 1 LB. OF FERTILIZER CONTAINING %50 SLOW RELEASE NITROGEN SHALL BE APPLIED PER 1,000 SQ. FT.
     - NO P CAN BE APPLIED WITHOUT A VALID SOIL DEFICIENCY TEST FROM IFAS. IF THEY PLAN TO APPLY P, PLEASE PROVIDE COPY OF SOIL TEST INDICATING P DEFICIENCY.
     - NO FERTILIZER CAN BE APPLIED WITHIN 15 FT. OF WATER BODIES.
     - FERTILIZER RELEASED ON TO IMPERVIOUS SURFACES MUST BE IMMEDIATELY CLEANED UP OR APPLIED PER CODE.
     - JUNE 1 - SEPTEMBER 30 IS THE SUMMER APPLICATION RESTRICTED PERIOD. APPLICATORS MUST SHOW PROOF OF TRAINING TO APPLY NITROGEN AND PHOSPHORUS FERTILIZER DURING THIS PERIOD.
   - 6.3 STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TOXIC SUBSTANCES - ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN A LOCKED COVERED SHED.
   - 6.4 OTHER - PORT-O-LETS WILL BE PLACED AWAY FROM STORM SEWER SYSTEMS, STORM INLETS, SURFACE WATER AND WETLANDS. NO VEHICLE MAINTENANCE SHALL BE CONDUCTED ON-SITE. A WASHDOWN AREA SHALL BE DESIGNATED AT ALL TIMES AND WILL NOT BE LOCATED IN ANY AREA ALLOWING FOR DISCHARGE OF POLLUTED RUNOFF. A SMALL VEGETATED BERM SHALL BE PLACED AROUND THE WASHDOWN AREA.
7. MAINTENANCE FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS SHALL BE AS FOLLOWS:
   - 7.1. SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
   - 7.2. MAINTENANCE SHALL BE PERFORMED ON THE ROCK ENTRANCE WHEN ANY VOID SPACES ARE FULL OF SEDIMENTS.
   - 7.3. INLETS/OUTLETS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAIN EVENT AND ANY REQUIRED REPAIRS TO THE FILTER FABRIC ON INLETS AND SILT FENCE SHALL BE PERFORMED IMMEDIATELY.
   - 7.4. BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDED SHALL BE RE-SEEDED PER MANUFACTURER'S INSTRUCTIONS.
   - 7.5. MULCH AND SOD THAT HAS BEEN WASHED OUT SHALL BE REPLACED IMMEDIATELY.
   - 7.6. MAINTAIN ALL OTHER AREAS OF THE SITE WITH PROPER CONTROLS AS NECESSARY.
8. QUALIFIED PERSONNEL WILL INSPECT ALL POINTS OF DISCHARGES, ALL DISTURBED AREAS OF CONSTRUCTION NOT STABILIZED, CONSTRUCTION AREAS, INGRESS/EGRESS AND ALL BMPs DAILY AND WITHIN 24 HOURS OF A RAINFALL EVENT THAT IS 0.5 INCHES OR GREATER. WHERE SITES HAVE BEEN FINALLY STABILIZED, SAID INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE A MONTH UNTIL NOTICE OF TERMINATION IS FILED.
9. NON-STORMWATER DISCHARGES MAY OCCUR FROM CONSTRUCTION ACTIVITIES SUCH AS WATERLINE FLUSHING, PAVEMENT WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED) AND UNCONTAMINATED GROUNDWATER (DEWATERING EXCAVATION). DEWATERING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY. IF SAID DISCHARGES DO OCCUR, THEY WILL BE DIRECTED TO THE TEMPORARY SEDIMENT BASIN PRIOR TO DISCHARGE. TURBID WATER FROM STORMWATER POND SHALL NOT BE PUMPED DIRECTLY INTO ANY RECEIVING WATERS. TREATMENT CAN INCLUDE SILT FENCES, SETTLING PONDS, PROPER USE OF FLOCCULATING AGENTS OR OTHER APPROPRIATE MEANS.
10. DRY RETENTION POND TO BE PROTECTED FROM SILT DURING CONSTRUCTION ACTIVITIES. IF IT IS DETERMINED THAT THE POND BOTTOM HAS BECOME SILTED THEN 6 INCHES OF POND BOTTOM SHALL BE REMOVED & REPLACED WITH CLEAN BACKFILL.

NPDES Information	
Address	W. Kelly Park Road
Latitude	28°45'53.45" N
Longitude	81°35'15.95" W
Jurisdictional Authority	City Of Apopka
Total Area (Per Survey)	205.07 ac
Project (Disturbed) Area	±18.75 ac
Area Operator	N/A
MS4 Operator	N/A
Receiving Water Name	Onsite depressional area
Soils (USDA NCRS "Web Soil Survey")	No. 4 Candler Fine Sand, 0 To 5 Percent Slopes
	No. 5 Candler Fine Sand, 5 To 12 Percent Slopes
	No. 47 Tavares-Millhopper Complex, O To 5 Percent Slopes

NOTE: FOR PROJECTS WITH DISTURBED AREAS LESS THAN 1 ACRE NPDES PERMITTING IS NOT REQUIRED.

NPDES PERMIT

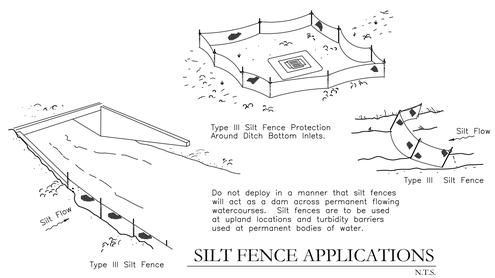
CONTRACTOR SHALL PREPARE AND SUBMIT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION THE "NOTICE OF INTENT" AND "NOTICE OF TERMINATION" FOR "STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES," PER FLORIDA ADMINISTRATIVE CODE 62-621.300(4) IN ACCORDANCE WITH FDEP REQUIREMENTS. THE CONTRACTOR SHALL PREPARE AND SUBMIT WITH THE APPLICATION, AN APPROVED "STORMWATER POLLUTION PREVENTION PLAN" AND PERFORM/CERTIFY ALL INSPECTIONS AND RETAIN ALL. INSPECTION REPORTS AND DOCUMENTATION ON FILE AS REQUIRED FOR FDEP REVIEW. ALL FEES SHALL BE PAID BY THE CONTRACTOR, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PENALTIES OR FINES FDEP MAY LEVY FOR FAILURE TO COMPLY WITH THE PERMITTING REQUIREMENTS.



Note:Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

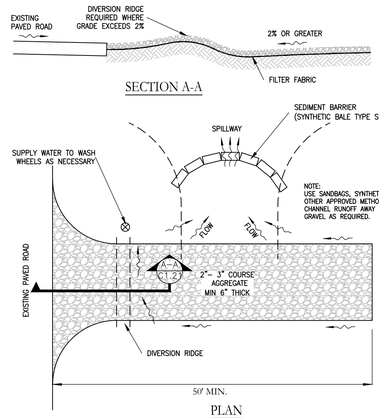
TYPE III SILT FENCE

N.T.S.



SILT FENCE APPLICATIONS

N.T.S.

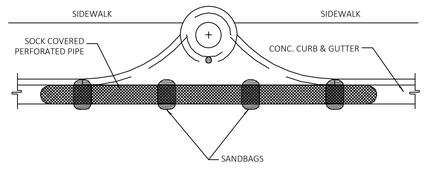


PLAN

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. TEMPORARY ACCESS TO BE CONSTRUCTED TO SUPPORT THE LOAD OF A FIRE APPARATUS.

TEMPORARY CONSTRUCTION ENTRANCE

N.T.S.



PLAN VIEW

NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC ARE FILLED WITH GRAVEL LAYERED AND PACKED TIGHTLY.
3. LEAVE A ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVED SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.
5. AT THE END OF EACH WORKDAY, SWEEP OR SCRAPE UP SOIL TRACKED ONTO THE STREET.

CURB AND GUTTER SEDIMENT BARRIER

N.T.S.

Key Map:

NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

EROSION CONTROL DETAILS

Sheet No.:

C1.11

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI P.E. NO. 0052781 DATE: October 7, 2024

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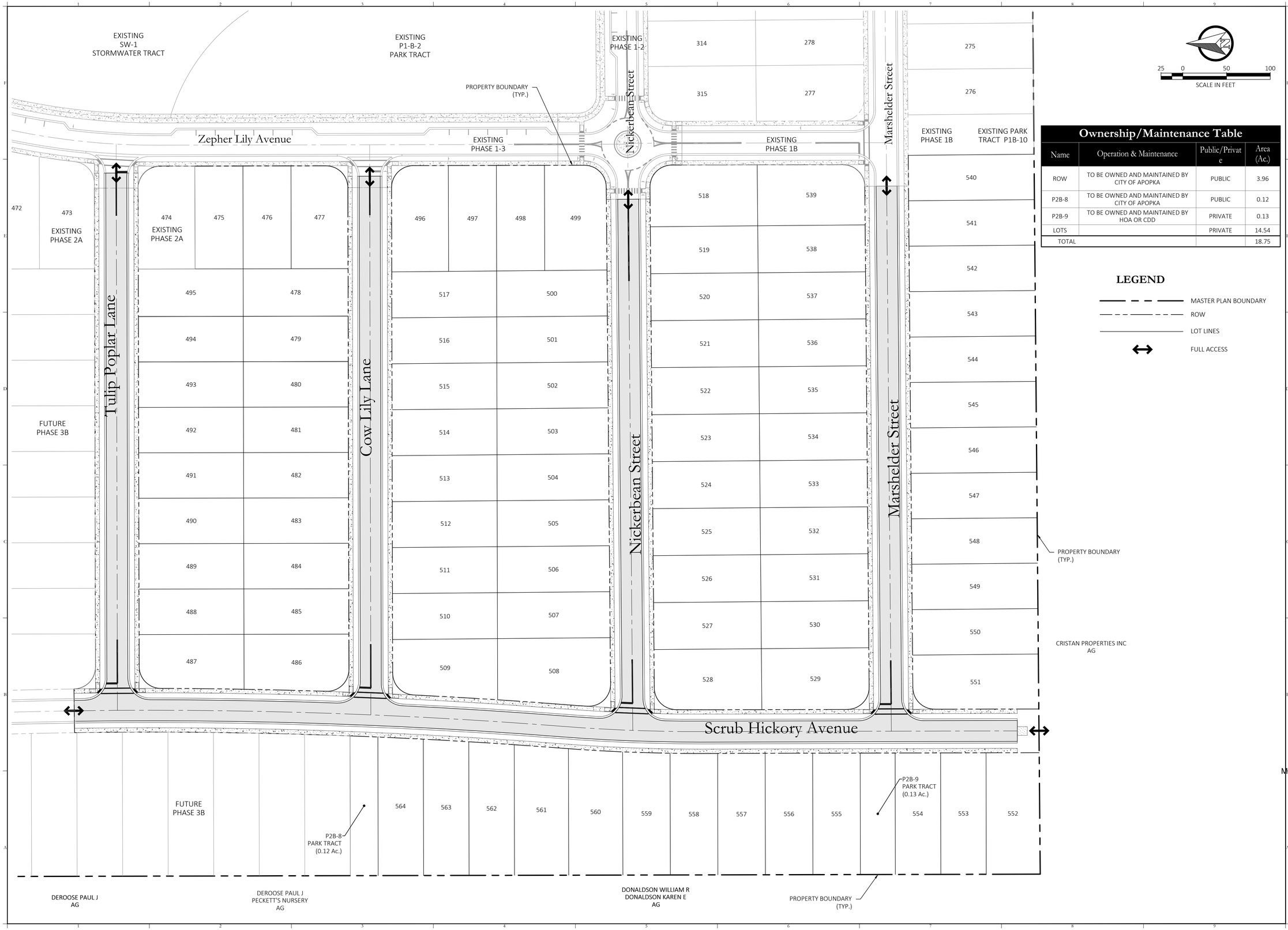
Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027-PHASE 1-2B-ECPD



Z:\2021\21-027 OAKLWN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027 -PHASE 1-2B-SP

25 0 50 100
SCALE IN FEET

Ownership/Maintenance Table

Name	Operation & Maintenance	Public/Private	Area (Ac.)
ROW	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA	PUBLIC	3.96
P2B-8	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA	PUBLIC	0.12
P2B-9	TO BE OWNED AND MAINTAINED BY HOA OR CDD	PRIVATE	0.13
LOTS		PRIVATE	14.54
TOTAL			18.75

LEGEND

MASTER PLAN BOUNDARY

ROW

LOT LINES

FULL ACCESS

Key Map:

NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

SITE PLAN

Sheet No.:

C2.00

Seal:

MARC DANIEL STEHLI
LICENSE
No. 52781
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: October 7, 2024

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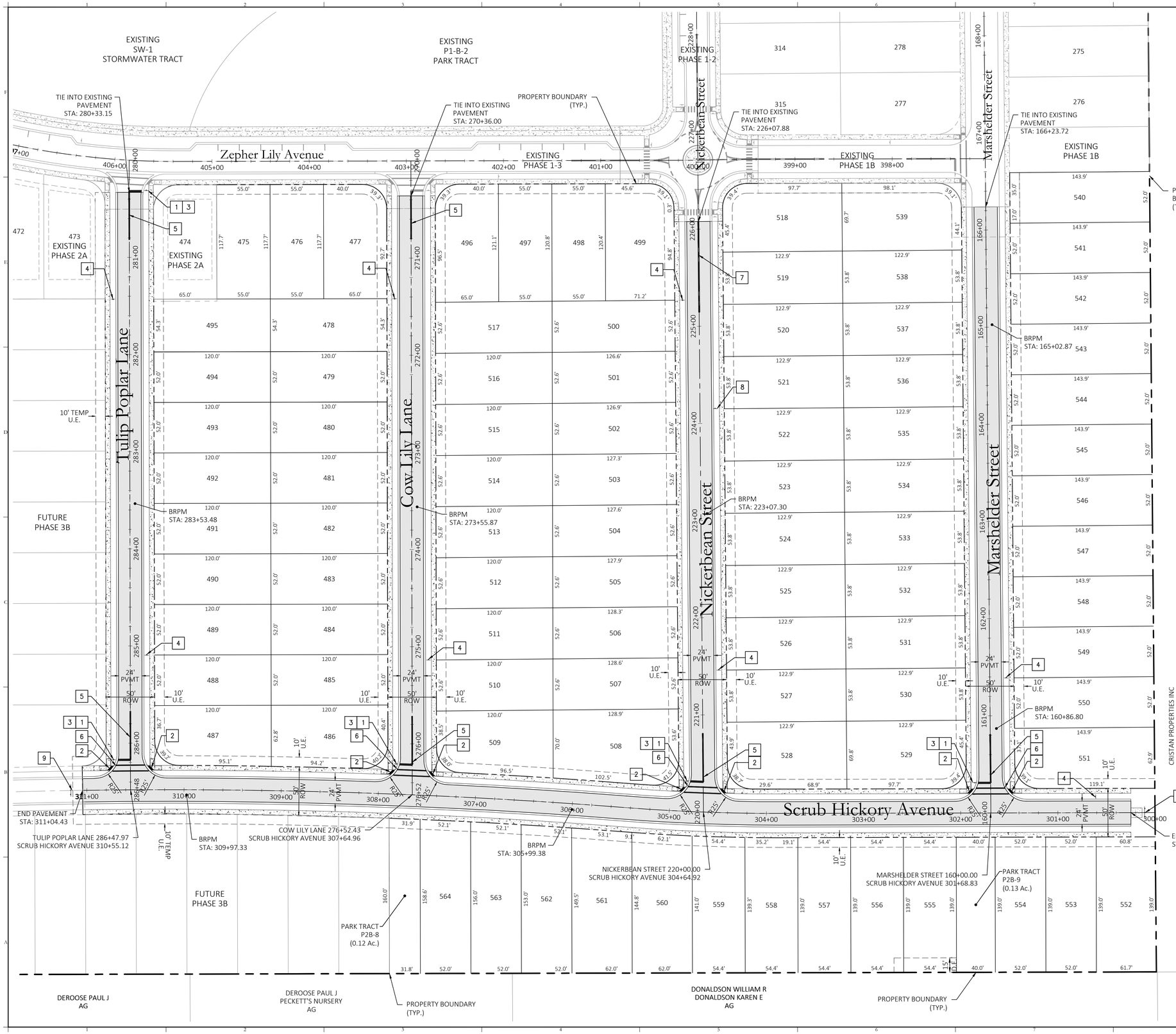

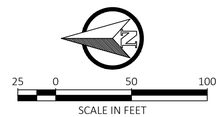

SIGN & STRIPING LEGEND:

1. 30" STOP SIGN (R1-1) & 24" WHITE STOP BAR PER FDOT INDEX NO. 700-010
2. CURB RAMP (CR-F) AND CAST IN PLACE DETECTABLE WARNINGS PER FDOT INDEX NO. 522-002
3. STREET NAME SIGN (D3-1)
4. SPEED LIMIT SIGN (25 MPH) (R2-1)
5. 50' LF-6" SOLID DOUBLE YELLOW PER FDOT INDEX NO. 711-001
6. SIDEWALK STANDARD CROSSWALK, 6' AND 10' PER FDOT INDEX 711-001
7. 100' LF-6" SOLID DOUBLE YELLOW PER FDOT INDEX NO. 711-001
8. PEDESTRIAN SIGN (W11-2) AND AHEAD PLAQUE (W16-9P)
9. STREET TERMINATOR BARRIER (FDOT INDEX 700-109)

NOTES:

1. ALL STRIPING & SIGNAGE PER FDOT STANDARDS & SPECIFICATIONS MANUAL LATEST EDITION, MUTCD &CITY OF APOPKA ROAD CONSTRUCTION SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.
2. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
3. ALL PAVEMENT MARKINGS MUST COMPLY WITH FDOT INDEX 711-001.
4. SIGNS WILL NOT BE INSTALLED WITH CONCRETE.
5. HANDICAP (HC) RAMPS AND DETECTABLE WARNING SURFACE WILL BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FDOT
6. STREET SIGNS POSTS TO BE SQUARE GALVANIZED STEEL AND HOLES SHALL BE CORED. 2 INCH SQUARE GALVANIZED POLES SHALL BE PRE-SCORED OR QUICK PUNCH.
7. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT-OF-WAY SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD AND CITY OF APOPKA CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.

NOTES:

1. DESIGN AND POSTED SPEED LIMITS ARE AS FOLLOWS:
   INTERNAL STREETS
   DESIGN SPEED: 30 MPH
   POSTED SPEED: 25 MPH

Sign Legend

Id.	M.U.T.C.D. Number	Dimensions Width	Dimensions Height	Symbol
1	R1-1	30"	30"	STOP
3	D3-1	VARIES	12"	E Main St
4	R2-1	24"	30"	SPEED LIMIT 25
8	W11-2	30"	30"	
	W16-9P	24"	30"	AHEAD

Key Map:

NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

SIGNAGE, STRIPING & GEOMETRY PLAN

Sheet No.:

C2.01

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI P.E. NO. 0052781

DATE: October 7, 2024

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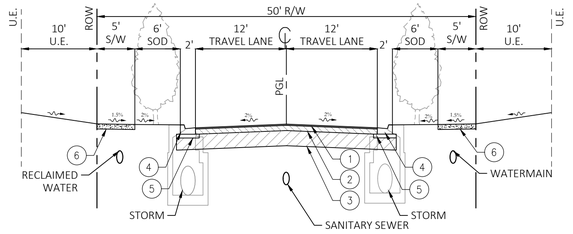
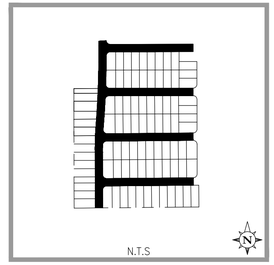
Z:\2021\21-027 CALVIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027-PHASE 1-2B-GEO



A TYPICAL ROAD SECTION (50' ROW)

N.T.S.

1. STREET TREES SHALL NOT BE ROOT AGGRESSIVE AND SHALL BE INSTALLED WITH ROOT BARRIERS TO PREVENT ROOTS FROM ADVERSELY AFFECTING UTILITIES, CURBS AND/OR SIDEWALK
2. HOA DOCUMENTS SHALL INDICATE THAT THE HOA/CDD IS RESPONSIBLE FOR MAINTENANCE OF STREET TREES
3. PARKING ALLOWED ON ONE SIDE
4. A PERMANENT 10' UTILITY EASEMENT WILL BE PROVIDED WITH THE PLATTING OF EACH FUTURE RESIDENTIAL PHASE TO REPLACE THE TEMPORARY 10' UTILITY EASEMENT



Pavement Legend

Symbol Id.	Description
1	1.5" (IN.) TYPE SP-9.5 ASPHALT (SEE NOTE 1)
2	8" (IN.) LIMEROCK BASE COMPACTED TO A MIN. DENSITY OF 98% OF MODIFIED PROCTOR DRY DENSITY A MIN. LBR OF 100. THE LIMEROCK MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE CONSTRUCTION SPECIFICATIONS.
3	12" (IN.) COMPACTED SUBGRADE TO 98% MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557) VALUE. THE UPPER 6" (IN.) OF SUBGRADE SHALL BE STABILIZED TO A MIN. LBR OF 40 AS SPECIFIED BY FDOT.
4	TYPE 'F' CONC. CURB & GUTTER
5	6" (IN.) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" (IN.) EACH SIDE TO 50 FBV
6	4" (IN.) THICK CONC. SIDEWALK (3000 P.S.I.)

NOTES:

1. ASPHALT MIX WILL REQUIRE A MIX DESIGN APPROVAL BY CITY OF APOPKA.
2. THE ABOVE PAVEMENT THICKNESS IS THE MINIMUM REQUIRED THICKNESS. CONTRACTORS SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT WHERE TESTING RESULTS DO NOT MEET THE MINIMUM REQUIRED THICKNESS.
3. CONTRACTOR SHALL INSTALL A 2' STRIP OF SOD ALONG THE BACK OF ALL ROADWAY CURBING.
4. AT THE TIME OF PLATTING A 10' WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY. IF ROW IS ADJACENT TO A FUTURE PHASE A TEMPORARY 10' UTILITY EASEMENT SHALL BE PROVIDED, WHICH WILL BECOME PERMANENT WITH THE PLATTING OF THE FUTURE PHASE.
5. SEE UNIVERSAL ENGINEERING SCIENCES REPORT NO. 1919910v2 REVISED MAY 26TH, 2023 FOR PAVEMENT RECOMMENDATIONS.

Key Map:

NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	N/A

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

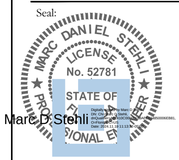
Sheet Title:

TYPICAL ROAD SECTIONS

Sheet No.:

C3.00

Seal:



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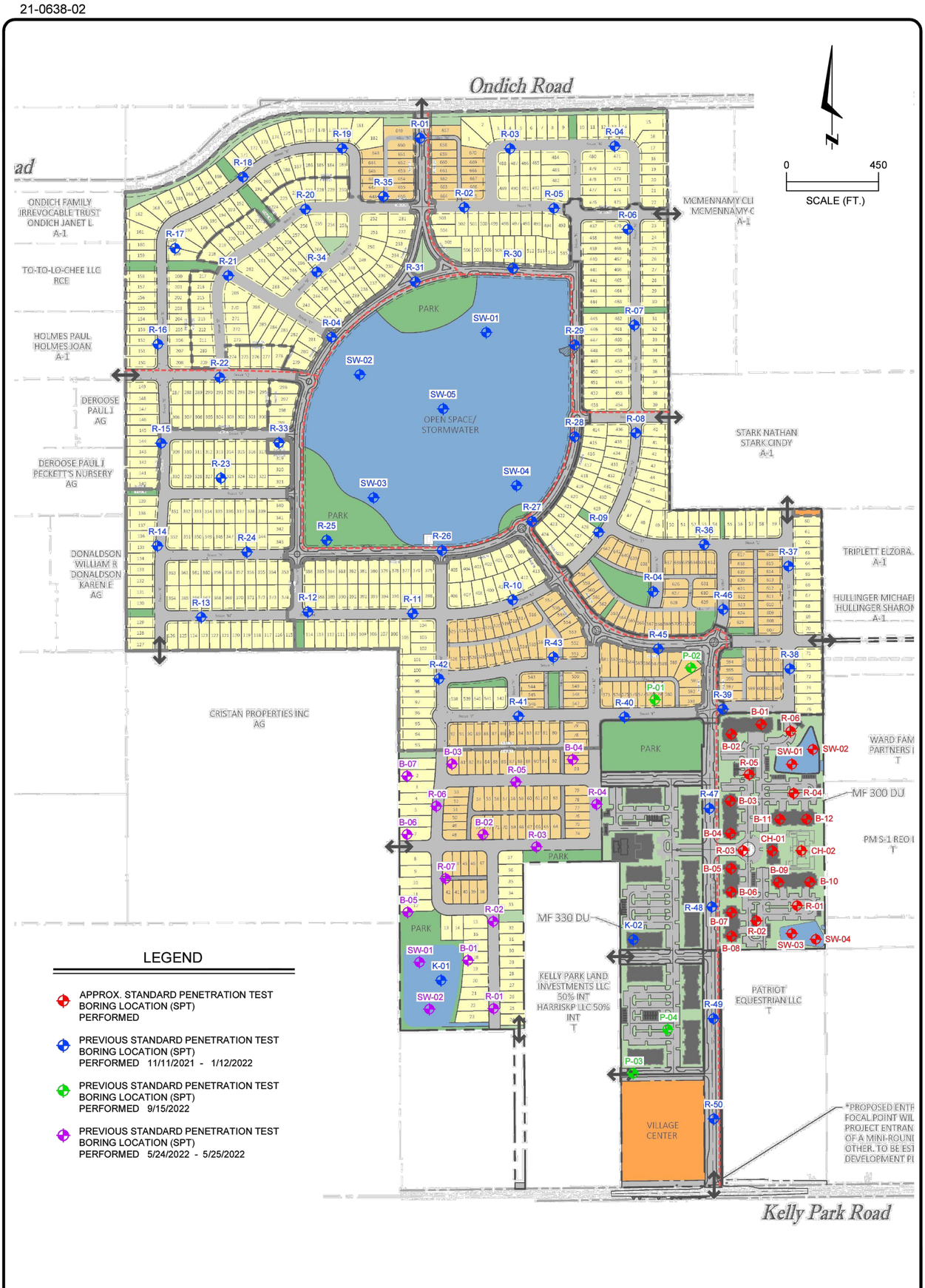
21-0638-02



THIS DRAWING CREATED USING PLAN PROVIDED BY CLIENT.

NOTE: THIS PLAN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL REFER TO UES REPORT NO. 1985238, DATED OCTOBER 26, 2022, FOR ADDITIONAL SOIL INFORMATION.

PAGE NO: B-2

UNIVERSAL ENGINEERING SCIENCES

EVALUATION OF MAPPED KARST AREAS
KELLY PARK PROPERTY - SOUTHERN ASSEMBLAGE
APOPKA, ORANGE COUNTY, FLORIDA

BORING LOCATION PLAN

FOR: GALVIN LAND SERVICES, LLC

DRAWN BY:	N.F.	DATE:	2 - 1 - 2023
CHECKED BY:	Z.W.A.	DATE:	-
REPORT NO:	1915768	SCALE:	AS SHOWN
PROJECT NO:	0130.2100493.0000		

Key Map

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2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Marc D Stehli
DATE: October 7, 2024

Sheet No: C3.10

Sheet Title: BORING LOCATION MAP

Jurisdiction: CITY of APOPKA, FL

Project Name: CROSSROADS AT KELLY PARK - PHASE 2B

NO	DATE	DESCRIPTION
1	10/07/2024	SUBMITTED CITY OF APOPKA & SJRWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	N/A

UNIVERSAL ENGINEERING SCIENCES BORING LOG

PROJECT NO.: 0130.2100493.0000
REPORT NO.: 1919910
PAGE: B-2.12

PROJECT: EVALUATION OF MAPPED KARST AREAS
KELLY PARK PROPERTY - SOUTHERN ASSEMBLAGE
APOPKA, FLORIDA

BORING I.D.: **R-12** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: GALVIN LAND SERVICES, LLC
LOCATION: SEE BORING LOCATION PLAN
REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): 125.1 DATE STARTED: 12/13/21
WATER TABLE (ft): NE DATE FINISHED: 12/13/21
DATE OF READING: 12/13/2021 DRILLED BY: ORL - AI/DM/DW
EST. SHGWT (ft): 10.0+ TYPE OF SAMPLING: ASTM D 1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N BLOWS / FT	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORG. CONT. (%)
0						Very loose brown fine SAND [SP]						
		1-1-1	2									
		1-2-1	3			-- loose						
5		2-2-2	4									
		2-3-2	5									
		3-2-2	4									
10		2-2-2	4	▽								
						-- orange brown						
15		2-2-2	4			BORING TERMINATED AT 15.0 FEET						
20												
25												
30												

W-11951.GPJ

UNIVERSAL ENGINEERING SCIENCES BORING LOG

PROJECT NO.: 0130.2100493.0000
REPORT NO.: 1919910
PAGE: B-2.13

PROJECT: EVALUATION OF MAPPED KARST AREAS
KELLY PARK PROPERTY - SOUTHERN ASSEMBLAGE
APOPKA, FLORIDA

BORING I.D.: **R-13** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: GALVIN LAND SERVICES, LLC
LOCATION: SEE BORING LOCATION PLAN
REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): 133.8 DATE STARTED: 12/13/21
WATER TABLE (ft): NE DATE FINISHED: 12/13/21
DATE OF READING: 12/13/2021 DRILLED BY: ORL - AI/DM/DW
EST. SHGWT (ft): 10.0+ TYPE OF SAMPLING: ASTM D 1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N BLOWS / FT	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORG. CONT. (%)
0						Loose brown fine SAND [SP]						
		1-2-2	4									
		2-2-2	4			-- very loose, light brown						
5		2-2-1	3									
		2-1-2	3			-- loose						
		2-2-2	4									
10		2-2-2	4	▽			1	4				
						Loose orange clayey fine SAND [SC]						
15		3-3-4	7			BORING TERMINATED AT 15.0 FEET						
20												
25												
30												

W-11951.GPJ

UNIVERSAL ENGINEERING SCIENCES BORING LOG

PROJECT NO.: 0130.2100493.0000
REPORT NO.: 1919910
PAGE: B-2.14

PROJECT: EVALUATION OF MAPPED KARST AREAS
KELLY PARK PROPERTY - SOUTHERN ASSEMBLAGE
APOPKA, FLORIDA

BORING I.D.: **R-14** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: GALVIN LAND SERVICES, LLC
LOCATION: SEE BORING LOCATION PLAN
REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): 138.9 DATE STARTED: 12/13/21
WATER TABLE (ft): NE DATE FINISHED: 12/13/21
DATE OF READING: 12/13/2021 DRILLED BY: ORL - AI/DM/DW
EST. SHGWT (ft): 8.0 TYPE OF SAMPLING: ASTM D 1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N BLOWS / FT	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORG. CONT. (%)
0						Very loose grey brown fine SAND [SP]						
		1-1-2	3									
		1-1-1	2			-- light brown						
5		1-1-1	2									
		1-2-2	4			Loose orange fine SAND with clay [SP-SC]						
		2-2-2	4	▽								
10		2-2-3	5			Loose orange clayey fine SAND [SC]						
15		4-4-6	10			BORING TERMINATED AT 15.0 FEET						
20												
25												
30												

W-11951.GPJ

UNIVERSAL ENGINEERING SCIENCES BORING LOG

PROJECT NO.: 0130.2100493.0000
REPORT NO.: 1919910
PAGE: B-2.15

PROJECT: EVALUATION OF MAPPED KARST AREAS
KELLY PARK PROPERTY - SOUTHERN ASSEMBLAGE
APOPKA, FLORIDA

BORING I.D.: **R-15** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: GALVIN LAND SERVICES, LLC
LOCATION: SEE BORING LOCATION PLAN
REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): 143.2 DATE STARTED: 12/14/21
WATER TABLE (ft): NE DATE FINISHED: 12/14/21
DATE OF READING: 12/14/2021 DRILLED BY: ORL - AI/CM
EST. SHGWT (ft): 10.0+ TYPE OF SAMPLING: ASTM D 1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N BLOWS / FT	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORG. CONT. (%)
0						Loose light brown fine SAND [SP]						
		2-2-2	4									
		2-2-2	4			-- very loose						
5		1-2-1	3			-- loose						
		2-2-2	4			-- very loose						
		2-1-2	3			-- loose						
10		2-2-2	4	▽								
						-- light orange brown						
15		2-2-3	5			BORING TERMINATED AT 15.0 FEET						
20												
25												
30												

W-11951.GPJ

UNIVERSAL ENGINEERING SCIENCES BORING LOG

PROJECT NO.: 0130.2100493.0000
REPORT NO.: 1919910
PAGE: B-2.23

PROJECT: EVALUATION OF MAPPED KARST AREAS
KELLY PARK PROPERTY - SOUTHERN ASSEMBLAGE
APOPKA, FLORIDA

BORING I.D.: **R-23** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: GALVIN LAND SERVICES, LLC
LOCATION: SEE BORING LOCATION PLAN
REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): 145.4 DATE STARTED: 12/14/21
WATER TABLE (ft): NE DATE FINISHED: 12/14/21
DATE OF READING: 12/14/2021 DRILLED BY: ORL - AI/CM
EST. SHGWT (ft): 10.0+ TYPE OF SAMPLING: ASTM D 1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N BLOWS / FT	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORG. CONT. (%)
0						Loose grey brown fine SAND [SP]						
		2-2-2	4									
		2-1-2	3			-- very loose, light brown						
5		1-1-1	2									
		1-2-2	4			-- loose						
		2-2-2	4									
10		2-2-2	4	▽								
						-- light orange						
15		3-3-3	9			BORING TERMINATED AT 15.0 FEET						
20												
25												
30												

W-11951.GPJ

UNIVERSAL ENGINEERING SCIENCES BORING LOG

PROJECT NO.: 0130.2100493.0000
REPORT NO.: 1919910
PAGE: B-2.24

PROJECT: EVALUATION OF MAPPED KARST AREAS
KELLY PARK PROPERTY - SOUTHERN ASSEMBLAGE
APOPKA, FLORIDA

BORING I.D.: **R-24** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: GALVIN LAND SERVICES, LLC
LOCATION: SEE BORING LOCATION PLAN
REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): 135.1 DATE STARTED: 12/13/21
WATER TABLE (ft): NE DATE FINISHED: 12/13/21
DATE OF READING: 12/13/2021 DRILLED BY: ORL - AI/CM
EST. SHGWT (ft): 8.0 TYPE OF SAMPLING: ASTM D 1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N BLOWS / FT	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORG. CONT. (%)
0						Loose grey brown fine SAND [SP]						
		2-2-2	4									
		2-2-2	4			-- very loose						
5		2-2-1	3			-- light brown						
		1-1-2	3			-- loose						
		2-2-2	4	▽								
10		2-2-4	6			Loose light brown clayey fine SAND [SC]						
						-- orange						
15		5-4-5	9			BORING TERMINATED AT 15.0 FEET						
20												
25												
30												

W-11951.GPJ

UNIVERSAL ENGINEERING SCIENCES BORING LOG

PROJECT NO.: 0130.2100493.0000
REPORT NO.: 1919910
PAGE: B-2.33

PROJECT: EVALUATION OF MAPPED KARST AREAS
KELLY PARK PROPERTY - SOUTHERN ASSEMBLAGE
APOPKA, FLORIDA

BORING I.D.: **R-33** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: GALVIN LAND SERVICES, LLC
LOCATION: SEE BORING LOCATION PLAN
REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): 130.0 DATE STARTED: 12/14/21
WATER TABLE (ft): NE DATE FINISHED: 12/14/21
DATE OF READING: 12/14/2021 DRILLED BY: ORL - AI/CM
EST. SHGWT (ft): 8.0 TYPE OF SAMPLING: ASTM D 1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N BLOWS / FT	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORG. CONT. (%)
0						Loose grey fine SAND [SP]						
		2-2-2	4			-- light brown						
		1-1-1	2			-- very loose						
5		1-1-1	2									
		1-1-2	3			-- loose						
		3-2-3	5	▽								
10		6-10-12	22			Medium dense orange clayey fine SAND [SC]						
15		9-13-11	24			BORING TERMINATED AT 15.0 FEET						
20												
25												
30												

W-11951.GPJ

NOTE: THIS PLAN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL REFER TO UES REPORT NO. 1919910v2, DATED MAY 26, 2023, FOR ADDITIONAL SOIL INFORMATION.

Key Map:

NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	N/A

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

SOIL BORINGS

Sheet No.:

C3.11

Marc D Stehli

Digitally signed by Marc D Stehli
DN: cn=Marc D Stehli, o=Poulos & Bennett, ou=Engineering, email=mstehli@poulosandbennett.com, c=US
Date: 2024.11.13 11:53:40 -05'00'

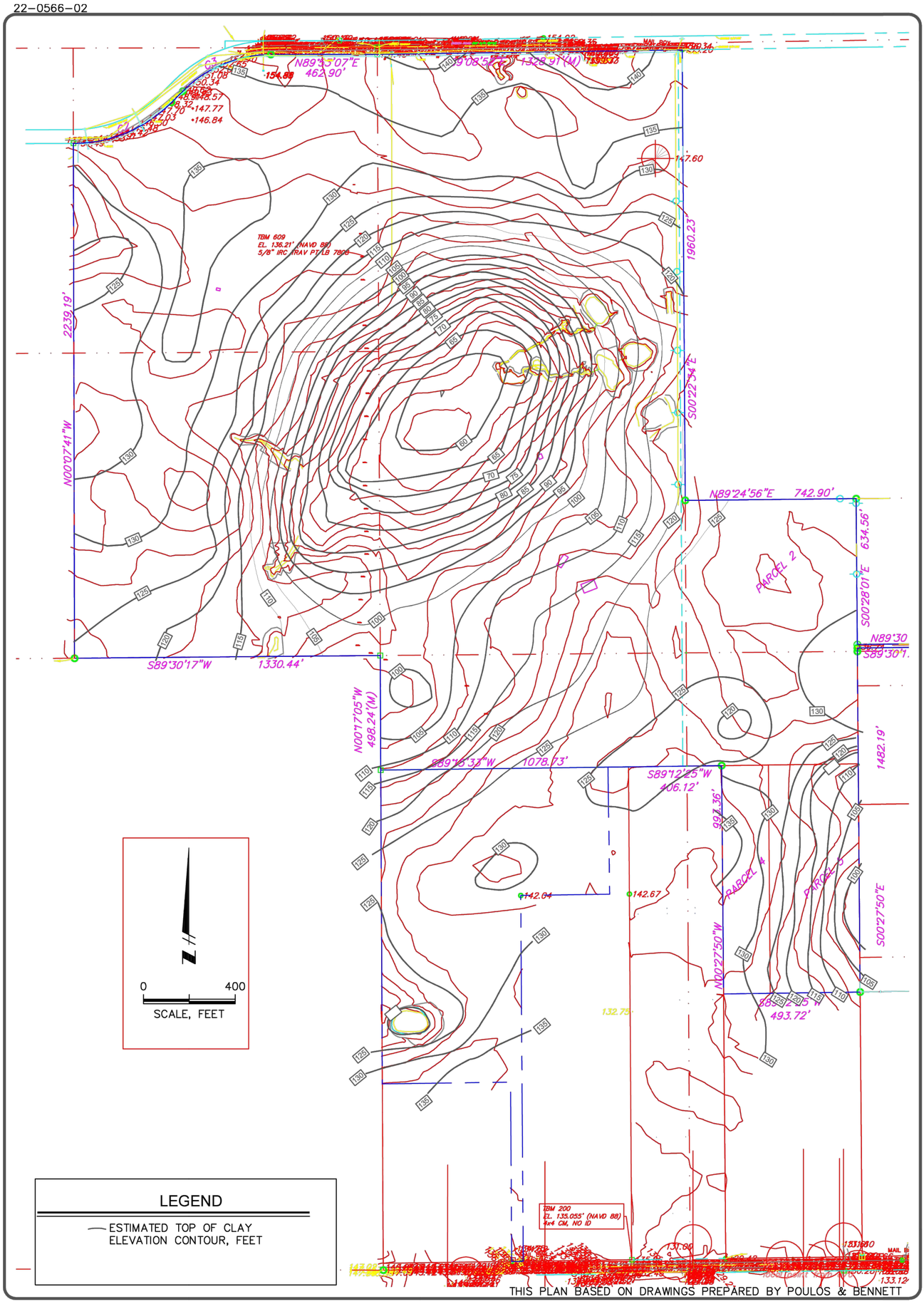
DATE: October 7, 2024

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027 -PHASE 1-2B-SB

22-0566-02



PAGE NO: A-1

UNIVERSAL ENGINEERING SCIENCES

GEOTECHNICAL EXPLORATION
KELLY PARK PROPERTY
APOPKA, ORANGE COUNTY, FLORIDA

TOP OF CLAY CONTOUR MAP

FOR: GALVIN LAND SERVICES, LLC

DRAWN BY:	R.K.	DATE:	2 - 27 - 2023
CHECKED BY:	A.W.	DATE:	2 - 27 - 2023
REPORT NO:	--	SCALE:	AS SHOWN
PROJECT NO:	0130.2200422.0000		

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Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Marc D Stehli
DATE: October 7, 2024

Sheet No: C3.20

Sheet Title: CLAY CONTOUR MAP

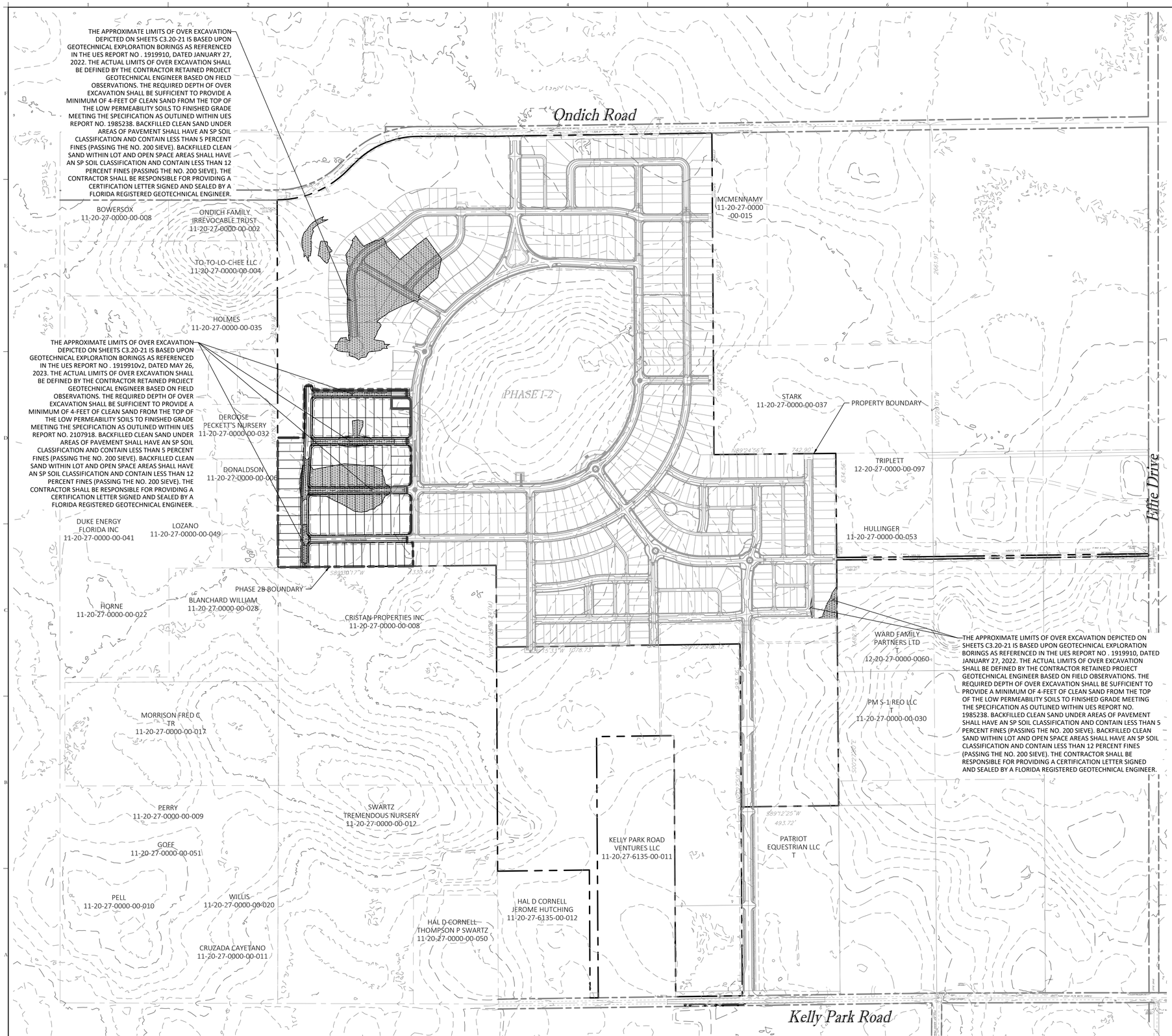
Jurisdiction: CITY of APOPKA, FL

Project Name: CROSSROADS AT KELLY PARK - PHASE 2B

SCALE IN FEET: 1" = 150'
PROJECT MGR: MDS
APPROVED BY: KML
CHECKED BY: EHW
DRAWN BY: KML
DESIGNED BY: KML
JOB NO.: 21-027
VERTICAL DATUM: NAVD 88

SUBMISSIONS/REVISIONS
NO. DATE DESCRIPTIONS
1 10/07/2024 SUBMITTED CITY OF APOPKA & SJRWMD

Key Maps



Grading Legend	
Symbol	Description
74	EXISTING CONTOUR
	AREA OF OVEREXCAVATION

NOTE
THIS PLAN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND REPRESENTS OVER EXCAVATION AS PROPOSED WITHIN THE CROSSROADS AT KELLY PARK PHASE 1-2. 1-3, 2 AND MASS GRADING CONSTRUCTION SITE PLANS. CONTRACTOR SHALL VERIFY THAT OVER EXCAVATION WITHIN PHASE 2B HAS BEEN PERFORMED AND SHALL NOTIFY ENGINEER IF OTHERWISE.

Key Map:

150 0 300 600
SCALE IN FEET

NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 300'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

OVER EXCAVATION PLAN

Sheet No.:

C3.21

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: October 7, 2024

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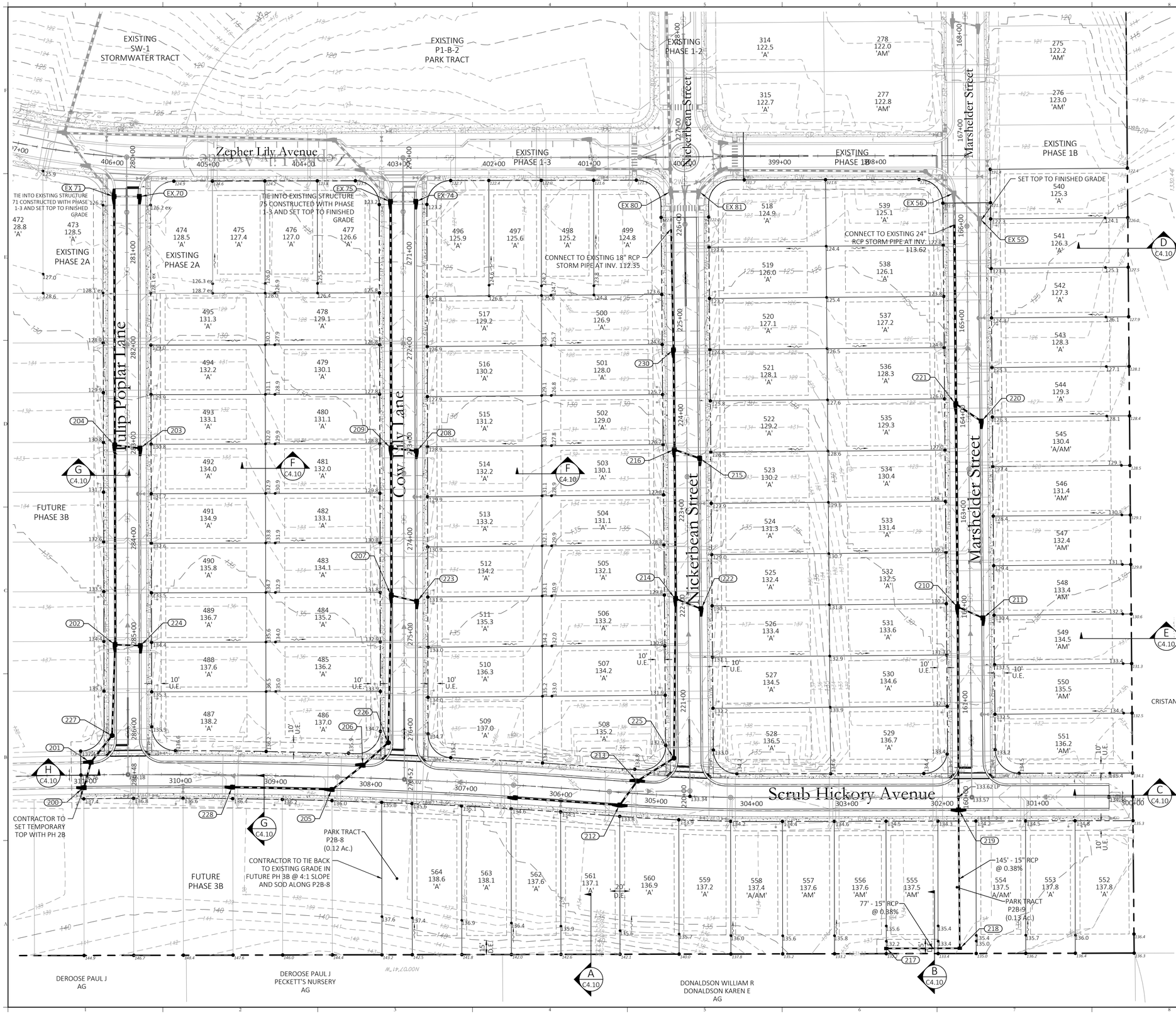
Eng. Bus. No. 28567

Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027 -PHASE 1-2B-GEP





Drainage Legend

Existing	Utility Type	Proposed
	STORM PIPE	
	STORM MANHOLE	
	P-1/P-2 INLET	
	MITERED END	
	DRAINAGE FLOW ARROW	

Grading Legend

Symbol	Description
100.00 EX	EXISTING SPOT GRADE
✖ 104.00	PROPOSED SPOT GRADE
✖ 101.00 FL	PROPOSED SWALE/DITCH FLOW LINE ELEV.
	FLOW ARROW
	DRAINAGE CONVEYANCE SWALE
74	EXISTING CONTOUR
74	PROPOSED CONTOUR

NOTES:

1. ELEVATIONS SHOWN WITHIN EACH HOUSE PAD REPRESENT THE DESIGNED FINISH FLOOR ELEVATION. CONTRACTOR TO SET FINISHED DIRT GRADE 8" BELOW THE FINISHED FLOOR ELEVATION AND COMPACTED TO 95% OF MODIFIED PROCTOR AASHTO T-180.

2. THE SIZE AND LOCATION OF THE HOUSE PADS SHOWN ARE ONLY SCHEMATIC AND SHOULD NOT BE USED FOR FINAL HOME BUILDING LAYOUT AND CONSTRUCTION.

3. EXISTING TOPO SOURCE SHOWN ON THIS PLAN BASED ON APPROVED MASS GRADING PLANS AS DEPICTED IN THE CROSS ROADS AT KELLY PARK PH 1-2, 1-3, 2 MASTER INFRASTRUCTURE AND MASS GRADING PLANS.

4. INDIVIDUAL HOMES ARE TO BE CONSTRUCTED WITHIN THE SETBACKS SHOWN AND TO THE DESIGN FINISHED FLOOR ELEVATION. IF THE BUILDER DESIRES TO BUILD THE HOUSE IN AN ALTERNATE LOCATION OR BUILD A HOUSE LARGER THAN THE ENVELOPE PROVIDED; THE PROPOSED CHANGES MUST BE RE-SUBMITTED TO CITY OF APOPKA FOR APPROVAL. INDIVIDUAL HOME BUILDERS PROPOSING BUILDINGS INCONSISTENT WITH THE BUILDING PAD LOCATIONS AND FINISHED FLOOR ELEVATIONS SHOWN WILL BE RESPONSIBLE FOR PROVIDING FINAL LOT GRADING THAT PROVIDES POSITIVE DRAINAGE AWAY FROM THE HOUSE AND DOES NOT HAVE ADVERSE IMPACTS ON ADJACENT LOTS.

5. ALL LOTS HAVE BEEN DESIGNED UTILIZING A 1.0% MINIMUM SLOPE. MINIMUM HOUSE PADS HAVE BEEN SET AT THE GREATER OF 18" ABOVE THE FRONTING CENTERLINE OF THE ROADWAY/ALLEY OR 1-FT ABOVE THE 100-YR/24-HR STORM ELEVATION FOR THE RESPECTIVE BASIN.

6. ALL BACKYARD AND ENVIRONMENTAL SWALES LOCATED WITHIN PHASE SHALL BE CONSTRUCTED AS PART OF THE MASTER SURFACE WATER MANAGEMENT SYSTEM, NOT BY INDIVIDUAL LOT OWNERS.

7. SIDEWALKS AND CURB RAMPS AS SHOWN ARE REQUIRED FOR THE CITY OF APOPKA CERTIFICATION OF COMPLETION FOR INFRASTRUCTURE. CURB RAMPS SHALL BE PROVIDED AT EVERY INTERSECTION AND SIDEWALKS SHALL BE PROVIDED PER ROADWAY CROSS SECTIONS ADJACENT TO ALL RIGHT-OF-WAYS AND SHALL BE INSTALLED WITH SITE INFRASTRUCTURE WHEN AADJACENT TO COMMON AREAS OR DURING VERTICAL CONSTRUCTION OF HOMES WHEN ADJACENT TO LOTS. HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK AND PAVEMENT SHALL MEET CITY OF APOPKA AND A.D.A. SPECIFICATIONS.

8. THE SECONDARY STORM SEWER HAS BEEN DESIGNED TO PROVIDE A MINIMUM OF 6" SEPARATION BETWEEN THE CURB GUTTER ELEVATION AND THE STORM WATER HYDRAULIC GRADE LINE.

Key Map:

NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

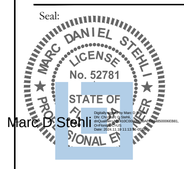
Sheet Title:

GRADING & DRAINAGE PLAN

Sheet No.:

C4.00

Seal:



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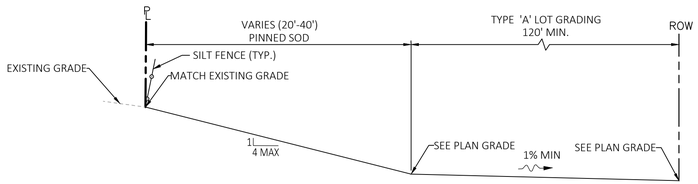
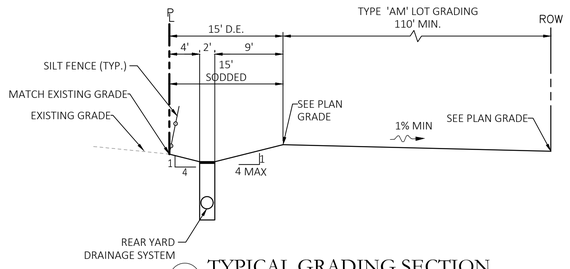


A TYPICAL GRADING SECTION
N.T.S.



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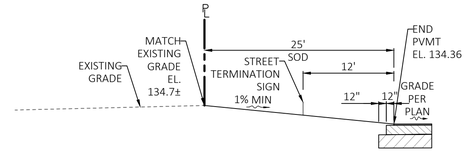
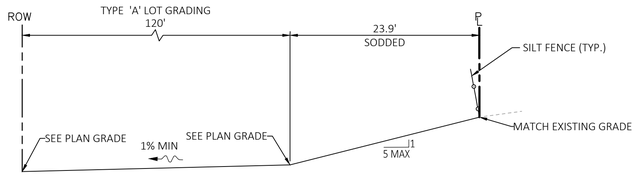
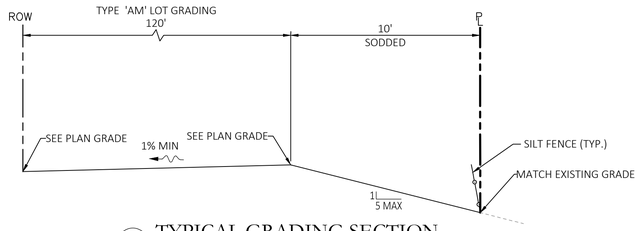


C STREET TERMINATION DETAIL
N.T.S.



D TYPICAL GRADING SECTION
LOTS 540 - 545
N.T.S.



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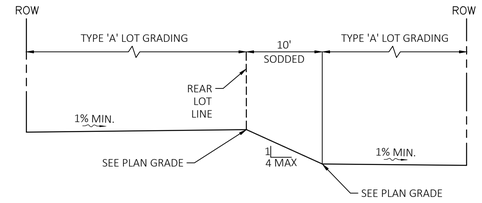
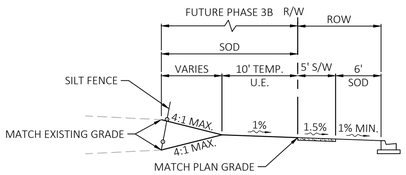
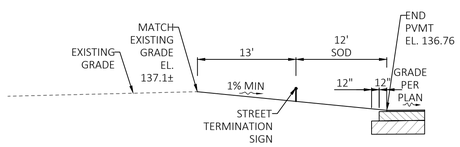
LOTS 545 - 551
N.T.S.



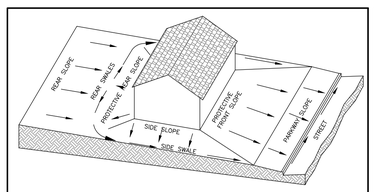
F TYPICAL GRADING SECTION
N.T.S.



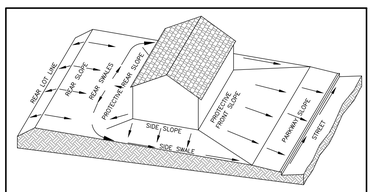
G TYPICAL GRADING SECTION
N.T.S.



H STREET TERMINATION DETAIL
N.T.S.



FHA TYPE 'A' LOT GRADING
N.T.S.



TYPE 'AM' LOT GRADING
N.T.S.

Key Map:

NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GRADING SECTIONS & DETAILS

Sheet No.:

C4.10

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: October 7, 2024

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Eng. Bus. No. 28567

Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027-PHASE 1-2B-GSD

EXISTING SW-1 STORMWATER TRACT

EXISTING P1-B-2 PARK TRACT

EXISTING SEWER LATERALS/CLEANOUT CONSTRUCTED WITH PHASE 1-3 TO BE PROTECTED DURING CONSTRUCTION. CONTRACTOR TO SET CLEANOUT TO FINAL FINISHED GRADE.

EXISTING PHASE 1-2

EXISTING SEWER LATERALS/CLEANOUT CONSTRUCTED WITH PHASE 1B TO BE PROTECTED DURING CONSTRUCTION. CONTRACTOR TO SET CLEANOUT TO FINAL FINISHED GRADE.

Zepher Lily Avenue

EXISTING PHASE 1-3

EXISTING PHASE 1B

Nickerbean Street

Marshelder Street

Tulip Poplar Lane

Cow Lily Lane

Scrub Hickory Avenue

EXISTING PHASE 2A

EXISTING PHASE 2A

EXISTING PHASE 1B

FUTURE PHASE 3B

FUTURE PHASE 3B

CONTRACTOR TO CONNECT TO PHASE 1-3 EXISTING SANITARY MANHOLE AND SET RIM TO FINAL GRADE (EX 34)

CONTRACTOR TO CONNECT TO PHASE 1-3 EXISTING SANITARY MANHOLE AND SET RIM TO FINAL GRADE (EX 36)

CONTRACTOR TO CONNECT TO PHASE 1-2 EXISTING SANITARY MANHOLE AND SET RIM TO FINAL GRADE (EX 38)

CONTRACTOR TO CONNECT TO PHASE 1-B EXISTING SANITARY MANHOLE AND SET RIM TO FINAL GRADE (EX 16)

PROPERTY BOUNDARY (TYP.)

CRISTAN PROPERTIES INC AG

FUTURE CONNECTION

P2B-8 PARK TRACT (0.12 Ac.)

P2B-9 PARK TRACT (0.13 Ac.)

DEROOSE PAUL J AG

DEROOSE PAUL J PECKETT'S NURSERY AG

DONALDSON WILLIAM R DONALDSON KAREN E AG

Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	WM
RW	RECLAIM WATER MAIN (RW)	RW
SS	SANITARY SEWER (SS)	SS
	STORMWATER INLET	
	STORMWATER INLET	
	WATER SERVICE	
	RECLAIM WATER SERVICE	
	SANITARY SEWER LATERAL	
	GATE VALVE (G.V.)	
	TEE	
	BEND	
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	
	ASSET I.D.	WGV-1
	BT SAMPLE POINT	1

NOTES:

1. AT THE TIME OF PLATTING A 10' WIDE DRAINAGE & UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY.

2. MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES.

3. UTILITY SYMBOLS ARE GRAPHICAL REPRESENTATIONS OF PROPOSED FACILITIES AND SHALL BE INSTALLED PER THE UTILITY PROVIDERS STANDARD DETAILS AND SPECIFICATIONS, LATEST EDITION.

4. ALL WATERMAIN, FORCEMAIN AND RECLAIM WATERMAIN TO BE PVC MATERIAL UNLESS OTHERWISE SPECIFIED ON THE PLAN.

5. TEMPORARY UTILITY EASEMENT ADJACENT TO RIGHT-OF-WAY SHALL BE PLATTED AS PERMANENT WITH THE DEVELOPMENT OF FUTURE PHASES.

6. ALL VALVES ARE TO BE LOCTED WITHIN CLOSE PROXIMITY OF TEE/CROSS WHENEVER POSSIBLE (WITHIN 24" PREFERRED). VALVES ARE NOT TO BE LOCATED WITHIN DETECTABLE WARNING MAT, SIDEWALK RAMP, OR CURB.

SCALE IN FEET: 25 0 50 100

Key Map:

NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

SUBMISSIONS/REVISIONS

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SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

WASTEWATER COLLECTION PLAN

Sheet No.:

C5.00

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI P.E. NO. 0052781

DATE: October 7, 2024

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POULOS & BENNETT

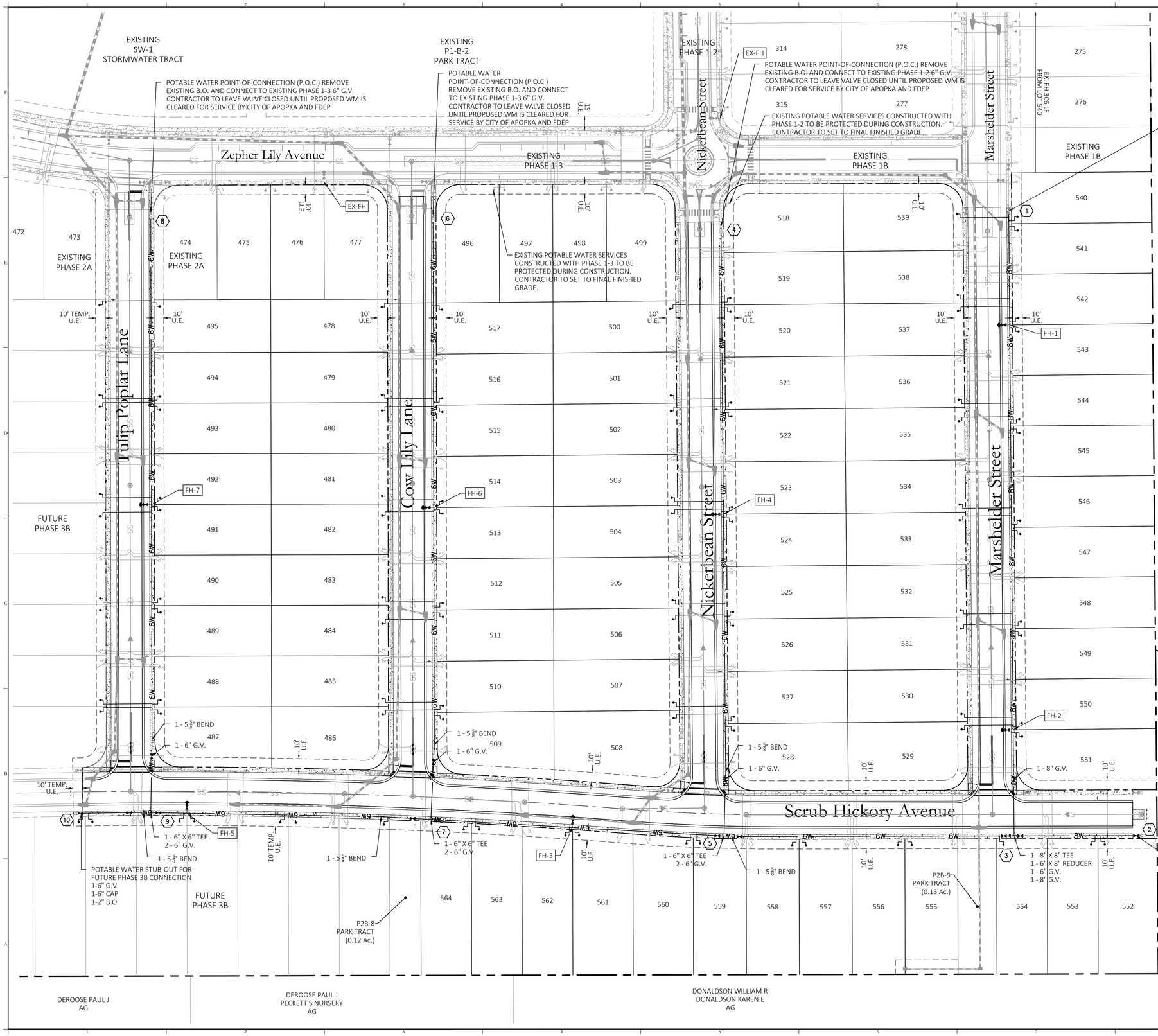
Poulos & Bennett, LLC

2602 E. Livingston St., Orlando, FL 32803

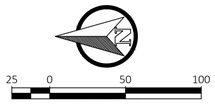
Tel. 407.487.2594 www.poulosandbennett.com

Eng. Bus. No. 28567

Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027-PHASE 1-2B-WWCP



Key Map:



Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	6W
RW	RECLAIM WATER MAIN (RW)	4R
SS	SANITARY SEWER (SS)	SS
	STORMWATER INLET	
	STORMWATER INLET	
	WATER SERVICE	
	RECLAIM WATER SERVICE	
	SANITARY SEWER LATERAL	
	GATE VALVE (G.V.)	
	TEE	
	BEND	
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	
	ASSET I.D.	WGV-1
	BT SAMPLE POINT	1

NOTES:

1. AT THE TIME OF PLATTING A 10' WIDE DRAINAGE & UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY.

2. MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES.

3. UTILITY SYMBOLS ARE GRAPHICAL REPRESENTATIONS OF PROPOSED FACILITIES AND SHALL BE INSTALLED PER THE UTILITY PROVIDERS STANDARD DETAILS AND SPECIFICATIONS, LATEST EDITION.

4. ALL WATERMAIN, FORCEMAIN AND RECLAIM WATERMAIN TO BE PVC MATERIAL UNLESS OTHERWISE SPECIFIED ON THE PLAN.

5. TEMPORARY UTILITY EASEMENT ADJACENT TO RIGHT-OF-WAY SHALL BE PLATTED AS PERMANENT WITH THE DEVELOPMENT OF FUTURE PHASES.

6. ALL VALVES ARE TO BE LOCTED WITHIN CLOSE PROXIMITY OF TEE/CROSS WHENEVER POSSIBLE (WITHIN 24" PREFERRED). VALVES ARE NOT TO BE LOCATED WITHIN DETECTABLE WARNING MAT, SIDEWALK RAMP, OR CURB.

NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

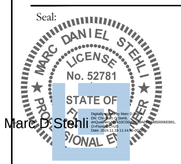
Sheet Title:

WATER DISTRIBUTION PLAN

Sheet No.:

C5.10

Seal:



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Z:\2021\21-027 GALVAN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027-PHASE 1-2B-WDP

EXISTING SW-1 STORMWATER TRACT

EXISTING P1-B-2 PARK TRACT

RECLAIMED WATER POINT-OF-CONNECTION (P.O.C.) REMOVE EXISTING B.O. AND CONNECT TO EXISTING PHASE 1-3 6" G.V. CONTRACTOR TO LEAVE VALVE CLOSED UNTIL PROPOSED RW IS CLEARED FOR SERVICE BY CITY OF APOPKA

RECLAIMED WATER POINT-OF-CONNECTION (P.O.C.) REMOVE EXISTING B.O. AND CONNECT TO EXISTING PHASE 1-3 6" G.V. CONTRACTOR TO LEAVE VALVE CLOSED UNTIL PROPOSED RW.IS CLEARED FOR SERVICE BY CITY OF APOPKA

EXISTING PHASE 1-2

RECLAIMED WATER POINT-OF-CONNECTION (P.O.C.) REMOVE EXISTING B.O. AND CONNECT TO EXISTING PHASE 1-2 6" G.V. CONTRACTOR TO LEAVE VALVE CLOSED UNTIL PROPOSED RW IS CLEARED FOR SERVICE BY CITY OF APOPKA

EXISTING RECLAIMED WATER SERVICES CONSTRUCTED WITH PHASE 1B TO BE PROTECTED DURING CONSTRUCTION. CONTRACTOR TO SET TO FINAL FINISHED GRADE.

RECLAIMED WATER POINT-OF-CONNECTION (P.O.C.) REMOVE EXISTING B.O. AND CONNECT TO EXISTING PHASE 1B 6" G.V. CONTRACTOR TO LEAVE VALVE CLOSED UNTIL PROPOSED RW IS CLEARED FOR SERVICE BY CITY OF APOPKA

EXISTING RECLAIMED WATER SERVICES CONSTRUCTED WITH PHASE 1-3 TO BE PROTECTED DURING CONSTRUCTION. CONTRACTOR TO SET TO FINAL FINISHED GRADE.

Zepher Lily Avenue

Tulip Poplar Lane

Cow Lily Lane

Nickerbean Street

Marshelder Street

Scrub Hickory Avenue

EXISTING PHASE 2A

EXISTING PHASE 1-3

EXISTING PHASE 1B

FUTURE PHASE 3B

RECLAIMED WATER STUB-OUT FOR FUTURE PHASE 3B CONNECTION
1-6" G.V.
1-6" CAP
1-2" B.O.

1 - 6" X 6" G.V.
1 - 6" G.V.

1 - 5 5/8" BEND

1 - 6" G.V.

1 - 6" X 6" G.V.
2 - 6" G.V.

1 - 5 5/8" BEND

1 - 6" G.V.

1 - 5 5/8" BEND

1 - 6" G.V.

1 - 6" X 6" G.V.
1 - 6" G.V.

1 - 5 5/8" BEND

1 - 6" X 6" G.V.
2 - 6" G.V.

1 - 6" G.V.

1½" RECLAIM SERVICE WITH 1" METER TO TRACT P2B-8

P2B-8
PARK TRACT
(0.12 Ac.)

1½" RECLAIM SERVICE WITH 1" METER TO TRACT P2B-9

P2B-9
PARK TRACT
(0.13 Ac.)

PROPERTY BOUNDARY (TYP.)

RECLAIMED WATER STUB-OUT FOR FUTURE CONNECTION
1-6" G.V.
1-6" CAP
1-2" B.O.

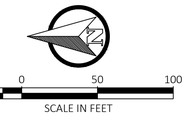
CRISTAN PROPERTIES INC
AG

DEROOSE PAUL J
AG

DEROOSE PAUL J
PECKETT'S NURSERY
AG

DONALDSON WILLIAM R
DONALDSON KAREN E
AG

Key Map:



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	STORMWATER INLET	
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	RECLAIM WATER SERVICE	
	SANITARY SEWER LATERAL	
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	TEE	
	BEND	
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	
	ASSET I.D.	WGV-1
	BT SAMPLE POINT	1

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DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

RECLAIMED WATER DISTRIBUTION PLAN

Sheet No.:

C5.20

Seal:

MARC DANIEL STEHLI
LICENSE
No. 52781
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Marc D. Stehli
Digitally signed by Marc Daniel Stehli
DN: CN=Marc Daniel Stehli, C=US, O=Poulos & Bennett, LLC
Date: 2024.10.07 11:13:38 -04'00'

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: October 7, 2024

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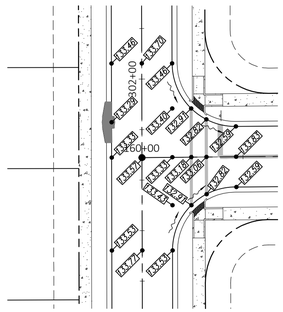
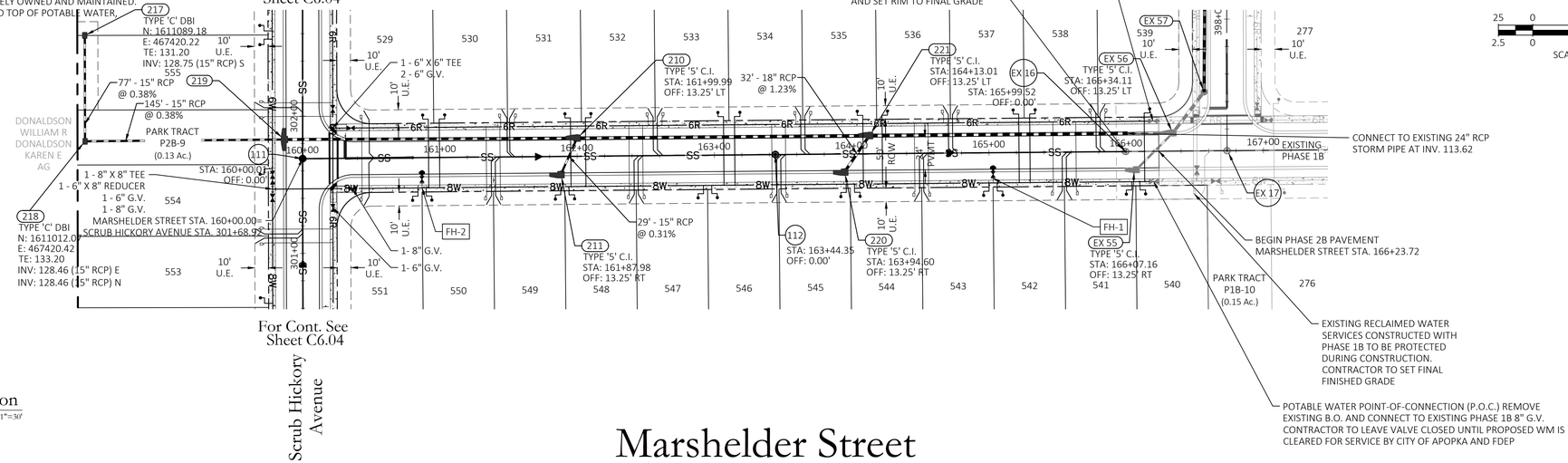
Eng. Bus. No. 28567

Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027-PHASE 1-2B-RWDP

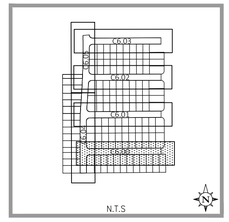
NOTES:
1. PROVIDE 3' MIN. HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND EDGE OF PAVEMENT.
2. PROVIDE 3' MIN HORIZONTAL SEPARATION BETWEEN WATERMAIN / RECLAIMED WATERMAIN AND STORMWATER DRAINAGE STRUCTURES.
3. PROVIDE 10' UTILITY EASEMENT ALONG ALL PROPOSED RIGHT-OF-WAY.
4. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
5. PROVIDE 36" MIN. COVER BETWEEN PROPOSED GRADE AND TOP OF POTABLE WATER, RECLAIMED WATER, AND FORCEMAIN PIPE.

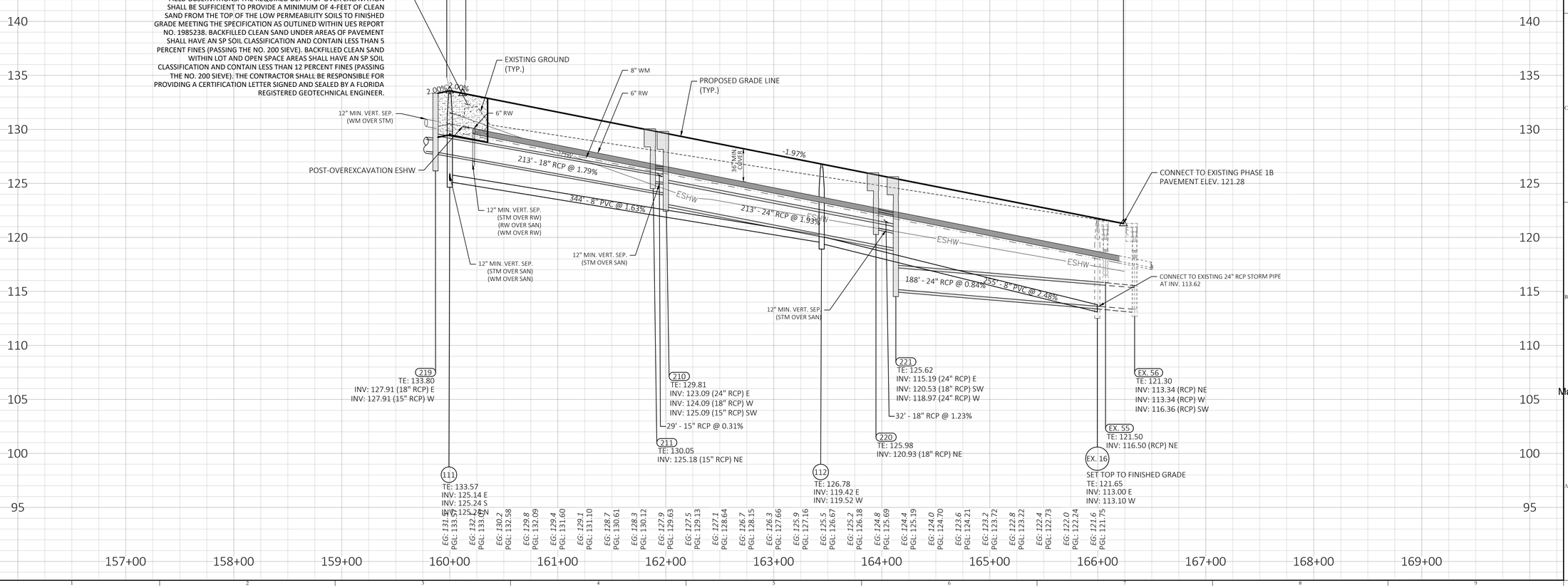


Marshelder Street &
Scrub Hickory Avenue Intersection
1"=30'



Key Map:





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VERTICAL DATUM:	NAVD 88
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DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

PLAN & PROFILE MARSHELDER STREET

Sheet No.:

C6.00

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI P.E. NO. 0052781

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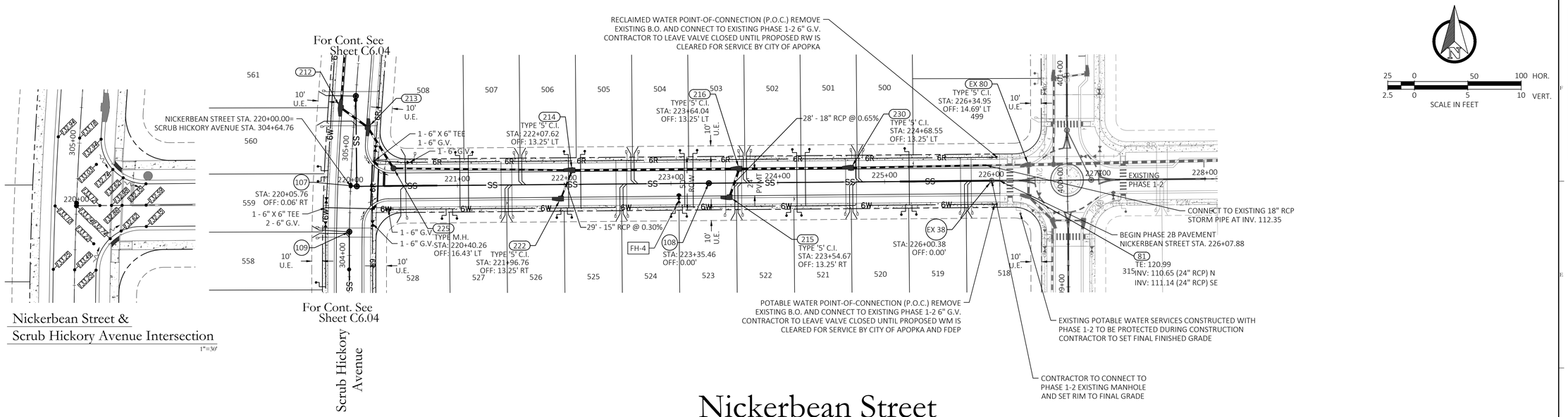

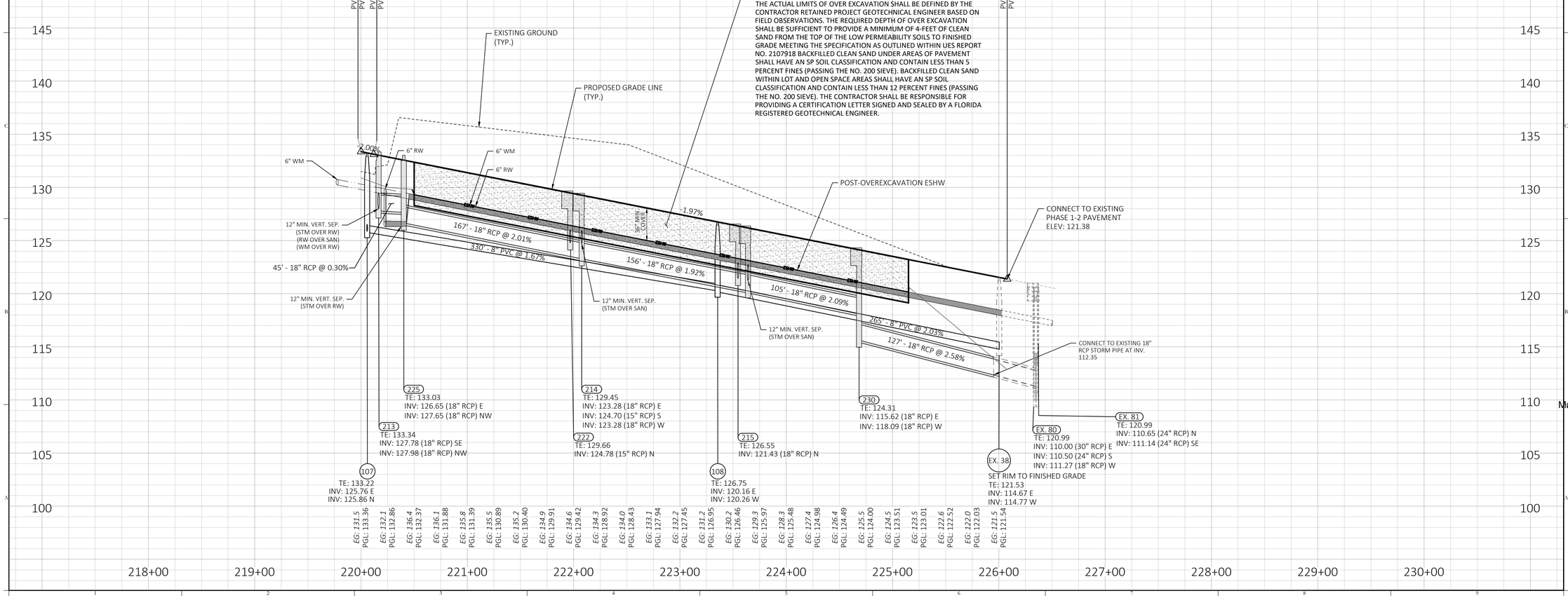

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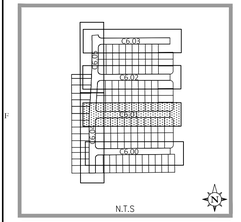

25 0 50 100 HOR.
2.5 0 5 10 VERT.
SCALE IN FEET

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DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

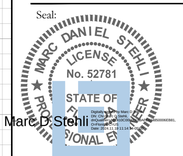
Sheet Title:

PLAN & PROFILE NICKERBEAN STREET

Sheet No.:

C6.01

Seal:



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Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\FINAL\CIVIL\PHASE 1-2B\21-027-PHASE 1-2B-PP NICKERBEAN STREET

NOTES:
1. PROVIDE 3' MIN. HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND EDGE OF PAVEMENT.
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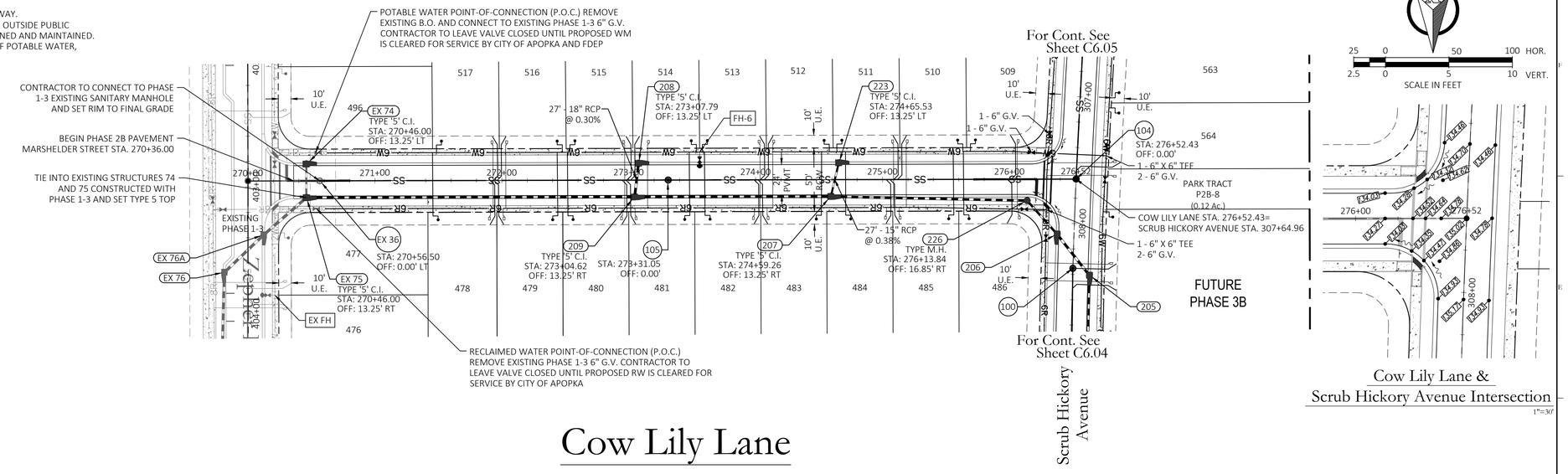
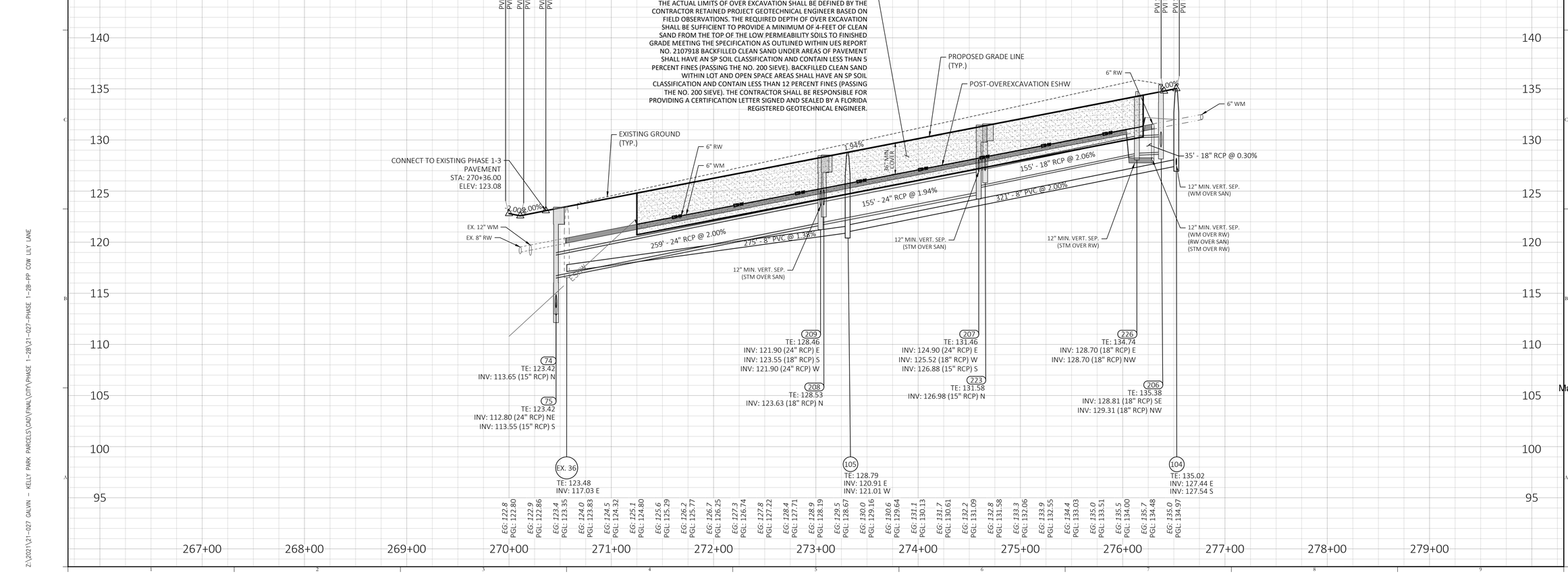
5. PROVIDE 36" MIN. COVER BETWEEN PROPOSED GRADE AND TOP OF POTABLE WATER, RECLAIMED WATER, AND FORCEMAIN PIPE.

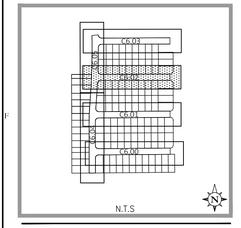


Cow Lily Lane



Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027-PHASE 1-2B-PP COW LILY LANE

Key Map:



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SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

PLAN & PROFILE COW LILY LANE

Sheet No.:

C6.02

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI P.E. NO. 0052781

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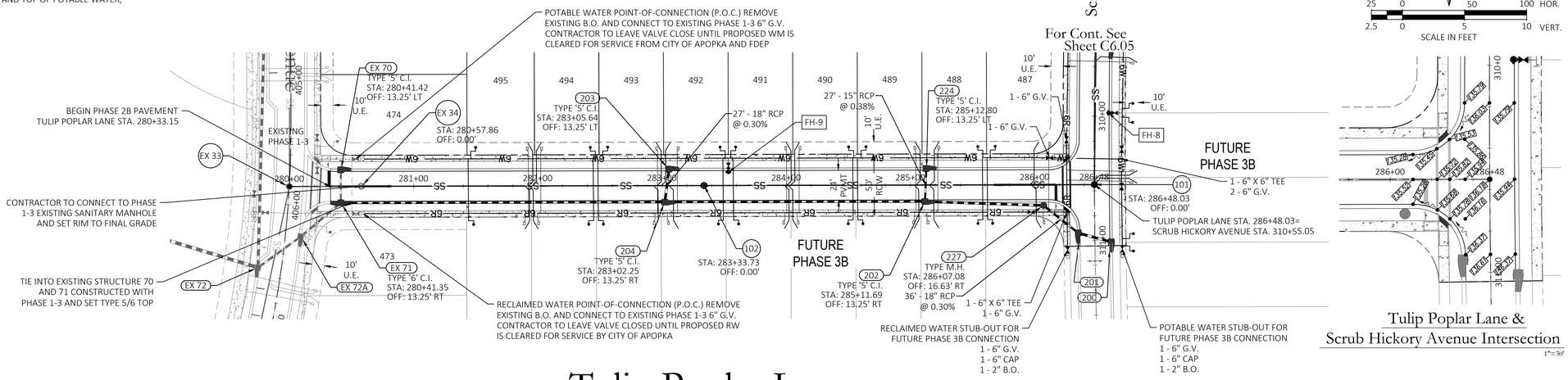
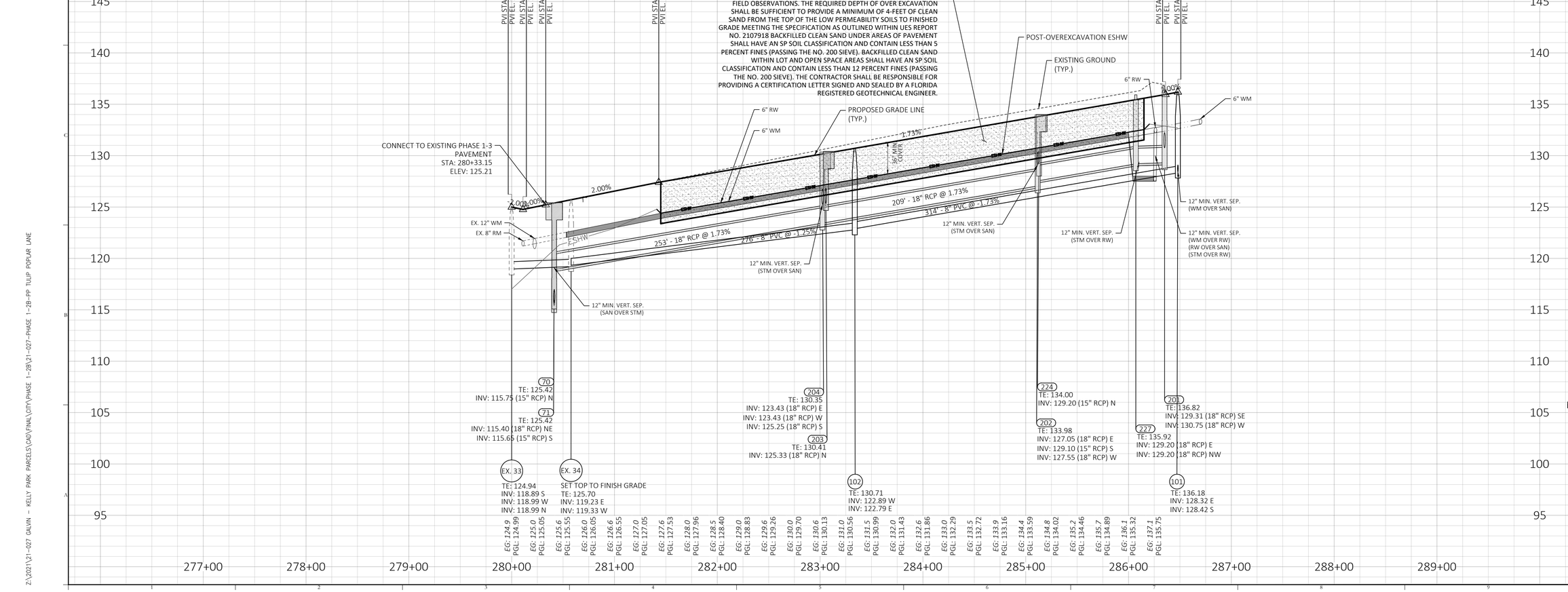
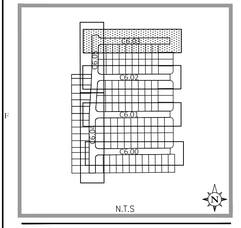


Tulip Poplar Lane



Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027-PHASE 1-2B-PP TULIP POPLAR LANE

Key Map:



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SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

PLAN & PROFILE TULIP POPLAR LANE

Sheet No.:

C6.03

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI P.E. NO. 0052781

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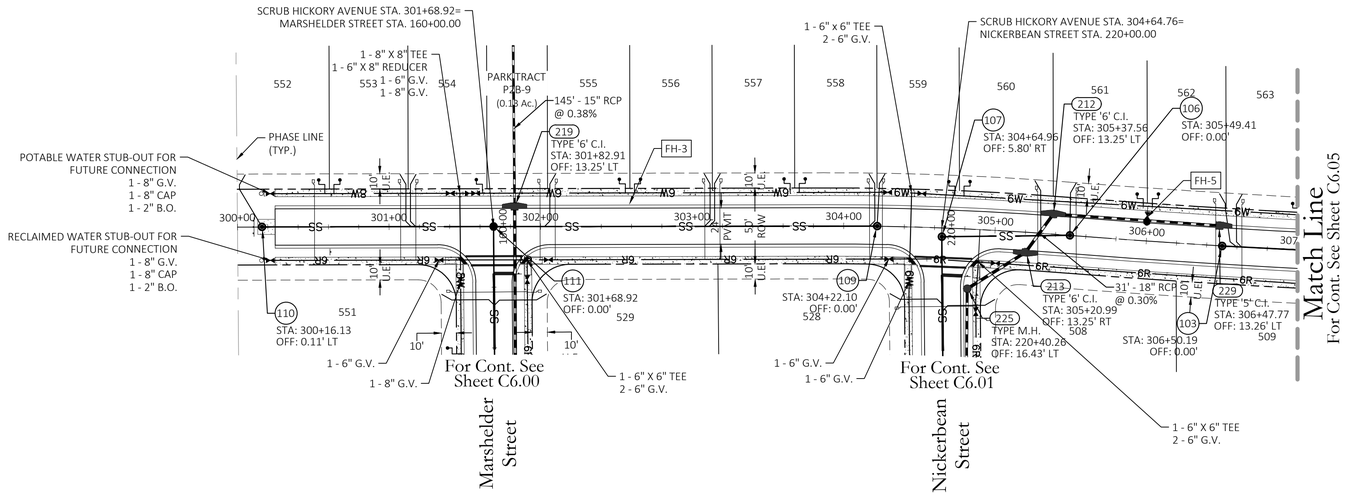
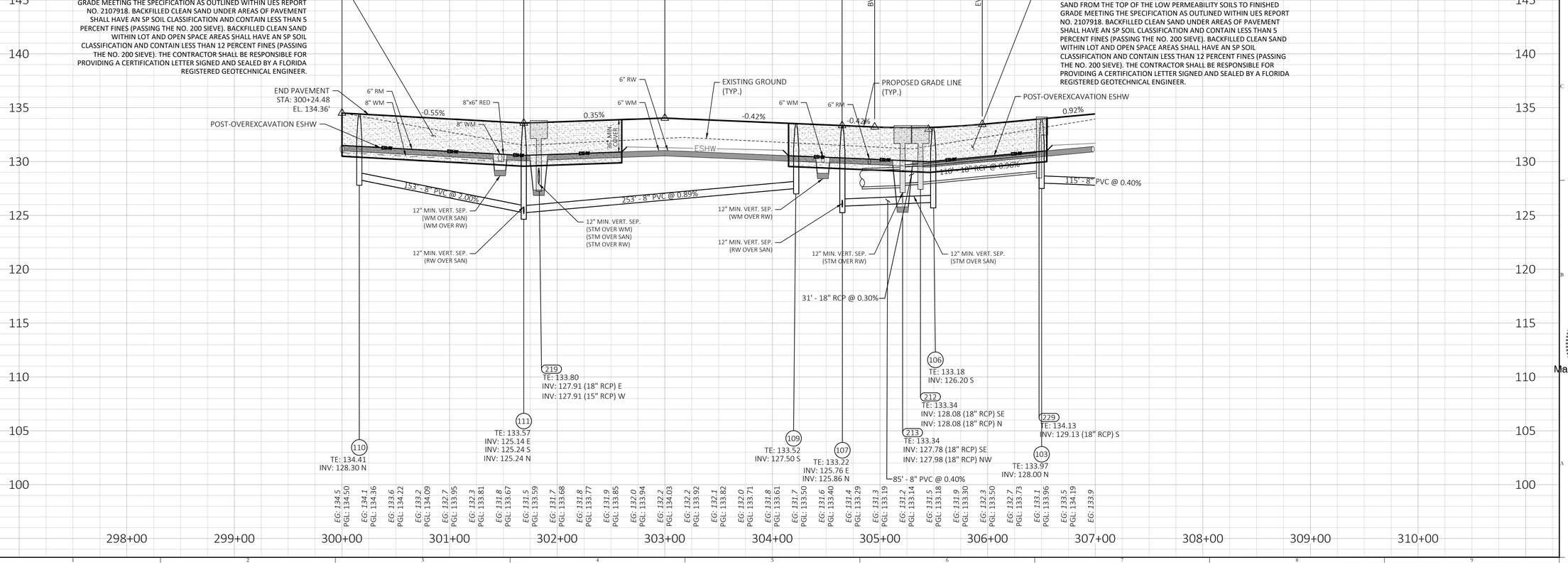
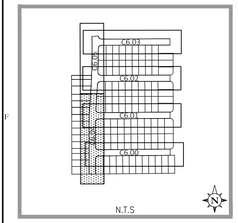


Scrub Hickory Avenue



Key Map:



NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

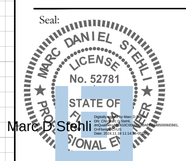
Sheet Title:

PLAN & PROFILE SCRUB HICKORY AVENUE

Sheet No.:

C6.04

Seal:



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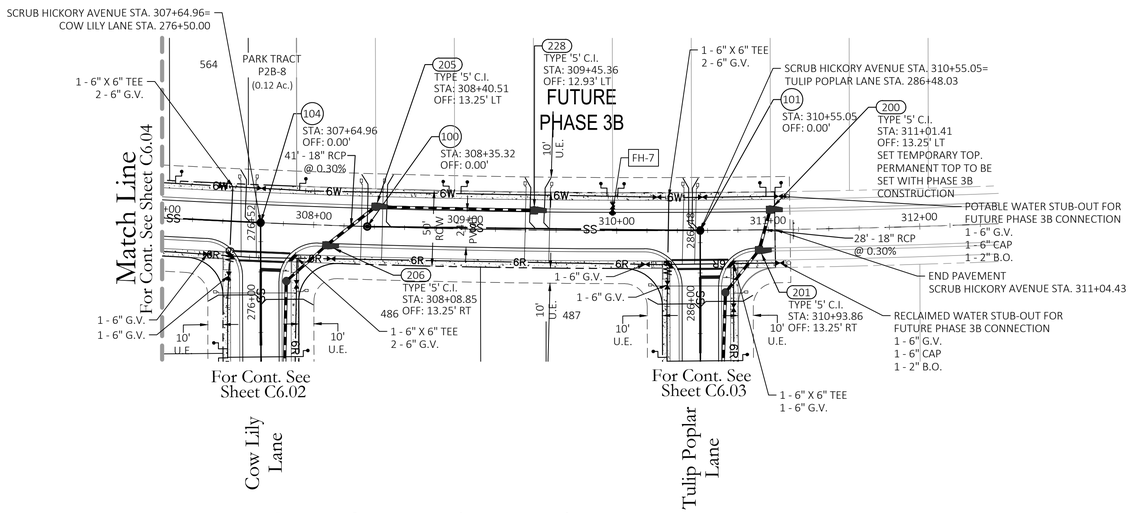
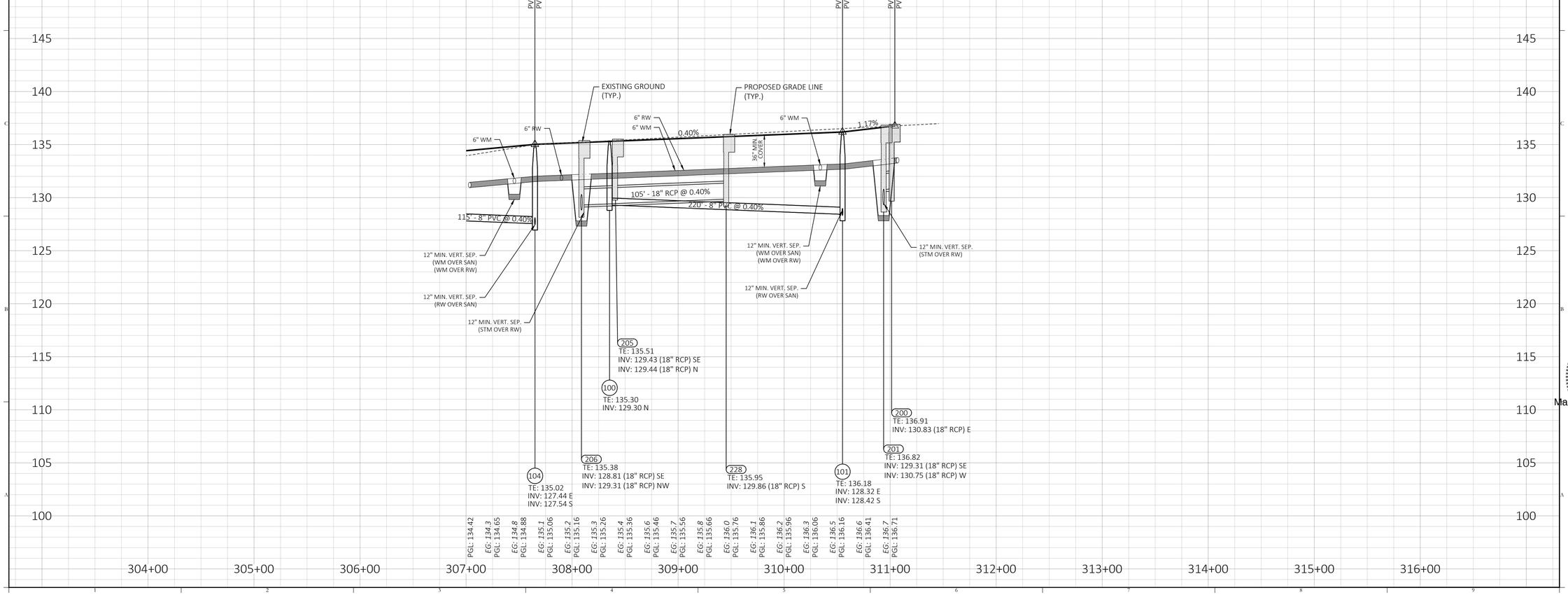
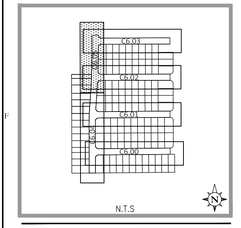
Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027-PHASE 1-2B-PP SCRUB HICKORY AVENUE



Scrub Hickory Avenue



Key Map:



25 0 50 100 HOR.
2.5 0 5 10 VERT.
SCALE IN FEET

NO.	DATE:	DESCRIPTIONS:
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SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

PLAN & PROFILE SCRUB HICKORY AVENUE

Sheet No.:

C6.05

Seal:

MARC DANIEL STEHLI
LICENSE
No. 52781
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781

DATE: October 7, 2024

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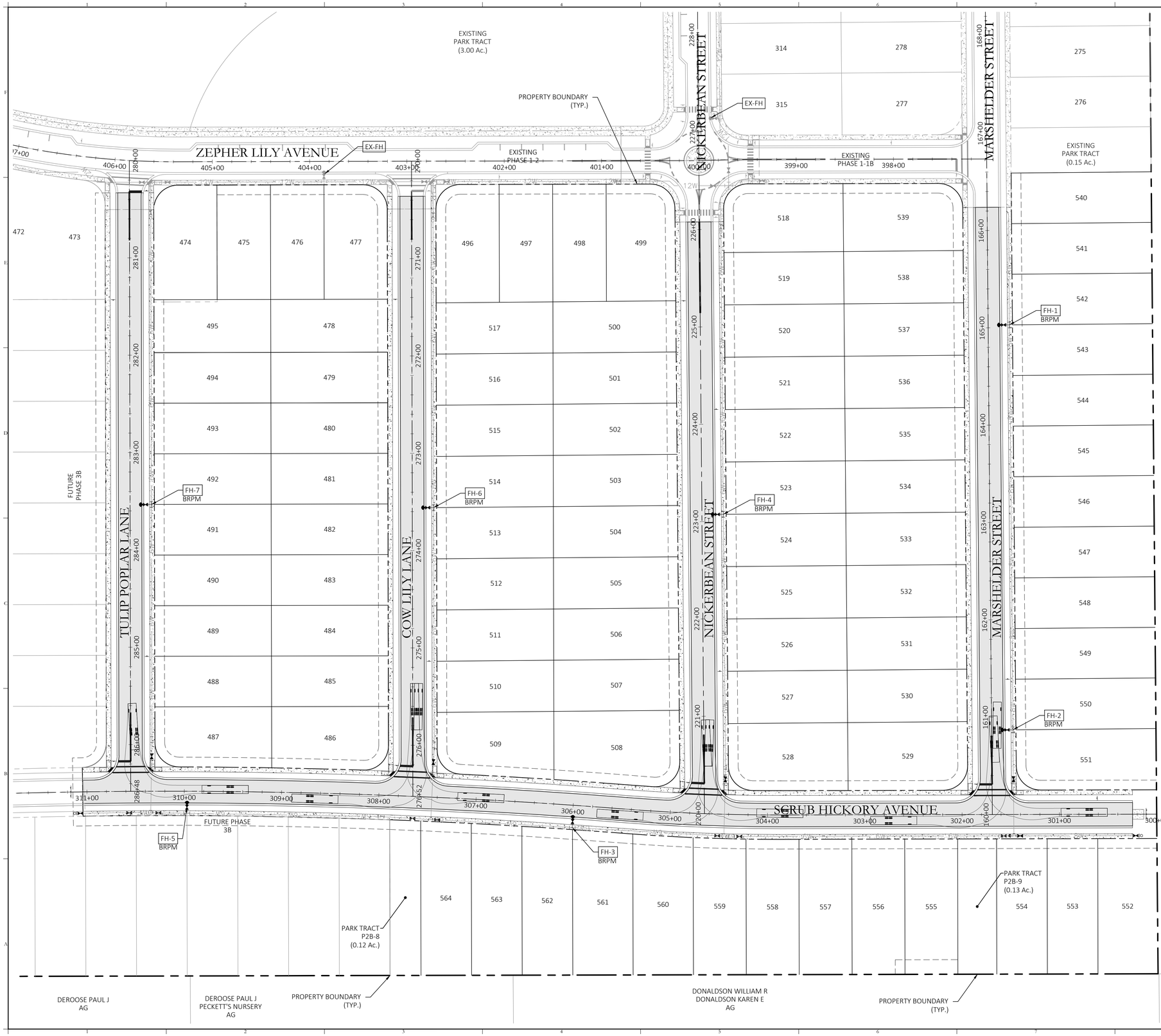

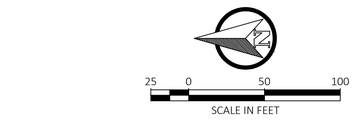

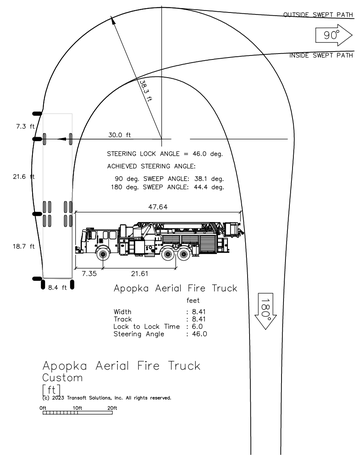

NOTES:

1. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE CITY OF APOPKA SUBDIVISION REGULATIONS AND THE FFPC 7TH EDITION AND NFPA
2. FIRE ACCESS SHALL BE FROM THE FRONT OF THE PROPOSED DWELLING UNITS. ALLEYS HAVE BEEN DESIGNED FOR FIRE ACCESS WHERE REQUIRED. ACCESS SHALL BE IN ACCORDANCE WITH CHAPTER 18 OF THE FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS.
3. FIRE HYDRANTS SHALL BE PROVIDED FOR DETACHED ONE- AND TWO- FAMILY DWELLINGS IN ACCORDANCE WITH BOTH OF THE FOLLOWING:
   3.1 THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT ON THE BUILDING SHALL NOT EXCEED 250 FEET
   3.2 THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL NOT EXCEED 500 FEET.
4. FIRE HYDRANTS SHALL BE PROVIDED FOR BUILDINGS OTHER THAN DETACHED ONE- AND TWO-FAMILY DWELLINGS IN ACCORDANCE WITH BOTH OF THE FOLLOWING:
   4.1 THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT ON THE BUILDING SHALL NOT EXCEED 250 FEET.
   4.2 THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL NOT EXCEED 500 FEET.
5. NEEDED FIRE FLOW FOR SINGLE FAMILY DWELLINGS SHALL BE AS FOLLOWS: HOMES 5,000 S.F. OR LESS 1,000 GPM; HOMES EXCEEDING 5,000 S.F. SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.2. 1OF THE FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS. REDUCTION OF FIRE FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR SEPARATED FROM OTHER STRUCTURES BY 30 FEET BUT IN NO CASE SHALL THE FIRE FLOW BE LESS THAN 500 GPM PER 18.4.5 FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS.
6. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE WIRE DEPARTMENT SHALL BE PROV I DED AN D MAINTAINED PER FFPC 7TH EDITION AND N GPA 1(2018) WITH FLORI DA AMEN DMENTS.
7. ALL PRIMARY BUILDING STRUCTURES SHALL BE LOCATED ON LOTS SUCH THAT THE FIRE DEPARTMENT ACCESS ROAD IS WITHIN 50 FT. OF AN EXTERIOR DOOR IN ACCORDANCE WITH 18.2.3.2. 1OF THE FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS
8. STREET DESIGN CAN ACCOMODATE LARGE TRUCKS, FIRE TRUCKS, MOVING COMPANY SEMITRUCKS WB-40 AND GARBAGE TRUCKS AND BASED ON THE CENTERLINE MINIMUM RADIUS OF 50.0'.
9. ALL ROUNDABOUTS SHALL INCORPORATE A CONCRETE MOUNTABLE APRON TO ALLOW FIRE TRUCKS TO MANEUVER THROUGH THE INTERSECTION.
10. FIRE HYDRANTS SHALL BE LOCATED 5 FEET TO 7 FEET FROM THE EDGE OF PAVEMENT TO CENTER OF HYDRANTS
11. CONTRACTOR SHALL INSTALL BLUE REFLECTIVE PAVEMENT MARKING IN THE CENTER OF THE ADJACENT TRAVEL LANE IN FRONT OF ALL FIRE HYDRANTS.

Key Map:

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Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

FIRE PROTECTION PLAN

Sheet No.:

C7.00

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI P.E. NO. 065781

DATE: October 7, 2024

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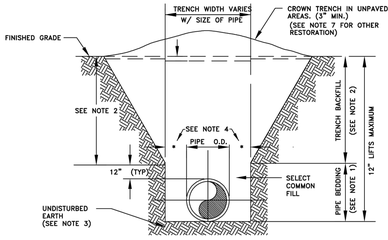
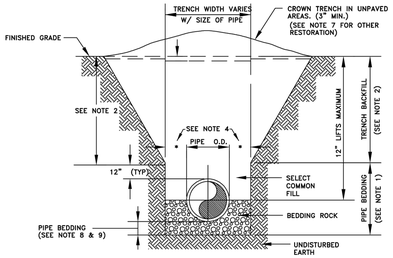


NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS TO AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETERS LESS THAN 24", AND 24" FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.
8. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.

TYPE "B" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 100



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE CITY SHALL DETERMINE IN THE FIELD IF REMOVAL OF UNSUITABLE MATERIAL IS REQUIRED TO REACH A SUITABLE FOUNDATION.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.
10. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.

TYPE "A" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *	PIPE SIZE										
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND	33	43	51	60							
45° BEND	14	18	22	25							
22-1/2° BEND	7	9	11	12							
11-1/4° BEND	4	5	6	6							
TEE**	1	7	24	44							
REDUCER (ONE SIZE SMALLER)		41	39	40							
DEAD END	74	96	115	136							

* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, FOR PVC WITH THE FOLLOWING ASSUMPTIONS:
   TYPE OF PIPE: PVC
   WORKING PRESSURE: 150 P.S.I.** ** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.
   SOIL DESIGNATION: SM(SAND SILT)
   LAYING CONDITIONS: S
6. FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *	PIPE SIZE										
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND					61	67	73	84	100	114	
45° BEND					26	28	31	35	42	48	
22-1/2° BEND					13	14	15	17	20	23	
11-1/4° BEND					6	7	8	9	10	12	
TEE**					52	62	74	95	124	152	
REDUCER (ONE SIZE SMALLER)					48	25	25	47	66	66	
DEAD END					111	123	135	157	188	218	

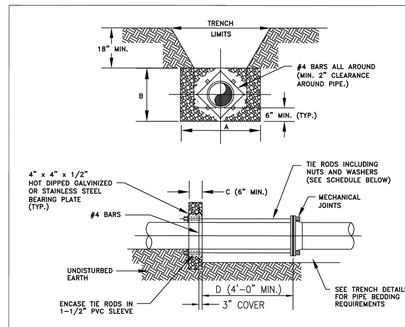
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

1. FITTINGS SHALL BE RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, WITH THE FOLLOWING ASSUMPTIONS:
   TYPE OF PIPE:
   WORKING PRESSURE: 150 P.S.I.** ** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.
   SOIL DESIGNATION: SM(SAND SILT)
   LAYING CONDITIONS: S
6. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (DI)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JAUARY 2014	FIG. 106



NOTES:

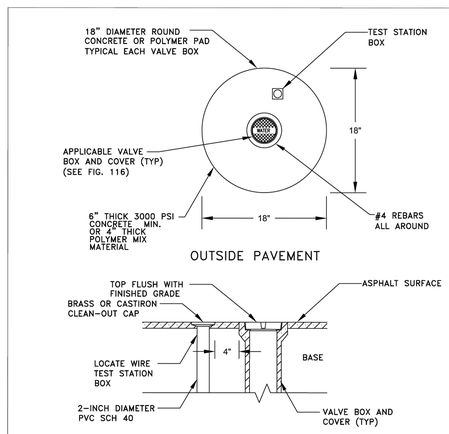
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 2500 P.S.I.
3. BEDDING, BACKFILL, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 P.S.I.

SCHEDULE OF DIMENSIONS AND MATERIALS *						
PIPE SIZE (INCHES)	DIMENSIONS (FT.)				TIE RODS REQ'D	
	A	B	C	D	DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.5	3.0	1.0		3/4	4
12	3.0	3.0	1.0		3/4	4
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	9.0	6.0	1.5		3/4	8

NOTE: THRUST BLOCK AREAS TO BE COMPUTED ON BASIS OF 2,000 LBS. PER SQ. FT. SOIL RESTRAINT (1,500 MIN) SEE NOTE 5
* TO BE COMPLETED BY ENGINEER.

WATER MAIN THRUST COLLAR DETAIL

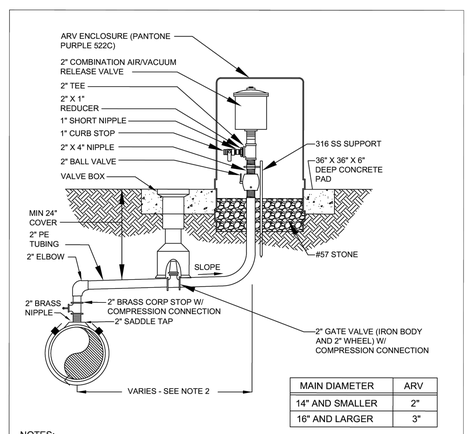
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 107



VALVE IDENTIFICATION TAG
TO BE INSTALLED BY CITY
& PAID FOR BY DEVELOPER

VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109

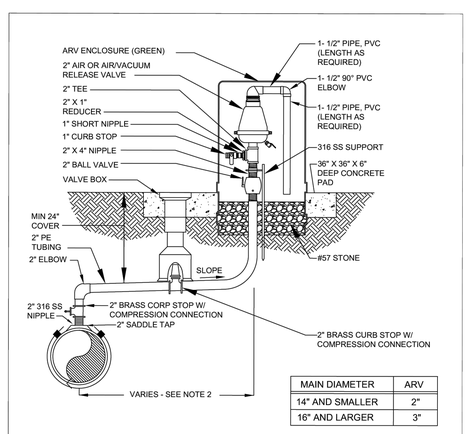


MAIN DIAMETER	ARV
14" AND SMALLER	2"
16" AND LARGER	3"

NOTES:
1. FOR RECLAIMED WATER USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE R/W LINE AS POSSIBLE
3. ADJUST HORIZONTAL LOCATION OF SIDEWALK, AS REQUIRED TO AVOID ARV ENCLOSURE.
4. LOCATE ARV ENCLOSURE WITHIN 6" OF R/W LINE.
5. ASSEMBLY PIPE, FITTINGS, AND APPURTENANCES TO MATCH ARV SIZE..

OFFSET COMBINATION AIR/VACUUM RELEASE VALVE DETAIL - RECLAIMED WATER ONLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 113



MAIN DIAMETER	ARV
14" AND SMALLER	2"
16" AND LARGER	3"

NOTES:
1. FOR WASTEWATER USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE R/W LINE AS POSSIBLE
3. ADJUST HORIZONTAL LOCATION OF SIDEWALK, AS REQUIRED TO AVOID ARV ENCLSOURE.
4. LOCATE ARV ENCLOSURE WITHIN 6" OF R/W LINE.

OFFSET AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL - WASTEWATER ONLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 114

Key Map:

NO.	DATE:	DESCRIPTIONS:
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SCALE IN FEET:	N.T.S.

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

APOPKA CONSTRUCTION DETAILS

Sheet No.:

C9.10

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: October 7, 2024

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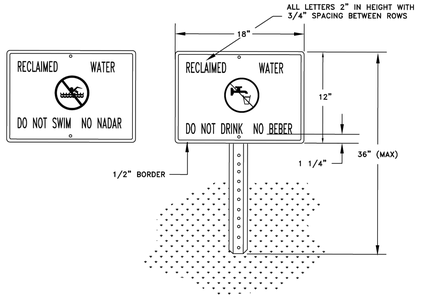
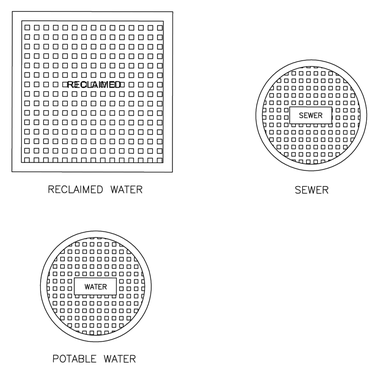


NOTES:

1. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES. IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
2. BACKGROUND SHALL BE WHITE. LETTERS AND FIGURES SHALL BE BLACK. PROHIBITIVE SYMBOL SHALL BE RED.
3. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
4. POST SHALL BE U CHANNEL 12 FT. 2 LB. HOT ROLLED HIGH TENSILE RAIL OR BILLET STEEL, HOT DIP GALVANIZED PER ASTM A-123.
5. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
6. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY APPROVED ENGINEERING PLANS AND/OR AS APPROVED BY PUBLIC SERVICES DEPARTMENT.

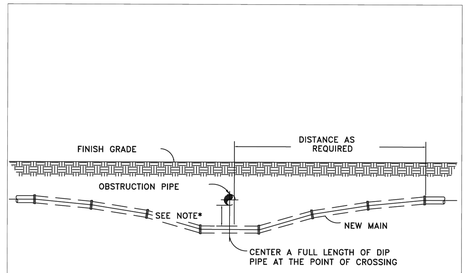
RECLAIMED WATER ADVISORY SIGN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 115



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116



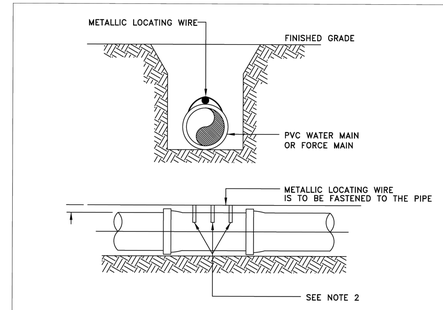
NOTES:

1. 18" MINIMUM CLEARANCE FOR WATER, SEWER AND RECLAIMED WATER MAIN CROSSINGS
2. 12" MINIMUM CLEARANCE REQUIRED FOR OTHER TYPE UTILITY CROSSINGS.
3. SEE ENCASEMENT DETAIL IF MINIMUM CLEARANCE CANNOT BE OBTAINED.

* CONSTRUCT UNIFORM PIPE DEFLECTION NOT TO EXCEED 75% OF MANUFACTURER RECOMMENDED MAXIMUM DEFLECTION PER PIPE JOINT

UTILITY CROSSING PIPE DEFLECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117

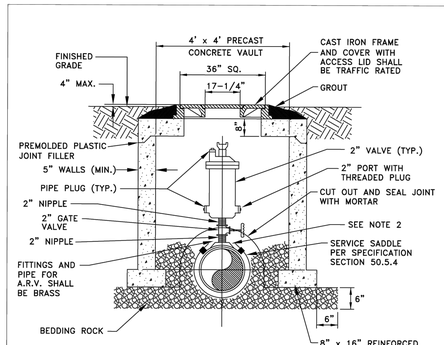


NOTES:

1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 AWG-SOLID CCS REINFORCED TRACER WIRE-INSULATED 30 MIL HDPE - 30 VOLT MFG. BY COPPERHEAD INDUSTRIES, LLC OR EQUAL) CAPABLE OF DETECTION BY A CABLE LOCATOR.
2. SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND ATTACHED WITH DUCT TAPE OR NYLON STRAPS AT 3 LOCATIONS PER JOINT. LOCATING WIRE SHALL TERMINATE AT THE TEST STATION BOX AS SHOWN IN FIG. 109.
3. BE CAPABLE OF EXTENDING 12" ABOVE TOP OF TEST STATION BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.
4. SPLICES SHOULD BE MADE USING STANDARDS AND PRODUCTS DESIGNED FOR DIRECT BURIAL CONDUCTORS.
5. WIRE INSULATION SHALL BE COLOR CODED FOR THE TYPE OF PIPE BEING INSTALLED.

PVC PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118

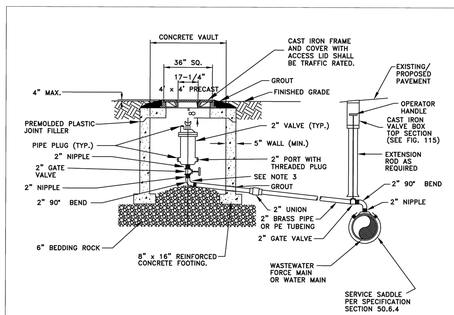


NOTES:

1. ABOVE DETAIL IS BASED ON 2 INCH COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
2. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.
3. ALL STRUCTURES TO BE TRAFFIC BEARING RATED.

AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL - UNDERGROUND

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 119

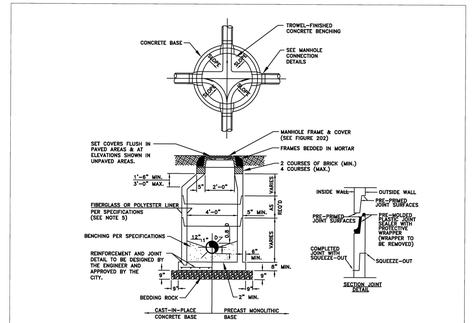


NOTES:

1. ABOVE DETAIL IS BASED ON 2 INCH COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
2. THE MINIMUM DIMENSION FROM ELBOW INVERT TO FINISHED GRADE SHALL BE 4.0 FEET.
3. THE AIR RELEASE VALVE SHALL BE ADEQUATELY SUPPORTED.
4. ALL FITTINGS ARE TO BE BRASS.

OFFSET AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL - UNDERGROUND

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 120



FORCE MAIN MANHOLE LINER*

THICKNESS (INCHES)				
DIAMETER (INCHES)	HEIGHT (FEET) 3-6	7-12	13-17	MATERIAL	MANUFACTURER
48					
60					
72					

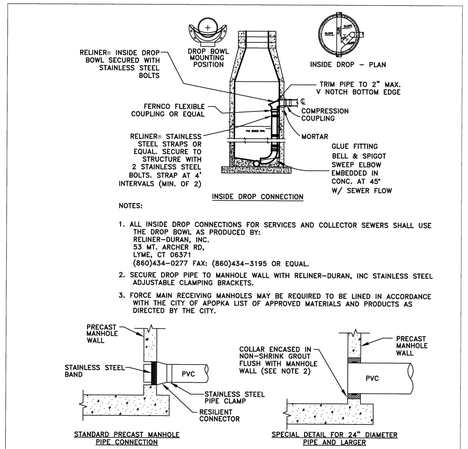
* TO BE COMPLETED BY THE ENGINEER

NOTES:

1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE SECTION 20.4 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
3. THE THICKNESS OF THE LINER SHALL BE 3/8" MINIMUM.
4. EACH BENCH WALL SHALL BE A MINIMUM OF 18 INCHES LONG FROM THE WALL OF THE MANHOLE TOWARD THE CENTER.
5. SANITARY SEWER MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.

TYPICAL MANHOLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200



NOTES:

1. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY: RELINER-DURAN, INC. 53 MT. ARCHER RD, LYME, CT 06371 (860)434-0277 FAX: (860)434-3195 OR EQUAL.
2. SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS.
3. FORCE MAIN RECEIVING MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.

NOTES:

1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. THE CITY MAY APPROVE ALTERNATE WATERTIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
3. AN INSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 24" OR MORE ABOVE THE OUTFLOW PIPE INVERT.
4. CONCRETE TO BE MINIMUM OF 3000 PSI.

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201

Key Map:

NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

APOPKA CONSTRUCTION DETAILS

Sheet No.:

C9.11

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: October 7, 2024

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POULOS & BENNETT

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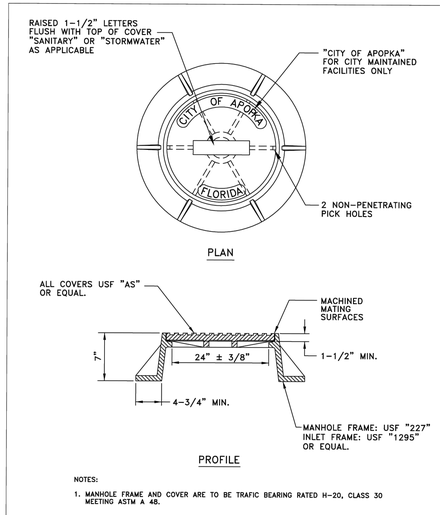
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027 -PHASE 1-2B-CDTLS

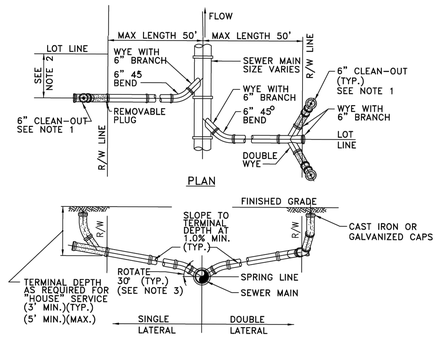


NOTES:

1. MANHOLE FRAME AND COVER ARE TO BE TRAFIC BEARING RATED H-20, CLASS 30 MEETING ASTM A 48.

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202

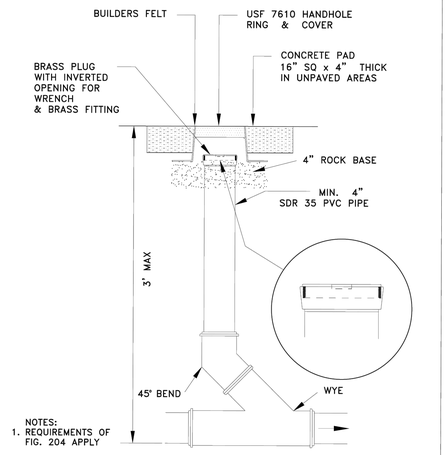


NOTES:

1. CLEAN-OUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
4. RESIDENTIAL SERVICES SHALL BE 4 INCHES & NON-RESIDENTIAL SERVICES SHALL BE 6 INCHES IN DIAMETER AS A MINIMUM.
5. GALVANIZED, OR CAST IRON CLEAN-OUT CAP SHALL BE USED ON THE STUBOUT FOR EACH SERVICE.
6. LATERAL SHALL BE MARKED WITH AN "S" STAMPED OR CUT IN THE CURB.

SERVICE LATERAL DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204

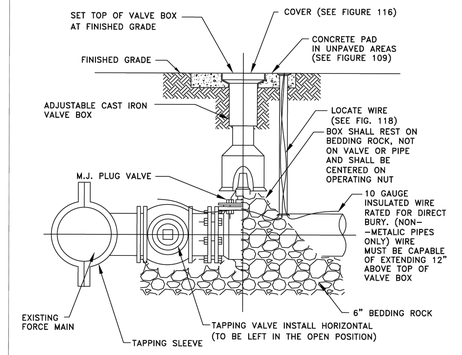


NOTES:
1. REQUIREMENTS OF FIG. 204 APPLY

SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

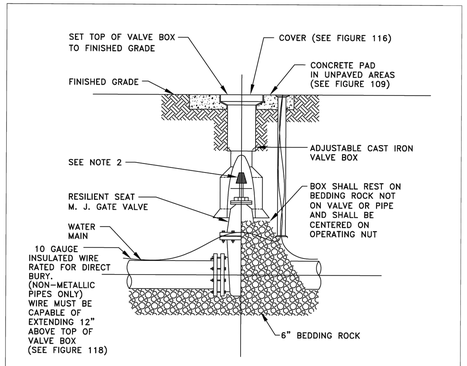
NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 205



FORCE MAIN WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 206

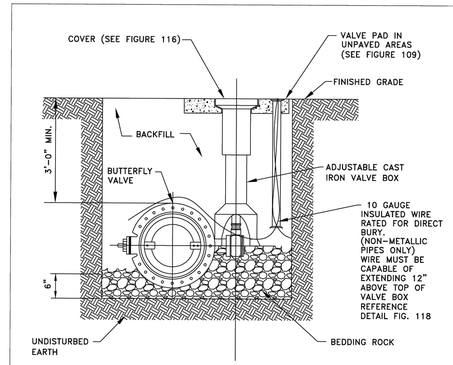


NOTES:

1. PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN 3 FEET BELOW FINISHED GRADE.

GATE VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400

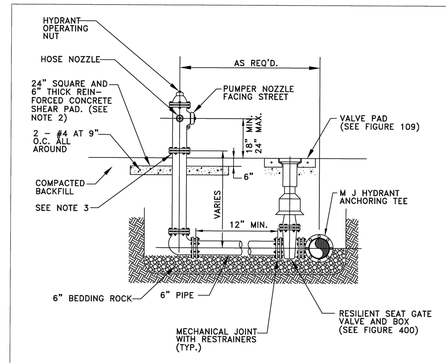


NOTES:

1. PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
2. ALL WATER SHUT-OFF VALVES SIXTEEN (16) INCHES AND LARGER SHALL BE BUTTERFLY VALVES.
3. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN 3 FEET BELOW FINISHED GRADE.

BUTTERFLY VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 401

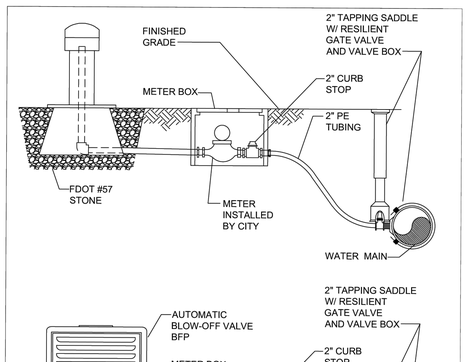


NOTES:

1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
2. THE SHEAR PAD SHALL BE RECESSED SIX (6) INCHES BELOW THE FINISHED GRADE AND THE RECESSED SECTION SODDED.
3. CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR PAD SHALL BE A TWELVE (12) INCH MINIMUM.
4. FIRE HYDRANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH THE CITY OF APOPKA UTILITIES DESIGN CONSTRUCTION STANDARDS MANUAL.

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402



BLOW OFF VALVE DETAIL (AUTOMATIC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 403 A

Key Map:

NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

APOPKA CONSTRUCTION DETAILS

Sheet No.:

C9.12

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: October 7, 2024

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Eng. Bus. No. 28567

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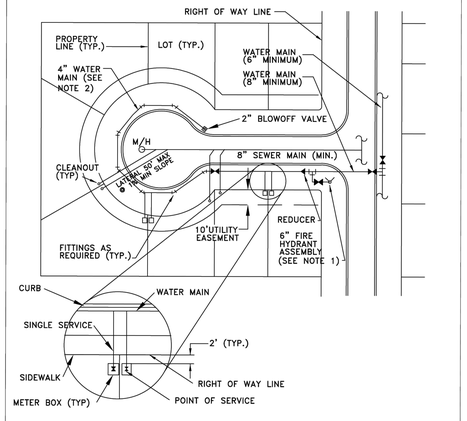
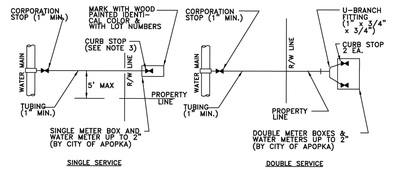


NOTES:

1. ANCHORING TYPE 90° BEND SHALL ONLY BE USED WHERE RIGHT-OF-WAY CONSTRUCTION WILL NOT ALLOW INSTALLATION OF A STRAIGHT ASSEMBLY.
2. POTABLE WATER MAINS SHALL BE MINIMUM 4" FOR THE LAST 500' OF A CUL-DE SAC NOT SERVING A HYDRANT.

TYPICAL SERVICE LOCATION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	SEPTEMBER 2022	FIG. 404

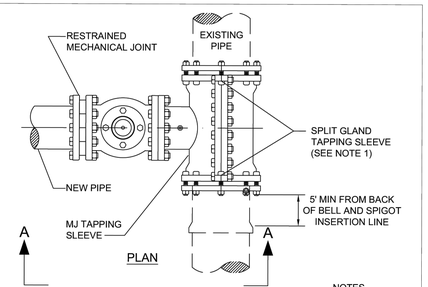


NOTES:

1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE AT A CURB STOP(S) WHICH SHALL BE BURIED APPROXIMATELY 3" BELOW FINAL GRADE AND SHALL BE CLEARLY MARKED WITH A 2" x 2" x 18" STAKE WITH THE TOP PAINTED BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER, AND MARKED WITH THE NUMBER OF THE LOT(S) TO BE SERVED.
4. RECLAIMED WATER SERVICES SHALL USE PURPLE COLORED CTS POLYETHYLENE TUBING.
5. POTABLE WATER SERVICES SHALL USE BLUE COLORED CTS POLYETHYLENE TUBING.
6. ALL SERVICE UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE INSTALLED IN A MINIMUM 2" PVC SLEEVE.

WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 405

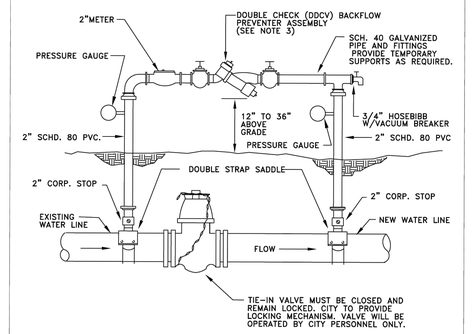


NOTES

1. SIZE ON SIZE WET TAPS WILL CALL FOR FULL ENCIRCLEMENT STAINLESS STEEL MJ TAPPING SLEEVE; MUELLER H-304, OR EQUAL.
2. ALL NEWLY INSTALLED TAPPING SLEEVES & TAPPING VALVES SHALL BE PNEUMATICALLY TESTED AT A TEST PRESSURE OF 150PSI FOR A PERIOD OF THIRTY MINUTES.

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406

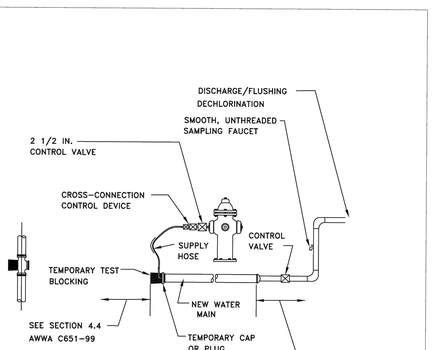


NOTE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS, ASSEMBLY, AND THE INSTALLATION OF THE DEVICE.
2. SEE FIGURE 504C FOR PROCEDURES.
3. DDCV IS MINIMUM PROTECTION REQUIRED. A RPZ DEVICE MAY BE REQUIRED DEPENDING ON PROJECT. PROVIDE COPY OF LATEST CERTIFICATION TEST RESULTS.

TEMPORARY JUMPER CONNECTION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 A



NOTE:

1. SEE FIGURE 504C FOR PROCEDURES.

TEMPORARY JUMPER CONNECTION FROM FIRE HYDRANT

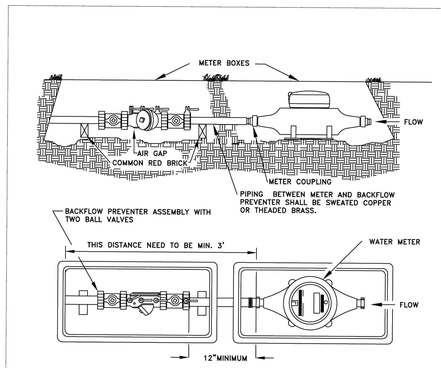
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 B

TEMPORARY JUMPER CONNECTION NOTES:

1. A temporary jumper connection is required at all connections between existing active water mains and proposed new water main improvements.
2. Figures 504 A and 504 B to be used for filling any new water main of any size from existing active water mains and for flushing of new mains up to 8 inches in diameter (2.5 FPS minimum velocity) and for pulling bacteriological samples from any new water main of any size. The jumper connection shall be maintained until after filling, flushing testing and disinfection of the new main has been successfully completed and cleared for use from the Florida Department of Environmental Protection (FDEP) and other pertinent agencies have been received. The jumper connection shall also be used to maintain a minimum pressure of 20 psi in the new mains after disinfection and until the FDEP clearance letter is obtained. Thrust blocking and/or restraints shall be provided temporarily, as required. Pipe and fittings used for connecting the new pipe to the existing pipe shall be disinfected prior to installation in accordance with AWWA C651, 2005 edition. The tapping sleeve and the exterior of the main to be tapped shall be disinfected by spraying or swabbing per section II of AWWA C651-05.
3. Flushing of 10 inches in diameter and larger water mains may be done through the tie-in valve under very controlled conditions. The following procedures shall be followed:
   A. The tie-in valves shall be operated and pressure tested in the presence of the City engineer to verify water tightness prior to tie-in. Valves which are not water tight shall be replaced with a new valve installed immediately adjacent to the leaking valve.
   B. The temporary jumper connection shall be constructed as detailed. The jumper connection shall be used to fill the new water main and for providing water for bacteriological sampling of the new main as required by the FDEP permit.
   * Flushing shall not be attempted during peak demand hours of the existing water mains.
   * All downstream valves in the system must be open prior to opening the tie-in valve.
   * Provide for and monitor the pressure in the tie-in point. The pressure in the existing main must not drop below 35 psi.
   * The tie-in valve shall be opened a few turns only, ensuring a pressure drop across the valve is greater than 10 psi.
   C. The tie-in valve shall be locked closed by the City personel until flushing begins.
   D. The tie-in valve shall be opened only for flushing of the new main. The procedure shall be directed by the City and observed by the engineer.
   E. After flushing, the tie-in valve shall be closed and locked in the closed position by the City personel.
4. The contractor shall provide documentation demonstrating that the double check backflow prevention device has been tested and is in good working order at the time of installation.
5. Except as required to flush lines of greater than 8 inches in diameter, the tie-in valve shall remain closed and shall be locked in the closed position by the City. The tie-in valve shall remain locked closed until the new system has been cleared for use by FDEP and all other pertinent agencies.
6. Upon receipt of clearance for use from FDEP and all other pertinent agencies, the contractor shall remove the temporary jumper connection. The corporation stops are to be closed and plugged with 2 inch brass plugs.
7. All installation and maintenance of the temporary jumper connection and associated backflow prevention device, fittings, valve, etc. shall be the responsibility of the contractor.

PROCEDURES FOR TEMPORARY JUMPER CONNECTION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 C

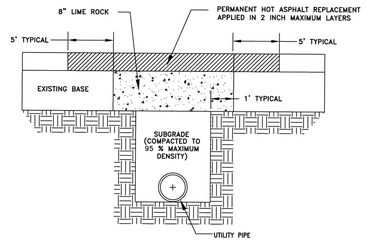


1. A 3' PIECE OF STRAIGHT PIPE MUST BE CONNECTED TO METER USING THE DESIGNATED HOLES IN THE METER BOX BEFORE ANY ANGLES ARE CONNECTED. THE SAME RULES APPLY FOR DOUBLE METER HOOK-UPS.
2. BACKFLOW DEVICE AND METER ARE TO BE SET BY THE CITY FOR METERS 2-INCH OR LESS IN SIZE.

POTABLE WATER SERVICE DETAIL FOR LOTS SERVED WITH RECLAIMED WATER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 505

NOTE:
SUB-GRADE TO BE COMPACTED TO 95% MAX. DENSITY AS DETERMINED BY AASTHO T-180 CUT TO BE REPLACED WITH 8" LIME ROCK AND COMPACTED TO 98% MAX. DENSITY TO TOP OF EXISTING BASE. CUT AREA TO BE PLATED OR PROTECTED ON THE DAY OF POUR. EXISTING SURFACE TO BE SAW CUT TO AN AREA OF FIVE FEET (5') BEYOND BASE CUT.



GENERAL NOTES:

1. BASE REPLACEMENT SHALL BE 8" LIME ROCK COMPACTED TO 98% MAX. DENSITY.
2. ASPHALTIC CONCRETE SURFACE MATERIAL SHALL BE REPLACED WITH THE SAME TYPE OF MATERIAL AT THE TIME OF REMOVAL.
3. MINIMUM ASPHALTIC CONCRETE SURFACE OVERLAY THICKNESS SHALL BE ONE (1) INCH.
4. ALL JOINT CUTS SHALL BE MECHANICALLY SAW CUT.

PAVEMENT RESTORATION:

1. LONGITUDINAL CUTS MAY REQUIRE OVERLAY/RESURFACING OF THE COMPLETE WIDTH OF THE TRAVELED WAY.
2. CUTS AT INTERSECTIONS OF STREETS GENERALLY MAY REQUIRE A COMPLETE OVERLAY/RESURFACING TO THE END OF ALL RETURN RADII. AND ALSO TO A POINT TEN FEET (10') BEYOND THE CUT WHICHEVER IS GREATER.
3. ACTUAL REQUIREMENTS WILL BE AS STATED ON THE APPROVED PERMIT.

LIME ROCK

HOT PATCH

OPEN-CUT CROSS SECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 702

Key Map:

NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

APOPKA CONSTRUCTION DETAILS

Sheet No.:

C9.13

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: October 7, 2024

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POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027 -PHASE 1-2B-CDTLS

LEGEND

I.R.C.	–	IRON ROD & CAP
C.M.	–	CONCRETE MONUMENT
I.P.	–	IRON PIPE
FND.	–	FOUND
ID.	–	IDENTIFICATION
COR.	–	CORNER
SEC.	–	SECTION
R/W	–	RIGHT–OF–WAY
O.R.B.	–	OFFICIAL RECORDS BOOK
P.B.	–	PLAT BOOK
R.B.	–	ROAD BOOK
D.B.	–	DEED BOOK
PG.	–	PAGE
H.W.F.	–	HOG WIRE FENCE
W.B.F.	–	WOOD BOARD FENCE
B.W.F.	–	BARB WIRE FENCE
C.L.F.	–	CHAIN LINK FENCE
–E–	–	HIGH VOLTAGE ELECTRIC LINES
–OHUL–	–	OVERHEAD UTILITY LINES
WV	–	WATER VALVE
T	–	TELEPHONE RISER
	–	GUY ANCHOR
	–	POWER POLE
VBX	–	GAS VALVE BOX
E	–	ELECTRIC RISER
	–	GUY POLE

LEGAL DESCRIPTION: (PROVIDED BY CLIENT FROM SURVEY PREPARED BY ATLANTIC SURVEYING, DATED 6/30/21)

That part of the Northeast Quarter of the Northwest Quarter of Section 11, Township 20 South, Range 27 East, Orange County, Florida, lying South and East of Ondich Road.

AND

The Southeast Quarter of the Northwest Quarter of Section 11, Township 20 South, Range 27 East, Orange County, Florida. PARCEL 2:
From the East 1/4 corner of Section 11, Township 20 South, Range 27 East, Orange County, Florida, run thence South 00°22'00" East, 150.00 feet along the East line of the Southeast Quarter of said Section 11, thence South 89°36'26" West, 589.09 feet parallel to the North line of the Southeast Quarter for a point of beginning; run thence South 00°22'00" East, 338.52 feet to a point 2174.38 feet North of the South line of said Southeast Quarter; thence South 89°18'07" West, 744.89 feet parallel to the South line of said Southeast Quarter to the West line of the East Half of said Southeast Quarter; run thence North 00°06'47" West, 492.48 feet to the Northwest corner of said East Half of the Southeast Quarter; run thence North 00°16'44" West, 663.59 feet, more or less to the Southwest corner of the Northwest Quarter of the Southeast Quarter of the Northeast Quarter of said Section 11, thence East along the South line of the North Half of the Southeast Quarter of the Northeast Quarter of Section 11 to a point 589.09 feet West of the Southeast corner thereof; run thence South to the point of beginning.

AND

The North 15 feet of the South 30 feet of the East 589.09 feet of the Southeast Quarter of the Northeast Quarter of Section 11, Township 20 South, Range 27 East, Orange County, Florida.

AND

The North 15 feet of the South 30 feet of the South Half of the Southwest Quarter of the Northwest Quarter of Section 12, Township 20 South, Range 27 East, Orange County, Florida (less the Easterly 30 feet thereof for Effie Road).

AND

A portion of the West half of the East half of Section 11, Township 20 South, Range 27 East, lying in Orange County, Florida, being more particularly described as follows:

Commence at the North quarter corner of said Section 11, being a 6"x6" concrete monument; thence go South 00°12'00" East along the Westerly line of said West half of the East half of said Section 11 a distance of 30.00 feet to a round concrete monument bearing the license number 1916 and being the point of beginning; thence North 89°11'16" East along the Southerly right–of–way line of Ondich Road, a 60 foot right–of–way a distance of 1328.54 feet, thence South 00°18'17" East along the Easterly line of the aforementioned West half of the East half of said Section 11 a distance of 2626.42 feet to an iron rod monument with license 3763 said rod being on the Southerly line of the Northeast quarter of said Section 11; thence South 00°24'28" East a distance of 490.38 feet to a concrete monument; thence South 89°19'44" West a distance of 1333.50 feet to a concrete monument with license 3763 said monument being on the aforementioned Westerly line of the West half of the East half of said Section 11; thence North 00°12'32" West a distance of 496.88 feet to a 4"x4" concrete monument said point being on the South line of the Northeast quarter of said Section 11; thence North 00°12'00" West along the Westerly line of said West half of the East half of said Section 11 a distance of 2617.03 feet to the point of beginning.

AND

The North 993.38 feet of:

Go to a point 589.09 feet West of the Southeast corner of the Southeast Quarter of Section 11, Township 20 South, Range 27 East, Orange County, Florida for a Point of Beginning. Then proceed North 2174.38 feet, thence West 1000 feet, thence South 2174.38 feet to Section line, thence East 1000 feet to Point of Beginning.

LESS the West 406.27 feet thereof; LESS the East 390.73 feet thereof; AND LESS Road Right–of–Way on South.

AND

The North 993.38 feet of:

Go to a point 589.09 feet West of the Southeast corner of the Southeast Quarter of Section 11, Township 20 South, Range 27 East, Orange County, Florida for a Point of Beginning. Then proceed North 2174.38 feet, thence West 1000 feet, thence South 2174.38 feet to Section line, thence East 1000 feet to Point of Beginning.

LESS the West 609.27 feet thereof; AND LESS Road Right–of–Way on South.

SURVEYOR'S NOTES:

(1) THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.

(2) NO ABSTRACT FOR RIGHTS–OF–WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.

(3) BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 1983 (CORS96), DERIVING A BEARING OF NORTH 89°08'52" EAST FOR THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST.

(4) UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND PERIMETER IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.

(5) INTERIOR IMPROVEMENTS WERE NOT LOCATED.

(6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

(7) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J–17 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 10,000 FEET.

(8) UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.

(9) ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.

(10) NORTH–SOUTH AND EAST–WEST TIES TO RECOVERED MONUMENTATION NEAR VARIOUS LAND BOUNDARY CORNERS SHOWN HEREON ARE BY COORDINATE DIFFERENCE.

(11) THE SURVEYED LANDS MAY BE SUBJECT TO JURISDICTIONAL ENTITIES.

(12) ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON THE FOLLOWING ORANGE COUNTY ENGINEERING DEPARTMENT'S BENCHMARKS:
L708029 EL. 127.968'
L708027 EL. 145.285'

(13) THE VERTICAL CONTROL ESTABLISHED FOR THIS SURVEY IS BASED ON A CLOSED LEVEL LOOP, HAVING A CLOSURE ACCURACY WHICH MEETS OR EXCEEDS THAT REQUIRED BY THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027.

DAVID A. WHITE
LICENSED SURVEYOR AND MAPPER
4044
STATE OF FLORIDA

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC – SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION L.B. #7808

Digitally signed by David A White
Date: 2022.03.23 15:04:00 -04'00'

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC – SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB–7808
LAST DATE OF FIELD SURVEY: 03/17/22
DATE OF SIGNATURE: 03/23/22

SHEET 1 OF 2

DATE	BY	REVISIONS

PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
100 Alexandria Boulevard, Suite 11 • Oviedo, Florida 32765 • 407–542–4967

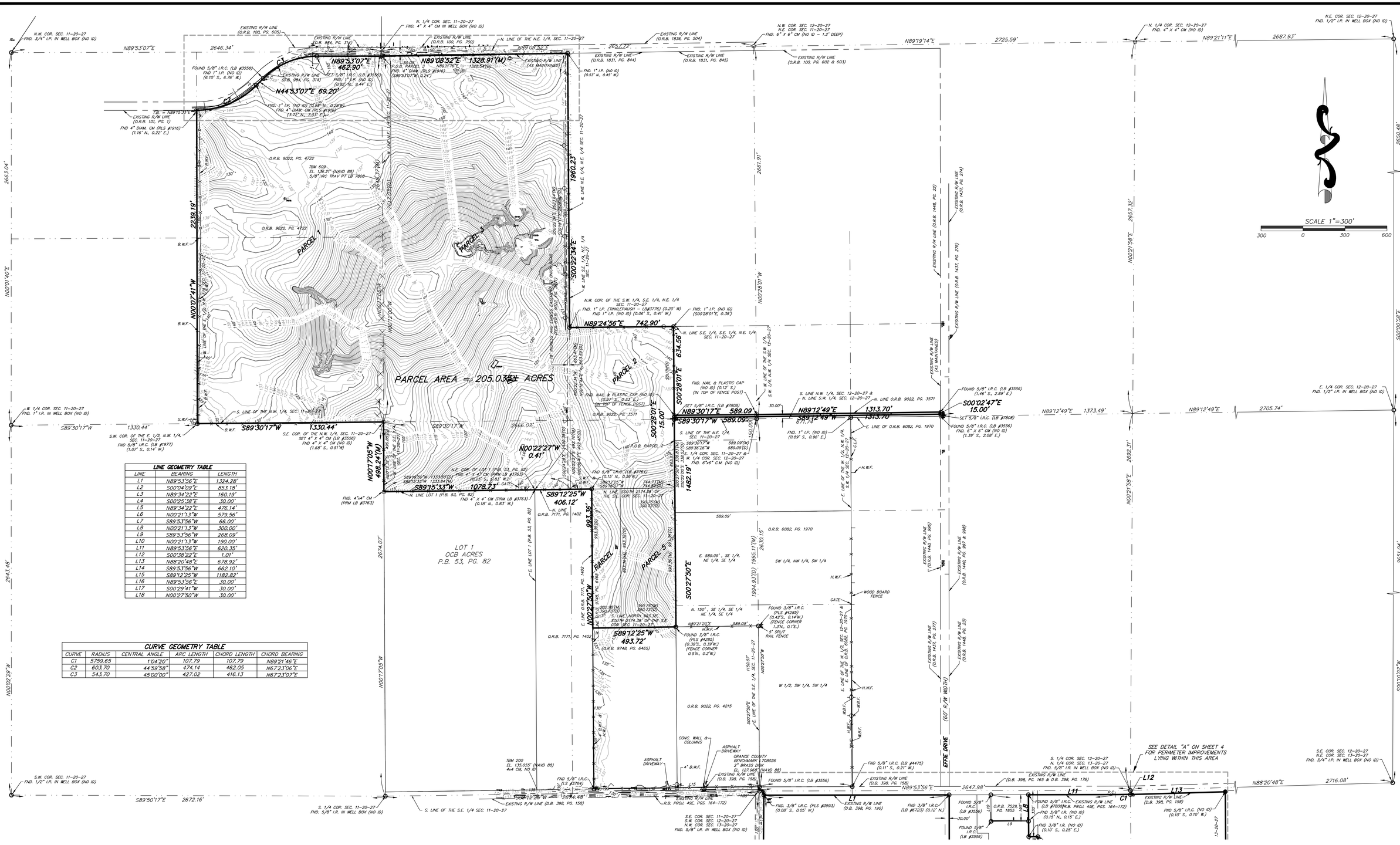
MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
LOCATED IN
SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

TRACY W. BIRCH, P.S.M. FL. REG. NO. 5579

DAVID A. WHITE, P.S.M. FL. REG. NO. 4044

JOB NO.:	21–136
DATE:	03–23–22
DRAWN BY:	D.C.G./T.W.B.
CHECKED BY:	P.S./D.W.
F.B.	1642/1646/2414/2428
PAGE(S)	1–78/1–11/1–26&37–61/1–58

C:\21–136 Kelly Park Land Masterplan\21–136 Bndy & Topo Cover.dwg Mar 23, 2022 – 3:02pm



LINE GEOMETRY TABLE		
LINE	BEARING	LENGTH
L1	N89°53'56"E	1324.28'
L2	S00°04'09"E	853.18'
L3	N89°34'22"E	160.19'
L4	S00°25'38"E	30.00'
L5	N89°34'22"E	476.14'
L6	N00°21'13"W	579.56'
L7	S89°53'56"W	66.00'
L8	N00°21'13"W	300.00'
L9	S89°53'56"W	268.09'
L10	N00°21'13"W	190.00'
L11	N89°53'56"E	620.35'
L12	S00°38'22"E	1.01'
L13	N88°20'48"E	678.92'
L14	S89°53'56"W	662.10'
L15	S89°12'25"W	1182.82'
L16	N89°53'56"E	30.00'
L17	S00°29'41"W	30.00'
L18	N00°27'50"W	30.00'

CURVE GEOMETRY TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5759.65	1°04'20"	107.79	107.79	N89°21'46"E
C2	603.70	44°59'58"	474.14	462.05	N67°23'06"E
C3	543.70	45°00'00"	427.02	416.13	N67°23'07"E

SEE SHEET 1 FOR LEGAL DESCRIPTION SURVEYOR'S NOTES & LEGEND

DATE	BY	REVISIONS

PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
100 Alexandria Boulevard, Suite 11 • Oviedo, Florida 32765 • 407-542-4967

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATED IN

SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

ORANGE COUNTY, FLORIDA

TRACY W. BIRCH, P.S.M. FL. REG. NO. 5579

DAVID A. WHITE, P.S.M. FL. REG. NO. 4044

JOB NO.:	21-136
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PAGE(S)	1-78/1-11/1-26&37-61/1-58

G:\21-136 Kelly Park Land Masterplan\21-136 Bndy & Topo.dwg Mar 23, 2022 - 3:01pm

Crossroads at Kelly Park

Phase 2B Subdivision Construction Site Plans

COMMUNITY LANDSCAPE ARCHITECTURE

Prepared For:

G&B Development Services, LLC

APOPKA, FLORIDA

DEVELOPER / OWNER:
G&B DEVELOPMENT SERVICES, LLC
121 Snell Isle Blvd.
St. Petersburg, FL 33713
Contact: Seth Bennett
phone: 321.360.6647

PROJECT CIVIL ENGINEER:
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2602 East Livingston St.
Orlando, FL 32803
Contact: R. Lance Bennett, P.E.
phone: 407.487.2594

LIGHTING ENGINEER:
MATERN, INC.
130 Candance Drive
Maitland, FL 32751
Contact: Brad Pascarella, P.E., LEED AP
phone:407.740.5020

LANDSCAPE ARCHITECT:
BONNETT DESIGN GROUP, LLC
400 South Orlando Ave. Suite 201
Maitland, FL 32751
Contact: Todd W. Bonnett, RLA, LEED AP, CNU-a
phone: 407.622.1588

IRRIGATION DESIGNER:
SPADE IRRIGATION DESIGN
307 Dubsdread Circle
Orlando, Florida 32804
Contact: Larry W. Spade, PLA, CID
phone: 407.896.3904

STRUCTURAL ENGINEER:
DANSK CONSULTING, INC.
1673 Lake Baldwin Lane
Orlando, FL 32814
Contact: Bjarne Madsen, P.E.
phone: 407.252.4225



LOCATION MAP
not to scale

SHEET INDEX:

L000	*COVER SHEET*
L400	*OVERALL LANDSCAPE PLAN*
L401	*LANDSCAPE PLAN*
L402	*LANDSCAPE PLAN*
L410	*PLANTING SCHEDULES*
L411	*LANDSCAPE DETAILS & NOTES*
L412	*LANDSCAPE DETAILS & NOTES*
L500	*OVERALL IRRIGATION PLAN*
L501	*IRRIGATION PLAN*
L502	*IRRIGATION PLAN*
L510	*IRRIGATION LEGEND, DETAILS & NOTES*
E100	*OVERALL LIGHTING PLAN*
E101	*LIGHTING PLAN*
E102	*LIGHTING PLAN*
E301	*LIGHTING CUTSHEET*

Applicable Codes, Regulations, Ordinances and Standards

Florida Building Code - (FBC-B), 8th edition (2023)
Florida Building Code - Accessibility (FBC-A), 8th edition (2023)
Florida Fire Prevention Code, (FFPC) 7th Edition which includes:
2018 NFPA 1 Uniform Fire Code
2018 NFPA 101 Life Safety Code
Florida Fuel Gas Code, 2020 (FFGC)
Construction Type: V-B (Pergolas)
Occupancy Type: A-3
Height: Maximum allowable: 40'-0"
Provided: xx
S.F.: Maximum Allowable: 6,000 S.F.
Provided: xx
Stories: Maximum Allowable: 1
Provided: 1
City of Apopka

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

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REGISTERED LANDSCAPE ARCHITECT TODD W. BONNETT LA1718 STATE OF FLORIDA

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2022.145 September 13, 2024

BONNETT design group, llc
landscape architecture . community planning
FL # LC26000341
400 South Orlando Ave. Suite 201 . Maitland, FL 32751
407.622.1588 voice
www.BonnettDesignGroup.com

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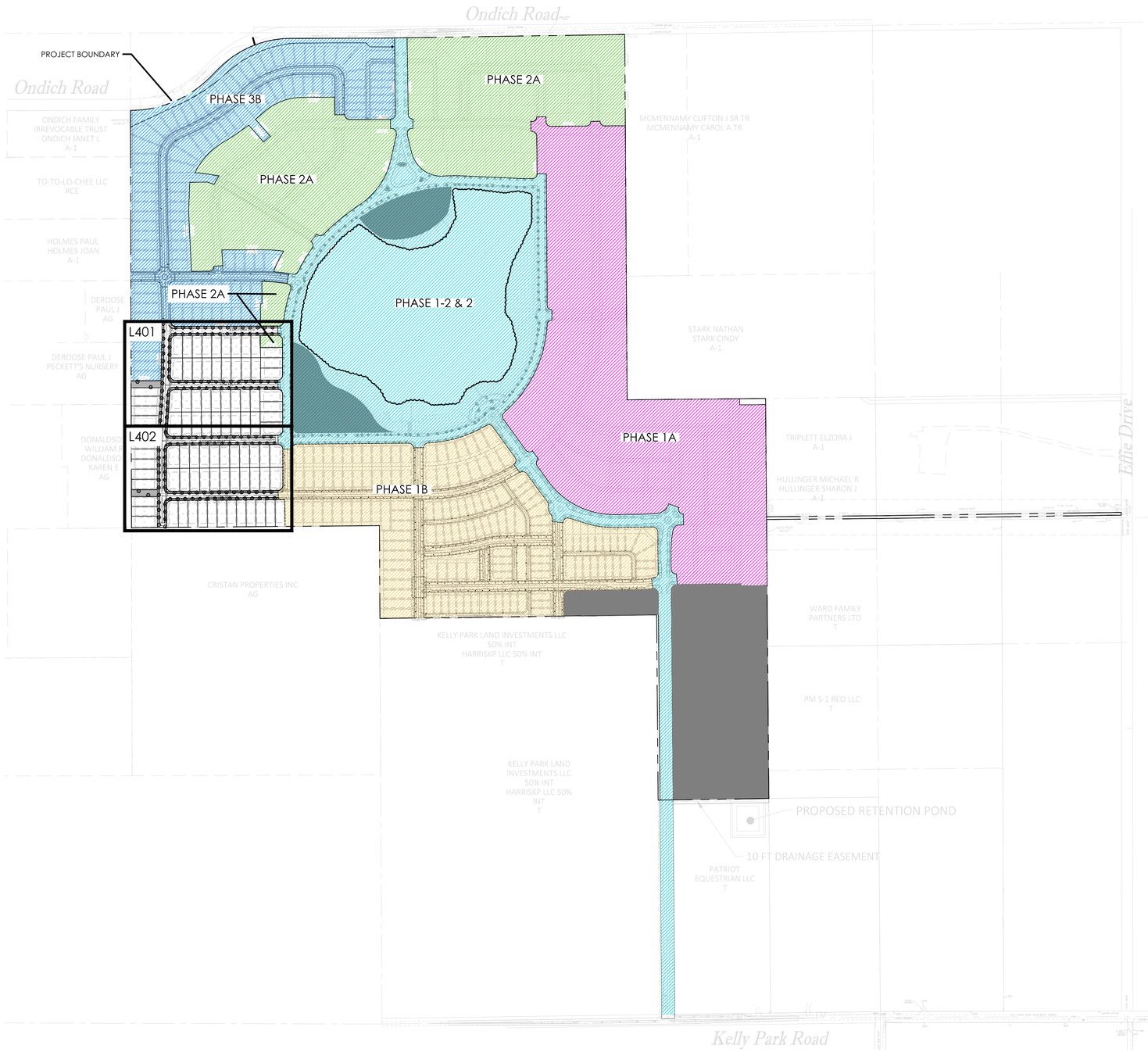

SCALE: 1" = 300'

0' 150' 300' 600'

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landscape architecture
community planning
FL #LA0001718

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Maitland, FL 32751
407.622.1588

CROSSROADS AT KELLY PARK - SW

Landscape Architecture
Dream Finders Homes
Apopka, Florida

OVERALL LANDSCAPE PLAN

PHASE 2B

DATE:	September 13, 2024
DRAWN BY:	BRL
CHECKED BY:	TWB
JOB NUMBER:	2022.145
FILE NAME:	2022145_G&B DEVELOPMENT-KELLY PARK SW_LSBASE_PH2B

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L400

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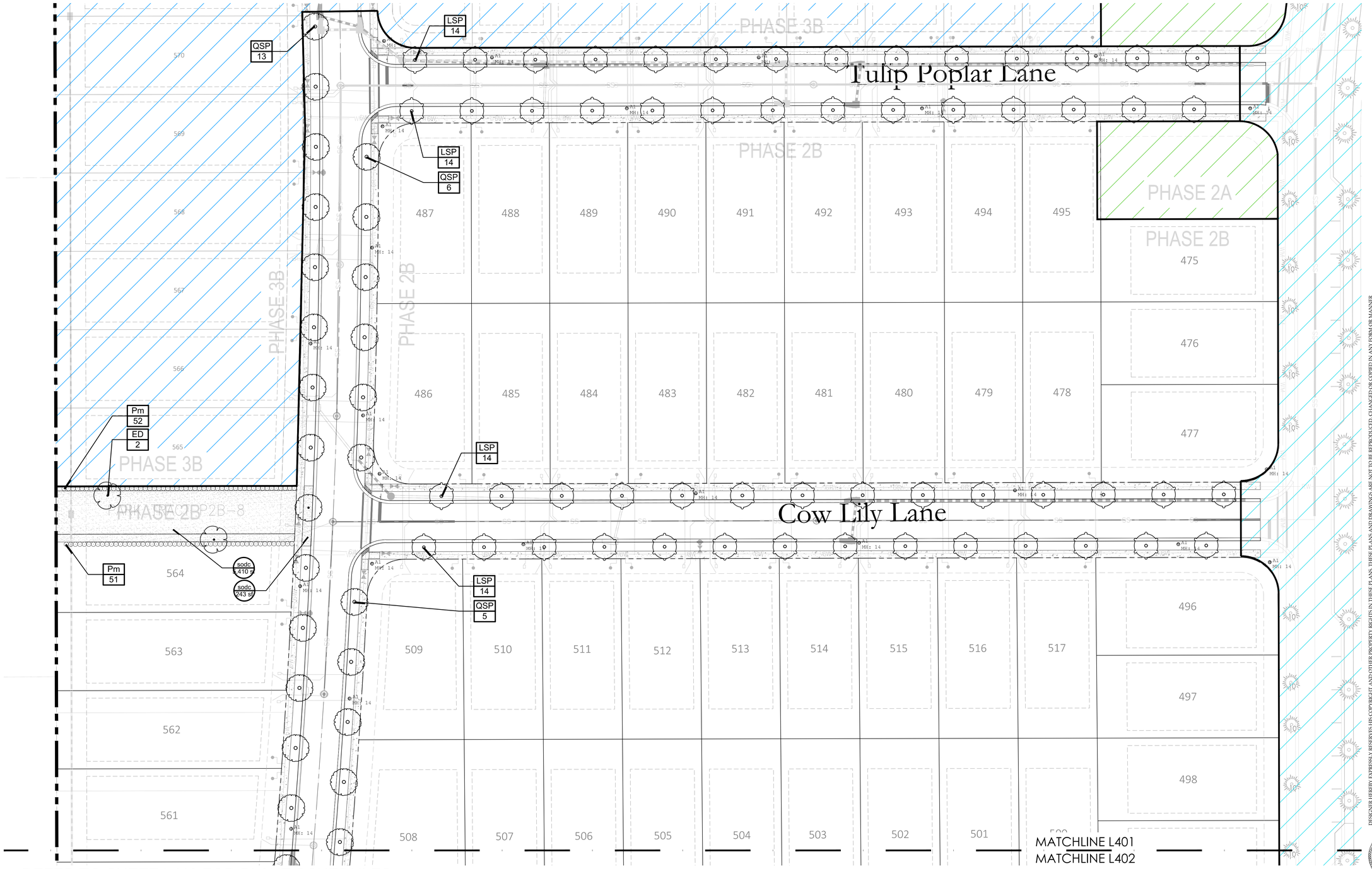

REFER TO SHEET L410 FOR PLANT SCHEDULES

NOTE:
STREET TREES ADJACENT TO LOTS WILL BE INSTALLED ON A LOT PER LOT BASIS AS EACH HOME IS BUILT AND IRRIGATED BY THE HOMES IRRIGATION SYSTEM.

LEGEND:

SODA	BERMUDA
SODB	BAHIA
SODC	ST. AUGUSTINE
PA	PLANTING AREA

NOTE:
STREET TREE SPECIES ARE CONCEPTUAL AND SUBJECT TO CHANGE PER FINAL APPROVAL

SCALE: 1" = 30'

0' 15' 30' 60'

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landscape architecture
community planning
FL #LA0001718

400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588

CROSSROADS AT KELLY PARK - SW
Landscape Architecture
Dream Finders Homes
Apopka, Florida
LANDSCAPE PLAN

PHASE 2B

DATE:	September 13, 2024
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JOB NUMBER:	2022.145
FILE NAME:	2022.145_G&B DEVELOPMENT-KELLY PARK SW_LSBASE_PH2B

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L401

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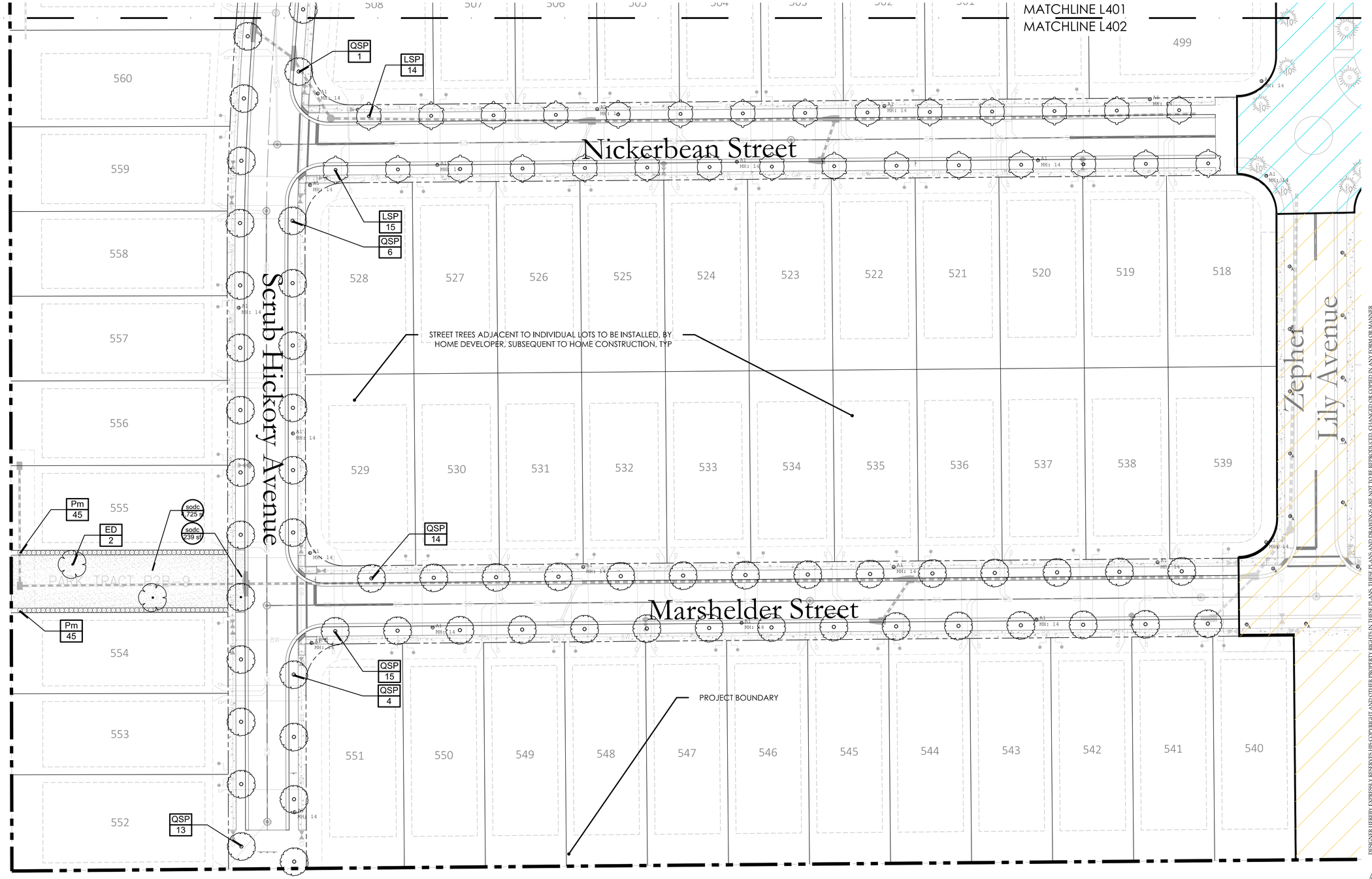

REFER TO SHEET L410 FOR PLANT SCHEDULES

NOTE:
STREET TREES ADJACENT TO LOTS WILL BE INSTALLED ON A LOT PER LOT BASIS AS EACH HOME IS BUILT AND IRRIGATED BY THE HOMES IRRIGATION SYSTEM.

LEGEND:

SODA	BERMUDA
SODB	BAHIA
SODC	ST. AUGUSTINE
PA	PLANTING AREA

NOTE:
STREET TREE SPECIES ARE CONCEPTUAL AND SUBJECT TO CHANGE PER FINAL APPROVAL

SCALE: 1" = 30'
0' 15' 30' 60'

BONNETT design group, llc
landscape architecture
community planning
FL #LA0001718

400 South Orlando Ave. Suite 201
Maitland, FL 32751
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CROSSROADS AT KELLY PARK - SW
Landscape Architecture
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LANDSCAPE PLAN

PHASE 2B

DATE:	September 13, 2024
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REVISIONS:

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Todd W. Bonnett, RLA # FL0001718

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PHASE 2B - CODE PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING
TREES								
	ED	4	Elaeocarpus decipiens	Japanese Blueberry Tree	3" cal., 10`-12` Ht.	NO	MEDIUM	AS
	QS	2	Quercus shumardii	Shumard Oak	3" DBH, min. 10` ht.	YES	LOW	AS
PARKWAY TREES								
	LSP	85	Liquidambar styraciflua	American Sweet Gum	3" DBH, min. 10` ht.	YES	LOW	AS
	QSP	77	Quercus shumardii	Shumard Oak	3" DBH, min. 10` ht.	YES	LOW	AS
SHRUBS								
	Pm	193	Podocarpus macrophyllus	Podocarpus	7 gal., full	NO	MEDIUM	36" o.c.

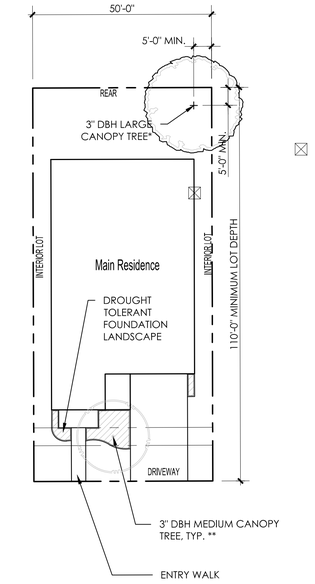
PHASE 2B - ENHANCED/OPTIONAL PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE
SOD/SEED							
	sodc	10,617 sf	Stenotaphrum secundatum	St. Augustine Grass	sod	NO	HIGH

*STREET TREES ADJACENT TO INDIVIDUAL LOTS TO BE INSTALLED, BY HOME DEVELOPER, SUBSEQUENT TO HOME CONSTRUCTION, TYP

No street trees within sight triangles per FDOT 212.

CODE REQUIREMENTS & CALCULATIONS:



NOTES:
1. ALL SERVICE EQUIPMENT AND UTILITY BOXES MUST BE FULLY SCREENED.
2. ALL LOT TREES SHALL BE A MINIMUM 3" DBH.

TYPICAL LOT LANDSCAPE PLAN

SCALE: 1" = 20'

NOTE:
TYPICAL LOT LAYOUT IS FOR DESIGN INTENT ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION DOCUMENTATION.

*LARGE CANOPY TREES INCLUDE:

Acer barbatum	Florida Maple
Acer rubrum	Red Maple
Quercus shumardii	Shumard Oak
Quercus virginiana	Live Oak
Ulmus alata	Winged Elm

**MEDIUM CANOPY TREES INCLUDE:

Cercis canadensis	Redbud
Eleocarpus dicipens	Japanese Blueberry
Ilex x East Palatka	East Palatka Holly
Ilex cassine	Dahoon Holly
Ilex opaca	American Holly
Lagerstroemia indica	Crape myrtle
Tabebuia chrysotricha	Gold Tabebuia
Tabebuia impetiginosa	Purple Tabebuia

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CROSSROADS AT KELLY PARK - SW
Landscape Architecture
Dream Finders Homes
Apopka, Florida

PLANTING SCHEDULES

PHASE 2B

DATE: September 13, 2024
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2022.145
FILE NAME: 2022.145_G&B DEVELOPMENT-KELLY PARK SW_L410-SE_P02B

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Todd W. Bonnett, RLA # FL0001718

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GENERAL REQUIREMENTS

The Landscape Contractor shall be responsible for all materials and all work as called for on the landscape plans. The list of plant quantities accompanying the plans shall be used as guide only. If a discrepancy occurs between the plans and the plant list, the plans shall control.

The Landscape Contractor shall warranty all trees for a period of one (1) year and shrubs and ground covers for a period of six (6) months from the time of final acceptance by Owner and Landscape Architect.

The Landscape Contractor shall be wholly responsible for the stability and plumb condition of all trees and shall be legally liable for any damage caused by the instability of any plant material. Staking of trees and palms, if required, shall be done utilizing a method agreed upon by the Landscape Architect.

The Landscape Contractor shall research plans and contact appropriate agencies to determine the location of any utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported to Landscape Architect or Owner immediately.

All plant material and sodded areas shall have an automatic underground irrigation system providing 100% coverage.

Positive drainage shall be maintained away from all structures on the site.

PLANT SPECIFICATIONS

All nursery stock plant material shall be Florida #1 or better in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition as published by the Florida Department of Agriculture and Consumer Services- Division of Plant Industry.

All plant material shall be planted, fertilized and mulched as per the plant details and planting specifications noted on the plans.

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are delivered to the site. The plants shall have tops which are good quality and in a healthy growing condition. Established container grown plant material shall be grown in that container sufficiently long enough for the new fibrous roots to have developed enabling the root mass to retain it's shape when removed the container. Plants which have become root bound in the container are unacceptable.

All plant material that is not container grown shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants may be pruned prior to delivery only upon the approval of the Landscape Architect.

FERTILIZER

Two fertilizers shall be used on all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags bearing the manufacturer's statement of analysis. Granular fertilizer shall be a controlled release variety meeting the following requirements: sixteen percent (16%) nitrogen, four percent (4%) phosphorus, eight percent (8%) potassium, plus iron. tablet fertilizer ("Agriform" or approved equal) in 21 gram size shall meet the following requirements: twenty percent (20%) nitrogen, ten percent (10%) phosphorus, five percent (5%) potassium.

Application Rates:

Plant size	16-4-8	"Agriform" tablet (21 grams)
1 gallon	1/4 lb.	1 tablet
3 gallon	1/3 lb.	2 tablets
7-15 gallon	1/2 lb.	4 tablets
1" - 6" caliper	2 lbs. per 1" caliper	2 tablets per 1" caliper
6" + caliper	3 lbs. per 1" caliper	2 tablets per 1" caliper

Sodded areas shall receive an application of the granular fertilizer (16-4-8) at a rate of 1/2 lb. of Nitrogen per 1,000 square feet of sod area.

"Palm Special" fertilizer shall be applied to all palms at installation at a rate of 1 1/2 lbs. per 100 square feet of canopy area. Palm fertilizer shall be a controlled release variety containing chelated micro nutrients and a ratio of N-P-K-Mg of 2:1:3:1.

SOIL

Planting soil for use in preparing the backfill material for planting pits shall be added a rate of fifty percent (50%) planting soil to fifty percent (50%) existing soil. This soil mix shall be used in all plant pits except Sabal Palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil of loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and be free of heavy clay, stones larger than 1" in diameter, noxious weeds and plants, sod, partially disintegrated debris, insects or any other undesirable material, plants or seeds that would be toxic or harmful to plant growth.

MULCH

All plant beds and tree watering basins shall be top dressed with three inches (3") of pine bark mini-nuggets mulch.

SOD

Refer to Landscape Plan for limits of sod.

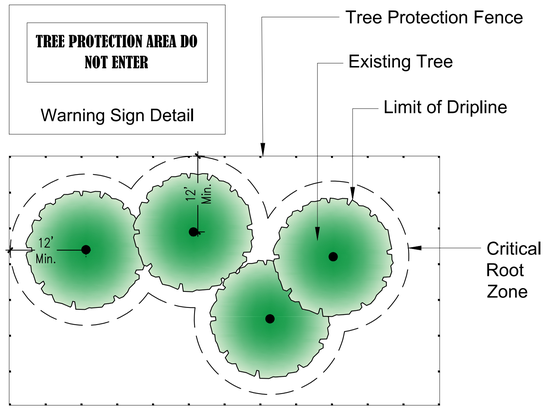
All areas disturbed by construction (including material staging, equipment storage, temporary facilities, site access, construction staff parking, etc.) beyond the minimum limits of sod as shown on the Landscape Plan shall be sodded as needed.

All lawn areas to receive sod shall be disked four (4) to six (6) inches and graded to establish a level finished grade ensuring positive drainage from all structures. All debris shall be removed from the site.

Sod shall be free of weeds and pests. It shall be laid evenly with tight fitting joints and rolled. The sod shall contain moist soil which does not fall apart or tear when lifted.

See plant list for specific sod species and locations.

See 'Fertilizer' for requirements of all sodded areas.



NOTES

5.3.9. - Tree Protection During Construction

A. **Owner's Responsibility.** During construction, the landowner or developer shall be responsible for the erection of any and all barriers necessary to protect trees within a tree protection area or other existing vegetation to be retained from damage both during and after construction.

B. **Tree Protection Fencing**

1. **Where Required.** Trees within the tree protection area, shall be fenced with a sturdy and visible fence before grading or other development activity begins. Fencing shall be erected no closer than one linear foot to the tree's drip line. The Director shall consider the existing site conditions in determining the exact location of tree protection fencing. Nothing shall prevent the use of alternative tree protection measures, as approved by the Director.

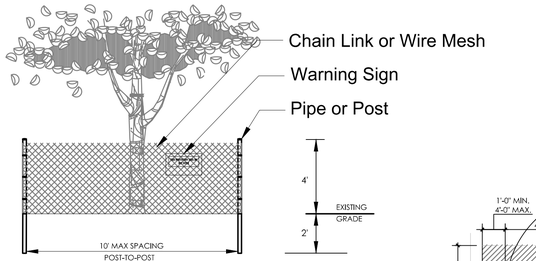
2. **Type of Fencing.** All fencing required by this section shall be a minimum four feet high and be made of durable construction (i.e., chain link or wooden post with 2x4 wire mesh). Posts shall be located no more than ten feet on-center. Chain link or wire fencing utilized as tree protection fencing shll not be required to be vinyl coated. Passive forms of tree protection may be utilized to delineate tree protection areas that are remote from areas of land disturbance. These must be surrounded by fencing, continuous rope, or durable taping (minimum four inches wide).

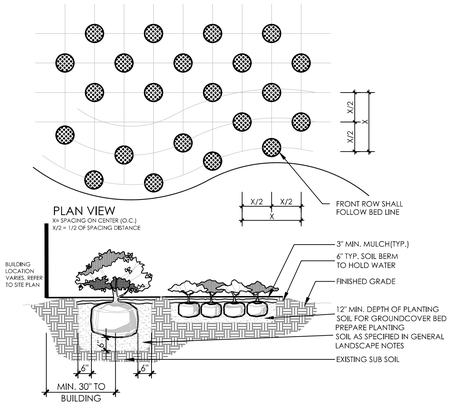
3. **Signage.** Signs shall be installed on the tree protection fence visible on all sides of the fenced-in area at a rate of at least one for every 150 linear feet. The size of each sign must be a minimum of two feet by two feet and shall contain the following language: "TREE PROTECTION AREA;KEEP OUT."

4. **Inspection**. All tree protection measures shall be inspected and approved by the Director prior to start of any land disturbing activities. Failure to have tree protection measures in place prior to land disturbance (other that surveying) is a violation of this LDC.

5. **When Required.** No construction, grading, equipment, or material storage, or any other activity shall be allowed within the fenced area. Fencing shall be maintained until after the final site inspection.

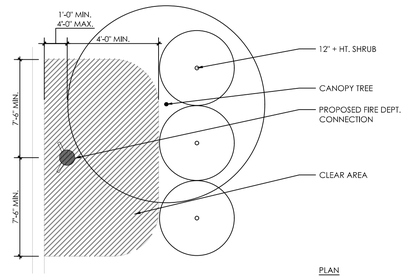
Figure 5.3.9.B.1: Tree Protection Fencing





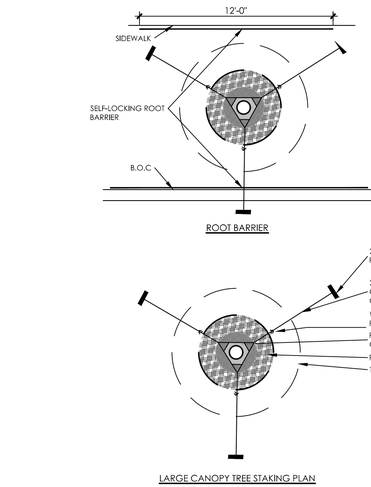
SHRUB AND GROUNDCOVER PLANTING DETAIL

N.T.S.



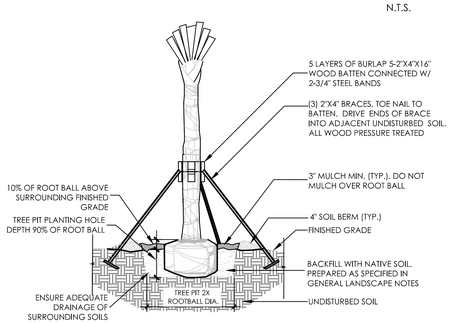
TYPICAL PLANTING AT FIRE HYDRANT

N.T.S.



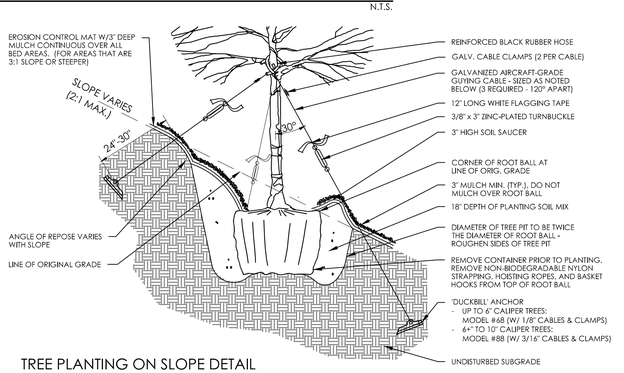
LARGE CANOPY TREE PLANTING DETAIL

N.T.S.



HURRICANE CUT PALM PLANTING DETAIL

N.T.S.



TREE PLANTING ON SLOPE DETAIL

N.T.S.

NOTE: TREE SUPPORT MATERIALS SHALL BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. THIS IS USUALLY DONE AFTER 6 MONTHS FOR SHADE TREES AND 1 YEAR FOR PALM TREES.

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CROSSROADS AT KELLY PARK - SW
Landscape Architecture
Dream Finders Homes
Apopka, Florida
LANDSCAPE DETAILS & NOTES

PHASE 2B

DATE: September 13, 2024
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2022.145
FILE NAME: 2022.145_G&B DEVELOPMENT-KELLY PARK-SW_LSBASE_PH2B

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SECTION 32.92.00 SODDING

PART 1– GENERAL

1.01 SCOPE OF WORK

A. This section shall govern the furnishing of all sod, labor, materials, equipment and services necessary for the complete installation of all sodding and other items necessary to complete the work as shown on the drawings and as specified herein

1.02 GENERAL REQUIREMENTS

A. See drawings for area to be sodded
B. Labor crews shall be directed by a landscape foreman experienced in plant materials, planting, reading blueprints, and coordination between job and nursery
C. Coordinate work with other related work in order to expedite installation of work

1.03 APPLICABLE DOCUMENTS

A. The following publications of the issues listed below form a part of this specification.
A.1. American Joint Committee on Horticultural Nomenclature (AJCHN) Standard Plant Names, Second Edition (1942)
A.2. American National Standards Institute (ANSI)– Z60.1–2004 Nursery Stock (sponsored by the American Association of Nurserymen, Inc.)
A.3. Grades and Standards for Nursery Plants, Part I and Part II, State Plant Board of Florida

PART 2– MATERIALS

2.01 TOPSOIL

A. If the quantity of existing stored or excavated topsoil is inadequate for sodding, sufficient additional topsoil shall be furnished. Topsoil furnished shall be a natural, fertile, friable soil, possessing characteristics of representative productive soils in the vicinity. It shall be obtained from naturally well–drained areas. Topsoil shall be without a mixture of subsoil and free from Johnson grass (Sorghum halepense), Nutgrass (Cyperus rotundas) and objectionable weeds and toxic substances.

2.02 LIME

A. Shall be ground limestone (Dolomite) containing not less that 85% of total carbonates, and shall be ground to such a fineness that 50% will pass a 100–mesh sieve and 90% will pass a 20–mesh sieve.

2.03 FERTILIZER

A. Commercial, fertilizer shall be 8–8–8 formulation, of which 60% of the nitrogen is in the urea–formaldehyde form and shall conform to the applicable State Fertilizer laws. It shall be granulated so that 80% is held on a 16–mesh screen, uniform in composition, dry and free–flowing.

2.04 SOD

A. Sod shall be St. Augustine Floratam or Bahia Argentine, as noted on the plans. Sod shall be fresh, healthy, living stems and attached roots. Sod shall be obtained from approved sources where the sod is heavy and thickly matted and free from ground pearl and fairy ring. The soil depth shall be uniform and 1"– 1–1/2" thick. Sod shall be free of Nutgrass (Cyperus rotundas), Johnson grass (Sorghym halepense), and other objectionable weeds, and shall not contain material which might be detrimental to the development of the turf.

2.05 REQUIREMENTS

A. All areas within the limits of work indicated for sodding and all areas disturbed by the Contractor's operations, shall be grassed (sodded).

PART 3– EXECUTION

3.01 INSTALLATION

A. Grading: Areas to be grassed shall be graded to remove depressions, undulations, and irregularities in the surface before grassing.
B. Tillage: When it is determined by a Landscape Architect that the soil conditions warrant special attention, the area to be grassed shall be thoroughly tilled to a depth of 3" using a plow and disc harrow or rotary tilling machinery until a suitable seed bed has been prepared and no clods or clumps remain larger that 1"– 1–1/2" diameter.
C. Applying Lime: The pH of the soil shall be determined. If the pH is below 5.0, sufficient lime shall be added to provide a pH between 5.5 and 6.5. The lime shall be thoroughly incorporated into the top three or four inches of the soil. Lime and fertilizer may be applied in one operation.
D. Applying Fertilizer: Fertilizer shall be applied at the rate of 10 pounds per 1,000 sq. ft. and shall be broadcast over the surface after the sod has been placed.
E. Sodding: Sod shall be placed within 48 hours of harvesting. In addition sod shall not be left stacked for longer that 24 hours.
F. Placing Sod: The soil shall be soaked just prior to placing sod. Each block or strip of sod shall be butted firmly against the last. Gaps shall be filled with pieces of sod and topsoil. The sod shall not be stretched while placing. Immediately after placing sod, roll to provide firm contact with soil.
G. Watering: Sodding will not be authorized unless the planting soil has a moisture content level sufficient to prevent the immediate drying out of newly placed sod. Water shall be applied prior to sodding operations. At least one–half inch of water shall be applied uniformly to all areas to be sodded. In addition, watering will be required over all areas on which sodding has been completed. This application shall be made not later than 30 minutes after sodding has been completed and shall amount to at least one–half inch of water over the entire area sodded. Watering shall be done in a manner which will prevent erosion due to the application of excessive quantities in a concentrated area. Water source shall be provided by the Owner.
H. Winter Cover: All areas to be grassed shall be protected against erosion at all times. For protection during winter months, Italian Ryegrass shall be planted at the rate of four pounds per 1,000 sq. ft. on all areas which are not protected by permanent grass.
I. Clean–up: All excess soil, excess grass materials, stones, and other waste shall be removed from the site daily and not allowed to accumulate. All paved areas shall be kept clean at all times.
J. Maintenance shall begin immediately following the last operation of sodding and continue until final acceptance. Maintenance shall include watering, mowing, replanting, and all other work necessary to produce a uniform stand of grass. Grassing will be considered for final acceptance when the permanent grass is health and growing on 100% of area to be sodded

3.02 QUALITY CONTROL

A. Contractor quality control shall apply to all work in this Section in accordance with the provisions of Division I, General Requirements. Except where specific testing, and approval shall be performed by the Contractor's quality control representative or a member of his staff. Where it is specified that a submission be made to others for approval, the CQC representative shall check the submission and satisfy himself that it complies with contract requirements prior to submission to others for approval.

3.03 CONTRACTOR'S RECORD OF CERTIFICATION

A. Contractor's records of certification will be required for the following, and three copies each of all documentation shall be furnished the Owner for record purposes:
A.1. Certificate of Conformance will be required for the following
A.1.1. Sod
A.1.2. Fertilizer
A.1.3. Topsoil
A.1.4. Lime
A.2. Test Reports: The results of laboratory tests performed on the topsoil material shall be submitted. The reports shall include the pH level, the amount of organic matter, and available phosphoric acid and potash of the soil intended for use in the work.

3.04 REQUEST FOR FINAL ACCEPTANCE

A. The Contractor shall submit to the Owner or his Representative two copies of a written request for final acceptance of the grassing work. The request shall be submitted at least ten days prior to the anticipated date of acceptance. The condition of the grass will be noted, and the Contractor will be notified if maintenance is to continue

3.05 GUARANTEE AND REPLACEMENT

A. All sod shall be guaranteed for a period of thirty (30) days from the time of job acceptance.
B. Replacement of sod necessary during the maintenance period shall be the responsibility of the Contractor, except for possible replacements of sod due to theft, vandalism, neglect by Owner or acts of negligence of the part of others.
C. At the end of the guaranty period, and at any time during the period, any sod that dies or is not in satisfactory condition, as determined by the Owner and the Landscape Architect, shall be removed and replaced with new, healthy material of the original. The new material shall be guaranteed as outlined above. The Landscape Contractor shall be responsible for the cost of the material and labor.
D. The time limit may be extended by agreement by agreement for any material in questionable condition at the end of the guaranty period.

END OF SECTION 32.92.00

SECTION 32.93.00

PART1– GENERAL WORK

1.01 SCOPE OF WORK

A. This section covers furnishing and installing all landscape plants and not–plant materials covered by the drawings and these specifications. The work shall include materials, labor, equipment and services as described herein and indicated on the drawings. Also, the work shall include the maintenance of all plants and planting areas until acceptance by the Owner, and the fulfillment of all guarantee provisions as herein specified

1.02 PLANTING LAYOUT

A. Before beginning work, the Contractor shall investigate and verify, in the field, the existence and location of all underground utilities and irrigation piping, and take precautions to prevent their disturbance. It shall be the responsibility of the Contractor to obtain all such information as it is made available. Plans and specifications of related work may be obtained from the Owner.
B. The Contractor shall locate all general reference points; take precautions to prevent their disturbance; perform the layout work; be responsible for all lines, elevations and measurements of work executed under the contract; exercise proper precaution to verify figures on drawings before laying out work; and be responsible for any error resulting from failure to exercise such precaution. The Contractor shall make field measurements for his own work and be responsible for its accuracy.
C. Discrepancies between conditions existing on the site and conditions indicated on the drawings shall be called to the attention of the Owner before or at the time plant locations are staked out.
D. In the event of a variation between the plant list and the actual number of plants shown on the plans, the plans shall control.

1.03 HORTICULTURAL STANDARDS

A. Unless otherwise noted, plant material, including collected materials, shall be grade FLORIDA NO. 1 or better as outlined under Grades and Standards for Nursery Plants, Part I and Part II, State Plant Board of Florida; and shall also conform to American Standard for Nursery Stock, ANSI (American National Standards Institute, Inc.) Z60.1–2004 as approved by the American Association of Nurserymen.
B. All plant names shall conform to the names given in Standardized Plant Names, 1942 Edition, prepared by the American Joint Committee on Horticultural Nomenclature. Names of varieties not included therein shall conform generally with names accepted in the nursery trade. All plant materials shall be true to botanical, common and variety name. Botanical name shall have precedence over common name.
C. The Landscape Architect shall have the right, at any stage of the operations,to reject any and all work and materials that, in their opinion, do not meet with the requirements of these Specifications, Such rejected material shall be removed from the site and acceptable material substituted in its place.

1.04 CERTIFICATES OF INSPECTION

A. All plant material shall be inspected by the Florida Department of Agriculture, as required by state law. Plants of a grade less than that specified in the article titled HORTICULTURAL STANDARDS will not be accepted.

PART 2– MATERIALS

2.01 SOIL BACKFILL

A. Soil for backfilling planting areas and plant pits shall be the existing surface soil, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones, stumps, roots, trash, toxic substances, mortar, cement, limerock, asphalt, or any other material that may be harmful to plant growth or hinder planting operations. Poorly drained soils shall not be used.
B. Soil amendments shall be added to the soil in the amount and manner prescribed by soil analysis to obtain a pH of 5.5 to 6.5. Results from soil analysis and a list of the prescribed amendments shall be presented to the Owner and verified by the Landscape Architect prior to being incorporated into the soil.
C. If additional soil is required, it shall be furnished by the contractor and shall be a natural, friable soil representative of productive, well–drained soils in the vicinity. It shall be obtained from well drained areas which have never been stripped before; and shall be free of admixture of subsoil and foreign matter, stones, toxic substances, and any material or substance that may be harmful to plant growth.
D. The Contractor shall provide the following information on imported topsoil:
D.1. Specific location from which topsoil will be (or was) stripped.
D.2. Present Owner of that property.
D.3. Approximate amount of topsoil available
D.4. Test results showing topsoil composition and analysis
E. Soil test shall be performed by a qualified soils laboratory, in accordance with "Methods of Soils Analysis–Agronomy #9" as published by the American Society of Agronomy, and shall be performed at the Contractor's expense.
F. Planting soil backfill for raised architectural planters, if applicable, shall consist of 40% potting soil, 40% coarse washed builders sand and 20% horticultural perlite.
G. Areas designated to be planted with flowering annuals, if applicable, shall be excavated to a depth of 8" and backfilled with a mixture consisting of 40% peat, 40% D.O.T. (coarse) sand, 10% pine bark (decomposed) and 10% cypress chips.
H. Planting soil backfill for tree wells, if applicable, shall be $\frac{2}{3}$ approved topsoil and $\frac{1}{3}$ coarse washed builder's sand

2.02 FERTILIZER

A. Commercial fertilizer shall be Florikan18–6–8 Premium Ornamental formulation, 100 day slow release, available from ESA Corp., Sarasota, Florida USA, www.florikan.com, PH 941.377.8666, or approved equal. Fertilizer shall be uniform in composition, dry and free flowing.
B. Specimen plants– A transplant amendment shall be used which is formulated as a transplant preparation to inoculate landscape trees and/or shrubs with live beneficial mycorrhizal fungi when planting. It contains highly selected endo and ectomycorrhizae fungi that will quickly colonize the roots of new transplants to provide the best possible conditions for the roots to become as effective as possible during the establishment period and beyond. Both endo and ectomycorrhizal inoculants are combined with Trichoderma, humic acids, beneficial bacteria, soluble sea kelp, yucca plant extracts, to promote rapid root development. To reduce transplant stress and watering maintenance, and to slow release all soluble components of the formulation, water management gel is added to complete the package.
C. Specimen Palm plants– shall be treated when planting with an inoculum of live beneficial mycorrhizal fungi to promote new feeder roots and mycorrhizal development on newly planted palms. The inoculum shall contain highly selected endomycorrhizal fungi that will quickly colonize roots of palms to provide the best possible conditions for the roots to grow and extract from the root zone water and nutrients. The mycorrhizal fungi shall be combined with humic acids, biostimulants, beneficial bacteria, soluble sea kelp, yucca plant extracts, fulvic acid, nitrogen, phosphorous, potassium, and chelated magnesium, manganese, iron and zinc, to promote rapid root development.

2.03 DOLOMITIC LIMESTONE

A. Dolomitic limestone shall be a natural limestone, designated for agricultural use, shall contain not less that 85 percent of total carbonates, and shall be ground so that 50 percent will pass a 100 mesh sieve and 90 percent will pass a 20 mesh sieve.

2.04 PRE–EMERGENCE WEED CONTROL

A. Weed control shall be Ronstar 2G as manufactured by Bayer Environmental Science, Canada, PH 888.283.6847, www.bayeres.ca or Pendulum Aqua Cap as manufactured by BASF– The Chemical company, Florida USA. http://bettervm.basf.us/ or an approved equal.

2.05 WATER

A. Water will be available for use on site during landscape installation at no cost to the Contractor. Care shall be exercised to assure that water is kept free of harmful chemicals, acids, alkaline, or any substance that might be harmful chemicals, acids, alkaline, or any substances that might be harmful to plant growth.

2.06 ANTIDESICCANT

A. Anti–desiccant shall be an emulsion type, film–forming agent designed to permit transpiration, but retard excessive loss of moisture from plants, such as Dowax by Dow Chemical Co., or Wilt–Pruf by Nursery Specialty Products, Inc., or an acceptable equal. The anti–desiccant shall be delivered in the manufacturer's fully identified containers and shall be mixed in accordance with manufacturer's instructions.

2.07 BORICIDE

A. Boricide shall be Onyx manufactured by FMC www.fmcprosolutions.com

2.08 MULCH

A. All mulch shall be pine bark mini nuggets, 100% organic, Grade "B", or better. Alternative mulch types, if so identified on the drawings shall be used.

2.09 GUYING AND STAKING MATERIAL

A. Stakes or supporting trees shall be ArborBrace or ArborGuy Tree Guying System as shown per details.

2.10 DRAINAGE GRAVEL

A. Where indicated on the drawings, or where soil conditions deem it necessary, the Contractor shall install gravel subdrains beneath trees and/or planting areas to aid in soil drainage and percolation. The subdrain shall be constructed as detailed on the drawings, or as directed by the Landscape Architect. Drainage gravel shall consist of washed, clean gravel $\frac{1}{4}$ inch to 2 inches in size.

2.11 SOIL SEPARATION MATS/FILTER FABRIC

A. Soil separation mats, if indicated on the drawings, shall be Mirafi 140N as manufactured by TenCate, or approved equal. Mats shall be installed as indicated on the drawings, and edges overlapped a minimum of 4 inches. Care shall be take to prevent tearing or excessive crushing during the installation process.

2.12 QUALITY OF PLANT MATERIAL

B. During inspection, as set forth hereinafter, all plant material will be judged, and rejections shall be based upon these standards. All plants shall comply with federal and state law requiring inspection for plant diseases and infestations. Inspection certificates required by law shall be made available to the Owner or Owner's representative at his/her request
C. In determining the quality of plant material, the following elements will be valued:
C.1. Root condition
C.2. Plant size (above ground)
C.3. Insect and disease free condition
C.4. General appearance (color, shape, pruning)– a deficiency in one or more of these areas will be sufficient reason to reject selectively or by lot.
D. The Landscape Architect shall have the right, at any stage of the operations, to reject any and all work and materials which, in their opinion, do not meet with the requirements of these specification. Such rejected material shall be removed from the site and acceptable material substituted in its place.

2.13 SIZE AND MEASUREMENTS
A. Plants shall be measured when branches are in their normal position. Heights and spread dimensions specified refer to the main body of the plant and not to extreme branch tip to tip. The measurements specified are the minimum size acceptable and where pruning is required, these proper proportion as outlined in Florida Department of Agriculture, Grades and Standards for Nursery Plants Part I and II. Caliper of trees shall be take 12 inches above ground level and shall be determining measurement for trees.
B. Plants that have been headed back to conform to the size specified will not be acceptable. Plants larger than specified may be used if approved the Owner; however, the use of such plants shall not increase the contract price.

2.14 LABEL

A. Plant materials shall have durable, legible labels stating, in weather resistant ink, the correct botanical and common names and size as indicated in the Plant List. Each plant, or sufficient representative samples of each delivered shipment, shall have labels securely attached in a fashion that will interfere with normal plant growth. Plant materials that have (or will have) a seasonal bloom shall be tagged with labels indicating the specific variety of that species' botanical and common name.

2.15 BALLED / BURLAPPED / WIRE BALLED / BURLAPPED PLANTS

A. All ball sizes shall be of a diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant after planting. All balls shall be firm, shall not be broken or cracked, and shall be wrapped and securely tied with heavy twine or wire. All trees shall be root pruned a minimum of 6 weeks before delivery.
A.1. When the tree is root pruned, the tree crown shall be selectively thinned to reduce the volume of the crown. This shall consist of thinning and shaping only. Care shall be taken to assure that the plant form will not be distorted and will remain typical of the species growth characteristics.
B. Plants designated B&B or WB&B in the Plant List shall be adequately balled with firm, natural balls of soil in sizes at least equal to those set forth in ANSI Z60.1–2004. Balls shall be firmly wrapped with jute burlap or equivalent cloth capable of rotting in the ground.
B.1. No balled plant shall be planted if the ball is cracked, mushroomed, or broken either before or during the process of planting. Trees grown in grow bags shall not be acceptable. Synthetic strings, straps, and burlap material shall be properly removed from the rootball. Synthetic burlap is to be totally removed from the rootball

2.16 COLLECTED PLANTS

A. All plant material (except Wax Myrtles and Sabal Palms) shall be nursery grown. Collected plants shall have been grown under climatic conditions similar to those in the locality of the project. All collected plants shall meet the requirements as specified and shall meet all specified grades and standards, unless otherwise qualified in the Plant List or these specifications. Rootballs shall be increased in size one third greater that nursery grown plants.

2.17 CONTAINERIZED PLANTS

A. All container grown plants shall be well rooted and established in the container in which they are delivered to the site. The plants shall have been in that container sufficiently long for the fibrous roots to hold the soil together when the plant is removed from the container. Container grown plants found to be root–bound during planting will bot be acceptable. Containerized trees have a tendency to dry out quickly. The Contractor shall be responsible for hand watering the trees at time of delivery through the time of final acceptance at a rate consistent with the nursery watering schedule to assure that the tree does not go into shock.

2.18 SPECIMEN PLANTS

A. After receiving the Notice to Proceed, the Contractor shall locate all plants specified as specimen. The Contractor shall notify the Owner so they may agree on a time to mutually inspect the selected plants. The Owner will inspect and tag those plants that are acceptable for use. Expenses incurred by the Owner for any subsequent inspection of specimen plants, at any time, in addition to the mutually agreed time, shall be responsibility of the Contractor.

2.19 PALMS (if required)

A. Palms, except cabbage palms and unless otherwise indicated, shall be burlapped. Buds of palms shall be tied and supported in an upright position in accordance with the guidelines of Florida Dept. of Agriculture, Grades and Standards for Nursery Plants, Part II, Palms and Trees.
B. Special care shall be applied to the handling and planting of palms. Unless otherwise indicated, palms shall have heavy straight (unless curved is noted) trunks with full heads. Washingtonia palm rootballs shall be dug with a minimum of 5' diameter ball 3' deep. Where Sabal palms are specified with fronds, the head shall be tied and supported during transport with a 2"x4" tied parallel to the trunk extending up to the foliage. Avoid excessive pressure on the petioles when tying the head. Date Palm heads shall be tied using 4"x4" wood poles.

2.20 FLOWERING ANNUALS

A. Landscape Contractor to submit "Flowering Annuals" selections to Owner's Representative and/or Landscape Architect for approval prior to purchasing. Flowering annual selections to be based on availability, quality, and growing season. Locations and spacing as indicated on drawings.

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407.622.1588

CROSSROADS AT KELLY PARK - SW
Landscape Architecture
Dream Finders Homes
Apopka, Florida
LANDSCAPE DETAILS & NOTES

PHASE 2B

DATE: September 13, 2024
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2022.145
FILE NAME: 2022.145_G&B DEVELOPMENT-KELLY PARK SW_LSBASE_PH2B
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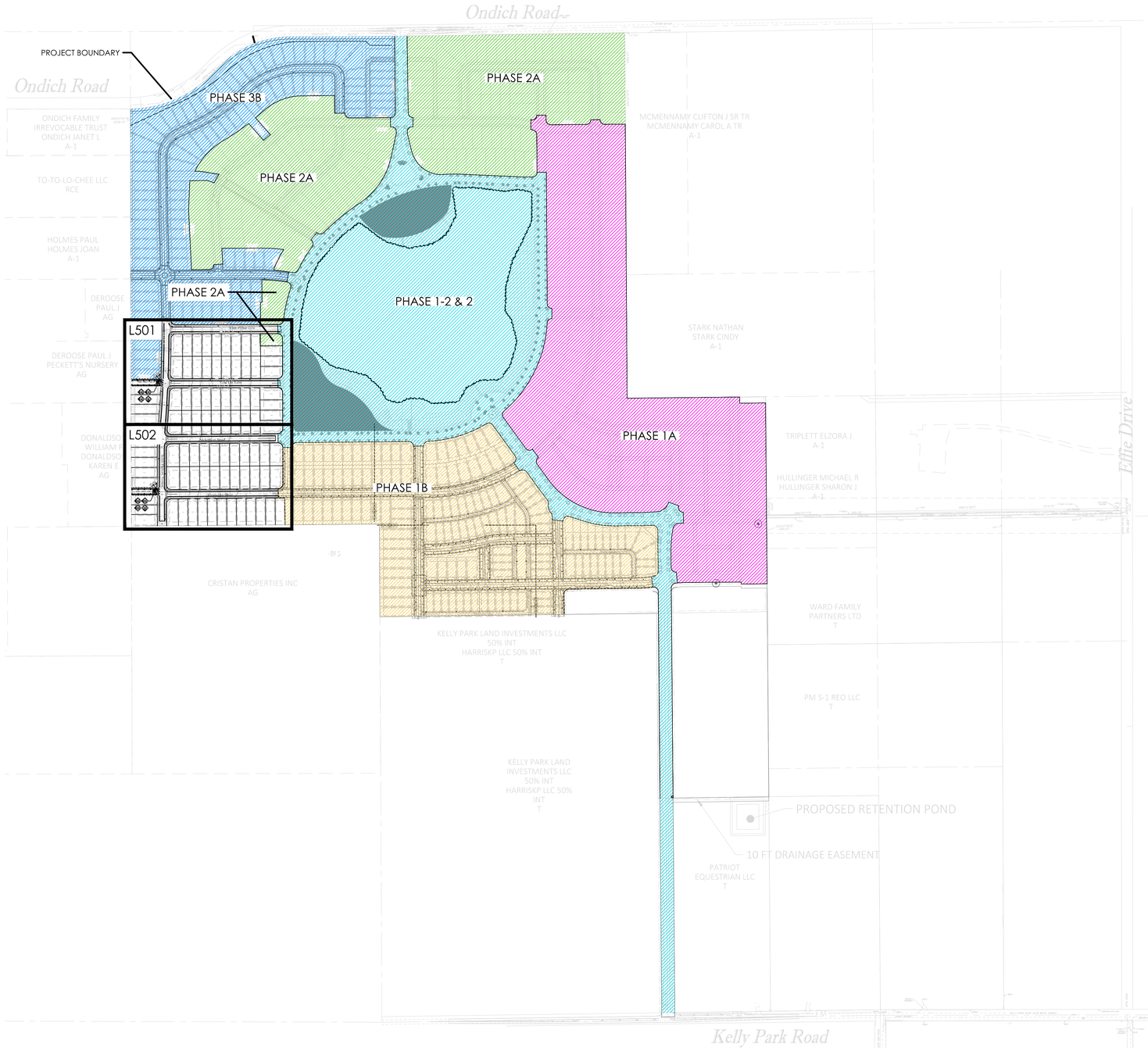

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0' 150' 300' 600'

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CROSSROADS AT KELLY PARK - SW

Landscape Architecture
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Apopka, Florida

OVERALL IRRIGATION PLAN

PHASE 2B

DATE:	September 13, 2024
DRAWN BY:	BRL
CHECKED BY:	TWB
JOB NUMBER:	2022.145
FILE NAME:	2022.145_G&B DEVELOPMENT-KELLY PARK SW_IRBASE_PH2B

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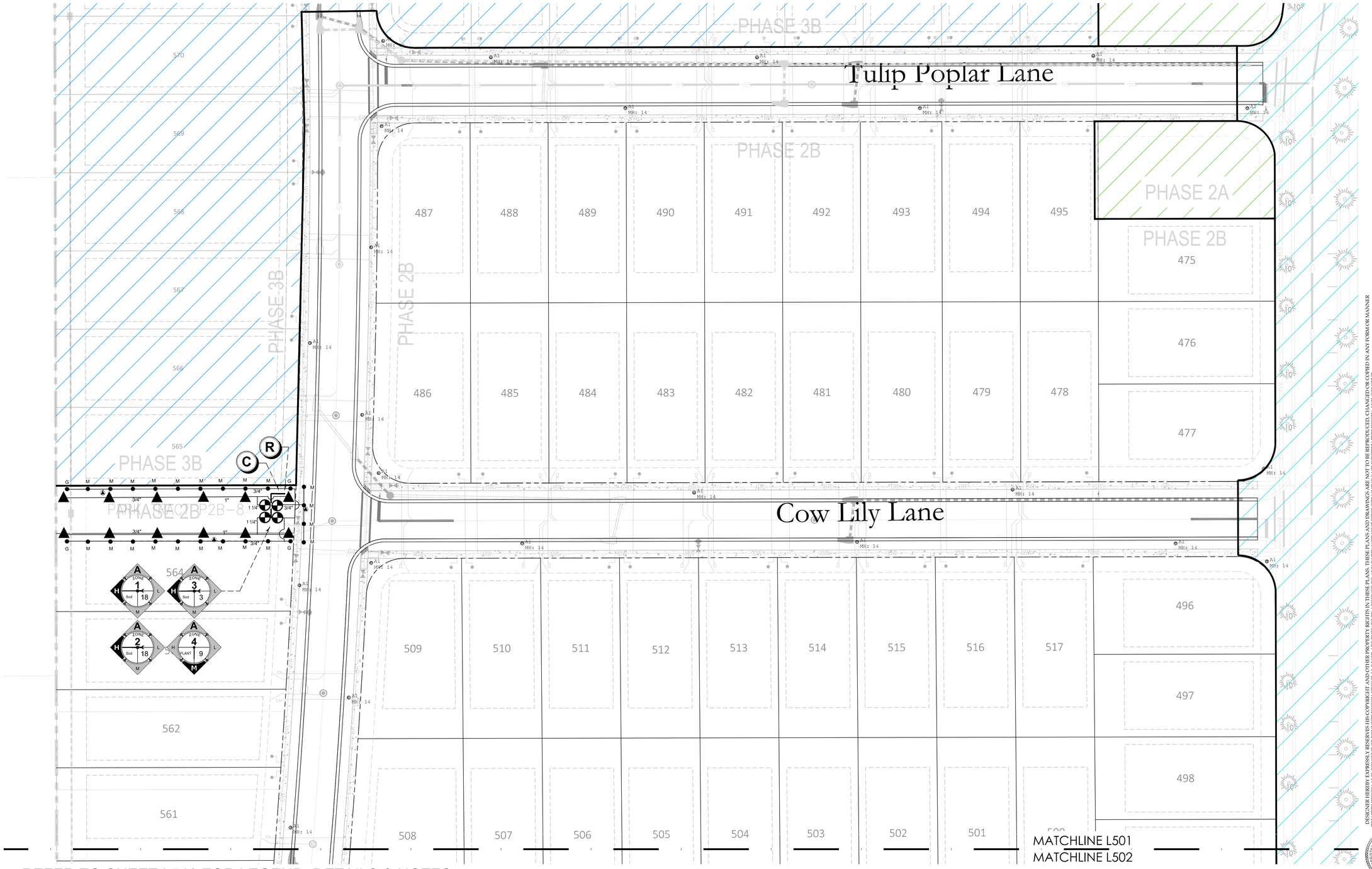

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CROSSROADS AT KELLY PARK - SW

Landscape Architecture
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Apopka, Florida
IRRIGATION PLAN

PHASE 2B

DATE: September 13, 2024
DRAWN BY: BRL
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JOB NUMBER: 2022.145
FILE NAME: 2022.145_G&B DEVELOPMENT-KELLY PARK-SW_IRRASE_P12B

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REFER TO SHEET L510 FOR LEGEND, DETAILS & NOTES

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Apopka, Florida

IRRIGATION PLAN

PHASE 2B

DATE: September 13, 2024

DRAWN BY: BRL

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JOB NUMBER: 2022.145

FILE NAME: 2022.145_G&B DEVELOPMENT-KELLY PARK SW_IRRIGATION_PHASE 2B.DWG

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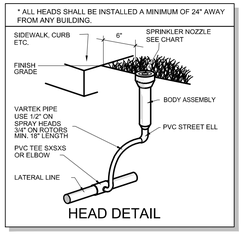
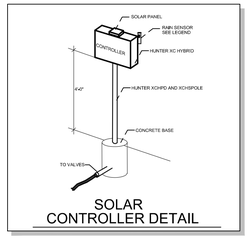
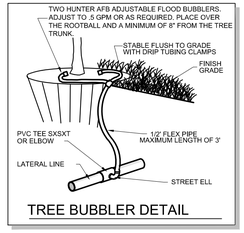


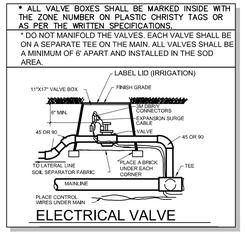
HEAD DETAIL



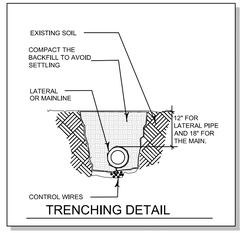
SOLAR CONTROLLER DETAIL



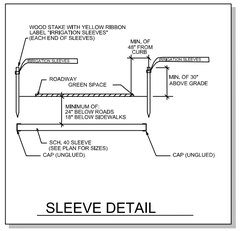
TREE BUBBLER DETAIL



ELECTRICAL VALVE



TRENCHING DETAIL



SLEEVE DETAIL

GENERAL NOTES

1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.
2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
3) ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE. USE WELDON 737 WITH A PURPLE PRIMER OR RED HOT CHRISTY'S BLUE GLUE ON ALL CONNECTIONS.
4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES, WINDOWS AND BLDG. WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.
5) NO RISERS SHALL BE USED AS PER CITY OF APOPKA CODE.
6) ALL CONTROL WIRE CONNECTIONS SHALL BE MADE IN VALVE BOXES USING 3M DBR-Y WIRE CONNECTORS AND SEALANT WITH WIRE NUTS.
7) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN. PROVIDE THE OWNER A PDF OF THE AS-BUILT PLAN.
8) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING RECLAIMED WATER.
9) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.
10) ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND A MINIMUM OF 6" FROM ANY SIDEWALK, PATIO OR ROAD, (MINIMUM OF 2'-0" WHERE THERE ARE NO BUMPER STOPS) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. INSTALL THE 12" POP-UP HIGHER WHERE BLOCKED BY TALL SHRUBS.
11) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
12) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS.
13) ELECTRICAL SERVICE TO LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED TO A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OWNER WHEN IT IS NOT PART OF THE BID PACKAGE, CONFIRM THE LOCATION OF THE CONTROLLER WITH THE OWNER OR GENERAL CONTRACTOR BEFORE ANY INSTALLATION.
14) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOD IN THESE AREAS.
15) 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER)
16) INSTALL THREE EXTRA CONTROL WIRES TO EACH TERMINATION OF THE MAIN. ALL CONTROL WIRES SHALL BE INSTALLED INSIDE OF SCH. 40 GRAY PVC CONDUIT WHERE THEY CANNOT BE UNDER THE MAIN.

RECLAIMED WATER REQUIREMENTS

1) ALL PIPE SHALL BE THE PURPLE RECLAIMED WATER TYPE.
2) ALL SPRINKLER HEADS SHALL HAVE PURPLE INDICATORS.
3) ALL MANUAL AND ELECTRIC VALVES SHALL HAVE TAGS TO INDICATE RECLAIMED WATER.
4) ALL VALVE BOXES SHALL BE PURPLE WITH PURPLE LIDS TO INDICATE THE PRESENCE OF RECLAIMED WATER.
5) ALL EQUIPMENT SHALL BE INSTALLED AS PER ALL LOCAL, COUNTY, STATE, AND FEDERAL CODES. PROVIDE AND INSTALL ALL REQUIRED RECLAIMED WATER SIGNS. COORDINATE PLACEMENT AND TYPE WITH THE RECLAIMED WATER PROVIDER.
6) ALL CROSSINGS OF IRRIGATION PIPING AND POTABLE WATER LINES SHALL HAVE THE VERTICAL CLEARANCE VISUALLY VERIFIED AND THIS VERIFICATION MUST BE SHOWN ON THE AS-BUILT DRAWINGS BY DOCUMENTING THE VERTICAL MEASUREMENT SEPARATING THE PIPES.
7) THE VERTICAL SEPARATION BETWEEN THE POTABLE AND RECLAIMED WATER LINES SHALL BE A MINIMUM OF 18". THIS SEPARATION SHALL BE VERIFIED AND DOCUMENTED IN A SET OF AS-BUILT DRAWINGS AS PER SPECIFICATIONS. THE HORIZONTAL SEPARATION SHALL BE 5' CENTER TO CENTER AND 3' OUTSIDE TO OUTSIDE IF VERTICAL MINIMUM OF 18" IS NOT MET, REFER TO THE SPECIFIC CODE IF THESE SEPARATIONS CAN NOT BE MET.

ZONE CHART "A"

ZONE	PLANT (TYPE)	IRRIGATION (TYPE)	WATER (DEMAND)	PRECIP. (RATE)	APPLIC. (IN. PER WEEK REQ.)	GPM (GPM)	MINUTES (PER CYCLE)	TOTAL (GALLONS)
1	SOD	ROTOR	HIGH	0.5	1.5	18	90	1,620
2	SOD	ROTOR	HIGH	0.5	1.5	18	90	1,620
3	SOD	SPRAY	HIGH	0.5	1.5	3	90	270
4	PLANT	SPRAY	MEDIUM	0.5	1.0	9	60	540
					TOTAL GPM PER RUN CYCLE	48	330	4,050
					TOTAL GPM PER WEEK (PEAK WEEKLY DEMAND)			8,100

ZONE CHART "B"

ZONE	PLANT (TYPE)	IRRIGATION (TYPE)	WATER (DEMAND)	PRECIP. (RATE)	APPLIC. (IN. PER WEEK REQ.)	GPM (GPM)	MINUTES (PER CYCLE)	TOTAL (GALLONS)
1	SOD	ROTOR	HIGH	0.5	1.5	15	90	1,350
2	SOD	ROTOR	HIGH	0.5	1.5	15	90	1,350
3	SOD	SPRAY	HIGH	0.5	1.5	3	90	270
4	PLANT	SPRAY	MEDIUM	0.5	1.0	8	60	480
					TOTAL GPM PER RUN CYCLE	41	330	3,450
					TOTAL GPM PER WEEK (PEAK WEEKLY DEMAND)			6,900

THE RUN TIMES SHOWN FOR THE ZONE IS FOR ONE RUN CYCLE AND WILL PROVIDE HALF THE REQUIRED AMOUNT OF WATER NEEDED PER WEEK. TWO RUN CYCLES PER WEEK ARE REQUIRED TO PROVIDE THE TOTAL WEEKLY REQUIREMENT. ALL RUN TIMES SHALL BE SET TO FOLLOW THE CURRENT WATER MANAGEMENT DISTRICT REGULATIONS AND REDUCED TO ONLY ONE RUN TIME PER WEEK WHEN RESTRICTED BY DAYLIGHT SAVINGS TIME OR WATER RESTRICTIONS. THE ZONE CHART IS PROVIDED AS A GENERAL OUTLINE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO SET THE RUN TIMES BASED ON THE SPECIFIC SITE CONDITIONS AND PLANT REQUIREMENTS. THIS SHALL INCLUDE, BUT NOT LIMITED TO, SOIL TYPE, DRAINAGE, SLOPES, SUN EXPOSURE AND THE ESTABLISHMENT PERIOD. THE TOTAL GPM REQUIRED PER YEAR WILL BE LESS THAN THE PEAK DEMAND PER WEEK TIMES 52 WEEKS, BASED ON THE RUN TIMES BEING REDUCED BY SENSORS AND A REDUCED WATER DEMAND IN THE WINTER MONTHS.

LEGEND

REFER TO THE RECLAIMED WATER NOTES
USE HUNTER MP ROTATOR NOZZLES

●	HUNTER PRS40 SPRAY SERIES 6" POP-UP
▲	TWO HUNTER AFB ADJUSTABLE FLOOD BUBBLERS PER TREE
▲	HUNTER PGP ULTRA ROTOR HEAD - 3 GPM
— — —	CLASS 200 PURPLE PVC MAINLINE-1 1/2"
———	CLASS 200 PVC PURPLE LATERAL LINE- SIZE AS SHOWN UNTIL A SMALLER SIZE IS SHOWN. MINIMUM SIZE OF 3/4" (EXCEPT RISERS AND FLEX PIPE)
▬	SCH. 40 SLEEVE (MINIMUM OF 24" DEPTH AND 2 SIZES LARGER THAN THE PIPE SIZE OR AS LABELED ON THE PLAN)
◕	HUNTER ICV ELECTRIC VALVE. SIZE AS SHOWN BELOW. INSTALL VALVE IN A 11"X17" PURPLE VALVE BOX AND COVER 0-25 GPM=1"
C	CONTROLLER- HUNTER XC HYBRID (2 LOCATIONS) WHERE SHOWN ON THE PLAN. INSTALL WITH A HUNTER WIRELESS MINI-CLIK RAIN SENSOR.
P	POINT OF CONNECTION TO A 1" RECLAIMED WATER METER. REFER TO THE UTILITY PLAN FOR THE EXACT LOCATION AND DETAILS. (2 LOCATIONS)

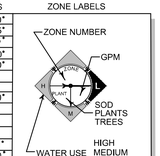
NO RISERS SHALL BE USED AS PER CITY OF APOPKA CODE

HUNTER MP ROTATOR NOZZLES ARE SHOWN INSTEAD OF DRIP IRRIGATION AS PER PRIOR APPROVAL OF THE CITY OF APOPKA

NOZZLE CHART

LETTER	SPEC.	COLOR	G.P.M. 40 PSI	DISTANCE	RADIUS
A	MP2000	RED	1.47	19'	FULL 360°
B	MP CORNER	TURQUOISE	.45	14'	CORNER 105°
C	MP CORNER	TURQUOISE	.19	14'	CORNER 45°
D	MP2000	BLACK	.74	19'	HALF 180°
F	MP2000	BLACK	.40	19'	QUARTER 90°
G	MP END STRIP	COPPER	.22	5' X 15'	END STRIP
H	RAIN, XPCN	BLACK	.23	4.5'	HALF PATTERN
K	MP815	OLIVE	1.87	8'-16'	FULL 360°
M	MP SIDE S	BROWN	.44	5' X 30'	SIDE STRIP
S	MP815	MAROON	.49	8'-16'	90 °- 180 °
T	MP815	MAROON	.93	8'-16'	90 °- 180 °
V	MP3000	BLUE	.86	30'	QUARTER 90 °
W	MP3000	BLUE	1.82	30'	HALF 180°
X	MP3000	YELLOW	2.73	30'	THREE QTR. 270°
Y	MP3000	GRAY	3.64	30'	FULL 360°
Z	MP2000	GREEN	1.10	19'	THREE QTR. 270°

ZONE LABELS



THE NOZZLES LISTED SHOW THE TYPE OF MP ROTATOR NOZZLE THAT SHOULD BE USED, THE CONTRACTOR SHOULD INSTALL CORRECT NOZZLE IN EACH HEAD AS SHOWN BY THE LETTER BESIDE THE HEAD ON THE PLAN. DO NOT USE MP1000 SERIES NOZZLES. THE GPM, DISTANCE AND ANGLE ON THE NOZZLE CHART ARE APPROXIMATE. THE CONTRACTOR SHALL ADJUST ALL NOZZLES TO PROVIDE THE 100% COVERAGE, BUT LIMIT OVERTHROW ON TO BUILDINGS, WALLS, PAVEMENT, ETC. THE HEADS SHALL BE SPACED AS PER THE PLAN. SCALE THE PLAN FOR DISTANCE, DO NOT ASSUME THAT ALL HEADS ARE SPACED AS PER CONVENTIONAL SPRAY HEADS. THE PRECIPITATION RATE FOR THESE NOZZLES IS LESS THAN A CONVENTIONAL SPRAY NOZZLE. FOLLOW THE ZONE CHART FOR AN APPROXIMATE RUN TIME FOR EACH ZONE, BUT SET THE RUN TIME ON THE CONTROLLER BASED ON THE SPECIFIC SITE CONDITIONS. DO NOT SUBSTITUTE WITH STANDARD NOZZLES.

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CROSSROADS AT KELLY PARK - SW

Landscape Architecture
Dream Finders Homes
Apopka, Florida

IRRIGATION LEGEND, DETAILS & NOTES

PHASE 2B

DATE: September 13, 2024
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2022.145
FILE NAME: 2022.145_G&B DEVELOPMENT-KELLY PARK-SW_IRR-SHT_PH2B

REVISIONS:

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WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF THESE PLANS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS. ALL DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER

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Date: 2024.10.02 13:51:02-04'00'

Todd W. Bonnett, FLA # FLA0001718

L510

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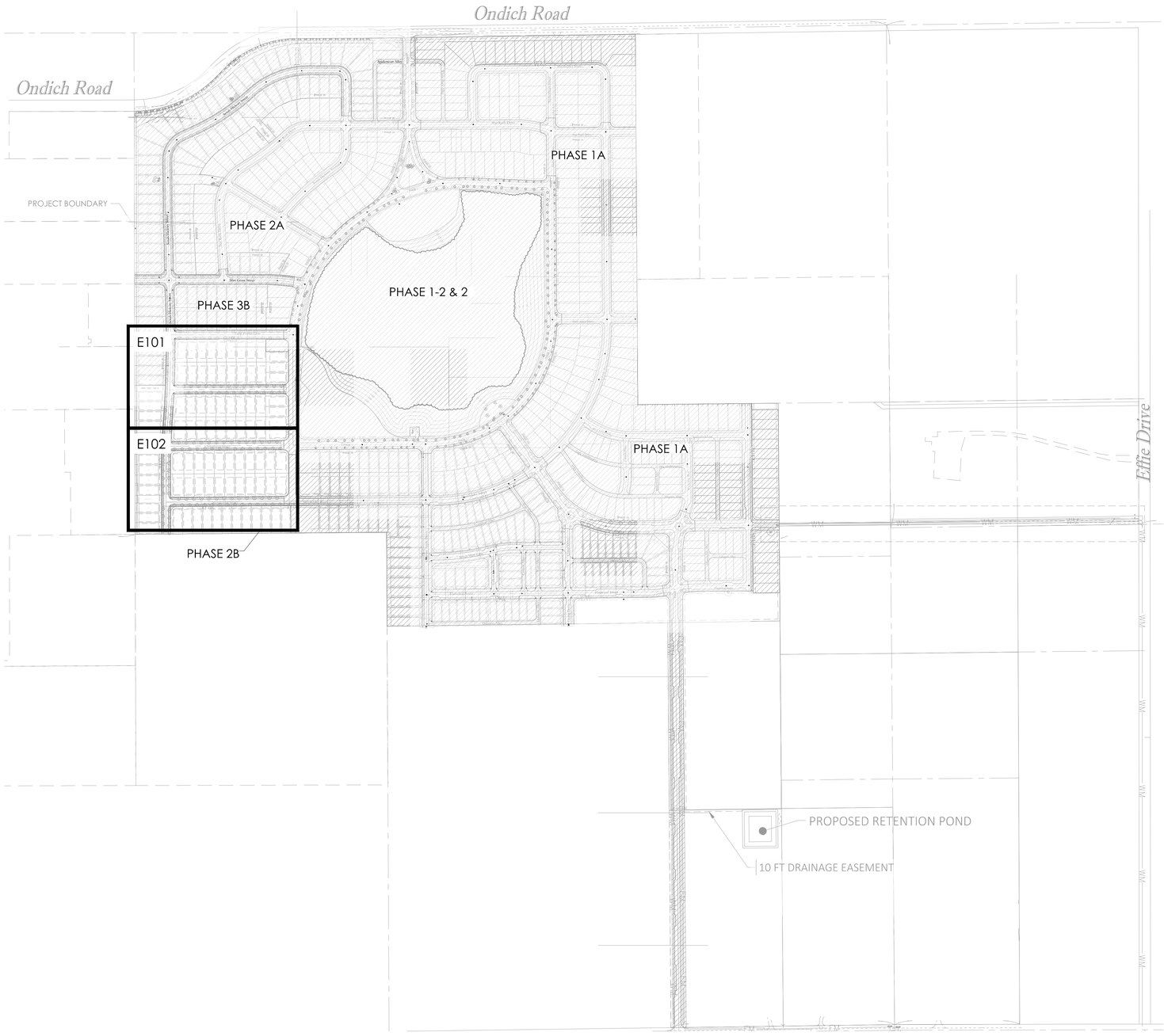

SITE PLAN

1"=100'-0"

0 50' 100' 200'

If you require further clarification of what this document represents, please contact the ADA Coordinator of City of Apopka at 407-703-1700.

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MPE JOB #: 2021-164

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CROSSROADS AT KELLY PARK - SW

Landscape Architecture
Dream Finders Homes
Apopka, Florida

OVERALL LIGHTING PLAN

PHASE 2B

DATE:	September 13, 2024
DRAWN BY:	JAS
CHECKED BY:	APP
JOB NUMBER:	2021.164
FILE NAME:	2021-164 KELLY PARK PHOTOMETRICS PH 2B_E100-301

REVISIONS:

Bradley J. Pascarella, P.E.
State of Florida
Professional Engineer
License No. 74529

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E100

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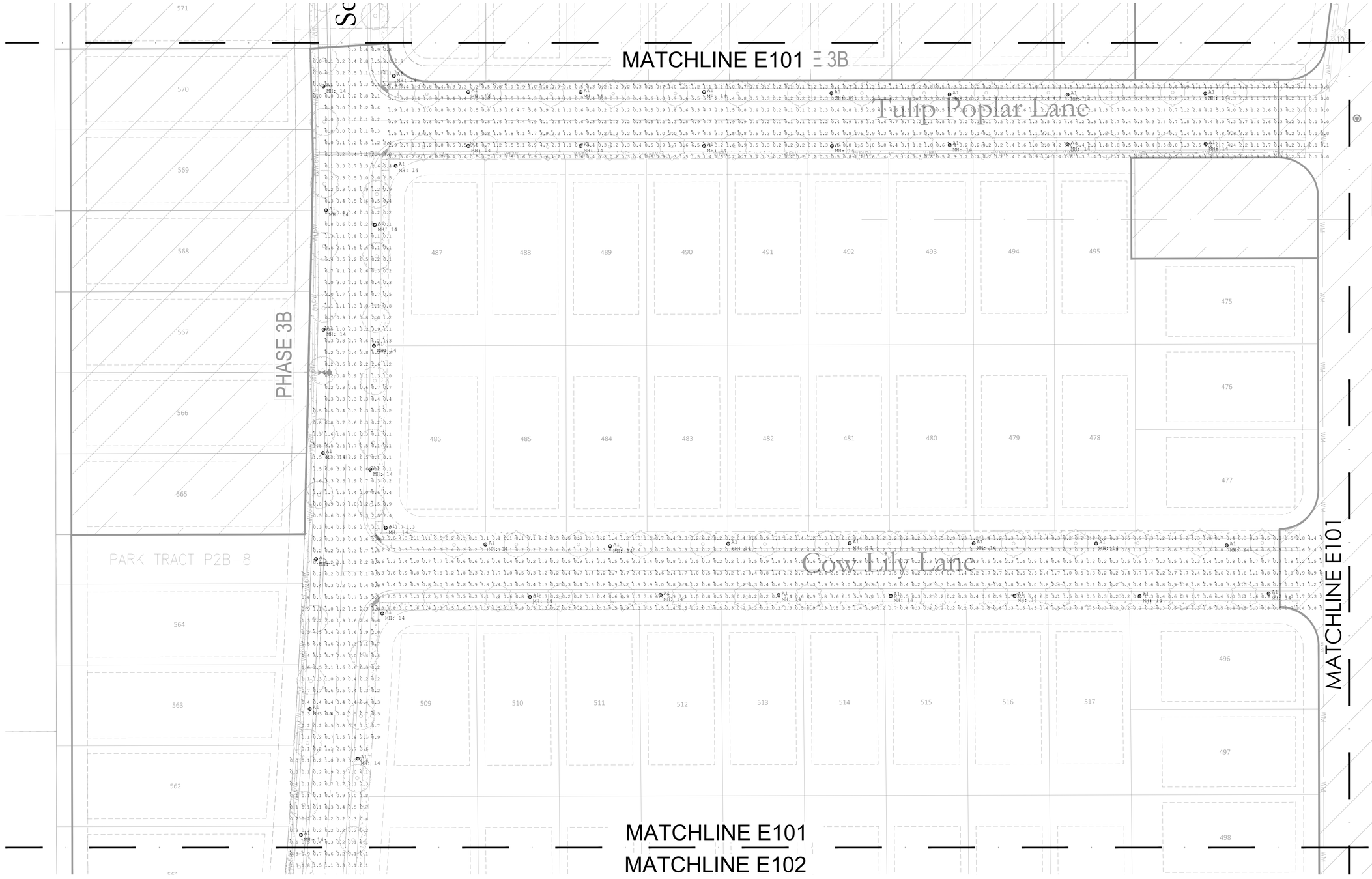

REFER TO SHEET E301 FOR LIGHT FIXTURE SPECIFICATION

NOT FOR CONSTRUCTION. FOR FDC REVIEW ONLY.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	90	Sher1 & 2-50W3K-CA-Type III	Single	A1	0.900	5108	51.7	3205.4

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COW LILY LANE	Illuminance	Fc	1.35	6.6	0.1	13.5	66.0
MARSHELDER STREET	Illuminance	Fc	1.38	6.7	0.0	N.A.	N.A.
NICKERBEAN STREET	Illuminance	Fc	1.35	6.6	0.1	13.5	66.0
SCRUB HICKORY AVENUE	Illuminance	Fc	1.10	6.8	0.0	N.A.	N.A.
TULIP POPLAR LANE	Illuminance	Fc	1.40	6.9	0.0	N.A.	N.A.

PLAN - E101

1"=30'-0"

0 15 30' 60'

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CROSSROADS AT KELLY PARK - SW
Landscape Architecture
Dream Finders Homes
Apopka, Florida
LIGHTING PLAN

PHASE 2B

DATE: September 13, 2024
DRAWN BY: JAS
CHECKED BY: APP
JOB NUMBER: 2021.164
FILE NAME: 2021-164 KELLY PARK PHOTOMETRICS PH 2B_E100-301

REVISIONS:

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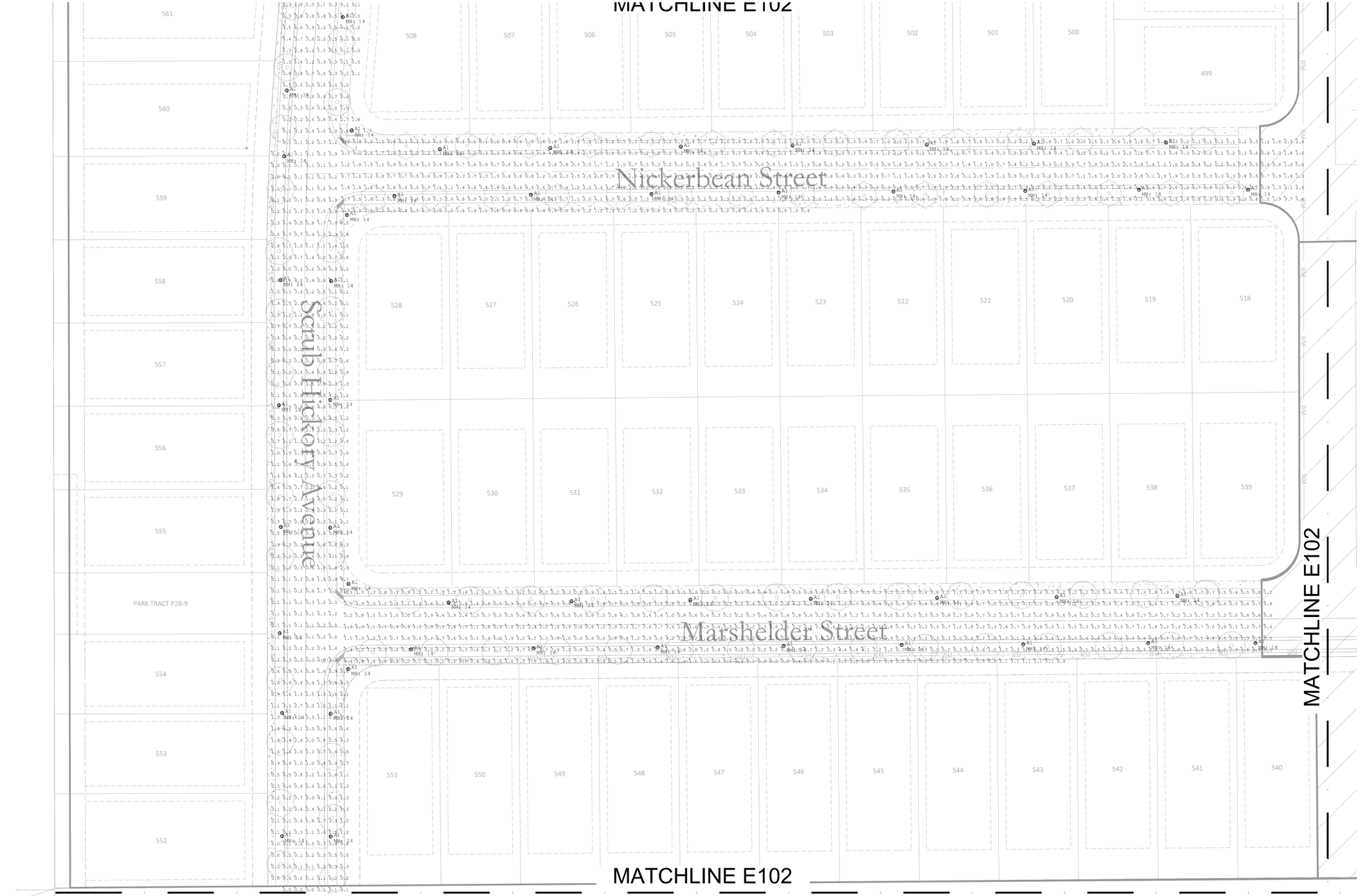

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TULIP POPLAR LANE	Illuminance	Fc	1.40	6.9	0.0	N.A.	N.A.

PLAN - E102

1"=30'-0"

0 15' 30' 60'

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CROSSROADS AT KELLY PARK - SW

Landscape Architecture
Dream Finders Homes

Apopka, Florida

LIGHTING PLAN

PHASE 2B

DATE: September 13, 2024
DRAWN BY: JAS
CHECKED BY: APP
JOB NUMBER: 2021.164
FILE NAME: 2021-164 KELLY PARK PHOTOMETRICS PH 2B_E100-301

REVISIONS:

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Outdoor Lighting

Monticello LED



Perhaps nothing symbolizes Main Street America quite as well as the classic Monticello. The glass globe incorporates the historic elegance of an eight-sided lantern, and there's a timeless beauty in every carefully crafted detail.

LED (Light-emitting diode)	50 watts
Mounting height	12'
Color	Black
Pole	Decorative concrete
Applications	Neighborhoods Parks Shopping centers Streets

For additional information, visit us at **duke-energy.com/OutdoorLighting** or call us toll free at **866.769.6417**.

DUKE ENERGY®

BUILDING A SMARTER ENERGY FUTURE®

Outdoor Lighting

Monticello LED

Light source: LED *(white)*
Wattage: 50
Lumens: 4,650

Light pattern: IESNA Type III (oval)
IESNA Type V (circular)

IESNA cutoff classification: Semi-cutoff

Color temperature: 3,000K



light distribution pattern

Decorative poles available:

Name	*Mounting height*	*Color*
Colonial concrete	12'	Black
Victorian concrete	12'	Black, Gray-Green
Washington concrete	12'	Black, Gray

Features	Benefits
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today … and tomorrow

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CROSSROADS AT KELLY PARK - SW

Landscape Architecture
Dream Finders Homes
Apopka, Florida
LIGHTING CUTSHEET

PHASE 2B

DATE:	September 13, 2024
DRAWN BY:	JAS
CHECKED BY:	APP
JOB NUMBER:	2021.164
FILE NAME:	2021-164 KELLY PARK PHOTOMETRICS PH 2B_E100-301

REVISIONS:

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License No. 74529

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City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 4.
Meeting Date: July 2, 2025
Department: Community Development

SUBJECT:
Invitation Cove - Major Development Plan

ACTION ITEM INFORMATION:
Owner(s): A&R Meridian Apopka Development LLC
Applicant(s): Kim Fischer
Location: West of Sheeler Avenue and East of S Christina Street
Project: 43 Townhomes
Density: 7.6 Units/Acre (Mixed-Use Future Land Use permits maximum of 15 du/ac)
Project Manager: Amer Hamza

REQUEST:
Approve the Invitation Cove - Major Development Plan

SUMMARY:
Owner(s): A&R Meridian Apopka Development LLC
Applicant(s): Kim Fischer
Parcel Identification Number(s): 10-21-28-0000-00-061
Location: West of Sheeler Avenue and East of S Christina Street
Tract: 5.74 +/- acre(s)
Project: 43 Townhomes
Density/Intensity: 7.6 dwelling units/acre (Mixed-Use Future Land Use permits maximum of 15 du/ac)
Project Manager: Amer Hamza

Direction	Future Land Use	Zoning	Present Use
North	Residential Low, Residential Medium	Mixed-Use Downtown (MU-D), Mixed-Use Downtown (MU-D)	Single Family Homes
East	Commercial	Mixed-Use Downtown (MU-D)	Retail Plaza
South	Institutional – Public Use	Mixed-Use Downtown (MU-D)	Retention Pond
West	Commercial	Mixed-Use Downtown (MU-D)	Vacant Parcel

PROJECT SUMMARY:
The subject property has a total area of around 5.66 acres. It has a Future Land Use of Mixed Use which allows a density of 15 dwelling units per acre and has a zoning of MU-D (Mixed Use Downtown). The Invitation Cove - Major Development Plan details a plan for a townhouse subdivision which have a total of 43 units. The plan calls for 22-foot-wide interior townhome units and 32-foot-wide corner townhome units. All of the townhome units are rear loaded as is required per the Land Development Code. The MU-D (Mixed Use Downtown) zoning district requires an open space area of 10%, equivalent to 0.57 acres. The applicant proposes 2.29 acres of open space,

or 40% which includes a pond area and green space. Access to the site is proposed to be built from the north side of the subject property from Monroe Avenue. There is also another proposed connection to the subject property which will come at a later date from the adjacent vacant commercial property to the west of the subject property which is permitted under LDC Section 5.13.2.B.4. The plan also shows a proposed left turn lane on Monroe Avenue for accessing the site. The applicant proposes the following site design standards, including minimum required setbacks:

Townhouse Lots (rear-loaded), 22-feet (interior lots) and 32-feet (corner lots) in width:

- Front Setback: 20 feet minimum and 25 feet maximum
- Side Setback: 5 feet minimum
- Corner Side Yard Setback: N/A
- Rear Setback: 20 feet minimum
- Minimum Living Area: 1,350 square feet

The landscape plan shows a variety of trees being proposed in the project area which includes Southern Magnolia, Live Oak, Cabbage Palm, and Yaupon Holly trees. There is also a Type A 15' buffer being proposed on the north, east, and west property lines.

The Development Review Committee finds that the applicant demonstrates there is competent substantial evidence in the record that all of the following standards are met:
a. The proposed development and use(s) in the development plan comply with Article 3: Zoning Districts, and Article 4: Use Regulations;
b. The development proposed in the development plan and its general layout and design comply with all the standards in Article 5: Development Standards, and Article 6: Environmental Standards;
c. The development proposed in the development plan complies with all conditions of approval in any development approval or permit to which the plan is subject;
d. The development proposed in the development plan complies with all other applicable standards in this LDC and all other City regulations.

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

PUBLIC HEARING SCHEDULE:
June 10, 2025 – Planning Commission (5:30 P.M.)
July 2, 2025 – City Council (1:30 P.M.)

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Development Review Committee:
Finds the proposed Invitation Cove – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommends approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits.

Planning Commission:
At the June 10, 2025 meeting, the Planning Commission unanimously recommended approval of the Invitation Cove Major Development Plan.

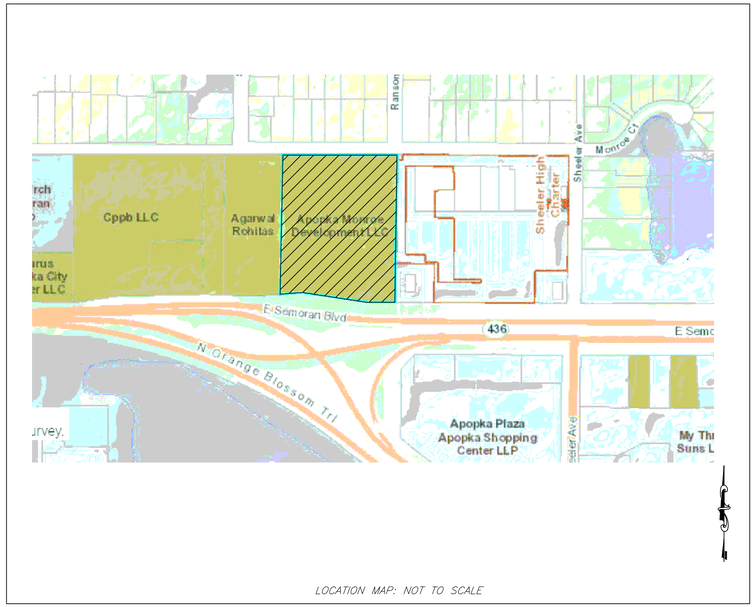
Recommended Motion - City Council:
Approve the Invitation Cove - Major Development Plan

ATTACHMENTS:

1. INVITATION COVE MDP
2. Invitation Cove Maps

MAJOR DEVELOPMENT PLAN
FOR
INVITATION COVE

CITY OF APOPKA



LOCATION MAP: NOT TO SCALE

PARCELS:
10-21-28-0000-00-061

PROJECT SCOPE:
TO CONSTRUCT AN 86 UNIT APARTMENTS WITH APPLICABLE INFRASTRUCTURE.

SHEET INDEX

1	COVER SHEET
2	GENERAL NOTES
3	SITE PLAN
3A	TURN LANE
4	GRADING PLAN
5	UTILITY PLAN
6	FIRE TRUCK PLAN
7	SITE DETAILS
8	UTILITY DETAILS
9	UTILITY DETAILS
10	UTILITY DETAILS
L1	LANDSCAPE PLAN
S1	SURVEY
E1	PHOTOMETRIC PLAN

LEGAL DESCRIPTION:

SEE SURVEY

PROJECT CONTACTS

OWNER / APPLICANT:
A AND R REAL ESTATE DEVELOPMENT, LLC
SHANE ACEVEDO
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JANUARY 2025

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A AND R

INVITATION COVE

730 MONROE AVE

APOPKA, FL

REVISIONS

	Description	Date	By
1.	TURN LANE	7/16/23	KF
2.			

COVER SHEET

Date: JANUARY 2025

Scale: NTS

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KIM FISCHER LICENSE No. 56942 STATE OF FLORIDA PROFESSIONAL ENGINEER

1/15/2025
K. FISCHER, P.E.# 56942
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Sheet Number: 1

GENERAL NOTES

1) ALL CONSTRUCTION SHALL CONFORM TO CITY/COUNTY STANDARDS & SPECIFICATIONS
2) IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY ALL EXISTING TIE-IN LOCATIONS AND ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THESE PLANS AND THE FIELD CONDITIONS.
4) LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY.
5) THE CONTRACTOR MUST NOTIFY CITY/COUNTY PRIOR TO COMMENCEMENT.
6) DIMENSIONS, LOCATIONS, AND ELEVATIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER APPURTANENT FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND FEATURES THAT COULD AFFECT THE CONTRACTORS CONSTRUCTION.
7) PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY,IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE APPRORIATE UTILITY OWNERS. ANY DELAY OR INCONVENIENCE CAUSED THE CONTRACTOR BYTHE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
8) ALL SITE WORK AND BUILDING CONTRACTORS AND SUB-CONTRACTORS WORKING ON THIS PROJECT MUST CARRY PART & COMPLETE WORKLIABILITY INSURANCE AND GENERAL LIABILITY INSURANCE WITH A MINIMUM OF $500,000.00.
9) CONTRACTOR IS RESPONSIBLE FOR CALLING "SUNSHINE" AT 1-800-432-4770. AND ALSO FOR CONTACTING ALL UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION IN ORDER TO PERMIT FIELD LOCATING OF THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES.THE CONTRACTOR SHALL EXERCISE DILIGENT CAUTION IN AREAS OF BURIED UTILITIES INCLUDING THOSE NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
10) ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
11) CONTRACTOR SHALL SUBMIT SHOP DRAWING'S TO ENGINEER OF RECORD FOR APPROVAL FOR ALL MATERIALS SPECIFIED IN THE CIVIL DRAWINGS. FAILURE OF THE CONTRACTOR TO OBTAIN APPROVED SHOP DRAWINGS FROM ENGINEER OF RECORDPRIOR TO PROCUREMENT OF SAME COULD RESULT IN THE REMOVAL AND REPLACEMENT OF SAID ITEMS AT THE CONTRACTORS EXPENSE.
12) THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND SUPPLY THEM WITH SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING ENGINEER OF RECORD, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
13) CHAPTER 77-153 OF THE FL STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. MAPS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS AND DO NOT SHOW SERVICE LINES. SERVICE LINES MUST BE LOCATED BY AN ON-SITE INSPECTION BY THE RESPECTIVE GAS PERSONNEL.
14) ALL PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS. ADDITIONAL COSTS ARE INCIDENTAL TO CONSTRUCTION NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
15) ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED, ARE TO BE SEEDED AND MULCHED TO FDOT STANDARDS, AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO COUNTY/CITY AND ENGINEER OF RECORD HAVE BEEN BEEN OBTAINED. ANY WASHOUTS, REGRADING, AND EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR,UNTIL THE SYSTEM IS APPROVED
16) RECLAIMED IRRIGATION PIPING SHALL BE LAVENDER IN COLOR
17) THE CONTRACTOR SHALL MAINTAIN A COPY OF SITE PERMITS AND APPROVED PLANS ONSITE.
18) CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPED AREAS DURING CONSTRUCTION UNTIL PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.
19) CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE UTILIZED WITH THE NEW FACILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH OWNER & ENGINEER OF RECORD REGARDING ANY DEMOLITION CLARIFICATIONS PRIOR TO DEMOLITION.

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UTILITY NOTES

1) ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
2) ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61 AS ADOPTED IN RULE 62-555.335, F.A.C., OR OTHER APPLICABLE STANDARDS, REGULATIONS, OR REQUIREMENTS REFERENCED IN PARAGRAPH 62-555.320(3)(B), F.A.C.
3) ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2 % LEAD.
4) ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B)3, F.A.C.. USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE. WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)
5) NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.
6) A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
7) ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT WILL BE PROVIDED WITH RESTRAINED JOINTS TO PREVENT MOVEMENT.
8) NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C603 OR C605, RESPECTIVELY, AS INCORPORATED INTO RULE 62-555.330, F.A.C., AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600 AS INCORPORATED INTO RULE 62-555.330.
9) NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
10) NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
11) AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

TESTING:

HYDROSTATIC TESTING SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS AS SET FORTH IN SECTION 13, AWWA STANDARD C600 FOR DUCTILE IRON PIPE, M23 FOR PVC PIPE, AND ALL LOCAL CODES.

DISINFECTING:

FOLLOWING THE PRESSURE TESTING, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM . DISINFECTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF AWWA STANDARD C651, "DISINFECTING WATER MAINS", AND ALL APPROPRIATE AGENCY APPROVAL.

EARTHWORK NOTES

1) THE CONTRACTOR IS RESPONSIBLE FOR PROCURING AND REVIEWING THE SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
2) CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE GEOTECHNICAL ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING REQUIREMENTS AS SHOWN ON THE ENGINEERING CONSTRUCTION DRAWINGS. UPON COMPLETION OF THE WORK, THE GEOTECHNICAL ENGINEER IS TO SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER, STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
3) PIPE TRENCH BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP AS SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT.
4) SOILS BENEATH THE BUILDINGF AND PAVEMENT AREAS SHALL BE BACKFILLED AND TESTED PER THE PROJECT GEOTECHNICAL REPORT.
5) THE PROJECT GEOTECHNICAL ENGINEER SHALL SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION,CONCRETE TESTS, AND ASPHALT (IF APPLICABLE) RESULTS. THE GEOTECHNICAL ENGINEER SHALL CERTIFY TO ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED.
6) GENERAL BACKFILL MATERIAL SHALL PLACED IN 6" LIFTS AND COMPACTED TO 95% MAX DENSITY PER T-180. AS SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT.
7) MAXIMUM SIDELOPES SHALL NOT EXCEED 3:1 EXCEPT AS NOTED ON CONSTRUCTION DRAWINGS.
8) REFER TO GEOTECHNICAL REPORT FOR BUILDING PAD COMPACTION REQUIREMENTS.

EROSION CONTROL NOTES

EROSION CONTROL PLAN

DURING ALL PHASES OF CONSTRUCTION THE SITE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL EXERCISE MEASURES TO PREVENT THE EROSION OF SOILS DUE TO THE ACTION OF THE WATER AND WIND. THE CONTRACTS SHALL USE THE FOLLOWING MEASURES TO ACCOMPLISH THIS OBJECTIVE:

A. SURFACE PROTECTION
1. CLEARING SHALL BE LIMITED SO AS TO EXPOSE THE SMALLEST POSSIBLE AREA OF LAND FOR THE SHORTEST POSSIBLE TIME.
2. EXPOSED AREAS SHALL BE IMMEDIATELY GRADED AND PROTECTED WITH TEMPORARY OR PERMANENT COVER, SUCH AS SOD, SEED AND MULCH, CROWVETCH, LESPEDEZA OR CREEPER. NEWLY GRADED CHANNELS OR STEEP SLOPES WILL REQUIRE THE USE OF FIBROUS MATTING, NETTING OF SEEDED AND MULCHED AREAS, OR THE STAKING OR SHINGLING OF SOD WHILE VEGETATION IS BECOMING ESTABLISHED.

B. RUN-OFF CONTROL
1. LONG AND/OR STEEP SLOPES WILL REQUIRE CONTOUR BENCHING AND FURROWING, OR BERMS TO REDUCE RUN-OFF VELOCITIES.

C. SEDIMENT TRAPPING
1. THE TRAPPING OF ERODED PARTICLES WILL BE ACCOMPLISHED BY THE DIVERSION OF RUN-OFF TO SEDIMENT BASINS, EXCAVATION TRAPS, BERMS, STAKED SYNTHETIC HAY BALES, OR FLOATING SILT CURTAINS.
2. THE PROPOSED RETENTION AND/OR DETENTION POND(S) ALONG WITH ANY ENVIRONMENTAL BERM(S)/REAR YARD SWALE(S) SHALL BE CONSTRUCTED FIRST. THE POND(S) AND OUTFALL STRUCTURE(S) MUST BE COMPLETE AND OPERATIONAL PRIOR TO THE PLACEMENT OF ANY IMPERVIOUS SURFACE.
3. TRAPPING DEVICES SHALL BE PERIODICALLY INSPECTED DURING DRY PERIODS AND AFTER EACH RAINFALL EVENT BY THE SITE CONTRACTOR. TRAPPING DEVICES SHALL BE REPLACED IF DETERMINED TO BE INCAPABLE OF PERFORMING INTENDED FUNCTION OF SEDIMENT TRAPPING.
4. TRAPPING DEVICES SHALL REMAIN IN PLACE UNTIL A VEGETATIVE COVER HAS ESTABLISHED SUFFICIENTLY TO STABILIZE THE SOILS AND PREVENT EROSION.

D. SOIL MOISTURE
1. THE CONTRACTOR SHALL HAVE AVAILABLE ON THE CONSTRUCTION SITE A WATER SOURCE CAPABLE OF APPLYING WATER TO DRY EXPOSED SOIL IN ORDER TO PREVENT WIND EROSION. THE APPLICATION RATE AND MANNER SHALL BE SUCH THAT SOIL MOISTURE IS ATTAINED AND NO SURFACE RUN-OFF IS CREATED.

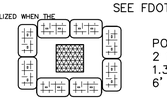
E. RESPONSIBILITY
1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE UNTIL THE CERTIFICATE OF COMPLETION IS ISSUED. AFTER THAT, THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER COLLECTION AND RETENTION SYSTEM.

CONSTRUCTION SEQUENCE

1. SET UP ON-SITE PRE-CONSTRUCTION CONFERENCE WITH CITY/COUNTY & ENGINEER OF RECORD .
2. INSTALL SILT FENCE, INLET PROTECTION, SEDIMENT TRAPS, DIVERSION DITCHES, TREE PROTECTION, AND OTHER MEASURES AS SHOWN ON PLANS, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.
3. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES. CONTACT ENGINEER OF RECORD IF ADDITIONAL MEASURES ARE REQUIRED DUE TO SITE SPECIFIC CONDITIONS.
4. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE.
5. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY/COUNTY AND THE WATER MANAGEMENT DISTRICT, AND NPDES CRITERIA.

GENERAL NOTES:

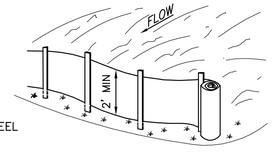
1. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP.
2. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. THE STRUCTURE SHALL BE INSPECTED AFTER EACH STORM EVENT BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT AND REPAIRS MADE AS NECESSARY.
4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
5. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE BASIN HAS BEEN PROPERLY STABILIZED.



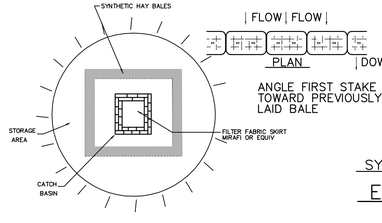
STORMWATER INLET

GEOTEXTILE CRITERIA
GRAB TENSILE STRENGTH 90 LBS
TRAPEZOIDAL TEAR 35 LBS
MULLEN BURST 180 PSI
SEE FDOT INDEX NO 199

POST (OPTIONS: 2"x4" OR 2 1/2" MIN DIA WOOD; STEEL 1.33 LBS/FT MIN) 6' CENTERS MAX



PREASSEMBLED SILT FENCE



PLAN VIEW

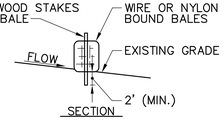
ANGLE FIRST STAKE TOWARD PREVIOUSLY LAID BALE

DOWNSLOPE



ELEVATION

BALES BUTTED TIGHTLY TOGETHER



SECTION

SYNTHETIC STRAWBALE SILT BARRIER

EROSION CONTROL DETAIL

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A AND R

INVITATION COVE

730 MONROE AVE

APOPKA, FL

REVISIONS

	Description	Date	By
1.			
2.			

NOTES & SPECS

Date: JANUARY 2025

Scale: NTS

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1/15/2025
K. FISCHER, P.E. # 56942
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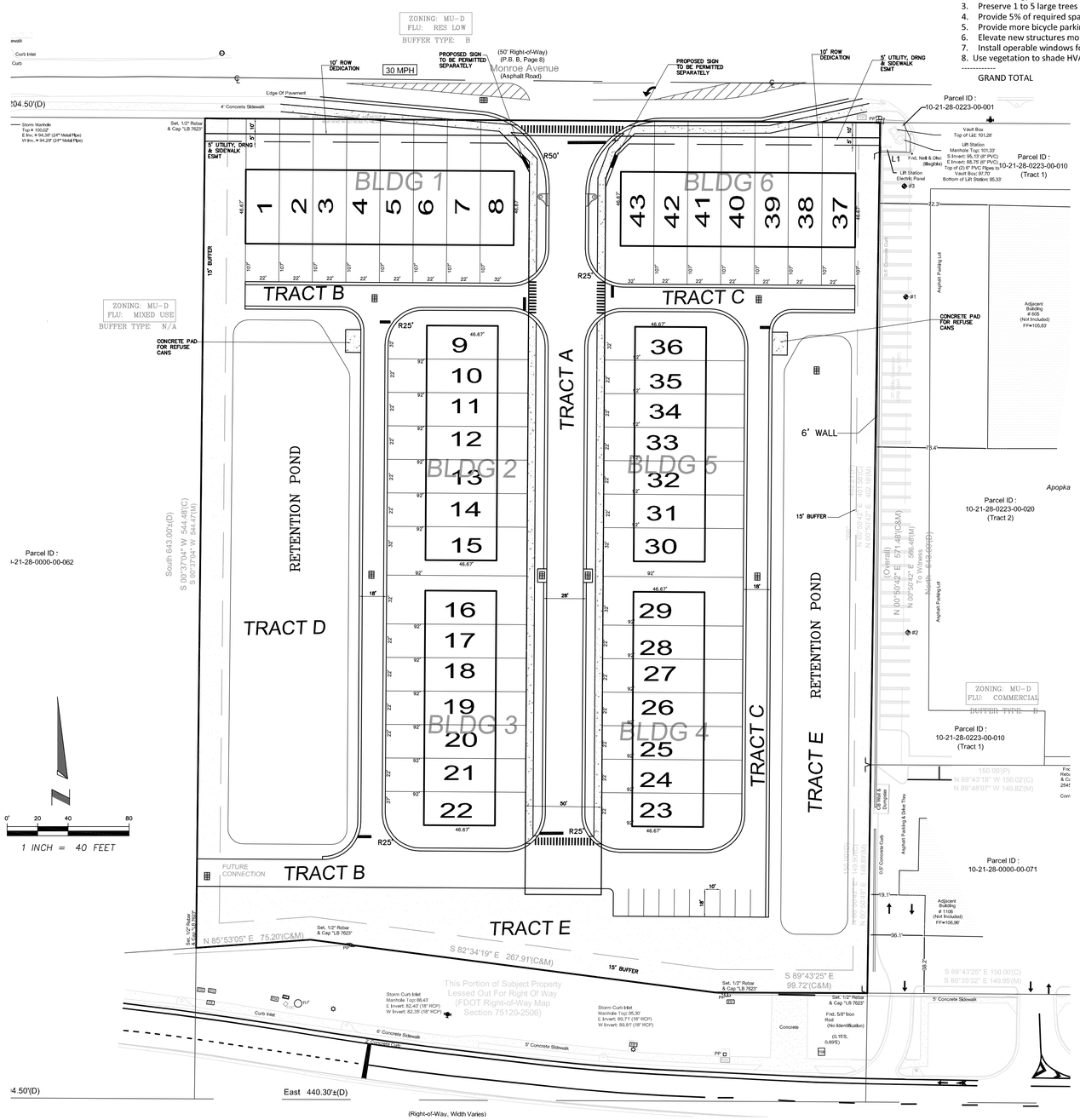
Sheet Number: 2



TRACT	SIZE	DESCRIPTION	OWNERSHIP/MAINTENANCE
TRACT A	0.60 ACRES	ROADWAY	HOA
TRACT B	0.35 ACRES	ALLEY	HOA
TRACT C	0.33 ACRES	ALLEY	HOA
TRACT D	0.94 ACRES	POND / OPEN SPACE	HOA
TRACT E	1.11 ACRES	POND / OPEN SPACE	HOA

TRACT TABLE

GREEN BUILDING

1.	Development in MU-D district	1.0 Pts
2.	Use of Energy Star central A/C's	0.5 pts
3.	Preserve 1 to 5 large trees (20ft & 24" caliper)	0.5 pts
4.	Provide 5% of required spaces reserved for hybrid/electric vehicles	0.25 pts
5.	Provide more bicycle parking than required by sec. 5.1.11	0.5 pts
6.	Elevate new structures more that 3 Ft (6ft) above BFE	1.0 pts
7.	Install operable windows for natural ventilation	0.25 pts
8.	Use vegetation to shade HVAC units	0.25
	GRAND TOTAL	4.25 pts

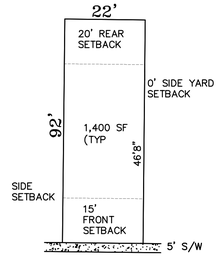
SIGN LEGEND

NO	TEXT OR SYMBOL	SIZE
R1-1	STOP	30"x30"
R5-1	DO NOT ENTER	30"x30"
R6-1L	ONE WAY - LEFT	36"x12"
R6-1R	ONE WAY - RIGHT	36"x12"

ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

STRIPING NOTES

1. *TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 4" WHITE THERMOPLASTIC STRIPE.*
2. *HANDICAP PARKING TO COMPLY WITH ADA.*
3. *TYPICAL STOP BAR SHALL BE 24" WIDE WHITE THERMOPLASTIC STRIPE.*



TYPICAL LOT PLAN

TRIPS GENERATED PER UNIT PER DAY = 5.81

ITE	UNITS	ADT	PEAK HOUR	PM IN	PM OUT
230	43	250	22	15	7

TRAFFIC IMPACTS

SITE DATA

JURISDICTION: (permitting)

SITE PERMITTING -	CITY OF APOPKA
WATER -	CITY OF APOPKA
SEWER -	CITY OF APOPKA
STORMWATER MANAGEMENT DISTRICT -	ST. JOHNS WATER MANAGEMENT DISTRICT

PROJECT SCOPE:
TO CONSTRUCT 43 TOWNHOMES WITH APPLICABLE INFRASTRUCTURE.

PROPOSED PERMITTED USES:
MULTI FAMILY

PROPERTY LOCATION:
730 MONROE AVE

PARCEL ID No. :
10-21-28-0000-00-061

PROPERTY ZONING:
MU-D
MIXED USE - DOWNTOWN

PROPERTY FLU:
MIXED USE

EXISTING LAND USE:
VACANT

PROPOSED DENSITY
7.6 UNITS / ACRE = 8 UNITS

ALLOWED DENSITY
15 UNITS / ACRE

EXISTING PROPERTY AREA:
TOTAL = 5.74 ACRES

BUILDING DATA & SETBACKS
MAXIMUM BUILDING HEIGHT = 75 FEET
MINIMUM WIDTH AT BUILD TO LINE = 60% OF 22' = 13.2'
MINIMUM BUILDING SETBACKS:

FRONT	20' MIN, 25' MAX
SIDE (END)	5'
SIDE (INTERIOR)	0'
REAR	20'

LANDSCAPE BUFFERS
TYPE A BUFFER
15' PERIMETER BUFFER

PARKING SPECIFICATIONS:
PARKING SPACES REQUIRED
CODE – MULTI FAMILY = 1.5 SPACES PER DWELLING UNIT PLUS 0.1 PER RESIDENT SPACE FOR VISITORS = 43X1.5 = 64.5 + 6.45 = 71 SPACES

TOTAL PROVIDED- 43 GARAGE SPACES WITH EV CHARGING
43 PARKING SPACES ON DRIVEWAYS
= 86 TOTAL PARKING SPACES

PROPOSED LOT COVERAGE CALCULATIONS:

	AREA (sf)	ACRES	% TOTAL
PARKING & DRIVEWAY AREA	37,627	0.86	15.05
BUILDING	61,031	1.40	24.42
TOTAL IMPERVIOUS	98,658	2.26	39.47
POND AREA	51,422	1.18	20.57
OPEN SPACE / GREEN SPACE	99,852	2.29	39.95
TOTAL AREA	249,932	5.74	100.0

HOA OPEN SPACE
36,374 SF = 0.84 AC (15%)

FLOOD ZONE:
THE LOT DESCRIBED HEREON WAS DETERMINED TO LIE WITHIN FLOOD ZONE "X"

SITE LEGEND

- HANDICAP PARKING
- PROPOSED DRAINAGE INLET
- PROPOSED CURB
- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- RIGHT-OF-WAY
- CONCRETE

TYP	TYPICAL
HC	HANDICAP
(10)	10 PARKING SPACES
S/W	SIDEWALK
R5'	5' RADIUS
LF	LINEAR FEET
SF	SQUARE FEET
BE	BURIED ELECTRIC

PROPOSED CONSTRUCTION NOTES:

ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

CONCRETE SIDEWALK RAMPS SHALL BE INSTALLED ACCORDING TO F.D.O.T. INDEX 304 OR A.D.A. STANDARDS, WHICHEVER IS MORE RESTRICTIVE.

ALL STRUCTURES, INCLUDING BUFFER FENCES, DUMPSTERS, SIGNAGE, ETC. REQUIRE SEPARATE BUILDING PERMITS.

CYCORP ENGINEERING INC.
CA# 30526
CIVIL ENGINEERS
LAND PLANNERS
1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819
KIM@CYCORPENGINEERS.COM

A AND R

INVITATION COVE

730 MONROE AVE
APOPKA, FL

REVISIONS

	Description	Date	By
1	PER CITY COMMENTS	3/1/25	KF
2	PER CITY COMMENTS	4/16/25	
3			
3			

SITE PLAN

Date: JAN 2025

Scale: 1" = 40'

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4/16/2025
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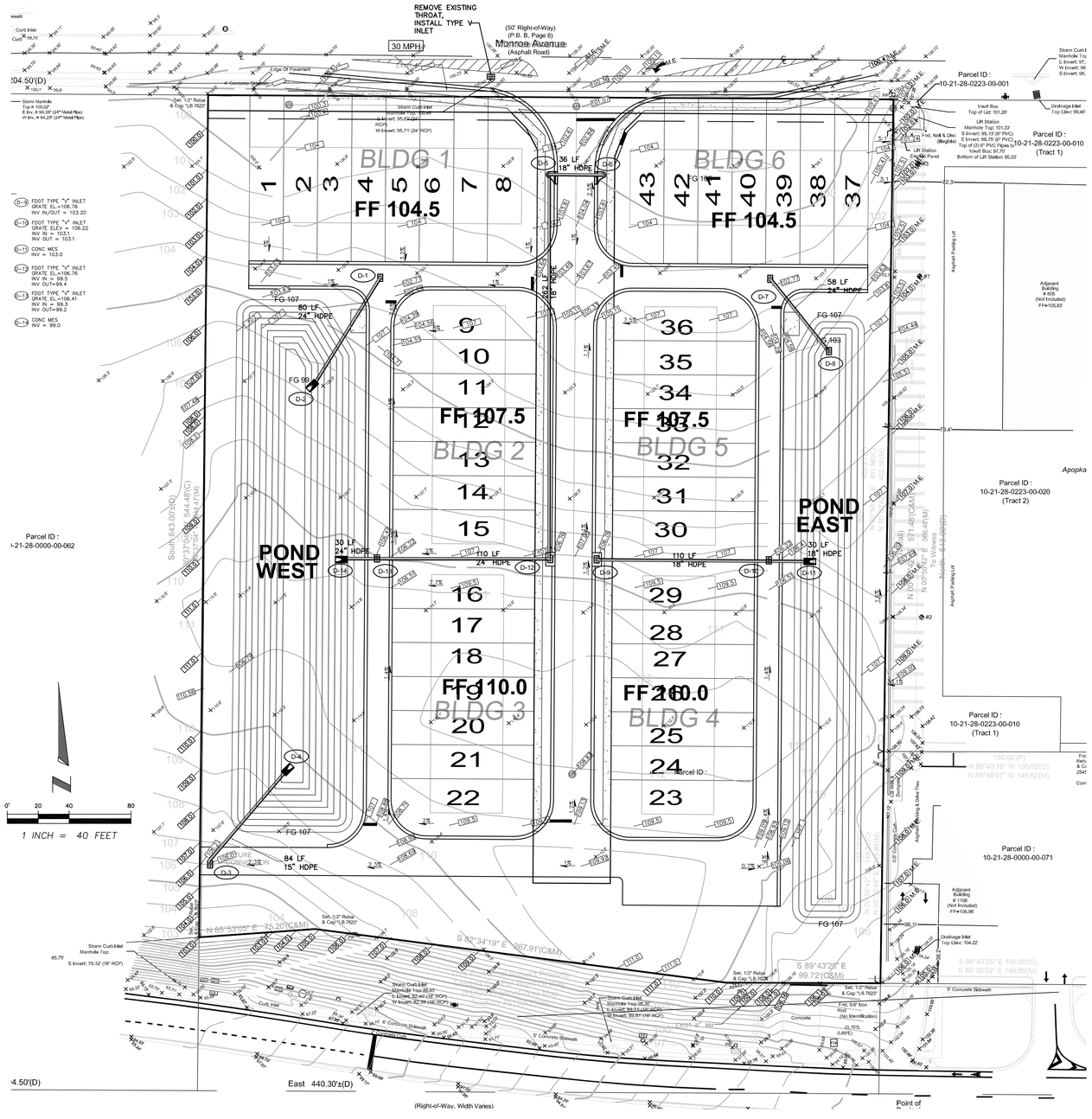
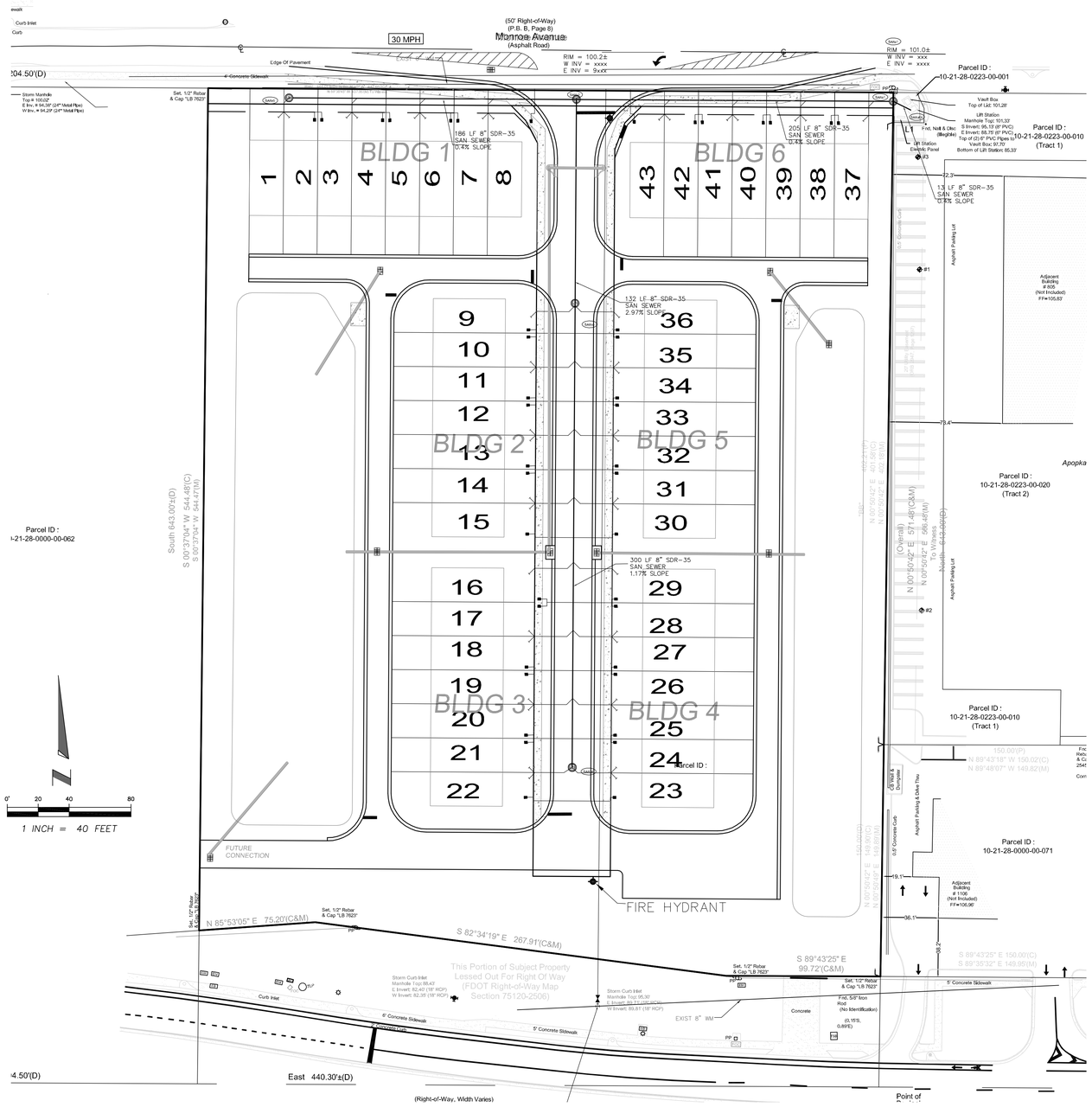
Sheet Number: 3


REMOVE EXISTING THROAT, INSTALL TYPE V INLET
30 MPH
(50' Right-of-Way)
(P. B. B, Page 8)
Monroe Avenue
(Asphalt Road)
Edge Of Pavement
4" Concrete Sidewalk
Set 1/2" Rebar & Cap "LB 7627"
Storm Manholes
Top ø 10.02'
E Inv. ø 94.26' (24" Metal Pipe)
W Inv. ø 94.29' (24" Metal Pipe)
Storm Curb Inlet
Manhole Top: 104.04'
E Invert: 95.69 (24" RCP)
W Invert: 95.71 (24" RCP)
Parcel ID :
10-21-28-0223-00-001
Storm Curb I
Manhole Top
E Invert: 97,
W Invert: 96
S Invert: 96,
Vault Box
Top of Lid: 101.28'
Lift Station
Manhole Top: 101.33'
S Invert: 95.13' (8" PVC)
E Invert: 88.75' (8" PVC)
Top of (2) 6" PVC Pipes
Vault Box: 97.70'
Bottom of Lift Station: 85.33'
Fnd. Nail & Disc (Illegible)
Lift Station Misc. Panel
Drainage Inlet
Top Elev: 99.46'
Parcel ID :
10-21-28-0223-00-010
(Tract 1)
BLDG 1
BLDG 6
BLDG 2
BLDG 5
BLDG 3
BLDG 4
FF 104.5
FF 107.5
FF 110.0
FG 103
FG 107
FG 99
36 LF 18" HDPE
D-5
D-6
80 LF 24" HDPE
D-1
D-2
262' LF 18" HDPE
58 LF 24" HDPE
D-7
D-8
POND WEST
POND EAST
30 LF 24" HDPE
D-14
D-13
110 LF 24" HDPE
D-12
D-9
30 LF 18" HDPE
D-11
D-10
84 LF 15" HDPE
D-3
D-4
Asphalt Parking Lot
Adjacent Building # 1106 (Not Included) FF=106.96'
Adjacent Building # 1105 (Not Included) FF=105.83'
Parcel ID :
10-21-28-0223-00-020
(Tract 2)
Parcel ID :
10-21-28-0000-00-062
Parcel ID :
10-21-28-0000-00-071
Apopka
South (643.92'(C)
S00°37'01"E 644.48'(C)
644.47'(M)
N 00°37'01" W 586.48'(M)
To Witness
North: 643.49'(C)
N 89°43'18" W 150.02'(C)
N 89°48'07" W 149.82'(M)
S 89°43'25" E 150.00'(C)
S 89°35'32" E 149.95'(M)
S 82°34'19" E 267.91'(C&M)
N 85°53'05" E 75.20'(C&M)
Storm Curb Inlet
Manhole Top: 85.75
S Invert: 79.32' (18" RCP)
Storm Curb Inlet
Manhole Top: 85.43'
S Invert: 82.40 (18" RCP)
W Invert: 82.39 (18" RCP)
Storm Curb Inlet
Manhole Top: 96.30'
S Invert: 89.71 (18" RCP)
W Invert: 89.81' (18" RCP)
Drainage Inlet
Top Elev: 104.22'
Set 1/2" Rebar & Cap "LB 7627"
Fnd. 5/8" Iron Rod (No Identification)
Concrete
(0.15'S, 0.49'E)
5' Concrete Sidewalk
6" Curb
Curb Inlet
Asphalt Paving Lot
Existing E/Side Thin Asphalt
Existing E/Side Curb Inlet
Existing E/Side Manhole
Existing E/Side Drainage Inlet
Existing E/Side Concrete Sidewalk
Existing E/Side Curb
Existing E/Side Asphalt Paving Lot
Existing E/Side Fence
Existing E/Side Power Pole
Existing E/Side Guy Wire
Existing E/Side Water Valve
Existing E/Side Water Meter
Existing E/Side Sign
Existing E/Side Mailbox
Existing E/Side Irrigation Control Valve
Existing E/Side Irrigation Pump
Existing E/Side Irrigation Well
Existing E/Side Irrigation Backflow Preventer
Existing E/Side Irrigation Sprinkler
Existing E/Side Irrigation Valve
Existing E/Side Irrigation Quick Coupler
Existing E/Side Irrigation Manifold
Existing E/Side Irrigation Timer
Existing E/Side Irrigation Rain Sensor
Existing E/Side Irrigation Flow Sensor
Existing E/Side Irrigation Pressure Regulator
Existing E/Side Irrigation Filter



LIFTSTA LIFT STA
RIM ELEV=101.33
INV IN (8")=94.0
CORE DRILL

SAN-1 SANITARY MH # 1
RIM ELEV=102.6
INV IN =95.01
INV OUT=94.91

SAN-2 SANITARY MH # 2
RIM ELEV=101.07
INV IN (S) =97.4
INV IN(W) = 95.91
INV OUT =95.81

SAN-3 SANITARY MH # 3
RIM ELEV=100.3
INV OUT =96.63

SAN-4 SANITARY MH # 4
RIM ELEV=105.33
INV IN =101.66
INV OUT =101.56

SAN-4 SANITARY MH # 4
RIM ELEV=108.83
INV OUT =105.16

FIRE FLOW CALCULATIONS

TOWNHOMES W/ 13R FIRE SUPPRESSION SYSTEM
TYPE V CONSTRUCTION

FIRE NOTES

1. FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS (NFPA 1, 18.3). A FIRE FLOW TEST RESULTS FROM THE NEAREST EXISTING HYDRANT THAT HAS BEEN WITNESSED BY A UTILITIES INSPECTOR WILL NEED TO BE PROVIDED; DOCUMENTATION FOR FIRE FLOW TESTING SHALL INCLUDE A FIRE FLOW TEST REPORT AND A HYDRAULIC GRAPH.

2. THE MINIMUM FIRE FLOW AND FLOW DURATION REQUIREMENTS FOR ONE AND TWO FAMILY DWELLINGS HAVING A FIRE FLOW AREA THAT DOES NOT EXCEED 5000 SF SHALL BE 1,000 GPM (SECTION 18.4.5, NFPA 1, 2015 EDITION)

3. FIRE HYDRANT LOCATIONS AND DISTRIBUTION SHALL FOLLOW NFPA 1, APPENDIX I.

4. FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER THAT IS PLACED 6" IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.7.

5. FIRE LANES SHALL BE MARKED WITH 12" X 18" FREESTANDING SIGNS WITH A WHITE BACKGROUND AND RED LETTERS. WORDING SHALL READ 'NO PARKIN FIRE LANE BY ORDER OF THE FIRE DEPARTMENT'. SIGN SHALL BE WITHIN SIGHT OF TRAFFIC FLOW AND BE SPACED NO GREATER T HAN 60' APART.

6. FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION (NFPA 1, 16.1.4)

7. A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMETNS. (NFPA 1, 16.4.3.1)

8. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.

9. FIRE DEPT ACCESS RD SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20'

10. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF 39 TONS FOR THE FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL-WEATHER DRIVING SURFACE.

11. A 36" CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60" SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVE A DIAMETER GREATER THAN 2.5". (NFPA 1, 18.5.7)

FIRE NOTES

1. ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN
2. FIRE HYDRANTS MUST BE LOCATED WITH 250 FEET OF ALL APARTMENT
3. FIRE HYDRANTS SHALL BE MARKED WITH A BLUE ROAD REFLECTOR
4. FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE LIFE SAFETY
5. A BI-DIRECTIONAL AMPLIFIER (BDA/DAS) SYSTEM WILL BE REQUIRED UPON CONSTRUCTION
6. 13R FIRE SYSTEM WILL BE REQUIRED

SITE LEGEND

- HANDICAP PARKING
- PROPOSED DRAINAGE INLET
- PROPOSED CURB
- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- RIGHT-OF-WAY
- CONCRETE

TYP	TYPICAL
HC	HANDICAP
(10)	10 PARKING SPACES
S/W	SIDEWALK
R5'	5' RADIUS
LF	LINEAR FEET
SF	SQUARE FEET
BE	BURIED ELECTRIC

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A AND R

INVITATION COVE

730 MONROE AVE

APOPKA, FL

REVISIONS

	Description	Date	By
1	PER CITY COMMENTS	3/1/25	KF
2	PER CITY COMMENTS	4/16/25	
3			
3			

UTILITY PLAN

Date: JAN 2025

Scale: 1" = 40'

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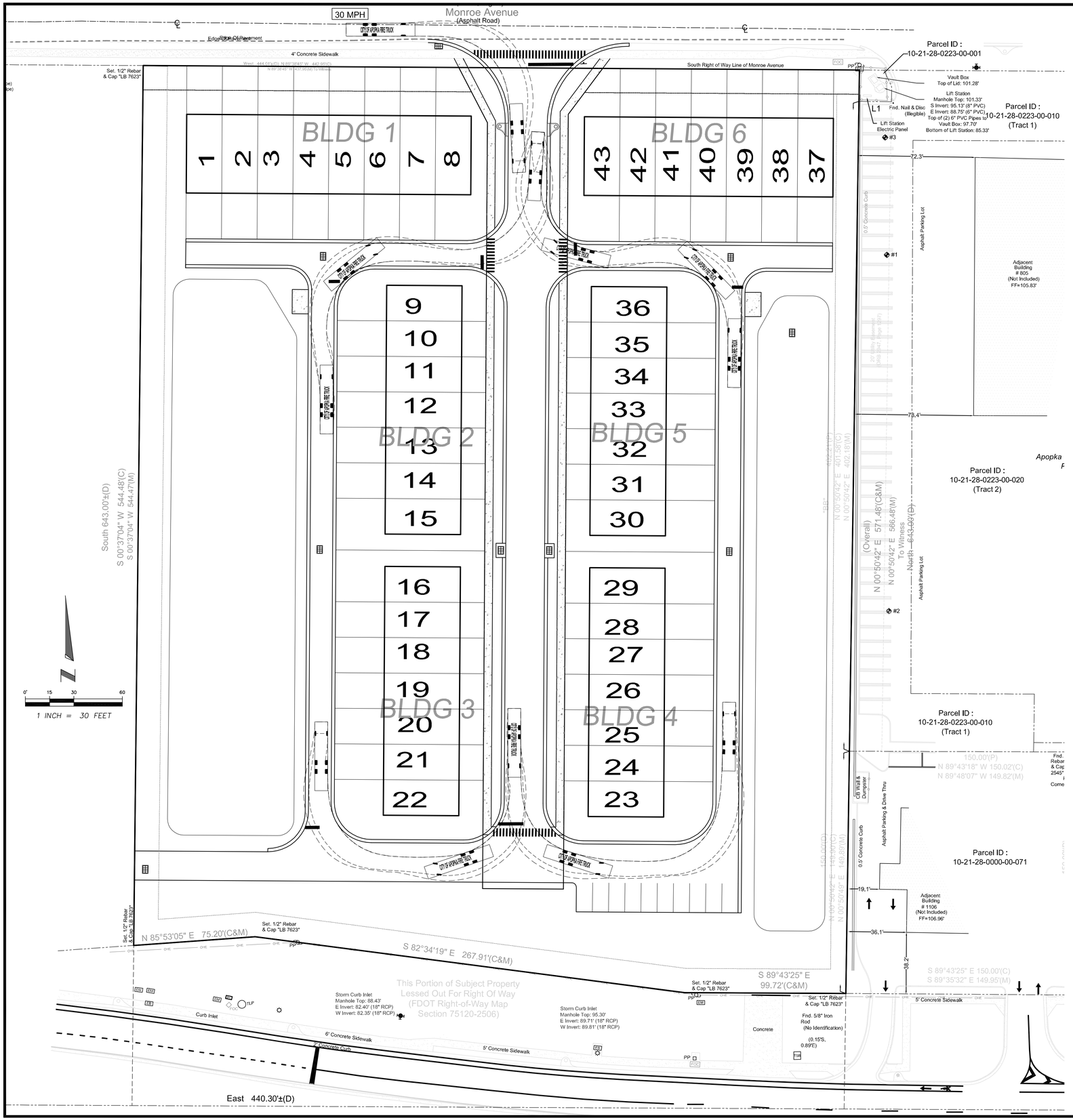

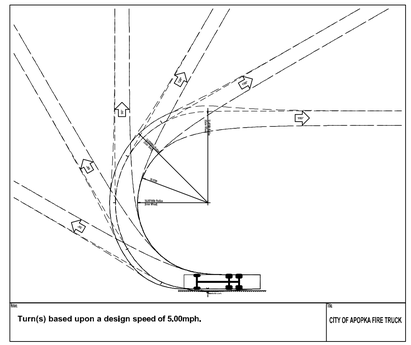

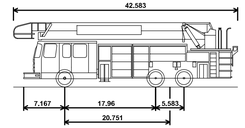

CITY OF APOPKA FIRE TRUCK

Overall Length	**42.583ft**
Overall Width	**8.000ft**
Overall Body Height	**1.400ft**
Min Body Ground Clearance	**1.400ft**
Track Width	**8.000ft**
Lock-to-lock time	**8.00s**
Curb to Curb Turning Radius	**51.400ft**

SITE LEGEND

- HANDICAP PARKING
- PROPOSED DRAINAGE INLET
- PROPOSED CURB
- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- RIGHT-OF-WAY
- CONCRETE

TYP	TYPICAL
HC	HANDICAP
10	10 PARKING SPACES
S/W	SIDEWALK
R5'	5' RADIUS
LF	LINEAR FEET
SF	SQUARE FEET
BE	BURIED ELECTRIC

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A AND R

INVITATION COVE

730 MONROE AVE

APOPKA, FL

REVISIONS

	Description	Date	By
1	PER CITY COMMENTS	3/1/25	KF
2			
3			
3			

FIRE TRUCK PLAN

Date:
JAN 2025

Scale:
1" = 30'

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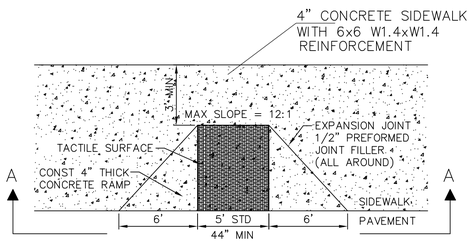




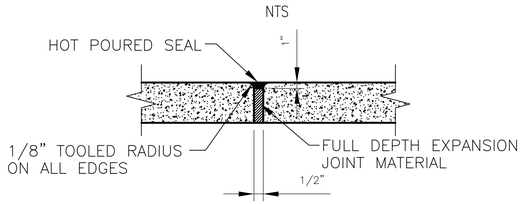
SECTION AA

HANDICAPPED RAMP

HC-RAMP1.DWG 02/27/95 NTS

TACTILE SURFACES SHALL BE CONSTRUCTED BY TEXTURING TO A DEPTH NOT EXCEEDING 1/8" BY USE OF A TAMP OR ROLLER FABRICATED WITH AN IMPRINT SURFACE OF EITHER 1" MESH 0.250 WIRE CLOTH (PLAIN WEAVE, CONVENTIONAL CRIMP), #6 EXPANDED METAL (STANDARD) OR 3 LB. EXPANDED METAL GRATING.

ON-SITE ONLY - NOT FDOT

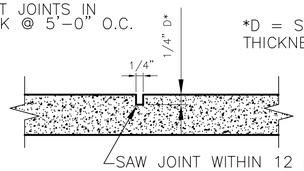


EXPANSION JOINT

NOT TO SCALE

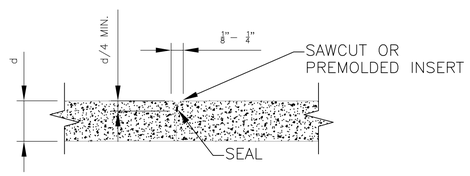
NOTE:
SAW CUT JOINTS IN SIDEWALK @ 5'-0" O.C.

*D = SLAB THICKNESS



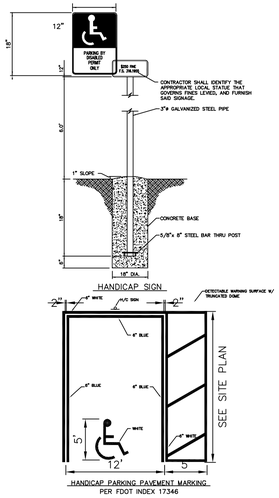
SAWED CONSTRUCTION JOINT

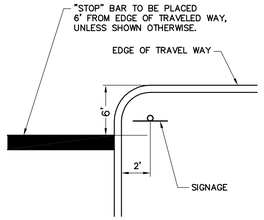
NOT TO SCALE



PLAIN PAVEMENT CONTROL JOINT - UNDOWELED

NOT TO SCALE
(ALL PAVEMENTS - SHORT JOINT SPACING)





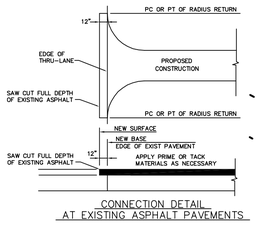
"STOP" BAR SHALL BE 18" WIDE AND 12' FOOT LONG, OR AS SHOWN, WHITE REFLECTORIZED PAINT. (SEE PLAN VIEW FOR LOCATIONS)

STOP BAR DETAIL WITH SIGNAGE

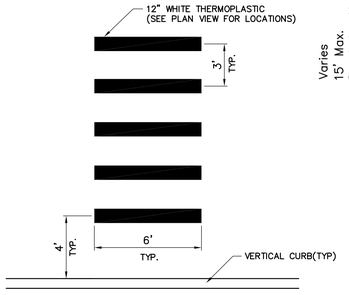
NOTES

1. CONCRETE SIDEWALK SHALL CONFORM TO THE PROVISIONS OF SECTION 522-2 THROUGH 522-8 OF THE FDOT STANDARD SPECIFICATIONS.
2. CONCRETE SHALL BE CURED USING ANY METHOD CONTAINED IN SECTION 520-8 OF THE FDOT STANDARD SPECIFICATIONS.
3. 4" MINIMUM CONCRETE SLAB WITH MINIMUM 3,000 PSI CONCRETE OVER A COMPACTED FILL. SLOPE WALK 2% TO SOD AREAS.
4. 2' LEVEL ELEVATION BETWEEN SIDEWALK AND BEGINNING OF NATURAL GROUND SLOPES.
5. ALL AREAS DISTURBED SHALL BE GRASSED SEEDED, MULCHED, FERTILIZED AND WATERED OR SODDED AND WATERED AS SPECIFIED.
6. 3:1 MAXIMUM TO 3:1 MINIMUM SLOPES TO SUIT EXISTING GROUND CONDITIONS.
7. EXPANSION AND CONTRACTION JOINTS SHALL COMPLY WITH SECTION 522 OF FDOT STANDARD SPECIFICATIONS.

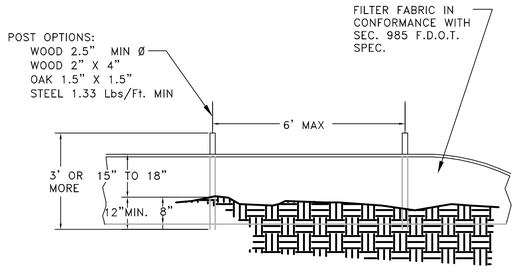
TYPICAL CROSS SECTION & DETAILS OF STANDARD CONCRETE SIDEWALK



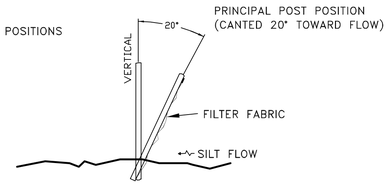
CONNECTION DETAIL AT EXISTING ASPHALT PAVEMENTS



PEDESTRIAN ACCESS STRIPPING



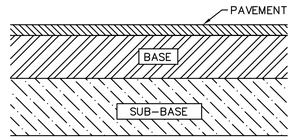
ELEVATION VIEW



SECTION VIEW

SILT FENCE INSTALLATION

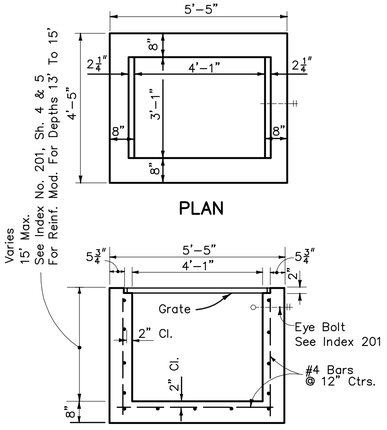
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 602



ASPHALT	1.5"	THICK, FDOT TYPE SP-9.5 ASPHALTIC CONCRETE
BASE COURSE	6"	CRUSHED CONCRETE BASE COMPACTED TO 98% MODIFIED PROCTOR MAX DENSITY PER AST, D-1557 & MIN LBR 100.
SUB-BASE	10"	STABILIZED SUBBASE WITH MIN. (FBV) OF 50 PSI OR (LBR) OF 40%. COMPACT TO A MIN. DENSITY EQUIVALENT OF 98% OF THE MODIFIED PROCTOR DENSITY (ASTM D-1557) FOR A DEPTH OF 12" BELOW PAVEMENT SUBGRADE.

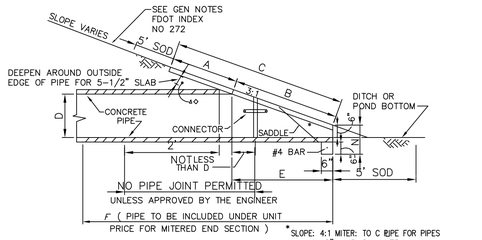
TYPICAL PAVEMENT SECTION

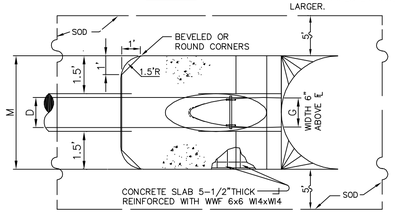
CRUSHED CONCRETE MUST MEET FDOT STANDARDS AND GRADATION REQUIREMENTS



TYPE D

Recommended Maximum Pipe Size:
3'-1" Wall-24" Pipe
4'-1" Wall-36" Pipe





TOP VIEW - SINGLE PIPE

	D	X	A	B	C	E	F	G	M SINGLE PIPE	M DOUBLE PIPE	M TRIPLE PIPE	M QUAD PIPE
3:1	15"	2'-7"	2.27'	4.09'	6.36'	4.03'	8"	1.22'	4.63'	7.21'	9.79'	12.37'	1.19'	
	18"	2'-10"	2.36'	5.12'	7.48'	5.03'	9"	1.41'	4.92'	7.75'	10.58'	13.42'	1.21'	
	24"	3'-5"	2.53'	7.18'	9.74'	7.03'	11"	1.78'	5.50'	8.92'	12.33'	15.75'	1.25'	
	30"	4'-3"	2.70'	9.25	11.95'	9.03'	13"	2.00'	6.08'	10.33'	14.58'	18.83'	1.29'	

MITERED END SECTION

CYCORP ENGINEERING INC.
CA 30526
CIVIL ENGINEERS
LAND PLANNERS
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Winter Springs, Florida 32708
Tel: (407) 405-7819
KIM@CYCORPENGINEERS.COM

A AND R

INVITATION COVE

730 MONROE AVE

APOPKA, FL

REVISIONS

	Description	Date	By
1.			KF
2.			

SITE DETAILS

Date: JANUARY 2025

Scale: NTS

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1/15/2025
K. FISCHER, P.E.# 56942
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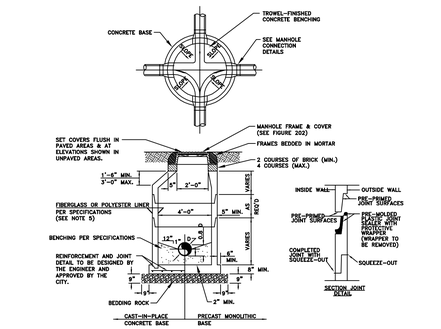
Sheet Number: 7



FORCE MAIN MANHOLE LINER*					
THICKNESS (INCHES)					
DIAMETER (INCHES)	HEIGHT (FEET) 3-6	7-12	13-17	MATERIAL	MANUFACTURER
48					
60					
72					

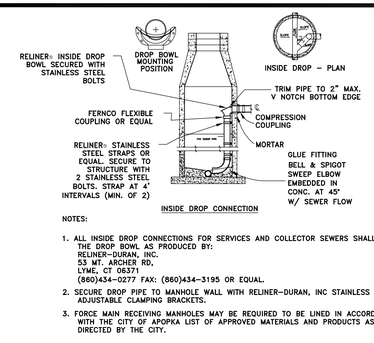
* TO BE COMPLETED BY THE ENGINEER

NOTES:

1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE SECTION 20.4 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
3. THE THICKNESS OF THE LINER SHALL BE 3/8" MINIMUM.
4. EACH BENCH WALL SHALL BE A MINIMUM OF 18 INCHES LONG FROM THE WALL OF THE MANHOLE TOWARD THE CENTER.
5. SANITARY SEWER MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.

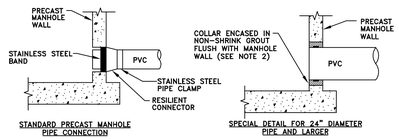
TYPICAL MANHOLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200



NOTES:

1. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY: RELINER-DURAN, INC. 53 MT. ARCHER RD. LYME, CT 06371 (860)434-0277 FAX: (860)434-3195 OR EQUAL.
2. SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS.
3. FORCE MAIN RECEIVING MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.

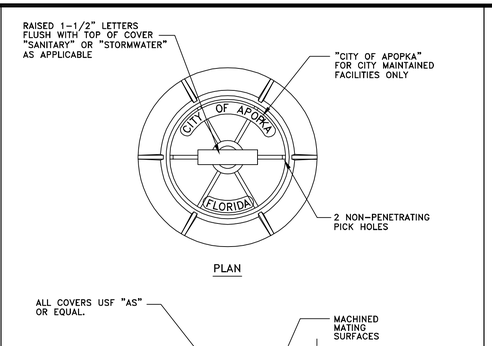


NOTES:

1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. THE CITY MAY APPROVE ALTERNATE WATERTIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
3. AN INSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 24" OR MORE ABOVE THE OUTFLOW PIPE INVERT.
4. CONCRETE TO BE MINIMUM OF 3000 PSI.

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201

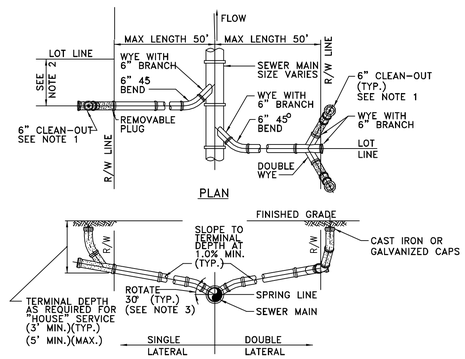


NOTES:

1. MANHOLE FRAME AND COVER ARE TO BE TRAFIC BEARING RATED H-20, CLASS 30 MEETING ASTM A 48.

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202

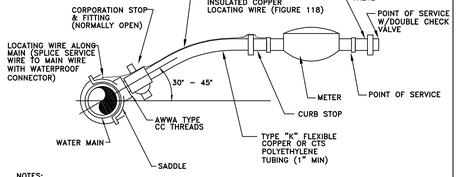


NOTES:

1. CLEAN-OUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
4. RESIDENTIAL SERVICES SHALL BE 4 INCHES & NON-RESIDENTIAL SERVICES SHALL BE 6 INCHES IN DIAMETER AS A MINIMUM.
5. GALVANIZED OR CAST IRON CLEAN-OUT CAP SHALL BE USED ON THE STUBOUT FOR EACH SERVICE.
6. LATERAL SHALL BE MARKED WITH AN "S" STAMPED OR CUT IN THE CURB.

SERVICE LATERAL DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204

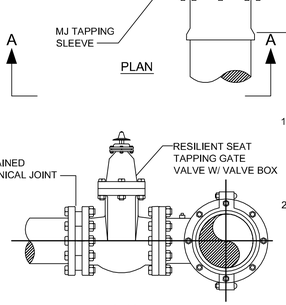


NOTES:

1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE AT A CURB STOP(S) WHICH SHALL BE BURIED APPROXIMATELY 3" BELOW FINAL GRADE AND SHALL BE CLEARLY MARKED WITH A 2" x 2" x 18" STAKE WITH THE TOP PAINTED BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER, AND MARKED WITH THE NUMBER OF THE LOT(S) TO BE SERVED.
4. RECLAIMED WATER SERVICES SHALL USE PURPLE COLORED CTS POLYETHYLENE TUBING.
5. POTABLE WATER SERVICES SHALL USE BLUE COLORED CTS POLYETHYLENE TUBING.
6. ALL SERVICE UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE INSTALLED IN A MINIMUM 2" PVC SLEEVE.

WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2016	FIG. 405

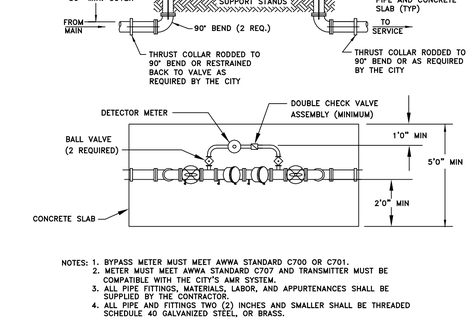


NOTES

1. SIZE ON SIZE WET TAPS WILL CALL FOR FULL ENCIRCLEMENT STAINLESS STEEL MJ TAPPING SLEEVE: MUELLER H-304, OR EQUAL.
2. ALL NEWLY INSTALLED TAPPING SLEEVES & TAPPING VALVES SHALL BE PNEUMATICALLY TESTED AT A TEST PRESSURE OF 150PSI FOR A PERIOD OF THIRTY MINUTES.

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406

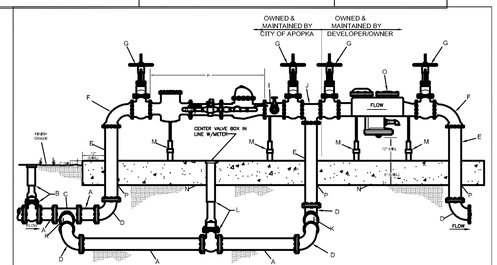


NOTES: 1. BYPASS METER MUST MEET AWWA STANDARD C700 OR C701.
2. METER MUST MEET AWWA STANDARD C707 AND TRANSMITTER MUST BE COMPATIBLE WITH THE CITY'S AMR SYSTEM.
3. ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
4. ALL PIPE AND FITTINGS TWO (2) INCHES AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL, OR BRASS.

ABOVE GROUND DEVICE WITH DETECTOR BY-PASS

2 INCH AND ABOVE ASSEMBLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 B



MATERIAL LIST

A	DUCTILE IRON PIPE (VARIOUS LENGTHS)	J	FLANGED TEE
B	M.J. GATE VALVE W/VALVE BOX (SLIDE STYLE) MEGALUG JOINT RESTRAINTS	K	(SIZE") x 30" D.I. PIPE STUB M.J. GATE VALVE W/VALVE BOX (SLIDE STYLE) & VALVE NUT LOCKING CAP MEGALUG JOINT RESTRAINTS (VALVE NUT LOCKING CAP PROVIDED BY OUC)
C	M.J. TEE MEGALUG JOINT RESTRAINTS	M	ADJUSTABLE BRACE (AS NEEDED)
D	M.J. ELL MEGALUG JOINT RESTRAINTS	N	3000 PSI CONC. W/#3X6 WWF (6' WIDE x 6" THICK MINIMUM) BY DEVELOPER
E	DUCTILE IRON FLANGED PIPE	O	CITY OF APOPKA APPROVED REDUCED PRESSURE BACKFLOW PREVENTER
F	FLANGED ELL (LONG RADIUS)	Q	ALL FLANGED PIPES, VALVES AND APPURTENSES SHALL HAVE 316 S.S. HARDWARE
G	FLANGED O.S. & Y. VALVE		
H	DUAL RANGE METER		
I	((SIZE")) x 4" FLANGED TEE 4" x 2" TAPPED FLANGE 2" x 2 1/2" BRASS NIPPLE 2" GATE SCREW VALVE 2" GALVANIZED PLUG		

NOTES:

1. THE METER ASSEMBLY TO BE INSTALLED ON PRIVATE PROPERTY.
2. PROVIDE A MINIMUM 10 FT. EASEMENT ON EACH SIDE OF THE METER ASSEMBLY TO THE CITY OF APOPKA FOR OPERATION AND MAINTENANCE OF THE METER ASSEMBLY.
3. DEVELOPER INSTALL: OWNER/DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF THIS FIRE LINE MASTER METER ASSEMBLY UNDER THE INSPECTION OF CITY OF APOPKA PERSONNEL.
4. THE BACKFLOW PREVENTION DEVICE TO BE FURNISHED,INSTALLED AND MAINTAINED BY THE OWNER/DEVELOPER.THE BACKFLOW PREVENTION DEVICE WILL BE TESTED BY CERTIFIED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION. A COPY OF THE TEST RESULTS WILL BE PROVIDED TO THE CITY OF APOPKA PUBLIC SERVICES DEPARTMENT.THE BACKFLOW PREVENTION DEVICE WILL NEED TO BE AN AMERICAN WATER WORKS ASSOCIATION (AWWA) APPROVED DEVICE.
5. THE METER ASSEMBLY WILL BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.BOTH METERS WITHIN THE MASTER ASSEMBLY WILL NEED TO BE COMPATIBLE WITH THE CITY'S AUTOMATIC METER READING (AMR) SYSTEM. THE CITY'S AMR SYSTEM IS MANUFACTURED BY SENSUS METERING SYSTEMS,INC.

CONSTRUCTION NOTES:

6. PIPE, FITTINGS AND VALVE SIZES DETERMINED BY LARGE METER SIZE.
   - 4"X1.0" DRM W/4" BY-PASS
   - 6"X2" DRM W/6" BY-PASS
   - 8"X2" DRM W/8" BY-PASS
   - 10"X2" DRM W/10" BY-PASS

   MINIMUM SERVICE VALVE SIZE DETERMINED BY LARGE METER SIZE.

FIRE LINE MASTER METER ASSEMBLY W/ BY-PASS (TYPICAL)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 C

CYCORP ENGINEERING INC.
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KIM@CYCORPENGINEERS.COM

A AND R

INVITATION COVE

730 MONROE AVE

APOPKA, FL

REVISIONS

	Description	Date	By
1.			
2.			

UTILITY DETAILS

Date: JANUARY 2025

Scale: NTS

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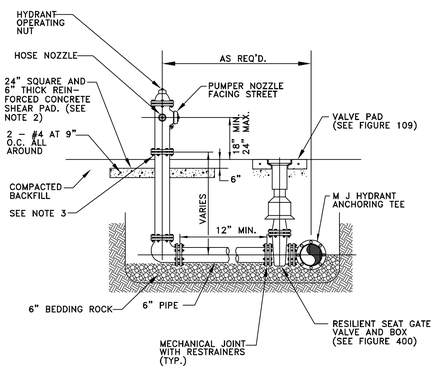


NOTES:

1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
2. THE SHEAR PAD SHALL BE RECESSED SIX (6) INCHES BELOW THE FINISHED GRADE AND THE RECESSED SECTION SODDED.
3. CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR PAD SHALL BE A TWELVE (12) INCH MINIMUM.
4. FIRE HYDRANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH THE CITY OF APOPKA UTILITIES DESIGN CONSTRUCTION STANDARDS MANUAL.

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *											
	PIPE SIZE										
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND	33	43	51	60							
45° BEND	14	18	22	25							
22-1/2° BEND	7	9	11	12							
11-1/4° BEND	4	5	6	6							
TEE**	1	7	24	44							
REDUCER (ONE SIZE SMALLER)		41	39	40							
DEAD END	74	96	115	136							

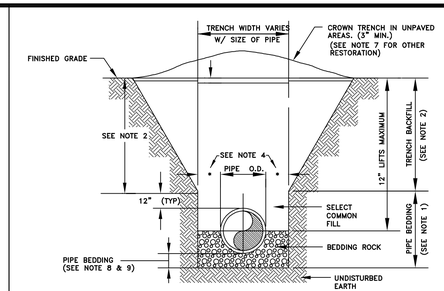
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, FOR PVC WITH THE FOLLOWING ASSUMPTIONS:
   TYPE OF PIPE: PVC
   WORKING PRESSURE: 150 P.S.I.** ** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.
   SOIL DESIGNATION: SM(SAND SILT)
   LAYING CONDITIONS: S
6. FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105

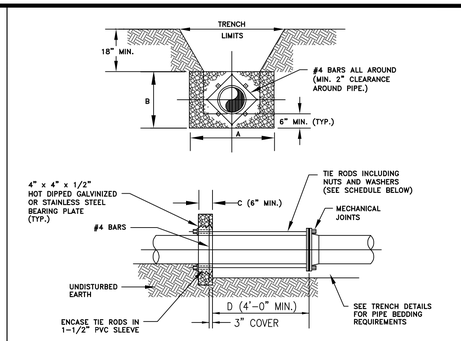


NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE CITY SHALL DETERMINE IN THE FIELD IF REMOVAL OF UNSUITABLE MATERIAL IS REQUIRED TO REACH A SUITABLE FOUNDATION.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.
10. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.

TYPE "A" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101



NOTES:

1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 2500 P.S.I.
3. BEDDING, BACKFILL, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 P.S.I.

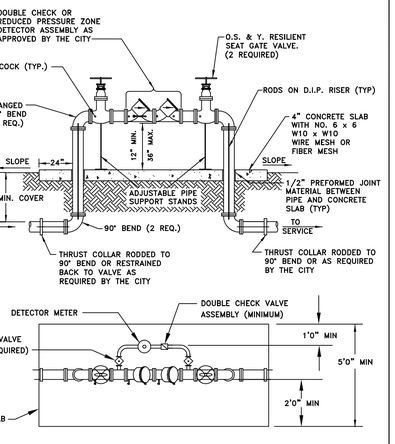
SCHEDULE OF DIMENSIONS AND MATERIALS *

PIPE SIZE (INCHES)	DIMENSIONS (FT.) A	B	C	D	TIE RODS REQ'D DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.5	3.0	1.0		3/4	4
12	5.0	3.0	1.0		3/4	4
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	9.0	6.0	1.5		3/4	8

NOTE: THRUST BLOCK AREAS TO BE COMPUTED ON BASIS OF 2,000 LBS. PER SQ. FT. SOIL RESTRAINT BEARING. (1,500 MIN) SEE NOTE 5
* TO BE COMPLETED BY ENGINEER.

WATER MAIN THRUST COLLAR DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 107

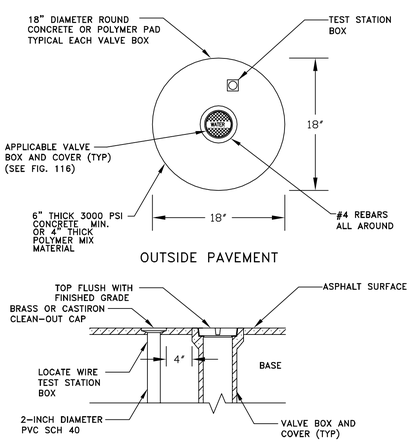


NOTES:
1. BYPASS METER MUST MEET AWWA STANDARD C700 OR C701.
2. METER MUST MEET AWWA STANDARD C707 AND TRANSMITTER MUST BE COMPATIBLE WITH THE CITY'S AMR SYSTEM.
3. ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
4. ALL PIPE AND FITTINGS TWO (2) INCHES AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL, OR BRASS.

ABOVE GROUND DEVICE WITH DETECTOR BY-PASS

2 INCH AND ABOVE ASSEMBLY

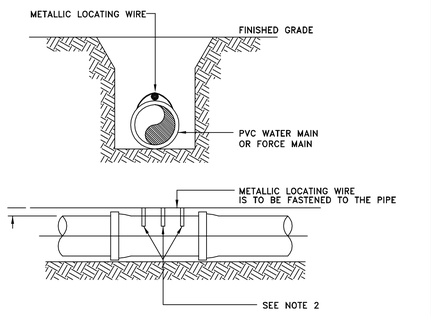
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 B



VALVE IDENTIFICATION TAG TO BE INSTALLED BY CITY & PAID FOR BY DEVELOPER

VALVE BOX

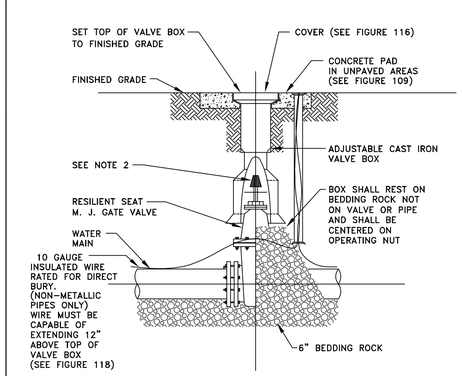
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109



NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 AWG-SOLID CCS REINFORCED TRACER WIRE-INSULATED 30 MIL HDPE - 30 VOLT MFG. BY COPPERHEAD INDUSTRIES, LLC OR EQUAL) CAPABLE OF DETECTION BY A CABLE LOCATOR.
2. SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND ATTACHED WITH DUCT TAPE OR NYLON STRAPS AT 3 LOCATIONS PER JOINT. LOCATING WIRE SHALL TERMINATE AT THE TEST STATION BOX AS SHOWN IN FIG. 109.
3. BE CAPABLE OF EXTENDING 12" ABOVE TOP OF TEST STATION BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.
4. SPLICES SHOULD BE MADE USING STANDARDS AND PRODUCTS DESIGNED FOR DIRECT BURIAL CONDUCTORS.
5. WIRE INSULATION SHALL BE COLOR CODED FOR THE TYPE OF PIPE BEING INSTALLED.

PVC PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118



NOTES:
1. PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN A 3 FEET BELOW FINISHED GRADE.

GATE VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400

CYCORP ENGINEERING INC.
CA 30526
CIVIL ENGINEERS
LAND PLANNERS
1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819
KIM@CYCORPENGINEERS.COM

A AND R

INVITATION COVE

730 MONROE AVE

APOPKA, FL

REVISIONS

	Description	Date	By
1.			
2.			

UTILITY DETAILS

Date: JANUARY 2025

Scale: NTS

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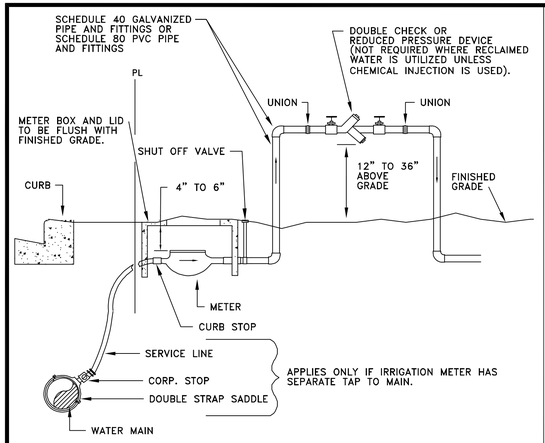
KIM FISCHER LICENSE No. 56942 STATE OF FLORIDA PROFESSIONAL ENGINEER

1/15/2025
K. FISCHER, P.E.# 56942
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER

Sheet Number: 9



NOTES:

1. A POSITIVE DIELECTRIC CONNECTION SHALL BE MADE BETWEEN ALL GALVANIZED AND BRASS COMPONENTS.
2. METER SHALL BE INSTALLED JUST INSIDE THE ROW LINE OR PROPERTY LINE AND IN NO CASE SHALL IT BE INSTALLED IN THE SIDEWALK OR OTHER PAVED AREAS.
3. DOUBLE CHECK VALVES MAY BE USED AS LONG AS THEIR ARE NO CHEMICALS OR A WELL ON SITE.
4. A PVB DEVICE SHALL BE 12-INCHES MINIMUM ABOVE HIGHEST OUTLET OR SPRAYHEAD
5. ALL BACKFLOW PREVENTION DEVICES ARE TO BE AWWA APPROVED.

IRRIGATION METER AND DOUBLE CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER

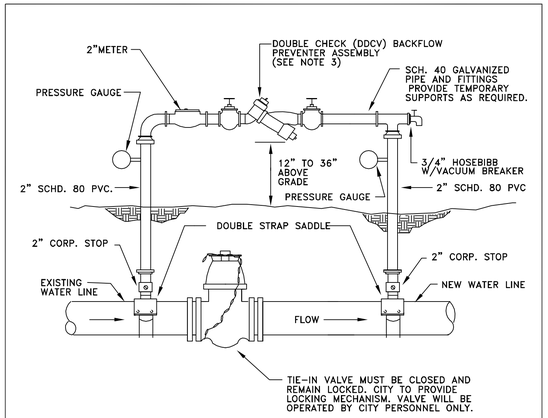
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502

TEMPORARY JUMPER CONNECTION NOTES:

1. A temporary jumper connection is required at all connections between existing active water mains and proposed new water main improvements.
2. Figures 504 A and 504 B to be used for filling any new water main of any size from existing active water mains and for flushing of new mains up to 8 inches in diameter (2.5 FPS minimum velocity) and for pulling bacteriological samples from any new water main of any size. The jumper connection shall be maintained until after filling, flushing testing and disinfection of the new main has been successfully completed and cleared for use from the Florida Department of Environmental Protection (FDEP) and other pertinent agencies have been received. The jumper connection shall also be used to maintain a minimum pressure of 20 psi in the new mains after disinfection and until the FDEP clearance letter is obtained. Thrust blocking and/or restraints shall be provided temporarily, as required. Pipe and fittings used for connecting the new pipe to the existing pipe shall be disinfected prior to installation in accordance with AWWA C651, 2005 edition. The tapping sleeve and the exterior of the main to be tapped shall be disinfected by spraying or swabbing per section 11 of AWWA C651-05.
3. Flushing of 10 inches in diameter and larger water mains may be done through the tie-in valve under very controlled conditions. The following procedures shall be followed:
   A. The tie-in valves shall be operated and pressure tested in the presence of the City engineer to verify water tightness prior to tie-in. Valves which are not water tight shall be replaced with a new valve installed immediately adjacent to the leaking valve.
   B. The temporary jumper connection shall be constructed as detailed. The jumper connection shall be used to fill the new water main and for providing water for bac-teriological sampling of the new main as required by the FDEP permit.
   * Flushing shall not be attempted during peak demand hours of the existing water mains.
   * All downstream valves in the system must be open prior to opening the tie-in valve.
   * Provide for and monitor the pressure in the tie-in point. The pressure in the existing main must not drop below 35 psi.
   * The tie-in valve shall be opened a few turns only, ensuring a pressure drop across the valve is greater than 10 psi.
   C. The tie-in valve shall be locked closed by the City personel until flushing begins.
   D. The tie-in valve shall be opened only for flushing of the new main. The procedure shall be directed by the City and observed by the engineer.
   E. After flushing, the tie-in valve shall be closed and locked in the closed position by the City personel.
4. The contractor shall provide documentation demonstrating that the double check backflow prevention device has been tested and is in good working order at the time of installation.
5. Except as required to flush lines of greater than 8 inches in diameter, the tie-in valve shall remain closed and shall be locked in the closed position by the City. The tie-in valve shall remain locked closed until the new system has been cleared for use by FDEP and all other pertinent agencies.
6. Upon receipt of clearance for use from FDEP and all other pertinent agencies, the contractor shall remove the temporary jumper connection. The corporation stops are to be closed and plugged with 2 inch brass plugs.
7. All installation and maintenance of the temporary jumper connection and associated backflow prevention device, fittings, valve, etc. shall be the responsibility of the contractor.

PROCEDURES FOR TEMPORARY JUMPER CONNECTION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 C



NOTE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS, ASSEMBLY, AND THE INSTALLATION OF THE DEVICE.
2. SEE FIGURE 504C FOR PROCEDURES.
3. DDCV IS MINIMUM PROTECTION REQUIRED. A RPZ DEVICE MAY BE REQUIRED DEPENDING ON PROJECT. PROVIDE COPY OF LATEST CERTIFICATION TEST RESULTS.

TEMPORARY JUMPER CONNECTION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 A

CYCORP ENGINEERING INC.
CA 30526
CIVIL ENGINEERS
LAND PLANNERS
1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819
KIM@CYCORPENGINEERS.COM

A AND R

INVITATION COVE

730 MONROE AVE

APOPKA, FL

REVISIONS

	Description	Date	By
1.			
2.			

UTILITY DETAILS

Date: JANUARY 2025

Scale: NTS

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KIM FISCHER LICENSE No. 56942 STATE OF FLORIDA PROFESSIONAL ENGINEER

1/15/2025
K. FISCHER, P.E.# 56942
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Sheet Number: 10

Boundary & Topographic Survey

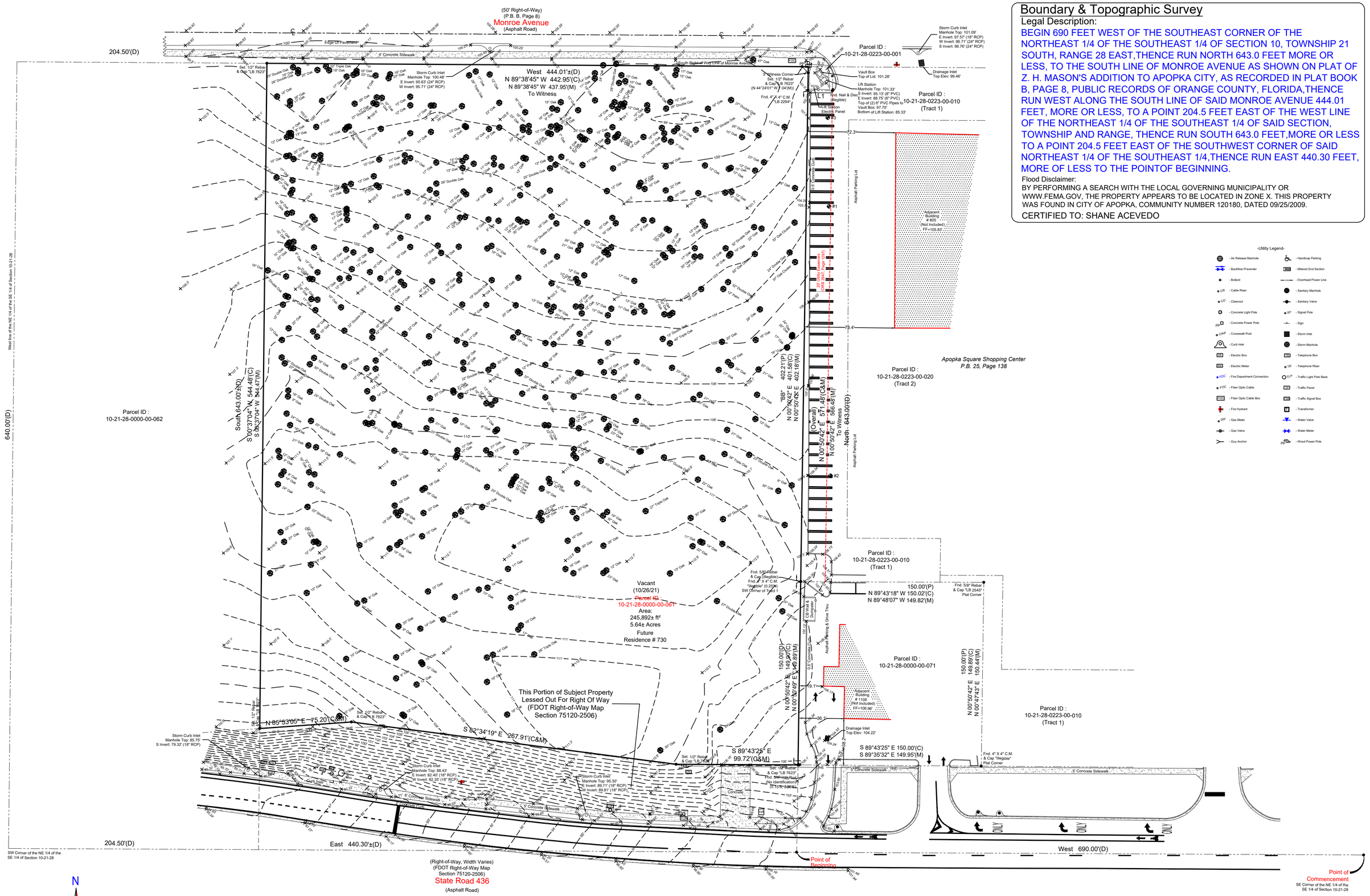
Legal Description:

BEGIN 690 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 28 EAST,THENCE RUN NORTH 643.0 FEET MORE OR LESS, TO THE SOUTH LINE OF MONROE AVENUE AS SHOWN ON PLAT OF Z. H. MASON'S ADDITION TO APOPKA CITY, AS RECORDED IN PLAT BOOK B, PAGE 8, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA,THENCE RUN WEST ALONG THE SOUTH LINE OF SAID MONROE AVENUE 444.01 FEET, MORE OR LESS, TO A POINT 204.5 FEET EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, TOWNSHIP AND RANGE, THENCE RUN SOUTH 643.0 FEET,MORE OR LESS TO A POINT 204.5 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4,THENCE RUN EAST 440.30 FEET, MORE OF LESS TO THE POINTOF BEGINNING.

Flood Disclaimer:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF APOPKA, COMMUNITY NUMBER 120180, DATED 09/25/2009.

CERTIFIED TO: SHANE ACEVEDO



-Utility Legend-

- Air Release Manhole	- Handicap Parking
- Backflow Preventer	- Mitered End Section
- Bollard	- Overhead Power Line
CR - Cable Riser	- Sanitary Manhole
CO - Cleanout	- Sanitary Valve
- Concrete Light Pole	SP - Signal Pole
PP - Concrete Power Pole	- Sign
CWP - Crosswalk Post	- Storm Inlet
- Curb Inlet	- Storm Manhole
EB - Electric Box	TB - Telephone Box
EM - Electric Meter	TR - Telephone Riser
FDC - Fire Department Connection	TLP - Traffic Light Pole Base
FOC - Fiber Optic Cable	TP - Traffic Panel
FOC - Fiber Optic Cable Box	TSB - Traffic Signal Box
- Fire Hydrant	- Transformer
GM - Gas Meter	- Water Valve
- Gas Valve	- Water Meter
- Guy Anchor	WP - Wood Power Pole

-Site Benchmark Information-

#1
Set Nail & Disk (LB 7623) in Pavement.
Elevation: 103.43'

#2
Set Nail & Disk (LB 7623) in Pavement.
Elevation: 107.08'

#3
Set Nail & Disk (LB 7623) in Pavement.
Elevation: 102.01'

-Benchmark Information-

Orange County Benchmark Datum
Designation # A-1569002
Elevation: 104.10'
(Elevations are based upon NAVD 88 Datum)

L1
20.00'(D)
N 89°25'55" W 20.04'(M)

Tree Note:
Palm - Denotes Tree Type
(18") - Diameter of Tree measured at Chest Height

N
W E
S
Graphic Scale
0' 25' 50' 100'
Scale: 1"=50'

Revision: Additional Information, Revised Boundary - 01/07/22 - BMJ

-Note-
Boundary is based upon existing monumentation and boundary geometry depicted on the FDOT Right-of-Way Map Section 75120-2506.

Field Date: 10/26/21	Date Completed: 10/28/21
Drawn By: SMT	File Number: IS-95435

-Legend-

C	- Calculated	PC	- Point of Curvature
CB	- Chord Bearing	PT	- Point of Tangency
Conc.	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radial
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	RSE	- Roofed
M	- Measured	Set	- Set ½" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book		- Chain Link Fence
	- Wood Fence		

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland, P.S.M. 6637 LB 7623
This Survey is intended Only for the Use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

-Notes-

- Survey is Based upon the Legal Description Supplied by Client.
- Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
- Subject to any Easements and/or Restrictions of Record.
- Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- Building Ties are NOT to be used to reconstruct Property Lines.
- Fence Ownership is NOT determined.
- Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
- Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

Existing Trees to Remove			
Count	SIZE	DBH	TYPE
1	32", 32", 32"	96	Oak
1	25", 25"	50	Oak
2	33", 33"	132	Oak
2	28", 28", 28"	168	Oak
1	35", 35"	70	Oak
1	28", 28"	56	Oak
1	30", 30"	60	Oak
1	42" Cluster	42	Oak
3	27", 27"	162	Oak
1	27'	27	Oak
1	56" cluster	56	Oak
1	40", 40"	80	Oak
1	38", 38",38"	114	Oak
1	24", 24"	48	Oak
1	37" cluster	37	Oak
1	33" cluster	33	Oak
1	47"	47	Oak
1	28". 28"	56	Oak
1	60" Cluster	60	Oak
3	25"	75	Oak
1	25, 25"	50	Oak
2	25", 25'	50	Oak
1	27, 27"	54	Oak
7	26"	182	Oak
6	26", 26"	312	Oak
2	25", 25"	100	Oak
4	27"	108	Oak
4	30"	120	Oak
1	27", 27", 27"	81	Oak
1	45" Cluster	45	Oak
1	38", 38"	76	Oak
9	24"	216	Oak
1	40", 40", 40"	120	Oak
1	32", 32"	64	Oak
2	37", 37"	148	Oak
1	62", 62", 62"	186	Oak
70		3381	

Existing Trees to Remove			
Count	SIZE	DBH	TYPE
25	20"	500	Oak
1	13"	13	Oak
1	14"	14	Oak
4	12'	48	Oak
1	10"	10	Oak
1	20, 20"	40	Oak
1	19, 19"	38	Oak
1	19"	19	Oak
1	19", 19"	38	Oak
1	20"	20	Oak
1	16"	16	Oak
1	16", 17"	33	Oak
1	23"	23	Oak
1	13", 13'	26	Oak
1	20", 8"	28	Oak
2	22", 22"	88	Oak
1	17"	17	Oak
16	8"	128	Oak
33	15"	495	Oak
23	19"	437	Oak
21	22"	462	Oak
28	10"	280	Oak
24	17"	408	Oak
8	21"	168	Oak
21	16"	336	Oak
49	12"	588	Oak
29	14"	406	Oak
22	9"	198	Oak
44	13"	572	Oak
9	23"	207	Oak
1	21	21	Oak
4	23", 23"	184	Oak
25	18"	450	Oak
9	7"	63	Oak
21	11"	231	Oak
4	12"	48	Palm
1	15"	15	Palm
437		6668	

Existing Specimen Trees to Remain			
Count	SIZE	DBH	TYPE
1	30"	30	Oak
1		30	

Existing Trees to Remain			
Count	SIZE	DBH	TYPE
1	18"	18	Oak
2	12"	24	Oak
1	10"	10	Oak
4		52	



CADDSCAPES, INC.
Florida Landscape Architecture Firm
432 Nowell Loop
Deland, FL 32724
Office: 407 310-5567
Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com
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MONROE TOWNHOMES APOPKA
730 MONROE AVE.
APOPKA, FLORIDA

REVISIONS:
No. Date Item

Seal:
DATE: 2025-03-24

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

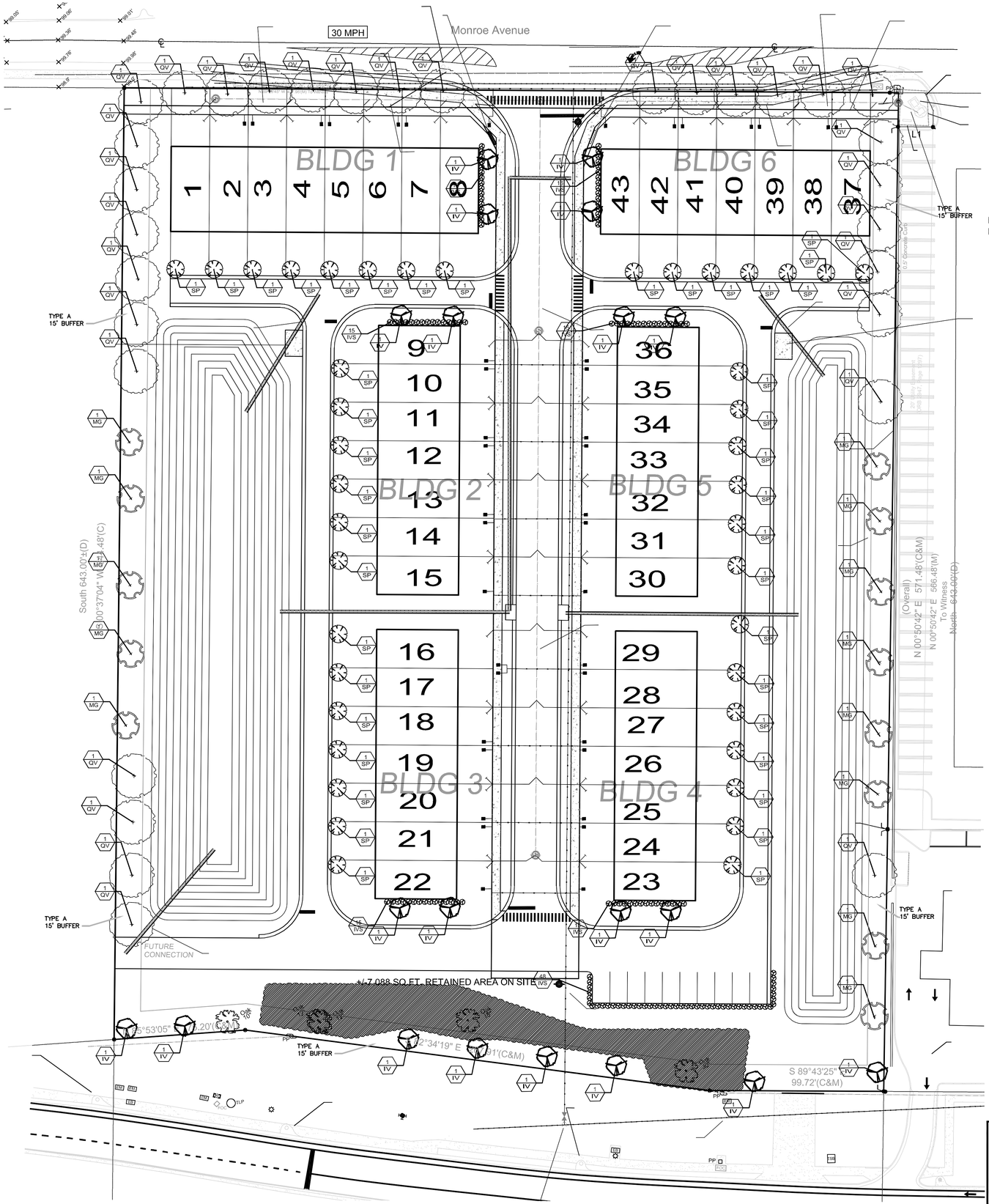
DATE: 03/24/2025
DRAWN BY: JB
CHECKED BY: JB
SCALE: 1:30

L-1

TREE REMOVAL PLAN

SHEET 1 OF 5

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION



NOTE: ALL DISTURBED AREAS TO RECEIVE SOLID SOD

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

CADDSCAPES, INC.
Florida Landscape Architecture Firm
432 Nowell Loop
Deland, FL 32724
Office: 407 310-5567
Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com

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MONROE TOWNHOMES APOPKA
730 MONROE AVE.
APOPKA, FLORIDA

REVISIONS:

No.	Date	Item

Seal:
DATE: 2025-03-24

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

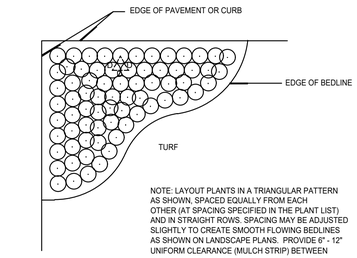
DATE:	03/24/2025
DRAWN BY:	JB
CHECKED BY:	JB
SCALE:	1:30

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION

L-2

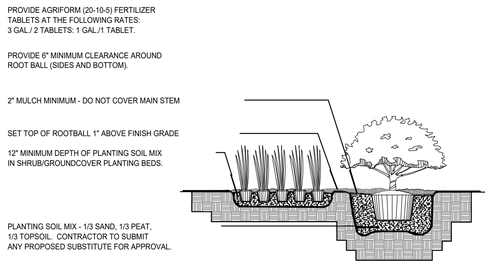
LANDSCAPE PLAN

SHEET 2 OF 5



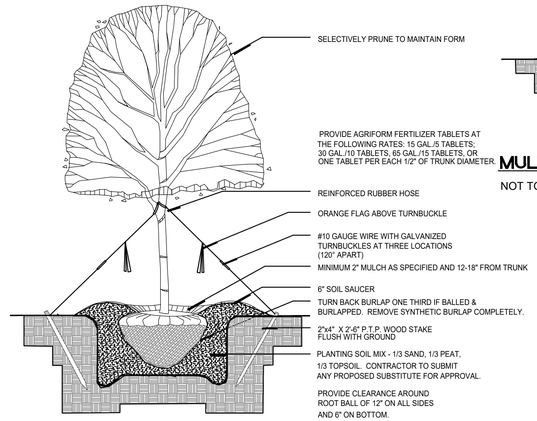
SHRUB/GROUNDCOVER SPACING DETAIL

NOT TO SCALE



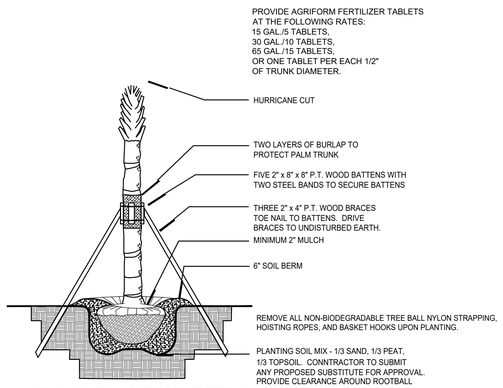
SHRUB AND GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



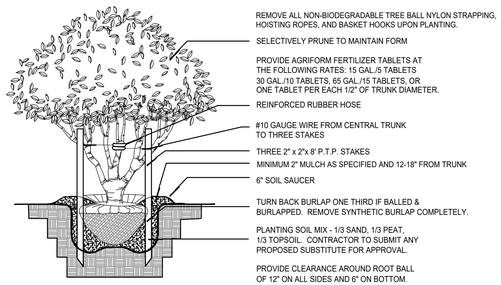
TREE PLANTING DETAIL

NOT TO SCALE



PALM PLANTING DETAIL

NOT TO SCALE



MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE

LANDSCAPE PLANTING NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
2. ALL PLANTS SHALL BE FLORIDA FANCY, AS GRADED IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
3. ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
4. ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
5. ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
6. ALL MULCH PLANTING AREAS SHALL BE A MINIMUM OF 2" IN DEPTH.
7. ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
8. ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
9. ANY SYNTHETIC BURLAP AND/OR WIRE BASKETS MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BURLAP IS USED, IT MAY BE TURNED DOWN 1/3 OF THE ROOTBALL.
10. CALIPER TO BE MEASURED (6) SIX INCHES ABOVE ROOTBALL.

LANDSCAPE CONTRACTOR NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS WATERING, PEST CONTROL, MULCHING, MOWING, FERTILIZING AND RESETTING TREES THAT ARE OUT OF PLUMB.
2. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION. ANY AND ALL REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
3. THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANITIES PRIOR TO INITIATION OF THE WORK. IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS SHALL RULE.
5. THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK. ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE. OF HIS WORK.

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	REMARKS
TREES					
IV	20	ILEX VOMITORIA	YAUPON HOLLY	8' HT MINIMUM WITH 2.5" CALIPER MINIMUM CUMULATIVE	SPACE AS SHOWN GUY
MG	13	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	12'-14' HT x 5' SPR. / 3" CAL	SPACE AS SHOWN GUY
QV	31	QUERCUS VIRGINIANA	LIVE OAK	12'-14' HT x 5' SPR. / 3" CAL	SPACE AS SHOWN GUY
SP	41	SABAL PALMETTO	CABBAGE PALM	8' CLEAR TRUNK, HURRICANE CUT	SPACE AS SHOWN GUY
SHRUBS					
IVS	140	ILEX VOMITORIA "SCHILLINGS"	DWARF SCHILLINGS YAUPON HOLLY	24" HT. x 24" SPRD. / FULL / 7G	30" O.C.
SOD					
	SEE PLANS	PASPALUM NOTATUM	ARGENTINE ABHIA SOD	SOLID, FREE OF PESTS AND DISEASES	FIELD VERIFY QTY.
MULCH					
	SEE PLANS	MINI PINE BARK NUGGETS	MINI PINE BARK NUGGETS	FREE OF DIRT AND DEBRIS	FIELD VERIFY QTY.

CITY OF APOPKA LANDSCAPE NOTES:

NORTH PROPERTY LINE ADJACENT TO ROW: 443' LESS 67' = 376' / 35 = 10.74 TREES REQUIRED
PROVIDED: 11 TREES
WEST PROPERTY LINE ADJACENT TO PROPERTY: 544' / 35 = 15.5 TREES REQUIRED
PROVIDED: 16 TREES
SOUTH PROPERTY LINE ADJACENT TO ROW: 443' / 35 = 11.9 TREES REQUIRED
PROVIDED: 12 TREES
EAST PROPERTY LINE ADJACENT TO PROPERTY: 571' / 35 = 15.6 TREES REQUIRED
PROVIDED: 16 TREES

CADDSCAPES, INC.
Florida Landscape Architecture Firm
432 Nowell Loop
Deland, FL 32724
Office: 407 310-5567
Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com
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MONROE TOWNHOMES APOPKA
730 MONROE AVE.
APOPKA, FLORIDA

REVISIONS:

No.	Date	Item

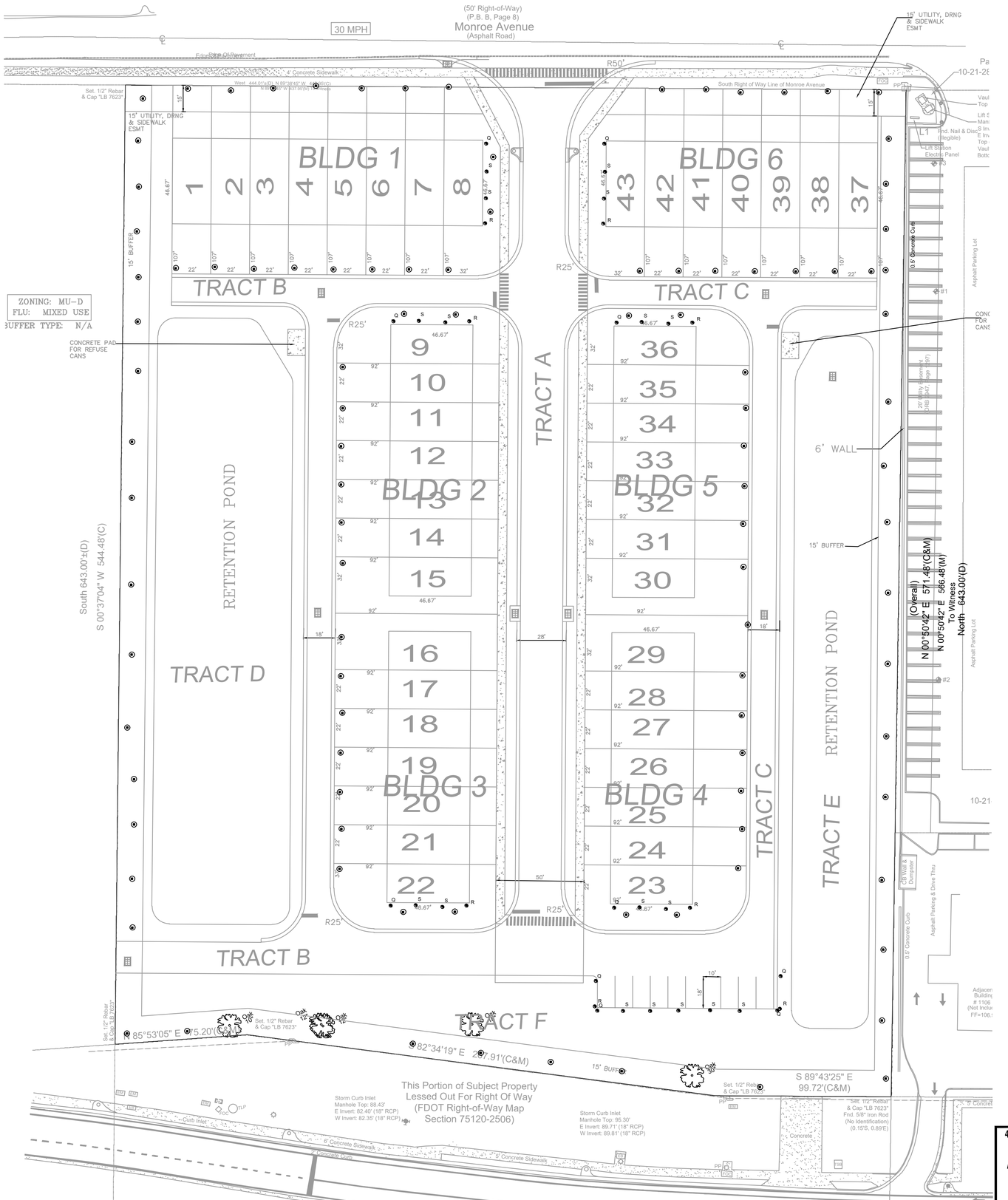
Seal:
DATE: 2025-03-24

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

DATE: 03/24/2025
DRAWN BY: JB
CHECKED BY: JB
SCALE: N.T.S.

L-3
LANDSCAPE DETAILS
SHEET 3 OF 5

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

CADDSCAPES, INC.
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Deland, FL 32724
Office: 407 310-5567

Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com

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MONROE TOWNHOMES APOPKA
730 MONROE AVE.

APOPKA, FLORIDA

REVISIONS:

No.	Date	Item

Seal:
DATE: 2025-03-24

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

DATE:	03/24/2025
DRAWN BY:	JB
CHECKED BY:	JB
SCALE:	1:30

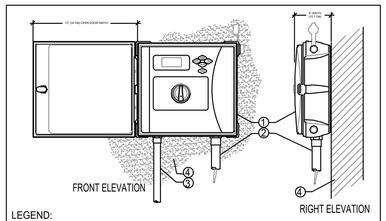
L-4

IRRIGATION PLAN

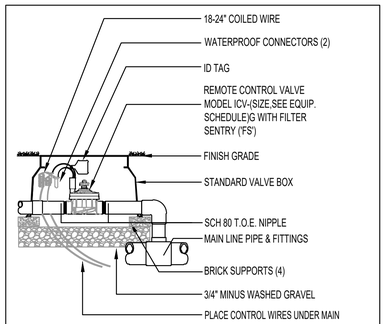
SHEET 4 OF 5

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION

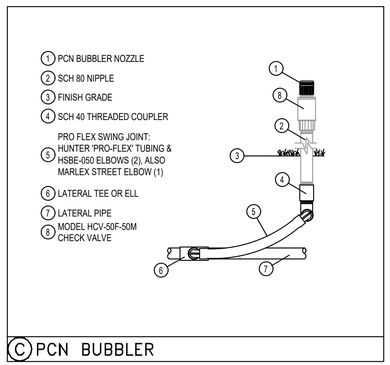
IRRIGATION DETAILS



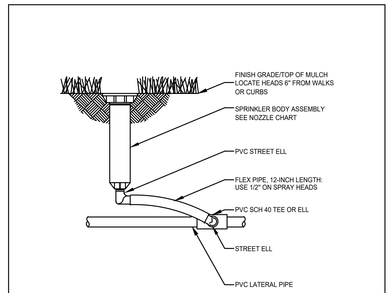
A ICC2 WALL MOUNT CONTROLLER



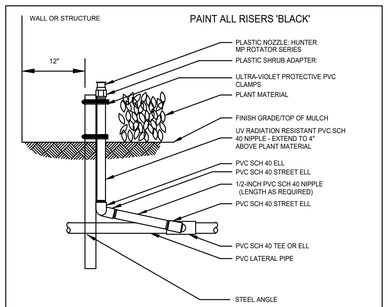
B ICV-151 OR 201 GLOBE VALVE



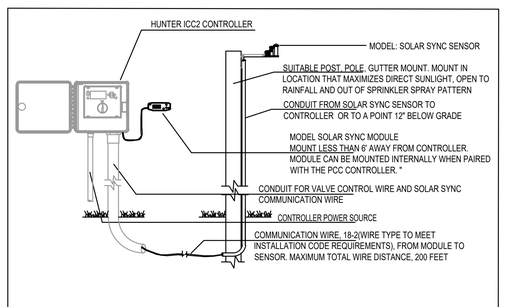
C PCN BUBBLER



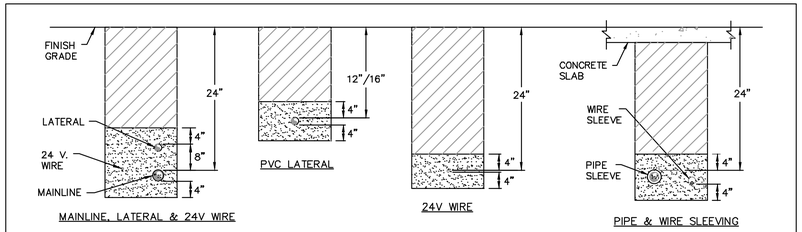
D HEAD DETAIL



E SHRUB RISER DETAIL



F HUNTER SOLAR SYNC SYSTEM



NOTES:
1. BEDDING SHALL BE PLACED AND LEVELED PRIOR TO INSTALLATION OF BURY ITEM.
2. BACKFILL SHALL BE PLACED IN MAXIMUM 6" LIFTS.
3. SLEEVE ALL PIPE AND WIRE SEPARATELY. SLEEVE 2 X DIA. OF PIPE (MIN 2"). ONE PIPE PER SLEEVE. SLEEVES TO BE PRIMED AND SOLVENT WELDED.
4. ALL PIPE TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS WITH PIPE LABELING FACING UP FOR INSPECTION PURPOSES. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
5. ALL 120 V. WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
6. TAPE AND BUNDLE IRRIGATION CONTROL WIRES EVERY 10'. PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30°.
7. ALL REMOTE CONTROL VALVE WIRING NOT INSTALLED WITH MAINLINE PIPE SHALL BE INSTALLED IN A MINIMUM 2" SCHEDULE 40 GREY ELECTRICAL CONDUIT OR AS APPROVED.
8. "NON-POTABLE" WARNING TAPE TO BE INSTALLED ON ALL PRESSURIZED MAINLINES 12" ABOVE THE PIPE.
9. INSTALL ONE ADDITIONAL SLEEVE SIZED TO MATCH THE LARGEST REQUIRED SLEEVE WITH ENDS TAPED FOR FUTURE USE.
10. SLEEVES TO EXTEND A MINIMUM OF 12" PAST HARDSCAPE PLANTERS, CURBS, SIDEWALKS, ETC. SLEEVES TO BE STAGGERED/OFFSET SO THAT SLEEVE USE IS NOT OBSTRUCTED BY OTHER PIPES.
11. WHERE PRESSURE SUPPLY PIPING IS INSTALLED WITHOUT CONTROL WIRING, A 14 GA. TRACKING WIRE SHALL BE INSTALLED.

G TRENCHING DETAILS

IRRIGATION NOTES

1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.

2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.

3) ALL POP-UP ROTORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.

4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.

5) THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.

6) ALL RISERS SHALL BE PAINTED BLACK.

7) ALL RISERS SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH ULTRA-VIOLET LIGHT PROTECTED P.V.C. CLAMPS.

8) ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.

9) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.

10) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.

11) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.

12) ALL RISERS SHALL BE INSTALLED 12" FROM ANY WALL AND A MINIMUM OF 36" FROM ANY SIDEWALK, PATIO OR ROAD.

13) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.

14) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.

15) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.

16) CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SPARE CONTROL WIRES FOR ANY FUTURE USE.

17) CONCRETE THRUST BLOCKS ARE TO BE UTILIZED AT ALL MAINLINE DIRECTION CHANGES.

18) ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.

EQUIPMENT LIST

SYMBOL	DESCRIPTION	QUANTITY
⊙	0.50 GPM BUBBLER (2 PER TREE)	206
○	6" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZELS	0
●	12" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZELS	0
◔	SPRAY ON RISER - HUNTER INDUSTRIES INST-00-CV-MP2000	35
▲	HUNTER INDUSTRIES - 4" POP-UP PGP ROTORS- PART RADIUS	0
◮	HUNTER INDUSTRIES - 4" POP-UP PGP ROTORS- FULL RADIUS	6
◭	HUNTER INDUSTRIES - I-40 ROTORS - PART 60' RADIUS	0
◓	HUNTER 'ICV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 1"	1
◓	HUNTER 'ICV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 1 1/2"	0
Ⓒ	HUNTER ICC2 12 STATION CONTROLLER, 120VOLT INSTALL WITH A SOLAR SYNC (WITH EVAPOTRANSPIRATION SENSOR AND RAIN SENSOR AND BY-PASS BOX.) GROUND WITH AN 8' COPPER CLAD ROD.	1
▩	1.5" POTABLE IRRIGATION METER TO PROVIDE 55 GPM AT 40 PSI	1
⋈	1.5" DOUBLE CHECK VALVE BACKFLOW PREVENTOR	1
——	LATERAL LINE SIZE PER PLAN	SEE PLAN
——	1-1/2" MAINLINE CLASS 200 P.V.C. SIZE PER PLAN	SEE PLAN
▭	SLEEVING - SCH. 40 P.V.C. MIN. DEPTH OF 24" (ALL 4" SLEEVES TO HAVE ACCOMPANYING 2" SLEEVE FOR WIRES)	SEE PLAN

SPRAY NOZZLE CHART

	SYM	NOZZLE	NOZZLE PATTERN	GPM
MP1000 8'-15' radius	A	MAROON	90° ADJUSTABLE ARC	.19
	B	MAROON	180° ADJUSTABLE ARC	.37
	C	LT. BLUE	210° ADJUSTABLE ARC	.43
	D	LT. BLUE	270° ADJUSTABLE ARC	.57
	E	OLIVE	360° ARC	.75
MP2000 13'-21' radius	F	BLACK	90° ADJUSTABLE ARC	.40
	G	BLACK	180° ADJUSTABLE ARC	.74
	H	GREEN	210° ADJUSTABLE ARC	.86
	I	GREEN	270° ADJUSTABLE ARC	1.10
	J	RED	360° ARC	1.47
MP3000 22'-30' radius	K	BLUE	90° ADJUSTABLE ARC	.86
	L	BLUE	180° ADJUSTABLE ARC	1.82
	M	YELLOW	210° ADJUSTABLE ARC	2.12
	N	YELLOW	270° ADJUSTABLE ARC	2.73
	O	GRAY	360° ARC	3.64
STRIPS & CORNERS	P	TURQOUISE	45°-105° ADJUSTABLE ARC	.45
	Q	IVORY	5'x15' LEFT STRIP	.22
	R	COPPER	5'x15' RIGHT STRIP	.22
	S	BROWN	5'x30' SIDE STRIP	.44
BUBBLERS AND MICRO-SPRAYS	T	PCN10	1.00 GPM FLOOD BUBBLER	1.00
	U	PCN50	.50 GPM FLOOD BUBBLER	.50
	V	SR-2Q	90° 2' RADIUS	.11
	W	SR-2H	180° 2' RADIUS	.16
	X	MS-F	360° 5' RADIUS	.50

IRRIGATION PLAN IS DESIGNED IN ACCORDANCE WITH CITY ORDINANCE NO. 2069

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
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IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION

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Office: 407 310-5567
Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com

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APOPKA, FLORIDA

MONROE TOWNHOMES APOPKA
730 MONROE AVE.

REVISIONS:

No.	Date	Item

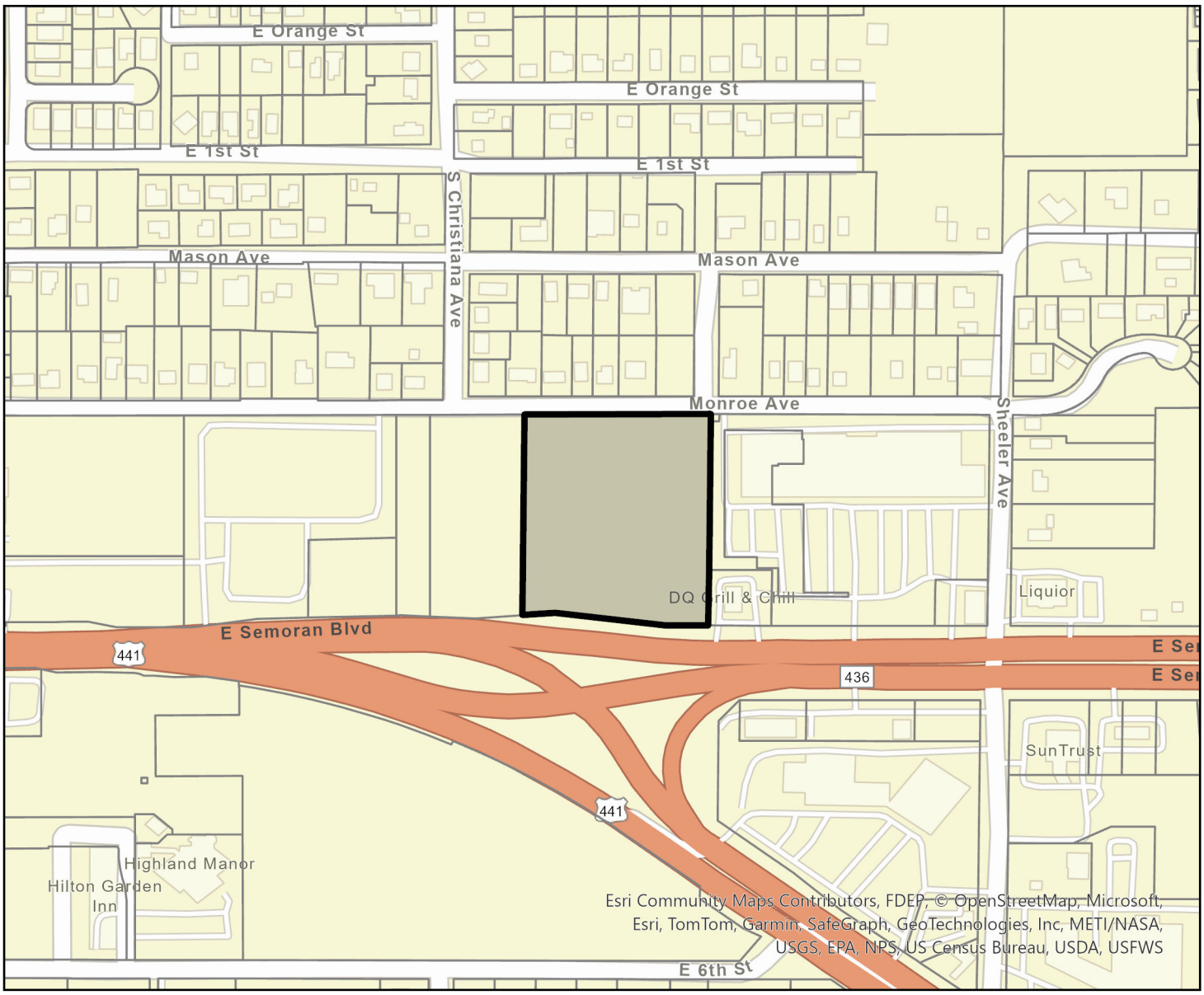
Seal:
DATE: 2025-03-24

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

DATE: 03/24/2025
DRAWN BY: JB
CHECKED BY: JB
SCALE: N.T.S.

L-5
IRRIGATION DETAILS

SHEET 5 *OF* 5



Parcel

Invitation Cove (730 Monroe Avenue)

0 0.06 0.13 0.25 Miles

N

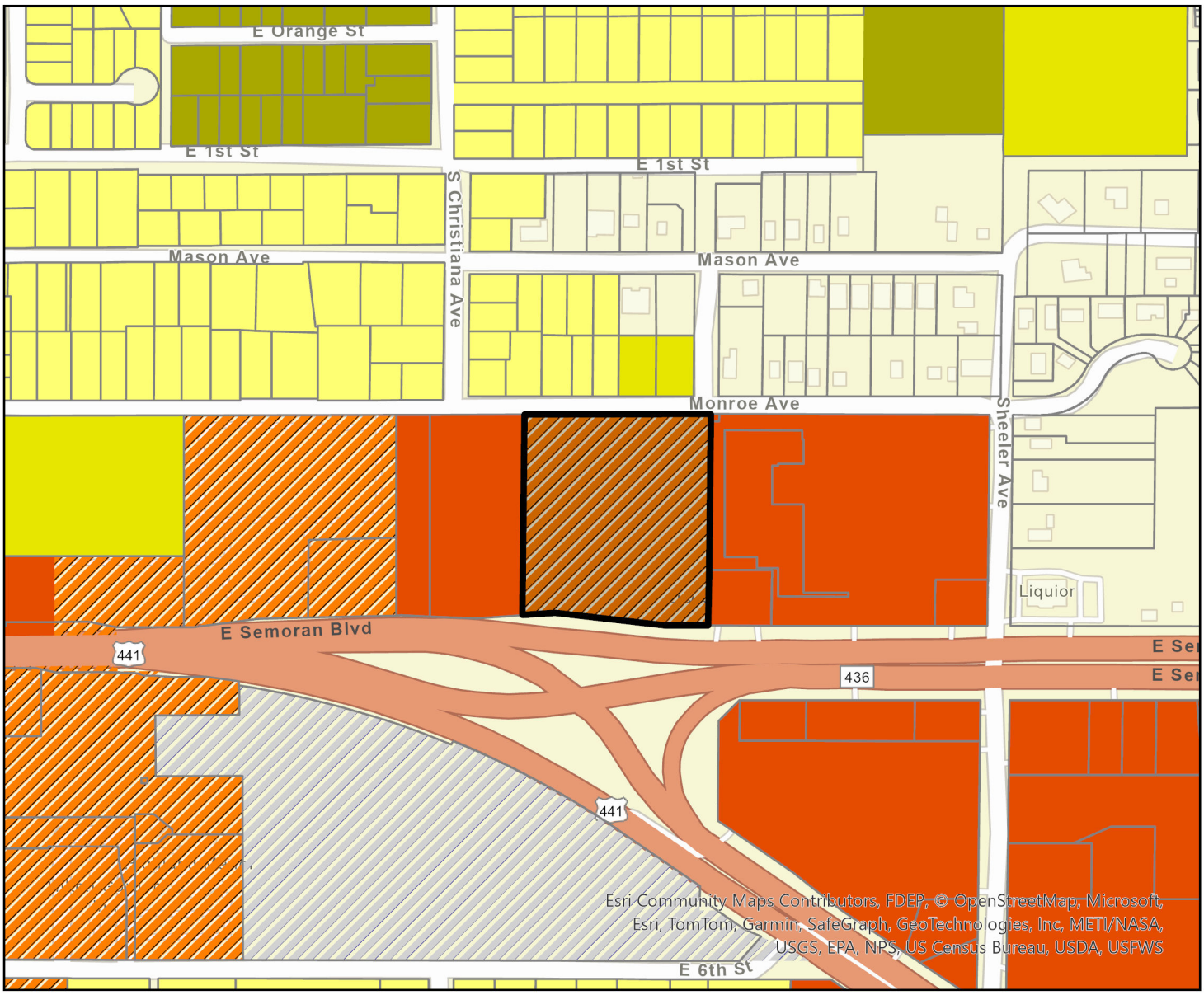


Parcel

Invitation Cove (730 Monroe Avenue)

0 0.06 0.13 0.25 Miles

N



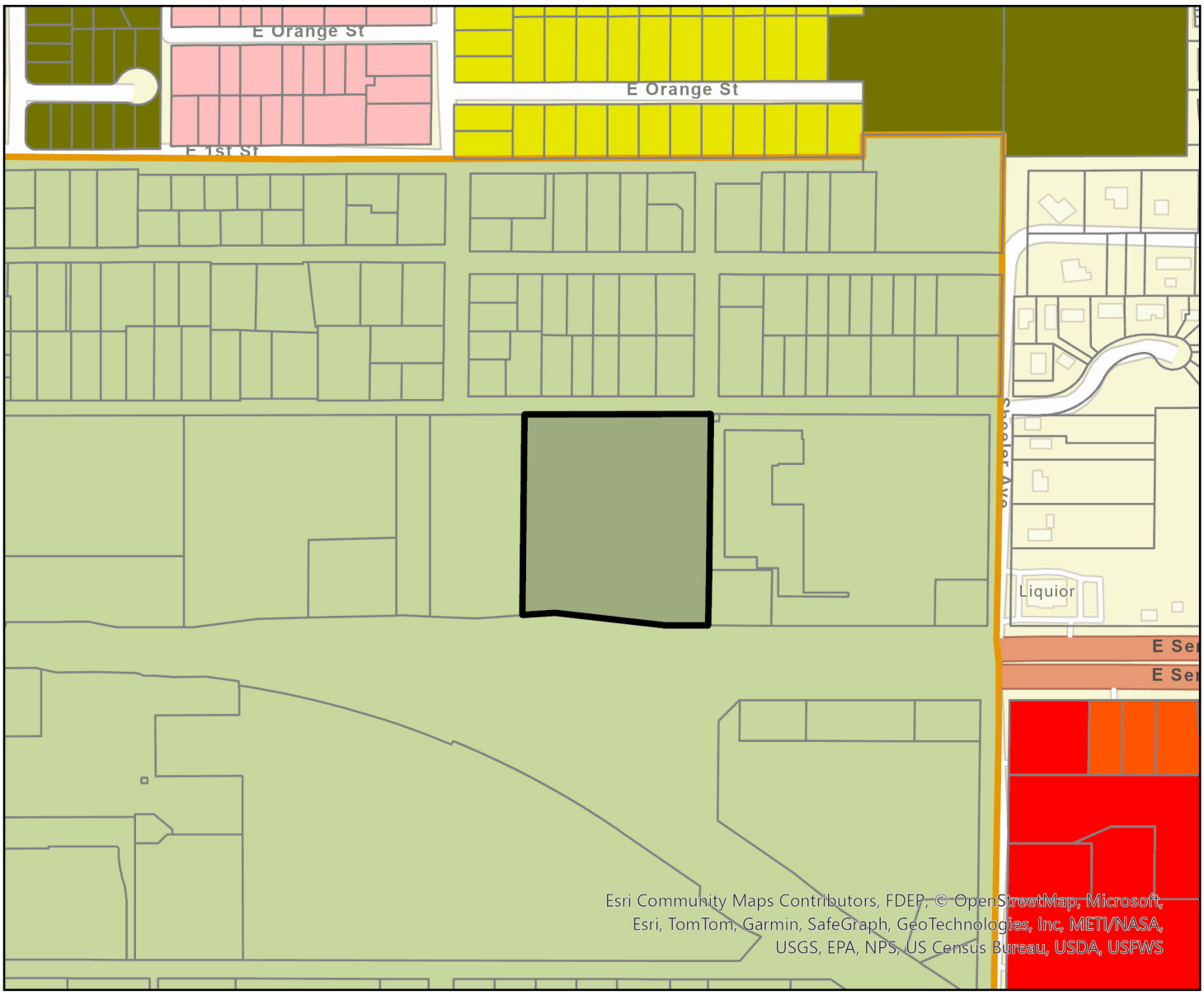
Parcel

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
- Invitation Cove (730 Monroe Avenue)

0 0.06 0.13 0.25 Miles

N



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
- Invitation Cove (730 Monroe

0 0.06 0.13 0.25 Miles

N

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 5.
Meeting Date: July 2, 2025
Department: Community Development

SUBJECT:
Interlocal Agreement with Orange County: Golden Gem Road transfer from Orange County to the City of Apopka
***This item will be Continued to a date certain of August 6, 2025.**

ACTION ITEM INFORMATION:
Project: Acquisition of Golden Gem Road segment, from Capital Reef Way to Kelly Park Road, from Orange County.

REQUEST:
Continue this item to a date certain of August 6, 2025.

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

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

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

Without the County as a cost-sharing partner, the City looked to the development community to help fund the design, permitting and construction of said portion of Golden Gem Road. The City Council entered into a Pioneering Agreement with development partners in the KPI-FBC that includes the funding of the Golden Gem Road design phase. To ensure that projects along this road move forward in a timely manner by keeping pace with roadway demands, the design phase of the northern half of the road is underway. It would be possible for the City

to move the projects forward without taking ownership of this portion of Golden Gem Road, but the County's involvement in the development processes would create challenges, such as a significant increase in project costs and review delays, as well as, the lack of plans to reconstruct it to current roadway standards. And so to minimize the time and costs of projects and ensure that this portion of Golden Gem Road can handle the oncoming developments, it is in the City's best interest to acquire this section of Golden Gem Road and manage the construction.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Approve Staff's request to continue this item to a date certain of August 6, 2025.

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

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

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

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

RECITALS

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

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

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

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

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

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

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

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

1. *Recitals.* The foregoing recitals are true and correct and are hereby incorporated herein by reference.

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

3. *Dedication and Acceptance; Deed; Vesting of Title.* For any right-of-way for the Road Segment that is or may be in possession of County by dedication, including right-of-way associated with

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

4. *Miscellaneous.*

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

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

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

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

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

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

4.6 Governing Law; Venue; Attorneys' Fees and Costs. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any action arising out of or relating to this Agreement shall be in the Circuit Court for the Ninth Judicial Circuit in Orange County, Florida. In the event a party deems it necessary to take legal action to enforce any provision of this Agreement, each party shall bear its own attorneys' fees and costs at both the trial and appellate levels.

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

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

4.9 Notices. Any notice required to be given or otherwise given by one party to the other party shall be in writing. Notice shall be deemed delivered when given by hand delivery; notice shall be deemed delivered five (5) days after being deposited in the United State Mail, postage prepaid, certified, or registered; notice shall be deemed delivered the next business

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

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

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

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

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

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

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

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

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

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

_____
Deputy Clerk

_____
Jerry L. Demings, Mayor

_____
Printed Name

_____
Date

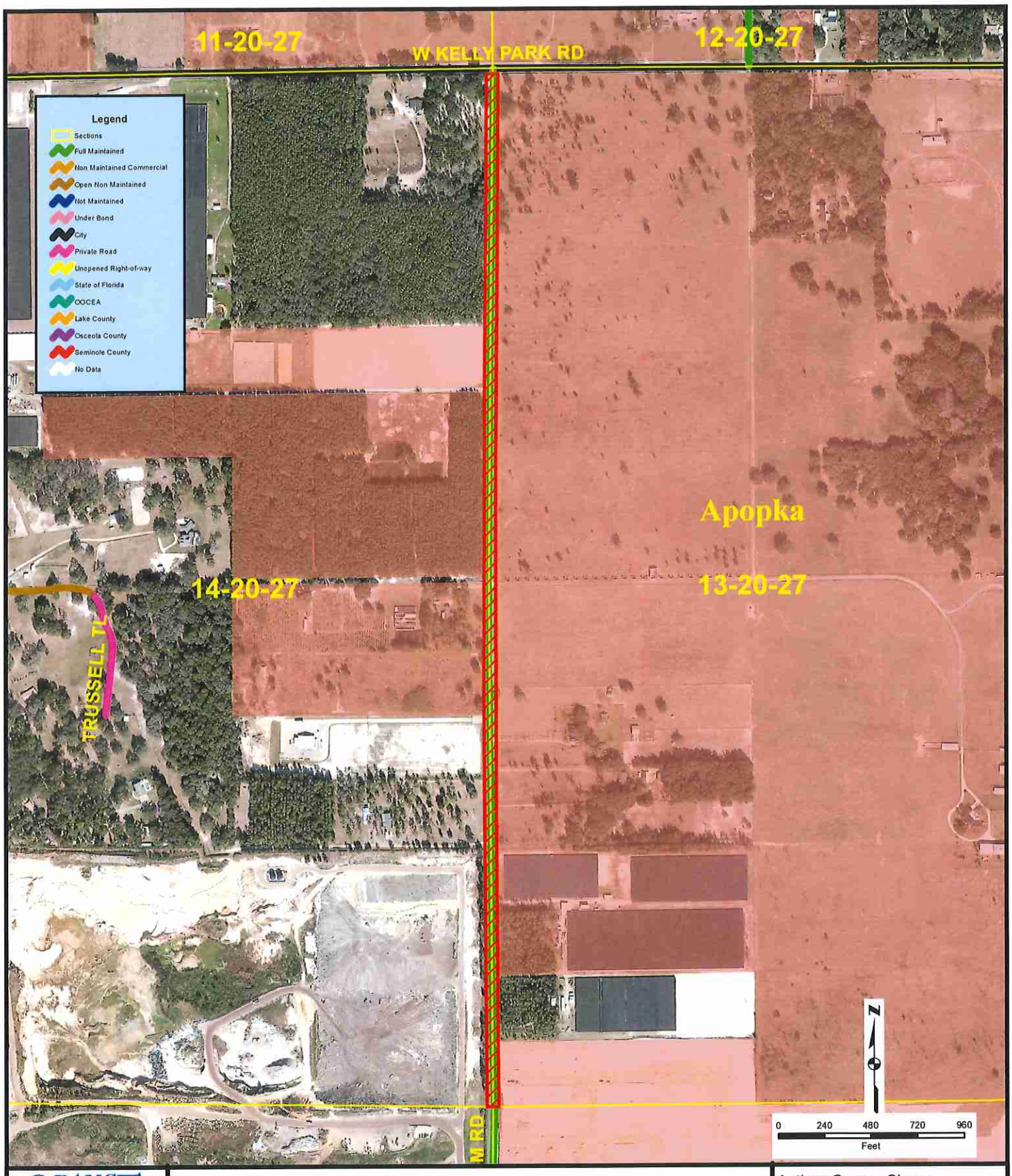
ATTEST:

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

_____
Susan Bone, City Clerk

_____
Bryan Nelson, Mayor

_____
Date



ORANGE COUNTY GOVERNMENT FLORIDA

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

Author: George Shupp
Checked by:
Date Saved: 4/7/2025

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

R:\Roads&Drainage\Research\Real Estate & Road Transfer\8.5x11_Portrait.mxd

Exhibit "B"

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

COUNTY DEED

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

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

SEE ATTACHED APPENDIX "A"

Property Appraiser's Parcel Identification Number:

Unassigned

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

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

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

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

(Official Seal)

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

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

DATE: _____

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

BY: _____
Deputy Clerk

_____
Printed Name

Appendix "A"

SKETCH AND DESCRIPTION

(THIS IS NOT A SURVEY)

GOLDEN GEM ROAD

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

LEGAL DESCRIPTION

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

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

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

CONTAINING 7.29 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

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

2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.

3) BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SE 1/4 OF SECTION 14-20-27, HAVING A BEARING OF N 00°21'14" W.

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

PROJECT: 21175

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

01/08/24

DAVID M. McDERMOTT
FLORIDA REGISTERED SURVEYOR AND MAPPER CERTIFICATE No. 4779

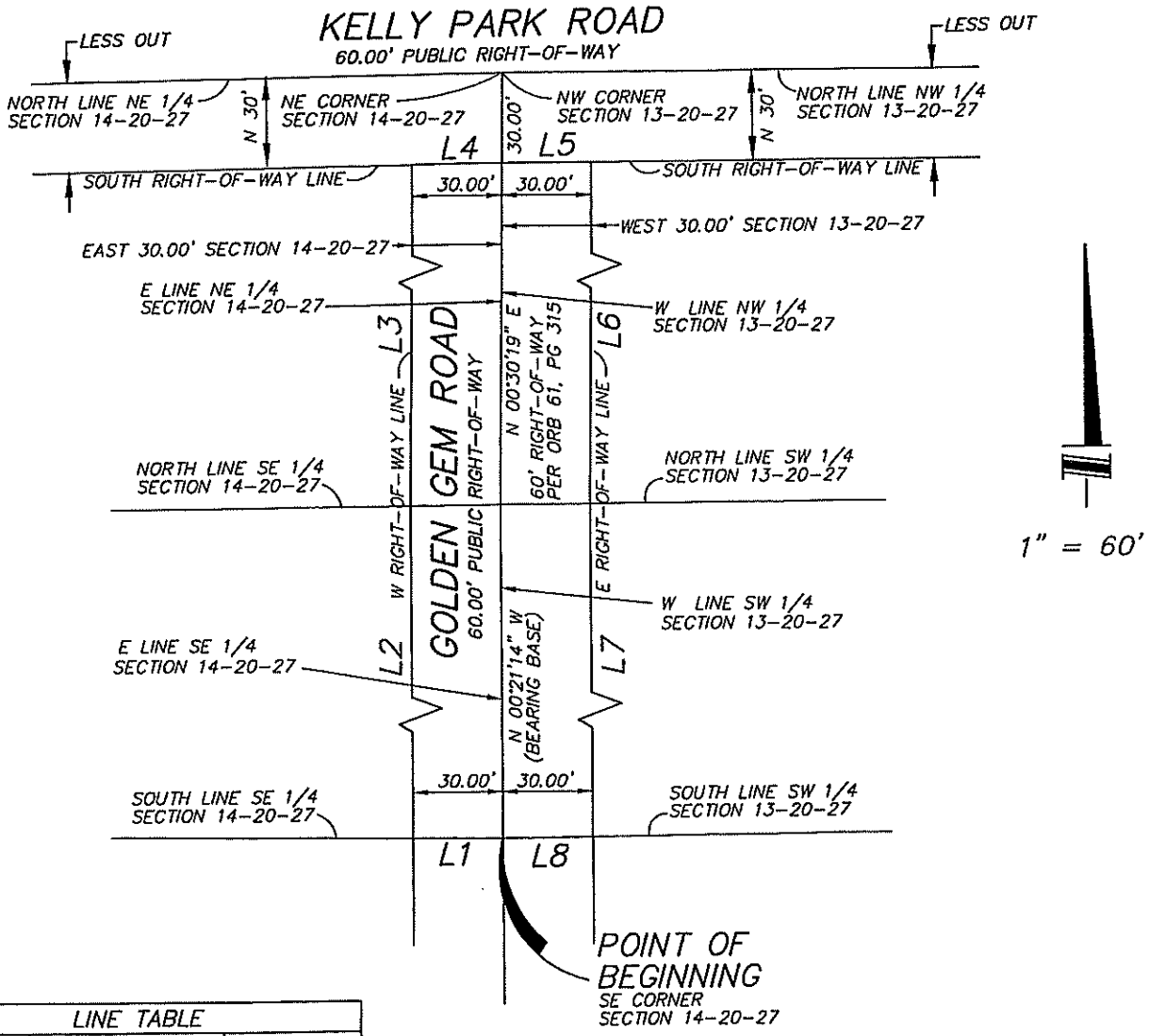
Associated Land Surveying & Mapping, Inc.
1681 POWELL STREET, LONGWOOD, FLORIDA 32750
PH (407) 869-5002, FAX (407) 869-8393
CERTIFICATE OF AUTHORIZATION # LB 6767

SKETCH AND DESCRIPTION

(THIS IS NOT A SURVEY)

GOLDEN GEM ROAD

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



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

LEGEND
ORB - OFFICIAL RECORDS BOOK
PG - PAGE

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

PROJECT: 21175

Associated Land Surveying & Mapping, Inc.
1681 POWELL STREET, LONGWOOD, FLORIDA 32750
PH (407) 869-5002, FAX (407) 869-8393
CERTIFICATE OF AUTHORIZATION # LB 6767

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

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

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

RECITALS

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

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

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

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

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

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

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

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

1. *Recitals*. The foregoing recitals are true and correct and are hereby incorporated herein by reference.

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

3. *Dedication and Acceptance; Deed; Vesting of Title.* For any right-of-way for the Road Segment that is or may be in possession of County by dedication, including right-of-way associated with

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

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

4~~5~~. *Miscellaneous*.

~~5~~4.1 Amendments. This Agreement may be amended only by express written instrument approved by the Board of County Commissioners of the County and the City Council of the City, and executed by the authorized officers of each.

~~4~~5.2 Validity. County and City each represents, warrants, and covenants to and with the other its respective authority and power under Florida law to enter into this Agreement, acknowledges the validity and enforceability of this Agreement, and waives any future right of defense based on claim of illegality, invalidity, or unenforceability of any nature. County and City each hereby represents, warrants, and covenants to and with the other that this Agreement has been validly approved by its respective governing body at a duly held public meeting, and that this Agreement constitutes a legal, valid, and binding contract enforceable against the respective party in accordance with the terms hereof (assuming the due authorization, execution, and delivery hereof by the other parties hereto).

~~4~~5.3 Ambiguities. Both parties have been allowed equal input regarding the terms and wording of this Agreement and have had the benefit of consultation with their respective legal counsel prior to its execution, such that all language herein shall be construed equally against the parties, and no language shall be construed strictly against its drafter.

~~5~~5.4 Headings. The headings and captions of paragraphs or subparagraphs used in this Agreement are for the convenience of the parties for reference only and are not intended to define or limit their contents, nor are they to affect the construction or interpretation of this Agreement.

~~4~~5.5 Severability. The provisions of this Agreement are declared by the parties to be severable only to the extent the remaining provisions can effectuate the purpose and intent of the parties.

~~4~~5.6 Governing Law; Venue; Attorneys' Fees and Costs. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any action arising out of or relating to this Agreement shall be in the Circuit Court for the Ninth

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

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

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

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

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

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

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

Facsimile: 407.703.1791

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

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

~~6~~5. *Effective Date.* This Agreement shall become effective on the date of execution by the County or the date of execution by the City, whichever date is later.

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

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

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

_____
Deputy Clerk

_____
Jerry L. Demings, Mayor

_____
Printed Name

_____
Date

ATTEST:

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

_____
Susan Bone, City Clerk

_____
Bryan Nelson, Mayor

_____
Date

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 6.
Meeting Date: July 2, 2025
Department: Mayor's Office

SUBJECT:
Designate an official voting delegate for the Florida League of Cities annual conference

ACTION ITEM INFORMATION:
Designate an official voting delegate for the Florida League of Cities annual conference

REQUEST:
Appointment of Council person to act as a voting delegate at the annual FLC conference

SUMMARY:
Each year, the Florida League of Cities (FLC) requests that member-cities designate one council person to be a voting delegate at the annual conference. This designation is done by nomination of the Council. The selected person will vote on new FLC leadership and resolutions as presented at the conference. The conference will take place August 14, 2025, through August 16, 2025. The League's voting delegates will vote on the report of the Resolutions Committee at the required business session taking place on Saturday, August 16, 2025, at 9:00 a.m.

FUNDING SOURCE:
The conference is funded within the Mayor's budget for Council to attend.

RECOMMENDED MOTION:
Council to select a voting delegate from among its members.

ATTACHMENTS:
None

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 7.
Meeting Date: July 2, 2025
Department: Administration

SUBJECT:
City of Apopka Non-Profit Grant Program Adoption

ACTION ITEM INFORMATION:

REQUEST:
Final approval of the City of Apopka Non-Profit Grant Program.

SUMMARY:
At the May 21, 2025 City Council meeting, City Council provided direction to staff to develop a Non-Profit Grant Program to support local nonprofit organizations using funds allocated in the Fiscal Year 2024-2025 (FY25) budget. The goal of this program is to support non-profit organizations' community-based initiatives which provide meaningful services to the Apopka community.

Staff developed a proposed program framework and presented it at the June 18, 2025 City Council meeting. At that meeting, Council reviewed the proposal and provided feedback and adjustments to enhance program clarity, eligibility criteria, and the application process. In response to the Council's direction, staff have made the recommended updates and finalized the Non-Profit Grant Program. The revised and final version of the program is attached to this report for the Council's review and adoption.

A total of $100,000 has been allocated in the FY25 budget to fund the Non-Profit Grant Program.

FUNDING SOURCE:
FY25 budget

RECOMMENDED MOTION:
Approval of the City of Apopka Non-Profit Grant Program.

ATTACHMENTS:
1. City of Apopka Non-Profit Grant Program

Apopka Matching Grant Program







2025-2026



Purpose

The City of Apopka's Matching Grant Program provides financial assistance to schools and nonprofit organizations committed to supporting youth and senior-focused initiatives. This program is designed to build strong community partnerships and invest in projects that promote academic achievement, reduce juvenile crime, and enhance safety and well-being for both young people, those at-risk, and senior citizens. Grant awards range from $500 to $5,000 and require a dollar-for-dollar match from applicants, which may include a combination of cash contributions and in-kind donations.

Grant Requirements

Eligibility

- School Organizations or Booster Clubs
- Federally Tax Exempt Organizations

Project Criteria

- Funds must be used on projects which benefit the members of the Apopka area community.
- Project must offer programming for youth, at-risk individuals, and senior citizens.
- Applicants must be in existence for at least one year.
- Applicants must ensure dollar-for-dollar match of the grant request using a combination of cash and/or in-kind goods or services.

Grant Match

- The total match must equal or exceed the amount being requested from the City of Apopka
- A combination of cash and or/in kind goods or services can be used as match.
- In-kind or cash donations from City of Apopka discretionary funds cannot be counted as a match for this program.

Match Component	Source	Contribution
In-Kind Goods or Services	Supporting Groups/Organizations	A maximum of 50% of the grant award
Cash	Cash contributions or donations	Unlimited

Administrative Requirements for Grant Recipients

To ensure transparency and evaluate the effectiveness of funded programs, all grant recipients are required to meet the following administrative and reporting requirements:



Reporting Requirements

Grant recipients must submit the following reports on a quarterly basis:

Progress Reports

- Program objectives and outcomes
- Performance measurements
  - Number of participants served daily and or weekly
  - Number of contact hours with participants

Financial (Expenditure) Reports

- Detailed breakdown of actual expenses by budget line item or performance outcome
- Supporting Documentation such as:
  - Purchase receipts
  - Invoices
  - Timesheets
  - Other proof of expenditure

Financial Oversight

- The City reserves the right to request a financial audit to ensure proper use of grant funds, which will be conducted according to the terms specified in the award agreement.

Project Guidelines

Youth Services

Grants will support prevention and intervention programs that serve at-risk youth. Priority will be given to programs in the following areas:

- After-school and out-of-school enrichment
- Mental, physical, or behavioral health services
- Abuse and neglect prevention
- Initiatives that promote healthy choices and positive decision-making



Human Services Programs

Grants are intended to support at-risk individuals and family-focused programs that address:

- Services designed to assist seniors, disabled, and unhoused individuals
- Programs that promote economic self-efficiency
- Food assistance and nutrition programs

Use of Funds

Permitted Uses

Grant funds **may be used** for **direct services** including:

- New program development or expansion of existing programs
- Community collaborations and partnerships
- Direct assistance to targeted populations
- Educational and outreach activities
- Electronic hardware (valued at $1,000 or less) necessary for program delivery
- Operating equipment (valued at $1,000 or less) necessary for program delivery
- Costs related to staff/volunteer background checks

Prohibited Uses

Grant funds **may not be used** for:

- Supplementing an organization's regular operating budget
- Replacing other sources of operational funding
- Supporting for-profit individuals or entities
- Entertainment expenses
- Indirect administrative costs (e.g., administrative fees, non-program-specific expenses, licenses, insurance)
- Purchasing goods or services unrelated to the program's goals
- Electronic hardware or equipment valued over $1,000

Proposal Submission Guidelines

Deadline

- Grant Application Window will open on Friday, August 1, 2025
- Proposals must be received by Friday, August 29, 2025
- Late submissions will not be considered

Proposal Requirements

- Electronic submission of all documentation
- Agency Financial Disclosure Statement
- Proof of Nonprofit Status Determination Letter
- Proof of Current Liability Insurance
- Board of Directors and/or Advisory Board List
- Letter(s) of Support (no letters from City of Apopka staff or elected officials)

Modifications & Withdrawals

- No changes can be made after the submission deadline.
- A proposal may be withdrawn by written request from an authorized representative.

Submission Review & Scoring

- All submissions received during an active application window will be vetted for completeness and qualified by City of Apopka staff.
- Qualified submissions will be provided to the Grant Review Panel for review and scoring.
- A public scoring meeting will be held with the Grant Review Panel to finalize an award recommendation to City Council.
- City Council will have final award approval at a regularly scheduled City Council meeting.

Selection Criteria

A review panel will evaluate each proposal and submit recommendations to the Apopka City Council.

Selection	Scoring	Criteria
Proposal Content	35	• Program Requirements Checklist • Grant Application • Agency Financial Disclosure Statement • Proof of Nonprofit Status (IRS 501 (c)(3) determination letter) • Proof of Current Liability Insurance • Board of Directors and/or Advisory Board List • Letter(s) of Support (no letters from City of Apopka staff or elected officials) •
Years of Service	25	25 points = 5+ years of service 10 points = 1 to 4 years of service
Grant Match	30	30 points for 100% 15 points for 50%
Benefit to City of Apopka	10	Project provides a public benefit to residents in the Apopka Community

Grant Review Panel

A review panel will evaluate each proposal received during the grant application window and submit recommendations for award to the Apopka City Council.

The review panel will consist of five representatives from the Apopka Community, with each elected official nominating a single representative to the Grant Review Panel.

Review Panel members will serve a maximum of two years.

City of Apopka
120 E. Main Street
Apopka, FL 32703

www.Apopka.gov

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 8.
Meeting Date: July 2, 2025
Department: Administration

SUBJECT:
City of Apopka Non-Profit Grant Program Selection Committee Appointees

ACTION ITEM INFORMATION:
City of Apopka Non-Profit Grant Program Selection Committee Appointees

REQUEST:

SUMMARY:
As part of the City of Apopka's Non-Profit Grant Program, the City Council will appoint members of the public to sit on the program's Selection Committee. The Mayor and each Commissioner shall have one appointee each to sit on the committee for a two-year term. The following members of the public have been selected:

1. Mrs. Lorena Potter (Mayor Nelson)
2. Ms. Maribel Brinkle (Commissioner Velazquez)
3. Mrs. Martha McCray (Commissioner Smith)
4. Mr. Sylvester Hall (Commissioner Nesta)
5. Mr. Greg Jackson (Commissioner Anderson)

Terms will begin on August 1, 2025 and end on July 31, 2027.

FUNDING SOURCE:
n/a

RECOMMENDED MOTION:
Approval of the City of Apopka Non-Profit Grant Program Selection Committee to serve terms beginning August 1, 2025 and ending July 31, 2027.

ATTACHMENTS:
None

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 9.
Meeting Date: July 2, 2025
Department: Administration

SUBJECT:
City of Apopka Brownfield Advisory Committee Appointees

ACTION ITEM INFORMATION:
City of Apopka Brownfield Advisory Committee Appointees

REQUEST:

SUMMARY:
As part of the City of Apopka's participation with the East Central Florida Regional Planning Council (ECFRPC), the City may send up to five members of the public to participate as part of the Brownfield Advisory Committee. At the June 18th City Council meeting, the Council elected to give the Mayor and each Commissioner the ability to each appoint one member of the public to participate on the Brownfield Advisory Committee for a two-year term. The following members of the public have been selected:

1. Mr. Bob Elmquist (Mayor Nelson)
2. Mr. Modesto Lopez (Commissioner Velazquez)
3. Mr. Roger Beckett (Commissioner Smith)
4. Mr. Leroy Bell (Commissioner Nesta)
5. Dr. Loretta Forlaw (Commissioner Anderson)

Terms will begin on August 1, 2025 and end on July 31, 2027.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Approval of the City of Apopka's Brownfield Advisory Committee participants to serve terms beginning August 1, 2025 and ending July 31, 2027.

ATTACHMENTS:
None

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 10.
Meeting Date: July 2, 2025
Department: Community Development

SUBJECT:
Joint Planning Area Agreement (JPA) Upcoming Expiration

ACTION ITEM INFORMATION:

REQUEST:
City Council to advise as to whether they want to invoke Section 10.(b)(1) of the Joint Planning Agreement (JPA), which requires the City to deliver a notice of non-renewal to Orange County at least 180 days prior to the expiration of the original term of the agreement.

SUMMARY:
The City of Apopka and Orange County entered into the JPA on October 20, 2004. This was a Settlement Agreement between the City of Apopka and Orange County to resolve pending litigation between Orange County and the City at the time. The agreement has been amended three times, with the third and final amendment in 2019. The agreement expires on December 31, 2025. Section 10(b)(1) of the Joint Planning Agreement (JPA) requires the City to deliver a notice of non-renewal to Orange County at least 180 days prior to the expiration of the original term of the agreement. Staff is requesting City Council provide directions to City Staff to deliver notice of non-renewal to Orange County, negotiate an extension or amend the terms to the agreement.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
City Council provide direction to the City Staff to deliver notice of non-renewal to Orange County; negotiate an extension; or enter into a similar agreement with the County.

ATTACHMENTS:
1. JPA Document w Amendments (1)

FIRST AMENDMENT
to the
SETTLEMENT
INTERLOCAL AGREEMENT
between
the CITY OF APOPKA and ORANGE COUNTY

This **First Amendment** to the **Settlement Interlocal Agreement** is made by and between the **City of Apopka**, a municipality existing under Florida law (the "City"), and **Orange County, Florida**, a political subdivision and charter county of the State of Florida (the "County").

* * *

WHEREAS, on October 20, 2004, the City approved the Settlement Interlocal Agreement;

WHEREAS, on October 26, 2004, the County approved the Settlement Interlocal Agreement; and

WHEREAS, pursuant to Section 12(a) of the Settlement Interlocal Agreement, the City and the County desire to amend Section 12(b) of the Settlement Interlocal Agreement related to waivers.

NOW, THEREFORE, in consideration of the mutual covenants set forth in the Settlement Interlocal Agreement, and other good and valuable consideration, the City and the County agree to amend Section 12(b) of the Settlement Interlocal Agreement as described below.

SECTION 1. AMENDMENT TO SECTION 12(b) (". . . WAIVERS").

Section 12(b) of the Settlement Interlocal Agreement is amended to read as follows:

SECTION 12. MODIFICATIONS AND AMENDMENTS; WAIVERS.

. . .

(b) Neither this Agreement nor any portion of it may be modified or waived orally. However, either party (through its governing body) shall have the right, but not the obligation, to waive in writing, on a case by case basis, any right or condition herein reserved or intended for the benefit or protection of such party without being deemed or considered to have waived such right or condition for any other case, situation or circumstance and without being deemed or considered to have waived any other right or condition. Also, either party (through its governing body, Mayor, County Chairman, or chief administrative official), shall have the right, but not the obligation, to waive in writing, on a case by case basis, any minor right or minor condition herein reserved or intended for the benefit or protection of such party without being deemed or considered to have waived such minor right or minor condition for any other case, situation or circumstance and without being deemed or considered to have waived any other right or condition.[1]

---

1 The amendments to Section 12(b) of the Settlement Interlocal Agreement are shown as follows by underlines (added words) and strike-throughs (deleted words):

> (b) Neither this Agreement nor any portion of it may be modified or waived orally. However, either party (through its governing body~~, the Mayor, County Chairman, or chief administrative official~~) shall have the right, but not the obligation, to waive in writing, on a case by case basis, any right or condition herein reserved or intended for the benefit or protection of such party without being deemed or considered to have waived such right or condition for any other case, situation or circumstance and without being deemed or considered to have waived any other right or condition. Also, either party (through its governing body, Mayor, County Chairman, or chief administrative official), shall have the right, but not the obligation, to waive in writing, on a case by case basis, any minor right or minor condition herein reserved or intended for the benefit or protection of such party without being deemed or considered to have waived such minor right or minor condition for any other case, situation or circumstance and without being deemed or considered to have waived any other right or condition.

SECTION 2. EFFECTIVE DATE.

This First Amendment to the Settlement Interlocal Agreement shall take effect upon the date of approval by the City or upon the date of approval by the County, whichever date is later.

CITY OF APOPKA
By: City Council

By: _____
John Land, Mayor

ATTEST: Deputy City Clerk
By: _____

Approved as to form and legality (for the use and reliance of the City):

_____
Frank Ruppenbacher
City Attorney

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Richard T. Crotty, County Chairman

ATTEST: Martha O. Haynie, County Comptroller
as Clerk of the Board of County Commissioners

By: _____
Deputy Clerk

S:\JPrinsell\AGRCNT\ApopkaZ - First Amendment.rtf (10/29/04)

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
OCT 19 2010 NP/BS

Revised 9-7-10

SECOND AMENDMENT TO JOINT PLANNING AREA AGREEMENT BETWEEN ORANGE COUNTY AND THE CITY OF APOPKA

THIS SECOND AMENDMENT TO JOINT PLANNING AREA AGREEMENT (Amendment) is made and entered into as of the ____ day of OCT 19 2010, 2010, by and between **ORANGE COUNTY, FLORIDA**, a political subdivision of the State of Florida (the County), and the **CITY OF APOPKA**, a Florida municipal corporation (the City).

RECITALS

WHEREAS, the Wekiva Parkway and Protection Act was enacted by the Florida Legislature in 2004, was amended in 2005, and is currently found at Part III, Chapter 369, Florida Statutes (specifically sections 369.314 – 369.324, Florida Statutes); and

WHEREAS, the Act requires those local governments hosting an interchange on the Wekiva Parkway to adopt amendments to their comprehensive plans within one year after the establishment of an interchange location to address issues relating to appropriate land uses, compatible development, secondary road access, access management, right of way protection, vegetation protection, water conserving landscape, and height and appearance of structures and signage; and

WHEREAS, the County and the City entered into a certain Settlement Interlocal Agreement between the City of Apopka and Orange County Florida, approved October 26, 2004, amended August 2, 2005 and on (insert this date) (hereafter "JPA"); and

WHEREAS, in the JPA the parties agreed, among other things, on a joint planning area boundary, a joint land use map, and the framework for establishing standards and requirements for the Wekiva Parkway interchange area; and

WHEREAS, the County and the City will share jurisdictional authority over the area within the Wekiva Parkway interchange and wish to commit to certain goals and objectives for that area in a separate Interlocal Agreement; and

WHEREAS, lands depicted within a one mile radius from the approved Wekiva Parkway interchange are included in this area and constitute the Study Area Boundary; and

WHEREAS, in order to accomplish the objectives of the Act and the Interlocal Agreement for the Study Area Boundary, the County and the City have determined that certain provisions of

the JPA, including Exhibit F as it pertains to the Study Area Boundary, are outdated or will become outdated by the adoption the Interlocal Agreement; and

WHEREAS, both the County and the City desire to amend the existing JPA to ensure consistency between the JPA and the Interlocal Agreement for the area described as the Study Area Boundary; and

WHEREAS, pursuant to Section 163.3171(3), Florida Statutes, this Amendment has been approved by the Orange County Board of County Commissioners and the Apopka City Council at advertised public hearings.

NOW THEREFORE, in consideration of the covenants made by each party to the other and of the mutual advantages to be realized by the parties hereto, the receipt and sufficiency of which is hereby acknowledged, the County and the City hereby agree as follows:

Section 1. Recitals. The above Recitals are true and correct and are incorporated herein by reference.

Section 2. Authority. This Amendment is entered into pursuant to (1) Chapters 125, 163 and 166, Florida Statutes, (2) the general authority of Section 163.01, Florida Statutes, relating to interlocal agreements, (3) the Charters of the County and City, and (4) the Joint Planning Area Agreement.

Section 3. Map Amendment.

"Exhibit F" to the JPA is hereby deleted and replaced with a new "Exhibit F", which is attached hereto and incorporated herein by reference. For purposes of interpreting the JPA, the parties agree that the area described in "Exhibit F" is unaffected by this amendment except as to the Study Area Boundary, which is described in "Exhibit F1" hereto and the Interlocal Agreement.

"Exhibit F1", is attached hereto and incorporated herein by reference, and describes the future land uses of those parcels located within the Study Area Boundary and agreed upon by the City and the County and is typified in Exhibit B to the Interlocal Agreement. The parties agree that, as to the parcels located in the Study Area Boundary, to the extent of any conflict between the JPA and the Interlocal Agreement, the Interlocal Agreement will control and shall supersede the JPA unless otherwise indicated in the Interlocal Agreement. (Exhibit "F1" hereto and Exhibit "B" to the Interlocal Agreement are identical exhibits.)

Section 4. **Text Amendment.** A new paragraph (4) is added to Subsection (c), "Small Area Study Areas" of Section 3, Joint Land Use Plan, to read as follows:

(4) Pursuant to the Interlocal Agreement approved by the parties the parties agree that, as to the parcels located in the Study Area Boundary and as described in "Exhibit F1" to the JPA, the terms of the Interlocal Agreement will control and that the Interlocal Agreement supersedes the JPA to the extent of any conflict between the Interlocal Agreement and the JPA, unless otherwise indicated in the Interlocal Agreement.

Section 5. Except as expressly set forth herein, all other provisions of the JPA, as amended, remain unchanged and in full force and effect.

Section 6. Severability. Should any section, subsection, sentence, clause, phrase or provision of this Amendment is held invalid or unconstitutional by a court of competent jurisdiction such invalidity or unconstitutionality shall not be construed to render the remaining portions of this Amendment invalid or unconstitutional.

Section 7. Effective Date. This Second Amendment to the JPA shall become effective upon the date of approval by the Board of County Commissioners or the date of approval by the City Council, whichever date is later.

IN WITNESS WHEREOF, the County and City have executed this Second Amendment to the JPA on the dates inscribed below.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Richard T. Crotty
Orange County Mayor

DATE: OCT 19 2010

BOARD OF COUNTY COMMISSIONERS · ORANGE COUNTY FLORIDA ·

ATTEST: Martha O. Haynie, County Comptroller
as Clerk of Board of County Commissioners

By: _____
Deputy Clerk

Revised 9-7-10

CITY OF APOPKA

By: _____
John H. Land, Mayor

ATTEST: Janice G. Goebel
City Clerk

By: _____
Date: 9-17-10

S:\Dorosby\AGRMNT\Apopka\2d amend Apopka JPA D4

Exhibit 'F'

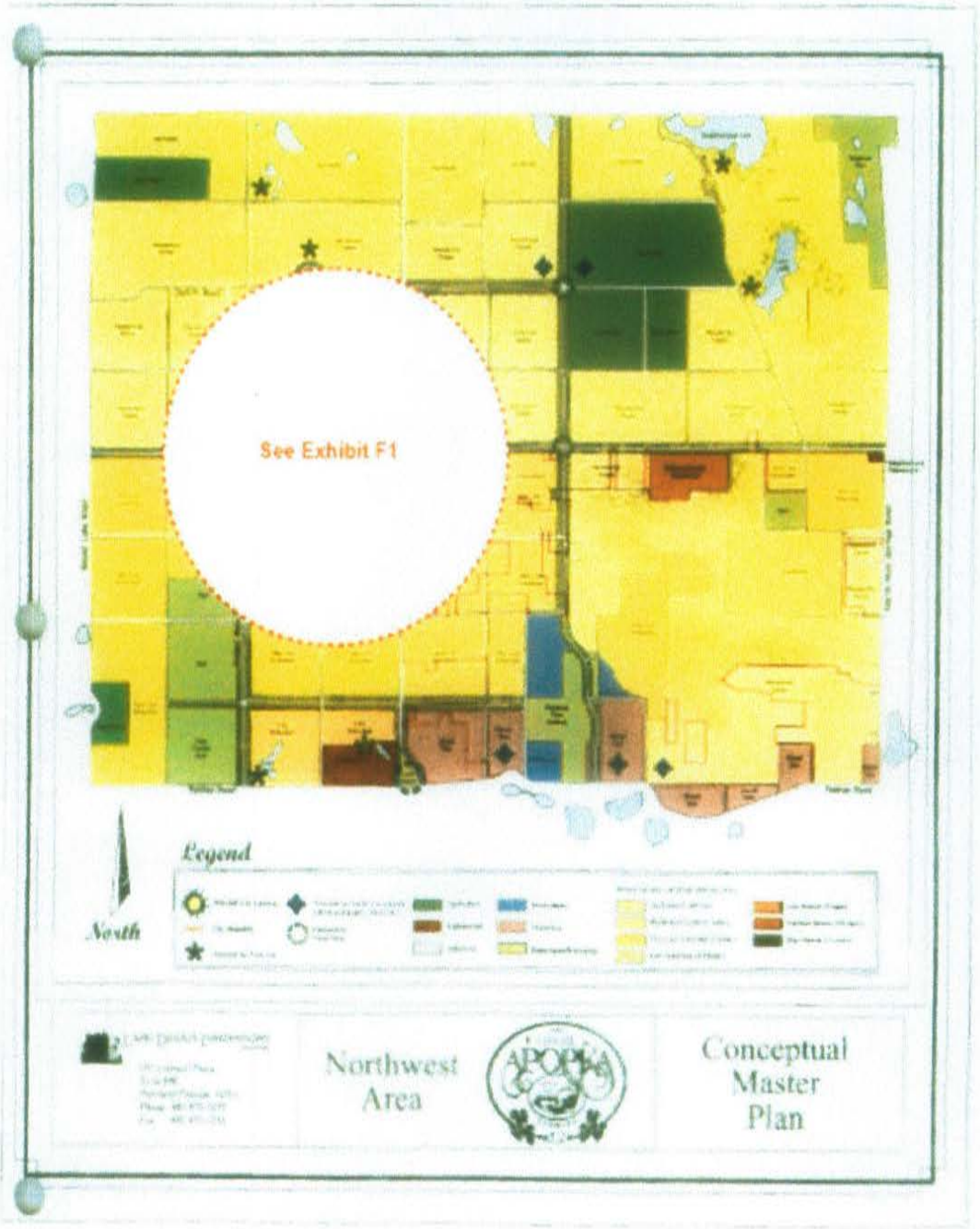
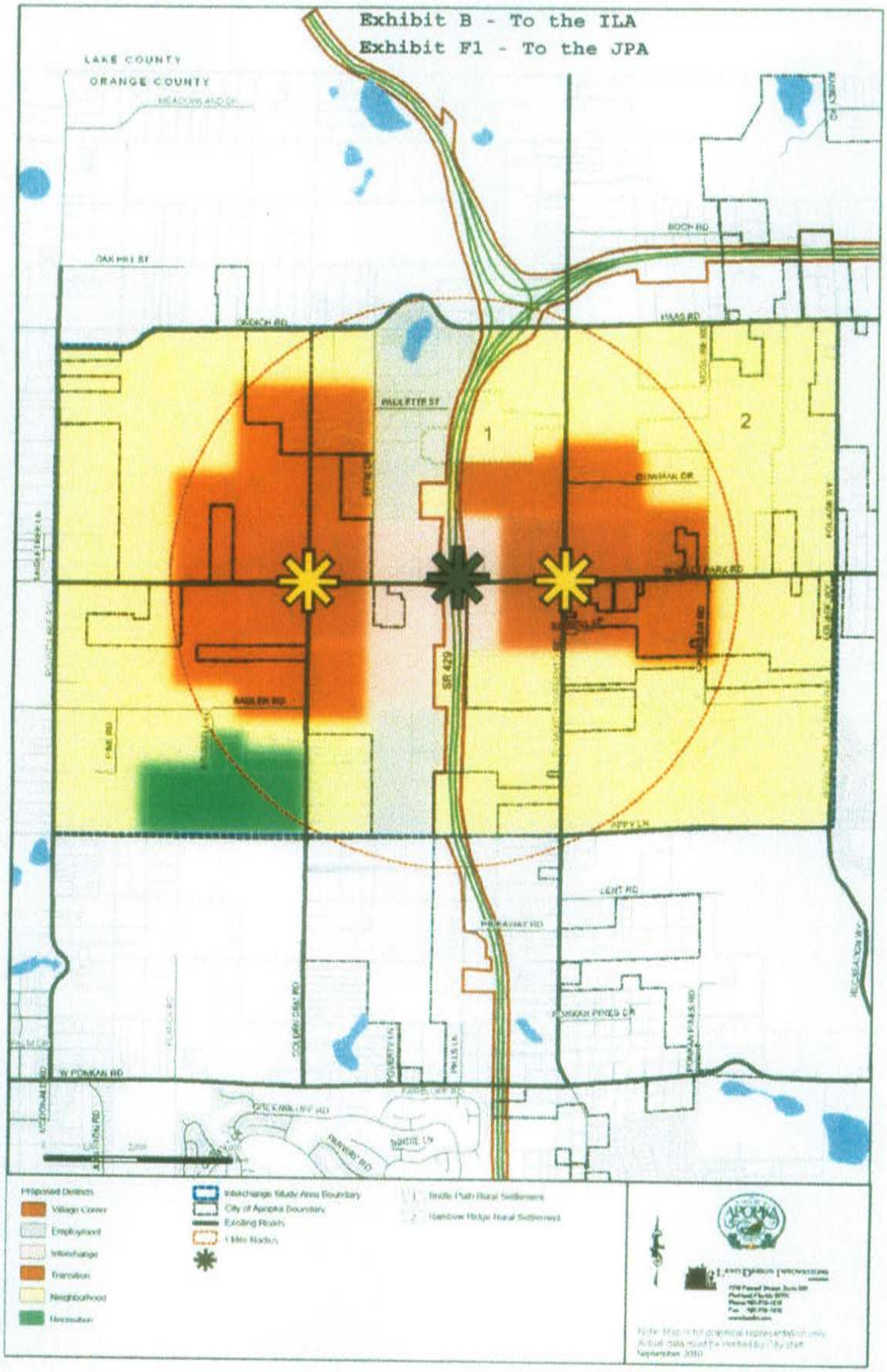

See Exhibit F1
Legend
North
Northwest
Area
APOPKA
Conceptual
Master
Plan

Exhibit B - To the ILA
Exhibit F1 - To the JPA



APPROVED BY ORANGE
COUNTY BOARD OF COUNTY
COMMISSIONERS

BCC Mtg. Date: April 23, 2019

THIRD AMENDMENT TO SETTLEMENT INTERLOCAL AGREEMENT

THIS THIRD AMENDMENT TO THE SETTLEMENT INTERLOCAL AGREEMENT (Third Amendment) is made by and entered into as of the ____ day of APR 2 3 2019, 2019, by and between the **CITY OF APOPKA**, a Florida municipal corporation ("City"), and **ORANGE COUNTY, FLORIDA**, a political subdivision and charter county of the State of Florida ("County").

RECITALS:

WHEREAS, the City and County entered into that certain Settlement Interlocal Agreement Between the City of Apopka, Florida and Orange County, Florida on October 26, 2004, as amended by that certain First Amendment to the Settlement Interlocal Agreement approved on August 2, 2005 and that certain Second Amendment to Joint Planning Area Agreement Between Orange County and the City of Apopka approved on October 19, 2010 (collectively the "Agreement" or the "JPA"); and

WHEREAS, the City and County now desire to further amend the Agreement to clarify certain other parcels that are eligible for annexation into the City; and

WHEREAS, the City and County recognize that a Map Amendment is necessary to provide proper planning and access to areas that are unique to the JPA border adjacent to the Orlando Apopka Airport (Attachment "1"); and

WHEREAS, existing properties straddle a portion of the existing Joint Planning Agreement line and are bisected by the line, preventing them from being developed in a concise method; and

WHEREAS, one of the proposed developments would be serviced by access through the existing properties, and would be aviation related for pilot training and aviation maintenance and repair, which is directly associated with the Orlando Apopka Airport; and

WHEREAS, the City shall complete a small area study within twelve months to assign conceptual land uses for the area being added by this Third Amendment to the JPA and generally located north, west, southwest, and adjacent to the Orlando Apopka Airport; and

WHEREAS, pursuant to Section 163.3171(3), Florida Statutes (2018), this Third Amendment has been approved by the Orange County Board of County Commissioners and the Apopka City Council at advertised public hearings.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

THIRD AMENDMENT TO SETTLEMENT INTERLOCAL AGREEMENT

THIS THIRD AMENDMENT TO THE SETTLEMENT INTERLOCAL AGREEMENT (Third Amendment) is made by and entered into as of the ____ day of APR 2 3 2019, 2019, by and between the **CITY OF APOPKA**, a Florida municipal corporation ("City"), and **ORANGE COUNTY, FLORIDA**, a political subdivision and charter county of the State of Florida ("County").

RECITALS:

WHEREAS, the City and County entered into that certain Settlement Interlocal Agreement Between the City of Apopka, Florida and Orange County, Florida on October 26, 2004, as amended by that certain First Amendment to the Settlement Interlocal Agreement approved on August 2, 2005 and that certain Second Amendment to Joint Planning Area Agreement Between Orange County and the City of Apopka approved on October 19, 2010 (collectively the "Agreement" or the "JPA"); and

WHEREAS, the City and County now desire to further amend the Agreement to clarify certain other parcels that are eligible for annexation into the City; and

WHEREAS, the City and County recognize that a Map Amendment is necessary to provide proper planning and access to areas that are unique to the JPA border adjacent to the Orlando Apopka Airport (Attachment "1"); and

WHEREAS, existing properties straddle a portion of the existing Joint Planning Agreement line and are bisected by the line, preventing them from being developed in a concise method; and

WHEREAS, one of the proposed developments would be serviced by access through the existing properties, and would be aviation related for pilot training and aviation maintenance and repair, which is directly associated with the Orlando Apopka Airport; and

WHEREAS, the City shall complete a small area study within twelve months to assign conceptual land uses for the area being added by this Third Amendment to the JPA and generally located north, west, southwest, and adjacent to the Orlando Apopka Airport; and

WHEREAS, pursuant to Section 163.3171(3), Florida Statutes (2018), this Third Amendment has been approved by the Orange County Board of County Commissioners and the Apopka City Council at advertised public hearings.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

Section 1. Recitals.

The foregoing Recitals are true and correct and are incorporated into and form a part of this Third Amendment. All initially capitalized terms not defined herein shall have the meaning set forth in the Agreement.

Section 2. Authority.

This Third Amendment is entered into pursuant to (1) Chapters 125, 163 and 166, Florida Statutes (2018), (2) the general authority of Section 163.01, Florida Statutes (2018), relating to interlocal agreements, (3) the Charters of the County and City, and (4) the Agreement.

Section 3. Text Amendment. A new paragraph (f) is added to Section 3. Joint Land Use Plan, to read as follows:

(f) "Plymouth Addition." - The City agrees that the Board of County Commissioners' approval is required prior to the City Council's review and approval of any expansion or extension of the Orlando Apopka Airport, including but not limited to expansion or extension of its runway, from its location within the City's jurisdictional boundary as of the Effective Date of this Third Amendment onto property located adjacent to the airport boundary and within the Joint Planning Area identified on Attachment "1." The City shall send written notice of any such request or proposal for expansion or extension to the Deputy County Administrator at least ninety days before the City Council reviews any such request or proposal, so that the Board of County Commissioners will have sufficient time to schedule, advertise and hold a public hearing on the request or proposal.

Section 4. Map Amendment.

Attachment "1" depicts the area being added to the JPA, and Attachment "2" depicts the redrawn JPA boundary line, which includes the area shown in Attachment "1" and all annexations that have occurred within the JPA boundary since the original adoption of the Agreement. Attachment "2" shall hereby supersede and replace Exhibit "A" of the Agreement.

Section 5. Severability.

Except as expressly set forth herein, all other provisions of the JPA remain unchanged and in full force and effect. Should any section, subsection, sentence, clause, phrase or provision of this Third Amendment be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed to render the remaining portions of this Third Amendment invalid or unconstitutional.

Section 6. Effective Date.

This Third Amendment to the Agreement shall become effective upon the date of approval by the Board of County Commissioners or the date of approval by the City Council, whichever date is later.

IN WITNESS WHEREOF, the City and County have executed this Third Amendment to the Agreement on the dates inscribed below.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: Byron W. Brooks for
Jerry L. Demings
Orange County Mayor

Date: 24 April 2019

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

By: Katie Smith
Deputy Clerk

CITY OF APOPKA
By: City Council

By: Bryan Nelson
Bryan Nelson, Mayor

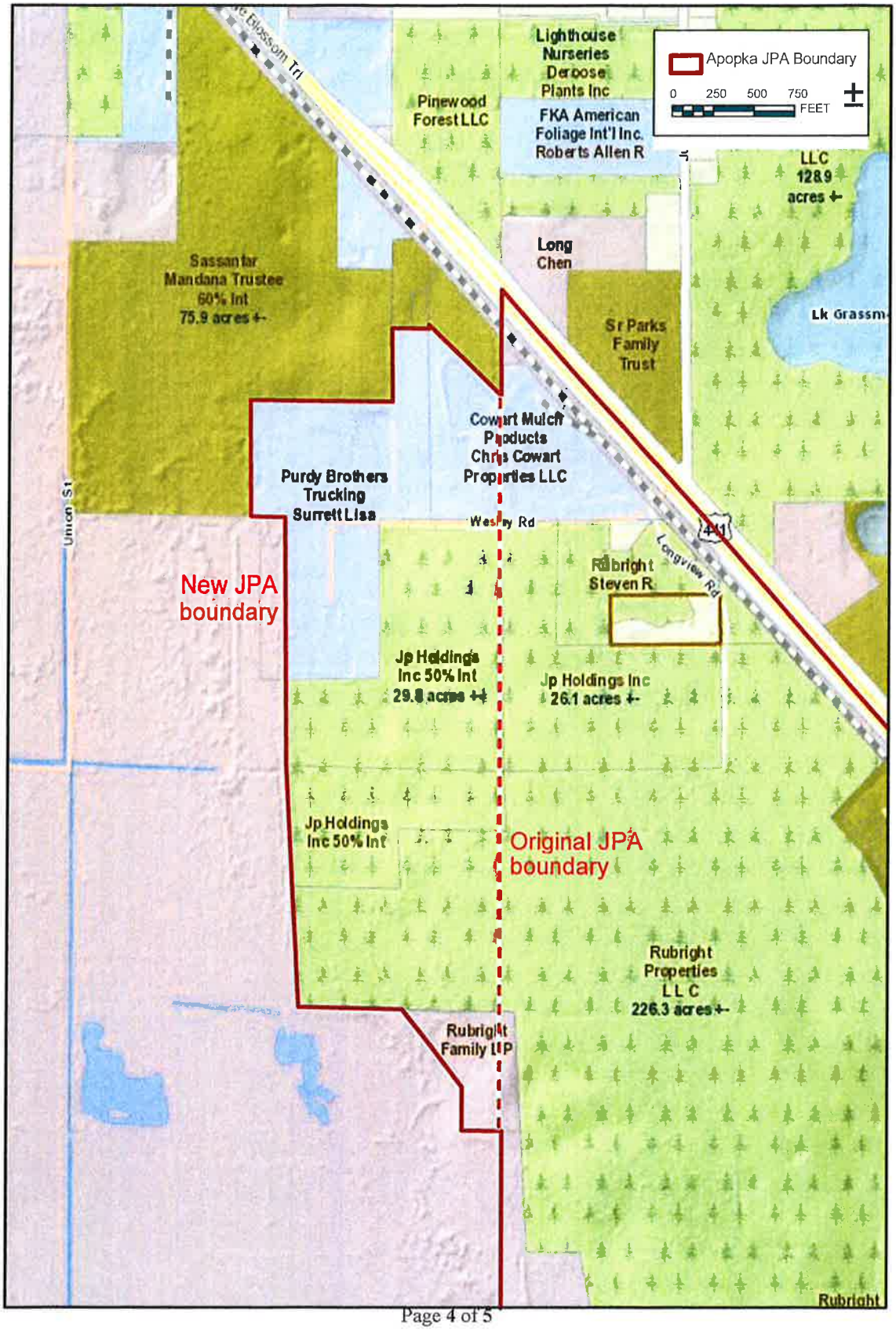
ATTEST: Linda F. Goff
City Clerk

By: Linda F. Goff

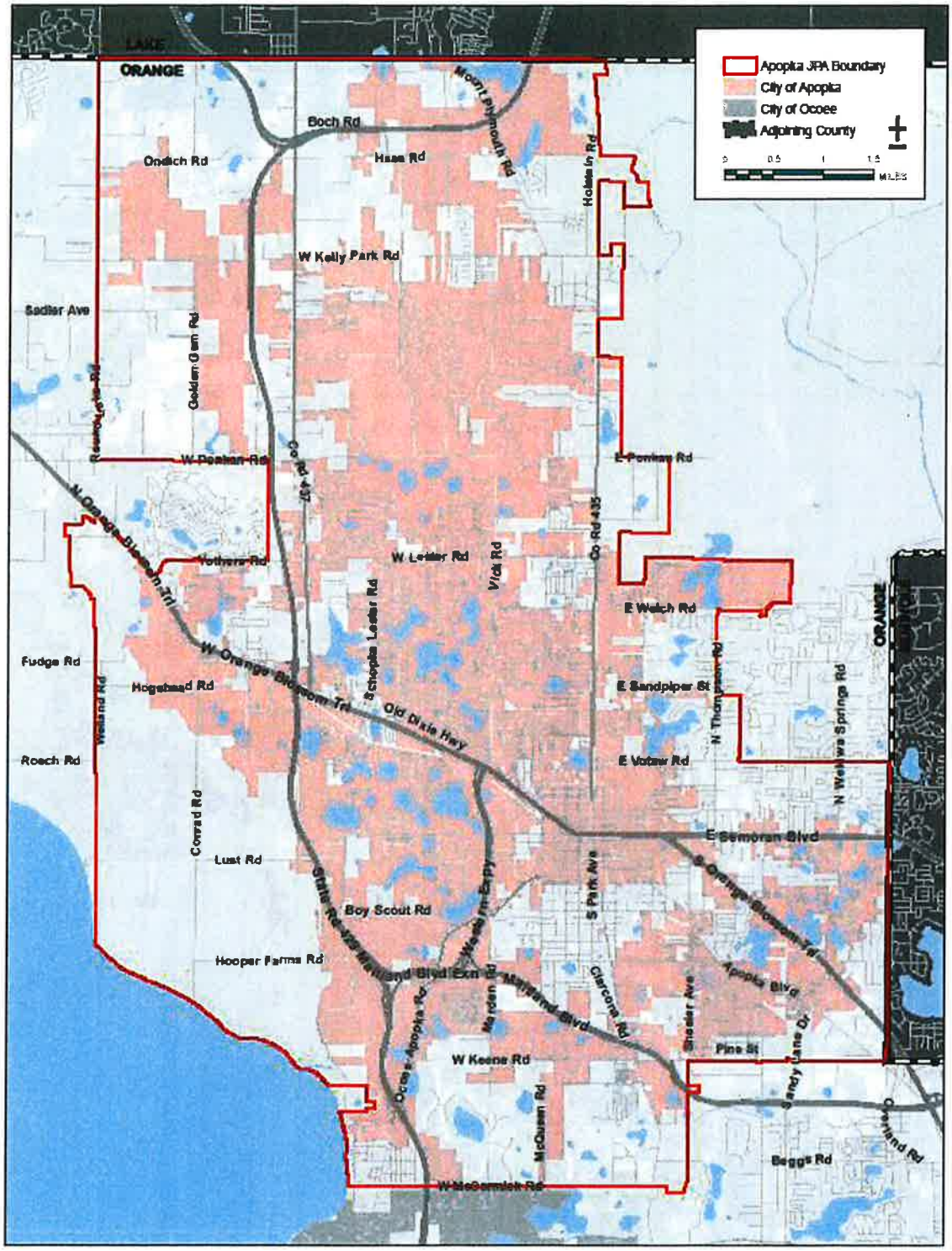
Date: 3/7/2019

S:\EHartigan\2019\PLANNING\JPAs\Apopka JPA 3rd Amdt\Third Amendment to Settlement Interlocal Agreement Airport Language 2-25-19 (JH Clean)_final clean copy 3.4.19

Attachment "1"
Map Amendment Area



Attachment "2"
JOINT PLANNING AREA
Revised JPA per the 3rd Amendment



APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
OCT 26 2004

SETTLEMENT
INTERLOCAL AGREEMENT

between the

CITY of APOPKA, FLORIDA

and

ORANGE COUNTY, FLORIDA

Approved by the City of Apopka
City Council

October 20, 2004

Approved by the Orange County
Board of County Commissioners

October 26, 2004

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SETTLEMENT
INTERLOCAL AGREEMENT
between
the CITY OF APOPKA and ORANGE COUNTY

This **Settlement Interlocal Agreement** ("Agreement") is made by and between the **City of Apopka**, a municipality existing under Florida law (the "City"), and **Orange County, Florida**, a political subdivision and charter county of the State of Florida (the "County").

* * *

WHEREAS, the City has authority pursuant to Section 166.021, Florida Statutes, to enter into agreements;

WHEREAS, the County has authority pursuant to Section 125.01, Florida Statutes, to enter into agreements;

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

WHEREAS, pursuant to Part II of Chapter 163, Florida Statutes, otherwise known as the Local Government Comprehensive Planning and Land Development Regulation Act (the "Comprehensive Planning Act"), and Chapters 9J-5 and 9J-12, Florida Administrative Code, the City adopted its comprehensive plan on October 2, 1991, and has subsequently amended it from time to time;

WHEREAS, pursuant to the Comprehensive Planning Act, and Chapters 9J-5 and 9J-12, Florida Administrative Code, the County adopted its comprehensive plan on July 1, 1991, and has subsequently amended it from time to time;

WHEREAS, it is in the intent of the Comprehensive Planning Act to encourage and assure cooperation between and among local governments, including between and among municipalities and counties;

WHEREAS, the comprehensive plan for the City and the comprehensive plan for the County must each be consistent with the State Comprehensive Plan, which is found at Chapter 187, Florida Statutes;

WHEREAS, the State Comprehensive Plan requires local governments to direct development to those areas which have in place the land and water resources, physical attributes and service capacities to accommodate growth in an environmentally acceptable manner, and to use incentives and disincentives to achieve a separation of urban and rural land uses;

WHEREAS, the State Comprehensive Plan requires local governments to protect the substantial investment in public facilities that already exists and to plan for and finance new facilities in a timely, orderly and efficient manner;

WHEREAS, the State Comprehensive Plan requires local governments to economically and efficiently provide the amount and quality of services required by the public, and to cooperate for their mutual benefit;

WHEREAS, subsection 163.3171(3), Florida Statutes, provides for the adoption of joint planning agreements to allow counties and municipalities to exercise jointly the powers granted under the Comprehensive Planning Act;

WHEREAS, subsection 163.3177(6)(h), Florida Statutes, requires increased intergovernmental coordination, including but not limited to, providing for (1) the establishing of relationships and stating of principals to accomplish coordination between local governments;

and (2) a procedure to identify and implement joint planning areas, especially for the purpose of annexation and identification of infrastructure service areas;

WHEREAS, the City and the County have negotiated this Agreement in a spirit of cooperation in order to develop a partnership designed to maximize the efficient utilization of public resources for the benefit of the public health, safety and welfare and to foster a long term mutually beneficial relationship;

WHEREAS, the City and the County wish to identify the boundaries of a joint planning area, and to affirm that the joint planning area is necessary to ensure adequate intergovernmental coordination and cooperation;

WHEREAS, the City and County have determined that this Agreement represents a mechanism for the provision of orderly growth and development, consistent with the mandates of the State Comprehensive Plan and the Comprehensive Planning Act, during the term of this Agreement;

WHEREAS, the City and the County wish to agree on certain procedures and terms for the review and processing of annexations, assignments of land uses, and provision of infrastructure;

WHEREAS, the City has heretofore adopted a series of "Small Area Studies" to explore, *inter alia*, the assignment of land uses and demands for public facilities for the lands located within the municipal boundaries of the City as of the effective date of this Agreement and extending to the north, west and south;

WHEREAS, the Wekiva River Basin Coordinating Committee, appointed by Governor Jeb Bush on July 1, 2003, by Executive Order 2003-112, recommended, *inter alia*, that the City and the County address the subjects of coordinated planning and annexations for the "Wekiva

Study Area," which is defined and described in the "Wekiva Parkway Protection Act" enacted by the State Legislature during the 2004 regular session and codified at Part III of Chapter 369, Florida Statutes;

WHEREAS, the geographical area subject to this Agreement lies entirely within the Wekiva Study Area;

WHEREAS, the Wekiva Study Area is subject to the Wekiva Parkway Protection Act;

WHEREAS, the Wekiva Parkway Protection Act provides that by January 1, 2006, each local government within the Wekiva Study Area, which would include the City and the County, shall amend its comprehensive plan to include the following:

(a) (1) establish land use strategies that optimize open space and promote a pattern of development on a jurisdiction-wide basis that protects the most effective recharge areas, karst features, and sensitive natural habitats, including Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub;

(2) such land use strategies shall recognize property rights and the varying circumstances within the Wekiva Study Area, including rural and urban land use patterns;

(3) local government comprehensive plans shall map, using best available data from the St. Johns River Water Management District and the Fish and Wildlife Conservation Commission, recharge areas and sensitive upland habitats for this purpose; and

(4) local governments shall have the flexibility to achieve this objective through comprehensive plan strategies that may include, but are not limited to, the following: coordinated greenway plans; dedication of conservation easements; land acquisition;

clustering of development; density credits and density incentives which result in permanent protection of open space; and low to very low density development;

(b) each local government hosting an interchange on the Wekiva Parkway shall adopt an interchange land use plan into its comprehensive plan, and each interchange land use plan shall address the following: appropriate land uses and compatible development; secondary road access; access management; right-of-way protection; vegetation protection and water conserving landscaping; and the height and appearance of structures and signage; and

(c) each local government within the Wekiva Parkway shall amend its comprehensive plan to include the Wekiva Parkway alignment;

WHEREAS, the Wekiva Parkway Protection Act provides that by January 1, 2007, each local government within the Wekiva Study Area shall adopt land development regulations which implement those comprehensive plan amendments;

WHEREAS, the Wekiva Parkway Protection Act provides that during the period prior to the adoption of the comprehensive plan amendments required by the Wekiva Parkway Protection Act, any local comprehensive plan amendment adopted by a local government that applies to land located within the Wekiva Study Area shall protect surface and groundwater resources and be reviewed by the State of Florida Department of Community Affairs ("DCA"), pursuant to chapter 9J-5, Florida Administrative Code, using best available data, including the information presented to the Wekiva River Basin Coordinating Committee;

WHEREAS, it is the intent of the City and the County to fulfill and comply with the requirements of the Wekiva Parkway Protection Act regarding all comprehensive plan, land development, and land use decisions for the Wekiva Study Area;

WHEREAS, pursuant to the "Wekiva River Protection Act," enacted by the State Legislature during the 1988 regular session and codified at Part II of Chapter 369, Florida Statutes, the County adopted a "Small Area Study" and amendments to its comprehensive plan and land development regulations to protect the Wekiva River Protection Area;

WHEREAS, pursuant to the Wekiva River Protection Act, the City desires to do the same;

WHEREAS, it is the intent of the City and the County to fulfill and comply with the requirements of the Wekiva River Protection Act regarding all comprehensive plan, land development, and land use decisions for the Wekiva River Protection Area;

WHEREAS, it is the intent of the City and the County to protect the character and environmental attributes of the Wekiva Study Area, the Wekiva River Basin and the Wekiva River Protection Area;

WHEREAS, as an integral part of this Agreement, the City and the County desire to resolve the following pending litigation and disputes between them: *Orange County v. City of Apopka*, Circuit Court Case No. 03-CA-3464; *Orange County v. City of Apopka*, Circuit Court Case No. 03-CA-5471; *Orange County v. City of Apopka*, Circuit Court Case No. 03-CA-9706; *Department of Community Affairs, Orange County, and Friends of the Wekiva, v. City of Apopka*, DOAH Case No. 03-1742 GM; and the appeal filed by Orange County regarding the special exception for the Phipps Property, Case No. SPEX 03-04 Appeal;

WHEREAS, it is also the intent of the City and the County to conserve, protect, and efficiently use water resources in the interests of the public health, safety and welfare, and to avoid and eliminate circumstances giving rise to and resulting in the duplication of utility facilities and uneconomical and wasteful operations and expenditures;

WHEREAS, the City and the County therefore also desire under a *separate* agreement to replace the existing territorial agreement with a new territorial agreement relating to the provision of water, wastewater, and reclaimed water; and

WHEREAS, it is also the intent of the City and the County to clarify and affirm the responsibilities and jurisdiction of the parties to operate and maintain public roads, and segments of public roads, including associated drainage and other facilities, within the municipal boundaries of the City.

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the City and the County agree as follows:

SECTION 1. RECITALS.

The foregoing recitals are true and form a material part of this Agreement.

SECTION 2. JOINT PLANNING AREA.

The geographical area described and referred to as the "Joint Planning Area" ("JPA") is shown in **Exhibit "A,"** which is attached hereto and incorporated herein by reference. Pursuant to the Comprehensive Planning Act, specifically, Section 163.3171(1) and (3), Florida Statutes, at the next regular cycle for adoption of amendments to their respective comprehensive plans, the City and the County shall hold the requisite public hearings to incorporate the boundaries of the JPA into the future land use element maps ("FLUMS") of their respective comprehensive plans.

SECTION 3. JOINT LAND USE PLAN.

During the term of this Agreement, the JPA shall be subject to the Joint Land Use Plan ("JLUP") described in this Section 3.

(a) **General.**

(1) The future land use element map designations as set forth in the **County's** comprehensive plan, as those designations may be amended from time to time, shall constitute the JLUP for the following areas lying within the JPA:

(A) any unincorporated area, except for any unincorporated area annexed as described in subsection 3(a)(1)(B) or (C);

(B) except as provided by subsections 3(b), (c), (d), and (e), any unincorporated area that was annexed by the City before the effective date of this Agreement but was not assigned a future land use element map designation by the City through a comprehensive plan amendment adopted pursuant to the Comprehensive Planning Act before the effective date of this Agreement; and

(C) except as provided by subsections 3(b), (c), (d), and (e), any unincorporated area that may be annexed by the City after the effective date of this Agreement.

(2) The future land use element map designations as set forth in the **City's** comprehensive plan, as those designations may be amended from time to time, shall constitute the JLUP for the following areas lying within the JPA:

(A) any incorporated area that was part of the City's original municipal boundaries; or

(B) any incorporated area that was annexed before the effective date of this Agreement and was assigned a future land use element map designation by the City through a comprehensive plan amendment adopted pursuant to the Comprehensive Planning Act before the effective date of this Agreement.

(b) "Core Area."

(1) The geographical area described and referred to as the **"Core Area"** is shown in **Exhibit "A."** The **"Land Use Equivalency Chart,"** which is attached hereto as **Exhibit "B"** and incorporated herein by reference, shall constitute the JLUP for the following unincorporated areas lying within the Core Area:

(A) any unincorporated area that was annexed by the City before the effective date of this Agreement but was not assigned a future land use element map designation by the City through a comprehensive plan amendment adopted pursuant to the Comprehensive Planning Act before the effective date of this Agreement; and

(B) any unincorporated area that may be annexed by the City after the effective date of this Agreement.

For any unincorporated area lying within the Core Area that was annexed by the City before the effective date of this Agreement but was not assigned a future land use element map designation by the City through a comprehensive plan amendment adopted pursuant to the Comprehensive Planning Act before the effective date of this Agreement, within eighteen months after the effective date of this Agreement (unless extended with the consent of the County) the City shall hold the requisite public hearings to consider adopting a comprehensive plan amendment to establish a future land use element map designation for such annexed area that matches the "Land Use Equivalency Chart" shown at **Exhibit "B."** Upon annexing any unincorporated area lying within the Core Area after the effective date of this Agreement, within eighteen months thereafter (unless extended with the consent of the County) the City shall hold the requisite public hearings to consider adopting a comprehensive plan amendment pursuant to the Comprehensive Planning Act to establish a future land use element map designation for such

annexed area that matches the "Land Use Equivalency Chart" shown at **Exhibit "B."** (If the City issues a development order, as the term "development order" is defined by Section 380.031, Florida Statutes, for any such annexed areas before its comprehensive plan has been amended pursuant to this subsection, the development order shall not conflict or be inconsistent with the "Land Use Equivalency Chart.")

Whenever the City adopts a future land use element map amendment to its comprehensive plan for any of those annexed areas that matches the "Land Use Equivalency Chart," the JLUP for such area shall no longer be the "Land Use Equivalency Chart" but instead shall be the future land use element map designation as set forth in the City's comprehensive plan. The County shall not object to any such comprehensive plan amendment that matches the "Land Use Equivalency Chart."

(2) Notwithstanding the foregoing in subsection 3(b)(1), the City may entertain or accept any request or proposal to amend its comprehensive plan pursuant to the Comprehensive Planning Act for any area lying within the Core Area that does not match the "Land Use Equivalency Chart," but in such event the County reserves the right to comment or object to any such request or proposal, or to challenge or contest any such request or proposal that may be adopted by the City in whole or in part, including as it may be found in compliance or not in compliance by the DCA. Subject to the County's right to challenge or contest any such request or proposal pursuant to the Comprehensive Planning Act, whenever the City adopts a future land use element map amendment to its comprehensive plan for any of those annexed areas, the JLUP for such area shall no longer be the future land use element map designation as set forth in the County's comprehensive plan, but instead shall be the future land use element map designation as set forth in the City's comprehensive plan.

(3) For its part, the County may entertain or accept any request or proposal to amend its comprehensive plan for any unincorporated area lying within the Core Area that does not match the "Land Use Equivalency Chart," but in such event the City reserves the right to comment or object to any such request or proposal, or to challenge or contest any such request or proposal that may be adopted by the County in whole or in part, including as it may be found in compliance or not in compliance by the DCA. Subject to the City's right to challenge or contest any such request or proposal pursuant to the Comprehensive Planning Act, whenever the County adopts a future land use element map amendment to its comprehensive plan for any unincorporated area lying within the Core Area, the JLUP for such area shall be the future land use element map designation as set forth in the County's comprehensive plan, as amended.

(c) **"Small Area Study Areas."**

(1) Prior to the effective date of this Agreement, the City adopted **"Small Area Studies"** for the areas identified in **Exhibits "C," "D," "E,"** and **"F,"** which areas are described as the **"Western Expressway Corridor Area,"** the **"Plymouth Area,"** the **"West Area,"** and the **"Northwest Area,"** respectively. **Exhibits "C," "D," "E,"** and **"F"** are attached hereto and incorporated herein by reference. The City adopted a **"Conceptual Master Plan"** for each of those areas covered by each of those "Small Area Studies," as shown on **Exhibits "C," "D," "E,"** and **"F."**

(A) The County agrees and concurs with the City's "Conceptual Master Plan" for only those areas identified in **Exhibits "C," "D,"** and **"E,"** and in **Exhibit "F"** as the **"North Central Area,"** that were annexed by the City before the effective date of this Agreement.

(B) However, the County does not necessarily agree or concur with the City's "Conceptual Master Plan" for those areas identified in **Exhibits "C," "D,"** and **"E,"** and in **Exhibit "F"** as the "North Central Area," that may be annexed by the City after the effective date of this Agreement.

For any unincorporated area lying within any of those areas identified in **Exhibits "C," "D,"** and **"E,"** and in **Exhibit "F"** as the "North Central Area," that was annexed before the effective date of this Agreement but was not assigned a future land use element map designation by the City through a comprehensive plan amendment adopted pursuant to the Comprehensive Planning Act before the effective date of this Agreement, within eighteen months after the effective date of this Agreement (unless extended with the consent of the County) the City shall hold the requisite public hearings to consider adopting a comprehensive plan amendment which would establish a future land use element map designation for such annexed area that replicates the land use assignments shown on the applicable "Conceptual Master Plan." The County shall not object to any such comprehensive plan amendment that replicates the applicable "Conceptual Master Plan." Whenever the City adopts a future land use element map amendment to its comprehensive plan for any of those annexed areas that replicates the land use assignment shown on the applicable "Conceptual Master Plan," the JLUP for such area shall no longer be the future land use element map designation as set forth in the County's comprehensive plan, but instead shall be the future land use element map designation as set forth in the City's comprehensive plan.

Upon annexing any unincorporated area lying within any of those areas identified in **Exhibits "C," "D,"** and **"E,"** and in **Exhibit "F"** as the "North Central Area," after the effective date of this Agreement, within eighteen months thereafter (unless extended with the

consent of the County) the City shall hold the requisite public hearings to consider adopting a comprehensive plan amendment pursuant to the Comprehensive Planning Act for such annexed area to establish a future land use map element designation for such annexed area that replicates the land use assignments shown on the applicable "Conceptual Master Plan." The County reserves the right to comment or object to any such request or proposal, or to challenge or contest any such request or proposal that may be adopted by the City in whole or in part, including as it may be found in compliance or not in compliance by the DCA. Subject to the County's right to challenge or contest any such request or proposal pursuant to the Comprehensive Planning Act, whenever the City adopts a future land use element map amendment to its comprehensive plan for any of those annexed areas that replicates the land use assignment shown on the applicable "Conceptual Master Plan," the JLUP for such area shall no longer be the future land use element map designation as set forth in the County's comprehensive plan, but instead shall be the future land use element map designation as set forth in the City's comprehensive plan.

(2) Notwithstanding the foregoing in subsection 3(c)(1), for any area lying within any of the areas identified in **Exhibits "C," "D,"** and **"E,"** and in **Exhibit "F"** as the "North Central Area," which was annexed by the City before the effective date of this Agreement or which may be annexed after the effective date of this Agreement, the City may entertain or accept any request or proposal to amend its comprehensive plan that does not replicate the land use shown on the applicable "Conceptual Master Plan," but in such event the County reserves the right to comment or object to any such request or proposal, or to challenge or contest any such request or proposal that may be adopted by the City in whole or in part, including as it may be found in compliance or not in compliance by the DCA. Subject to the County's right to challenge or contest any such request or proposal pursuant to the

Comprehensive Planning Act, whenever the City adopts a future land use element map amendment to its comprehensive plan for any of those annexed areas, the JLUP for such area shall no longer be the future land use element map designation as set forth in the County's comprehensive plan, but instead shall be the future land use element map designation as set forth in the City's comprehensive plan.

(3) For its part, the County may entertain or accept any request or proposal to amend its comprehensive plan for any unincorporated area lying within any of the areas identified in **Exhibits "C," "D,"** and **"E,"** and in **Exhibit "F"** as the "North Central Area," but in such event the City reserves the right to comment or object to any such request or proposal, or to challenge or contest any such request or proposal that may be adopted by the County in whole or in part, including as it may be found in compliance or not in compliance by the DCA. Subject to the City's right to challenge or contest any such request or proposal pursuant to the Comprehensive Planning Act, whenever the County adopts a future land use element map amendment to its comprehensive plan for any unincorporated area lying within any of the areas identified in **Exhibits "C," "D,"** and **"E,"** and in **Exhibit "F"** as the "North Central Area," the JLUP for such area shall be the future land use element map designation as set forth in the County's comprehensive plan, as amended.

(d) "Northern Area."

(1) The geographical area described and referred to as the **"Northern Area"** is shown in **Exhibit "A."** For any unincorporated area lying within the Northern Area that was annexed by the City before the effective date of this Agreement but was not assigned a future land use element map designation by the City through a comprehensive plan amendment adopted pursuant to the Comprehensive Planning Act before the effective date of this Agreement,

within eighteen months after the effective date of this Agreement (unless extended with the consent of the County) the City shall hold the requisite public hearings to consider adopting a comprehensive plan amendment to establish a future land use element map designation for such annexed area. Upon annexing any unincorporated area lying within the Northern Area after the effective date of this Agreement, within eighteen months thereafter (unless extended with the consent of the County) the City shall hold the requisite public hearings to consider adopting a comprehensive plan amendment pursuant to the Comprehensive Planning Act to establish a future land use element map designation for such annexed area.

Both the City and the County reserve the right to comment or object to any request or proposal to amend the other party's comprehensive plan for the Northern Area, or to challenge or contest any such request or proposal for any of those areas that may be adopted by the other party in whole or in part, including as it may be found in compliance or not in compliance by the DCA.

Subject to the County's right to challenge or contest any such request or proposal pursuant to the Comprehensive Planning Act, whenever the City adopts a future land use element map amendment to its comprehensive plan for any of those annexed areas lying within the Northern Area, the JLUP for such area shall no longer be the future land use element map designation as set forth in the County's comprehensive plan, but instead shall be the future land use element map designation as set forth in the City's comprehensive plan. Subject to the City's right to challenge or contest any such request or proposal pursuant to the Comprehensive Planning Act, whenever the County adopts a future land use element map amendment to its comprehensive plan for any unincorporated area lying within the Northern Area, the JLUP for

such area shall be the future land use element map designation as set forth in the County's comprehensive plan, as amended.

(2) Notwithstanding anything to the contrary in subsection 3(d)(1), the City and the County shall require all comprehensive plan amendments and land development regulations affecting the Northern Area to be consistent with, and all new development lying within the Northern Area to comply with, the following heightened requirements and standards:

(A) General:

Prior to or concurrent with the City or the County approving any future land use element map amendments for the Northern Area which exceed the future land use element map densities or intensities existing under the County's comprehensive plan as of the effective date of this Agreement, which existing densities are shown in **Exhibit "G,"** which is attached hereto and incorporated herein by reference, the City or the County, whichever the case may be, shall adopt comprehensive plan amendments pursuant to the Comprehensive Planning Act incorporating the requirements and standards outlined in this subsection 3(d)(2). Those comprehensive plan amendments ("implementing amendments") may be accomplished by the City or the County, whichever the case may be, through adoption of an overlay to the City's or the County's future land use element map ("FLUM") ("overlay approach"), or through goals, objectives and/or policies ("policy framework approach"), or through a combination of both approaches. Use of the overlay approach and/or the policy framework approach shall not infer any land use entitlements (equitable, legal or political). Such entitlements, if any, shall arise only in conjunction with comprehensive plan amendments adopted subsequent to the adoption of implementing amendments.

Notwithstanding anything to the contrary in Section 7 of this Agreement pertaining to notice, the City and the County shall provide each other with copies of any proposed implementing amendments no less than sixty (60) days prior to the jurisdiction's governing body's transmittal public hearing and again no less than thirty (30) days prior to the jurisdiction's governing body's adoption public hearing.

Nothing in this section is intended to preclude the City or the County, whichever the case may be, from commenting or objecting to proposed implementing amendments during the comprehensive plan amendment process and corresponding land development regulations, or from challenging or contesting any such comprehensive plan amendments that may be adopted in whole or in part, including as it may be found in compliance or not in compliance by the DCA.

Implementing amendments adopted prior to the adoption of the comprehensive plan amendments required to be adopted under the Wekiva Parkway Protection Act by January 1, 2006, shall use best available data from the St. Johns River Water Management District and the Fish and Wildlife Conservation Commission, to identify and protect recharge areas and sensitive upland habitats, including wetlands, Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub, and shall include provisions whereby clustering and maximization of open space are required when environmentally sensitive areas are identified.

Implementing amendments and corresponding land development regulations shall also include provisions requiring transition and compatibility between new and existing uses, including requiring similar lot sizes for abutting uses and appropriate buffers between different land uses (*e.g.*, between existing agricultural uses and new development).

Implementing amendments and corresponding land development regulations shall also include provisions requiring design standards for residential and commercial uses, including minimum requirements for architectural features, garage orientation, landscaping, tree protection, bike/trail connections, open space, and other requirements protecting important environmental features and the character of the area.

Implementing amendments and corresponding land development regulations shall be applicable to all new development, but implementing amendments may include goals, objectives, and policies providing for redevelopment or for certain *de minimus* development.

Notwithstanding anything to the contrary in subsection 3(d)(2), the County may utilize its "Rural Settlement" future land use element map designation to process and adopt future land use element map amendments for land in the Northern Area (or in other portions of

the JPA) pursuant to the goals, objectives, policies dealing with Rural Settlements In addition to those goals, objectives, and policies, the County shall not establish a Rural Settlement in the Northern Area unless the density is equal to or less than one residential unit per one acre (1du/1a), the rural character and environmental attributes of the area in question are maintained, open space is optimized (consistent with the open space percentage requirements set forth in subsection 3(d)(2)(B)), the most effective recharge areas, karst features, and sensitive natural habitats are protected, and criteria are established to determine whether central utilities are appropriate.

Land development regulations which correspond with implementing amendments shall be adopted by the City or the County, whichever the case may be, prior to approval of any new development which would exceed the future land use element map density or intensity existing under the County's comprehensive plan as of the effective date of this Agreement (see **Exhibit "G"**).

(B) Densities/Intensities:

- *General:*

Any proposed amendment to a comprehensive plan, including to a future land use element map, which proposes an increase in density or intensity of land use greater than that allowed for under the County's comprehensive plan and future land use element map in existence as of the effective date of this Agreement (see **Exhibit "G"**) shall ensure protection of identified sensitive resources, including recharge areas and sensitive upland habitats, including wetlands, Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub. The City and the County shall attempt to achieve this objective through comprehensive plan strategies that may include, but are not limited to:

(i) Coordinated greenway plans;
(ii) Dedication of conservation easements;
(iii) Land acquisition;
(iv) Clustering of development;
(v) Density credits and density incentives which result in permanent protection of open space; and
(vi) Low to very low density development (the terms "low density

development" and "very low density development" are not intended to reference or match any similarly named land use classifications found in the City's comprehensive plan).

The term "clustering" shall be defined in this Agreement to mean that the built area of a development is well defined and compact, thereby facilitating or enabling both the creation of expanses of open space and the protection of environmentally sensitive areas.

The term "open space" shall be defined in this Agreement as including land that is preserved in its natural state through binding conservation easements or conveyance of an interest in title in perpetuity through the establishment of greenbelts, common areas, conservation areas that are either left in their natural state if they consist of wetlands, Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub, or that are restored to a reasonable semblance of natural conditions if previously disturbed. "Open space" may also include groundwater recharge lands and floodplain areas previously converted to agricultural uses, such as pastures or groves where the future use of land is permanently restricted to such agricultural uses through binding conservation easements. "Open space" may also include lands utilized for stormwater retention/detention as part of a surface water management plan, provided such stormwater retention/detention areas utilize only native vegetation and are managed to enhance wildlife values and recharge. "Open space" may also include lands with pervious surfaces utilized for sports or active recreation, provided that such lands shall not count more than 25% towards open space requirements, and provided that such open space is permanently protected through conservation easements or similar binding mechanisms.

"Open space" shall not include any lands with impervious surfaces utilized for sports or active recreation (*e.g*, asphalt tennis courts), landscaped islands within impervious areas, streets, rights of way, or unbuilt portions of any residential or commercial lot.

Stormwater retention/detention areas that fall within the definition of "open space" shall not count for more than 50% towards open space requirements, and protected wetlands shall not count for more than 50% towards open space requirements, but in no event may such stormwater retention/detention areas and protected

wetlands be combined to count for more than 75% towards open space requirements.

The exact percentage of open space for a particular development shall be determined based upon the specific characteristics and environmental attributes of the development site.

- *Residential uses:*

The following residential densities may be permitted pursuant to either the overlay approach or the policy framework approach:

(i) Agricultural, not to exceed one residential unit per five acres (1du/5a);

(ii) one residential unit per five acres (1du/5a), with clustering encouraged but not required, and provided that where clustering takes place open space is between 25% and 35% or greater and permanently protected;

(iii) densities greater than one residential unit per five acres (*e.g.*, 1du/4a) and less than one residential unit per one acre (*e.g.*, 1du/2a), with clustering encouraged but not required, and provided open space is between 35% and 45% or greater and permanently protected;

(iv) one residential unit per one acre (1du/1a) in a development with an overall size of less than 25 acres, with clustering encouraged but not required, and provided open space is between 35% and 45% or greater and permanently protected;

(v) one residential unit per one acre (1du/1a) in a development with an overall size of between 25 acres and 100 acres, provided the development is a planned development (PD), with clustering required, and provided open space is between 45% and 55% or greater and permanently protected;

(vi) one residential unit per one acre (1du/1a) in a development with an overall size of greater than 100 acres, provided the development is a PD, with clustering required, and provided open space is between 50% and 75% or greater and permanently protected. Within any such PDs, any sensitive resource elements shall be permanently protected from development. An acceptable alternative plan to a configuration in which the required percentage of open space (between 50% and 75%) is located on site is a plan which ensures that the required percentage of open space is permanently preserved through the transfer of density credits, development rights, or property purchases (such off-site transfers shall be limited to property located in the JPA), and that such development rights or purchases are permanently protected through conservation easements or similar binding mechanisms.

Densities greater than one residential unit per one acre (1du/1a) or deviations from the minimum open space percentages set forth above may be permitted only if a "small area study" for the entire Northern Area justifying such a greater density or deviation is completed by the City and/or the County and approved by the City and the County, and corresponding comprehensive plan amendments are adopted pursuant to the Comprehensive Planning Act and the Wekiva Parkway Protection Act by the City or the County, whichever is applicable, with full public participation and as may be found in compliance by the DCA. The study shall determine whether such a greater density or deviation is appropriate within the Northern Area, and if so the most appropriate distribution of density and open space, considering factors including high recharge areas, karst features, habitats, and connectivity between properties, and mapping recharge areas, sensitive wetlands, and upland habitats, utilizing best available data from the State of Florida Department of Environmental

Protection, St. Johns River Water Management District and the Florida Fish and Wildlife Conservation Commission.

- *Non-residential uses:*

Non-residential uses permitted in the Northern Area shall be limited to neighborhood commercial uses, institutional uses, agricultural uses, public parks, and public conservation lands. Comprehensive plan amendments may allow neighborhood commercial uses only at intersections of collector or arterial roadways as outlined in the policy framework approach and/or the overlay approach, and such uses shall be restricted to neighborhood commercial uses. Such neighborhood commercial uses shall not be the sole or primary impetus for increased residential densities in proximity to those commercial uses. (The comprehensive plan amendments for these neighborhood commercial uses are not deemed by the City or the County to be the same as the interchange land use plan required for interchanges for the Wekiva Parkway under Section 369.321(1), Florida Statutes, which is a provision of the Wekiva Parkway Protection Act.)

(e) Wekiva River Protection Area.

(1) The geographical area described and referred to as the **"Wekiva River Protection Area"** is shown in **Exhibit "A."** For any unincorporated area lying within the Wekiva River Protection Area that was annexed by the City before the date of its approval of this Agreement but was not assigned a future land use map designation by the City through a comprehensive plan amendment adopted pursuant to the Comprehensive Planning Act before the date of its approval of this Agreement, within eighteen months after the effective date of this Agreement (unless extended with the consent of the County) the City shall hold the requisite public hearings to consider adopting a comprehensive plan amendment to establish a future land use map designation for such annexed area. Upon annexing any unincorporated area lying within the Wekiva River Protection Area after the date of its approval of this Agreement, within eighteen months thereafter (unless extended with the consent of the County) the City shall hold

the requisite public hearings to consider adopting a comprehensive plan amendment pursuant to the Comprehensive Planning Act to establish a future land use map designation for such annexed area.

Both the City and the County reserve the right to comment, or object to, challenge or contest any request or proposal to amend the other party's comprehensive plan for the Wekiva River Protection Area, or to challenge or contest any such request or proposal for any of those areas that may be adopted by the other party in whole or in part, including as it may be found in compliance or not in compliance by the DCA.

Subject to the County's right to challenge or contest any such request or proposal pursuant to the Comprehensive Planning Act, whenever the City adopts a future land use map amendment to its comprehensive plan for any of those annexed areas lying within the Wekiva River Protection Area, the JLUP for such area shall no longer be the future land use map designation as set forth in the County's comprehensive plan, but instead shall be the future land use map designation as set forth in the City's comprehensive plan. Subject to the City's right to challenge or contest any such request or proposal pursuant to the Comprehensive Planning Act, whenever the County adopts a future land use map amendment to its comprehensive plan for any unincorporated area lying within the Wekiva River Protection Area, the JLUP for such area shall be the future land use map designation as set forth in the County's comprehensive plan, as amended.

(2) Notwithstanding anything to the contrary in subsection 3(e)(1), the density of residential development occurring after the effective date of this Agreement for the portion of the Wekiva River Protection Area lying **north of Lester Road** shall not exceed one dwelling unit per five acres (1 du/5a). Except however, for any property lying within that area

north of Lester Road that was annexed by the City before the effective date of this Agreement or is annexed after the effective date of this Agreement, such density shall remain in effect, but if such density is increased, it shall only be done pursuant to a "small area study" and a corresponding amendment to the City's comprehensive plan pursuant to the Comprehensive Planning Act, the Wekiva Parkway Protection Act, and the Wekiva River Protection Act, with full public participation and as may be found in compliance by the DCA. The County reserves the right to comment or object to the proposed "small area study" and/or the corresponding proposed comprehensive plan amendment, or to challenge or contest the "small area study" and/or the corresponding comprehensive plan amendment that may be adopted by the City in whole or in part, including as it may be found in compliance or not in compliance by the DCA.

All new development occurring in the portion of the Wekiva River Protection Area lying north of Lester Road shall be subject to the heightened requirements and standards described in subsection 3(d)(2)(A), in addition to all the requirements of applicable laws, statutes, rules and regulations, including the Wekiva River Protection Act and the Wekiva Parkway Protection Act.

SECTION 4. UTILITIES/ON SITE DISPOSAL SYSTEMS; STORMWATER; WEKIVA PARKWAY INTERCHANGE LAND USE PLAN.

(a) Utilities/Onsite Disposal Systems. All new residential subdivisions with lot sizes less than three acres (with the term "residential subdivision" being defined in this Agreement as a project with at least three lots) and neighborhood commercial uses shall be required to connect to central potable water and wastewater and reuse, unless it can be demonstrated through soil analysis, subdivision layout, or the use of enhanced technology that comparable groundwater protection can be achieved with smaller lots. Package plants shall not

be permitted. Where onsite disposal systems (OSDS, or septic tanks) are permitted, comprehensive plan amendments and corresponding land development regulations shall provide criteria that ensure the protection of the environment through several means, including incorporating size requirements for the OSDS and incorporating a stringent level of wastewater treatment to reduce nitrate levels. Comprehensive plan amendments and corresponding land development regulations shall also provide criteria to be used to determine when onsite disposal systems may be permitted.

All amendments to the future land use element map shall demonstrate that adequate potable water consumption use capacity is available.

(b) Stormwater. In order to protect groundwater resources, all new development shall be required to demonstrate that pre- and post-development recharge shall be equal. The implementing comprehensive plan amendments and corresponding land development regulations shall specify the amount of runoff that shall be retained onsite and may provide for a water budget analysis that models alternative requirements based on the specific nature of the development site. Such amendments and corresponding land development regulations may demonstrate a water balance that is sensitive to the groundwater recharge area and shall indicate that the relevant requirements of the St. Johns River Water Management District are met.

(c) Interchange Land Use Plan. Except for land which was annexed by the City prior to the effective date of this Agreement, no amendments to a comprehensive plan, including a future land use element map, for property located within one mile of a proposed interchange for the Wekiva Parkway may be adopted until such time as an interchange land use plan is adopted by the local government with jurisdiction over such land, unless the land use or density or intensity for the annexed land is substantially the same as the land use or density or

intensity as depicted on the future land use element map of the County's comprehensive plan existing on the effective date of this Agreement. Each interchange land use plan shall address the following: appropriate land uses and compatible development; secondary road access; access management; right-of-way protection; vegetation protection water conserving landscaping; and the height and appearance of structures and signage.

SECTION 5. PLANNING AND DEVELOPMENT WITHIN THE JOINT PLANNING AREA; APPLICABLE LAWS, STATUTES, RULES, AND REGULATIONS.

(a) The parties recognize and acknowledge that all planning and development within the JPA shall be subject to all applicable laws, statutes, rules, and regulations, including the Wekiva Parkway Protection Act. Furthermore, the parties recognize and acknowledge that all planning and development within the Wekiva River Protection Area shall be subject to all applicable laws, statutes, rules, and regulations, including the Wekiva River Protection Act. This Agreement is intended to complement and supplement all applicable laws, statutes, rules, and regulations. However, in the event either party believes that any term, provision or exhibit of this Agreement conflicts with or is not consistent with laws, statutes, rules, or regulations pertaining to and regulating planning and development within any portion or all of the JPA, including the Wekiva Parkway Protection Act and the Wekiva River Protection Act, the provisions of those laws, statutes, rules and regulations shall supercede, prevail and control to the extent of any such conflict or inconsistency.

(b) If after the effective date of this Agreement, the State Legislature, a state agency, and/or a water management district amend laws, statutes, rules or regulations pertaining to and regulating planning and development within any portion or all of the JPA, including any portion or all of the Wekiva Study Area or the Wekiva River Protection Area, or adopt other or

new laws, statutes, rules or regulations pertaining to and regulating planning and development within any portion or all of the JPA, including the Wekiva Study Area or the Wekiva River Protection Area, the parties agree, recognize, and acknowledge that those amended or new laws, statutes, rules and regulations, as they may themselves be amended from time to time, shall control all planning and development within the affected portion of the JPA, whether in the City or the County, even to the extent that such laws, statutes, rules, or regulations may conflict with or be inconsistent with specific terms, provisions or exhibits of this Agreement. However, to the extent either party believes that any such new or amended laws, statutes, rules, or regulations conflict with or are inconsistent with specific terms, provisions or exhibits of this Agreement, at the request of such party the other party agrees to discuss amending this Agreement to eliminate the actual or apparent conflict or inconsistency with such new or amended laws, statutes, rules, or regulations, and modifying their respective comprehensive plans and land development regulations as may be necessary or appropriate.

(c) Notwithstanding anything to the contrary in subsection 5(a) or 5(b), to the extent that any of the terms, provisions or exhibits of this Agreement are stricter or more stringent than any of those laws, statutes, rules, or regulations, or any new or amended laws, statutes, rules, or regulations, those terms or provisions shall control unless the existing, new, or amended laws, statutes, rules or regulations prohibit local governments from adopting or enforcing stricter or more stringent ordinances or policies.

SECTION 6. ANNEXATIONS; THE PHIPPS PROPERTY.

(a) (1) During the term of this Agreement, the City may annex, voluntarily or involuntarily, unincorporated areas lying within the JPA, but not unincorporated areas lying outside the JPA. The City 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 shall 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 this Agreement. (For purposes of this Agreement, the terms "contiguous," "compact" and "enclave" shall be as defined in Chapter 171, Florida Statutes.) 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 this Agreement. Notwithstanding the preceding sentence, all annexed areas shall continue to be subject to the terms of this Agreement.

(2) The City shall not initiate, propose, or adopt any "wraparound" annexations under Section 171.0413(6), Florida Statutes, except to avoid the creation of an enclave or to eliminate an existing enclave. In addition to the requirements of Section 171.0413(5), Florida Statutes, the City shall provide written notice of the proposed annexation to all affected property owners at least fifteen (15) days before the initial reading of the proposed annexation ordinance.

(3) (A) For County-owned property which will become or becomes surrounded by the City as a result of an annexation, the County may in its sole discretion provide the City with written notice prior to or after the annexation informing the City whether it desires for the City to annex the "enclave," and the City agrees to comply with the County's request regarding the enclave within six (6) months.

(B) Within two years from the effective date of this Agreement, the City and the County shall work together in good faith to enter into interlocal agreements

pursuant to Section 171.046(2)(a), Florida Statutes, to eliminate enclaves of ten (10) acres or less which exist on the effective date of this Agreement.

(4) The City and the County shall work together in good faith to develop a plan for the future annexation, development, and redevelopment of the area referred to as "South Apopka," which area is depicted and described as such in **Exhibit "A."**

(5) Also, where the City annexed before the effective date of this Agreement, or annexes after the effective date of this Agreement, greater than fifty percent (50%) of the total linear frontage along both sides of any road right-of-way located between two intersecting streets (*e.g.*, a local road), other than a road right-of-way that is part of the State Highway System or a road right-of-way that is a County functionally classified road, the City agrees to accept the responsibility to maintain and operate such road right-way or segment thereof, including any associated drainage facilities, between the two intersecting streets.

(6) Within eighteen months after annexing land within the JPA (unless extended with the consent of the County), the City shall hold the requisite public hearings to amend its comprehensive plan and to adopt corresponding land development regulations for the annexed land.

(b) With respect to the real property which the County acquired through the power of eminent domain prior to the effective date of this Agreement that is described in **Exhibit "H"** attached hereto and incorporated herein by reference ("Phipps Property"), the City authorizes the County to engage in all necessary activities for use of the Phipps Property for an aquifer recharge/wastewater effluent disposal site, and hereby grants all necessary City approvals and permits for such purposes. Accordingly, the City agrees not to contest, object to, interfere

with, or condone any interference with, any such permits or use, provided that such use is exercised in accordance with permit conditions and requirements.

SECTION 7. NOTICES OF PROPOSED DEVELOPMENT, COMPREHENSIVE PLAN AMENDMENTS AND LAND DEVELOPMENT REGULATIONS.

The City and the County shall provide the other party with specific written notice at least thirty (30) days before any public hearing is held by a governing body or an advisory body to consider any application for a rezoning, special exception, or subdivision plan approval, for any tract, lot or parcel lying adjacent to the other party's jurisdictional boundary, or any comprehensive plan amendment which affects property lying within the JPA or which implements any of the terms of this Agreement, or any comprehensive plan amendment or land development regulation that affects the JPA, including those that implement any laws, statutes, rules, or regulations affecting the JPA, including the Wekiva Parkway Protection Act and the Wekiva River Protection Act.

SECTION 8. RURAL SETTLEMENTS; PRESERVATION DISTRICTS.

(a) Nothing in this Agreement precludes the County from establishing any new Rural Settlements in the unincorporated area, or expanding existing Rural Settlements. However, the County agrees that during the term of this Agreement the Board shall not designate any new "Preservation Districts" within the JPA as otherwise authorized under Section 505 of the Orange County Charter.

(b) During the term of this Agreement, the City shall not support, participate in, or initiate any litigation that challenges Section 505 of the Orange County Charter, entitled "Voluntary Annexation," as it reads on the effective date of this Agreement, or that challenges

any of the Preservation Districts created thereunder, except for any Preservation Districts that may be established within the boundaries of the JPA.

(c) The City understands and agrees that during the term of this Agreement, the County reserves the power and right to propose any amendment to Section 505 of the Orange County Charter in furtherance of its authority to provide for an exclusive method of municipal annexation, provided that any such proposed amendment shall recognize that the terms of this Agreement relating to annexations within the JPA shall supercede the amendment to the extent of any conflict.

SECTION 9. PUBLIC SERVICES.

(a) Utilities. Concurrent with the approval of this Agreement, the City and the County shall, by separate instrument, adopt an Amended and Restated Water, Wastewater, and Reclaimed Water Territorial Agreement for the provision of water, wastewater, and reclaimed water services for a twenty-one (21) year term ("Amended and Restated Territorial"), which shall supercede and replace the existing Territorial Agreement entered into by the parties in 1985. The City shall, at its next comprehensive plan adoption cycle, consider amending its comprehensive plan to incorporate by reference or otherwise the provisions of the Amended and Restated Territorial.

(b) Public schools. To the extent that they are not inconsistent and do not conflict with an amendment to the Orange County Charter addressing school overcrowding, "The Interlocal Agreement regarding School Overcrowding and Land Use Approvals" executed by the City on July 17, 2002, and executed by the County on September 9, 2002, and the "Interlocal Agreement" with the School Board of Orange County, which was still pending as of the effective date of this Agreement, shall act as the City's and the County's agreements concerning school

capacity of public schools and overcrowded public schools, unless and until such agreements are amended or terminated. Pursuant to the above referenced 2002 agreement, the City and the County agree that, for each request that each party receives for a rezoning or comprehensive plan amendment that, if approved, would increase residential density on the affected property, it will:

(1) ascertain from the Orange County Public Schools whether the capacity of any public school that would be affected by the proposed rezoning or comprehensive plan amendment is sufficient to handle the additional students estimated from the rezoning or comprehensive plan amendment, if approved; and

(2) direct its staff to make note on the pertinent staff report that public school overcrowding, if it would be caused or materially aggravated by the requested rezoning or comprehensive plan amendment, if approved, is grounds for denial of the request.

(c) Other public services. The respective staffs of the City and the County shall meet at least once each calendar year to discuss issues related to other public services, including fire and rescue services, stormwater retention, public parks, and transportation improvements, and to work in good faith to resolve such issues.

SECTION 10. TERM OF AGREEMENT; TERMINATION; EXTENSIONS.

(a) This Agreement shall expire on **December 31, 2025**, unless extended in accordance with the terms of subsection 10(b).

(b) (1) This Agreement shall be automatically extended past the original term of this Agreement for an additional five (5) year term, unless either the City or the County, as the case may be, delivers a notice of non-renewal to the other party at least one hundred eighty (180) days prior to the expiration of the original term of this Agreement. If it is extended for an additional five (5) year term, this Agreement shall be automatically extended for consecutive one

(1) year terms unless and until either the City or the County, as the case may be, delivers a notice of non-renewal to the other party at least ninety (90) days prior to the termination date of any such extended one (1) year term, in which event this Agreement shall expire at the end of that extended one (1) year term.

(2) A party delivering such a notice of non-renewal as aforesaid may, in such party's sole discretion, revoke such notice of non-renewal at any time prior to the expiration date of the original term or any extended term of this Agreement.

SECTION 11. CONFLICT RESOLUTION.

(a) Subject to subsection 11(b), in the event that disagreements or conflicts arise between the parties relating to the terms of this Agreement, including but not limited to annexation issues, the procedures for conflict resolution set forth in this Section 11 shall be followed prior to the initiation of any legal, equitable or other formal challenge or action by either party.

(1) The chief administrative officials (CAO's) of both the City and the County, or their designees, shall meet to discuss the unresolved issues and to develop a report to the respective governing bodies. Reports shall be submitted to the governing bodies within forty-five (45) days following the meeting of the CAO's or their designees and should address areas of agreement, areas of disagreement, and recommended compromise provisions or options. The governing bodies shall separately review the respective reports, and make a decision regarding the same.

(2) If the governing bodies do not resolve all of the unresolved issues under the procedures set forth in Section 11(a)(1), a joint meeting of the governing bodies shall be held to discuss the unresolved issues unless either governing body decides in its sole

discretion not to have a joint meeting, and so notifies the other party. If a joint meeting is held, it shall take place within sixty (60) days after submission of the CAO's reports (unless such period is extended by both parties), and the governing bodies shall attempt to resolve the unresolved issues at the joint meeting.

(3) If the governing bodies do not resolve all of the unresolved issues at a joint meeting, or one or both governing bodies decide not to hold a joint meeting, the East Central Florida Regional Planning Council, or an independent mediation group or mediator as may be agreed upon by the CAOs or their designees, shall serve as the forum for informal nonbinding mediation of any unresolved issues between the City and the County with respect to any of the matters set forth in this Agreement.

(b) Notwithstanding the foregoing, in the event that either party determines in its sole discretion and good faith that it is necessary to file a lawsuit or other formal challenge in order to meet a jurisdictional time deadline, to obtain a temporary injunction, or otherwise to preserve a legal or equitable right, such lawsuit or challenge may be filed, but upon the filing and any other act necessary to preserve the legal or equitable right or to obtain the temporary injunction, the parties shall thereafter promptly file a joint motion with the reviewing court or administrative law judge requesting that the case be abated in order to afford the parties an opportunity to pursue the dispute resolution procedures set forth in subsection 11(a). If the abatement is granted, the parties shall revert to and pursue the dispute resolution procedures set forth in subsection 11(a).

(c) In the event the parties cannot resolve a conflict after following the procedures set forth in subsection 11(a), then in such event the parties may pursue or resume

pursuing such other remedies as may be available for resolution of such conflict, including but not limited to all judicial and administrative remedies.

SECTION 12. MODIFICATIONS AND AMENDMENTS; WAIVERS.

(a) This Agreement may be amended only pursuant to an instrument in writing that has been jointly executed by the parties hereto.

(b) Neither this Agreement nor any portion of it may be modified or waived orally. However, either party (through its governing body, the Mayor, County Chairman, or chief administrative official) shall have the right, but not the obligation, to waive in writing, on a case by case basis, any right or condition herein reserved or intended for the benefit or protection of such party without being deemed or considered to have waived such right or condition for any other case, situation or circumstance and without being deemed or considered to have waived any other right or condition.

SECTION 13. NOTICES.

(a) All notices, comments, consents, objectives, approvals, waivers and elections which any party shall be required, requested or may desire to make or give under this Agreement shall be in writing and shall be given only by hand delivery for which a receipt is obtained, or certified mail, prepaid with confirmation of delivery requested, or facsimile transmission. All such communications shall be addressed to the applicable addressees set forth below or as either party may otherwise designate in the manner prescribed herein.

If to the **City**: Mayor
City of Apopka
P.O. Drawer 1229
Apopka, FL 32704-1229
407-703-1703 (Phone)
407-703-1705 (Fax)

With a copy to: City Administrator
City of Apopka
P.O. Drawer 1229
Apopka, FL 32704-1229
407-703-1703 (Phone)
407-703-1716 (Fax)

With a copy to: City Attorney
City of Apopka
9064 Great Heron Circle
Orlando, FL 32836
407-246-0200 (Phone)

* * * *

If to the **County**: County Chairman
201 S. Rosalind Avenue
Orlando, Florida 32802
407-836-7370 (Phone)
407-836-7360 (Fax)

With a copy to: County Administrator
201 S. Rosalind Avenue
Orlando, Florida 32802
407-836-7370 (Phone)
407-836-7399 (Fax)

With a copy to: Manager
Orange County Planning Division
201 S. Rosalind Avenue
Orlando, Florida 32802
407-836-5600 (Phone)
407-836-5862 (Fax)

With a copy to: County Attorney
201 S. Rosalind Ave.
Orlando, Florida 32802
407-836-7320 (Phone)
407-836-5888 (Fax)

(b) Notices, comments, consents, objections, approvals, waivers and elections shall be deemed given when received by the party for whom such communication is intended at such party's address herein specified, or such other address, phone or fax number as such party may have substituted therefor by notice to the other.

SECTION 14. TRANSFER OF POWERS.

To the fullest extent necessary to accomplish the purposes of this Agreement, this Agreement shall be construed as accomplishing a transfer of powers as described in this Agreement and as a resolution by the governing bodies of the City and the County to effect such a transfer.

SECTION 15. ENFORCEABILITY.

This Agreement (and any part of this Agreement that may survive the termination of this Agreement) shall be enforceable by the parties hereto by whatever remedies are available in law or equity, including mandatory or prohibitory injunctive relief and specific performance. In the event that either party believes the other party is not complying with or is violating this Agreement and seeks temporary and/or permanent injunctive relief as a result, the parties acknowledge and agree that the party bringing the case for injunctive relief shall, upon proving to the satisfaction of the reviewing court such non-compliance or violation, be deemed to have suffered irreparable harm and to have proven that it is in the best interests of the public to prevent, cure or stop the non-compliance or violation.

SECTION 16. DISCLAIMER OF THIRD-PARTY BENEFICIARIES.

This Agreement is solely for the benefit of the City and the County, and no right, privilege, or cause of action shall accrue upon or by reason hereof to or for the benefit of any

third party, including without limitation any other municipality or county. Nothing in this Agreement is intended or shall be construed to confer upon or give any person, corporation, partnership, trust, private entity, agency, or other governmental entity any right, privilege, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof.

SECTION 17. BINDING EFFECT.

All of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 18. ENTIRE AGREEMENT; EFFECT ON OTHER AGREEMENTS; INTERPRETATION AND CONSTRUCTION; COUNTERPARTS.

(a) This Agreement embodies and constitutes the entire understanding of the parties with respect to the subject matter addressed herein, and all prior agreements, understandings, representations and statements, oral or written, are replaced and superseded by this Agreement.

(b) This Agreement, however, shall not be construed or interpreted as amending, modifying, superseding or terminating any other agreements between the City and County, except to the extent any other such agreement may conflict with or not be consistent with this Agreement.

(c) Also, neither the form of this Agreement, nor any provision or wording of this Agreement, shall be interpreted or construed against one party as the drafter thereof.

(d) This Agreement shall be executed by the parties in two original and identical counterparts, with one of the fully executed originals and its exhibits to be retained in

the office of the City Clerk, and the other to be retained in the office of the Clerk of the Board of County Commissioners.

SECTION 19. VALIDITY OF AGREEMENT.

The City and County each represent and warrant to the other its respective authority to enter into this Agreement, and that this Agreement was approved by the City Council and the Board of County Commissioners at public hearings as required under Section 163.3171(3), Florida Statutes.

SECTION 20. COVENANT TO DEFEND.

The parties agree that neither this Agreement nor any portion of this Agreement may be challenged by the City or the County. Furthermore, if this Agreement or any portion hereof is challenged by a third party in any judicial, administrative or appellate proceeding (each party hereby covenanting with the other party not to initiate, encourage, foster, promote, cooperate with, or acquiesce to such challenge), the parties hereto collectively and individually agree, at their individual sole cost and expense, to defend in good faith its validity through a final judicial determination or other resolution, unless both parties mutually agree in writing not to defend such challenge or not to appeal any decision invalidating this Agreement or any portion thereof.

SECTION 21. SETTLEMENT OF OUTSTANDING LITIGATION AND DISPUTES.

(a) It is the partial intent of this Agreement to fully resolve all issues between the parties to the litigation and disputes referenced in the recitals. The parties enter into this Agreement in a spirit of cooperation partly for the purpose of avoiding costly, lengthy and

unnecessary litigation and in recognition of the desire for a speedy and reasonable resolution of all the disputes arising out of the litigation. This Agreement, however, should not be construed as an admission or concession by either party hereto of the validity, correctness or truthfulness of any of the other party's allegations, arguments, or positions regarding any of the issues in the litigation, or as an admission or concession by either party hereto of the invalidity, incorrectness or untruthfulness of any of its own allegations, arguments, or positions regarding any of the issues in the litigation.

(b) Accordingly, within thirty (30) days after the effective date of this Agreement, the County shall voluntarily dismiss with prejudice the three annexation lawsuits (Circuit Court Case Nos. 03-CA-3464, 03-CA-5471, and 03-9706) and the appeal regarding the Phipps Property referenced above. Also, if the City completes all the actions described under the separate Stipulated Settlement Agreement between the City and the County in DOAH Case No. 03-1742-GM, the County shall voluntarily dismiss the challenge to the City's comprehensive plan amendments in that DOAH case within thirty (30) days after the completion of all those actions.

SECTION 22. GOVERNING LAW; VENUE.

(a) This Agreement shall be governed by the laws of the State of Florida.

(b) Venue for any action to enforce any of the provisions of this Agreement shall be in the Circuit Court of the Ninth Judicial Circuit of Florida, in and for Orange County, Florida.

SECTION 23. EFFECTIVE DATE; CONDITION PRECEDENT.

(a) Subject to subsection 23(b), this Agreement shall take effect upon the date of approval by the City or upon the date of approval by the County, whichever date is later.

(b) A condition precedent to this Agreement taking effect is that the City and the County enter into an Amended and Restated Water, Wastewater, and Reclaimed Water Territorial Agreement as described generally in subsection 9(a).

CITY OF APOPKA
By: City Council

By: _____
John Land, Mayor

ATTEST: City Clerk

By: _____

APPROVED BY APOPKA CITY COUNCIL
ON October 20, , 20 04

Approved as to form and legality (for the use and reliance of the City):

_____
Frank Kruppenbacher
City Attorney

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Richard T. Crotty, County Chairman

ATTEST: Martha O. Haynie, County Comptroller
as Clerk of the Board of County Commissioners

By: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS · ORANGE COUNTY FLORIDA ·

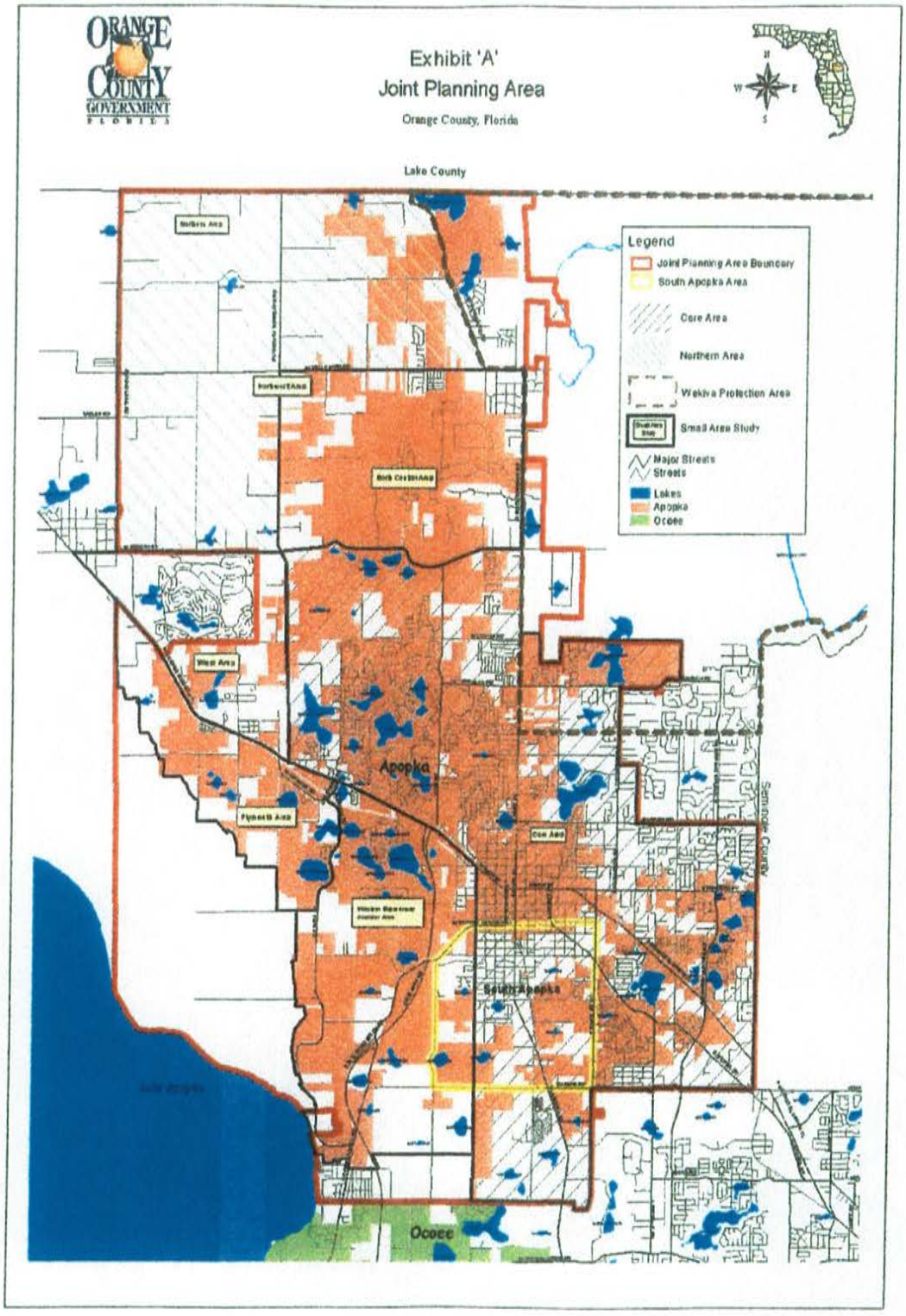
Exhibit 'A'
Joint Planning Area
Orange County, Florida
Lake County
Legend
Joint Planning Area Boundary
South Apopka Area
Core Area
Northern Area
Wekiva Protection Area
Small Area Study
Major Streets
Streets
Lakes
Apopka
Ocoee
Apopka
Seminole County
Ocoee

EXHIBIT "B"

LAND USE EQUIVALENCY CHART

ORANGE COUNTY	CITY OF APOPKA
Rural/Agricultural (1 du/10 acres)	Agricultural (1 du/5 acres)
Rural Settlement (1 du/5 acres)	Agricultural (1 du/5 acres)
Rural Settlement (1 du/2 acres)	AG-Estate (1 du/2 acres)
Rural Settlement (1 du/acre)	Residential Estate (1 du/acre)
Low Density (1 - 4 du/acre)	Residential Low (0 - 5 du/acre) & Residential Low Suburban (0 - 3.5 du/acre) (Between Lester and Ponkan Roads) & Residential Very Low Suburban (0 - 2 du/acre) (North of Ponkan Road)
Low Medium (4 - 10 du/acre)	Residential medium (0 - 10 du/acre)
Medium Density (10 - 20 du/acre)	Residential High (0 - 15 du/acre)
High Density (20 + du/acre)	Residential High (0 - 15 du/acre)
Office	Office
Commercial	Commercial
Industrial	Industrial
Institutional	Institutional
Parks/Recreation	Parks/Recreation

Exhibit 'C'

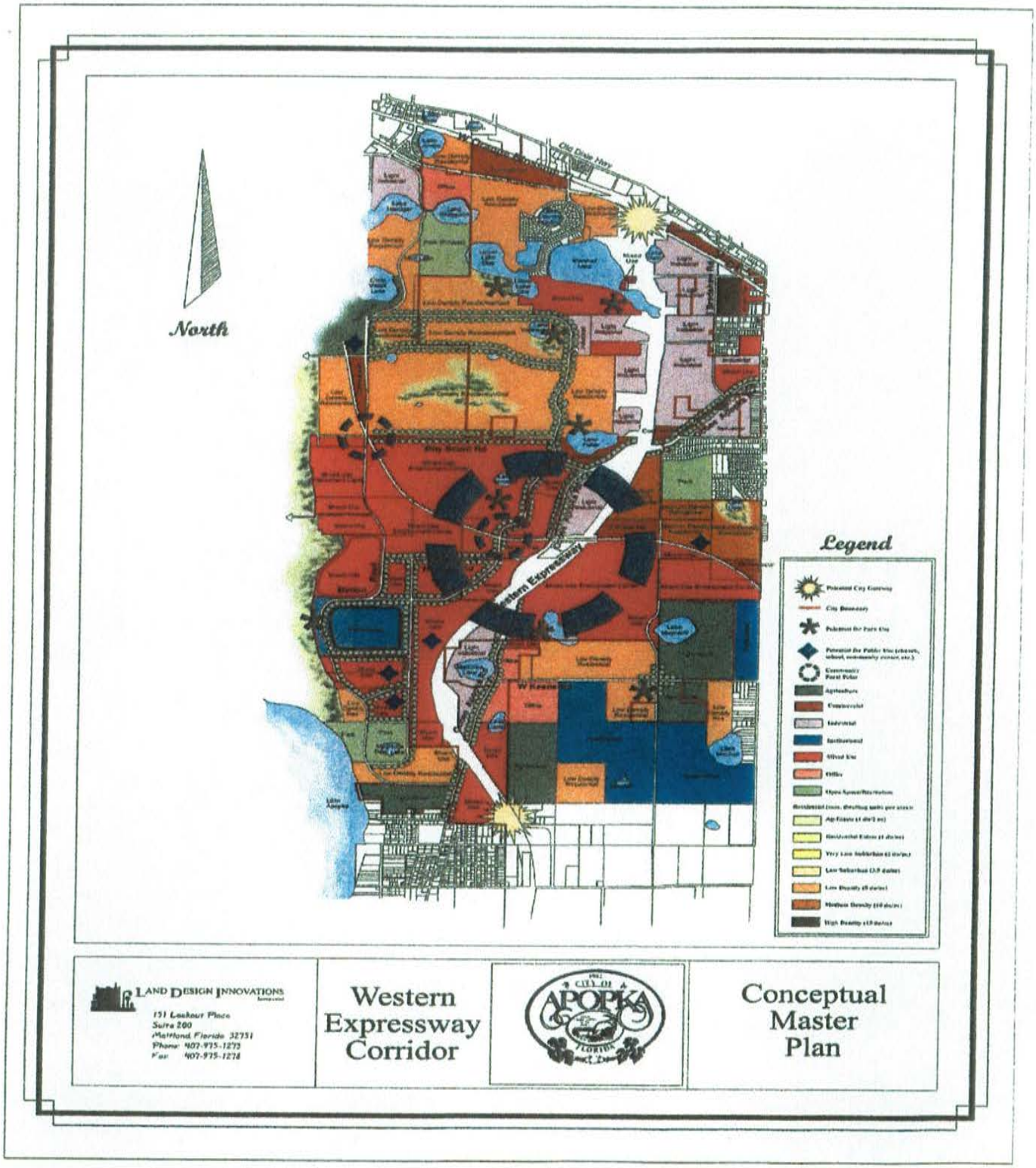

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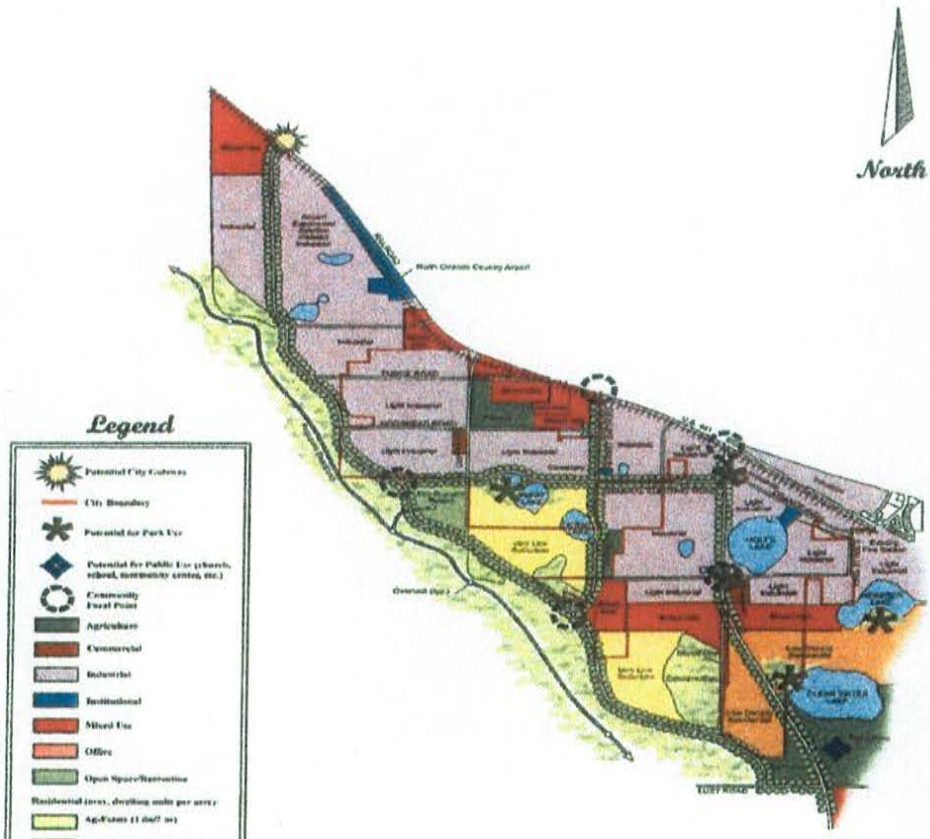
Exhibit 'D'



LAND DESIGN INNOVATIONS
151 Lookout Place
Suite 200
Maitland Florida 32751
Phone: 407-975-1273
Fax: 407-975-1238

Plymouth Area

CITY OF APOPKA

Conceptual Master Plan

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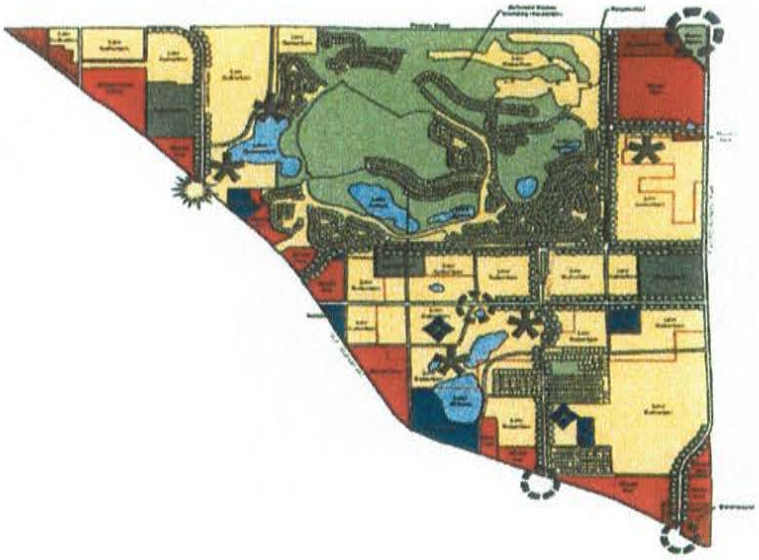
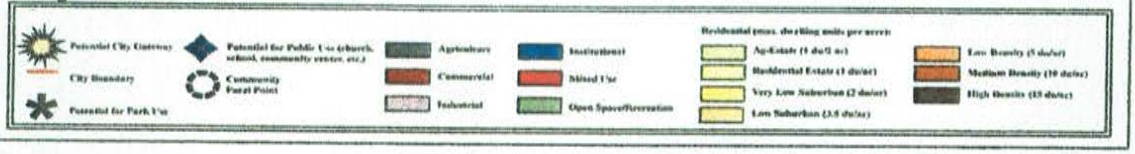
Exhibit 'E'



North

Legend



LAND DESIGN INNOVATIONS
151 Lookout Place
Suite 200
Maitland, Florida 32751
Phone: 407-975-1273
Fax: 407-975-1278

West Area

CITY OF APOPKA FLORIDA

Conceptual Master Plan

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Exhibit 'F'

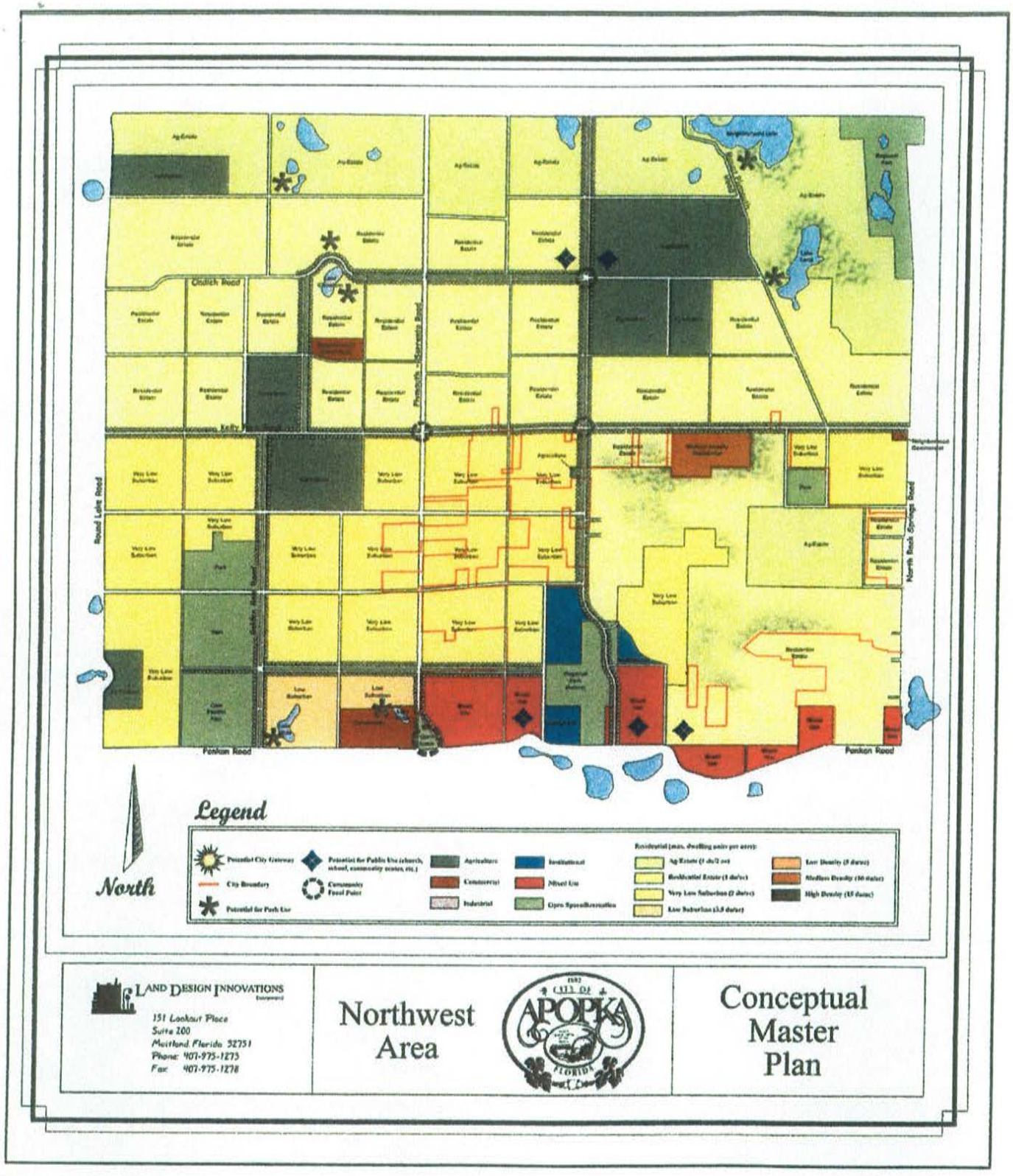

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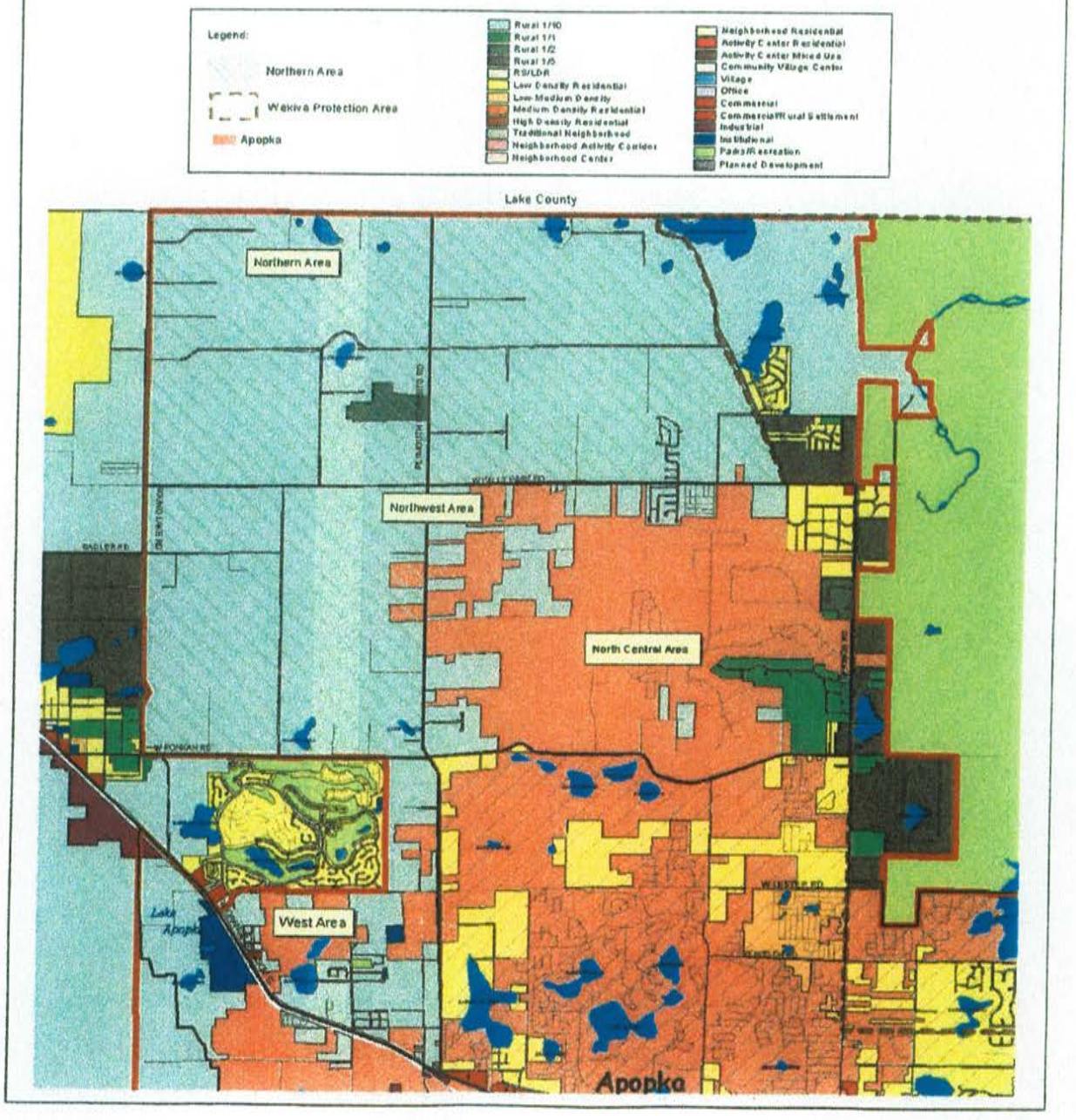
Exhibit 'G'

Orange County Future Land Use Element Map Designations for Northern Area

Orange County, Florida



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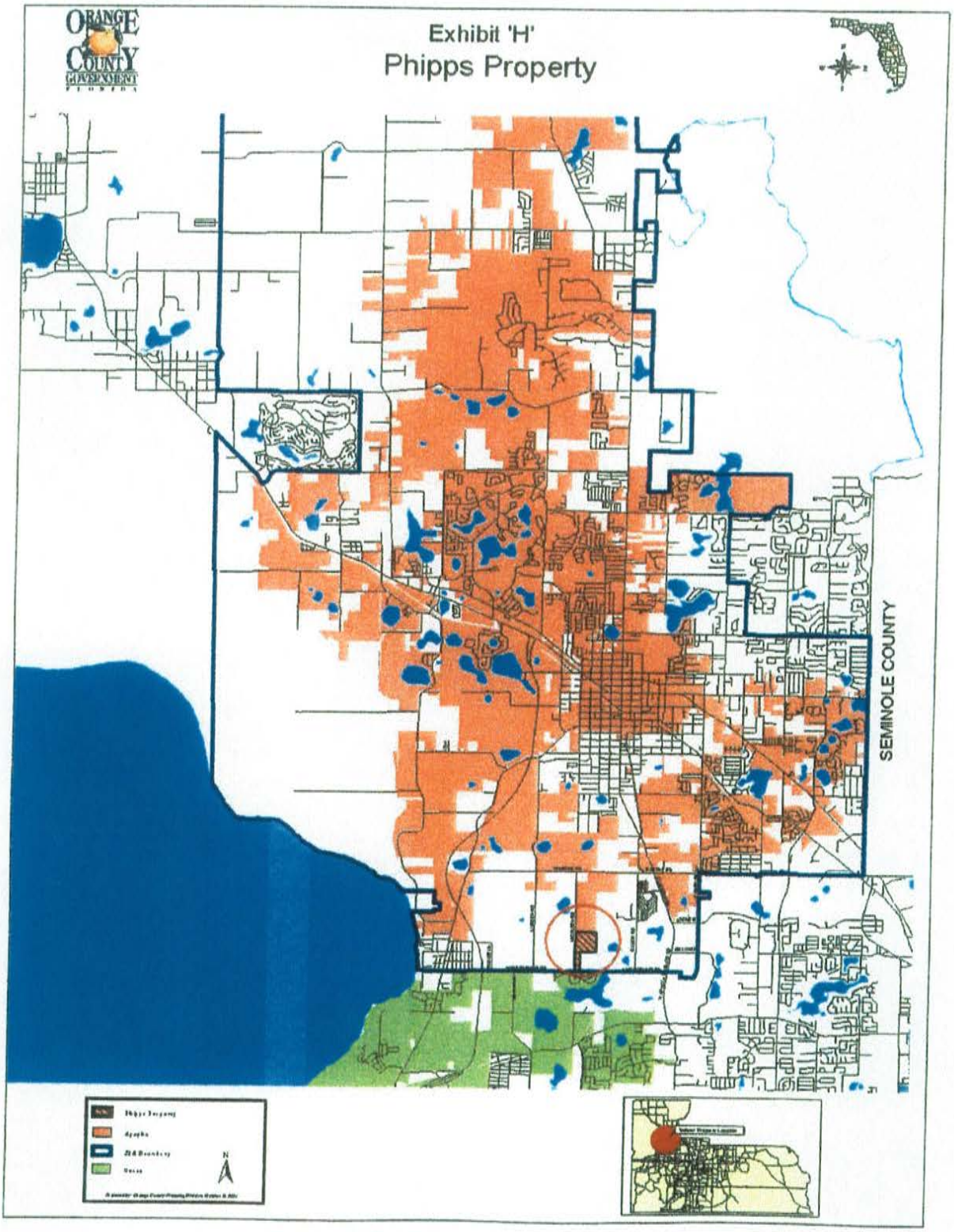

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City of Apopka
CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
Item #: 1.
Meeting Date: July 2, 2025
Department: Community Development

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

ACTION ITEM INFORMATION:
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

REQUEST:
Adopt Ordinance Number 3103

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
July 2, 2025 – City Council (1:30 P.M.), Second Reading and Adoption

DULY ADVERTISED:
April 18, 2025, June 13, 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.

City Council:
At its meeting on June 4, 2025, the City Council unanimously accepted the first reading of Ordinance No. 3103 and held it over for second reading and adoption.

Recommended Motion - City Council:
Adopt Ordinance No 3103

ATTACHMENTS:
1. Ordinance Number 3103
2. 438 N Park Avenue Maps
3. Apopka-city-ordinnce-april-18
4. apopka-city-ordinance-june-13

ORDINANCE NO. 3103

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 LOW DENSITY RESIDENTIAL TO CITY COMMERCIAL FOR PROPERTY OWNED BY NICHOLAS DIANGELIS AND STEPHANIE DIANGELIS; LOCATED AT 438 N. PARK AVENUE; COMPRISING 0.66 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 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: July 2, 2025

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

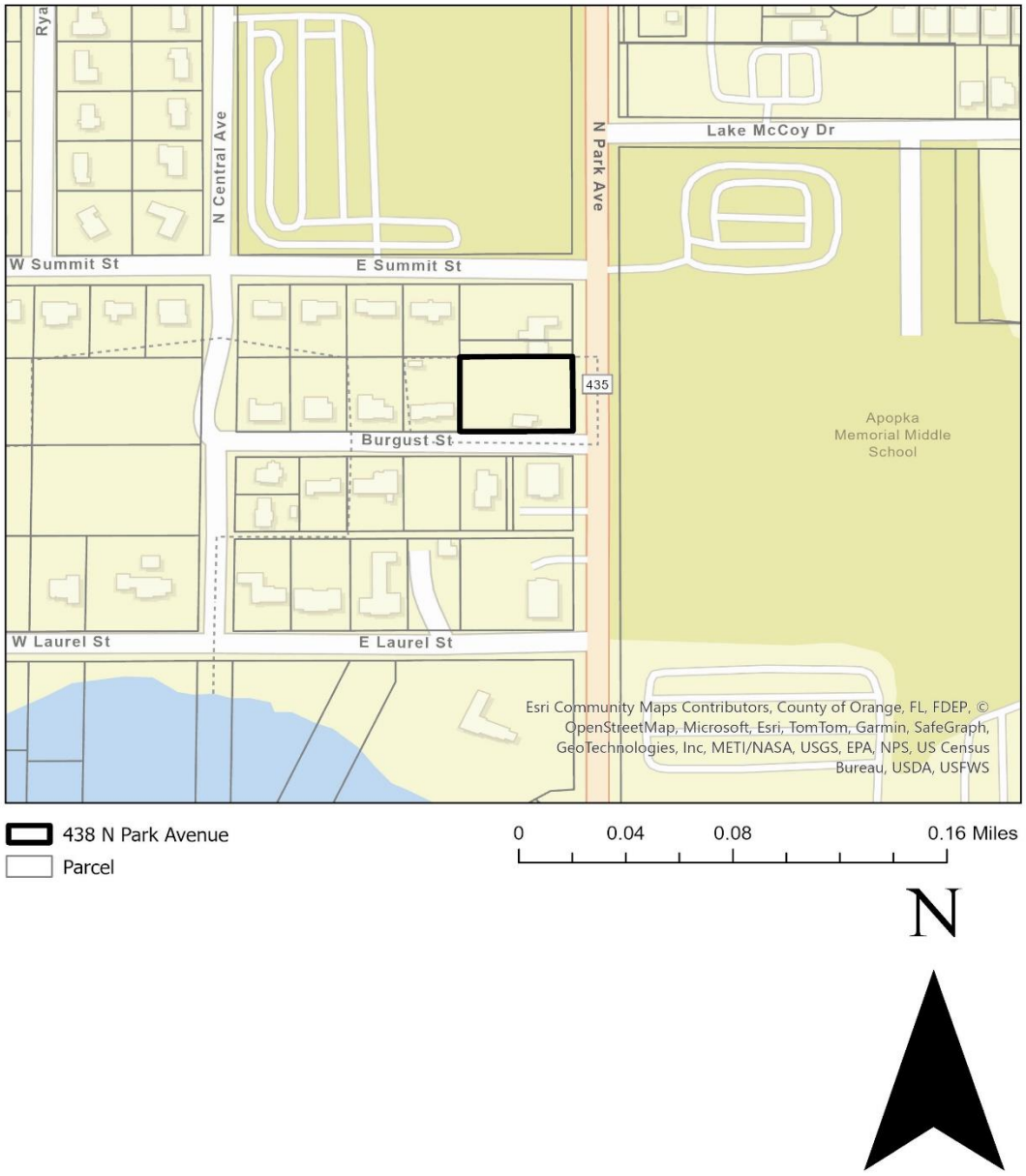
Approved as to form and legal sufficiency:

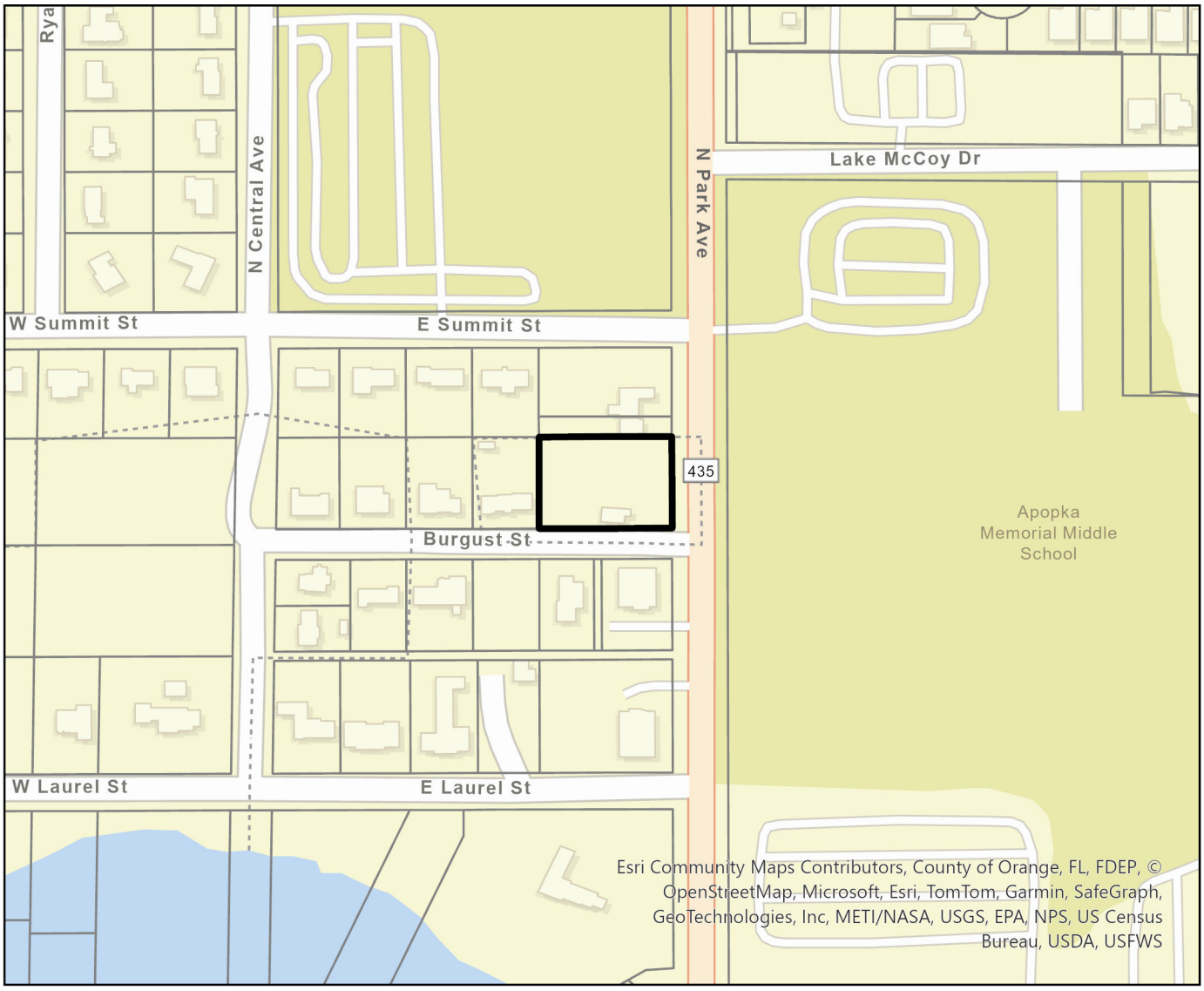
_____

Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: April 18, 2025, June 13, 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

N

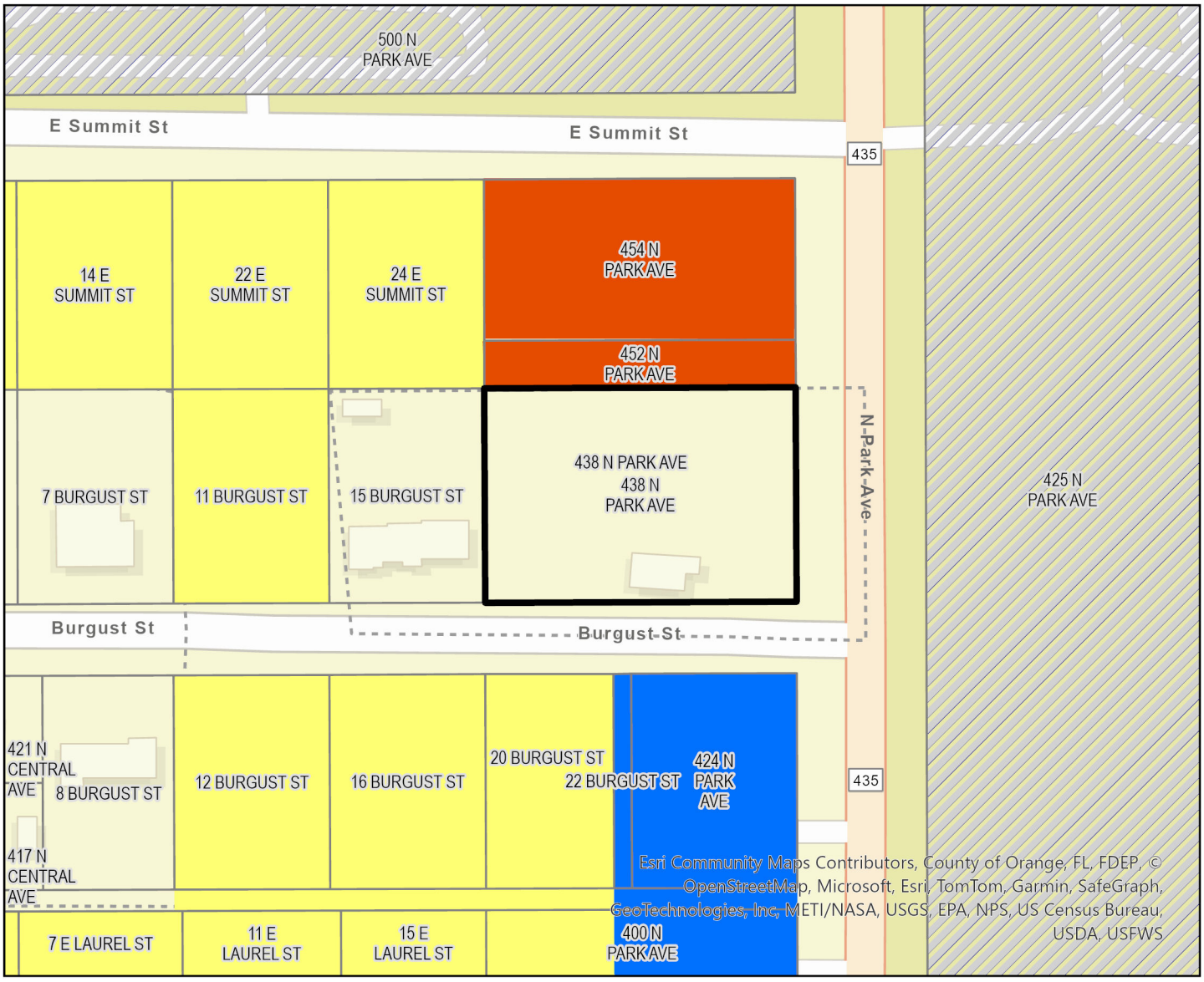


Parcel

438 N Park Avenue

0 0.01 0.03 0.06 Miles

N



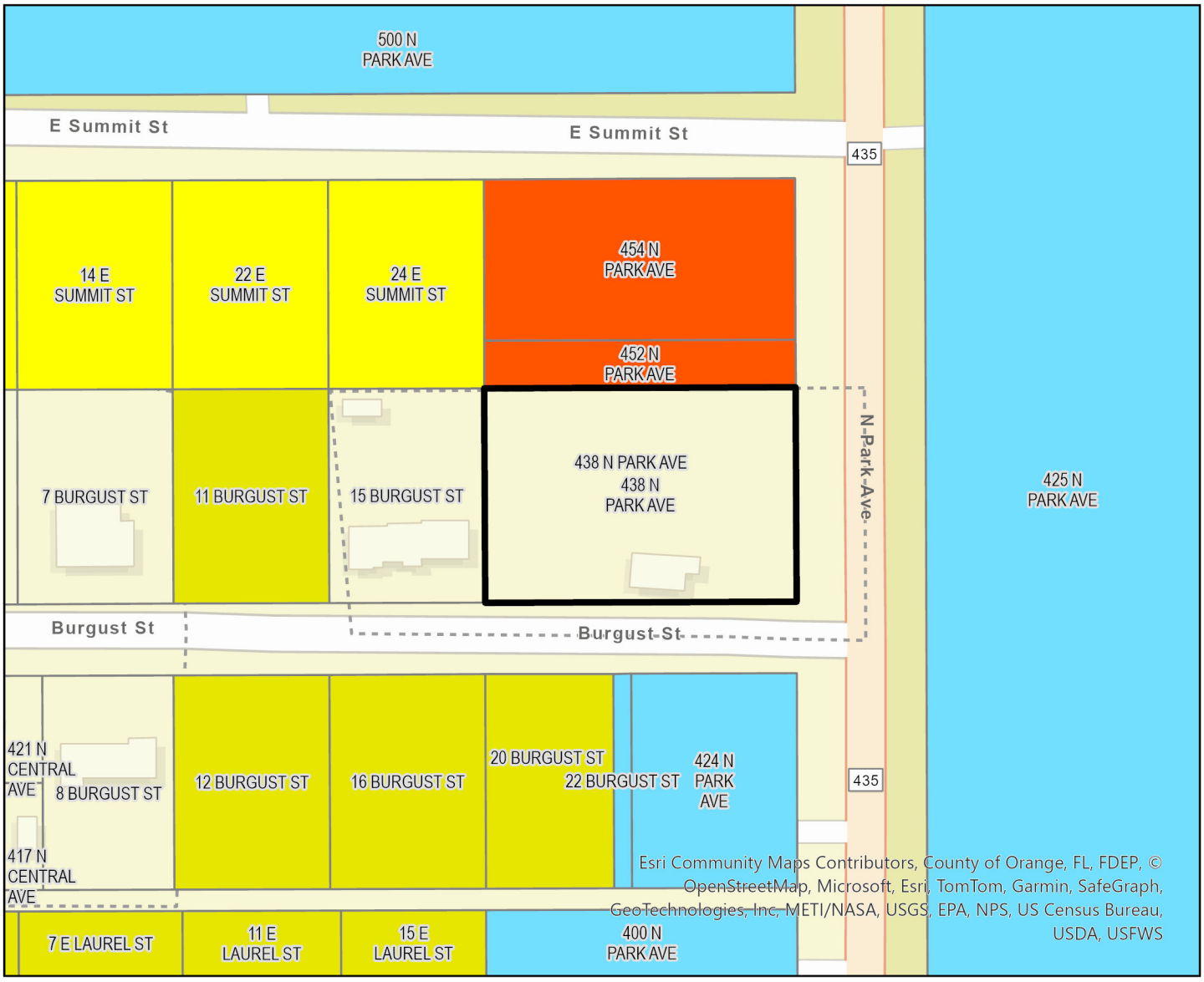
Parcel

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
- 438 N Park Avenue

0 0.01 0.03 0.06 Miles

N



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
- 438 N Park Avenue

0 0.01 0.03 0.06 Miles

N

Bass fishin' is still goin' strong in most lakes



GOIN' FISHIN'

Jim Keck
Correspondent

Durin' your time of reflection and prayer this week, I hope you have a chance to appreciate how blessed we are to live in the United States of America! We are thankful for HIS resurrection and the blessings the Lord bestows on us each day.

If you're an angler, you couldn't find a better place to live and fish. We have so many lakes in Florida to fish, and I hope you get a chance to enjoy them as much as I do.

The fishin' has been pretty good in most of the lakes in our area. I'm still gettin' great reports from Lake Kissimmee on bluegills and shellcrackers. Some folks are gettin' on the water early and catchin' their limits by 10 a.m.

Folks are gettin' in those lily pads and catchin' 'em as fast as they can pull' 'em in the boat. Most folks are usin' red worms to catch 'em.

The bass fishin' is still goin' strong in most of the lakes in our area. The Fishers of Men tournament trail held their fourth tournament of the year on the Harris Chain last week.

Congrats to John Brazzell and Josh Davis on their win on the Harris Chain. They won their tournament last weekend by bringin' five bass to the scales that weighed 24.99 pounds. They also had the big bass of the tournament that hit the scales at 9.47 pounds. Congrats to all 19 teams that fished that day. The X-treme Bass Series held their tournament on John's Lake.

Congrats to Thad Lacinak and Eric Bourne on their win. They were able to bring five bass to the scales that weighed in at 16.80 pounds. They also took home big bass honors with a 10.31 pounder.

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 picture and get 'er back in the water REAL QUICK. That will insure bass fishin' will still be around for our children and grandchildren.

The Maitland Chain has been hit or miss here lately. Folks are catchin' some bass out in deeper water around the submerged hydrilla and eel-grass beds. Chatter-baits, lipless crank-baits, and slow sinkin' Senko type baits have been workin' the best.

My buddy Rich and I took my boat our 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 that day, and he said the fishin' was really good for him. He caught plenty of bass between 1 and 3 pounds. He also reported that he caught a few biguns. He wouldn't tell me what he caught 'em on, but that's ok. They were bitin' and that's all I needed to know!

Well folks, y'all have a great week. I might have back surgery again; I'll keep you updated in the weeks to come. In the meantime, get out there and enjoy this coolish weather, and … y'all catch some fish!

Tip of the week: Fishin' is great!

SAVE A FEW GOOD LUCK

Lacrosse

Continued from page 1B

tournament. The Blue Darters had moments of greatness in this game, but it all came too late. They fell behind 5–2 by the end of the first half.

The Blue Darters were having trouble with ball movement, ball security, and communication on defense. It seemed like Apopka was still getting comfortable in the first half and not 100% in the game, unlike the Titans, who were dominating possession.

Olympia opened the second half with a quick goal to make the score 6–2. You could tell the Apopka seniors were not going to let this game end without a fight. It got physical as the Apopka and Blue Darter brands of grit and determination began to chip away at the Titans.

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 five goals in the second half but could not overcome the three-goal, first-half deficit.



Photo by Marshall Tempest

Xavier Mojica lands a big hit on an Olympia attackman trying to find a free shot at the goal.



Photo by Marshall Tempest

Two Apopka defenders catch an Olympia attacker flat footed and go for a big hit.

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, dominating at the half-field line for the Darters, giving Apopka a chance at victory with easy possessions.

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.

Season Recap

The Blue Darters finished the season with a 9–5 record with four home wins and five away wins. Apopka scored 106 goals and allowed 92 for a positive scoring differential of 14 goals. The Bue Darters averaged 7.7 goals per game and 2.2 assists per game.

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.

Apopka also collected 144 faceoff wins in 14 games, an average of 10.28 faceoff wins per game. The team also brought in 124 ground balls, an average of 8.9 per game.

The Apopka goalies had a great season, particularly Makonnen and Aho. Makonnen led the team in save percentage with a 59.1, allowing just 56 goals on 137 shots on goal. Aho allowed 23 goals on 51 shots on goal for a save percentage of 54.9.

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 postseason.

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

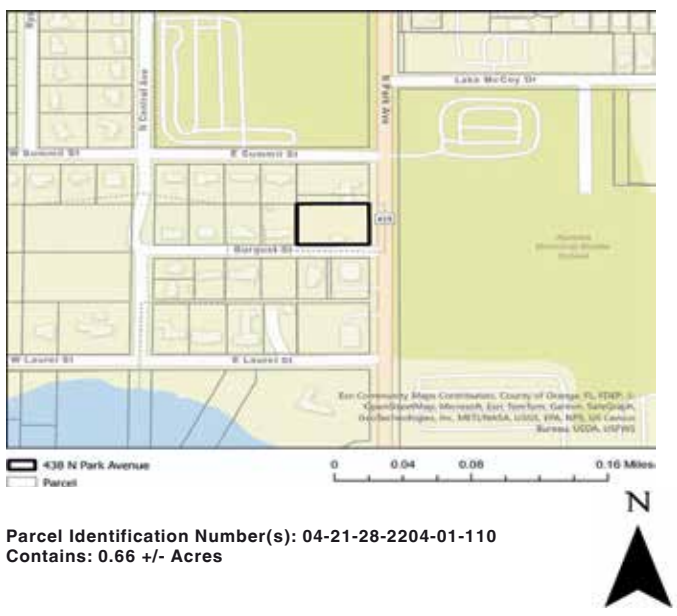
NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Nick Diangelis** have made application relating to the following described property.

ORDINANCE NO. 3103

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE FUTURE LAND USE FROM COUNTY LOW DENSITY RESIDENTIAL TO 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.

ORDINANCE NO. 3104

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.



Parcel Identification Number(s): 04-21-28-2204-01-110
Contains: 0.66 +/- 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 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Numbers 3103 & 3104 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 Small-Scale 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 Commissionl
Community Development Department

April 18, 2025

GEICO
Local Office



Zachary Ingram
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Florida Blue

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- MEDICARE
- CREMATION
- ACCIDENT
- DENTAL
- LIFE
- CRITICAL ILLNESS

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ENERGY CHOICE
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407-656-2734 ext. 307

CITY OF APOPKA
PUBLIC HEARING NOTICE
REWRITE OF THE COMPREHENSIVE PLAN
TRANSMITTAL HEARING

NOTICE is hereby given pursuant to Florida Statues Section 163.3184 and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7(B) that the City of Apopka proposes to rewrite the Comprehensive Plan in its entirety with the exception of the Transportation Element.

ORDINANCE NO. 3101

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, REWRITING THE COMPREHENSIVE PLAN IN ITS ENTIRETY WITH THE EXCEPTION OF THE TRANSPORTATION ELEMENT; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Notice is given that a public hearing for **Ordinance Number 3101** the transmittal of the proposed amendment to the Florida Department of Commerce 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, July 2, 2025, beginning at 1:30 P.M.**, or as soon thereafter as possible.

Affected parties and the public may appear at the above listed hearings to speak. The proposed Rewrite of the Comprehensive Plan 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

June 13, 2025

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

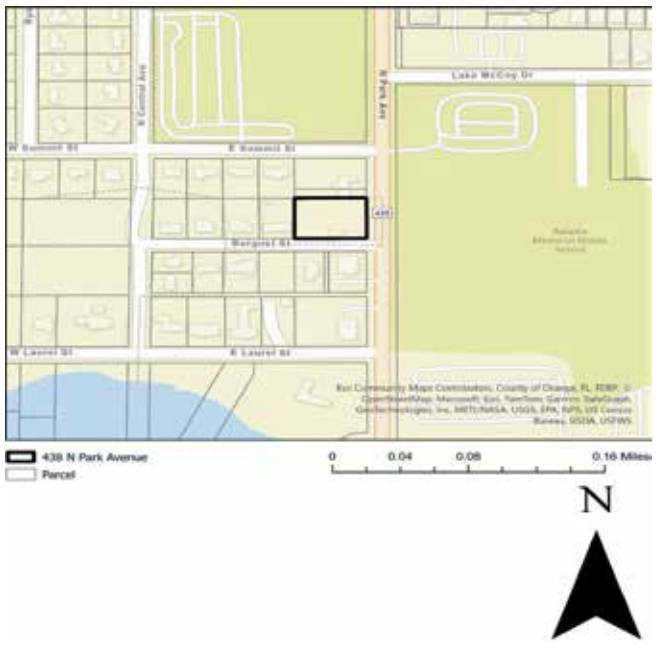
NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Nick Diangelis** have made application relating to the following described property.

ORDINANCE NO. 3103

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE FUTURE LAND USE FROM COUNTY LOW DENSITY RESIDENTIAL TO 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.

ORDINANCE NO. 3104

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.



Parcel Identification Number(s): 04-21-28-2204-01-110
Contains: 0.66 +/- Acres

Notice is given that a public hearing for Ordinance Numbers 3103 & 3104 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, 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 Small-Scale 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

June 13, 2025

City of Apopka
CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
Item #: 2.
Meeting Date: July 2, 2025
Department: Community Development

SUBJECT:
Ordinance No. 3104 - Second Reading - Change of Zoning - 438 North Park Avenue

ACTION ITEM INFORMATION:
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

REQUEST:
Adopt Ordinance No. 3104

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
July 2, 2025 – City Council (1:30 P.M.), Second Reading and Adoption

DULY ADVERTISED:
April 18, 2025, June 13, 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.

City Council:
At its meeting on June 4, 2025, the City Council unanimously accepted the first reading of Ordinance No. 3104 and held it over for second reading and adoption.

Recommended Motion - City Council:
Adopt Ordinance No. 3104

ATTACHMENTS:
1. Ordinance Number 3104
2. 438 N Park Avenue Maps
3. Apopka-city-ordinnce-april-18
4. apopka-city-ordinance-june-13

ORDINANCE NO. 3104

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.

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

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

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

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

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: July 2, 2025

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

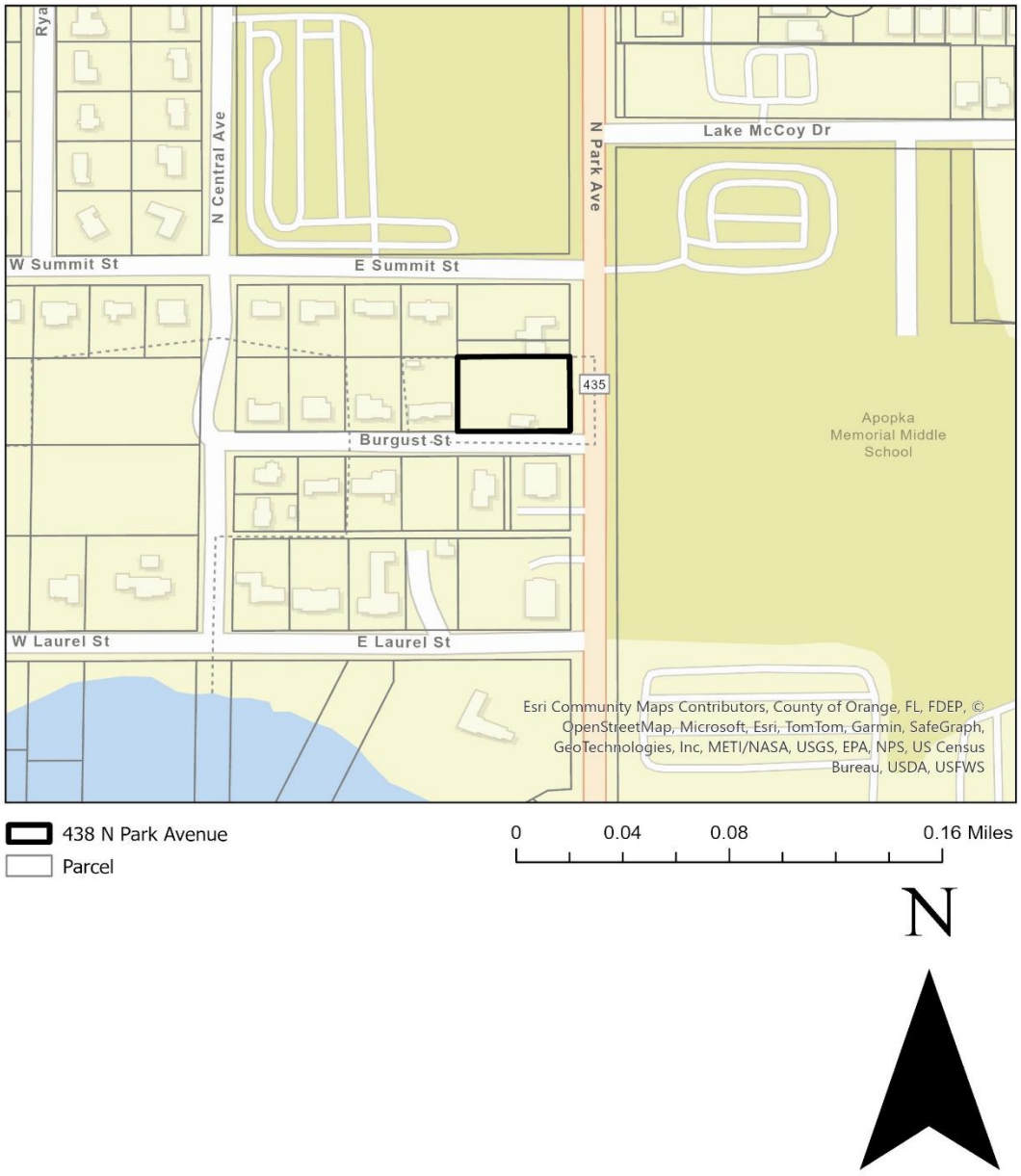
Approved as to form and legal sufficiency:

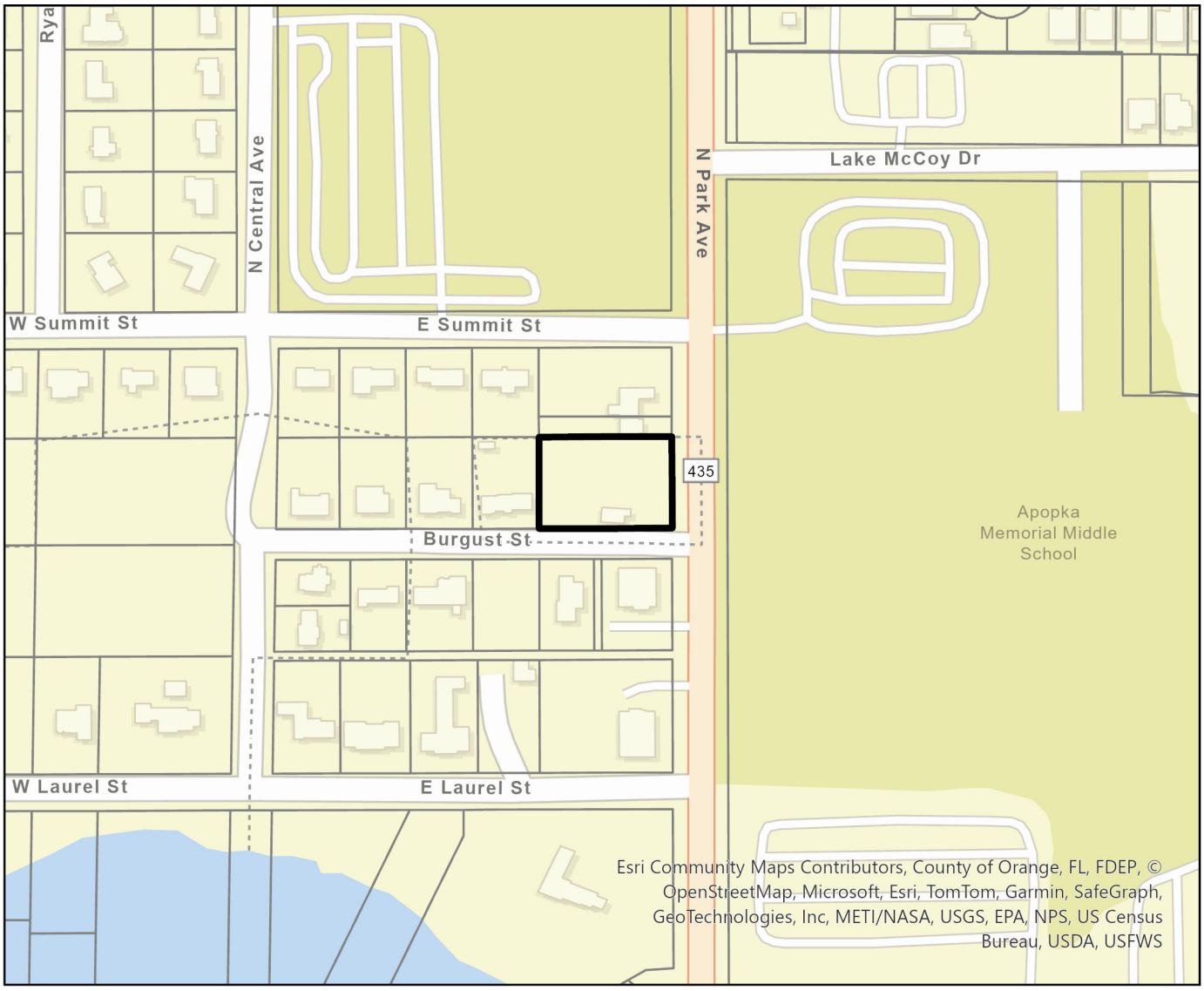
_____

Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: April 18, 2025, June 13, 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

N

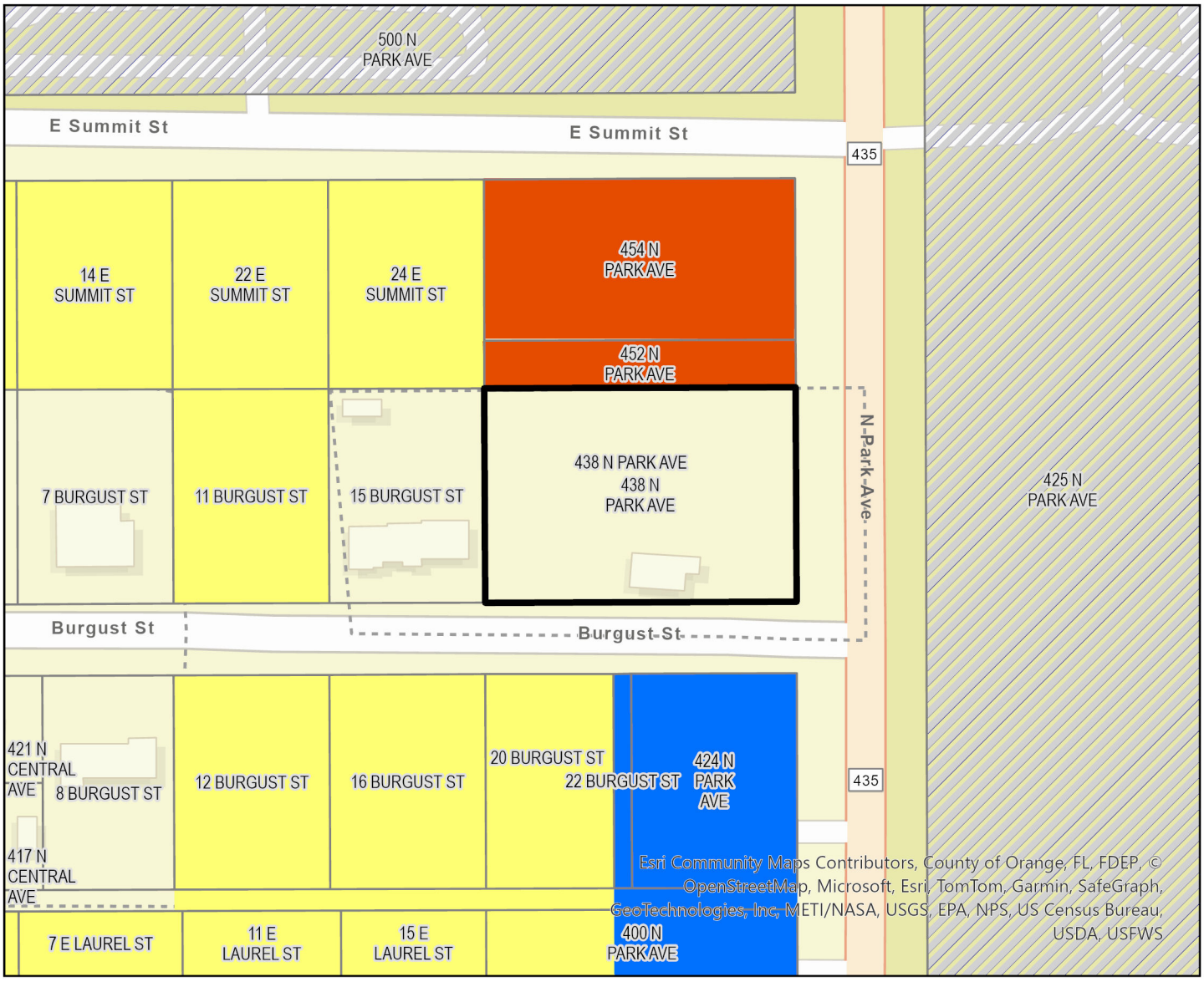


Parcel

438 N Park Avenue

0 0.01 0.03 0.06 Miles

N



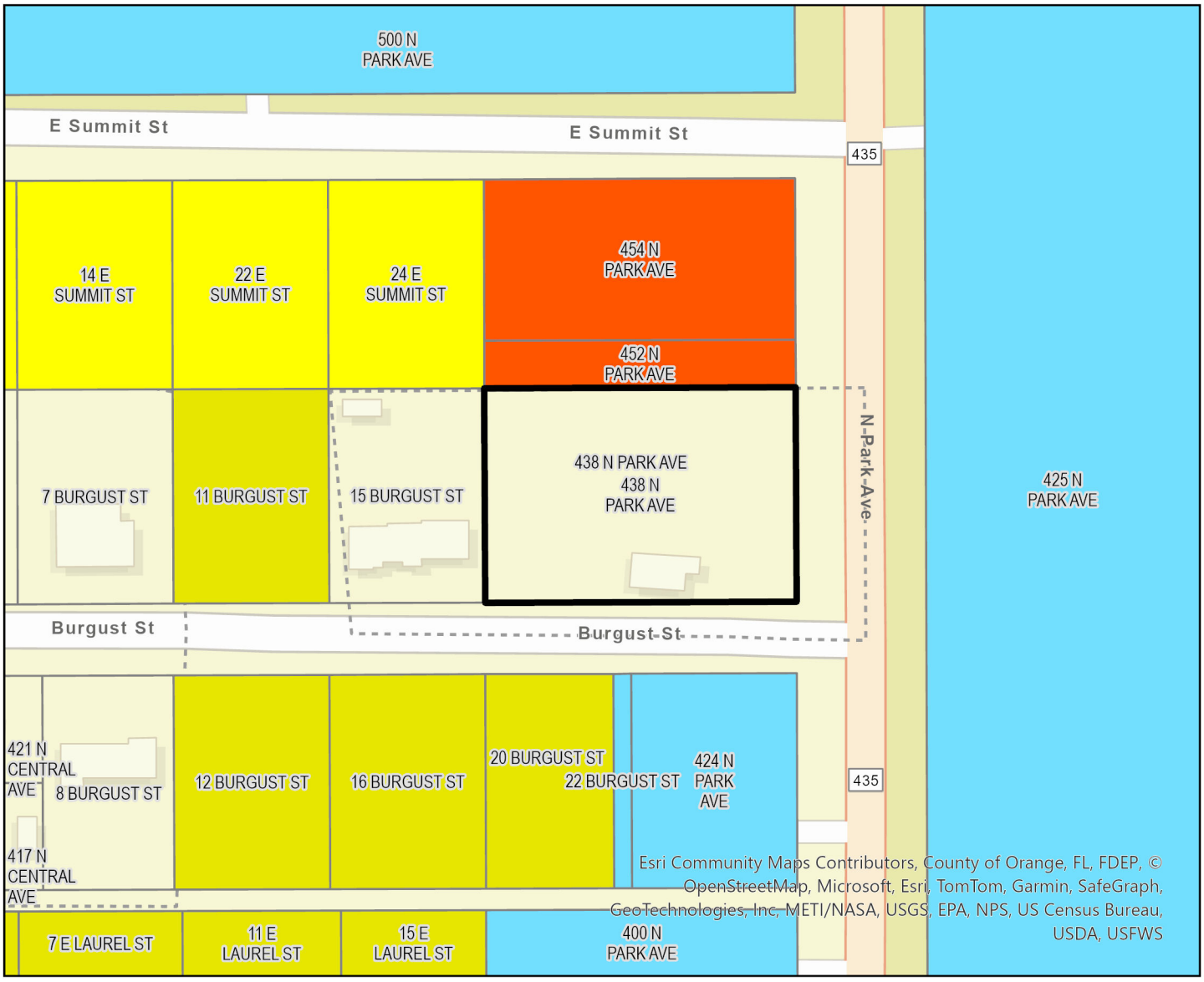
Parcel

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
- 438 N Park Avenue

0 0.01 0.03 0.06 Miles

N



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
- 438 N Park Avenue

0 0.01 0.03 0.06 Miles

N

Bass fishin' is still goin' strong in most lakes



GOIN' FISHIN'

Jim Keck
Correspondent

Durin' your time of reflection and prayer this week, I hope you have a chance to appreciate how blessed we are to live in the United States of America! We are thankful for HIS resurrection and the blessings the Lord bestows on us each day.

If you're an angler, you couldn't find a better place to live and fish. We have so many lakes in Florida to fish, and I hope you get a chance to enjoy them as much as I do.

The fishin' has been pretty good in most of the lakes in our area. I'm still gettin' great reports from Lake Kissimmee on bluegills and shellcrackers. Some folks are gettin' on the water early and catchin' their limits by 10 a.m.

Folks are gettin' in those lily pads and catchin' 'em as fast as they can pull' 'em in the boat. Most folks are usin' red worms to catch 'em.

The bass fishin' is still goin' strong in most of the lakes in our area. The Fishers of Men tournament trail held their fourth tournament of the year on the Harris Chain last week.

Congrats to John Brazzell and Josh Davis on their win on the Harris Chain. They won their tournament last weekend by bringin' five bass to the scales that weighed 24.99 pounds. They also had the big bass of the tournament that hit the scales at 9.47 pounds. Congrats to all 19 teams that fished that day. The X-treme Bass Series held their tournament on John's Lake.

Congrats to Thad Lacinak and Eric Bourne on their win. They were able to bring five bass to the scales that weighed in at 16.80 pounds. They also took home big bass honors with a 10.31 pounder.

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 picture and get 'er back in the water REAL QUICK. That will insure bass fishin' will still be around for our children and grandchildren.

The Maitland Chain has been hit or miss here lately. Folks are catchin' some bass out in deeper water around the submerged hydrilla and eel-grass beds. Chatter-baits, lipless crank-baits, and slow sinkin' Senko type baits have been workin' the best.

My buddy Rich and I took my boat our 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 that day, and he said the fishin' was really good for him. He caught plenty of bass between 1 and 3 pounds. He also reported that he caught a few biguns. He wouldn't tell me what he caught 'em on, but that's ok. They were bitin' and that's all I needed to know!

Well folks, y'all have a great week. I might have back surgery again; I'll keep you updated in the weeks to come. In the meantime, get out there and enjoy this coolish weather, and … y'all catch some fish!

Tip of the week: Fishin' is great!

SAVE A FEW GOOD LUCK

Lacrosse

Continued from page 1B

tournament. The Blue Darters had moments of greatness in this game, but it all came too late. They fell behind 5–2 by the end of the first half.

The Blue Darters were having trouble with ball movement, ball security, and communication on defense. It seemed like Apopka was still getting comfortable in the first half and not 100% in the game, unlike the Titans, who were dominating possession.

Olympia opened the second half with a quick goal to make the score 6–2. You could tell the Apopka seniors were not going to let this game end without a fight. It got physical as the Apopka and Blue Darter brands of grit and determination began to chip away at the Titans.

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 five goals in the second half but could not overcome the three-goal, first-half deficit.



Photo by Marshall Tempest

Xavier Mojica lands a big hit on an Olympia attackman trying to find a free shot at the goal.



Photo by Marshall Tempest

Two Apopka defenders catch an Olympia attacker flat footed and go for a big hit.

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, dominating at the half-field line for the Darters, giving Apopka a chance at victory with easy possessions.

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.

Season Recap

The Blue Darters finished the season with a 9–5 record with four home wins and five away wins. Apopka scored 106 goals and allowed 92 for a positive scoring differential of 14 goals. The Bue Darters averaged 7.7 goals per game and 2.2 assists per game.

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.

Apopka also collected 144 faceoff wins in 14 games, an average of 10.28 faceoff wins per game. The team also brought in 124 ground balls, an average of 8.9 per game.

The Apopka goalies had a great season, particularly Makonnen and Aho. Makonnen led the team in save percentage with a 59.1, allowing just 56 goals on 137 shots on goal. Aho allowed 23 goals on 51 shots on goal for a save percentage of 54.9.

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 postseason.

CITY OF APOPKA
PUBLIC HEARING NOTICE
CHANGE OF FUTURE LAND USE 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 **Nick Diangelis** have made application relating to the following described property.

ORDINANCE NO. 3103

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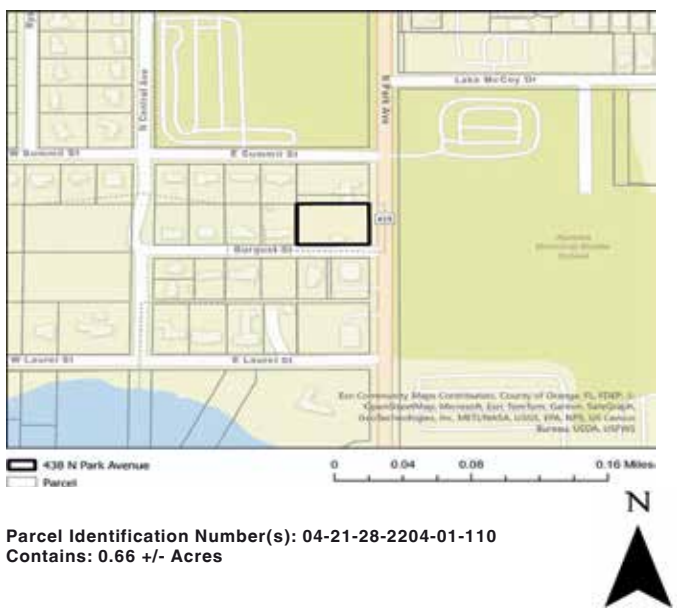

Parcel Identification Number(s): 04-21-28-2204-01-110
Contains: 0.66 +/- Acres

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 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Numbers 3103 & 3104 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 Small-Scale 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 Commissionl
Community Development Department

April 18, 2025

GEICO
Local Office



Zachary Ingram
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407-551-4350

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CITY OF APOPKA
PUBLIC HEARING NOTICE
REWRITE OF THE COMPREHENSIVE PLAN
TRANSMITTAL HEARING

NOTICE is hereby given pursuant to Florida Statues Section 163.3184 and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7(B) that the City of Apopka proposes to rewrite the Comprehensive Plan in its entirety with the exception of the Transportation Element.

ORDINANCE NO. 3101

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, REWRITING THE COMPREHENSIVE PLAN IN ITS ENTIRETY WITH THE EXCEPTION OF THE TRANSPORTATION ELEMENT; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Notice is given that a public hearing for **Ordinance Number 3101** the transmittal of the proposed amendment to the Florida Department of Commerce 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, July 2, 2025, beginning at 1:30 P.M.**, or as soon thereafter as possible.

Affected parties and the public may appear at the above listed hearings to speak. The proposed Rewrite of the Comprehensive Plan 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

June 13, 2025

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

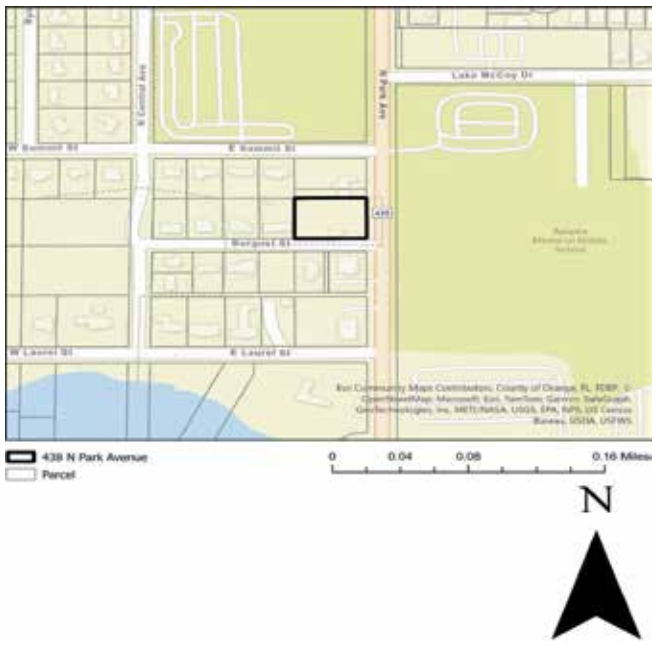
NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Nick Diangelis** have made application relating to the following described property.

ORDINANCE NO. 3103

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE FUTURE LAND USE FROM COUNTY LOW DENSITY RESIDENTIAL TO 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.

ORDINANCE NO. 3104

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.



Parcel Identification Number(s): 04-21-28-2204-01-110
Contains: 0.66 +/- Acres

Notice is given that a public hearing for Ordinance Numbers 3103 & 3104 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, 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 Small-Scale 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

June 13, 2025

City of Apopka
CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
Item #: 3.
Meeting Date: July 2, 2025
Department: Community Development

SUBJECT:
Ordinance No. 3107 - Second Reading - Annexation – Ondich North

ACTION ITEM INFORMATION:
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
Project Manager: Jean Sanchez

REQUEST:
Adopt Ordinance Number 3107.

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 action by the City Council. The parcels are within the City's Kelly Park Interchange - Form-Based Code area. Pursuant to the Comprehensive Plan and Form-Based Code, the applicant has submitted an application to amend its Future Land Use to Mixed-Use.

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)
June 18, 2025 (1:30 P.M.– City Council, First Reading
July 2, 2025 (7:00 P.M.)– City Council, Second Reading and Adoption

DULY ADVERTISED:
May 30, 2025 – Apopka Chief
June 6, 2025 – Apopka Chief

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:

Development Review Committee:

Recommends approval of the annexation of Ondich South.

City Council:

At its meeting on June 18, 2025, the City Council accepted the first reading of Ordinance Number 3107, by a vote of 4 to 1, and held it over for second reading and adoption. Commissioner Nesta dissented.

Recommended motion - City Council:

Adopt Ordinance Number 3107.

ATTACHMENTS:
1. Ordinance No. 3107
2. Maps
3. Ondich North - Advertisement May 30
4. Ondich North - Advertisement June 6

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, J.R.; AND CRYSTAL DENISE STALLINGS; LOCATED ON THE NORTHWEST CORNER OF ONDICH ROAD AND SR 453/SR 429; COMPRISING 196.83 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, PM S-1 REO, LLC; HMF, LLC; Charles P. Stallings; Kim L. Stallings; Euell E. Stallings, Jr.; and Crystal Denise Stallings, owners thereof, has petitioned the City Council of the City of Apopka, Florida, to annex the property located on the northwest corner of Ondich Road and SR 453/SR 429; and

WHEREAS, Section 171.044, Florida Statutes, provides that the City may annex property into its corporate limits upon voluntary petition of its owners, by passing and adopting an ordinance to annex said property at a regular meeting; and

WHEREAS, the City Council of the City of Apopka, Florida is desirous of annexing and redefining the boundaries of the municipality to include the subject property pursuant to Section 171.044, Florida Statutes.

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

SECTION I: That the following property, described to wit:

THE NW1/4 OF SE1/4 AND N1/2 OF SW1/4 OF SEC 01-20-27 & (LESS COMM AT NE COR OF SE1/4 OF SEC TH S88-56-20W 1329.82 FT TO PT ON E LINE OF NW1/4 OF SE1/4 AND POB TH S00-17-04W 1324.16 FT TO PT ON S LINE OF NW1/4 OF SE1/4 TH S89-08-49W 648.58 FT TO PT ON CURV CONCV SWLY HAVING A RAD OF 22,824 FT A CHORD BEARING OF N14-51-57W A CENTRAL ANGLE OF 00-23-21 AND AN ARC DIST OF 155.01 FT TH N15-03-37W 1206.74 FT TO PT ON N LINE OF NW1/4 OF SE1/4 TH N88-56-20E 1008.58 FT TO POB PER 10941/4918)

AND

THE W 330 FT OF E3/4 OF SW1/4 OF SW1/4 OF SEC 01-20-27 (LESS R/W ON S)

AND

THAT PART OF SE1/4 OF SW1/4 OF SEC 01-20-27 LYING NLY OF

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: June 18, 2025

READ SECOND TIME
AND ADOPTED: July 2, 2025

Bryan Nelson, Mayor

ATTEST:

Susan M. Bone, City Clerk

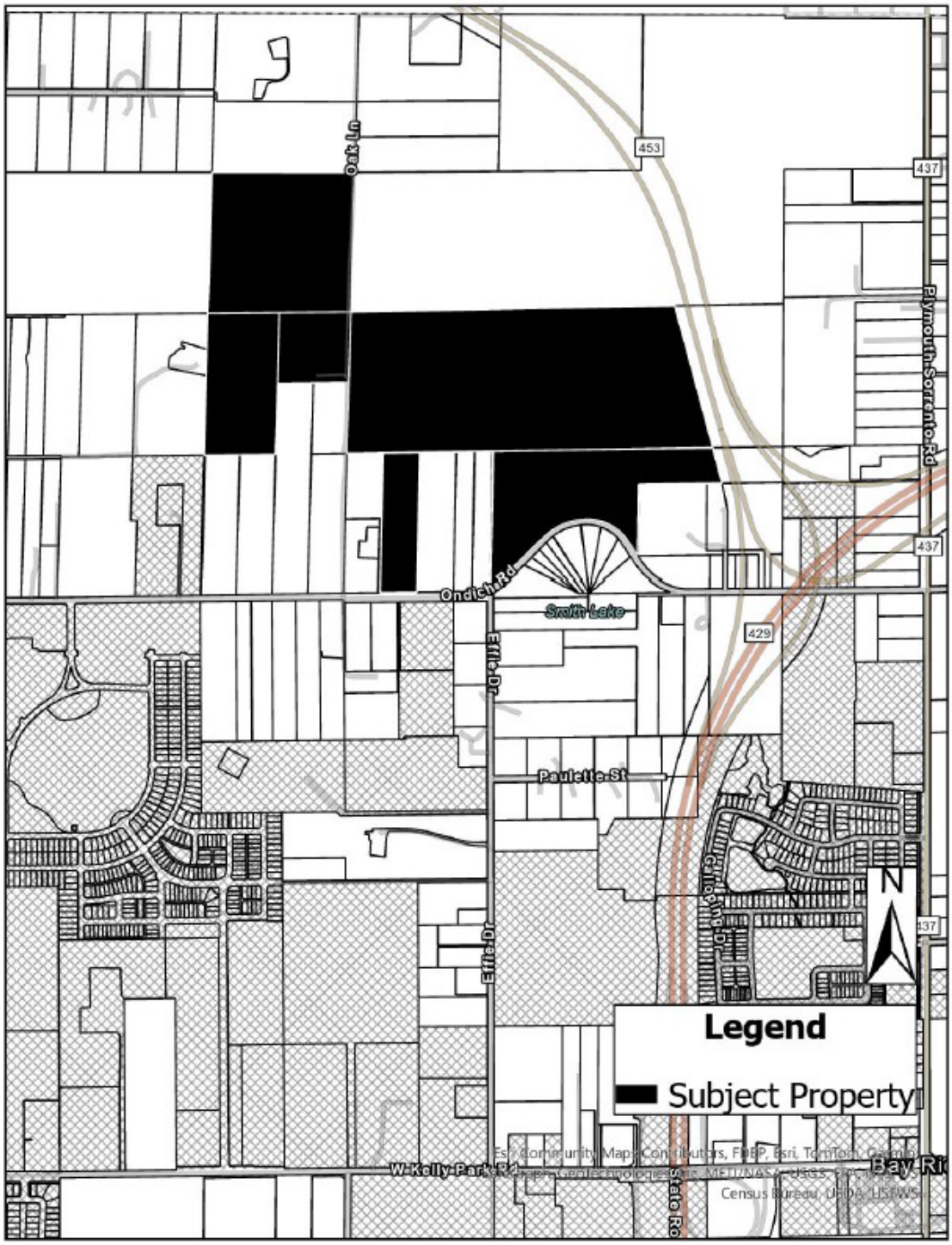
APPROVED as to form and legality

Clifford B. Shepard, City Attorney

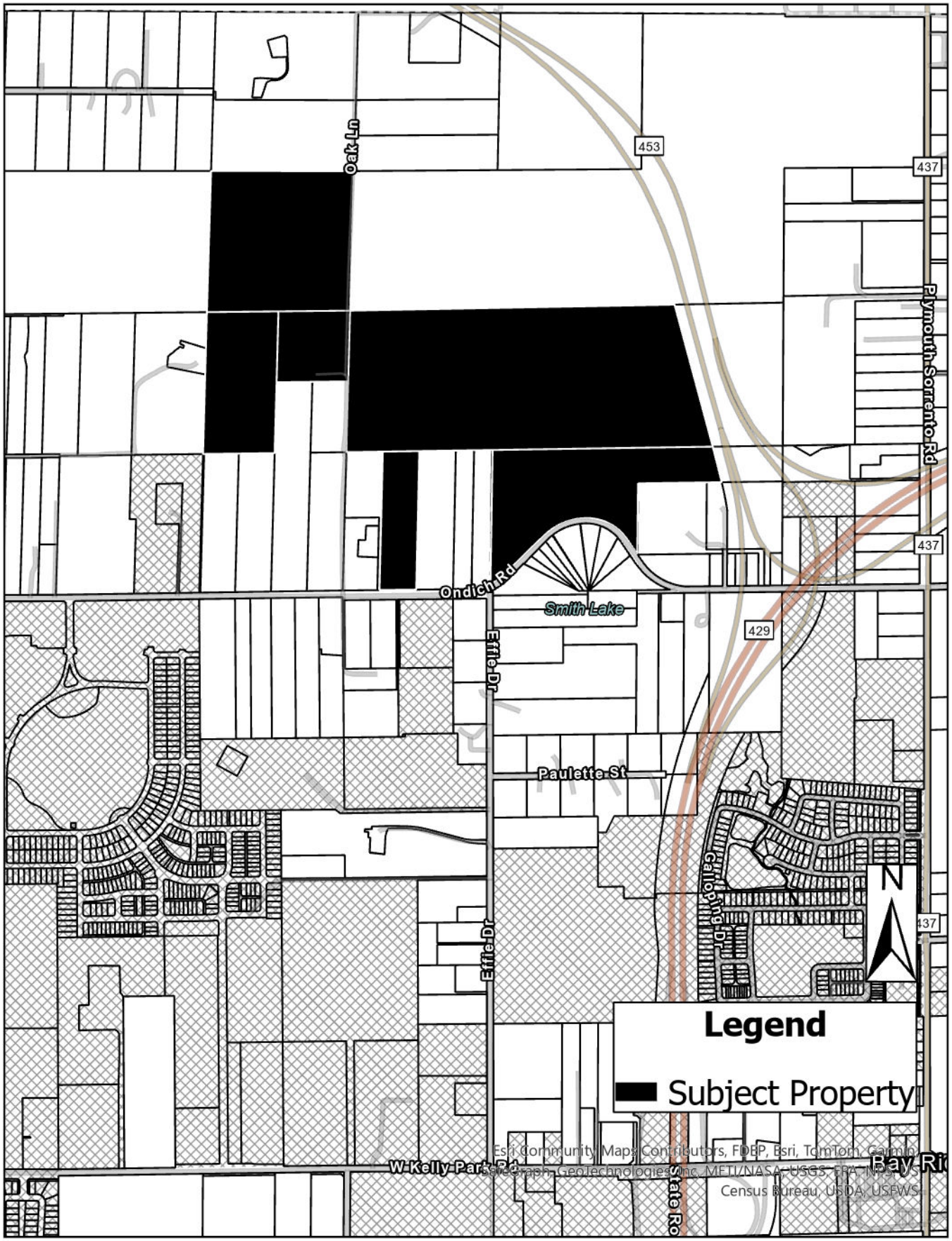
DULY ADVERTISED FOR PUBLIC HEARING: May 30, 2025 and June 6, 2025

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)

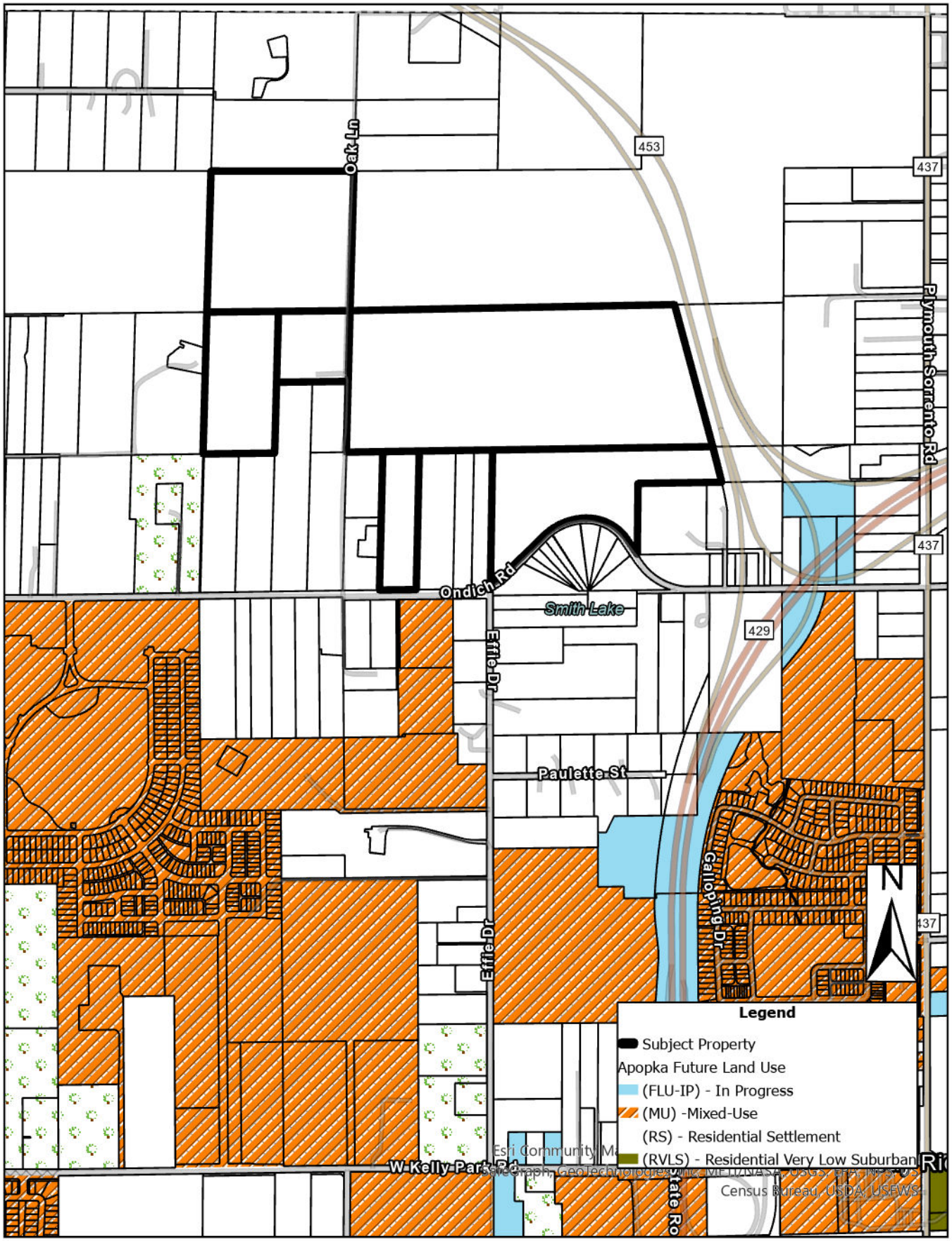


Vicinity

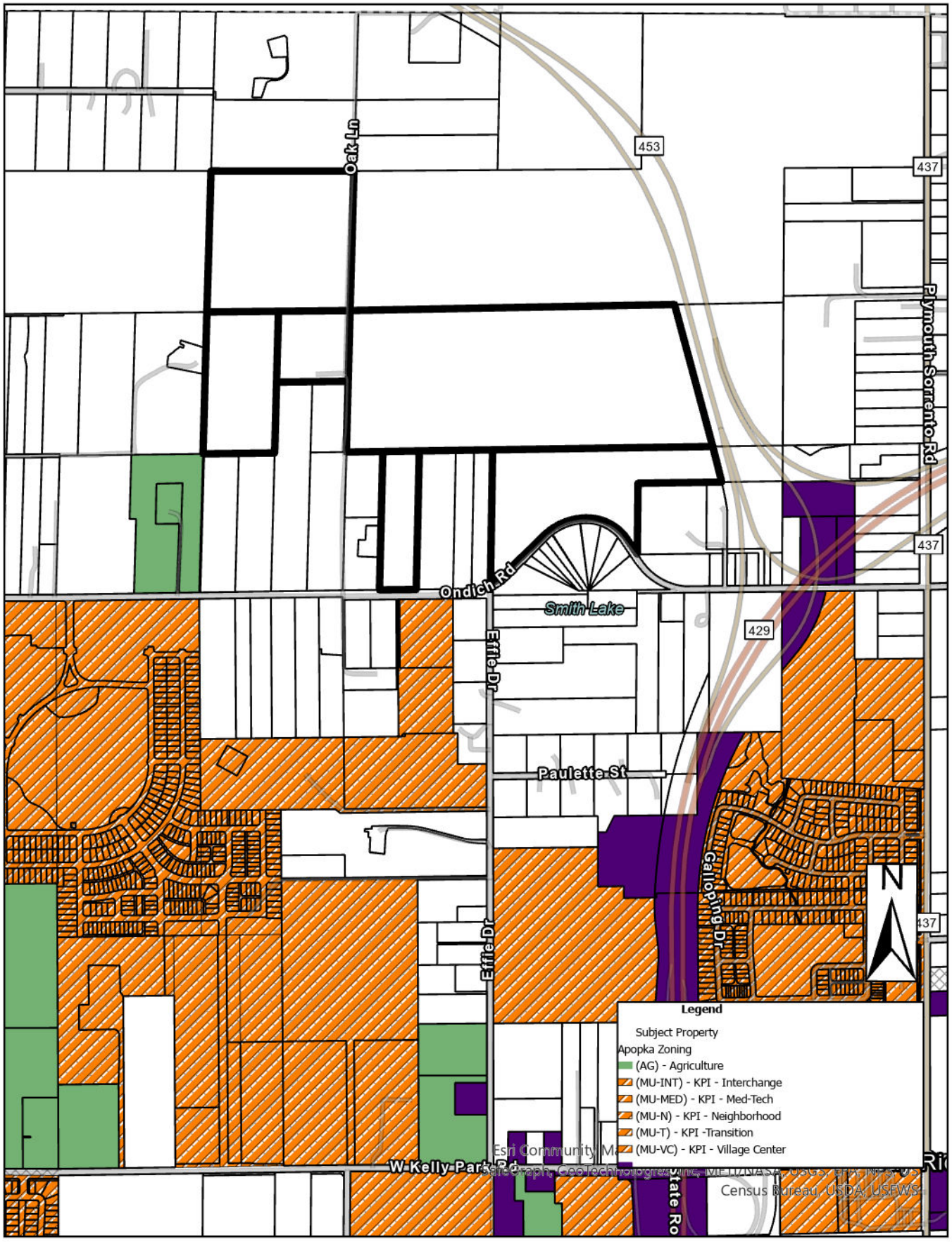


Oak Ln
453
437
Plymouth Sorrento Rd
437
Ondich Rd
Smith Lake
429
Effie Dr
Paulette St
Galloping Dr
N
437
Effie Dr
Legend
Subject Property
W Kelly Park Rd
State Ro
Bay Ri
Esri Community Maps Contributors, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Future Land Use



Zoning



Oak Ln
453
437
Plymouth Sorrento Rd
437
Ondich Rd
Smith Lake
429
Effie Dr
Paulette St
Galloping Dr
N
437
Effie Dr
Legend
Subject Property
Apopka Zoning
(AG) - Agriculture
(MU-INT) - KPI - Interchange
(MU-MED) - KPI - Med-Tech
(MU-N) - KPI - Neighborhood
(MU-T) - KPI -Transition
(MU-VC) - KPI - Village Center
W Kelly Park Rd
Census Bureau, USDA, USFWS

Aerial


Oak Ln
453
Ondich Rd
Smith Lake
429
Effie Dr
Paulette St
N
Galloping Dr
Effie Dr
Legend
Subject Property
429
Esri Community Maps Contributors, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

Groundbreaking

Continued from page 1A

"The Mira, which is where we are right now, will be the family-oriented apartment community, which will provide homes with attainable rent for 300 families," said Devon Quist, Dominium's vice president and project partner. "The Stillwaters, behind us near the lake, will provide affordable homes for 180 senior households. When the two developments are complete, they'll have fitness centers, playgrounds, dive bars, a pool, outdoor grilling and recreation areas, as well as walking trails."

The Mira and The Stillwaters have benefited from Orange County Mayor Jerry Demings' "Housing for All" Task Force.



Photo by Sarah Merly

Commissioner Christine Moore speaks at the ceremony.



Photo by Sarah Merly

Mayor Demings, Commissioner Moore, and others shovel dirt at the groundbreaking ceremony.

"The Housing for All Task Force made some recommendations about what we could do to move the needle to increase the production of affordable workforce housing in our community that would be available to our low-income families," Demings said at the groundbreaking.

As a result of the task force, Demings and Orange County Commissioner Christine Moore established the Orange County Housing Trust Fund. This trust fund — the first of its kind in the area and one of only a few in the nation — will grant at least $160 million to affordable housing efforts over 10 years.

"Having an affordable place to live and raise a family can transform lives," Demings said. "Orange County is proud to partner with Dominium and approve over $789,000 in impact fee waivers for The Stillwaters 180-unit affordable housing development for seniors."

Demings said the county also approved $15 million to support The Mira, a 300-unit affordable housing development for families.

"These two communities are a fantastic example of all the different parties — the city, the county, the state agency — working together to ensure appropriate housing opportunities and smart growth development," Quist said. "These future communities would not be a reality without consistent leadership from Orange County, and we're delighted that these communities will come to be over the next couple of years."







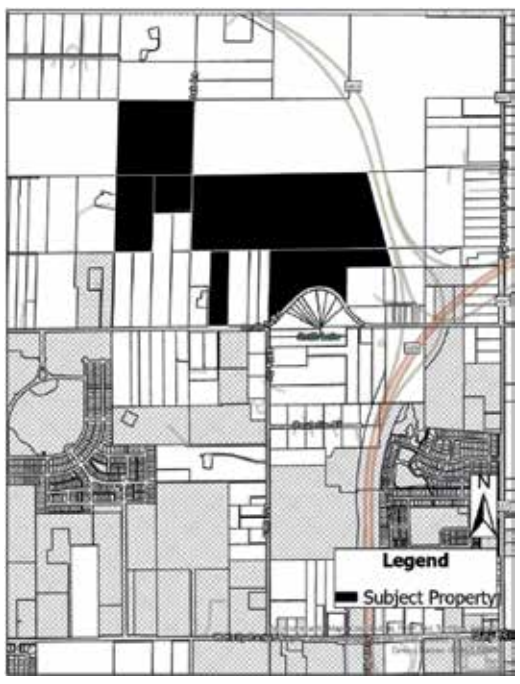


PUBLIC HEARING NOTICE ANNEXATION CITY OF APOPKA

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 **PULTE HOMES COMPANY, LLC C/O AARON STRUCKMEYER, 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 196.83 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 (portion of) Contains: 196.83 +/- 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, June 18, 2025 beginning at 1:30 P.M and Wednesday, July 2, 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

May 30, 2025

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

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

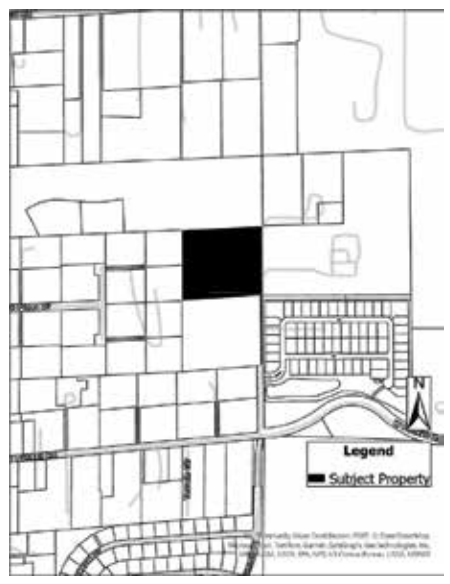
ORDINANCE NO. 3110

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM MIXED-USE TO RESIDENTIAL VERY LOW SUBURBAN FOR CERTAIN REAL PROPERTY OWNED BY ROSEVILLE FARMS, LLC; GENERALLY LOCATED NORTH OF PONKAN ROAD, WEST OF PONKAN PINES ROAD AND JASON DWELLEY PARKWAY; COMPRISING 21.43 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

and

ORDINANCE NO. 3111

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM MU-ES-GT (MIXED-USE — GATEWAY — EAST SHORE) TO RSF-1B (RESIDENTIAL SINGLE-FAMILY — LARGE LOT) FOR CERTAIN REAL PROPERTY OWNED BY ROSEVILLE FARMS, LLC; GENERALLY LOCATED NORTH OF PONKAN ROAD, WEST OF PONKAN PINES ROAD AND JASON DWELLEY PARKWAY; COMPRISING 21.43 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 19-20-28-0000-00-010 Contains: 21.43 +/- Acres

NOTICE is given that a public hearing for Ordinance Numbers 3083 and 3084 will be held by the **City of Apopka Planning Commission** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, June 10, 2025 beginning at 5:30 P.M.**

FURTHER NOTICE is given that a public hearing for Ordinance Numbers 3083 and 3084 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, July 2, 2025 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 30, 2025

Rolson Resigns

Continued from page 1B



Photo by John Peery

Apopka's former head coach, Jeff Rolson, talks with the Apopka football team's defense about adjustments in December of 2001.



Photo by John Peery

Jeff Rolson gets drenched by the Apopka football team after a huge post season win at home in December 2019.

had already built an impressive coaching resume. His early coaching journey took him through various roles in Illinois and Missouri during the late '90s. He was a part of the coaching staff for Apopka's 2001 state championship team and a defensive coordinator for the 2003 Valdosta, Georgia, squad that made a run to the state finals.

After that, Rolson began to find chances to be a head coach. He was Osceola High School's head coach from 2006 to 2009, guiding the team to a Class 5A state runner-up finish in 2007. After that, he spent two seasons (2010–2011) as head coach at Panama City Rutherford High School before joining Rick Darlington's Apopka coaching staff as a defensive coordinator, before Darlington left in 2019.

Rolson told the Chief the biggest reason he stepped down last week was that he didn't see himself being able to help the program be successful in this new era of high school football. He said that he is old school in his coaching approach, and in the age of the transfer portal and programs pandering to players, he doesn't fit.

Rolson said his mission is to teach his players and the members of his program how to be men. Through toughness, discipline and accountability, he said he tried to mold young boys into responsible men, better husbands and better fathers who can face real challenges in life.

"I want them to be mentally tough enough to deal with that adversity and do it the right way," Rolson said. "What we do now is, 'Hey, I don't like what I'm doing,' or 'I don't like what they said,' or 'I don't like how hard I gotta work,' or 'I don't like this, that or the other. I guess I'll just go over here.' And that's teaching people nothing."

Rolson said his situation became untenable.

"I can't go out there and coach right now," he said. "That's not a good situation for me or the kids. They need a fresh start."

Rolson said he is his most prominent critic, and anyone who knows him knows that's true.

"Nobody wants to win more than I do," Rolson said. "Nobody wants to have a great program more than I do. Nobody wants to see Apopka flourish and have great success and produce men of character like I do. I want that as much or more than anybody else out there. But I'm just not the guy to do that for them right now. And that just became apparent when we got 20 kids leaving. That's not something you can survive. And obviously, whether they would say that or not, I feel like it reflects on me."

Rolson said this spring has been about rebuilding and refitting the team. He knew it would be tough, but he was up to the challenge — until the spring game happened.

Apopka fell 31–14 to the Jones Tigers on Friday, May 23. The score tells a different story than the reality of the game, where Apopka showed obvious growth and competed against a very strong program. The Blue Darters moved the football offensively, but that didn't matter to many players.

Rolson said while other schools and programs can poach Apopka players with promises of scholarships, offers, and state championships, he can't recruit at all because Apopka can't enroll new students.

"We're at capacity, so all we do is lose kids," he said. "I don't want to recruit kids anyway. I would want to play and win with Apopka kids. And we just can't do that anymore right now."

Rolson said he has a problem with promises of grandeur from other schools and wouldn't operate his program like that even if he could.

"I'm not gonna lie to kids," Rolson said. "I'm not gonna tell them they're gonna get scholarships. I'm not gonna do those things where I make empty promises that I don't know I can keep."

Rolson says the recruiting bothers him because it shouldn't be that way, but he does not blame the student athletes for trying to control their own destiny.

"I don't look at the kids and say, it's a kid problem, it's a societal and cultural problem," Rolson said. "I just don't like the fact that we lose a bunch of kids and to programs that have never, and probably will never, have the kind of success that we've had and very mistakenly listen to the promises of scholarships and offers."

He said the grass is not always greener on the other side, but it is always greener where you water it. No matter where you go, you won't be successful unless you want to be. You have to work at it every day, and it's not easy. He said a lot of student athletes now just want to be guaranteed to win without the required effort.

"I think I'm from a time of responsibility and commitment," Rolson said. "That's not where we're at right now. So that's not what I want to be a part of."

Rolson said he has no plans to continue coaching elsewhere and will enjoy his off time with fewer responsibilities. He also said that he is not retiring and will continue to work at Apopka High School if there is a place for him in the fall.

Rolson said he is blessed to have been a part of such an important program when he looks back on his time at Apopka, and he relishes the relationships he built.

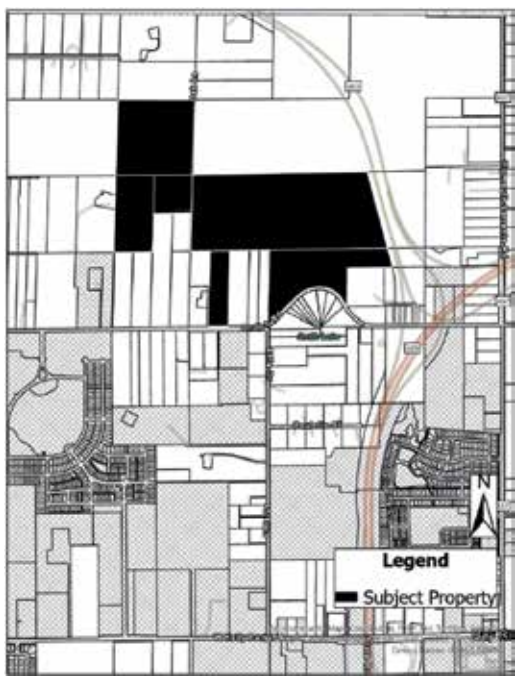
"I wouldn't have traded it for the world," Rolson said. "I wish I could have been better. I wish I could have done more. I have no regrets; I'll always treasure it and wish them the best of luck."

PUBLIC HEARING NOTICE
ANNEXATION
CITY OF APOPKA

NOTICE is hereby given pursuant to Florida Statutes 171.044, the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.5.1.A, that **PULTE HOMES COMPANY, LLC C/O AARON STRUCKMEYER, 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 196.83 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 (portion of) Contains: 196.83 +/- 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, June 18, 2025 beginning at 7:00 P.M. and Wednesday, July 2, 2025 beginning at 1:30 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

June 6, 2025

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

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

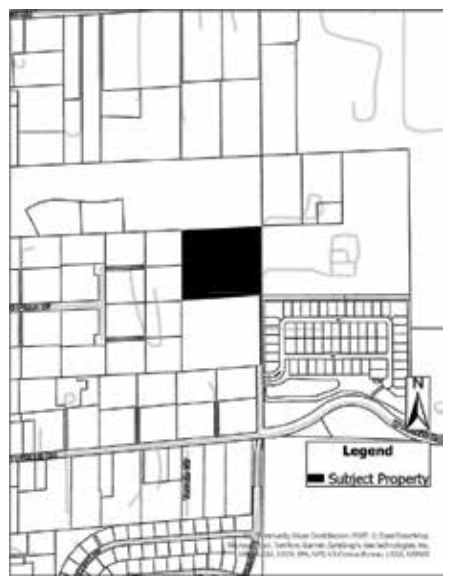
ORDINANCE NO. 3110

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM MIXED-USE TO RESIDENTIAL VERY LOW SUBURBAN FOR CERTAIN REAL PROPERTY OWNED BY ROSEVILLE FARMS, LLC; GENERALLY LOCATED NORTH OF PONKAN ROAD, WEST OF PONKAN PINES ROAD AND JASON DWELLEY PARKWAY; COMPRISING 21.43 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

and

ORDINANCE NO. 3111

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM MU-ES-GT (MIXED-USE — GATEWAY — EAST SHORE) TO RSF-1B (RESIDENTIAL SINGLE-FAMILY — LARGE LOT) FOR CERTAIN REAL PROPERTY OWNED BY ROSEVILLE FARMS, LLC; GENERALLY LOCATED NORTH OF PONKAN ROAD, WEST OF PONKAN PINES ROAD AND JASON DWELLEY PARKWAY; COMPRISING 21.43 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 19-20-28-0000-00-010 Contains: 21.43 +/- Acres

NOTICE is given that a public hearing for Ordinance Numbers 3083 and 3084 will be held by the **City of Apopka Planning Commission** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, June 10, 2025 beginning at 5:30 P.M.**

FURTHER NOTICE is given that a public hearing for Ordinance Numbers 3083 and 3084 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, July 2, 2025 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

June 6, 2025

City of Apopka
CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
Item #: 4.
Meeting Date: July 2, 2025
Department: Community Development

SUBJECT:
Ordinance No. 3101 - First Reading - Rewrite of the Comprehensive Plan

ACTION ITEM INFORMATION:
Project: Rewrite the Comprehensive Plan
Project Manager: Bobby Howell, AICP, Jun Sohn, PhD

REQUEST:
Accept First Reading of Ordinance No. 3101, the rewrite of the Comprehensive Plan in its entirety, with the exception of the Transportation Element, and authorize staff to transmit it to the Florida Department of Commerce.

SUMMARY:
Ordinance No. 3101 proposes the rewrite of the Comprehensive Plan, with the exception of the Transportation Element. Joint workshops between the City Council and Planning Commission regarding the rewrite of the Comprehensive Plan were held on September 10, 2024 and on February 11, 2025 where City staff and East Central Florida Regional Planning Council (ECFRPC) staff presented the draft of the re-write of the Comprehensive Plan and sought input and direction from the Planning Commission and City Council related to this document. Following these workshops, staff incorporated the requested changes and comments that were given by members of the community, the Planning Commission, and City Council. Links to each workshop can be accessed here: Apopka Joint Workshop with Apopka City Council and Planning Commission, City of Apopka Joint Workshop for Comprehensive Plan Rewrite .

The Comprehensive Plan rewrite has been reviewed by relevant City departments such as Police, Fire, Public Services, and Recreation.Staff put together an initial public input survey that was available online through November 2024. In addition, a second survey was posted through various media sources such as the Apopka Proud newsletter, the City's website, and the City's various social media feeds. This survey ran through February 28, 2025. The draft rewrite of the Comprehensive Plan was posted on the City's website in advance of the beginning of public hearings for the public to see.

The Comprehensive Plan is like a big map for the city's future growth and helps make better decisions about how we grow. It’s important to note that while the Comprehensive Plan outlines the long-term visions and goals, it is different from a Land Development Code, that provides specific rules for development like building and lot sizes. It is a policy document related to future visions and goals for future growth of the City. The Comprehensive Plan is the main policy document that provides the policy foundation for local planning and land use decisions. All jurisdictions in the State of Florida are required to have a Comprehensive Plan per Florida Statute.

A text amendment to the Comprehensive Plan, according to Florida Statute 163, is processed similarly to a large-scale future land use amendment. After the recommendation from the Planning Commission, the City Council votes to transmit the amendment to the Florida Department of Commerce and other State agencies for a determination of consistency with State planning policies.

Following state review, the amendment is subsequently scheduled for an adoption hearing before the City Commission. The current Comprehensive Plan was adopted in 2009. Ordinance No. 3101 proposes the rewrite of

the Comprehensive Plan in its entirety, with the exception of the Transportation Element, and authorizes staff to transmit it to the Florida Department of Commerce.

The Rewrite of the Comprehensive Plan includes:

- Future Land Use Element, Housing Element, Infrastructure Element, Conservation Element, Recreation and Open Space Element, Capital Improvements Element, Intergovernmental Coordination Element, and Resilience and Sustainable Element.
- Compiling and completing data and analysis (D&A) of each element to guide and support the Goals, Objectives, and Policies (GOPs).

FLORIDA SENATE BILL 180: Senate Bill 180 has been adopted by the Florida Legislature. The bill prohibits burdensome regulations on redevelopment by local governments within 100 miles of a hurricane storm track and by local governments affected by Hurricanes Debby, Helene, or Milton as listed on the Federal Disaster Declaration. The City of Apopka is in an affected area. Based on this, Staff reviewed the draft of the rewrite to determine if there are any policies that need to be removed that may be deemed as burdensome. A list of those policies are attached for City Council's consideration.

According to the Florida Chapter of the American Planning Association, if the provisions of SB 180 are not followed, the bill provides a procedure for a person to file a suit against local government for declaratory and injunctive relief.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on February 14, 2025.

PUBLIC HEARING SCHEDULE:

- May 13, 2025 – Planning Commission (5:30 P.M.)
- May 21, 2025 – City Council (7:00 P.M.), 1st Reading and Transmittal to Florida Department of Commerce (continued to July 2, 2025)
- July 2, 2025 - City Council (1:30 P.M.), 1st Reading and Transmittal to Florida Department of Commerce

DULY ADVERTISED: March 28, 2025 – Public Notice (Apopka Chief), June 13, 2025 - Public Notice (Apopka Chief)

FISCAL IMPACT: There is no direct fiscal impact to the City for this action. Future development of properties in the City are required to be consistent with the Comprehensive Plan. Once properties are developed, it is anticipated that there is an increase in the collection of impact fees, ad valorem taxes and utility charges, which creates a substantial positive fiscal impact to the City of Apopka, in the form of impact and utility fees, and ad valorem taxes.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
PLANNING COMMISSION: At the May 13, 2025 meeting, the Planning Commission recommended approval of Ordinance No. 3101, the rewrite of the Comprehensive Plan in its entirety, with the exception of the Transportation Element by a vote of 6-1, with member Wes Dumey voting in opposition as he wants the Comprehensive Plan to have open space requirements in line with Orange County, and authorized staff to transmit it to the Florida Department of Commerce.

RECOMMENDED MOTION - CITY COUNCIL - Accept First Reading of Ordinance No. 3101 and authorize staff to transmit it to the Florida Department of Commerce.

ATTACHMENTS:
1. Ordinance No 3101

2. Staff review of draft policies per SB 180
3. Advertisement April 4
4. Advertisement June 13

ORDINANCE NO. 3101

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, REWRITING THE COMPREHENSIVE PLAN IN ITS ENTIRETY WITH THE EXCEPTION OF THE TRANSPORTATION ELEMENT; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Apopka recognizes the need to plan for orderly growth and development; and the Florida Legislature passed the Community Planning Act requiring all local governments to prepare and adopt a comprehensive plan;

WHEREAS, Chapter 163, Florida Statutes, authorizes amendments to adopted comprehensive plans under the "expedited review process;"

WHEREAS, the Planning Commission, acting as the Local Planning Agency of the City of Apopka, recently reviewed and discussed the proposed Comprehensive Plan amendment at a duly advertised public hearing on May 13, 2025, determined such request to be consistent with the City's Comprehensive Plan and recommends the City Council transmit the proposed amendment to the State Land Planning Agency for review and approval, and subsequent adoption by ordinance by the City Council; and

WHEREAS, the City Council has agreed with the recommendation of the Planning Commission and finds that the Comprehensive Plan amendment complies with the requirements of Chapter 163, Part II, Florida Statutes, and that the proposed application is consistent with the City's Comprehensive Plan; and

WHEREAS, the City Council hereby finds that this Ordinance serves a legitimate governmental purpose and is in the best interests of the public health, safety, and welfare of the citizens of Apopka, Florida.

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

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

SECTION II: AMENDMENT. The City Council hereby approves the rewrite of the City of Apopka Comprehensive Plan in its entirety, with the exception of the Transportation Element with the text and content shown via underline in Exhibit "A" of this ordinance, attached hereto.

SECTION III. INCLUSION OF ORDINANCE AND REVISED COMPREHENSIVE PLAN. It is the intention of the City Council that that the provisions of this Ordinance, and the revisions to the Comprehensive Plan which are incorporated herein by reference, shall become and be made a part of the City of Apopka Comprehensive Plan.

SECTION IV. CONFLICTS. After the effective date of this Ordinance and Exhibit "A", in any case where all or any part of this Ordinance or Exhibit "A" is found to be in conflict with any provision of any other ordinance of the City of Apopka, to the extent of such conflict, all such ordinances are hereby repealed.

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

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

READ FIRST TIME : July 2, 2025

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 4, 2025, June 13, 2025

EXHIBIT "A"

FUTURE LAND USE ELEMENT

Land uses for a vibrant community



FUTURE LAND USE ELEMENT



GOAL 1

Ensure that land use patterns preserve urban/recreational open space, foster a vibrant community, and protect the health, safety, and welfare of Apopka residents. Urban/recreational open space refers to publicly accessible areas in cities, such as parks and sports fields, designed to provide opportunities for recreation, social interaction, and environmental benefits.

OBJECTIVE 1.1

Infill development, redevelopment, and new development proposals shall work in harmony with and be appropriate to the topography, soil conditions, and the availability of facilities and services.

Policy 1.1.1

New development or redevelopment must meet the adopted levels of service for public facilities as established by the Apopka Comprehensive Plan.

Policy 1.1.2

The City shall ensure the timely development of necessary public facilities, such as recreation areas, medical centers, and urban open spaces, in coordination with developers, to support future growth and irrevocably enhance the quality of life for residents.

Policy 1.1.3

Private or public electric utilities needed to support the future land use categories may be permitted by right or as a special exception in all land use designations.

Policy 1.1.4

Development shall be encouraged to be located in areas with excess capacities for public facilities.

Policy 1.1.5

Public facilities and utilities shall be strategically located to maximize efficiency by serving the highest number of users per mile, improving accessibility, promoting equity,

reducing costs, and enhancing quality of life.

Policy 1.1.6
The City shall require property which is within the Utility Service Area, adjacent to the city limits and receiving city sewer, and/or water, to annex, and properties which will receive said services but which are not adjacent to the city limits, but within the Utility Service Area, shall file a deed of encumbrance to annex when the property becomes contiguous to the city limits.

Policy 1.1.7
The City shall require all development which receives city water or sewer services to annex immediately following the time at which the property becomes contiguous to the Apopka City limits.

Policy 1.1.8
The City shall continue to implement flood water management requirements through the Land Development Code to compensate for floodwater displaced by development and ensure appropriate development and engineering strategies within the flood plain.

Policy 1.1.9
Commercial and Multi-Family developments shall coordinate to have cross access agreements to promote a more walkable and connected community.

Policy 1.1.10
An assessment shall be made at the time of any and all Comprehensive Plan land use amendments of the soil conditions and topography of the subject property and the ability of the soils and topography to support the proposed density/intensity and land uses.

Policy 1.1.11
The City shall coordinate existing and future land use water supply planning with all applicable governmental agencies, including municipal, county and regional plans, St. Johns River Water Management District, and the Florida Department of Environmental Protection.

OBJECTIVE 1.2
The City shall promote infill redevelopment in locations as designated by the Apopka City Council and defined by Florida Statutes.

Policy 1.2.1
The City shall work with Orange County towards extending the CRA for an additional time period to be determined.

Policy 1.2.2
The City will continuously seek federal and state brownfields grants to assess and revitalize properties, in accordance with the Intergovernmental Coordination Element.

Policy 1.2.3
The City's Redevelopment Plan shall be utilized and updated every five to eight years during the budgetary process.

Policy 1.2.4
The City shall encourage building preservation and development of vacant or underutilized properties in the Mixed-Use Downtown District based on the traditional character of the area and enforcement of the City of Apopka Development Design Guidelines.

Policy 1.2.5
The City shall utilize regional drainage facilities where available which can provide off-site retention for development and redevelopment in the Mixed-Use Downtown District and CRA area and promote the use of low impact development and green infrastructure onsite and in rights of way to assist in capture of rainwater and provide of increased character and quality of life.

Policy 1.2.6
The City's Redevelopment Plan for the Community Redevelopment Area shall promote the mixture of uses necessary for a vibrant downtown character and function of the area.

Policy 1.2.7
The City shall promote and support the new development and redevelopment of properties within the Mixed-Use Downtown District to foster economic growth, enhance urban vitality, and create a vibrant, integrated community that serves both residential and commercial needs.

OBJECTIVE 1.3
The City shall implement the Future Land Use Map and discourage the proliferation of urban sprawl by promotion of land uses which are consistent with its character. Also, the City will encourage flexible adjustments to density in response to population growth and areas of concentrated development, ensuring that community needs are addressed and sustainable growth is supported.

Table 1.3. Future Land Use Classifications

Future Land Use			
Future Land Use Categories	**Maximum Density/Intensity**	**FLUM Acreage**	**Percent of Total Lands**
Agriculture	1 DU / 5 A	852	3.3%
Agriculture Estate	1 DU / 2 A	246	0.9%
Agriculture Homestead	1 DU / 10 A	504	1.9%
Residential		14,640	56.1%
Rural Settlement	1 DUA*	*3,404*	*13.0%*
Estate	1 DUA	*840*	*3.2%*
Very Low Suburban	2 DUA	*1,249*	*4.8%*
Low Suburban	3.5 DUA	*3,404*	*13.0%*
Low	5 DUA	*4,423*	*16.9%*
Medium Low	7.5 DUA	*579*	*2.2%*
Medium	10 DUA	*491*	*1.9%*
High Density	15 DUA	*250*	*1.0%*
Mixed-Use	15 DUA / 2.0 FAR*	3,064	11.7%
Office	0.30 FAR	192	0.7%
Commercial	0.25 FAR	1,038	4.0%
Industrial	0.60 FAR	2,167	8.3%
Institutional/Public Use	0.50 FAR	1,027	3.9%
Sub-Total		**23,729**	**90.9%**
Parks/Recreation	0.20 FAR	1,002	3.8%
Conservation	Not Developable	332	1.3%
Other (ROW & Water)	Not Developable	1,032	4.0%
Total		**26,096**	**100.0%**

* DUA: Dwelling Unit per Acre
** FAR: Floor Area Ratio

Sources: City of Apopka, ECFRPC
Date Retrieved: Jan 2022

Policy 1.3.1

Each Future Land Use Map classification shall have a permitted primary use or uses and special exceptions in accordance with the LDC.

Policy 1.3.1.a Agriculture Estate

The primary designation of this land use category shall be single-family dwelling units not to exceed one unit per two acres (1du/2ac) designed to facilitate a definite agriculture component, supporting infrastructure and public facilities sites of less than two acres.

Policy 1.3.1.b Residential Estate

The primary use shall be single family dwelling units up to 1 dwelling unit per acre, supporting infrastructure and/or public facilities of less than two acres.

Policy 1.3.1.c Very Low Density Suburban Residential

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

Policy 1.3.1.d Low Density Suburban Residential

The primary use shall be residential dwelling units up to 3.5 dwelling units per acre, supporting infrastructure of less than two acres, neighborhood parks.

Policy 1.3.1.e Low Density Residential

The primary use shall be residential dwelling units up to 5 dwelling units per acre, supporting infrastructure of less than two acres, neighborhood parks.

Policy 1.3.1.f Low-Medium Density Residential

The primary use shall be residential dwelling units up to 7.5 dwelling units per acre, supporting infrastructure of less than five acres, neighborhoods.

Policy 1.3.1.g Medium Density Residential

The primary use shall be residential dwelling units up to 10 dwelling units per acre, supporting infrastructure of less than five acres.

Policy 1.3.1.h High Density Residential -15 (HDR 15)

The primary use shall be residential dwelling units up to 15 dwelling unit per acre; supporting infrastructure of less than five acres.

Policy 1.3.1.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 0.5 gross floor area. Institutional land uses of less than five acres; and public facilities or utilities of less than five acres.

Nursing homes, assisted living facilities, and independent living facilities to be consistent with a maximum intensity of up to 1.0 FAR-Floor Area Ratio, based on compatibility with the surrounding area, and shall be the primary use and a stand-alone development.

Live/work uses within the Commercial Future Land Use designation shall be allowed only in areas directly adjacent to Residential Future Land Use designations. Live/work uses shall not be allowed for exclusively residential purposes. The density of live/work uses shall strictly conform to the standards established by the applicable zoning

designation, in accordance with the Land Development Code.

Policy 1.3.1.j Office

Primary uses shall be for business and professional offices or institutional land uses with a maximum floor area ratio of 0.5 gross floor area. Public facilities or utilities of less than five acres shall also be primary uses.

Live/work uses within the Office Future Land Use designation shall be allowed only in areas directly adjacent to Residential Future Land Use designations. Live/work uses shall not be allowed for exclusively residential purposes. The density of live/work uses shall strictly conform to the standards established by the applicable zoning designation, in accordance with the Land Development Code.

Policy 1.3.1.k Industrial

The primary use shall be industrial, intensive commercial, agricultural and business/research parks. Also allowed are public facilities and supporting infrastructure. The maximum floor area ratio shall be 1.0.

Policy 1.3.1.l Agricultural

The primary designation of this land use category is any agricultural land use and, particularly, horticultural nurseries or greenhouses and residential dwelling units not to exceed one unit per five acres.

Policy 1.3.1.m Parks/Recreation

Public and private recreation sites are the primary land use in this category. Public recreation sites shall be permitted by right or by special exception in all future land use categories. Commercial recreation shall be permitted in the commercial land use category. The maximum floor area ratio shall be 0.20.

Policy 1.3.1.n Conservation

Conservation land uses are designated on the Future Land Use Map, and shall serve as a conceptual indicator of conservation areas, including wetlands. If the area or a portion of an area designated as Conservation on the map is determined not to be a wetland based on actual wetland delineation by the City, the Future Land Use Map designation shall be consistent with the remainder of the parcel. A formal Future Land Use Map amendment shall not be required to change the Future Land Use Map designation under the above circumstances. Residential land uses will be permitted at a density of one dwelling unit per twenty acres in any conservation area.

Policy 1.3.1.o Institutional/Public Use

Institutional land uses shall include public buildings and facilities. Existing public buildings and facilities and public education sites may be designated as institutional on the Future Land Use Map.

The maximum floor area ratio allowed in the Institutional/Public Use category shall be 0.50.

Policy 1.3.1.p Community Redevelopment Area Overlay District

The primary intent of the Community Redevelopment Area Overlay District shall be to encourage the development of residential, business, and commerce uses consistent with the City's Community Redevelopment Plan as adopted and administered by the City's Community Redevelopment Agency. Allowable uses shall include those permitted through the underlying land use and zoning designations. The maximum floor area ratio for non-residential uses shall be twice that permitted through the underlying land use designation. Residential densities shall be consistent with those of the underlying land use designation.

Policy 1.3.1.q Mixed-Use

The primary intent of the Mixed-Use land use category is to discourage low-density residential development and allow for a combination of residential, office, commercial, industrial, recreational, institutional, and public facility uses to serve the residential and non-residential needs of special areas of the City. This mix of land uses may occur on a single parcel or multiple parcels, either as a permitted single use, a vertical combination of different permitted uses, or a horizontal mix of different permitted uses.

The intensity of development within the Mixed-Use land use category will vary based on location and surrounding uses. To support pedestrian-friendly mixed-use areas, transit-oriented design elements shall be incorporated to enhance walkability and connectivity.

The Land Development Code will establish zoning districts and/or zoning overlay areas with standards that define the appropriate location for various intensities/densities. The following maximum gross intensity/density standards shall not be exceeded. The maximum floor area ratio of 2.0 is permitted for non-residential development and a maximum density of 15 dwelling units unless approved through comprehensive land use change for the Kelly Park Interchange Form-Based Code.

Policy 1.3.1.r Rural Settlement (Tier Density Max. 1 du/ac)

This land use designation is intended to apply within that area defined as the "Northern Area" in the Joint Planning Area Agreement between the City of Apopka and Orange County adopted on October 26, 2004 (or subsequent amendments), and other areas of the Wekiva Study Area as may be appropriate.

The district is designed to facilitate development of single-family dwelling units and associated infrastructure which maximize the preservation of open space and promote the clustering of developments to both preserve and enhance the natural environment.

This land use designation shall also include an agricultural component. Intensity of development within this land use category will vary depending upon the following framework:

a. Agricultural, not to exceed one residential unit per five acres (1 du/5 ac).
b. One residential unit per five acres (1 du/5 ac) with clustering required, with a minimum open space requirement of 25%.
c. Densities greater than one residential unit per five acres (1 du/5 ac) and less than one residential unit per one acre (1 du/1 ac) with clustering encouraged but not required, with a minimum open space requirement of 35%.
d. One residential unit per one acre (1 du/1 ac) in a development with an overall size of less than 25 acres, with clustering encouraged but not required, with a minimum open space requirement of 35%.
e. One residential unit per one acre (1 du/1 ac) in a development with an overall size of between 25 acres and 100 acres, provided the development is Planned Development (PD), with clustering required and a minimum open space requirement of 45%.
f. One residential unit per one acre (1 du/1 ac) in a development greater than 100 acres provided the development is greater than 100 acres and is a Planned Development (PD) with clustering required, with a minimum open space requirement of 50%.

Policy 1.3.1.s Agricultural Homestead

This land use category is intended to accommodate any agricultural or agricultural support use, particularly, farming operations, horticultural nurseries, greenhouses, agribusinesses, and residential dwelling units not to exceed one unit per ten acres (1 du/10 acres).

Policy 1.3.1.t Planned Development

A Planned Development (PD) is not a category of Future Land Use, but rather a type of zoning district that can be applied to any Future Land Use category.

Policy 1.3.2

Development and redevelopment shall be integrated with the adjacent land uses through:
(1) the creation of like uses; or
(2) the creation of complementary uses; and
(3) mitigation of adverse impacts including noise, visual, odor, and vibration.

Policy 1.3.3

Established neighborhoods and emerging neighborhood units shall be protected by ensuring adequate public notice prior to land use designation and rezoning approvals of adjacent properties.

Policy 1.3.4

Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) will be restricted to no more than two dwelling units per acre, unless otherwise authorized through the adopted Kelly Park Interchange Form-Based Code.

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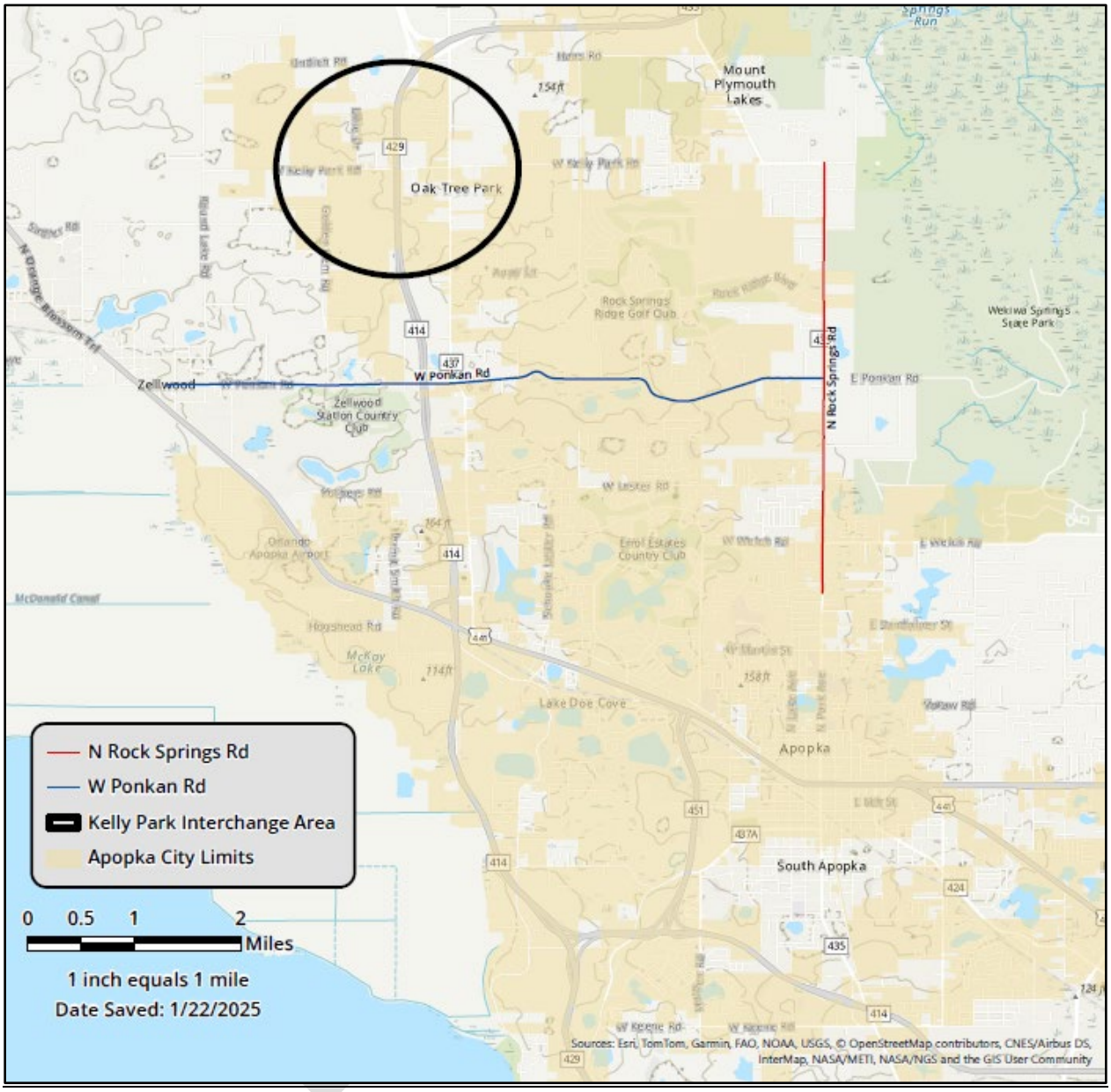
Map 1.3.4: Density Restricted Area (2 DU/A)
- North of Ponkan Rd & West of Rock Springs Rd (Park Avenue) –



Policy 1.3.5

Upon annexation, properties north of Sebastian Springs Lane and east of Rock Springs Road shall be designated agricultural or rural settlement with a minimum of one dwelling unit per acre or the same density as indicated by Orange County's Future Land Use Element.

Policy 1.3.6

The City shall consider the following when evaluating land use amendments, especially changes from very low-density categories to higher density categories and voluntary annexation requests:

- whether the amendment demonstrates a functional relationship of the proposed amendment to other more densely or intensely designated or development lands;
- the availability of public facilities and water supplies to service a more dense or intense land use;
- multi-modal transportation linkages between proposed residential use and neighborhood; and
- compatibility with surrounding land uses.

OBJECTIVE 1.4

The City shall protect and expand vegetative resources, including native and Florida-Friendly Landscaping™, preserve heritage trees, implement tree mitigation, and enhance urban forestry to combat the urban heat island effect, support local species, and improve stormwater management.

Policy 1.4.1

The City shall provide for the protection of native trees as detailed in the tree canopy retention standards of the Land Development Code.

Policy 1.4.2

The City shall protect surface water quality through implementation of its Land Development Code.

Policy 1.4.3

The City shall protect the habitats of endangered, threatened, or species of special concern~~,~~ in the City through preservation, mitigation, or relocation through enforcement of the Land Development Code.

Policy 1.4.4

The City shall require in its Land Development Code that stormwater treatment facilities be designed so that the quality of the stormwater runoff will not degrade the receiving water quality below the minimum conditions necessary to assure the suitability of the water body for the designated use, in accordance with the classifications established by local, state, and/or federal regulations.

Policy 1.4.5

The City shall seek opportunities to protect open space and natural resources through parks, stormwater management systems, and preservation of natural habitats.

Policy 1.4.6
The Land Development Code shall address and limit activities which have the potential to contaminate air, water, or soil.

OBJECTIVE 1.5
The City recognizes its historic character and cultural resources and shall protect these for future generations.

Policy 1.5.1
The City shall utilize the Apopka Historical Society and the Museum of the Apopkans as a resource for protecting and preserving historic and cultural resources.

Policy 1.5.2
The study of land uses appropriate to the historic nature of the Mixed-Use Downtown District and the Community Redevelopment Area shall include recommendations based on incentives to reuse existing historic buildings where feasible.

Policy 1.5.3
The City shall continue to promote preservation of historical sites throughout Apopka by use of the Apopka Historical Properties Survey, the National Register of Historic Places (HRHP), and the Florida Master Site File.

OBJECTIVE 1.6
The City shall provide the most efficient use of public facilities and services by eliminating enclaves and providing consistent land uses for a cohesive community.

Policy 1.6.1
The City will continue to work towards eliminating enclaves.

Policy 1.6.2
The City shall work with Orange County to create an Interlocal Service Boundary Agreement (ISBA) to provide guidance for annexations and elimination of enclaves.

OBJECTIVE 1.7
The City shall ensure the availability of suitable land for utility and public facility use necessary to support proposed development through acquisition or dedication during the development process.

Policy 1.7.1
The provision and programming of needed public facilities shall consider the needs of the existing and developing urban and suburban areas.

OBJECTIVE 1.8

Planned Developments (PDs) shall be used to provide for innovative land development as set forth in the criteria and guidelines in the Land Development Code.

Policy 1.8.1

Planned Developments (PDs) shall provide effective integration methods to maximize mixed uses such as multimodal transportation corridors, open space areas, consistent architectural guidelines and/or materials, and consistent landscape guidelines.

Policy 1.8.2

Development proposals shall include effective multi-modal transportation systems which may include provisions for carpooling, van pooling, mass transit, bicycling, and walking.

OBJECTIVE 1.9

The City shall protect the State-established Wekiva River Protection Area in conformance with Florida Statutes.

Policy 1.9.1

Setbacks within the Wekiva River Protection Area shall be protected in accordance with Florida Statutes.

Policy 1.9.2

The highest density/intensity of any development on property adjacent to the waterways or wetlands of the Wekiva River System shall be located farthest from those waterways, wetlands, or public land.

OBJECTIVE 1.10

The City shall coordinate with the Orange County School Board on school site selection.

Policy 1.10.1

The City shall collaborate with the Orange County School District and encourage siting provisions within the Land Development Code which encourage the siting and co-location of public schools and other public facilities such as parks, libraries and community centers compatible with surrounding development.

Policy 1.10.2

The City shall seek to co-locate public facilities, such as parks and recreation, community centers, and Orange County branch libraries, with schools to the greatest extent possible. In collocating facilities, the City shall use the following guidelines:

- Elementary Schools. Playgrounds may be co-located with elementary schools. In

areas with densities high enough to support them, a neighborhood park with facilities for the elderly, a neighborhood recreation center, and a library sub-branch may be included.

- Middle Schools. Community parks and athletic fields are appropriate to be co-located with middle schools. A community center and a library sub-branch or branch may be included depending on the school's location and the population served.
- High School. Community parks with a community center and athletic fields may be co-located with high schools. A main branch library is also appropriate. If justified by the population to be served, a district park could be co-located with the school.
- School site combinations. Combinations of adjacent elementary, middle school, and high school sites may co-locate playgrounds, community parks, athletic fields, community centers and a library sub-branch if justified by the location and the population to be served. Appropriate land uses should be considered to each combination.

OBJECTIVE 1.11

To ensure the protection of sensitive environmental resources, the City shall manage development in the Wekiva Study Area by utilizing the best available data and Best Management Practices from the St. Johns River Water Management District, the Florida Fish and Wildlife Conservation Commission, the Department of Environmental Protection and other agencies to review and amend land uses and design standards.

Policy 1.11.1

The City shall review all Future Land Use Map amendments which propose to increase densities/intensities in the Wekiva Study Area shall: optimize open space, and promote a pattern of development that adequately protects the natural resources, most effective recharge areas, karst features, and sensitive natural habitats of the area.

Policy 1.11.2

The City shall review all plans for development which have identified sensitive resources to ensure it will be protected through approaches which may include coordinated greenway plans, dedication of conservation easements, acquisition of property, clustering of residential development, density credits (as in Policy 1.3.1.r - Rural Settlement), and densities of two or fewer dwelling units per acre (2 du/ac).

Policy 1.11.3

Stormwater facilities may be counted toward meeting the required open space standards as defined in the Land Development Code.

Policy 1.11.4
All development of 10 acres or more shall abide by Article 6 - Environmental Standards in the Land Development Code.

Policy 1.11.5
Open space is defined as the land area that remains undeveloped or minimally developed, such as trails and boardwalks, as part of a natural resource preserve or passive recreation area and shall include land preserved for conservation purposes. Open space excludes water bodies, street rights-of-ways, parking lots, and impervious surfaces. Open space areas may include stormwater management areas in accordance with the Land Development Code.

Policy 1.11.6
Priority for preservation and dedication of open space shall be given to the following resources: most effective recharge areas, wetlands, springs, spring runs, sinkholes, surface and subsurface caves, karst features, karst features with a direct connection to the aquifer and sensitive natural habitats including Long Leaf Pine, Sand Hill, Xeric Oak Scrub and Sand Pine scrub vegetative communities.

Policy 1.11.7
The following maps are included in the Appendix and are hereby incorporated into the Future Land Use Map series as overlays: the Wekiva Study Area Boundary Map, the Recharge Range Map, the Karst Topography Features Map, and the Xeric Oak Scrub, Sand Pine Scrub, and Sandhill (Longleaf Pine Habitat) Map. These overlay maps also serve to delineate the most effective recharge areas, karst features, and sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub. The overlay map series are based on the best available data and analysis.

OBJECTIVE 1.12
Site plans, subdivisions or their functional equivalent, such as Planned Developments, within the Wekiva Study Area shall meet the design standards as set forth in the following policies.

Policy 1.12.1
Conservation subdivisions or their functional equivalent, such as Planned Developments, shall include:

1) Clustering of units on small lots;
2) Establishment of open space, which shall be connected whenever possible, in recordable easements, plat or other recordable instrument. Open spaces percentages shall be as provided for in Policy 1.3.1.r - Rural Settlement;
3) Central water and sewer treatment facilities connected to the regional system; and
4) Minimal site disturbance.

Policy 1.12.2

Development shall be buffered from springs, spring runs, sinkholes, caves and other karst features as shown below. The minimum buffer area shall consist of a setback that retains all-natural vegetation within the buffer area.

Minimum Buffer From Springs, Sinkholes, Caves, and Karst Features	
Feature	**Minimum Buffer**
Springs	300 feet
Spring runs	150 feet
Sinkholes, with a direct connection to the aquifer	200 feet, measured from the drainage divide
Other sinkholes	100 feet, measured from the drainage divide
Caves	One-half mile, measured on the surface from the centerline of the cave system
Other karst features with a direct connection to the aquifer (swallet or stream to sink)	200 feet, measured from the drainage divide

Policy 1.12.3

Where a lot of record is too small to accommodate development in compliance with the buffers set forth in Policy 1.12.2, an allowable use may be established provided that the building and associated paved areas are located the maximum distance possible from the karst features, and further provided that a swale and berm are located between the development and the karst feature. The swale and berm shall be designed to direct drainage away from the karst feature.

Policy 1.12.4

Development shall use joint or shared access to the maximum extent feasible in order to minimize impervious surfaces and minimize roadway access points.

Policy 1.12.5

The City shall promote Low Impact Design (LID) parking lot design to mitigate stormwater, improve surface and ground water quality, and reduce heat island effect.

Policy 1.12.6

Design of the built environment and other impervious surfaces shall minimize connections between impervious surfaces through Green Infrastructure (GI) and LID techniques shown on a site plan such as:

- Directing flows from roof drains to vegetated areas and downspout planters or to rain barrels or cisterns for reuse of the water;
- Directing flows from impervious surfaces so that they drain to vegetated buffers

such as rain gardens, bioswales, natural areas, and open space; and
- Breaking up flow directions from large paved surfaces.

Policy 1.12.7
Permeable pavement materials, pervious concrete, and pervious asphalt shall be used to minimize the amount of impervious surface with new development and redevelopment.

Policy 1.12.8
Commercial and industrial development shall be designed to minimize site disturbance by limiting clearing to the minimum area necessary to accomplish development, as follows:
- Avoid or minimize the removal of existing trees and vegetation;
- Minimize soil compaction by delineating the smallest disturbance area feasible; and
- Maximize disconnection of impervious surfaces to reduce water runoff flows and increase opportunities for infiltration.

Policy 1.12.9
Proposed amendments to the Future Land Use Map within the Wekiva Study Area shall demonstrate that the proposed land use category is the least intensive category that will meet a demonstrated need of the use; and All proposed land use amendments for properties over 10 acres in size will include an analysis to determine appropriate specific onsite Best Management Practices and compensatory treatment for nitrate/nitrogen reduction, both on-site and off-site, including, if necessary, through connection to central sanitary sewer. The analysis must demonstrate, when all factors are taken into account, that there is no increase in nitrate/nitrogen loading to groundwater and surface water.

OBJECTIVE 1.13
New development and redevelopment in the City shall incorporate walkable, mixed-use projects to create housing and transportation choices that lower household costs, reduce vehicle miles travelled, minimize emission of greenhouse gases, and discourage urban sprawl.

Policy 1.13.1
Development in the mixed-use categories, and where appropriate in other land use categories, shall provide pedestrian-friendly and complete street design to help facilitate walkability.

Policy 1.13.2
New development, as well as infill development where feasible, shall limit block sizes and provide interconnected street grid networks to disperse traffic and promote walkability.

Developments may include a hierarchy of narrow streets, boulevards, and alleys; high-quality pedestrian networks; designs that encourage greater use of bicycles and walking as daily transportation; and a land use mix that reduces external trips by encouraging internal trips.

High-speed and high-volume traffic shall be discouraged to prioritize safer, more sustainable mobility.

Policy 1.13.3

The City shall promote new infill development that includes both horizontal and vertical mixed-uses.

OBJECTIVE 1.14

Ensure development within the City of Apopka surrounding the SR 429/Kelly Park Road Interchange will occur in a predictable, yet flexible manner consistent with the intent of the Wekiva Parkway and Protection Act, the community vision, and the City's economic development goals, and which will provide balanced land use that can accommodate economic and residential growth in the context of the environmental concerns identified within the Wekiva Parkway and Protection Act, and that can serve as the primary targeted area for greenfield development within the Wekiva Study Area.

Policy 1.14.1

The Kelly Park Interchange (KPI) Form-Based Code Area is generally comprised of a one-mile radius emanating from the interchange of SR 429 and Kelly Park Road. The exact configuration is based upon a logical, parcel-specific boundary consistent with the intent of capturing a one-mile radius as shown in *Map FLUE – Kelly Park Interchange.*

Policy 1.14.2

Properties outside the KPI shall not be included in the KPI original site unless they were consolidated or combined with the internal KPI site prior to March 2019.

Furthermore, additions to an existing development within the KPI that lay outside the KPI development shall not exceed two dwelling units per acre (2 du/ac) in compliance with the Wekiva River Protection Area.

Policy 1.14.3

The Kelly Park Form-Based Code identifies the approximate location of the character districts necessary to support the anticipated development program within the Form-Based Code Area. The location and/or boundaries of the character district are illustrative only, and it is the intent of the City that locations and boundaries can be refined through an administrative review, except where other review and approval procedures are

specified, in either the Comprehensive Plan or the Kelly Park Interchange Form-Based Code. The specific boundaries and locations of character districts and overlay districts will be established through the approval of development plans, as established through the Kelly Park Interchange Form-Based Code procedures.

Policy 1.14.4

The Kelly Park Interchange Form-Based Code shall include the following community design elements:

- An interconnected network of streets and paths designed to encourage pedestrian and bicycle travel, with traffic calming where appropriate;
- A complementary mix of land uses, including residential, employment, educational, governmental and medical facilities, recreational, and civic/public;
- Appropriate densities and intensities of land uses within walking distance of transit stops; and
- Daily activities within walking distance of residences, public uses, streets and open spaces that are safe, comfortable and attractive for the pedestrian, with adjoining buildings open to the street and parking designed so as not to interfere with pedestrian and bicycle travel.

Policy 1.14.5

Within the Kelly Park Interchange Form-Based Code Area, land uses shall be physically and functionally integrated, including a connected and continuous system of pedestrian facilities.

Policy 1.14.6

Development within the Kelly Park Interchange Form-Based Code Area shall be assigned a Mixed-Use Interchange future land use designation.

Policy 1.14.7

The City shall ensure that areas of greatest density and intensity within the Kelly Park Interchange Form-Based Code Area are located at and between the two major intersection nodes at Kelly Park Road/Golden Gem Road and Kelly Park Road/Plymouth-Sorrento Road, but not upon areas of Karst formations. Development at the outer edges of the mixed-use area shall maintain compatibility with the lands adjacent to the Wekiva Interchange Plan Area by reducing density and intensity or by providing substantial buffers, landscaping, height, and lighting controls.

The City shall consider the transfer of development rights as a potential mechanism to maintain 20 percent open space within the overall Study Area. This would be subject to the preservation of conservation lands on a case-by-case basis and contingent upon City Council approval and the applicant providing an appropriate tracking mechanism for the City.

Densities and intensities allowed within the Kelly Park Interchange Form-Based Code Area character districts shall be as shown in the table below.

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Table FLUE - 1 Kelly Park Interchange Form-Based Code Character District Standards

Kelly Park Interchange Form-Based Code Character District Standards				
Character District/ Purpose	**Uses**	**Minimum/ Maximum Acreage***	**Density (Units per Acre)**	**Open Space (min.)**
Village Center (VC) Safe, vibrant and pedestrian oriented village center that can support a variety of residential, retail, commercial, office and entertainment uses.	Residential, retail, commercial, office and entertainment uses. Horizontal mixed- uses shall be allowed, but vertically mixed-uses are preferred	**Min:** 200 **Max**: 380 (40 acres max. of VC Core in each village)	**Min:** 7.5 **Max:** 20 (25 with bonus*) **Zone Average:** 12	10% minimum in the form of public plazas and small park spaces that are urban in character
Neighborhood Provide a transition between medium density residential in the Transition zone and adjoining lower density neighborhoods outside the study area.	Single-family homes, small-scale residential support uses (schools, day care facilities, churches), no more than twenty percent (20%) may be occupied by age-restricted communities.	**Min:** 2,360 **Max:** 3,060	**Min:** 1 **Max:** 5	20% minimum in the form of neighborhood parks, playgrounds, green space, and public squares
Interchange Promote economic development while providing a transition between the pedestrian- oriented Village Center and the fast-moving traffic on the highway.	Highway-oriented uses, such as gas stations and drive-through facilities	**Min:** 175 **Max:** 380	**Min:** 0 **Max:** 10 (15 with bonus*)	15% minimum in the form of green space

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Kelly Park Interchange Form-Based Code Character District Standards				
Character District/ Purpose	**Uses**	**Minimum/ Maximum Acreage***	**Density (Units per Acre)**	**Open Space (min.)**
Employment The primary intent of this zone is to promote economic development and diversification while ensuring the protection of Karst geologic features. The character zone allows development in a campus- like environment for a variety of office, industrial (clean industry), and large institutional uses (hospitals, educational facilities), which would provide much needed jobs in the area. Limited residential uses are also allowed in this zone.	Office, hospitality, clean industry, large institutional uses (hospitals, educational facilities), and large scale residential	**Min:** 190 **Max:** 380	**Min:** 0 **Max:** 5 (7.5 with bonus*)	20% minimum in the form of large parks, squares, plazas, and green space
MEdTech Campus Overlay The primary intent of the MEdTech – Medical, Education & Technology Campus Overlay District is for the development of major educational, governmental and medical facilities and other complementary and supporting uses such as office developments.	Educational, governmental and medical facilities and other complementary and supporting uses such as office developments.	**Min:** 40 **Max:** 100	**Min:** 0 **Max:** 10	20% minimum in the form of large parks, squares, plazas, and green space

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Kelly Park Interchange Form-Based Code Character District Standards				
Character District/ Purpose	**Uses**	**Minimum/ Maximum Acreage***	**Density (Units per Acre)**	**Open Space (min.)**
Transition	-	**Min:** 380 **Max:** 770	**Min:** 5 **Max:** 10 (15 with bonus*)	15% minimum in the form of green space, squares, plazas, and playgrounds
Town Center Overlay District Promote a wider range and mix of uses with intensity, density, placemaking, and a greater amount of open space for large sites in the City's primary target locations for mixed-use.	Residential, retail, commercial, office, entertainment, hospitality, institutional, educational, governmental, medical, and highway-oriented uses.	**Min:** 170 **Max:** N/A	**Min:** N/A **Max:** 20 (25 with bonus)**	20% minimum in the form of plazas, parks, playgrounds, squares, green spaces, outdoor recreation facilities, pet recreation facilities, common open space, wetlands, woodlands, native plant conservation areas and preserves, landscaped areas, pedestrian and bicycle circulation, and stormwater facilities enhanced as visual amenities. 30% minimum allows open space bonus.

* The acreages listed represent all land (incorporated and unincorporated) bounded by Ondich/Haas, Foliage Way, Appy Lane, Round Lake (see Wekiva Parkway Interchange Vision Map), not just the 1-mile radius.

** Pursuant to the bonus program set forth by the agreed upon Developers Agreement for Wyld Oaks (f/k/a Kelly Park Crossings Property), which may be amended from time to time, the max density shall be 27.5 units per acre, with a bonus potential of up to 30 units per acre.

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Policy 1.14.8
The character district regulations included in the Form-Based Code shall ensure densities and intensities are allocated as noted in Table FLUE - *1* (see Policy 1.14.7). The transfer of development rights system will allow increased densities in the Core area (noted as bonus density on the table).

Policy 1.14.9
Development within the Kelly Park Interchange Form-Based Code Area shall be planned in a manner that maximizes internal circulation and does not cause the Florida Strategic Intermodal System (SIS) to exceed its adopted Level of Service Standard without appropriate mitigation.

Policy 1.14.10
The City shall incorporate transportation demand management strategies into the transportation planning process to alleviate congestion in the Kelly Park Interchange Form Based Code Area. A range of techniques will be considered, such as vanpool/ridesharing programs, parking management and pricing, transit vouchers, telecommuting, flextime, and/or other appropriate trip reduction strategies.

Policy 1.14.11
Proposed development within the Kelly Park Interchange Form-Based Code Area shall contribute to providing a safe, convenient, comfortable, and aesthetically pleasing transportation environment that promotes walking, cycling, and transit use.

Policy 1.14.12
Developments within the Kelly Park Interchange Form-Based Code Area shall provide direct bicycle and pedestrian connections within and between residential areas and supporting community facilities and services, such as shopping areas, employment centers, transit stops, neighborhood parks, and schools.

Policy 1.14.13
Streets located within the Kelly Park Form Based-Code Area shall equitably serve the needs of the pedestrian, the bicycle, public transit, and the automobile based on a grid network system of roadways as described in the Mixed-Use Kelly Park Interchange (MU-KPI) Form-Based Code. The City shall support a multi-modal transportation environment that allows for various transit options.

Policy 1.14.14
Properties assigned the Mixed-Use Interchange future land use designation shall be rezoned to the Kelly Park Interchange Mixed-Use Zoning District.

Policy 1.14.15

Large developments with 50,000 gross square feet or more and are adjacent to a major street, which is or may be used as a transit route, shall provide access for on-site public transit. The public transit stop shall include a bus pullout and shelter or alternate design as approved by the Development Review Committee.

Policy 1.14.16

Sites within the Kelly Park Interchange Form-Based Code Area, as well as right-of-way areas, shall be subject to the vegetation protection and water conservation landscaping policies contained in the City Comprehensive Plan.

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FUTURE LAND USE ELEMENT



INTRODUCTION

The Future Land Use Element (FLUE) provides guidance on how and where to develop, redevelop, and preserve. Focus is on sustainable and resilient growth management, addressing adequacy of land uses in relation to current and future population demands. Additionally, attention is given to providing equal access to safe, dynamic, equitable, convenient, attractive, and healthy environments in which residents of all generations can live, work, shop, learn, worship, socialize, and recreate.

The FLUE unifies the goals of the other Comprehensive Plan elements as applied to the land through its Goals, Objectives, and Policies (GOPs) and Future Land Use Map (FLUM). The FLUM depicts the desired pattern of land uses. The FLUE also provides the means for ensuring Comprehensive Plan consistency through implementation of the Land Development Code tied to its policies.

The FLUE, in conjunction with the City'sLand Development Code and other implementing mechanisms, is designed to guide the distribution of growth in Apopka to ensure that future patterns of land use are tailored to:

- Meet the statutory requirements of Chapter 163, Florida Statutes (F.S.), the Florida Comprehensive Plan, Chapter 179, (F.S.), and the East Central Florida Regional Planning Council (ECFRPC) Strategic Regional Policy Plan (SRPP);
- Discourage urban sprawl;
- Encourage infill development and redevelopment;
- Guide development and redevelopment to locations where essential public services are in place and where unit costs for public services and facilities are most affordable;
- Protect natural resources by guiding development away from wetlands and other natural resources;
- Ensure public safety;
- Promote public gathering spaces such as parks, squares, streets (as places), landmarks, markets, and multi-use destinations;
- Promote public health;
- Encourage job creation, capital investment, and economic development that will

strengthen and diversify the community's economy;
- Provide equitable access to opportunity for all;
- Strengthen community resilience and sustainability; and
- Enhance community character by protecting cultural resources and addressing compatibility issues.

RELATION TO OTHER ELEMENTS

Although the FLUE delineates the types and magnitude of development which the City foresees as its future, this element should not be viewed in isolation. The natural constraints to the land, the services needed to develop the land, the complete documentation of housing needs in the City, and the regional and state agencies which regulate the development and use of the land within Apopka are only briefly summarized in this element. More specific information is detailed in the following accompanying comprehensive plan elements:

Housing Element (HE) Housing quality, cost, tenure, as well as changes in housing characteristics are addressed in this element. An assessment of projected population growth and housing demand is included as well as an outline for providing for future needs in a timely and equitable manner. The FLUE provides support by summarizing the amount of land necessary for single family and multifamily development.

Infrastructure Element (IE) The amount and availability of infrastructure needed for proposed development, including potable water, aquifer recharge, sanitary sewer, stormwater management, and solid waste are identified.

Mobility Element (ME) The analysis of transportation and mobility concerns and opportunities are detailed, including the importance of land use patterns for mobility.

Conservation Element (CE) Natural resources are identified and mechanisms to conserve and protect these valuable natural resources, ensure water quality, and minimize threat to wetlands are detailed.

Recreation and Open Space Element (ROSE) The quality of parks and recreational opportunities available to Apopka residents are listed along with a discussion of policies and strategies to enhance existing recreational and open space amenities, improve access to parks, maximize the value added from community parks and open space, and strive to conserve future parkland and open space.

Capital Improvements Element (CIE) Mechanisms to finance the necessary transportation, infrastructure, and recreation to maintain level of service for the Community and future growth as envisioned in the FLUE are identified.

Intergovernmental Coordination Element (ICE) The processes by which other government agencies impact development decisions within the City and the methods

through which the City can improve the relationships with these agencies are assessed. The element uses this assessment to identify the best strategies for adhering to regional and state policies as well as enhancing land use compatibility and collaboration with local governments and agency partners in the region.

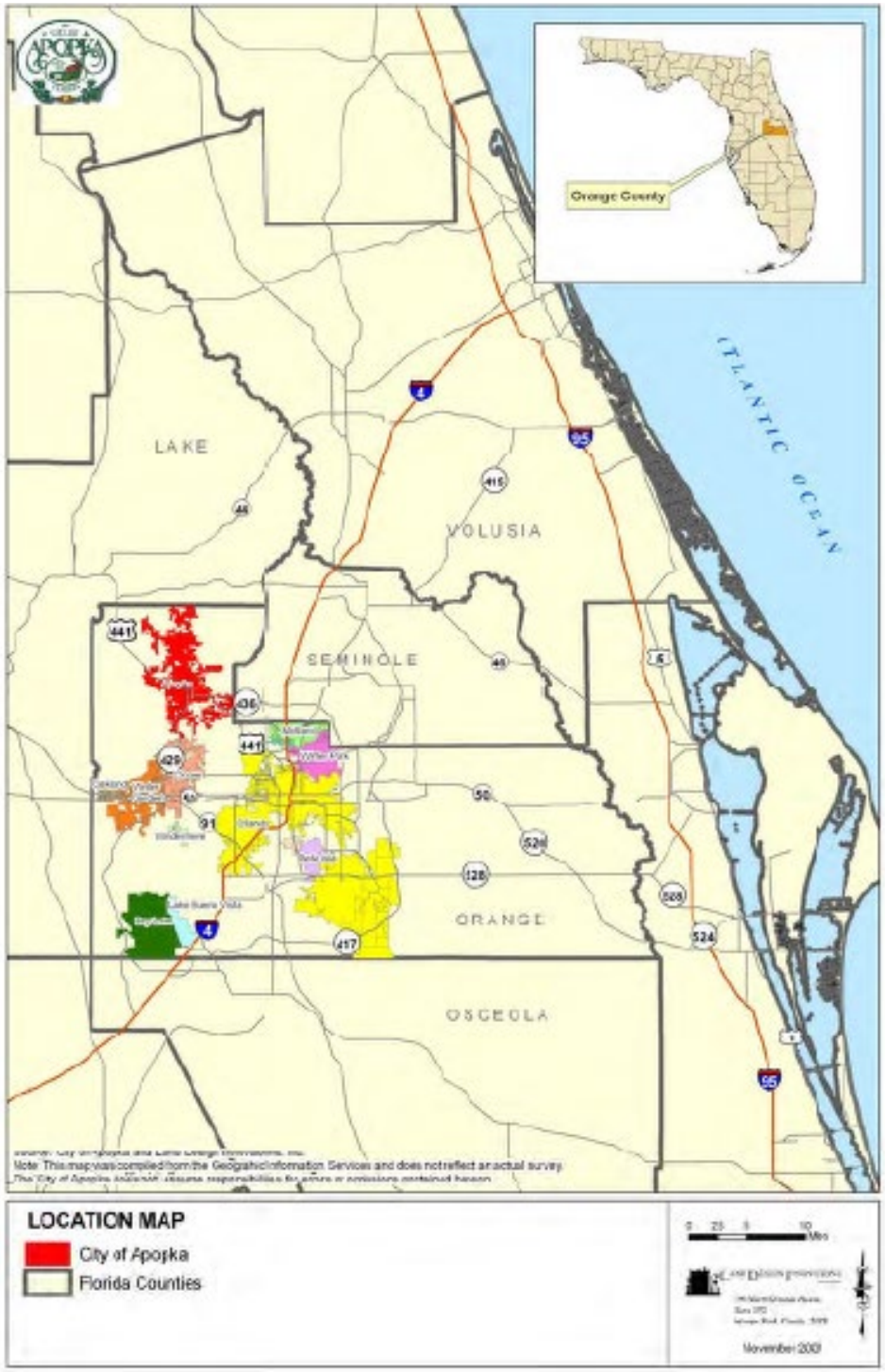
Property Rights Element (PRE) Requirement for the inclusion and adoption of a PRE became effective July 1, 2021 per Section 163.3177(6)(i), Florida Statutes. Private property rights are protected and considered in local decision-making.*Resilience and Sustainability Element (RSE)* This optional element addresses community resilience through the identification and mitigation of potential short-term shocks and long-term stressors to the City's environment (built and natural infrastructure), residents, and economy.

INVENTORY

GENERAL SETTING AND HISTORY OF APOPKA

The City of Apopka is located in northwest Orange County near the geographical center of the State of Florida. Lake County abuts the City limits to the north. The City borders Seminole County to the east and has incorporated portions of the Wekiva Springs State Park. U.S. Highway 441 (US 441) and State Road (SR) 436 intersect within the City and provide access to the Orlando metropolitan area. US 441 is also designated as both Main Street and SR 500. The multiple functions of this road are discussed in detail in the Mobility Element. SR 429, also known as the Daniel Webster Western Beltway, provides access to the Florida Turnpike, to the south. To the north, SR 429 becomes the Wekiva Parkway when it crosses US 441 in Apopka and is the final link in the Central Florida Beltway. The City's location in the State is shown in the figure below.

Figure FLUE - 1 Apopka Location Map



The history and prehistory of the Apopka area were documented by Jerrell H. Shofner in The History of Apopka and Northwest Orange County, (Tallahassee: Rose Printing Company, 1982). The following summary is an excerpted from Shofner's book:

> Chartered as the Town of Apopka in 1882, Apopka was already the trading center of the area which today comprises Northwest Orange County. It had evolved into a town because early settlers had been attending lodge meetings at Orange Lodge No. 36, F & AM, since the early 1850s. The City's location between the Wekiva River and Lake Apopka made it the logical town site for those interested in citrus culture, an amenable climate, and winter homes. Early agriculture consisted of citrus orchards which utilized the Wekiva River to transport produce to market. Many of the citrus growers had nurseries to supply their own seedlings, but commercial nurseries cropped up in the early 1880s. By the end of that decade several thriving nurseries were operating in the Northwest Orange County area.
>
> The first ornamental horticultural nursery was introduced in the area in 1913. The business grew only Boston ferns and by the 1920s had attracted enough area competition to convince City fathers to adopt the title "Fern Capital of the World". By the 1950s this title was transformed into the "Foliage Capital of the World" as more and more forms of ornamental plant materials were produced and sold from the Apopka area.
>
> As railroads gave way to automobile transportation in the early 20th century, Apopka's role as northwest Orange County's trading and cultural center was enhanced.

Though Apopka's history was based in agriculture, the City has evolved into Orange County's second-most populous jurisdiction, following Orlando, and has become a burgeoning regional logistics center. The Economic Element provides details on current trends.

EXISTING LAND USES

The pattern and mix of existing land uses is indicative of the market forces and natural resource constraints which have shaped existing development and are likely to influence future growth. The City's current distribution of existing land uses is summarized in Table FLUE - *1*. Table values were derived from the Orange County Property Appraiser's (OCPA) Geographic Information System (GIS) database identifying existing land use for each parcel based on Department of Revenue (DOR) codes. The City's existing land uses are shown on *Map FLUE - 1*.

The existing land use analysis serves as the basic framework for the future land use designations. Acreage tabulations were calculated utilizing GIS software with a total of 22,586 acres. The current land use breakdown in the City is approximately 35% residential, 18% agricultural, 15% institutional/public, 4% industrial, 3%

office/commercial, and 15% vacant. Undevelopable land consists of parks and recreation, conservation, water bodies, and right-of-way totals approximately 8% of City acreage.

Table FLUE - 1 Existing Land Use Acreage

Existing Land Use		
Existing Land Use	**2021**	
	Acres	**% of Acres**
Agriculture	4,126	18.3%
Residential	7,993	35.4%
Commercial	627	2.8%
Office	151	0.7%
Industrial	859	3.8%
Institutional/Public Use**	3,496	15.5%
Vacant	3,451	15.3%
Subtotal	**20,703**	**91.7%**
Conservation	373	1.7%
Park & Recreation*	1,383	6.1%
Water, R-O-W, Unclassified	127	0.6%
Subtotal Undevelopable	**1,883**	**8.3%**
Total	**22,586**	**100.0%**

Sources: OCPA, ECFRPC

Date Retrieved: December 2021

* Includes private parks and recreation facilities

** Includes some parks and recreation facilities

HISTORIC RESOURCES

The City of Apopka has a significant recorded history. There are also documented prehistoric sites in the surrounding unincorporated areas. The National Register of Historic Places (NRHP) recognizes five locations within Apopka. A National Registry listing does not provide any protection to a house or site other than economic incentives to maintain the historic character. Economic incentives may include tax deductions for restoration and/or increased property value.

Within the City of Apopka, there is single historic district area listed on the NRHP surrounding the Ryan & Company Lumber Yard (1924) located at 215 East Fifth Street. Four individual buildings are also on the NRHP:

- Carroll Building (1932), 407-409 South Park Avenue;

- Seaboard Airline Railway Depot (1918), 36 East Station Street;
- Mitchell-Tibbetts House (1887), 21 East Orange Street; and
- Waite-Davis house (1886), 5 Central Avenue.



Apopka National Register of Historic Places
Ryan & Company Lumber Yard (1924) and Mitchell-Tibbetts House (1887) Source: NHRP

The identified historical and cultural resources are shown on *Map FLUE - 1*. In addition, the City completed a Historic Properties Survey in 1992 which contains recommendations for historic preservation and potential National Register nominations. The study was completed to identify the City's significant historical resources and strategies to protect and enhance them. Over 190 sites were listed on the Florida Master Site File from the study which is on file at the City of Apopka Community Development Department.

NATURAL RESOURCES

This section briefly discusses the natural resources within the City of Apopka. The Conservation Element provides greater detail on the resources.

Groundwater Aquifer Recharge

Prime aquifer recharge areas are located within the Apopka City limits and utility service area. Groundwater recharge occurs as rain percolates into the ground and through the semi-permeable limestone confining beds. Soils, slope, and land use all affect the degree of aquifer recharge. The soils in the Apopka area are primarily sandy and well-drained. Land uses that allow for large amounts of impervious surfaces impede the percolation of water to the aquifer.

Soils and Topography

Soil conditions refer to those characteristics of the land having special relevance and importance to urban development. Soils in the City of Apopka and surrounding planning

area are generally of the Lakeland-Blanton association characterized by nearly level to strongly sloping, well drained to somewhat excessively drained sandy soils interspersed with many lakes and ponds. Small areas of more poorly drained soils, or hydric soils, are found in the flatwooded and wet grassy flat areas scattered throughout the Apopka area, particularly bordering the lakes and ponds. There is little surface drainage pattern in the Lakeland-Blanton Association since most drainage is through the porous soil.

Floodplains

Floodplains are identified in conjunction with the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRMs). The National Flood Insurance Program (NFIP) is legislation that provides for the identification of flood hazard areas up to 100-year storm level and makes available federally subsidized insurance to property owners in such areas provided these communities have become participants and agreed to adopt and enforce minimum land use controls adequate to meet Federal Insurance Administration standards for future flood plain management. The City's programs that address stormwater management and drainage basins are detailed in the Infrastructure Element.

Wetlands

The City of Apopka contains a variety of wetland types. The largest concentration of wetlands is located in southwest Apopka.These wetlands are associated with Marshall Lake, Upper and Lower Lake Doe, and Lake Witherington. These wetlands are mostly freshwater swamp with areas of mixed wetland forest. Another area of wetlands, located only partially in the City, is located in the northeast area and surrounds Lake McCoy, with most of the wetlands outside the City limits. This area contains the largest variety of wetland types in the Apopka area. The third major area of wetlands is in northwest Apopka. Recognizing that all wetlands are environmentally sensitive areas, the City has assigned a conservation land use designation to all existing wetlands within the City limits.The City's wetlands protection programs and a wetlands location map are detailed in the Conservation Element.

Wekiva Study Area

The City is located within the Wekiva Study Area (WSA) designated by the state legislature in its Wekiva Parkway and Protection Act, Part III of Chapter 369, F.S. that was signed into law in 2004 and amended in 2005. The Wekiva Study Area and Wekiva Protection Area maps are located in the Conservation Element. Additionally, the Appendix includes a set of overlay maps adopted as part of the FLUM series and identify the natural resource features related to the WSA. The FLUM overlay maps include recharge areas, karst topography features (4,489.5 total acres), sensitive xeric oak scrub, sand pine scrub, and sandhill (longleaf pine) habitats, and Kelly Park Interchange.

The Comprehensive Plan safeguards the state-established WSA through land use strategies to optimize open space and promote a pattern of development on a jurisdiction-wide basis that protects the most effective recharge areas, karst features, and sensitive natural habitats. Additionally, the Comprehensive Plan ensures lands located within the Kelly Park Interchange Form-Based Code Area for Apopka and the Wekiva Interchange Land Use Plan Overlay for the County are consistent with the Wekiva Interchange Land Use Plan Overlay.

The LDC includes standards for establishing protective buffer zones, clustering of permitted development, prohibition of development which has potential to degrade groundwater quality, prohibition of septic tanks, minimization of native vegetation clearing for infrastructure, and native plant landscaping.

POPULATION PROJECTIONS

Projected population figures determine future facility needs and land requirements and must be taken into consideration in preparingthe FLUE "based on at least the minimum amount of land required to accommodate the medium projections." According to University of Florida's Bureau of Economic and Business Research (BEBR), the 2022 estimated population for Apopka is 57,930. Population projections were obtained from the University of Florida's Shimberg Center for Housing Studies and are shown in *Table FLUE - 2*. The forecasted population change over the twenty-year span shows a 51 percent increase with the rate of population growth predicted to slow through 2040. The City percentage of Orange County population is projected to increase by 0.6%.

Table FLUE - 2 Apopka and Orange County Population Estimate and Forecast

City and County Population Estimate and Forecast				
Year	City			County
	Total Population	Percent Change (5 year)	Percent County	Total Population
2020	54,873		3.8%	1,429,908
2025	63,296	15.3%	4.0%	1,577,698
2030	70,990	12.2%	4.2%	1,704,697
2035	77,380	9.0%	4.3%	1,806,996
2040	82,939	7.2%	4.4%	1,893,405

Sources: Shimberg, based on 2010 and 2020 U.S. Census data and population projections by BEBR

Date Retrieved: July 2023

LAND USE ANALYSIS

AVAILABILITY OF FACILITIES AND SERVICES

Before determining the appropriate amount of acreage to be assignedfor various land uses to accommodate future demand, it is important to evaluate infrastructure necessary to support the projected development. Infrastructure includes facilities for multi-modal transportation, sanitary sewer, reclaimed water, stormwater, aquifer recharge, potable water, and solid waste.

Mobility

Roads located in the City of Apopka include those under the responsibility of the Florida Department of Transportation (FDOT),Orange County and the City of Apopka. The major transportation routes serving Apopka are US 441 (SR 500), SR 436 (Semoran Boulevard) and SR 429 (Western Expressway). These roads are essential to regional mobility and a majority of the current congestion levels can be attributed to growth in the Lake/Orange/Seminole County area.

A portion of US 441 is listed as an FDOT Constrained Facility and aportion is listed as an FDOT Backlogged Facility. US 441 is one ofonly two roadways in the City that are currently operating at or below the adopted LOS standard. US 441, from Park Avenue to SR 436is operating at a LOS "F." The segment of Welch Road from Rock Springs Road to Thompson Road is operating at a LOS "E.". The Transportation Element analyzes the transportation system and proposes methods to address current and future roadway deficiencies.

With the 2009 passage of Senate Bill 360, Apopka has been designated a "Dense Urban Land Area" (DULA). This designation exempts the entire City from meeting State transportation concurrency requirements. This will allow the City to address deficiencies using a palette of comprehensive, multi-modal programsand facilities rather than focusing on individual roadway segmentsmeeting concurrency standards. The Transportation Element includespolicies related to the establishment of these programs.

The Apopka Orlando Airport, a general aviation field, is located within the City limits. Freight rail service is available, but nopassenger rail service is available at the present time. Transit service is provided by LYNX (Central Florida Regional Transportation Authority). Four routes presently service Apopka (Routes 17, 41, 44 and 405). These routes operate on approximatelyfifteen minute to one hour headways. Route 405 is a circulator connecting residential to shopping and businesses within the Apopka area. The routes have a central transfer stop (Apopka Superstop) at Central Avenue/7th Street. The passage of state legislation in December 2009 paves the way for development of the Central Florida Rail Corridor, which will provide high-speed rail service betweenTampa and Orlando within the planning timeframe.

The City does not provide a comprehensive system of bicycle facilities; however, a trailhead is located in downtown Apopka allowing access to the 22-mile West Orange Trail, a "rails-to- trails" multi-use path. The City has identified the need to develop a more comprehensive sidewalk/bicycle trail system for useof City residents as an alternative to vehicular use.

Sanitary Sewer and Reclaimed Water

The City of Apopka provides sanitary sewer services to the entire utility service area, including the municipal limits and parts of unincorporated Orange County. The system consists of collection systems and treatment facilities, with a current permitted capacity of 8.0 million gallons per day (mgd). The Water Reclamation Facility (WRF) underwent a full renovation, increasing capacity to meet projected needs through the 20-year planning timeframe. The reclaimed water system, known as Apopka Regional Reuse of Water (ARROW), supplied an average of 6.32 mgd of reclaimed wastewater to consumers in 2022. The city utilizes contractual agreements and shallow groundwater wells to augment reclaimed water services. Dual water distribution systems are being developed to beneficially use reclaimed water in residential areas, and future plant expansions will focus on producing reclaimed water suitable for reuse. The City is currently permitted by SJRWMD for a max average daily withdrawal of Floridan aquifer supplies of 16.0 mgd through 2031, this water will be used to satisfy the City's potable and reclaimed water system demands.

The City's master planned sanitary sewer facilities and treatment plant expansion are projected to accommodate anticipated new development, with additional capacity derived from beneficial reuse or storage in new reclaimed water facilities. Each new development is required to provide the infrastructure needed to support its respective development as well as add the development's proportional share of upgrades to the system as described in the City's Wastewater Master Plan. Based on population projections from the 2019 Wastewater System Utility Master Plan Update for the utility service area and utilizing the LOS standard of 100 gpcd, the City projects that the existing and planned sanitary sewer facilities will accommodate anticipated new development. It is expected that residences currently utilizing septic tanks will continue to use those facilities through 2040. Based on wastewater flow projections it appears that the City's most recent treatment plant expansion is adequate to cover the demands based on population growth. All future wastewater disposal capacity will be derived through beneficial reuse or storage at the newly constructed reclaimed water storage facilities when weather conditions do not permit irrigation. The scope and scheduling of plant improvements will be adjusted as necessary to stay current with the best available planning data. Details are provided in the Infrastructure Sanitary Sewer Sub-Element.

Stormwater

Stormwater management aims to control stormwater runoff quantity and quality, preserve surface water quality, and protect lives and property from flooding. The natural drainage system comprises landlocked basins, lakes, and depressions, with minimal inter-basin connections during normal rainfall events. New developments must comply with stormwater management regulations, ensuring the post-development peak rate of discharge does not exceed the pre-development rate. The City of Apopka's Land Development Code regulates the stormwater post-development peak rate of discharge must not exceed the pre-development peak rate of discharge for the 25-year, 24-hour storm (8.6 inches). The City's drainage master plan was updated in April 2019, focusing on regional stormwater management, and some completed improvements include the Railroad Drainage Basin and Lake Avenue Drainage Well projects. Further evaluation of the drainage system is provided in the Infrastructure Stormwater Management Sub-Element.

Aquifer Recharge

Urban development within critical aquifer recharge areas results in increased runoff to surface waters as opposed to percolation into the aquifer. Apopka is situated on porous sand hills where the most effective recharge areas are the ones also best suited for urban development. The City requires special performance criteria for development taking place in critical aquifer recharge areas.

Currently, the land use in the majority of Apopka's high recharge areas is low density residential, which limits impervious surfaces. Per SJRWMD recommendations, the City has instituted regulatory program enhancements and has included artificial recharge projects to further protect and augment our high recharge areas. The City has also adopted stormwater management and wellhead protection regulations that protect the aquifer from contamination. In addition to the wellhead protection regulation, the City adopted an additional ordinance that stipulates that all existing drain wells in the City be plugged and no new drain wells be constructed.

Potable Water

The City of Apopka provides all potable water within the utility service area through the use of the public water system comprised of three major components: 1) water production, 2) water treatment, and 3) water distribution. The system includes five water production and treatment plants, along with storage and distribution facilities, covering 368 miles of distribution lines to provide potable water for human consumption and firefighting purposes. The water system is managed under a Consumptive Use Permit (CUP) issued by the St. Johns River Water Management District allowing a maximum withdrawal of 5,840 million gallons per year, with an average of 16 million gallons per day (mgd), set to expire in 2031.

The capacity of the City's water treatment plants is based on an estimated well capacity of 24,900 gpm or 35.856 mgd. The maximum daily flow recorded in 2022 was 13.733 mgd. The City's maximum capacity of 35.856 mgd exceeds the 2035 projected total demand of 27 mgd. The projected level of service through 2035 presents a decreasing trend from 135 gpcd in 2020 to 121 gpcd in 2035. This trend in level of service is a direct effect of the estimated impact of the City's water conservation program and further extensions of the reclaimed water system throughout the service area. Replacement and maintenance considerations for equipment and structures at water treatment plants are also underway. The projected level of service will also be influenced by the amount of water consumption by new and existing commercial and industrial users and the amount of unaccounted for water loss in the system. The City will review and adjust these levels of service as necessary to stay current with the most recent planning data.

Solid Waste

Based on projections presented in the Solid Waste Sub-Element, Orange County currently has adequate landfill capacity to meet the City's solid waste disposal needs through the year 2040. Projections are based on the City continuing to use 3.2% of the County landfill. The City has increased residential recycling through its partnership with a national recycling program.

VACANT LAND SUITABILITY ANALYSIS

The ability of land to support development, also known as the carrying capacity, is a major determinant in land use patterns. Natural constraints to development include the presence of wetlands, 100-year floodplain areas, and critical environmental habitats. Man-made constraints to development include areas of historic or archaeological significance. Environmental permitting requirements restrict development in pristine natural areas and preserve wildlife habitats. The purpose of this section is to identify how much of the vacant land is constrained by natural and historical resources, and to determine the extent to which development can be directed away from these constraints.

Table FLUE - 3 shows the acreage of uncommitted vacant lands. This includes vacant subdivided lots, vacant land parcels, and vacant agricultural lands, which are cleared lands that have not been used for agricultural production in more than a year. *Map FLUE - 2* depicts vacant land with the assigned future land use classification and wetlands, sensitive land, overlay intended to show potential development constraints. Apopka has 2,333 acres (9.8%) of its future land use (excluding parks/recreation, conservation, and ROW) designated as vacant, with 2,195 acres (9.2%) developable. Less than one percent, 138 acres (0.6%), are designated as environmentally sensitive wetlands and are not available for development. The largest available developable lands occur in residential (36.4%), mixed-use (21.7%), and industrial (18.3%).

The greatest portion of existing land use (see Table FLUE - *1*) is residential (35.4%),

followed by agriculture (18.3%) and institutional (15.5%). Industrial, commercial, and office land uses account for just over seven percent of all land within Apopka. By comparison, nearly 34 percent of the land within the City is currently vacant (15.3%) or has agricultural uses (18.3%). Many of Apopka's newest residential corridors are within former agricultural areas, with few of these areas designated to meet the need for office space.

Table FLUE - *3* details the vacant and developable land within Apopka. Residential land uses top the list at 36.4 percent. This is followed by mixed-use (21.7%), industrial (18.3%) and commercial (9.5%). While building more housing is essential to accommodate the projected population growth, further increasing the proportion of land area in the City devoted to single-family residences reduces the opportunities for commercial growth while increasing the population in need of services. It also has important quality of life implications addressed in the Economic Element.

DRAFT

Table FLUE - 3 Vacant and Developable Land

Vacant and Developable Lands					
Future Land Use Categories	**Vacant**		**Env. Sensitive**	**Developable**	
	Acreage	**%**	**Acreage**	**Acreage**	**%**
Agriculture	37.09	1.6%	1.17	35.92	1.6%
Agriculture Estate	0.00	0.0%	0.00	0.00	0.0%
Agriculture Homestead	0.00	0.0%	0.00	0.00	0.0%
Residential:	924.71	39.6%	76.51	848.19	36.4%
Rural Settlement	29.44	1.3%	0.00	29.44	1.3%
Estate	35.01	1.5%	0.00	35.01	1.6%
Very Low Suburban	157.22	6.7%	2.10	155.12	7.1%
Low Suburban	216.79	9.3%	21.88	194.91	8.9%
Low	334.21	14.3%	40.93	293.28	13.4%
Medium Low	54.30	2.3%	1.19	53.11	2.4%
Medium	68.77	2.9%	10.42	58.36	2.7%
High Density	28.97	1.2%	0.00	28.97	1.3%
High Density (25)	0.00	0.0%	0.00	0.00	0.0%
**Mixed-Use	505.08	21.6%	28.71	476.37	21.7%
Office	44.32	1.9%	0.95	43.37	2.0%
Commercial	218.41	9.4%	9.38	209.04	9.5%
*Industrial	408.53	17.5%	5.88	402.65	18.3%
Institutional/Public Use	16.65	0.7%	9.10	7.55	0.3%
In-Progress	178.45	7.6%	6.46	171.99	7.8%
Sub-Total	**2,333.25**	**100.0%**	**138.16**	**2,195.08**	**100.0%**
Parks/Recreation	0.40	NA	0.00	NA	NA
Conservation	13.96	NA	3.00	NA	NA
Total	**2,347.60**		**141.16**		

Sources: OCPA, SJRWMD (wetlands)
Data Retrieved: OCPA January 20, 2022, SJRWMD June 2022
* IND + IND*
** MU + MU*

FUTURE LAND USE

This section projects the amount of land for different land uses necessary to accommodate future population growth. The methodology used to project the future demand for the various land uses was based on the current proportion of land use acreage to population.

Acreage for each use future land use category is detailed in Table FLUE - *4*. A comparison of existing and future land uses is depicted in Figure FLU*E* - *2*. Residential land use shows

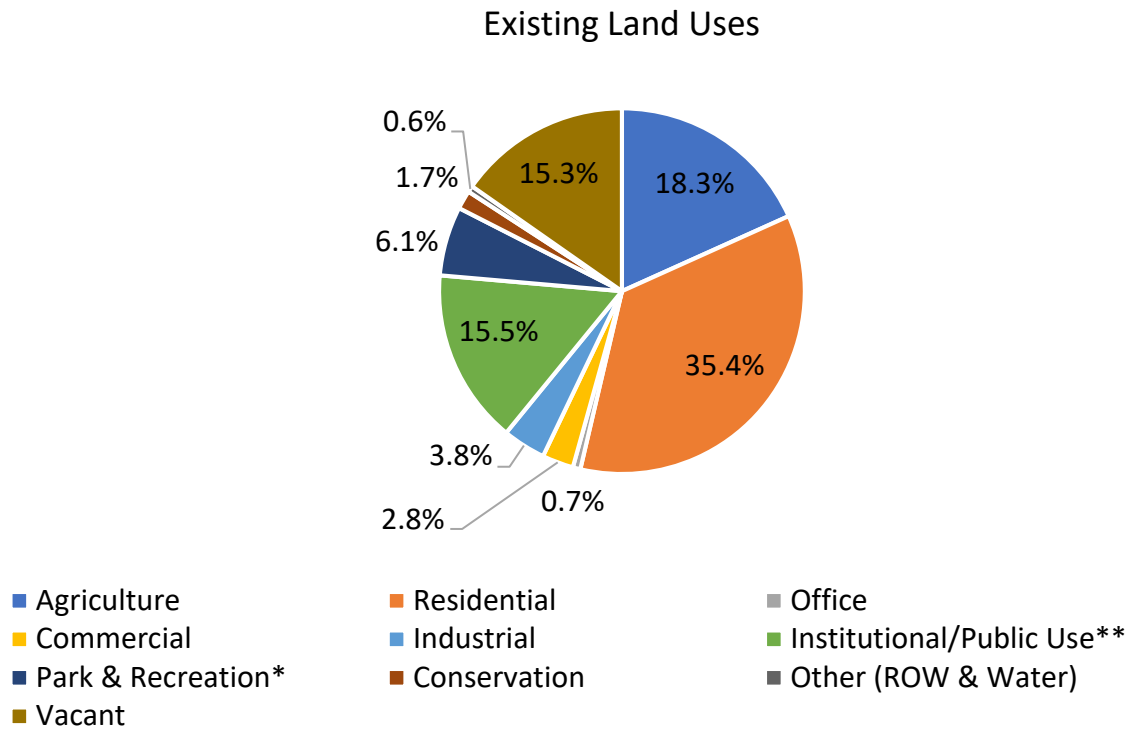
an increase of 58 percent, in line with the projected population growth of just over 50 percent (Table FLUE - 2) in two decades. Industrial land use more than doubles, providing the City with economic opportunity. Mixed-use emerges as a significant land use in the future with nearly 12 percent of the total acreage, showing a focus on developing areas that combine residential, commercial, and other land uses to create vibrant mixed-use neighborhoods. Descriptions and analysis for each future land use category follow.

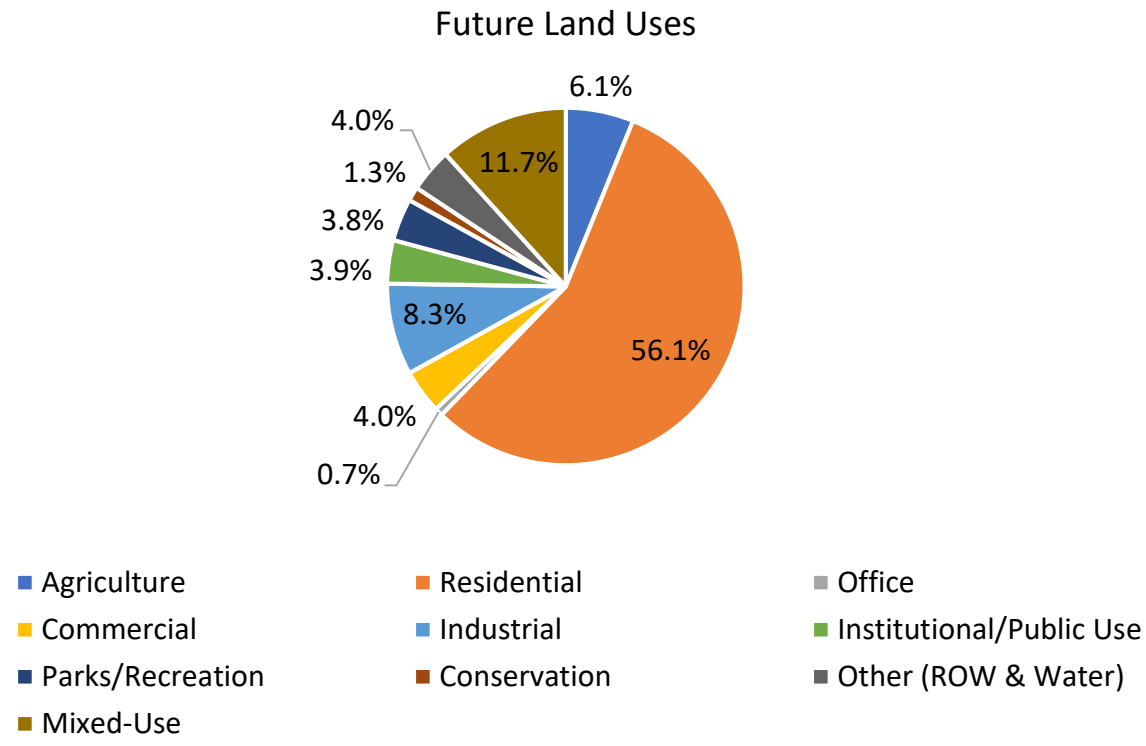
Table FLUE - 4 Future Land Use

Future Land Use			
Future Land Use Categories	**Maximum Density/Intensity**	**FLUM Acreage**	**Percent of Total Lands**
Agriculture	1 du/5 ac	852	3.3%
Agriculture Estate	1 du/2 ac	246	0.9%
Agriculture Homestead	1 du/10 ac	504	1.9%
Residential		14,640	56.1%
Rural Settlement	*1 upa*	*3,404*	*13.0%*
Estate	*1 upa*	*840*	*3.2%*
Very Low Suburban	*2 upa*	*1,249*	*4.8%*
Low Suburban	*3.5 upa*	*3,404*	*13.0%*
Low	*5 upa*	*4,423*	*16.9%*
Medium Low	*7.5 upa*	*579*	*2.2%*
Medium	*10 upa*	*491*	*1.9%*
High Density	*15 upa*	*250*	*1.0%*
Mixed-Use	15 dua/2.0 FAR	3,064	11.7%
Office	0.30 FAR	192	0.7%
Commercial	0.25 FAR	1,038	4.0%
Industrial	0.60 FAR	2,167	8.3%
Institutional/Public Use	0.50 FAR	1,027	3.9%
Sub-Total		**23,729**	**90.9%**
Parks/Recreation	0.20 FAR	1,002	3.8%
Conservation	Not Developable	332	1.3%
Other (ROW & Water)	Not Developable	1,032	4.0%
Total		**26,096**	**100.0%**

Sources: City of Apopka, ECFRPC
Date Retrieved: Jan 2022

Figure FLUE - 2 Existing and Future Land Use Comparison





Future Agriculture Land Use

Agriculture land use is expected to decrease over the planning timeframe as urbanization continues. This land use currently occupies almost 18.3 percent of the land in the City; however, it is expected to convert to other land uses with a total future agricultural land use of just over three percent.

Agricultural lands accommodate agricultural and nursery production, agricultural support uses, and low-density single-family detached dwellings in a rural setting. The district includes significant areas of open space, and a minimum lot area of two and one-half acres. District regulations discourage development that substantially interferes with agriculture production, nurseries, and the general rural character of the district.



Agricultural Lands

Future Residential Land Use

The City has designated 14,640 acres (56.1%) of residential land on the FLUM (*Map FLUE - 3*). The proportion of acreage of land use to population and the housing needs identified in the Housing Element were used to determine future residential land use needs. The Housing Element identified a need for a total of 27,973 dwelling units by 2040. This total dwelling unit number reflects current units plus the additional units needed to accommodate projected population growth. Of the 27,973 housing units, a need for 10,091 units for single-family and 986 units for multi-family has been projected. The distribution between single-family and multi-family is based upon the current distribution (90.5% single-family).

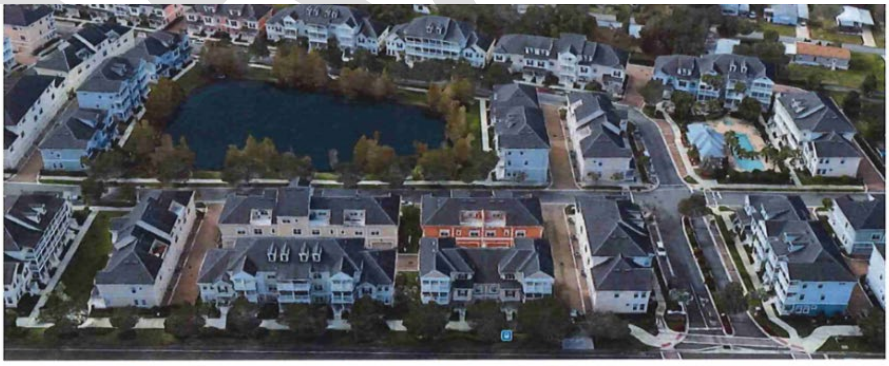


Residential Single Family

Residential land uses offer the following benefits to the community:

- Support and preserve the development pattern and character of established neighborhoods;
- Provide a range and diversity of housing choices, with varying densities, types, and designs, to meet the needs of the City's residents;
- Provide for safe and efficient vehicular, bicycle, and pedestrian access and circulation, and neighborhoods that promote multiple forms of mobility;
- Protect residential neighborhoods from incompatible development;
- Protect residential districts from flooding and other adverse environmental impacts;
- Provide for the public services and facilities needed to serve residential development;
- Maintain the City's neighborhoods as safe and convenient places to live;
- Ensure compatible infill development; and
- Promote green building practices in terms of energy efficiency and conservation, the use of alternative energy, greenhouse gas reduction, water supply and water quality protection, food security, materials recycling, and similar goals.

While building more housing is essential to accommodate expected population growth, further increasing the proportion of land area in the City devoted to single-family residences reduces the opportunities for commercial growth while increasing the population in need of services. The mixed-use category encourages the development of high density residential development in conjunction with retail or office developments. That increase in available lands for higher density residential development, in addition to





Residential Multi-Family

expected future annexations of residential lands, will address the future demand for residential land use.

Future Mixed-Use Land Use

The FLUM designates over three thousand acres (11.7%) to mixed-used development. Future growth focuses on a strategy that incorporates infill/redevelopment principles in addition to expansion of jurisdictional boundaries through annexation. An infill/redevelopment strategy will result in increased development densities and intensities, which will need to be directed to the appropriate areas, where public facilities and services can support it. The mixed-use category is designed to create diverse neighborhoods with a mix of land uses that align with the community's character. It promotes a balanced housing-jobs ratio, varied housing options, transportation accessibility, environmental protection, parks, and sustainable building practices. Additionally, the mixed-use designation has been structured to ensure that it is compatible with existing and projected surrounding land uses.

Mixed-use districts include Downtown, Residential, East Shore, and Kelly Park Interchange, each with specific development guidelines to support pedestrian-friendly, attractive, and multi-modal mobility environments. The districts cater to various uses such as offices, retail, residential, industrial, and mixed-use, fostering innovative land use techniques and environmental conservation for a sustainable and thriving community.



Mixed-Use

Future Commercial and Office Land Uses

The FLUM designates 1,230 acres to commercial (1,038 acres) and office (192 acres) land uses which is sufficient for future needs based on the current ratio of land use to population. The ratio is currently 13.4 commercial/office acres per 1,000 residents using the existing acreage in Table FLUE - *1* and the 2022 population estimate of 57,930. Applying the 2022 ratio to the projected 2040 population (Table FLUE - *2*), the City would need a total of 1,111 commercial/office acres.



Commercial

Office land use accommodates a broad range of office (medical and dental, professional, and other general offices) typically in locations where visibility and good access are important. Commercial land uses provide a wide range of retail, office, service, employment, and related development to meet the needs of the City's residents, and more specifically to:

- Strengthen the City's economic base, and provide employment opportunities close to home for City residents;
- Provide appropriately located lands for a full range of business and commercial uses needed by the City's residents, businesses, and workers;
- Create suitable environments for various types of mixed-use development, where business, office, retail, and residential development is designed and integrated in compatible ways;
- Encourage, support and ensure a high-quality design in retail, office, service, employment, and related development in the City;
- Accommodate new infill development and redevelopment, especially along certain of the City's older commercial corridors;
- Ensure commercial development is located and designed to protect and preserve the character of single-family neighborhoods; and
- Create suitable environments for various types of businesses, and protect them from the adverse effects of incompatible development.



Office

Future Industrial Land Use

The FLUM designates 2,167 acres to industrial use, just over double existing the existing share. The FLUM acreage is sufficient for future needs based on the current ratio of land use to population. The ratio is currently 14.8 industrial acres per 1,000 residents using the existing acreage in Table FLUE - *1* and the 2022 population estimate of 57,930. Applying the 2022 ratio to the projected 2040 population (Table FLUE - *2*), the City would need a total of 1,228 industrial acres. Industrial land uses offer several benefits to the community:

- Strengthen the City's economic base, and provide employment opportunities;
- Create suitable environments for various types of light industrial and industrial development, and protect them from the adverse effects of incompatible development;
- Ensure industrial development is located and designed to protect and preserve the character of existing single-family districts and neighborhoods;
- Provide a place to locate uses that are generally incompatible with other uses.



Industrial

Future Recreational Land Use

The FLUM designates just over one thousand acres for recreation and open space uses. Based on a level of service of eight acres of park land per 1,000 residents, the 2040 projected need of 664 acres is satisfied.

Recreational land use provides lands to accommodate the preservation and protection of publicly owned active park and recreation lands, passive open space lands, and publicly owned lands that preserve significant natural features and environmentally sensitive areas. District standards limit development in these areas in order to preserve the City's natural, scenic, and recreational assets, ensure their proper functioning, and promote visitor enjoyment.



Recreational

Future Public/Institutional Land Use

Institutional lands accommodate institutional uses typically developed on larger sites such as schools, cultural facilities, government offices, post offices, and colleges. Development may include the grouping of multiple institutional buildings, and inter-related public, private, and nonprofit development. District standards are intended to protect surrounding residential uses from incompatible development.

It is difficult to forecast a need for public and institutional uses because the provision of these uses is based upon such unknown factors as funding for capital facilities, long-range public school needs and other factors. The City has determined that the current public/institutional acreage, along with the acreage allowed in almost all the other land







Institutional

use categories, is appropriate to ensure that such facilities and services are located near the population they are intended to serve.

Growth in this land use category will come from schools, churches, day care, hospitals and clinics, and governmental services. There are no planned expansions of governmental services at this time. Expansion of the City's wastewater treatment facility will occur at the present plant location. The Orange County School Board estimates a potential need for two additional schools in the Apopka area, and the City will work closely with the School Board to accommodate this need. With regard to health care facilities, Florida Hospital has expanded its Apopka facility on the present site so no additional land is needed.

Future Conservation Land Use

Conservation land use experienced little change at 1.3% of City lands. This land use category includes those lands that contain valuable and threatened natural resources such as floodplains, estuarine properties, and unique ecological communities. Several areas in the City have already been designated as conservation, but there may be other noteworthy areas identified in the future for conservation designation. Additional conservation lands can be anticipated with annexations of natural resources.



Wetland vegetation (Source: FDEP, Florida Wetlands Delineation Manual)

REDEVELOPMENT

The City of Apopka faces significant redevelopment needs in several key areas within the City and Orange County Joint Planning Area. Redevelopment efforts are focused in the following areas to revitalize and enhance its urban landscape.

Community Redevelopment Area

The City of Apopka established a Community Redevelopment Agency (CRA) in accordance with Chapter 163 Part III, F.S., to revitalize a 633-acre area with substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways, and inadequate parking. The CRA administers the Redevelopment Plan, updated in 2017, to improve blighted properties and enhance economic viability. Projects and programs are funded through the Community Redevelopment Trust Fund using Tax Increment Funds (TIF). The CRA's duration typically spans 30 years, extendable up to 60 years. As the CRA sunsets in 2024, the City plans to work with Orange County to extend its redevelopment efforts.

Mixed-Use Downtown District

The Mixed-Use Downtown District spans 186 acres and consists of thirty-six blocks within the original City limits. It holds historical significance, with buildings dating back to the late 19th and early 20th centuries. A key priority is reclaiming Main Street (US 441) as a local commercial street, as some segments fall below acceptable traffic standards due to heavy traffic flow from Lake County to Orlando. While the historic structures are protected, the area is prime for infill development and redevelopment.

South Apopka

South Apopka, designated as a Community Development Block Grant Target Area by Orange County, includes residential, commercial, and industrial land uses extending south of US 441 and east of Bradshaw Road within the City limits. The county area encompasses residential development beyond the southern part of the CRA area and the Mixed-Use Downtown District. With development dating back to the late 19th century, the area has a significant minority population, low-income residents, and a high number of vacant and substandard housing units. Redevelopment efforts will focus on neighborhood-oriented approaches in alignment with the Housing Element policies.

United States Highway 441 Corridor

US 441, or Orange Blossom Trail, stretches through Apopka from Plymouth to the southeast corner near the Seminole County line, serving as the city's commercial and industrial hub with easy access to major arterial roads. Despite its long-standing establishments, the corridor requires significant redevelopment due to deteriorating structures and open industrial storage. Factors contributing to blight include heavy traffic, vacant lots, lack of continuity in setbacks, complex intersections, multiple driveway cuts in close proximity to each other, excessive signage, and conflicting land uses between Apopka and Orange County. To foster more cohesive development, coordination and

annexation efforts are needed to align land use categories and zoning requirements along the corridor.

State Road 436 Corridor

SR 436, or Semoran Boulevard, is facing similar challenges to US 441, but to a lesser extent. It serves as a key arterial road connecting Apopka to Interstate 4 and extends east from the downtown intersection of Main Street and US 441 to the Orange/Seminole County line. The corridor is primarily commercial and office-oriented, featuring business centers and shopping plazas, with fewer heavy commercial or industrial uses than US 441. Many existing buildings in this area require renovation. However, being within both City and County jurisdictions leads to inconsistency in design, setbacks, and land uses.

Historically Underutilized Business (HUB) Zone

A program of the U.S. Small Business Administration, the HUBZone program fuels small business growth in historically underutilized business corridors to promote job growth, capital investment, and economic development. The program's goal is to award at least three percent of federal contract dollars to HUBZone-certified companies each year. Properties located south of East Main Street and bounded by Bradshaw Road (West), Sheeler Avenue (East), and Cleveland Street (South) are eligible to apply for the program.

Low Tax Opportunity Zone

Low Tax Opportunity Zones enhance a community's ability to attract businesses, developers, and financial institutions to invest in targeted areas. Federally established Opportunity Funds allow investors to defer capital gains taxes, encouraging long-term investment and job creation. The designated Opportunity Zone is located south of East Main Street and bounded by Bradshaw Road (West), Sheeler Avenue (East), and Cleveland Street (South).

NONCONFORMING USES

Nonconforming uses are generally considered incompatible with permitted uses in their zoning district and the regulations of this LDC. Nonconforming uses cannot be extended, expanded, or relocated, except within the existing structure designed for the nonconforming use. Nonconforming uses may be converted to other nonconforming uses through a special exception permit, subject to certain criteria. Alternatively, nonconforming uses can be changed to a use permitted in their zoning district, but once converted to a conforming use, they cannot revert to a nonconforming use. If a nonconforming use is discontinued or abandoned for six consecutive months or more, it cannot be reestablished and must be replaced with a conforming use. However, time spent renovating or repairing a structure housing the nonconforming use is not considered a discontinuance, provided certain conditions are met.

GREENHOUSE GAS REDUCTION AND ENERGY CONSERVATION

Rapidly increasing concentrations of greenhouse gases (GHGs) are contributing to a rise in global temperatures. To combat global warming, the Florida Legislature adopted energy conservation and greenhouse gas reduction comprehensive planning requirements for local governments through chapter 2008-191, Laws of Florida. Chapter 163.31776(a), F.S., requiring the Future Land Use Element to discourage sprawl and develop greenhouse gas reduction strategies and energy efficient land use patterns. GHG reduction and energy conservation are also addressed in the Resilience and Sustainability, Conservation, Mobility, and Pubic Services Elements.

Land use patterns significantly impact reducing vehicle miles traveled (VMT) and energy consumption, leading to lower greenhouse gas emissions. Strategies such as compact and high-density development, transit-oriented development, and mixed-use areas promote pedestrian, bicycle, and transit use, thereby reducing VMT. Green building standards contribute to energy conservation, and protecting green spaces acts as natural carbon sinks, mitigating carbon emissions. The City of Apopka's comprehensive plan includes policies to, reduce urban sprawl and VMT, encourage mixed-use development, preserve green space, educate residents and businesses on energy conservation, promote energy-efficient design and construction, and embrace renewable energy.

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HOUSING ELEMENT

Ensure safe, quality housing for all Apopkans



HOUSING ELEMENT

GOAL 1

The City shall strive to foster an equitable provision of healthy, safe, and quality housing at an attainable cost for all income levels for present and future residents.

OBJECTIVE 1.1

The City shall designate in the Future Land Use Element adequate amounts of land to accommodate a necessary number of new single-family and multifamily units.

Policy 1.1.1

The City shall analyze and amend its Land Development Code (LDC) as needed to eliminate barriers for residential redevelopment proposals and support the development of a variety of new housing types that better accommodate a wide range of incomes.

Policy 1.1.2

Review and amend City policies as needed to enable redevelopment proposals that increase residential density and prioritize:

- Mixed-use development that incorporates mixed-income housing
- Increased housing supply in desired, targeted areas of the City
- Redevelopments that propose higher density development
- Complete Streets and Transit-Oriented Development

Policy 1.1.3

Create and retain strategies and policies to enhance housing affordability and ensure the development of housing types typically not provided by the market, such as accessory dwelling units (ADU). The City shall explore more attainable and diverse housing options that fit within existing neighborhoods without overwhelming infrastructure or altering community character.

Policy 1.1.4

Identify environmental and socioeconomic issues that disproportionately affect specific populations and disinvested areas (i.e., heat, flooding, housing displacement) to better address those issues and recognize solutions.

Policy 1.1.5

Implement new and existing housing rehabilitation programs through the City's Community Redevelopment Agency (CRA) in order to prevent the loss of housing,

rehabilitate aging housing supply, and enable housing renovations that make units more accessible to disabled and senior residents.

Policy 1.1.6

Assess and identify City properties that are ideal for higher residential densities and mixed-use development for the possibility of affordable housing development. With the surplus land inventory, implement best practices in managing surplus lands, such as ensuring long-term affordability of new affordable units and establishing effective criteria for the receipt of land.

OBJECTIVE 1.2

The City of Apopka shall assist in the provision of safe, attainable housing for households earning a moderate income or less.

Policy 1.2.1

The City shall coordinate with private and non-profit developers to ensure that all means of meeting the need for sufficient attainable housing units, accessible to households earning 120% or less of the Area Median Income (AMI), are addressed.

Policy 1.2.2

The City shall coordinate with agencies like the Orange County Housing Finance Authority, as well as, local housing providers, nonprofits, and community groups to pursue all available federal, state, and local funding opportunities.

Policy 1.2.3

The City of Apopka shall coordinate with the Orange County Housing and Community Development Division in facilitating its housing programs, such as the HOME Investment Partnership Program (HOME) and the Emergency Solutions Grant (ESG) Program.

Policy 1.2.4

Strive to coordinate with housing developers and nonprofits, such as Habitat for Humanity and Homes in Partnership, to support residential development that leverages the development of attainable housing units.

Policy 1.2.5

Support and engage in local and regional housing initiatives that help create new attainable housing units in the City, such as community land trusts or housing task forces.

Policy 1.2.6

Assess and implement regulatory, administrative, or financial incentives as redevelopment opportunities present themselves to ensure the participation of the private sector in the development of attainable housing units.

Policy 1.2.7

The City LDC shall ensure that attainable housing units are located in close proximity to a collector roadway or higher, and provide access to the following facilities and services through an interconnected system of sidewalks, bicycle lanes and transit stops and amenities:

- Employment centers
- Convenient neighborhood amenities and retail offering household goods and services
- Medical or health services
- Public parks, recreational facilities, and trails.

Policy 1.2.8

Standardize the act of requesting technical assistance from state and regional agencies to support the implementation of new attainable housing policies, programs, and development projects as needed.

OBJECTIVE 1.3

The City's existing housing stock shall be conserved through the effective implementation of regulatory programs directed toward preserving neighborhood quality. This includes the conservation of native and natural resources, maintenance and replacement of community facilities as needed, and implementation of effective code enforcement.

Policy 1.3.1

The City will inform and impose code enforcement requirements as a means to ensure the maintenance of high-quality housing standards, consistent with Florida Statutes, and the mitigation of substandard residential units.

Policy 1.3.2

The City will identify dilapidated or substandard dwelling units that are not suitable for continued occupancy. The City will utilize Code Enforcement to require the buildings and sites to be brought up to the standard or the structure will be recommended for demolition.

Policy 1.3.3

Ensure the rehabilitation of existing housing and seek federal and state funds to rehabilitate or demolish housing for which rehabilitation is not economically feasible.

Policy 1.3.4

The City shall minimize potential blight within residential or mixed-use areas by prioritizing the use of best management practices in community planning, public outreach, and urban design, in development review processes.

Policy 1.3.5
In order to continuously facilitate residential and community facility enhancements needed within the City, the City shall continue to enable its existing housing assistance programs through the CRA, and coordinate with Orange County's Community Development Department on the implementation of their CDBG, HOME programs, and other programs as they become available.

Policy 1.3.6
Identify and assess all funding opportunities that support the creation, revitalization, or mitigation of substandard local housing to enhance local communities and create a more resilient housing stock.

Policy 1.3.7
The City shall continue its process of reviewing development proposals to ensure adequate secondary or emergency access; buffer higher intensity uses in developments adjacent to residential areas; ensure access to adequate recreational and open spaces; ensure safe and adequate pedestrian access, multimodal access, etc.

Policy 1.3.8
Empower and support the development of collaborative groups, such as neighborhood task forces and working groups that seek to address local housing issues, to enable communication between communities facing similar challenges.

Policy 1.3.9
Employ brownfield programming, such as the Florida Department of Environmental Protection's Brownfields Program, to enable residential infill development and rehabilitation that eliminates dilapidated structures and neighborhood blight.

Policy 1.3.10
Consistently monitor the number of substandard residences in the City to better address units with increased risks of exposure to lead, mold, extreme heat or cold, poor ventilation or sunlight, or pests.

Policy 1.3.11
The City will minimize the adverse effects of noise, air, and water pollution by land development regulations that meet or exceed local, state, and federal environmental quality standards.

OBJECTIVE 1.4
The City will continuously support the preservation of historically significant City residences by supporting nominations to the National Register of Historic Places of all eligible housing units.

Policy 1.4.1
Provide support to owners of historically significant housing in applying for and utilizing state and federal assistance programs.

Policy 1.4.2
The City shall utilize the Apopka Historical Society and the Museum of the Apopkans as resources for historic preservation opportunities.

Policy 1.4.3
Consistently ensure private investment in historically significant housing by providing information, technical assistance and program services as available.

Policy 1.4.4
Take advantage of all opportunities to preserve local historically significant residential properties to better respect the historic fabric of the City of Apopka, including identifying properties, supporting placemaking activities, and conducting public outreach.

Policy 1.4.5
Promote the rehabilitation and preservation of well-designed residential units that have a significant connection to the community, underscore existing neighborhood character and charm, and can potentially support local tourism.

OBJECTIVE 1.5
Ensure resident involvement in community improvement initiatives for neighborhoods experiencing high levels of crime, neighborhood instability, and negative quality of life conditions that are connected to housing issues.

Policy 1.5.1
Identify and assess available funding and partnership opportunities that will support the creation of a City program that will facilitate the development of neighborhood improvement plans and public outreach activities.

Policy 1.5.2
Methods of funding, such as Community Development Block Grant Programs, shall be investigated and sought after to help facilitate neighborhood improvements where they are needed.

Policy 1.5.3
Identify and monitor disinvested or rapidly changing residential areas of the City to better address inequities in the distribution and supply of adequate local housing.

Policy 1.5.4
The City shall review development proposals for community residential facilities, such as group homes and assisted living facilities, to ensure that adequate infrastructure and services are available to help support improved quality of life.

Policy 1.5.5
Provide opportunities for residents to voice their concerns and ensure that redevelopment better reflects the desires of the affected community.

Policy 1.5.6
Utilize research, partnerships, and professional growth opportunities in order to stay abreast of the latest public engagement strategies that the City can employ to improve public participation in the City.

Policy 1.5.7
When housing must be removed as a result of City actions, the City shall partner with relevant stakeholders to assess the feasibility of relocating lost housing units to preserve local housing and prevent resident displacement.

Monitor data provided by the American Community Survey (ACS) to assess and address issues such as changes in the number of substandard housing units, overcrowding, and housing lacking utilities.

Policy 1.5.8
Support the provision of public educational opportunities and materials in the City to help residents better understand the value of having a diverse range of housing options and the social and economic benefits it provides.

Policy 1.5.9
Assess and identify strategies from the newly revised State Housing Strategy that can support the City's long-term housing goals.

OBJECTIVE 1.6
Prioritize healthy, resilient housing and improved pathways to homeownership to increase neighborhood quality and stability.

Policy 1.6.1
Strive to apply a "health lens" to the City's development review process to foster an equitable provision of safe, quality housing for all residents regardless of age, physical ability, ethnicity, or socioeconomic status in Apopka.

Policy 1.6.2
Support the following types of development near residential uses to stabilize neighborhoods and deliver better community-serving infrastructure and services:

- Mixed-use development with health-promoting commercial uses
- Housing diversity such as “Missing Middle” concept
- Parks and trails
- Safe Routes to School or Safe Routes to Parks

Policy 1.6.3

The City of Apopka shall continue to permit Accessory Dwelling Units (ADUs) as outlined in the Land Development Code and will assess and consider extending the permissibility of ADUs in denser residential zoning districts where feasible.

Policy 1.6.4

Identify and implement policies and programs that help preserve housing affordability, housing education and counseling, rental assistance, and down payment assistance programs.

Policy 1.6.5

Support the implementation of initiatives that increase housing resilience in the City by participating in resilience projects with neighboring local governments, staying abreast of related funding opportunities, and developing or distributing existing educational materials to City residents.

Policy 1.6.6

Ensure the assessment of housing needs for marginalized populations, such as seniors, disabled persons, and those aging out of foster care, in order to better house those groups.

Policy 1.6.7

Consider implementing strategies that improve the housing stability of renters to help buffer the impacts of rising rents on an increasingly housing cost-burdened population, such as eviction prevention programs that educate renters on credit, household budgets, or the eviction process.

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HOUSING ELEMENT

INTRODUCTION

The Housing Element is a data assessment of housing trends and existing conditions of residential uses in the City of Apopka completed with the intention of identifying and better understanding current and future housing needs of Apopkans, as well as the opportunities for mitigating housing issues that arise with population growth, such as supply, quality, accessibility, and affordability. Projected population size and subsequent housing needs are assessed to support data analysis and inform policy development. This element seeks to use local housing data alongside a thorough review of housing opportunities that are possible through plan making, programming, and residential development found in housing best practices research to enable policy that's supports the equitable and healthy supply of housing for all City residents up until the year 2040.

Housing has been and remains to be a leading policy area that poses a challenge for local governments like the City of Apopka. Years of implementing standard Euclidean style zoning practices has left many Floridian municipalities with a unique set of housing issues. With increased housing demand brought on by the continuous migration of people into the state as retirees, new families, young professionals, and various others, these housing issues are further impacted. Consequently, cities face shortages of housing supply in the face of steadily increasing housing demand, issues with housing affordability, as well as housing instability brought on by increased housing cost burden and stagnant wages.

HOUSING AS A SOCIAL DETERMINANT OF HEALTH

Central Florida has experienced significant population growth in the past 20 years. A recent study released by the Orlando Economic Partnership in 2021 found that nearly 1,500 residents move into Central Florida each week and 1,000 make Orange County their home. Being the second largest City in Orange County, the City of Apopka is not exempt from this growth or its implications. Since the year 2010, the number of households in Apopka has increased by 17%. Similar to the marked high rates of population growth, Apopka is also experiencing housing issues related to population growth that have impacted local governments across the state, such as aging housing, decreased affordability and higher rents, housing quality, and cost burden.

Striving to accomplish the City's goal of adequately housing all of its residents while also addressing these issues is critical not only for managing growth, but also for maintaining a healthier population and reducing exposure to low quality housing. Aging, blighted, or dilapidated housing poses significant health risks for residents who inhabit them. This is

due to the fact that housing is a critical Social Determinant of Health (SDOH), or environmental factor that is linked to physical and mental health and well as quality of life. Residents spend the majority of their time in their home, and without a safe, quality residence where one can live, learn, work (since more people work from home following COVID-19) play, worship, and age, they may be subject to the negative health and socioeconomic outcomes associated with living in substandard housing. Similarly, without a healthy neighborhood with access to quality parks and green space, public transportation, schools, and neighborhood retail like grocery stores, residents are less able to make healthier decisions that support good health and wellness. Considering these health determinants while assessing housing data will enable more health-informed housing policy and program implementation.

Cost Burdened Households and County ALICE Scores

Assessing housing cost burden first requires an understanding of Area Median Income (AMI) and affordable housing. The City will refer to Florida Statutes s. 420.00004(3) to define affordable housing to mean that monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30% of that amount which represents the percentage of the median adjusted gross annual income for extremely low to moderate income households. Further, the City recognizes that affordable housing is good quality housing, that is safe, healthy, and decent for all to occupy, regardless of age, physical ability, ethnicity, or socioeconomic status.

The median income is determined by the Department of Housing and Urban Development (HUD) by county or by Metropolitan Statistical Area (MSA). According to the Shimberg Center for Housing Studies (Shimberg), in 2023, the median income assessed by HUD for Orange County was $85,700. Housing affordability is informed by household income, or the percentage of AMI earned by the household, to determine that households income eligibility. Households earning less than 30% of AMI is considered extremely low income. Households earning between 30% and 50% AMI are considered very low income. Households earning 50% to 80% AMI are considered low income, and those earning between 80% and 120% are considered moderate income.

A household that is experiencing housing cost burden is a household that is spending more than 30% of its income to cover its housing expenses. According to Shimberg, in 2022 the City of Apopka had a total of 6,288 cost burdened households. The majority of these households are low income with a total of 2,503 households, alongside very low income households with a total of 1,507 households, and then extremely low income households with 1,153 households. About 712 moderate income households (earning between 80% and 100% AMI) were cost burdened and only 413 households earning more than 100% AMI were cost burdened.

These findings show that lower-income households are more prone to housing cost burden despite being employed (see ALICE Scores below). Tables HE – 17 and HE – 18

further describe housing cost burden in the City. Table HE – 19 provides projection data on extremely cost burdened households. Extreme housing cost burdened arises when the household is paying more than 50% of its income on housing. Table HE – 19 shows that the City will increase from a total of 2,793 extremely cost burdened households in 2022 to a total of 4,100 households by 2040. This represents and increase in 1,307 households; the City should provide sufficient number of affordable or attainable housing units by 2040 to meet the needs of its growing population.

Housing cost burden is a rising issue for communities across the country but is especially impacting those in Florida due to increasing housing demand, stagnate wages, and a decreasing supply of affordable or attainable housing stock. Housing cost burden can in extreme cases prevent residents from being able to afford the household needs they require, and may lead to tradeoffs that impact quality of life. Residents may be put into the situation where they will have to choose to pay their rent instead of purchasing healthy, nutritious foods, medication, or their utility bills so they have electricity and or water in their home.

According to the United for ALICE (Asset Limited and Income Constrained, Employed) 2021 County Profile data for Orange County, 15% of households were below the poverty threshold and 32% of households were considered ALICE households. Although this shows a decrease in the percentage ALICE households in Orange County since the 2018 report (35%), this still concludes that despite being employed and working earnestly for a living wage, many households were still struggling to make ends meet and afford household needs due to cost burden, that can relate to utilities, transportation, or medical costs, but are generally tied to housing costs.

EXISTING CONDITIONS AND CHARACTERISTICS OF APOPKA'S HOUSING STOCK

Table HE - 1 shows that in 2021 the City had a total of 17,650 households according to the American Community Survey (ACS) 2021 5-year estimates. It also shows that the increase in the total number of occupied households in the City from 2010 to 2021 was greater than the County's increase by nearly 3%. Similarly, the increase of households with children was much higher for the City (26.2%) than it was for the County (13.3%), nearly doubling it. And similar to most Floridian communities, the increase in households with seniors was high for both communities. However, the City had a higher increase in

this type of households, with a 66.1% increase for the City from 2010 to 2021. The percent of households with one or more seniors in the City was also greater than the percentage of households with one or more children, showing the senior population is only slightly larger than population of children in the City.

Table HE - 2 provides a description of the changes in housing characteristics in the City from 2010 to 2021. The data shows that total family households increased substantially compared to nonfamily households with a 28% increase. This is especially true for single-parent households, with single-mother led households (71.5%) comprising the majority of those households in 2021 compared to single-father led households (28.5%). Nonfamily households saw a slight decrease by -1.7%. Nonfamily households where the householder is not living alone saw a 40% increase, showing that more residents who are not related are living together. However, the table also shows that nonfamily households with the householder living alone still comprise the majority of nonfamily households, though it did decrease from 3,508 to 3,220. This is not a substantial decrease but it worth noting that the data also showed that in 2021, 1,270 of these households had a householder that was over the age of 60 years old.

Table HE - 1 Housing Growth in Apopka (2010 - 2021)

Housing Growth in Apopka						
-	Total Occupied Households		Households with One or More People Under 18 Years		Households with One or More People 60 Years or Over	
Year	County	City	County	City	County	City
2010	406,002	14,739	139,259 (34%)	5,159 (35%)	103,531 (26%)	3,994 (27%)
2015	434,319	15,688	143325 (33%)	5,930 (38%)	124,215 (29%)	5,224 (33%)
2020	468,075	17,312	155,401 (33%)	6,336 (37%)	152,124 (33%)	6,579 (38%)
2021	475,292	17,650	157,797 (33%)	6,513 (37%)	156,371 (33%)	6,636 (38%)
Percent Change (2010-2021)	17.1%	19.8%	13.3%	26.2%	51.0%	66.1%

Source: 2021 ACS 5-Year Estimates

Date Retrieved: June 2023

Table HE - 2 Changes in Housing Characteristics in Apopka (2010 – 2021)

Changes in Housing Characteristic in Apopka							
		Family Households			Nonfamily Households		
Year	Total Households	Total	Married-Couple	Single-Parent	Total	Not Living Alone	Living Alone
2010	**14,739**	**10,641 (72%)**	8,563 (58%)	2,092 (14%)	**4,097 (28%)**	575 (4%)	3,508 (24%)
2020	**17,312**	**12,822 (74%)**	9,572 (55%)	3,250 (19%)	**4,490 (26%)**	949 (6%)	3,541(20%)
2021	**17,650**	**13,624 (77%)**	10,134 (57%)	3,490 (20%)	**4,026 (23%)**	806 (5%)	3,220 (18%)
Percent Change*	19.8%	28.0%	18.3%	66.8%	-1.7%	40.2%	-8.2%

* 2010-2021

Source: 2021 ACS 5-Year Estimates

Date Retrieved: June 2023

When assessing changes in dwelling units by type in the City from 2010 to 2021, little change over time can be observed. Single-Family homes dominate the City's housing supply by 86.3 %, and saw only a 0.5% increase. The County also saw a small change in its total single-family homes with an increase of 0.8% over 11 years. The City's supply of multifamily homes did increase just slightly more than single-family homes with an increase of 0.7%, however its supply of mobile homes decreased more substantially, from a total of 796 units to 754 units. From Table HE – 3 it is safe to say that single-family homes are the main type of housing in the City.

Housing tenure has seen some significant changes in the City from 2010 to 2021. First, the data shows that the total housing structures increased from 15,958 to 18,881, with a total 17,650 occupied households by 2021, a 20% increase in occupied units. Total vacant units saw very little change, with a small increase from 1,219 units (7.6% of total housing structures) to 1,231 units (6.5% of total housing structures). Though the total of single-family homes in the City increased since 2010, the total owner-occupied units saw a 6% decrease from 81% of units to only 75%, which is greater than what the County saw (3% decrease). Total renter-occupied units saw an increase from 2,800 units (19%) to 4,589 units (26%). In summary Table HE – 4 illustrates that renter-occupied units have increased at a higher rate in the City than it has in the County since 2010.

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Table HE - 3 Dwelling Units by Type in Apopka (2010 and 2021)

Dwelling Units by Type								
-	2010				2021			
	County		City		County		City	
Housing Type	Units	%	Units	%	Units	%	Units	%
Total 1-Unit Housing Structures (Single-Family Homes)	268,367	66.1%	12,646	85.8%	313,357	66.9%	15,225	86.3%
Total 2-or-More-Unit Housing Structures (Multifamily Homes)	120,177	29.6%	1,297	8.8%	145,926	31.2%	1,671	9.5%
Total Units That are a Mobile Home, or Other	17,864	4.4%	796	5.4%	16,009	3.4%	754	4.3%
Total Occupied Housing Units	406,002	100.0%	14,739	100.0%	468,075	100.0%	17,650	100.0%

Source: 2021 ACS 5-Year Estimates

Date Retrieved: June 2023

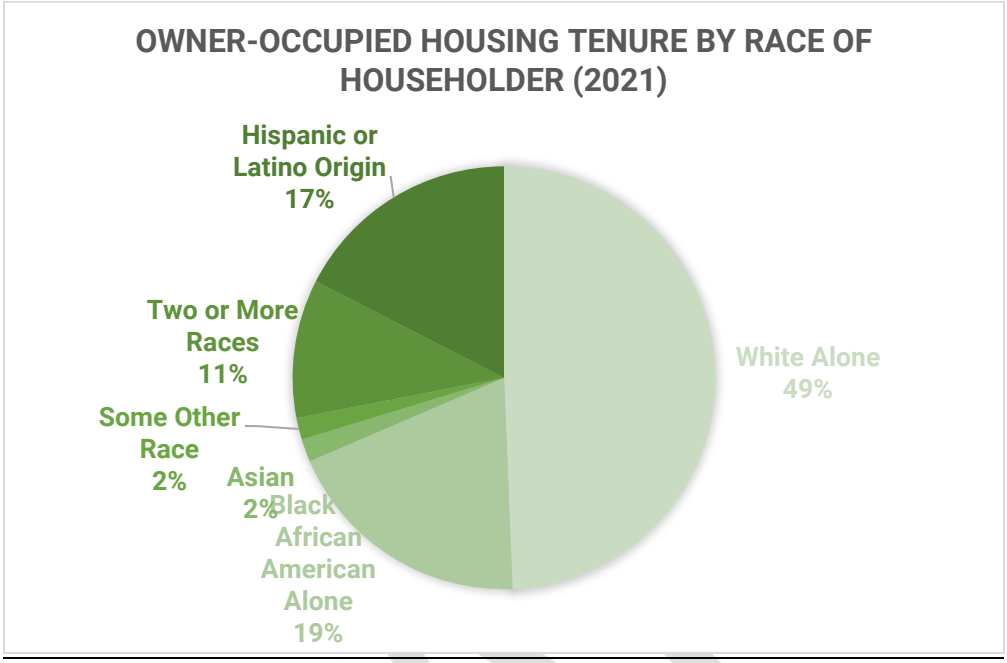
Table HE - 4 Dwelling Units by Tenure in Apopka (2010 and 2021)

Dwelling Units by Tenure				
-	2010		2021	
	County	City	County	City
Total Housing Structures	474,757	15,958	554,517	18,881
Total Occupied Housing Units	406,002	14,739	475,292	17,650
Total Vacant Housing Units	68,755	1,219	79,225	1,231
Total Housing Units that are Owner-Occupied	243,195 (60%)	11,939 (81%)	268,761 (57%)	13,226 (75%)
Total Housing Units that are Renter-Occupied	162,807 (40%)	2,800 (19%)	209,531 (43%)	4,424 (25%)

Source: 2021 ACS 5-Year Estimates

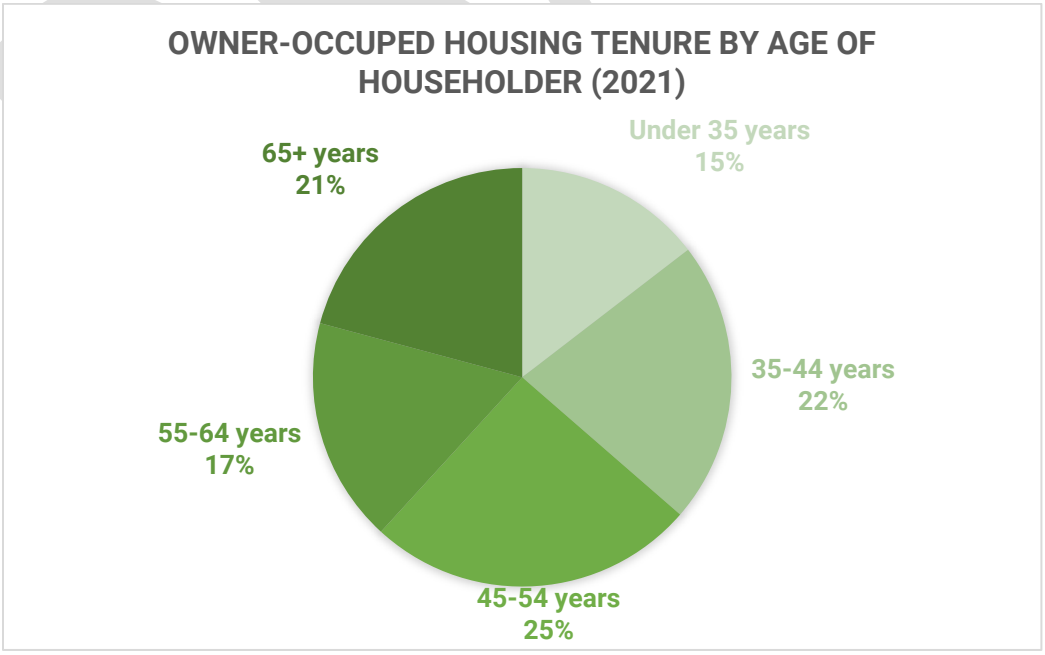
Date Retrieved: June 2023

Figure HE - 1 Housing Tenure by Race of Householder in Apopka (2021)



Source: 2021 ACS 5-Year Estimates
Date Retrieved: June 2023

Figure HE - 2 Housing Tenure by Age of Householder in Apopka (2021)



Source: 2021 ACS 5-Year Estimates
Date Retrieved: June 2023

Information on housing tenure can help characterize home-ownership within a community. Homeownership is an effective way to build capital and wealth for most households. Identifying where homeownership levels differ across age and racial lines can inform and support policies and programs aimed at improving homeownership opportunities. According to ACS 2021 5-year estimates, the majority of owner-occupied housing units in the City were occupied by White residents (49%), with a significant amount being occupied by Black residents (19%) along with Hispanic residents (17%). Smaller percentages of owner-occupied housing units were occupied by residents of Two or More Races (11%), residents of Some Other Race (2%), and Asian residents (2%). Similarly, residents between the age of 35 and 54 and who were 65 years old or over were occupying the majority of owner-occupied housing. Younger residents under the age of 35 occupied only 15 of units, and residents between the ages of 55 and 64 only owned 17% of units.

In 2021 the majority of housing units in the City were built between 1980 and 1999. Table HE – 5 shows that a total of 7,231 housing units were built in this timeframe, meaning that a little over 40% of the City's housing stock was nearly 45 years old in 2021. Less than 15% of the housing stock is older, with 1,849 units being built between 1960 and 1979, and only 687 being built before 1960. With an increasing older housing stock, it would benefit the City to consistently maintain and utilize housing rehabilitation and repair programs to ensure residents have quality housing. The largest percentage of the City's housing was built after the year 2000, with 5,448 being bult between 2000 and 2009.

Table HE - 5 Age of Housing Stock in Apopka (2021)

Age of Housing Stock in Apopka				
	County		City	
Year Built	Units	%	Units	%
2010 or later	59,409	12.5%	2,435	13.8%
2000-2009	99,152	20.9%	5,448	30.9%
1980-1999	178,180	37.5%	7,231	41.0%
1960-1979	92,082	19.4%	1,849	10.5%
1959 or earlier	46,469	9.8%	687	3.9%
Total Occupied Units	475,292	100.0%	17,650	100.0%

Source: 2021 ACS 5-Year Estimates
Date Retrieved: June 2023

The City maintains good quality housing for the majority of its residents according to Table HE – 6. In 2021 only 18 units were without complete plumbing facilities, 87 had

incomplete kitchen facilities, and only 173 had no fuel used. However, about 10% of units were without an internet subscription, and 2% were without telephone services. Further, in 2021, a total of 210 occupied households had 1.01 -1.50 occupants per room (11,405 for Orange County), and a total of 134 occupied households had 1.51 or more occupants per room (5,658 in Orange County). This means about 2% of the households in the City were experiencing overcrowding.

Table HE - 6 Dwelling Units Lacking Complete Facilities in Apopka (2021)

Dwelling Units Lacking Complete Facilities (2021)						
Year	Occupied Housing Units	Units Without Complete Plumbing Facilities	Units Without Complete Kitchen Facilities	Units With No Fuel Used	Units Without an Internet Subscription	Units Without Telephone Service
2021	17,650	18 (0.1%)	87 (0.5%)	173 (1%)	1,778 (10%)	391 (2%)

Source: 2021 ACS 5-Year Estimates

Date Retrieved: June 2023

According to Table HE – 7, housing values for homes with a mortgage increased, while homes without a mortgage saw a very slight decline in value. Between 2010 and 2021, more of the City's housing units with a mortgage moved into the $300,000 - $400,000 value bracket and out of the $100,000 - $299,999 value bracket. The Less than $99,999 value bracket saw a small decrease also, while the $500,000 or More bracket increased by 2%. Similarly, the median housing value for homes with a mortgage increased quite a bit from 2010 ($225,700) to 2021 ($275,400). 2021 ACS 5-Year Estimates also show that just between 2020 ($255,300) and 2021, these values increased by about $20,000. Housing units without a mortgage saw a decrease in total numbers between 2010 (3,081) and 2021 (2,739), but saw very little change in values aside from median value. In 2010 these housing units had a median value of $207,500, and though they jumped to $237,700 in the year 2020, they decreased to $228,500 the next year in 2021.

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Table HE - 7 Housing Values in Apopka (2021）

Housing Values in Apopka				
-	Owner-Occupied Housing Units with a Mortgage Values		Owner-Occupied Housing Units without a Mortgage Values	
Value Range	2010	2021	2010	2021
Less than $99,999	647 (7%)	439 (4%)	493 (16%)	485 (19%)
$100,000 - $299,999	5,894 (67%)	5,906 (56%)	1,793 (58%)	1,463 (57%)
$300,000 - $499,999	2,074 (23%)	3,612 (34%)	653 (21%)	673 (21%)
$500,000 or More	257 (3%)	530 (5%)	142 (5)	118 (3%)
Total Owner-Occupied Units	8,872	10,487	3,081	2,739
Median Value	$ 225,700	$ 275,400	$ 207,500	$ 228,500

Source: 2021 ACS 5-Year Estimates
Date Retrieved: June 2023

Nursing homes and Assisted Living Facilities, or ALFs, provide a vital supply of housing in any community. They house and support the City's elderly residents who require extra care and medical assistance where it otherwise would not be easy to provide. Table HE – 8 lists the various nursing homes and ALFs within the City and their address. In 2023, there were a total of 11 facilities in operation in the City of Apopka.

Table HE - 8 Assisted Living Facilities and Nursing Homes in Apopka (2023)

Assisted Living Facilities and Nursing Homes in Apopka	
Facility Name	Address
Beryl's Place	2777 Spicebush Loop
Devoted Home Care And Support	1132 Osprey Way
Harblin Assisted Living Facility	1691 Parkglen Cir
Bella Group Home	719 E Magnolia St
Central Florida Recovery Center	1124 S Park Ave
Blessing Heart Group Home	8 E Summit St
Active Care Assist Living Fac	2436 Lake Jackson Cr
Agape House Corp.	2009 Tournament Dr
Omelda Home Care LLC.	541 Shirley Dr
Apopka Health & Rehab Center	2001 Alston Bay Blvd
Vineyard Group Home LLC.	3 E Nightingale St

Source: City of Apopka
Date Retrieved: October 2023

ANALYSIS OF LATEST POPULATION AND HOUSING PROJECTION DATA

Population projection data from Shimberg shows that past population growth was very high from 2010 to 2020, jumping from 41,542 to 54,873. This equaled an increase of 32%, which was higher than the population growth that the County experienced in the same timeframe (24.7%). The City is expected to experience similar population growth (25%) from 2021 to 2030 when it reaches a projected population of 70,990 residents. By 2040 the population will reach a projected total of 82,939 residents, which is a 46% increase from the total estimated in 2021. The County's population is not projected to increase at a higher rate than the City, and by 2040 will only have increased its population by about 30%, increasing to 1,893,405 residents.

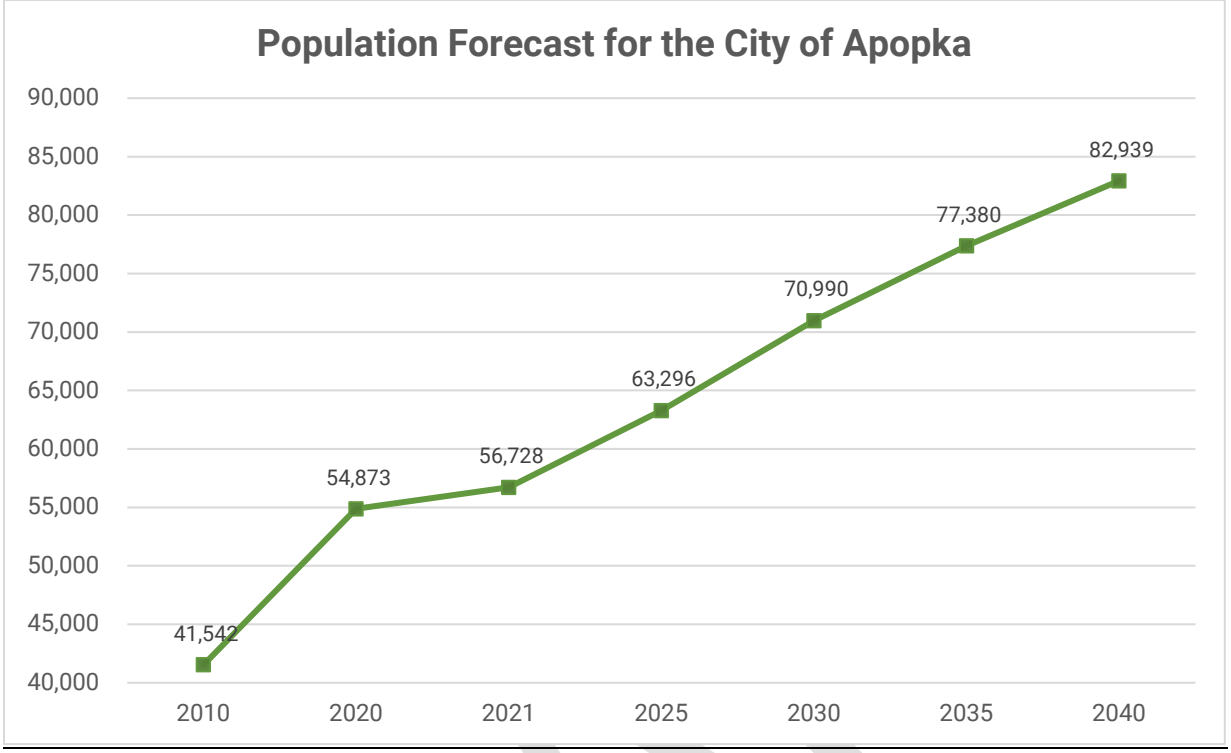
Table HE - 9 Population Estimate and Forecast for Apopka (2010 - 2040)

Population Estimate and Forecast for Apopka (2010 - 2040)				
Year	County		City	
	Total Population	Percent Change	Total Population	Percent Change
2010	1,145,956	-	41,542	-
2020	1,429,908	24.78%	54,873	32.09%
2021	1,457,945	1.96%	56,728	3.38%
2025	1,577,698	8.21%	63,296	11.58%
2030	1,704,697	8.05%	70,990	12.16%
2035	1,806,996	6.00%	77,380	9.00%
2040	1,893,405	4.78%	82,939	7.18%
Total Population Increase 2010-2021	435,460	29.87%	26,211	46.20%

Source: Shimberg Center for Housing Studies Data Clearinghouse (2023), BEBR (2023)

Date Retrieved: June 2023

Figure HE - 3 Population Forecast for the City of Apopka (2010 – 2040)



Source: Shimberg Center for Housing Studies Data Clearinghouse (2023) projections, BEBR (2023) estimates through 2021
Date Retrieved: June 2023

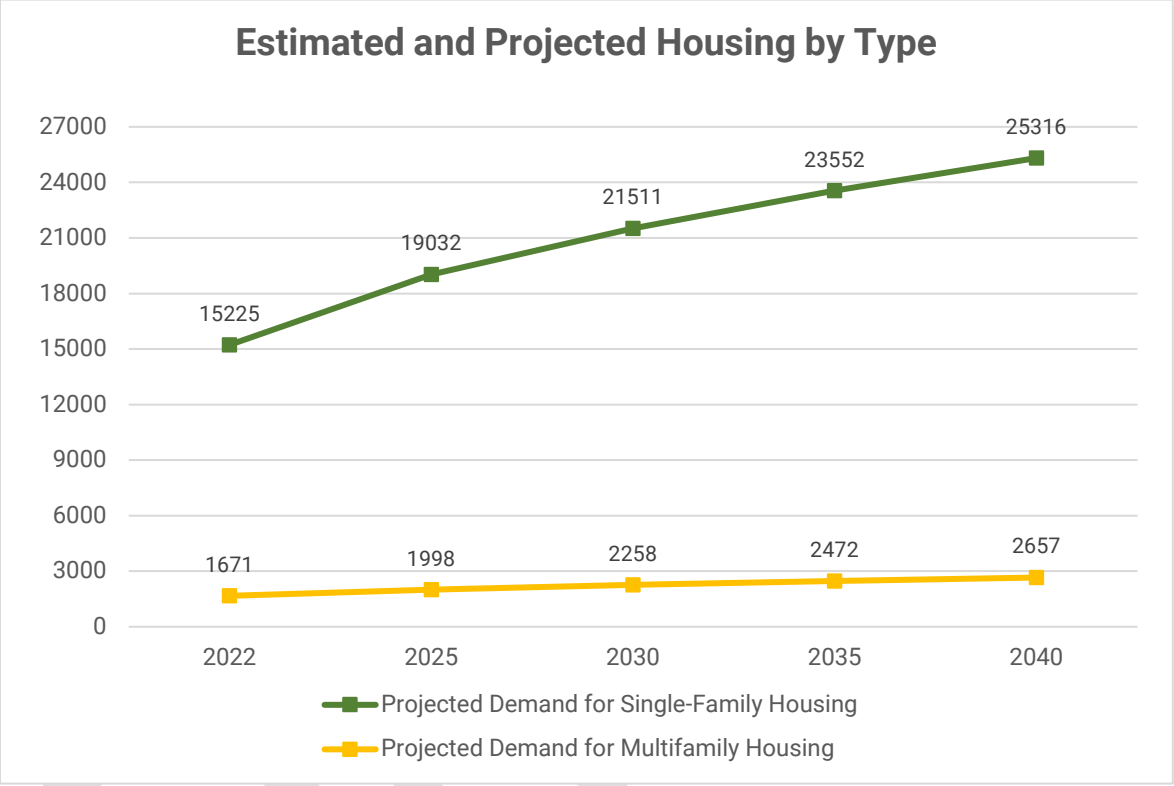
Table HE - 10 Estimated and Projected New Housing by Type in Apopka (2021 - 2040)

Estimated and Projected New Housing by Type (2021 - 2040)				
-	Projected Demand for Single-Family Housing*		Projected Demand for Multifamily Housing	
Year	County	City	County	City
Total Households 2021	313,357	15,225	145,926	1,671
2025	391,031	19,032	177,328	1,998
2030	424,857	21,511	192,667	2,258
2035	453,332	23,552	205,581	2,472
2040	477,942	25,316	216,741	2,657
Total New Units Demanded	164,585	10,091	70,815	986

Source: 2021 ACS 5-Year Estimates, Shimberg Center for Housing Studies Data Clearinghouse (2023)
Date Retrieved: June 2023
* Single-Family Housing demand includes Mobile Homes

Projection data in Table HE – 10 shows that the total households needed in the City by the year 2040 comes up to 11,077 household units, according to 2021 ACS 5-year estimates. Of those, a total of 10,091 single-family units will be needed by 2040, alongside a total of 986 multifamily units.

Figure HE - 4 Estimated and Projected Housing Demand by Type in Apopka (2022 – 2040)



Source: 2021 ACS 5-Year Estimates, Shimberg Center for Housing Studies Data Clearinghouse (2023)
Date Retrieved: June 2023
* Single-Family Housing demand includes Mobile Homes

Table HE - 11 Estimated and Projected New Housing Tenure in Apopka (2021 - 2040)

Estimated and Projected New Housing by Tenure (2021 - 2040)				
-	Projected Demand for Owner-Occupied Units		Projected Demand for Renter-Occupied Units	
Year	County	City	County	City
Total Households in 2021	268,761 (57%)	13,226 (75%)	209,531 (43%)	4,424 (25%)
2025	306,692 (54.0%)	15,634 (74.3%)	261,667 (46.0%)	5,396 (25.7%)
2030	335,719 (54.4%)	17,716 (74.5%)	281,805 (45.6%)	6,053 (25.5%)
2035	361,017 (54.8%)	19,424 (74.6%)	297,896 (45.2%)	6,600 (25.4%)
2040	382,239 (55.0%)	20,879 (74.6%)	312,444 (45.0%)	7,094 (25.4%)
Total New Units Demanded	113,478	7,613	102,913	2,670

Source: 2021 ACS 5-Year Estimates, Shimberg Center for Housing Studies Data Clearinghouse (2023)
Date Retrieved: June 2023

According to Table 2-11, the City is expected to see an increase of 7,613 owner-occupied homes and 2,670 renter-occupied homes by the year 2040, for a total of 10,238 new households. The county on the other hand is expected to see an increase of 113,478 owner-occupied homes and 102,913 renter-occupied homes by the year 2040, for a total of 216,391 new households. Projected new housing by tenure also considers future vacant housing.

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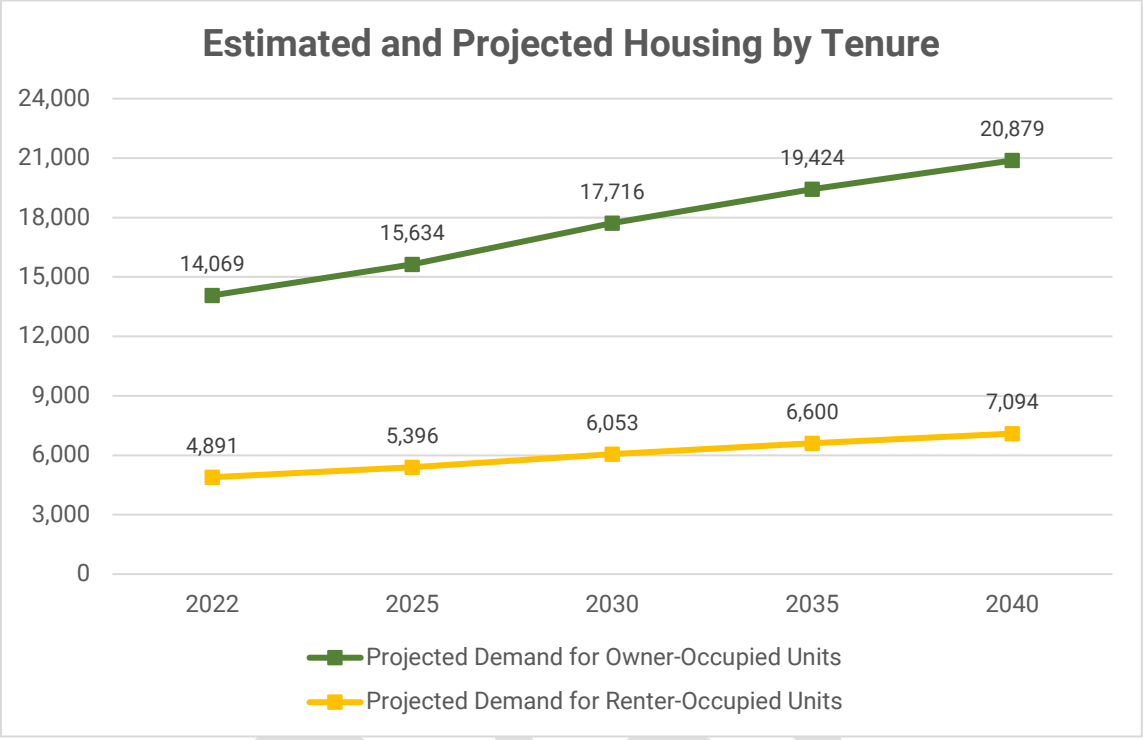
Figure HE - 5 Estimated and Projected Housing Demand by Tenure in Apopka (2022 – 2040)



Source: 2021 ACS 5-Year Estimates, Shimberg Center for Housing Studies Data Clearinghouse (2023)
Date Retrieved: June 2023

Table HE - 12 Estimated and Projected New Households by Income in Apopka (2021 - 2040)

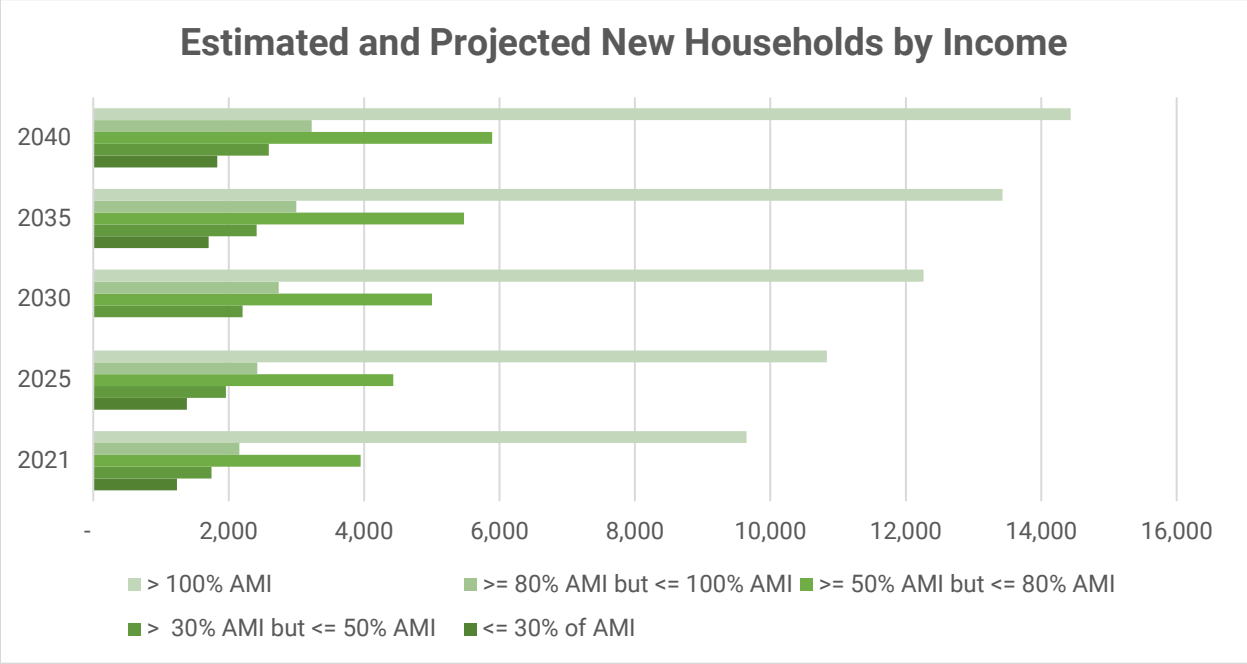
Estimated and Projected New Households by Income (2021)						
Income Range	**2021**	**2025**	**2030**	**2035**	**2040**	**Total New Units**
<= 30% of AMI	1,234 (6.6%)	1,384 (6.6%)	15,59 (6.6%)	1,705 (6.6%)	1,832 (6.5%)	598
> 30% AMI but <= 50% AMI	1,747 (9.3%)	1,957 (9.3%)	2,206 (9.3%)	2,412 (9.3%)	2,593 (9.3%)	846
>= 50% AMI but <= 80% AMI	3,948 (21.1%)	4,430 (21.1%)	5,004 (21.1%)	5,477 (21.0%)	5,889 (21.1%)	1,941
>= 80% AMI but <= 100% AMI	2,157 (11.5%)	2,423 (11.5%)	2,740 (11.5%)	3,001 (11.5%)	3,225 (11.5%)	1,068
> 100% AMI	9,648 (51.5%)	10,836 (51.5%)	12,260 (51.6%)	13,429 (51.6%)	14,434 (51.6%)	4,786

Source: Shimberg Center for Housing Studies Data Clearinghouse (2023)

Date Retrieved: June 2023

Table HE – 12 shows that each income range that residents are categorized in will increase at a steady rate from 2021 to 2040. According to the data, moderate to higher income households (greater than 100% AMI) are projected to increase more than the other income brackets; by 2040 there will be 4,786 new units in this income bracket. Low-income households (between 50% and 80% AMI) will increase by 1,941 households, and moderate-income households (between 80% and 100% AMI) will increase by 1,068. Very low (30% to 50% AMI) and extremely low households (less than 30% AMI) will increase by smaller amounts, adding a total of 846 and 598 new households, respectively.

Figure HE - 6 Estimated and Projected New Households by Income in Apopka (2021 – 2040)



Source: Shimberg Center for Housing Studies Data Clearinghouse (2023)
Date Retrieved: June 2023

Table HE - 13 Residential Building Permit Activity in Apopka (2018 - 2022)

Residential Building Permit Activity in Apopka		
Year	Total Residential Permits Approved	
	Single-Family	Multi-Family
2018	235	40
2019	256	48
2020	340	24
2021	476	258
2022	478	0

Source: City of Apopka (2023)
Date Retrieved: August 2023

APOPKAN HOUSEHOLD INCOMES, HOUSING COSTS, AND COST BURDEN

In 2021, the bulk of Apopkan households had earned over $50,000 in household income in the past 12 months. Households earning between $100,000 and $149,000 were the largest income bracket, comprising 21% of all households, with households earning more (over $150,000) being the second largest income bracket, followed by households earning $50,000 to $74,900. Residents in income brackets earning less than $35,000 a year comprised a smaller amount of the City's households, which illustrates that residents on average earned higher incomes than they did lower incomes in the past 12 months. Similarly, the median household income in 2021 was $75,736, which is higher than was estimated the year before in 2020 ($69,343). This increase in median income shows that incomes across the board in the City are somewhat steadily increasing.

Table HE - 14 Apopka Household Incomes in the Past 12 Months (2021)

Household Incomes in the Past 12 Months (2021)		
Income Range	**Total Households**	**Percentage**
$14,999 or Less	1,038	5.9%
$15,000 - $24,999	952	5.4%
$25,000 - $34,900	1,574	8.9%
$35,000 - $49,900	2,424	13.7%
$50,000 - $74,900	2,769	15.7%
$75,000 - $99,900	2,218	12.6%
$100,000 - $149,900	3,700	21.0%
$150,000 or Higher	2,975	16.9%
Total Households	17,650	
Median Household Income (2021)	$ 75,736	

Source: 2021 ACS 5-Year Estimates

Date Retrieved: June 2023

Table HE - 15 Apopka Monthly Housing Costs (2021)

Monthly Housing Costs in Apopka (2021)				
	County		**City**	
Monthly Costs for Units with a Mortgage	**Total Units**	**%**	**Total Units**	**%**
Less than $600	2,683	1.3%	237	2.3%
$600 - $999	20,171	9.9%	738	7.0%
$1,000 - $1,449	51,955	25.6%	2,822	26.9%
$1,500 - $1,9999	53,213	26.2%	3,452	32.9%
$2,000 - $2,999	54,311	26.7%	3,018	28.8%
$3,000 or Higher	20,760	10.2%	220	2.1%
Total With Mortgage	203,093	100.0%	10,487	100.0%
Monthly Costs for Units Without a Mortgage		-	-	-
Less than $400	23,628	26.8%	634	23.1%
$400 - $599	25,177	28.5%	914	33.4%
$600 - $999	28,367	32.1%	854	31.2%
$1,000 - $1,299	5,798	6.6%	299	10.9%
$1,300 - $1,499	1,304	1.5%	20	0.7%
$1,500 or more	3,973	4.5%	18	0.7%
Total Not Mortgaged	88,247	100.0%	2,739	100.0%

Source: 2021 ACS 5-Year Estimates

Date Retrieved: June 2023

Table HE – 15 shows that the monthly cost of most Apopkan households with a mortgage is more than $1,500, with 33% costing between $1,500 and $2,000 and 29% costing between $2,000 and $3,000. A good percentage of households with a mortgage cost between $1,000 and $1,500 a month, and only a small percentage costs less than $999 a month (9.3%). On the other hand, households without a mortgage saw lower monthly housing costs in 2021. The majority of these households paid less than $999 a month on housing costs (88%) and only 12% paid more than $1,000 a month on housing costs. Further, in 2021 median monthly housing costs for homes with a mortgage was $1,645, while homes without a mortgage had a median cost of $570 a month.

Table HE - 16 Comparison of Apopka Monthly Gross Rent Changes (2015 - 2021)

Comparison of Monthly Gross Rent Changes (2015 - 2021)						
	County			City		
Cost Range	2015	2020	2021	2015	2020	2021
Less than $500	6,262	5,179	4,898	103	31	84
$500 - $999	82,234	41,060	31,194	1,768	780	613
$1,000 - $1,499	77,467	91,872	86,410	1,351	1,593	1,394
$1,500 - $1,999	19,615	45,790	55,362	536	1,356	1,357
$2,000 - $2,499	2,905	12,468	17,117	64	391	641
$2,500 - $2,999	772	2,763	4,610	-	79	128
$3,000 or Higher	810	1,514	2,043	-	-	49
No Rent Paid	5,354	5,188	4,897	45	188	158
Total Occupied Units Paying Rent	190,065	200,646	201,634	3,822	4,230	4,266

Source: 2021 ACS 5-Year Estimates
Date Retrieved: June 2023

Table HE – 16 shows that units with higher monthly gross rents (greater than $1,000) have increased since 2015 while units with lower monthly rents (less than $1,000) have decreased. This is especially true for the County, with rental units costing between $500 and $999 a month dropping from 82,234 in 2015 to 31,194 in 2021, and units costing between $1,500 and $1,999 a month increasing from 19,615 to 55,362. For the City, rental units costing between $1,500 and $1,999 increased from 536 to 1,357, while units costing between $500 and $999 dropped from 1,768 to only 613. In the City, rental units costing between $2,000 and $2,499 jumped from only 64 units to 641 units, multiplying by nearly

10 in just a six-year span. Similarly, the data shows that the median gross rent for the City was $1,012 in 2015, and in 2021 it had increased to $1,515.

Table HE - 17 Apopka Monthly Household Costs as a Percentage of Household Income (2016 - 2021)

Monthly Household Costs as a Percentage of Household Income (2016-2021)				
	Housing Units with a Mortgage		Housing Units without a Mortgage	
Year	Households Spending Less than 29% of Income	Households Spending More than 30% of Income	Households Spending Less than 29% of Income	Households Spending More than 30% of Income
2016	5,600	2,708	2,991	415
2017	5,700	2,619	3,151	444
2018	6,036	2,573	2,989	305
2019	6,478	3,001	2,490	329
2020	7,179	2,946	2,352	380
2021	7,633	2,846	2,398	337

Source: 2021 ACS 5-Year Estimates

Date Retrieved: June 2023

Table HE – 17 shows that owner-occupied households experiencing cost burden increased in 2019, but since has slightly decreased, and the same can be said for households without a mortgage in 2017. However, Table HE – 18 shows that renters saw an increase in cost burden beginning in 2018, and has fluctuated since then.

Table HE - 18 Apopka Gross Rent as a Percentage of Household Income (2016 - 2021)

Gross Rent as a Percentage of Household Income (2016 - 2021)		
Year	Households Spending Less than 29% of Income	Households Spending More than 30% of Income
2016	2,060	2,074
2017	2,063	2,304
2018	1,966	2,826
2019	1,810	2,744
2020	1,492	2,588
2021	1,155	2,971

Source: 2021 ACS 5-Year Estimates

Date Retrieved: June 2023

Table HE - 19 Estimated and Projected Extremely Cost Burdened Households in Apopka (2021 - 2040)

Estimated and Projected Extremely Cost Burdened Households (2023)					
Household Type	**2021**	**2025**	**2030**	**2035**	**2040**
Renters Paying 50% or More of Income on Housing	1,294 (30%)	1,446 (27%)	1,622 (27%)	1,769 (27%)	1,901 (27%)
Owners Paying 50% or More of Income on Housing	1,464 (11%)	1,648 (11%)	1,867 (11%)	2,048 (11%)	2,199 (11%)

Source: Shimberg Center for Housing Studies Data Clearinghouse (2023)
Date Retrieved: June 2023

According to Table HE – 19 the City is projected to see a 61% increase in renter households that are extremely cost burdened from 2022 to 2040. Extremely cost burdened owner-occupied households are projected to increase by 65% in the same timeframe. This shows that projected income levels will not be able to effectively cover the increase in housing costs that the City is projected to experience, and that the City may prepare to supply affordable and attainable housing units to meet the housing needs of future residents. According to Table HE – 20, in 2021, the City had a total of 850 subsidized, or affordable, housing units within its limits. However, the City is, as it has in the past, striving to create opportunities for the development of affordable housing in its limits. In 2023 the City had two housing projects in the pipeline for development, which will create about 192 affordable housing units in the City. With the Live Local Act and its accompanying funding and policy support coming online in October, 2023, the City anticipates that more affordable and attainable housing projects like these will be developed in the future.

Table HE - 20 Assisted Housing Inventory in Apopka (2023)

Assisted Housing Units (2023)		
Complex Name	**Address**	**Number of Subsidized Units/Bedrooms**
Life Concepts Group Home I	27 W 1st St., 32703	6
Life Concepts Independent Living I	251 Alabama Ave., 32703	9
Main Ave Apts	499 Plymouth Rock Pl., 32703	39
Main Avenue Villas	500 Plymouth Rock Pl., 32703	40
Palm Key	518 Lake Bridge Ln., 32703	328
Willo Lake Apartments	500 Monica Rose Dr., 32703	428
Total Units		850

Source: Apopka Community Development Department, Shimberg Center for Housing Studies Data Clearinghouse (2023)

Date Retrieved: August 2023

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INFRASTRUCTURE ELEMENT

Providing safe, dependable public services to meet existing and future needs



INFRASTRUCTURE ELEMENT

GENERAL PUBLIC INFRASTSRUCTURE

GOAL 1

To provide adequate public infrastructure to support new growth and maintain existing development in a timely and fiscally responsible manner.

OBJECTIVE 1.1

The City shall continue to coordinate the orderly provision of public infrastructure with public and private development activities in a manner that is environmentally sound and is compatible with the fiscal resources of the City.

Policy 1.1.1

The City will ensure that the necessary facilities and services that deliver the adopted level of services for potable water, wastewater, reclaimed water, stormwater, and solid waste shall be in place at the same time a development order is issued and/or included in the City's Capital Improvements Budget.

Policy 1.1.2

Public facilities and utilities shall be located to:

- Maximize the efficiency of services provided;
- Minimize their cost;
- Minimize their impacts upon the natural and historical environments; and
- Minimize social and neighborhood disruptions.

Policy 1.1.3

The City shall pursue the development of appropriate incentives for the dedication or improvement of public infrastructure.

Policy 1.1.4

The extension of public facilities and utilities into areas of the City which are underserved or without service shall be guided by the City's Capital Improvements Element, to ensure adequate capacity and land is available for public infrastructure to support new development, and the use of land in the City shall be managed by approving development proposals only if the public infrastructure provided is concurrent with the impacts of development.

Policy 1.1.5

To stay consistent with State Statutes, public health and safety, all sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy.

Policy 1.1.6

The City shall coordinate growth consistent with the adopted master plans for potable water, wastewater, reclaimed water, and stormwater. These plans will be updated at minimum of every five years.

Policy 1.1.7

The City shall, at a minimum, establish and maintain a current five-year schedule of capital improvements for the improvement, extension, and/or increase in capacity of the potable water, reclaimed water, and stormwater facilities.

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POTABLE WATER SUB-ELEMENT

GOAL 2

To provide and conserve a safe, dependable, efficient, and cost-effective water supply that follows local, state and federal regulations, and that will be sufficient to meet the existing and future needs

OBJECTIVE 2.1

The City shall operate, monitor, and maintain existing and future potable water supply, treatment, and distribution facilities in accordance with local, state, and federal regulations to satisfy the existing and projected demand in a safe and dependable manner.

Policy 2.1.1

The City shall sufficiently fund the cost of operations and maintenance to sustain the adopted potable water system level of service (LOS) standards.

Policy 2.1.2

The City shall drill all future water production wells into the Lower Floridan aquifer and shall expand well production capacity as needed to serve projected maximum daily demands for potable water with in the utility service area and as allowed by the current SJRWMD CUP.

Policy 2.1.3

The City's potable water supply, treatment and distribution facilities shall be operated and maintained under the supervision of state certified operators and in accordance with all permits issued by local, state and federal regulatory agencies.

Policy 2.1.4

The City shall inspect all potable water facilities and conduct at minimum an annual evaluation of the performance of each water treatment plant. Deficiencies identified through this inspection shall be evaluated and corrective actions shall be prioritized and implemented according to the objectives and policies of the Capital Improvements Element.

Policy 2.1.5

The City shall continue its valve exercise and pipe flushing program on as needed basis.

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Policy 2.1.6

The City shall evaluate pressure complaints at least annually. Improvements needed to correct areas with deficient levels of service shall be identified.

Policy 2.1.7

The City shall seek cost-effective methods to correct any deficiencies and incorporate these projects into the Capital Improvement Element for implementation.

Policy 2.1.8

The City, shall protect its potable water service by enforcing a wellhead protection zone, consisting of a 200' radius from the wellhead, in which potentially high-risk land uses (i.e.: industrial and manufacturing which use or store hazardous materials as defined by the U.S. Resource Conservation and Recovery Act and implemented by EPA are prohibited) and development activities as defined by the Land Development Code are prohibited.

Policy 2.1.9

The City shall conduct periodic (at minimum of every three years per the CUP) potable water audits in an effort to maintain and unaccountable water loss of 10 percent or less of the total water pumped into the distribution system. These audits allow the City to detect and correct any deficiency in the system that might be causing a greater water loss.

Policy 2.1.10

The City shall utilize and outside contractor to annually verify the calibration of the well and distribution flow meters at the water treatment plants. These meters will be repaired or replaced based on the contractor's recommendation.

Policy 2.1.11

The City shall continue the practice of meter replacement for large scale water users on an as needed basis.

Policy 2.1.12

The City shall continue its meter testing and exchange program for all potable water meters. Meters shall be replaced on a zero-reading report.

OBJECTIVE 2.2

The City shall provide the following minimum levels of service to meet existing and future potable water system needs.

Policy 2.2.1

The minimum level of service for the potable water system expressed as a per capita flow to be supplied, treated and distributed shall be 135 gallons per capita per day as listed in the 2019 Potable Water System Master Plan. This level of service is an average daily flow

based on the population served by the system and the system wide flows generated within the utility service area. The per capita rate of gallons per day includes water demands for commercial, residential and unaccounted-for water.

Policy 2.2.2

The minimum level of service for system pressure, under normal operating conditions, shall be 30 pounds per square inch (psi), as measured in the water main. During emergency conditions, power failures and/or fire flow conditions, water pressure shall be maintained at a minimum level of 20 psi or greater.

Policy 2.2.3

The City shall provide sufficient water storage facilities to store a fire volume equal to four hours of fire flow, plus necessary operational storage requirements outlined by Florida Department of Environmental Protection (FDEP).

Policy 2.2.4

Expansion of the design capacity of the Water Treatment Plant(s) will be consistent with the goals, objectives, and policies of the Comprehensive Plan and multi-jurisdictional water planning efforts in northwest Orange County.

OBJECTIVE 2.3

The City shall appropriately plan for and expand the City's Potable Water Facilities and supply sources to address current and future demands in accordance with the Capital Improvements Element. This expansion will serve projected new development and/or redevelopment with LOS that meet or exceed those levels adopted by the City.

Policy 2.3.1

The City will identify, evaluate, and select the most cost-effective means of ensuring an adequate quality potable water supply, maximize the use of reclaimed water to reduce groundwater well augmentation for irrigation, enforce measures for potable reduction and conservation, through system integrations, public outreach, and education.

Policy 2.3.2

The City shall ensure that all public water facilities and extensions to the potable water system are planned in a consistent manner with the City's Comprehensive Plan, the latest Potable Water System Master Plan update, the latest hydraulic models, and in accordance with local, state, and federal regulations.

Policy 2.3.3

The City shall ensure the Water Facilities are planned with the actions defined in the Regional Water Supply Plan prepared by the Central Florida Water Initiative (CFWI) and any CUP permits that have been issued for named facilities.

Policy 2.3.4

The internal potable water facilities within future developments and/or redevelopments shall be the responsibility of the applicant seeking a development permit and shall be designed and constructed in accordance with the most current edition of the Land Development Code.

Policy 2.3.5

The City shall review the Land Development Code annually for sufficiency of the potable water guidelines and be updated at least every three years to reflect advancements in engineering, products and materials, construction, and other innovations.

Policy 2.3.6

All amendments to the Future Land Use Element map shall demonstrate that adequate potable and non-potable water supplies and related facilities and sanitary sewer capacity are available to meet projected growth demands associated with the amendment.

OBJECTIVE 2.4

The City shall conserve water resources by using appropriate water conservation techniques and implementing the Water Conservation Plan submitted to SJRWMD.

Policy 2.4.1

The City shall continue to enforce the Florida Building Codes and the City's Land Development Code requiring the use of low volume plumbing fixtures for construction and/or redevelopment projects.

Policy 2.4.2

The City shall provide incentives for incorporating green building features that support water conservation and water quality (e.g., green roofs, rain gardens, street-side swales, pervious pavement) as defined in the Land Development Code.

Policy 2.4.3

The City of Apopka shall continue to participate in water conservation projects or programs that will demonstrate to the public the use of drought tolerant landscape materials to achieve water conservation.

Policy 2.4.4

The City shall require the use of Water-Wise irrigation and vegetation standards in required landscaping areas as defined in the Land Development Code.

Policy 2.4.5

The City shall educate residents on conservation practices, water quality, and the importance of water as a resource through one or more of the following outreach methods:

- Presentations,
- Displays,
- Handouts,
- City utility billing system,
- City website and social media,
- Webinars,
- City newsletters, and
- St. Johns River Water Management District conservation materials.

Policy 2.4.6

The City will continue its use of the potable water conservation rate structure which is updated on an annual basis and to utilize the mid-month high consumption notice program listed in the water conservation plan submitted to SJRWMD. Notices are sent to potable water customers half way through their billing cycle that have a usage which at the present trend will put them into the highest conservation rate structure.

Policy 2.4.7

The City will continue to utilize the City's Automatic Meter Reading (AMR) system to assist customers with indoor and outdoor leak detection. The AMR provides customers and city staff with the ability to monitor usage tracking, real time consumption reading, and leak detection, through the water consumption portal website and app for the smart phone.

Policy 2.4.8

The City shall continue to implement the Water Conservation Plan Incentive Program that provides incentives for both commercial and residential water customers to retrofit existing inefficient and high use irrigation systems to be more effective and efficient. Incentives may include financial assistance, equipment, services, or other mechanisms to promote the reduction in the use of water and the protection of the environment and natural resources as detailed in the Land Development Code.

OBJECTIVE 2.5

The City shall provide cost-effective fire protection using the potable water system to protect the lives and property of the citizens living within the utility service area.

Policy 2.5.1

The potable water system shall be an integral part of the City's fire safety program. Fire flow standards shall be identified by the Fire Chief based on ISO recommendations and incorporated into the Potable Water System Master Plan.

Policy 2.5.2

The City shall continue the practice of testing fire hydrants in accordance with National Fire Protection Association Standards.

OBJECTIVE 2.6

The City shall identify any sources of water that can be used to meet existing and future needs identified in the Water Supply Facilities Work Plan.

Policy 2.6.1

The City shall update the Water Supply Facilities Work Plan within 18 months of updates to the Regional Water Supply Plan that affects the City. The City's Comprehensive Plan will be amended as necessary to incorporate changes to the background information and the adopted goals, objectives, policies, maps, and capital improvement schedules relative to the work plan update.

Policy 2.6.2

In conjunction with the SJRWMD and other local governments, the City shall seek the development of efficient, cost- effective and technically feasible water sources that will supplement future demands without causing adverse impacts to water quality, wetlands and aquatic systems. These sources may include, but are not limited to, surface water, reclaimed water, and brackish groundwater.

Policy 2.6.3

The water Supply Facilities Work Plan shall be used to set priorities and coordinate the expansion and upgrade of the facilities used to withdraw, transmit, treat, store, and distribute potable and non-potable water to meet future demands.

Policy 2.6.4

The City shall maximize the use of existing potable facilities through research on best management practices and the implementation of management techniques that can enhance a source of supply, sustain water resources, and related natural systems and/or optimize water supply yield. These techniques may include, but are not limited to, surface water, reclaimed water, system interconnects, and water conservation.

Policy 2.6.5

The City's annual water consumption shall be equal to or less than the amount allocated under the SJRWMD-issued consumptive use permit.

Policy 2.6.6

The City shall, through the use of a concurrency evaluation, asses the availability of an adequate water supply and related facilities to serve the proposed development by the date of issue of the certificate of occupancy, development order, or other milestone or functional equivalent, in advance of occupancy as determined by the City.

DRAFT

SANITARY SEWER SUB-ELEMENT

GOAL 3

To provide for the reliable collection, treatment, and beneficial reuse of wastewater in an environmentally safe and cost-effective manner that also protects public health and safety and will sufficiently meet the existing and future needs of the citizens residing in the utility service area.

OBJECTIVE 3.1

The City shall operate, monitor, and maintain existing and future wastewater collection, treatment, and reclamation distribution facilities in accordance with local, state and federal regulations to satisfy existing and projected demand in a safe and dependable manner.

Policy 3.1.1

The City shall sufficiently fund the cost of operations and maintenance sustain the adopted wastewater and reclaimed water systems level of service (LOS) standards.

Policy 3.1.2

The City's wastewater collection, treatment, reclamation, and distribution facilities shall be operated and maintained under the supervision of state certified operators and in accordance with all permits issued by local, state and federal regulatory agencies.

Policy 3.1.3

Industrial discharges to the City's collection system shall receive adequate pretreatment in accordance with city code so that such industrial discharges do not adversely affect the operations of the City's wastewater treatment nor cause any violation of the permits issued by local, state and federal regulatory agencies.

Policy 3.1.4

The City shall continue to implement a comprehensive preventative maintenance program for all equipment in the wastewater system.

Policy 3.1.5

The City shall inspect all wastewater and water reclamation facilities including collection and distribution elements as minimum of once a year to evaluate condition and performance. Deficiencies identified in these or other evaluations shall be investigated

and corrective actions shall be prioritized and implemented according to the objectives and policies of the Capital Improvements Element.

Policy 3.1.6

The City shall conduct annual reclaimed water audits calculating unaccountable water loss to be reported to FDEP and SJRWMD. These audits allow the City to track reclaimed water sources and destinations as well as the detection and corrections of any deficiencies in the system that may be causing water loss.

Policy 3.1.7

The City shall continue to annually inspect all lift stations for the integrity of structures and equipment and shall conduct evaluations of lift station operating conditions.

Policy 3.1.8

The City shall as part of ongoing quality assurance, continue to evaluate and inspect sewer systems which are suspected to be contributing infiltration and inflow using video inspection techniques.

Policy 3.1.9

The City shall update the wastewater collection system master plan every five years at a minimum.

OBJECTIVE 3.2

The City's existing and future wastewater collection and treatment system shall provide the following minimum levels of service (LOS) in the 2019 Wastewater System Master Plan update.

Policy 3.2.1

The minimum level of service for the City's wastewater system, expressed as a per capita flow to be collected, treated, and reclaimed shall be 100 gallons per capita per day. This level of service is an average daily flow based on the population served by the system and the system wide flows generated within the utility service area.

Policy 3.2.2

Peak design flows for the wastewater collection facilities shall range from 1.29 to 1.5 times the average daily flow per the 2019 Wastewater System Master Plan Update. These criteria shall be included in the Land Development Code. Peak hydraulic design flows for wastewater treatment facilities shall be based off the peak hourly flows (PHF) from the master plan update, and shall range from 2.5 to 4.0 PHF as calculated using the minimum level of service stated in Policy 3.2.1.

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OBJECTIVE 3.3

The City shall assign the highest priority to cost- effective, beneficial uses of reclaimed water when developing future effluent disposal plans.

Policy 3.3.1

All future wastewater treatment facilities shall incorporate the necessary levels of treatment that will produce a cost-effective, reclaimed water that is acceptable to local, state and federal regulatory agencies for irrigation on areas which are accessible to the public.

Policy 3.3.2

The City shall continue to require the construction of dual water systems in future developments located within the reclaimed water service area which have access or are anticipated to have access to reclaimed water.

Policy 3.3.3

Where available, the owner of every lot or parcel of land within the City utility service area developed for residential, public, commercial office, industrial, warehousing, or multifamily use shall connect the premises or cause the premises to be connected with the reclaimed water distribution system. The connection charge for reclaimed water service will consist of the tap fee and the fee for installing a backflow prevention device on each potable water service present on the site. A meter fee shall be required for metered connections.

Policy 3.3.4

Within areas not already served by reclaimed water, the City of Apopka shall identify large potential users (i.e., golf courses, parks, recreational areas) and implement sustainable irrigation practices where practicable and financially feasible. Potential sites shall be evaluated independently on a case-by-case basis based on actual conditions.

Policy 3.3.5

The City shall continue to require that new development reuse distribution points be connected to the reclaim water system.

Policy 3.3.6

The City will continue to use the reclaim water conservation rate structure that is reassessed annually.

Policy 3.3.7

The City shall continue to actively promote the use of reclaimed water by educating the public through use of the social media, educational programs at schools and civic organizations, and through other appropriate means.

OBJECTIVE 3.4

The City shall discourage urban sprawl by ensuring that wastewater facilities are in place to accommodate new development, redevelopment, and population growth within the utility service area and maintaining the levels of service that have been adopted by the City.

Policy 3.4.1

The City shall monitor development and will determine improvement needed to provide wastewater service to new development or redevelopment area. Extensions to the wastewater collection and reclaimed water distribution systems shall be conducted in accordance with the appropriate master plan and the Capital Improvements Element.

Policy 3.4.2

The wastewater collection, treatment, and reclamation facilities shall be provided by the applicant seeking a development permit and/or the City, in a timely manner that is concurrent with the impacts of development as required in the City's Concurrency Management System.

Policy 3.4.3

The internal wastewater facilities within future developments and/or redevelopments shall continue to be the responsibility of the applicant seeking a development permit and shall be designed and constructed in accordance with the most current edition of the Land Development Code.

Policy 3.4.4

Development within the City shall connect to the City's wastewater collection system with the special exception of residential properties identified in the Land Development Code.

Policy 3.4.5

The Apopka Land Development Code shall be reviewed annually for sufficiency of the wastewater guidelines and be updated at least every three years to reflect advancements in engineering, products and materials, construction, and other innovations.

Policy 3.4.6

The City will not issue building permits for any new development or redevelopment using septic tanks within the City limits except on an interim basis, not to exceed five years, at the sole discretion of the City.

Policy 3.4.7

Package plants shall not be permitted for any development within the City.

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Policy 3.4.8

Where onsite sewage treatment and disposal systems are permitted, protection of the environment shall be ensured through Florida Department of Health in Orange County standards for onsite sewage treatment and disposal systems; Sec. 381.0065, F.S., and Chapter 64E-6, F.A.C..

DRAFT

STORMWATER MANAGEMENT SUB-ELEMENT

GOAL 4

To manage stormwater through a cost-effective program which will minimize degradation of surface and ground water, preserve natural drainage and wetlands, and prevent flooding.

OBJECTIVE 4.1

The City's existing and future stormwater management facilities shall be provided consistent with the adopted level of service standards in the Land Development Code.

Policy 4.1.1

All new and redevelopment, private and public, shall provide for retention and/or detention of stormwater runoff as set forth in the Land Development Code.

Policy 4.1.2

The level of service standard for flood protection within the City shall be 100-year - 24-hour storm event. The City shall continue to require the finished floor of all habitable structures be constructed at least two feet above the 100-year - 24-hour storm elevation.

Policy 4.1.3

The level of service standard for primary stormwater management facilities within the City shall be the 25-year, 24-hour storm event.

Policy 4.1.4

The level of service standard for storm sewer systems within the City shall be the 10-year storm event.

Policy 4.1.5

The Land Development Code shall provide that no subdivision shall be platted, nor shall construction commence for any multifamily, commercial, industrial, or institutional project until the drainage design providing for the retention and/or detention of stormwater runoff for such project has been approved by the city engineering division.

The design shall meet or exceed design standards and the policies and procedures established by the SJRWMD, FDEP, FDOT, and the design criteria contained therein.

OBJECTIVE 4.2

The City shall restrict development within the 100-year flood plain to those uses that will not adversely affect the capacity of the flood plain to store water.

Policy 4.2.1

The City shall continue to require compensating storage for all flood water displaced by development below the elevation of the 100-year Base Flood Elevation (BFE) flood plain as set by the Federal Emergency Management Agency (FEMA).

Policy 4.2.2

The City shall continue to require the finished floor of all inhabitable structures be located one-foot above the 100-year BFE flood plain as set by the FEMA.

Policy 4.2.3

The City shall require where feasible the use of flood plain as conservation, open space and recreation in order to preserve the natural flood plain and vegetation.

Policy 4.2.4

The City shall promote the conservation and implementation of natural vegetation, especially of native and filtering plants, in flood plain areas for the purpose of storing stormwater runoff.

OBJECTIVE 4.3

The City shall properly operate and maintain drainage facilities within the City in accordance with local, state, and federal regulations.

Policy 4.3.1

The City shall sufficiently fund the cost of operations and maintenance necessary to operate and maintain drainage facilities.

Policy 4.3.2

The City shall maintain neglected private stormwater management facilities and the City's cost of maintenance shall be recovered from the private owner and/or operator of the facilities.

Policy 4.3.3

As a permitee of the National Pollutant Discharge Elimination System (NPDES) Stormwater Program, the City shall continue to conduct annual inspections of public and private stormwater systems, as well as, provide adequate maintenance on publicly maintained stormwater systems.

OBJECTIVE 4.4

The City shall require erosion control practices to protect waterbodies and wetlands from siltation resulting from land that has been cleared for construction.

Policy 4.4.1

The City shall require developers to protect with an adequate barrier, lands that are not to be disturbed. Natural vegetation shall be retained and protected from damage.

Policy 4.4.2

The City shall require that erosion and sediment control practices be used to protect water bodies, water courses, and wetlands from siltation due to runoff from construction activities and/or from lands that have been cleared for construction. All sediment shall be retained on the site of construction.

Policy 4.4.3

The City shall continue its street sweeping program to control the transport of sediments and any other materials by stormwater.

Policy 4.4.4

The City shall maintain waterbody and wetlands protection guidelines found within the Land Development Code.

Policy 4.4.5

The City shall research and utilize best management practices, such as silt fences and sediment basins, to retain sediment on site.

OBJECTIVE 4.5

The City shall expand the beneficial uses of stormwater management areas as parks and other recreational uses per the Land Development Code.

Policy 4.5.1

The City shall encourage innovative planning of stormwater retention/detention areas to include facilities for parks and recreation.

Policy 4.5.2

The City shall encourage the use of wetlands and other unique natural areas in stormwater management plans to ensure their viability and preservation.

OBJECTIVE 4.6

The City shall implement the stormwater facilities projects identified in the Capital Improvements Element.

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Policy 4.6.1

The City shall conduct annual inspections in accordance with the NPDES MS4 permit. Any deficiencies identified shall be corrected or corrective measures incorporated into the Capital Improvement Element.

OBJECTIVE 4.7

The City shall expand stormwater management facilities to serve projected new developments and/or redevelopments that meet the levels of service established in the Land Development Code.

Policy 4.7.1

Stormwater management facilities shall be provided by the applicant seeking a development permit and/or the City, in a timely manner that is concurrent with the impacts of development as required in the concurrency management system.

Policy 4.7.2

The internal stormwater management facilities within future developments and/or redevelopments shall be the responsibility of the applicant seeking a development permit and shall be designed and constructed in accordance with the most recent edition of the Land Development Code.

Policy 4.7.3

The City shall not permit the construction of drainage wells for future projects.

Policy 4.7.4

The City shall review the Apopka Land Development Code annually for sufficiency of the stormwater guidelines and be updated at least every three years to reflect advancements in engineering, products and materials, construction, and other innovations.

Policy 4.7.5

The City shall evaluate improvements to its maintenance programs based on the information presented in the Master Stormwater Management Plan, any periodic updates to this plan, and familiarity with this program.

OBJECTIVE 4.8

The City shall create a source of revenue to fund necessary capital improvements to solve existing drainage problems, operations and maintenance costs attributed to the drainage system, and other appropriate costs.

Policy 4.8.1

The City shall continue to use the stormwater utility as authorized by the City Council using the non-ad valorem fee collection method as provided in Section 403.0893, F.S., as the source to fund the capital improvement projects.

Policy 4.8.2

The City shall continue a dedicated funding source, such as the stormwater utility fee, that can be used for planning, implementation and operations and maintenance of projects within the Wekiva Study Area. Additionally, the City will seek alternative funding sources (i.e., grants) and joint partnerships that will result in more efficient construction or an improved level of service.

OBJECTIVE 4.9

The City shall educate the citizens of Apopka on the environmental effects of stormwater runoff, the stormwater management needs of the community, and ways in which the public can help in managing stormwater runoff.

Policy 4.9.1

The City shall continue the public education program on stormwater management through use of the educational programs at schools and civic organizations, utility billing statement, social media, webinars, and newsletters.

OBJECTIVE 4.10

The City recognizes that stormwater management issues transcend corporate and jurisdictional boundaries and that coordination with other local governments may be necessary to provide the required level of service and protection.

Policy 4.10.1

The City shall coordinate with adjoining local governments to address stormwater issues of mutual concern.

DRAFT

NATURAL GROUNDWATER AQUIFER RECHARGE SUB-ELEMENT

GOAL 5

To ensure sufficient quantity and quality of that potable water supply now and in the future, by recharging, maintaining, and protecting the Floridan and surficial aquifers groundwater supply.

OBJECTIVE 5.1

The City shall continue to protect the aquifer by updating and enforcing the Land Development Code and any other State or Local regulations related to aquifer recharge.

Policy 5.1.1

The City shall continue to enforce the Land Development Code's regulations in regards to runoff in new developments unless, it is demonstrated that that post development recharge is equal to or greater than per development recharge per F.A.C..

Policy 5.1.2

The City shall, within 18 months of SJRWMD updating the Regional Water Supply Plan, (or every five years, whichever is shorter), update the Land Development Code with regards to aquifer recharge areas and the groundwater basin.

Policy 5.1.3

The City shall direct incompatible land use away from high recharge areas, including mining as well as industrial and commercial uses with extensive impervious surfaces.

Policy 5.1.4

The City shall use best management practices and performance standards to maximize open space, limit impervious surfaces and turf grass areas, promote protection of natural vegetation, promote the use of pervious parking areas, and treat stormwater to protect water quality.

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OBJECTIVE 5.2

The City shall coordinate with other governmental entities regarding groundwater pollution through the establishment or continuation of programs and technical assistance.

Policy 5.2.1

The City shall cooperate with the SJRWMD to prepare a Groundwater Basin Resource Availability Inventory.

Policy 5.2.2

The City shall continue working together in an ongoing effort with SJRWMD to eliminate potential sources of pollution to the aquifers (i.e., improperly installed or malfunctioning septic tanks) by requiring property owners who fail to correct system deficiencies to connect to the wastewater system in a timely manner.

Policy 5.2.3

The City shall only allow the use of new septic tanks within City limits for residential users that meet the requirements listed in the City's Land Development Code. All other uses of septic tanks are prohibited.

Policy 5.2.4

The use of septic tanks within environmentally sensitive lands shall be prohibited.

Policy 5.2.5

The approval for and conditions for the use of septic tanks on an interim basis shall be at the sole discretion of the City as defined in the Land Development Code.

Policy 5.2.6

The City shall require all underground storage tanks to be installed per the City's Land Development Code and Chapters 489 and 376, F.S. so that they are "either elevated or situated upon an impermeable surface, or which is located in an accessible underground area and either elevated or situated upon an impermeable surface therein, in such manner that any leak in such container may be readily detected."

Policy 5.2.7

In order to protect groundwater resources, all new development shall be required to demonstrate that pre- and post-development aquifer recharge shall be at minimum equal, or that post-development recharge shall be greater.

OBJECTIVE 5.3

The quality of the City's groundwater resources shall be maintained at or above state standards.

Policy 5.3.1

The City hereby adopts the FDEP water quality standards and shall cooperate with the FDEP and SJRWMD to monitor groundwater quality and levels on time frames set by those entities.

OBJECTIVE 5.4

The City shall protect the functions of ground water recharge areas through the enforcement of the Land Development Code.

Policy 5.4.1

New development will be required to maintain surface and groundwater flow rates and volumes at pre-development levels so that the natural function of groundwater recharge areas is maintained.

Policy 5.4.2

Substantial redevelopment projects shall comply with the standards for stormwater runoff that apply to new development as defined in the Land Development Code.

Policy 5.4.3

Best management practices (BMPs) shall be used in combination as part of a BMP treatment train to protect water quality and minimize flooding. BMPs shall be researched and the Land Development Code updated to implement recent BMPs.

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SOLID WASTE SUB-ELEMENT

GOAL 6

To provide safe and efficient solid waste collection services to accommodate existing and future demands while protecting the natural environment and public health.

OBJECTIVE 6.1

The City shall provide adequate and cost-effective solid waste collection routes, equipment, and manpower to accommodate existing and future demands.

Policy 6.1.1

The City shall maintain a rate structure that is fair to the consumer and which covers the cost of operating the solid waste collection and disposal system. Funds shall be provided by means of user fees and available county, state, and federal funds.

Policy 6.1.2

The City shall use a level of service standard of four pounds per capita per day for residential and 13.7 pounds per capita per day for 1,000 square feet of commercial development to determine the availability of facility capacity for solid waste disposal services (this total includes residential and non-residential generation).

Policy 6.1.3

The City shall coordinate with Orange County to ensure adequate transfer station facilities are provided to accommodate northwest Orange County needs in an efficient and cost-effective manner.

Policy 6.1.4

The City shall provide equipment and manpower necessary to accommodate the collection standard of curbside collection, twice per week, for residential class customers and as needed, available one to seven days per week, to commercial class customers.

OBJECTIVE 6.2

The City shall maintain a recycling rate consistent with the requirements of the Florida State Solid Waste Management Act through the development of cost-effective measures that reduce the amount of waste requiring disposal. Such measures will aim to increase recycling programs and participation.

Policy 6.2.1

The City shall expand the current voluntary residential recycling program and educate residents on recycling benefits and practices through outreach methods such as utility billing statement, social media, webinars, and newsletters.

Policy 6.2.2

The City will continue to cooperate with Orange County and other local municipalities and organizations to develop new recycling programs and to pursue new technologies for collecting and processing recycled material.

OBJECTIVE 6.3

The City shall protect the health, safety, and welfare of the public from the harmful effects of hazardous wastes for both humans and the environment, by instituting a robust education program and by being in full cooperation with the Florida Department of Environmental Protection (FDEP) and the Orange County Environmental Protection Departments (OCEPD) on the regulation and disposal of hazardous wastes.

Policy 6.3.1

The City will continue to coordinate with the City's Fire Department and Orange County, utilizing their emergency response plans, to handle any accidents involving hazardous wastes.

Policy 6.3.2

The City shall continue to coordinate with OCEPD to hold household hazardous waste round up programs in the Apopka area and to educate our citizens in where they can dispose of these items between events.

Policy 6.3.3

The City shall distribute educational material to City solid waste customers regarding the proper disposal and recycling of hazardous wastes. Education will follow FDEP guidelines and be accomplished through outreach methods including City website, utility billing statement, social media, webinars, and newsletters.

Policy 6.3.4

The Land Development Code shall require evidence of compliance with Orange County Small Quantity Generator Notification Program prior to issuance of an occupational license.

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INFRASTRUCTURE ELEMENT

INTRODUCTION

PURPOSE AND SCOPE

The purpose of the Infrastructure Element is to provide for necessary public facilities and services correlated to future land use projections. This element addresses potable water, sanitary sewer, reclaimed water usage, stormwater management, and solid waste facilities provided by the City of Apopka within its corporate limits or within an established service area. This element also identifies areas of prime or high natural groundwater aquifer recharge areas and the City's programs to protect the function of these valuable resources.

For purposes of the Infrastructure Element, the population projections used to estimate future demands on the facilities are developed for each type of service (potable water, sewer, reclaimed water, stormwater, and solid waste) located within the utility service area. Population details are provided in the Future Land Use Element.

REGULATORY FRAMEWORK

The enforcement of potable water, sanitary sewer and stormwater management infrastructure falls under the regulatory framework of three government agencies - the Florida Department of Environmental Protection (FDEP), the St. Johns River Water Management District (SJRWMD), and the Florida Department of Health (FDOH).

Florida Department of Environmental Protection (FDEP)

To assure that public water systems supply drinking water which meets the minimum requirements, the federal government enacted PL 93-523, the "Safe Drinking Water Act". The Florida legislature enacted the "Florida Safe Drinking Water Act" sections 403.850 through 403.864, Florida Statutes (F.S.). Chapter 62-550, Florida Administrative Code (FAC), sets the drinking water standards, monitoring requirements, and treatment techniques to be met by public water systems and the testing protocols required for certified laboratories.

According to Chapter 403 (F.S.), unless exempted by rule or statute, any facility or activity

that discharges wastes into waters of the State, or which will reasonably be expected to be a source of water pollution must obtain a permit from FDEP to discharge. Persons who intend to collect, transmit, treat, dispose, and/or reuse wastewater are required to obtain a wastewater permit. A wastewater permit issued by FDEP is required for both operation and certain construction activities associated with domestic and/or industrial wastewater facilities or activities. A FDEP permit must also be obtained prior to construction of a domestic wastewater collection and transmission system.

Wastewater facilities that are authorized to discharge to surface water are subject to the FDEP's federally authorized National Pollutant Discharge Elimination System (NPDES) permitting requirements. However, many of these NPDES facilities also discharge to groundwater. The remaining facilities are authorized solely as groundwater discharges through land-application, beneficial reuse of reclaimed water, or deep well injection.

St. Johns River Water Management District (SJRWMD)

Florida's five water management districts develop regional water supply plans (RWSPs) to identify sustainable water supply for all water uses while protecting water resources and related natural systems. The St. Johns River Water Management District (SJRWMD) is part of the Central Florida Water Initiative (CFWI), formed in 2009, consisting of a planning area that includes all of Orange, Osceola, Seminole, and Polk counties and southern Lake County. The first CFWI RSP was approved in 2015 with legislation codified in Section 373.0465, F.S., that addresses water supply planning in the CFWI. The statute directs continuation of the collaborative process in the CFWI Planning Area among the state and regional agencies, regional public water supply utilities, and other stakeholders

The 2020 Central Florida Water Initiative (CFWI) RWSP was jointly developed by the SJRWMD, South Florida Water Management District (SFWMD), and Southwest Florida Water Management District (SWFWMD) (Districts) in coordination with the FDEP and Florida Department of Agriculture and Consumer Services (FDACS), representatives from utilities, agriculture, environmental, industry, and other stakeholders and input from the public. The 2020 CFWI RWSP, based on a planning horizon through 2040, concluded that traditional resources alone cannot meet future water demands or currently permitted allocations without resulting in unacceptable impacts to water resources and related natural systems. To meet current and future water demands while protecting the environment and water resources, the 2020 CFWI RWSP identified water conservation efforts, water supply and water resource development project options, and recognized prevention or recovery strategies for targeted minimum flows and minimum water levels (MFL) water bodies.

Florida Department of Health (FDOH)

Section 381.0062, F.S., gives general supervision and control over all private water systems, multifamily water systems, and public water systems not covered or included in the Florida Safe Drinking Water Act (part VI of chapter 403) to the Florida Department

of Health (FDOH). FDOH interprets this as meaning that it has supervision and control of all water systems which meet all of the four exception criteria and which also have at least 15 service connections or which regularly serve at least 25 individuals daily at least 60 days out of the year. FDOH also interprets Section 381.0062, F.S., as meaning that it has supervision and control of all water systems that have less than 15 service connections or which regularly serve less than 25 individuals daily at least 60 days out of the year, or at least 25 individuals daily less than 60 days out of the year.

UTILITY SERVICE AREA

The City of Apopka provides potable water and sanitary sewer collection, treatment, and reuse distribution to its municipal limits and to lands outside the City boundary within its utility service area that includes adjacent unincorporated areas. The current boundary of the water service area is shown in *Map IE-1*, while the sanitary sewer service area is shown in *Map IE-2*. The utility service area boundary was established in the "City of Apopka/Orange County Water, Wastewater, and Reclaimed Water Agreement", Amended and Restated December 16, 2004. This agreement allows for the expansion of the service areas should City limits expand beyond the delineated area. Other exceptions dealing with existing service and the ability to provide service are incorporated into this interlocal agreement. The County may also serve utility customers within the Adjacent Territorial Area, even if they are annexed into the City. Currently there is a small area that is still served by Orange County within the City limits. Water demands for these sections are not calculated as part of the City calculations because they are included in the Orange County plans. This agreement does not address stormwater management or solid waste services. The City does not reserve future water and sewer capacity for specific uses within the City or in the Orange County portions of the utility service area. Water and sewer capacities are allocated by the City as applications are received irrespective of the applicant's location within the utility service area

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POTABLE WATER SUB-ELEMENT

INTRODUCTION

The traditional source of potable drinking water for Central Florida and most of the South Eastern United States is the Floridan aquifer. This is an artesian aquifer that covers approximately 100,000 square miles and supplies the majority of the State with its potable water. As with all sources if fresh water, the Floridan aquifer is a limited resource.

The Florida Water Resources Act, Chapter 373, F.S., establishes that all water in Florida, on the surface or in the ground, is a public resource managed by the department and the five water management districts. Every five years, each district creates a Regional Water Supply Plan. The Central Florida Water Initiative is a collaboration of the St. Johns River, South Florida, and Southwest Florida Water Management Districts. This multijurisdictional collaborative planning process ensures the protection of natural resources and sustainable water supplies. Water management challenges in the CFWI include reaching sustainable groundwater limits, multiple demands on the area's water resources, and overlapping regulatory programs. Fresh traditional groundwater resources alone cannot meet future water demands or current permitted allocations without resulting in unacceptable impacts to water resources and related natural systems. Regional water supply plans include a water supply development component, in which water conservation and alternative water supply sources are used to augment the traditional water supply sources, along with a water resource development component, where regional water resource management is formulated and implemented. Without these planning efforts, the districts project that existing sources of water will not adequately meet the reasonable-beneficial needs for the next 20 years.

Each local government within the area subject to the Regional Water Supply Plan is required to adopt their own Water Supply Facilities Work Plan (WFSWP) covering at least a ten-year period and to update affected comprehensive plan element. Florida Statutes (Section 163.3177(6)(c)3) require the WFSWP be updated, at a minimum, every five years within eighteen months of the governing board approval of the updated Regional Water Supply Plan. The City's Water Supply Facilities Work Plan was updated in 2023 to address the future needs of the City through 2035 and is scheduled for update again in 2025.

EXISITING WATER SYSTEM CONDITIONS

Operational Responsibility

The City owns, operates, and maintains five water plants having an interconnected water distribution system. The City's water system has two important purposes including the provisions of water for human consumption and for firefighting purposes. The City Public Services Department is responsible for the operations and maintenance of the central public water system.

Public Water System Facilities

The City operates the public water system under a Consumptive Use Permit (CUP) issued by the SJRWMD. Per the current permit 3217-15, the City can withdraw a maximum of 5,840 million gallons per year, with an average of 16 million gallons per day (mgd). The City's CUP expires in 2031 and will require renewal at that time.

The quality of the water produced by the City is monitored by the FDEP. The City reports to FDEP at regular intervals (monthly, quarterly, annually, and triennially), depending on the parameter being measures. The City submits monitoring reports to the FDEP in accordance with all state regulations.

The City provides all potable water within the utility service area through the use of the public water system. The City's public water system has three major components: 1) water production, 2) water treatment, and 3) water distribution. The system is comprised of five water production and treatment plants, with associated storage and distribution facilities as well as 368-miles of distribution lines. The locations of the City's water plants are shown on *Map IE-1*. Four of the five water plants are located within the Municipal City boundaries -- the Jack G. Grossenbacher Plant, the Myrtle Rogers Womble Plant, the Sheeler Oaks Plant, and the Plymouth Regional Water Plant. The Mount Plymouth Regional Water Plant is located outside of these current limits.

The City began construction on the largest production capacity water plant in 1965. Initial construction of the Jack G. Grossenbacher Water plant was completed in 1969 with 1 ground water well and a 500-thousand-gallon storage tank. In 1976, a second ground water well was added, this time drawing water from the deep Floridan aquifer. The plant, located west of Park Avenue on Grossenbacher Dr., was expanded and upgrades were completed in 1986 to include a high service pump station and a 1-million-gallon storage tank. A third deep ground water well was added in 1989 to further meet supply demands. Currently in the planning stages is deepening of the original well to the lower Floridan aquifer, with an anticipated completion date in late 2024.

The second largest production capacity water plant, also the City's newest plant, is the Myrtle Rogers Womble Water Plant (also known as the Northwest Water Plant) located at 3100 Pitman Road in the northwestern part of the City. Construction of this plant was completed in 1999 with lower Floridan ground water well and a 1-million-gallon storage and treatment tank. A second, deep water well was added in 2004.

The City's third largest production plant is the Sheeler Oaks Water Plant, located in the Sheeler Oaks subdivision. The Sheeler Oaks Plant completed construction in 1984 and at that time consisted of one lower Floridan aquifer ground water well and a 1-million-gallon treatment and storage tank. In 2002 a second, deep aquifer well was added to this plant to meet the growing supply demands of the City.

In 2006, the City purchased two existing water treatment plants from Orange County, the Plymouth Regional Water Plant and the Mt. Plymouth Regional Water Plant. The Plymouth Regional Water Plant is located off Joshua Ridge Lane near the corner of Yothers Rd. and Plymouth Sorrento Rd. in the western portion of the utility service area. This plant was constructed in 1992 with three ground water wells and 750-thousand-gallon treatment and storage tank. The plant was upgraded by the City in in 2014 with an additional deep water well and pumps. Plans are in place to deepen at least one of the existing original three wells to the lower Floridan with an estimated completion in 2024. The Mount Plymouth Lakes Water Plant is located in the northwestern portion of the service area off of Prevo Dr. near Mt Plymouth Rd. This plant was constructed in 1984 with two ground water wells and a 500-thousand-gallon storage and treatment tank. In 2021 the City completed updates to this plant by deepening both wells to the lower Floridan aquifer.

The facility well and pump capacities at each of the City's water plants are summarized in *Table IE - 1*. All of the water plants operated by the City provide chlorination treatment for disinfection. Like most wells drilled into the Floridan aquifer in Central Florida, hydrogen sulfide is present in the well water. The Myrtle Rogers Womble, Mount Plymouth, Sheeler Oaks, and Grossenbacher plants provide aeration and detention treatment for hydrogen sulfide removal. Water is pumped out of the wells, through an aeration device, and into the storage tanks. Water is pumped from the storage tanks into the water distribution system by the high service pumps. The City's water plants are interconnected by pipe throughout the distribution system. If a single plant were to be taken out of service in the event of maintenance or an emergency, water can be supplied to the plant's general service area from one of the other plants.

Storage is an important component of the City's water system. The Grossenbacher plant has 1.5 million gallons of storage capacity; the Sheeler Oaks Plant has 1.0 million gallons of storage; and the Myrtle Rogers Womble Plant has 1.0 million gallons of storage. Plymouth Regional has 0.75 million gallons and Mouth Plymouth Lakes has a 0.50-million-gallon storage capacity. All storage capacity is provided by reinforced concrete tanks. The water in these tanks is available for emergency conditions such as fire flow demands and for operational purposes. Within the City's distribution system there are a total of six ground storage tanks (GSTs) with a combined capacity of 4.75 million gallons.

Water plants are designed to supply and treat a maximum daily flow of water or capacity. Generally, the capacity of a water plant is determined by either a well pumping capacity or a treatment capacity. The capacity of the City's water treatment plants is based on an estimated well capacity of 24,900 gpm or 35.856 mgd. The maximum daily flow recorded in 2022 was 13.733 mgd. *Table IE - 1* provides a summary of the maximum daily flows. The projected water demand through 2035 is shown in *Figure IE - 1*. The City's maximum capacity of 35.856 mgd exceeds the 2035 projected total demand of 27 mgd. Total demand incudes potable water demand (14.5 mgd for 2035) and reclaimed water demand (12.5 mgd for 2035).

Table IE - 1 Existing Water Facilities Capacity

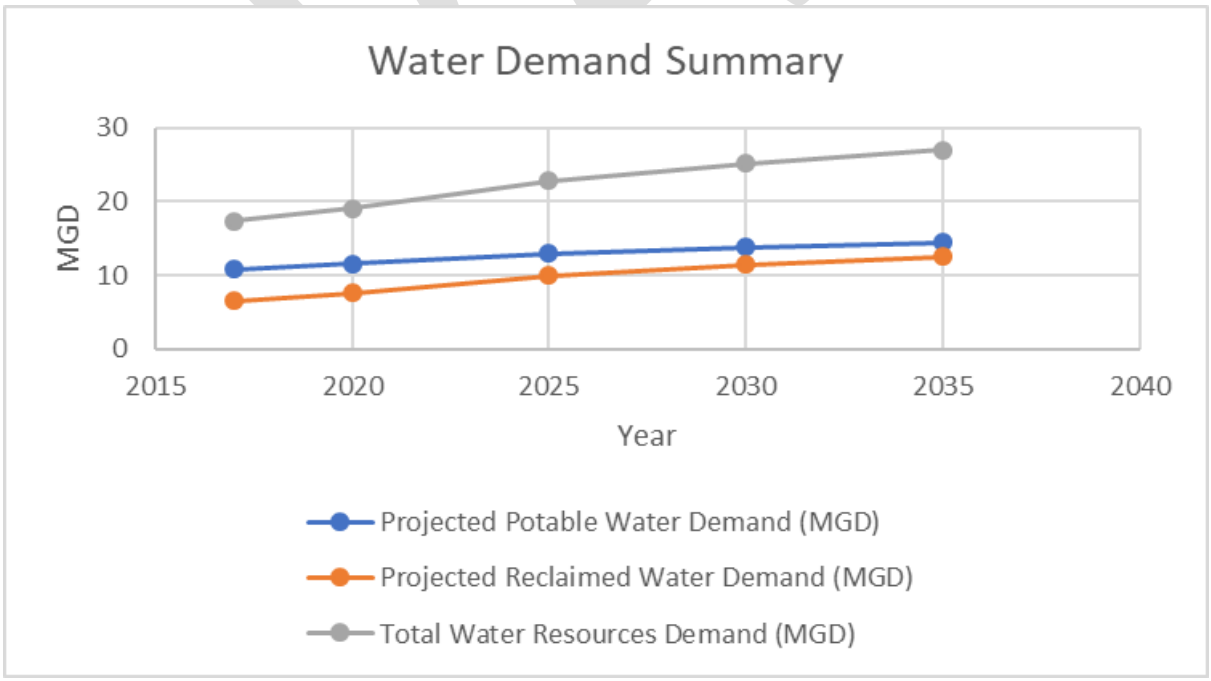
Existing Water Facilities Capacity							
Plant	**Total Well Pump Capacity (gpm)**	**Firm Well Capacity (gpm)**	**Total HSP Capacity (gpm)**	**Total Firm HSP Capacity (gpm)**	**Type of Storage**	**Storage Capacity (mgal)**	**Treatment**
Myrtle Rogers Womble (Northwest)	7,000	3,500	8,000	5,000	Ground	1	Aeration and Chlorination
Grossenbacher	8,000	4,500	12,900	9,400	Ground	1.5	Aeration and Chlorination
Sheeler Oaks	5,000	2,500	6,650	4,700	Ground	1	Aeration and Chlorination
Plymouth Regional	2,900	1,800	4,400	2,600	Ground	0.75	Chlorination
Mount Plymouth	2,000	1,000	3,580	2,580	Ground	0.5	Aeration and Chlorination
System Total	**24,900**	**13,300**	**35,530**	**24,280**		**4.75**	

HSP - High Service Pumping

Source: City of Apopka 2023 Water Supply Facilities Work Plan

Date Retrieved: September 2023

Figure IE - 1 Water Demand Summary



The high service pumps located at each water plant are used to maintain water pressure by pumping water into the distribution system. High service pump capacity is typically rated by assuming the largest pump is out of service. This is done to provide a better degree of reliability for the water system. In addition to normal demands for water, the high service pumps must also be capable of sustaining emergency water demands for firefighting purposes. Emergency power generators are located at each of the water plants to provide limited capacity during a power outage. The expected service life for the mechanical equipment such as the high service pumps is 15 to 20-years depending on the level of maintenance provided. Some equipment items may be replaced more frequently as part of routine maintenance. The dates pumps were placed into service are listed in *Table IE - 2*. Fifteen of the pumps were installed before 2016 and are due for replacement based on expected service life.

The expected service life for reinforced concrete structures and buildings at the water plants is 30 to 50-years, depending on the level of maintenance provided. The age of the City's water treatment plant tanks is listed in *Table IE - 2*. With the exception of the Northwest Plant's tank, all of the concrete tank structures are 30 to 50-years old and replacement needs to be addressed.

Table IE - 2 Water Plant Pump Service Start Dates and Storage Tank Ages

Water Plant Pump Service Start Dates and Storage Tank Ages		
Water Treatment Plant	**Pump Service Start Date**	**Storage Tank Age (Years)**
Grossenbacher	4 pumps: 2 – 1996 1 – 2016 1 – 2022	2 tanks: 1 mg tank – 36-years 0.5 mg tank – 53-years
Northwest	3 pumps: 1 – 2001 2 – 2017	1 tank: 1 mg tank – 23-years
Sheeler Oaks	4 pumps: 4 – 1986	1 tank: 1 mg tank – 38-years
Plymouth Regional	4 pumps: 4 – 1990	1 tank: 1 mg tank – 30-years
Mount Plymouth	4 pumps: 4 – 1989	1 tank: 1 mg tank – 38-years

Source: Apopka
Date Retrieved: March 2022

Distribution System

The existing water distribution system contains pipes ranging in diameter from one to 36-inches, fire hydrants, and isolation valves. Generally, the water mains installed in recent years have been six-inches or larger in diameter. The City currently uses ductile iron (DI) pipe, high density polyethylene (HDPE) pipe, polyvinyl chloride (PVC) pipe, galvanized steel (GS) pipe, and cement lined asbestos pipe materials for all of the water mains. The service life for a water main is variable and depends on pipe material, soil conditions, construction methods, and other factors. The majority of the pipes in the City's water system have a remaining useful life expectancy of 20 to 50-years.

Operation and Maintenance

Proper operations and maintenance are essential to providing a safe and reliable water system. The City's water facilities are operated and maintained under the supervision of State of Florida certified operators. City crews routinely exercise valves throughout the water distribution system. This process involves several cycles of opening and closing the valves to verify that they are operating freely. Any valves that are not preforming to standard during these checks are repaired or replaced. Routine flushing of the water system is another of the techniques that the City employs to obtain better performance and increase water quality throughout the distribution system. This routine flushing protocol helps to clean the water pipes and remove any materials that may restrict flow.

Unaccounted for Water

Unaccounted for water (water loss) is the difference between the volume of water entering the distribution system after treatment and the volume of water that is billed plus the known usage of water that is unbilled. Unbilled water uses include services such as fire protection, utility flushing, fire hydrant flushing, and other utility maintenance. For medium sized water system such as the City of Apopka, an accepted range of annual average water loss if ten to fifteen percent of the total water entering the distribution system. In 2022, the average daily volume of water entering into the distribution system was 9.14 million gallons. The daily average of billed and other accounted water in 2022 was 6.93 million gallons. The total average daily water loss for the City in 2022 was 2.01 million gallons which equates to an annual average of 21.9%. This level of water loss falls outside the acceptable range for a system of this size.

Potential reasons for water loss include:

- non-metered illegal connections,
- undetected leakage in the water system, and
- improperly working water meters in the distribution system.

The City is taking, or has already taken, the following steps to improve water accountability:

1. Water Company of America was hired to complete a total audit of distribution system meters to detect malfunctioning meters.

2. An electronic leakage detection program, Sensus Analytics, was instituted to help track water leakage issues in real time.
3. An automatic meter reading (AMR) meter change-out program was instituted for the remaining users that are not already on the electronic leakage detection program.
4. Defective meters were repaired and/or replaced based on warnings from the electronic leak detection program.
5. Aging meters are being replaced. In 2022, 852 meters were replaced. An additional 900 meters were budgeted to be replaced in 2023. The meter replacement program will continue until all meters are replaced.
6. Distribution and groundwater well flow meters at the five water treatment plants are professionally calibrated by an outside contractor annually.
7. Staff is improving procedures for estimating the amount of water lost during line breaks and/or meter replacements.
8. Non-permitted and/or non-metered illegal connections are identified and eliminated.

The Sensus Analytics program allows customers to view their water consumption in real time so they can notify the City of any concerns and repairs can be made. Additionally, customers can monitor their historical usage to evaluate personal water consumption. This helps promote water conservation practices in the home.

There are many benefits to finding and correcting the causes for unaccounted water loss. Accountability auditing helps staff determine where to focus efforts. For example, if an audit identifies leakage in the City's pipelines as a major component of annual water loss, cost effective repairs can be made rather than focusing on meter replacements to eliminate the loss. Water recovered from the accountability steps listed can be used to satisfy future water demands.

Water Conservation

Water conservation benefits the City in multiple ways including:

1. helps preserve the valuable resource of the Floridan aquifer for future use,
2. prolongs the ability of existing water treatment and distribution facilities to meet future needs by reducing unneeded stresses to the systems, and
3. helps reduce the volume of water entering the sewer system, prolonging the life span of the wastewater collection, treatment, and reclaimed water distribution facilities.

Water conservation plans and programs identify the most cost-effective water conservation measures based on varying situational needs. Common water conservation measures that address multiple causes include:

1. Public education programs on water wise use and conservation, such as using native and drought tolerant landscaping materials, only watering on specific days

and between certain hours, and using the appropriate type of irrigation based on the types of vegetation used;
2. Retrofitting existing homes and businesses with flow limiting devices;
3. Requiring all new construction to use water saving plumbing fixtures and water limiting devices;
4. Requiring all new construction to irrigate with reclaimed water, if available in that area; and
5. Structuring water rates so that excessive users of water are financially penalized.

The City supports the need to conserve our water resources and has a formal multiscale water conservation element as part our CUP with SJRWMD. In 2019, the City renewed and revised its landscape ordinance to include restricting the use of fertilizers effecting stormwater, lakes, and groundwater resources. This further supports the 2008 ordinance that mandates waterwise irrigation and the application of Florida friendly landscape practices. The City runs a landscape irrigation incentive program, where upon customer request, City personnel evaluate a homeowner's irrigation system and provide them with tips and base tools to conserve water in their yards. City personnel also complete building construction plan reviews including irrigation inspections of all new construction to comply with City ordinances. The City promotes water conservation by publishing public education information on the City website, social media platforms, in the bi- monthly newsletters, and through pamphlets at City offices and events. The water conservation program also has a high user notice program that mails letters to all residential users that consume more than 15,000 gallons of either potable or reclaimed water in a billing cycle. These users can contact the City's Water Conservation Specialist for an audit of their irrigation and/or total usage to find areas in their homes and yards where they can conserve water.

Aquifer Recharge and Wellhead Protection

As cities have grown rapidly across the nation, many have neglected infrastructure projects and paved over green spaces that once absorbed rainwater. *Charles Duhigg*

Aquifer recharge areas are sections of open earth that are characterized by porous soils, allowing direct rainfall and stormwater runoff migrate through the earth and replenish the ground water supply. The areas are also prime development sites, which then restricts the land's recharge capacity by covering it with impervious surfaces such as roads, parking lots, and buildings. One of the City's primary goals is protection of ground water quality and the valuable Floridan aquifer recharge areas. The City has adopted the SJRWMD's regulations for groundwater recharge requirements.

Wellhead protection focuses on regulating potential sources of groundwater contamination in the vicinity of water supply wells. Some business activities require the use of chemicals and the disposal of wastes. There is a potential for groundwater contamination by the improper use of chemicals and/or the improper disposal of chemicals and wastes. The City has adopted an ordinance to regulate land use and/or

business activity in the vicinity of water supply wells to minimize potential threats to the quality of the groundwater.

Financing and Implementing the Water System Expansion

The City's water treatment and distribution system was expanded in accordance with the current Potable Water Utilities Master Plan (Master Plan) completed in 2019. Expansions resulting from new housing or business growth are typically paid for by the developer. If a water main must be extended to serve a new development project and it is considered cost effective, the City may enter into a pipe oversizing agreement with the developer to have the water main constructed at the size specified in the Master Plan. In such oversizing agreements, the City typically only pays for the difference in the cost of materials between the pipe size needed to serve the development project and the pipe size called for in the Master Plan.

All costs associated with the water distribution system within a development site are the responsibility of the developer and must be designed and constructed in accordance with Apopka's Land Development Code (LDC). The City takes ownership and control of the maintenance of the on-site facilities after they have been deeded to the City by the developer. In addition, the City collects impact fees from the developers to pay for the design and construction of new water treatment facilities. Fees are also collected by the City to set water meters and activate service to the individual units being constructed. Operation and maintenance costs for the City's water treatment and distribution system are recovered through the City's water rate structure.

POTABLE WATER DATA AND ANALYSIS

Evaluation of the Existing Water Distribution System

Fire flows are an important parameter that must be considered when establishing design criteria for new water system facilities. Generally, these flows are determined using the guidelines published by the Insurance Service Office (ISO), a fire insurance rating organization. The City's Fire Department has a goal of providing fire flows of 4,000 gpm for light commercial areas and 6,000 gpm for heavy commercial and/or industrial areas. The Fire Department monitors fire flow capacity of the water distribution system through the fire hydrant testing program and records this data using its ESO Fire Department software.

Existing Level of Service

A convenient method for the expression of the level of service for the water system is in terms of gallons furnished per person. Per capita water flows (*Table IE - 3*) were used to estimate the level of service provided in 2020, 2021, and 2022. The average level of service for these three years was 147.2 gallons per capita per day (gpcd). It is important to note the flows expressed as gpcd include water used by all categories including, residential, commercial/industrial, public use, and unaccounted for water.

Table IE - 3 Estimated Per Capita Water Flow

Estimated Per Capita Water Flow					
(a)	(b)	(c)	(d)	(e)	(f)
Year	Average No. Residential Units *	Estimated No. of Persons Per Residential Unit	Estimated No. of Persons Served ** (b x c)	Estimated System Average Daily Flow (mgd)	Per Capita Flow (e/d) (gpcd)
2020	21,065	2.8	58,982	9.973	152.2
2021	21,901	2.8	61,323	9.023	147.1
2022	22,917	2.8	64,168	9.140	142.4
				Average	**147.2**

Source: Apopka Public Services
Date Retrieved: August 2023

* Includes multi-family units. Represents an estimate of the average number of residential units connected to the water system.
** Includes residential, commercial/industrial, common area irrigation, fire, water utility, and unaccounted water demands.

Development of Future Levels of Service

The future level of service provided by the City's water system will be influenced by the following factors:

1. The effects of the implementation of the Water Conservation Plan on user consumption,
2. The amount of water consumption by new and existing commercial and industrial users, and
3. The amount of unaccounted for water loss in the system.

Residential Water Usage

Based on the water usage in 2022, approximately 60.75% of the pumped water was used for residential purposes. This is down from 85.80% in 2006, indicating that the City's Water Conservation Plan implementation is having a positive effect on residential conservation. The City is anticipating that continued implementation of the Plan will lower this value in the future. The projected residential demands for water based on the 2019 Potable Water Utilities Master Plan are shown in *Table IE - 4*.

Table IE - 4 Projected Potable Water Supply Sources

Projected Potable Water Supply Sources						
Year	Average Daily Flows			Maximum Daily Flows		
	Projected Flow ADF (mgd)	CUP Allowed Average Flow (mgd)	Other Water Supply needed (mgd)	Projected Flow ADF (mgd)	CUP Allowed Average Flow (mgd)	Other Water Supply needed (mgd)
2022*	9.07	16	0	13.7	16	0
2025	12.9	16	0	19.4	16	3.4
2030	13.8	16	0	20.7	16	4.7
2035	14.5	16	0	21.8	16	5.8

Note: *2022 ADF based on actual values for the year. All other projected flow data is from the 2019 Potable Water Utilities Master Plan.

Source: Apopka Public Services Water Supply Facilities Work Plan 2019 (Table 6)
Date Retrieved: September 2023

Projected water consumption is summarized in *Table IE - 5*. These projections are based on the following assumptions:

- the City stays consistent with the SJRWMD water use criteria for public supply,
- lower than historical per capita use rates,
- the City's continued commitment to use reclaimed water as an alternative irrigation source, and
- the City's trend towards more aggressive water conservation initiatives.

Table IE - 5 Projected Water Consumption

Projected Water Consumption				
Water Consumption (mgd)	Year			
	2021	2025	2030	2035
Residential Water Use (mgd)	5.806	10.432	11.160	11.726
Commercial/ Industrial Water Use (mgd)	1.246	1.781	1.906	2.002
City Irrigation of Public and Common Areas (mgd)	0.066	0.094	0.100	0.106
Water Utility flushing/Fire Department Testing (mgd)	0.144	0.205	0.220	0.231
Unaccounted for water (mgd)[1]	1.759	0.387	0.414	0.435
Projected Daily Average Flow (mgd)	9.0	12.9	13.8	14.5
Projected Maximum Daily Flow (mgd)	17.2	19.4	20.7	21.8
Projected Peak Hourly Flow (2.7 x ADF) (mgd)	24.35	34.83	37.26	39.15

1 Unaccounted for water estimated to be equal to 3% of accounted for water in a given year for 2025, 2030, and 2035.

Sources: City of Apopka Potable Utility Audit 2021, City of Apopka, and 2019 Potable Water Utilities Master Plan
Date Retrieved: March 2022

Commercial/Industrial Water Usage

Based on 2022 flow analysis, the Commercial/Industrial usage was 1.329 mgd, accounting for 14.6% of the City's daily flow. The 2019 Potable Utilities Master Plan used the City's 2016 flow analysis, University of Florida's Bureau of Economic and Business Research (BEBR) medium series population projections, and a fill in value 54 gpd/1000 sq. ft. to project the water usage for the Commercial/Industrial category. The fill in value refers to projected demand associated with existing developed areas that will grow and fill available properties in the existing service area.

Businesses have financial incentives to minimize water consumption. Water conservation helps to reduce the cost of their operation and to minimize the amount of wastewater they generate. A reduction in water use due to water conservation in the Commercial/ Industrial category has not been incorporated into the water use projections.

Water Utility Flushing and Fire Department Testing Water Usage

In 2022, water utility flushing and fire department testing usage was 0.201 mgd. The water used in this category consists of all water quality flushing, fire hydrant testing, and the estimated loss while repairing issues in the system. Projected usage was based on this value staying consistent at 1.59% of the average daily flow. *Table IE - 5* contains these water usage projections for the utility service area.

Unaccounted Water Usage

In 2022, the unaccounted-for water usage was 21.9% or 2.01 mgd. The 2019 Potable Utilities Master plan based the future projections of unaccounted for water to 3.0% of accounted for water.

Future Demand Factors

The maximum daily flow (MDF) and peak hourly flow (PHF) are important flow parameters for a water system. As previously mentioned, the City's water production and high service capacities must be equal to or greater than the MDF and the PHF. Typically, as a water system expands, the MDF and PHF growth will not be as pronounced as the average daily flow (ADF). Therefore, the factors that were used to project to MDF and PHF decreased slightly through the planning period as shown in *Table IE - 5*.

Discussion of Projected Levels of Service

Projected levels of service for the planning period are summarized in *Table IE - 6*. The

projected levels present a decreasing trend from 135 gpcd in 2020 to 121 gpcd in 2035. This trend in level of service is a direct effect of the estimated impact of the water conservation program and further extensions of the reclaimed water system throughout the service area. Both of these improvements lower the City's demand on potable water through the planning period. The levels listed in *Table IE - 6* are sourced from the 2019 Potable Utilities Master Plan and have been used to help design the City's future water system. These numbers allow the City to adopt a minimum level of service as the comprehensive plan is implemented. The City will review and adjust these levels of service as necessary to stay current with the most recent planning data.

Table IE - 6 Projected Potable Water Levels of Service

Projected Potable Water Levels of Service			
Year	**Total Estimated Population Served**	**Projected Average Daily Flow (mgd)**	**Projected level of Service (gpcd)**
2021 *	53,117	9.02	150
2025	71,749	12.9	128
2030	78,090	13.8	124
2035	83,569	14.5	121

Note: 2021 based on U.S. Census and the Apopka Potable Utility Audit 2021

Source: 2019 Potable Utilities Master Plan
Date Retrieved: March 2022

FUTURE POTABLE WATER FACILITIES

Water Treatment Plants

Based on the update to the 2019 Potable Utilities Master Plan, multiple enhancements and upgrades will be needed to serve the utility service area by 2040. The proposed changes will include constructing one new water plant, extensive upgrades to three existing water plants, and closing of two water plants. The flow generated by the two plants being eliminated will be reallocated to other plants. The projected capacities of the water plants which will serve the utility service area through 2040 as listed below (*Table IE - 7*):

Table IE - 7 Projected Water Plant Capacity

Water Plant Projected Capacity	
Water Plant	**2040 Projected Capacity (mgd)**
Jack G. Grossenbacher	9
Sheeler Oaks	0
Myrtle Rogers Womble (Northwest)	6
Southwest	5
Plymouth Regional	4
Mount Plymouth Lake	0

Source: 2019 Potable Water Utilities Master Plan
Date Retrieved: March 2022

The City water treatment plants have maximum treatment capacity (well capacity) of 24,400 gpm or 35.1 mgd, which will potentially serve AADF demands beyond 2030. However, the infrastructure as a whole at the existing water plants is aging and has already surpassed its life expectancy, or soon will. Capacity upgrades to water production, treatment, distribution, and storage facilities will be absolutely necessary during the next ten years.

The plans are to construct the Southwest Water Plant by the year 2028 consisting of two 3,500 gpm wells, three 3,500 gpm high service pumps (HSP), and two 1.5-million-gallon ground storage tanks. Upon completion of the Southwest plant, the Sheeler Oaks plant can be taken out of service. Additionally, at this time, the Grossenbacher plant can be reconstructed to include one additional high service pump, replacement of the two existing older HSPs, construction of two new 1.5 million-gallon GSTs, upgraded treatment and disinfection equipment, and upgraded security measures to the entire site. When work is completed at the Grossenbacher site, upgrades and refurbishments can begin at the Plymouth Regional facility. All of the HSPs at Plymouth Regional need to be replaced, and one needs to be added. The three-existing upper Floridan aquifer wells can be replaced with a single lower Floridan well that has a minimum 1500 gpm capability, a second GST will need to be added at equal to or greater than the existing 0.75-million-gallon tank, treatment and disinfection technologies will need to be upgraded, and security measures enhanced. When work is completed at Plymouth Regional, the Mt Plymouth plant can be taken out of service. Finally, the Myrtle Rogers Plant needs an additional 1-million-gallon GST, all of the existing HSPs need replacement, and treatment and disinfection technologies need to be updated. The updates to the Myrtle Rogers plant are currently planned to be congruent to updates of the other plants.
The treatment and disinfection technologies need to be updated at all of the plants due

to the presence of higher hydrogen sulfide levels in the lower Floridan aquifer. SJRWMD mandated that all of the wells need to be deepened. The proposed technologies involve converting to either forced draft aeration or ozone treatment. The technology selected for each plant will depend upon additional water quality assessments.

The City's 2040 storage capacity requirements have been estimated based on providing a total volume equal to four hours of fire flow (1500 gpm x 4 hrs. = 0.36 mgal) plus operational storage for a total of 5.8 mgal. Operational storage is defined as the volume equal to the difference between the maximum day flow and the peak hour flow over an eight-hour period [(39.2 mgd -21.8 mgd) / 3 = 5.8 mgal)]. Proposed expansion of the City's storage capacity will result in 9.5mgal total covering the City well into the future.

Based on the water flow projections, the following schedule for phasing the expansion of existing water plants and construction of new plants is shown in *Table IE - 8*. As the City implements the comprehensive plan, the scope and scheduling of plant improvements should be adjusted as necessary to stay current with the best available planning data.

Table IE - 8 Water Plant Phasing Plan

Water Plant Phasing Plan							
Water Plant	**Existing Capacity (mgd)**	**Phase 1 Capacity (mgd)**	**Year Phase 1 Complete**	**Phase 2 Capacity (mgd)**	**Year Phase 2 Complete**	**Phase 3 Capacity (mgd)**	**Year Phase 3 Complete**
Jack G. Grossenbacher	11.52	11.52	-	15.12	2032	15.12	-
Sheeler Oaks	7.20	0	2028	-	-	-	-
Myrtle Rogers Womble (Northwest)	10.08	10.08	-	10.08	-	10.08	-
Southwest	0	10.08	2028	10.08	-	10.08	-
Plymouth Regional	3.46	3.46	-	3.46	-	4.32	2037
Mount Plymouth Lake	2.88	2.88	-	2.88	-	0	2037

Source: Apopka Public Services

Date Retrieved: March 2022

Water Distribution Mains

Based on the 2019 Water Master Plan update, over 15-miles of water mains ranging in diameter from 8-inches to 16-inches will need to be constructed to serve the projected needs of the utility service area through the planning period. The Water Master Plan update lists water main projects through 2040, prioritizing service to the areas where growth is expected to occur. As the City implements the comprehensive plan, the scope and scheduling of water distribution improvements will be adjusted to stay current with

the most recent planning data. There is currently no elevated storage serving the distribution system. Pipes 12-inches in diameter and smaller are typically made of polyvinyl chloride (PVC) construction whereas larger pipes are constructed from ductile iron. Improvements to the distribution/transmission system have followed the recommendations outlined in the most recent Water Master Plan, with the timing of specific projects dependent on development patterns.

DRAFT

SANITARY SEWER SUB-ELEMENT

INTRODUCTION

The purpose of the Sanitary Sewer Sub-Element is to provide for necessary sanitary sewer facilities and services correlated to future land use projections. The collection and disposal of wastewater is necessary for the protection of public health, safety and welfare. Congress enacted the Clean Water Act (CWA) in 1948, which established the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters. Congress significantly reorganized and expanded the act in 1972 and have made multiple defining updates throughout the last 50-years. Under the CWA, the Environmental Protection Agency (EPA) has implemented pollution control programs such as setting wastewater standards for industry. The CWA has also set water quality standards for all contaminants in surface waters.

The CWA made it unlawful to discharge any pollutant from a point source into navigable waters, without a permit. The EPA's National Pollutant Discharge Elimination System (NPDES) permit program controls discharges. Point sources are discrete conveyances such as pipes or excavated ditches. Individual homes that are connected to a municipal system, use a septic system, or do not have a surface discharge do not require an NPDES permit; however, industrial, municipal, and other facilities must obtain permits if their discharges go directly to surface waters.

SANITARY SEWER EXISTING CONDITIONS

Operational Responsibility

The City owns, operates, and maintains a public sanitary sewer system, including a wastewater treatment plant, called the City of Apopka Water Reclamation Facility (WRF). The City's Public Services Department is responsible for the operations and maintenance of the central public sanitary sewer system.

Service Area

The Utility Service Area for the Apopka sanitary sewer system is described in the Introduction for the Infrastructure Element and shown in *Map IE-2*.

Wastewater Collection System

The City's wastewater collection system consists of gravity sewers, lift stations, and force mains. The gravity sewers typically convey wastewater by gravity flow to lift stations. The lift stations contain pumps that pump the wastewater through pipes (i.e., force mains) to master lift stations for repumping or directly to the treatment plant.

The City's existing collection system includes eleven master lift stations:

1. Master lift station LS57, located in the Rocksprings Ridge Neighborhood combines the flow from the neighborhood into an eight-inch pressurized force main. This eight-inch line transitions through a series of pipe size increases to an 18-inch line that combines flow form the entire northern section of the City at master lift station LS73.
2. The LS73 transitions into a 14-inch main that runs along Vick road and meets up with flow from LS29.
3. The Errol neighborhood main lift station, LS29 serves the entire Errol Estates development in the northwestern section of the utility service area.
4. The combined flow from the 14-inch fed by these two master stations dumps into a 24-inch diameter gravity sewer that connects to the Bradshaw Road master lift station, LS77.
5. Master lift station LS95 in Zellwood Station directs flow from the northwestern portion of the City through a 12-inch force main. This 12-inch main combines with the remainder of the northwestern City lines at master station LS83 off Schopke Lester Rd. The 12-inch force main off this station eventually feeds into the 24-inch gravity main that feeds LS77.
6. LS77 at Bradshaw Rd then directs all of this flow through a 20-inch main directly to the WRF off of Cleveland St.
7. Master Lift Station LS60 combines and directs the flow from the Northeastern portion of the City to a 16-inch main that feeds LS17.
8. The Forest Avenue master lift station LS17 pumps about 30% of the wastewater currently being conveyed to the City of Apopka Water Reclamation Facility (WRF) through an 18-inch force main.
9. Master lift LS009 off Piedmont Wekiva near 436 combines the flow from the Southeastern portion of the City through a 12-inch force main to the WRF.
10. Master lift station LS51 off of Binion Rd transmits the flow from the Western portion of the City to a 12-inch force main and then to a 20-inch gravity main that feed LS67.
11. Master lift station LS67 off Keene Rd then feeds a force main directly to the WRF.

The Forest Avenue Lift Station is located at the site of the City's former wastewater treatment plant, which was replaced by the City of Apopka WRF located on Cleveland Street. The Forest Avenue Lift Station was installed to pump wastewater approximately two-miles through an 18-inch diameter force main to the City of Apopka WRF.

Presently, there are 66 lift stations that pump into the 24-inch gravity sewer that feeds into the Bradshaw Road Lift Station. These lift stations range in capacity from the Bradshaw Road Lift Station, with a design capacity of 2,156 gallons per minute (gpm), to the Northwest Recreation Complex Lift Station, with a design capacity of 78 gpm. There are 17 lift stations that connect to the 18-inch force main between the Forest Avenue Lift Station and the City of Apopka WRF.

The majority of the City's gravity collection system consists of 8- inch diameter pipe. This

is the minimum size of gravity sewer allowed under Apopka's Land Development Code. The service life for force mains and gravity sewers is variable and depends on pipe material, soil conditions, construction methods, and other factors. The majority of pipes that compose the City's wastewater collection system are expected to have a remaining useful life of 20 to 50-years.

Infiltration and Inflow

Infiltration/Inflow (I/I) refers to sources of water other than wastewater that enter into the wastewater collection system and are not desirable since they consume collection and treatment capacity. Infiltration is groundwater that enters a wastewater collection system through broken pipes, leaky pipe joints, and leaky manholes. Infiltration generally does not become evident until the rainy season when the groundwater table rises. Inflow refers to stormwater runoff that enters the wastewater collection system through leaky manhole covers and non-permitted stormwater connections. Inflow problems generally are indicated when treatment plant flow increases dramatically following a rainfall event.

Based on the City's 2019 Wastewater Collection System Master Plan, I/I do not represent a significant volume of the flow recorded at the treatment plant. I/I when viewed on a system wide basis is relatively low; however, I/I is most like concentrated in small areas of the collection system. The City identifies problem areas by closely monitoring lift station run times. Lift stations that operate for unusually long periods after rainfall events generally are suspected of receiving I/I. Sewer system evaluation measures such as smoke testing and televising are also undertaken in suspected collection systems areas to further document problem areas for repair.

Wastewater Treatment Facilities

The City of Apopka's Water Reclamation Facility (WRF) and effluent spray field site is located southeast of the City limits near the intersection of Cleveland Street and Old Apopka Boulevard. The City's WRF operating under Permit # FLA010818 completed a full renovation in the fall of 2018 that increased the plant capacity from 4.5 mgd to 8.0 mgd. The newly expanded facility consists of a preliminary treatment structure with influent screening, grit removal, odor control (screening, grit, removal and odor control are contained in a new influent structure), flow equalization, two individual activated sludge treatment trains (anoxic/aeration), with secondary clarification, chemical feed, filtration, and chlorination. The facility is split into an eastern treatment train and a western treatment train due to the plant being originally constructed in 1972 and expanded in 1989. After the most recent renovation the current capacity of the West Plant and East Plant is 3.0 mgd and 5.0 mgd, respectively.

The primary means of effluent disposal for the WRF is through providing unrestricted public access reuse water to customers and restricted access spray irrigation at permitted land application sites. From the chlorine contact tank, effluent is either pumped to on-site ground storage tanks or discharges to two (2) sets of on-site storage ponds.

The upper ponds (9.0 MG) serve the existing restricted access spray field system. The lower ponds (16.0 MG) serve the reclaimed water system. Water contained in the lower ponds may be pumped directly to the ground storage tanks or to the high-level disinfection process (filtration plus disinfection) for re-treatment. The City uses effluent from the ground storage tanks for its reuse system that distributes reclaimed water for irrigation on public access areas. The effluent from the upper storage ponds is pumped into the irrigation systems that serve the restricted access spray field. The City's 51.6-acre restricted access spray field is located adjacent to the plant site. The shallow groundwater beneath the spray fields is monitored by the City in accordance with FDEP regulations on a quarterly basis. Generally, the quality of the groundwater flowing away from the land application site has been equal to or better than background water quality. The shallow groundwater table is confined in this area and therefore separated from the underlying Floridan aquifer. The Floridan aquifer is the chief supply of potable water in the Apopka area.

Biosolids (sludge) produced from the plant is dewatered to reduce the overall volume and transported and disposed of by a contracted independent hauler at an offsite location. These biosolids are typically used a soil conditioner and fertilizers by the agriculture industry.

The expected service life for the reinforced concrete structures for the wastewater treatment plants is 30 to 50-years depending on the level of maintenance that is practiced. The expected service life for the mechanical equipment at the two plants is 5 to 15-years depending on the level of maintenance provided to the equipment. Some equipment items may have to be replaced more frequently as part of routine maintenance.

Reclaimed Water System

The City's reclaimed water program is known as Project ARROW. Arrow is an acronym that stands for Apopka Regional Reuse of Water. Project ARROW is made up of multiple components located throughout the City Service Area including the following:

1. City of Apopka's Wastewater Treatment and Reclamation Facility on Cleveland Avenue
2. Northshore Reclamation Water Facility off Lust Rd.
3. Northwest Reclamation Facility off Firehouse Ln.
4. Golden Gem Reservoir Facility off Golden Gem Rd.

The City currently provides reclaimed water service for both commercial and residential consumption. Commercial accounts include golf courses, nurseries, schools, other businesses, landscape medians, City greenspaces, and other recreational facilities. Residential accounts include multiple subdivisions as well as apartment complexes, and other single-family homes not located in subdivisions. Reclaimed water consumption of billed customers for 2022 was an average of 6.32 mgd.

The City's main source of reclaimed water is the City's WRF plant, it produced a daily average of 3.18 mgd in 2022. To augment the City's demand for reclaimed water services, the City entered into contractual agreements with Sanlando Utilities, the City of Altamonte Springs, and Orange County Utilities. In addition to the contracts, the City also has three shallow groundwater wells through the CUP with SJRWMD that allow further augmentation of the reclaimed system. These three wells are located at the WRF and have a decreasing capacity use through the life of that permit. In 2022, the City can withdraw an average 1.2 mgd, in 2023 an average 0.8 mgd, and for 2024 through 2031 an average of 0.4 mgd.

Sanlando and Altamonte supply their reclaimed water directly into the ground storage tanks located at the WRF, where it mixes with the City's reclaimed effluent. This mixed reclaimed water is then distributed through the City's starting with the high service pumps located onsite. There are additional high service repump stations located at the Northshore and Northwest sites that help to distribute the reclaimed water further throughout the City.

The Apopka WRF has an onsite covered ground storage tank capacity of 6 million gallons (2- 1 million GSTs and 2- 2 million GSTs) as well as two lined storage ponds with a total capacity of 16 million gallons for public access reuse water. The WRF also has an additional 9 million gallons of lined pond storage capacity located on site for restricted access spray field use or recirculation back through the treatment plant. The Northshore reclaimed water facility has one 3 million-gallon GST for storage and a high service repump station for distribution to the public system. The Northwest Reclamation Facility is made up of 4 million gallons of onsite covered GSTs and a High service repump station. The GSTs throughout the service area are filled during the day when the demands for reclaimed water is low.

The City has other reclaimed water storage facilities within the reclaimed water system. There are four lined ponds in the Rock Springs Ridge neighborhood totaling 33.59 million gallons. The City's North West Recreation Complex currently uses one of these ponds as the source for their irrigation needs. Currently located at the North West complex are three interconnected ponds totaling 172.82 million gallons of storage. The City is in the design phase for separating one of the ponds as a stormwater/ reclaimed mixed use pond. The pond will be directly used for irrigation of the facility site eliminating the City's usage of the Rock Springs Pond. The remaining two ponds will be re-piped so the reclaimed water can be put into the GSTs off Firehouse Ln. to augment the reclaimed demand during times of the year when the City has higher demand than production. The City's third lined storage pond site off of Golden Gem Rd. completed its phase one construction in 2021. Phase one included the creation of a 300 million gallon lined reclaimed water storage pond. Future phases currently in design are the creation of a high service repump that will pull directly form the pond, the addition of at least one GST, and a second lined pond at 49 million gallons. This site will primarily be used to store

reclaimed water during periods of the year when the City creates an excess. The reclaimed water can be used during the dry season to meet customer demand. The City's North Shore Water Reclamation Facility is also set up to augment reclaimed water supplies in times of extreme demand by drawing stormwater from a canal connected to Lake Apopka. This facility can filter and treat up to 5.0 mgd.

Table IE - 9 Reclaimed Water Pumping and Storage Facilities

RECLAIMED WATER PUMPING AND STORAGE FACILITIES				
Facility	**High Service Pumps (gpm)**	**Total High Service Pumping Capacity (gpm)**	**Ground Storage (mg)**	**Pond Storage (mg)**
Apopka WRF	1,400	18,000	1	16
	1,400			
	1,400		1	
	1,400			
	2,600		2	9
	2,600			
	3,600		2	
	3,600			
North Shore Facility	4,500	13,500	3	-
	4,500			
	4,500			
Northwest Reclamation Facility	3,750	7,500	2	71.6
				83.02
	3,750		2	18.2
Golden Gem Facility	4,500 *	27,000 *	3 *	300
	4,500 *			
	4,500 *			
	4,500 *			
	4,500 *		3 *	50 **
	4,500 *			
	4,500 *			
Rock Spring Ridge Neighborhood	-	-	-	6.94
				12.64
				7.37
				6.63
Totals	**39,000**	**39,000**	**13**	**581.4**

Source: Apopka Public Services
Date Retrieved: March 2022

* Proposed in planning stages. High service pumps and 1 tank to be completed fall of 2024.

** This storage facility is currently under construction.

The current reclaimed water distribution system, not including on- site piping at the pump stations, consists of pipes ranging in diameter from 1-inch to 36-inches. Generally, pipes 12-inches in diameter and smaller are of polyvinyl chloride (PVC) construction whereas larger pipes are constructed from ductile iron (DI). Improvements to the distribution/transmission system have generally followed the recommendations outlined in the most recent reclaimed water master plan, with the timing of specific projects dependent on development patterns.

Large scale users of water will continue to play a major role in the City's reclaimed water system for many years to come. However, it is realized that the City's customer base could potentially change overnight due to a business failure or a catastrophic freeze. Project ARROW must be dynamic, flexible, creative and self-perpetuating. These characteristics are evident as the City plans Project ARROW's future.

The City is committed to the development of dual water distribution systems so that reclaimed water can be beneficially used in residential areas. The term "dual water system" refers to water distribution that involves the use of two pipes or mains. One piping system distributes potable water and the second piping system distributes reclaimed water. The City Code requires developers to install dual water systems where reclaimed water is available. If reclaimed water is not available, the City may choose to extend a pipeline to the developer's property. Future treatment plant expansions also will incorporate the necessary treatment technologies to produce reclaimed water that is acceptable for beneficial reuse.

The City’s existing SJRWMD CUP permits the use of groundwater to augment the City’s reclaimed water distribution system. The City is currently pursuing several projects to augment the City’s reclaimed water supply by storing excess reclaimed water into lined ponds during periods of low demand for usage during periods of high demand. When these resources are available, the City plans to discontinue the use of groundwater wells for reclaimed water augmentation. The City is currently permitted by SJRWMD for a maximum average daily withdrawal of Floridan aquifer supplies of 16.0 mgd through 2031, this water will be used to satisfy the City’s potable and reclaimed water system demands. As shown in *Table IE - 10*, the reclaimed demand for the City is expected to increase over the next twenty-years.

Table IE - 10 Projected Reclaimed Water Demand

PROJECTED RECLAIMED WATER DEMAND				
Year	Projected Service Population	Projected Total Daily Residential Reclaimed Water Demand (mgd)	Projected Total Daily Commercial Reclaimed Water Demand (mgd)	Projected Total Average Daily Reclaimed Water Demand (mgd)
2022*	22,996	7.01	1.24	8.2
2025	24,842	9.83	1.09	10.9
2030	30,549	10.26	1.14	11.4
2035	35,480	11.25	1.25	12.5

Note: *2022 ADF based on actual value for the year. All other projected flow data is from the 2019 Reclaimed Water Systems Master Plan.

Source: City of Apopka 2019 Reclaimed Water System Master Plan

Date Retrieved: August 2023

Operation and Maintenance

Proper operation and maintenance are essential to providing a safe and reliable wastewater system. The City's wastewater collection, treatment and reclamation facilities are operated and maintained under the supervision of operators who are certified by the State of Florida. The wastewater system relies on mechanical equipment such as pumps; therefore, it is critical that all lift station pumps, treatment equipment and other facilities be in good working condition. The City ensures that this equipment stays in good working condition through its preventative maintenance program.

Use of Septic Tanks within the Utility Service Area

Septic tank systems provide on-site wastewater treatment for both residential and small-scale commercial development. Septic tanks discharge to a drain field, where the effluent percolates into the soil. Accordingly, soil permeability and the localized depth to the water table are the limiting factors on septic tank performance. There are an estimated 5,302 septic systems in operation within the Apopka utility service area (*Map IE- 6*), with 2,932 located in the City jurisdictional area. This number was derived using the Orange County Florida Department of Health estimated septic tank data and the 2020 Census results for estimated number of dwellings within in the City. Rule 62-6, F.A.C. states that drain fields shall not be installed in soils with textures finer than sand, loamy sand, or sandy loam (when the soil moisture content is above the point at which the soil changes from semi-solid to plastic) to prevent soil smear and excessive soil compaction. *Table IE - 11* lists suitable soils and *Map IE-3* shows the distribution of the soils suitable for septic tank disposal systems in the utility service area. The suitability for the use of septic tanks is determined by Orange County in accordance with Rule 62-6, F.A.C., which contains the standards for on-site sewage disposal systems as developed by the Department of

Health.

Table IE - 11 Soil Texture Limitations for Sizing Drainfields

SOIL TEXTURE LIMITATIONS FOR SIZING OF DRAINFIELDS		
U.S. Department of Agriculture Soil Texture Classification	**Soil Texture Limitation (Percolation Rate)**	**Comments**
Sand; Coarse Sand not associated with a seasonal water table of less than 48-inches; and Loamy Coarse Sand	Slightly Limited (Less than 2 min/inch)	-
Loamy Sand; Sandy Loam; Coarse Sandy Loam; Fine Sand	Slightly Limited (2-4 min/inch)	-
Loam; Fine Sandy Loam; Silt Loam; Very Fine Sand; Very Fine Sandy Loam; Loamy Fine Sand; Loamy Very Fine Sand; Sandy clay loam	Moderately Limited (5-10 min/inch)	-
Clay Loam; Silty Clay Loam; Sandy Clay; Silty Clay, Silt	Moderately limited (Greater than 15 min/inch but not exceeding 30 min/inch)	-
Clay; Organic Soils; Hardpan; Bedrock	Severely limited (Greater than 30 min/inch)	Unsatisfactory for standard subsurface system
Coarse Sand an estimated wet season high water table within 48-inches of the bottom of the proposed drainfield; Gravel or Fractured Rock or Oolitic Limestone	Severely limited with (Less than 1 min/inch and a water table less than 4 feet below the drainfield)	Unsatisfactory for standard subsurface system

Source: Chapter 64E-6 F.A.C.
Date Retrieved: March 2022

The City does not have the authority to require areas within the county on septic tanks to connect to the sanitary sewer system. Rule 62-6, F.A.C. requires that lot sizes be adequate and specifically does not permit use of septic tank systems if subdivisions are developed with a net density of two units per acre (1/2 acre lots) or greater.

The City currently has an estimated 134 private wells and 5,302 septic tank systems in use within the utility service area. The City jurisdictional area contains 2,932 of the septic systems. Private wells and septic tank systems are not regulated by the City as they are

reviewed by the Florida Department of Health Orange County.

The areas shown in *Map IE-3* exhibit soil conditions that are compatible with septic tanks and existing septic tanks are predominantly located within these areas. Presently, there are no locations within the utility service area where septic tanks are known to be failing. If septic tanks begin to fail within the unincorporated areas of the City's Utility Service Area, then the City and the county will develop a mutually acceptable plan to resolve the problem.

SANITARY SEWER FACILITIES ANALYSIS

The City has master planned sanitary sewer facilities to effectively manage growth. Each new development is required to provide the infrastructure needed to support its respective development as well as add the development's proportional share of upgrades to the system as described in the City's Wastewater Collection System Master Plan. The City has completed construction on the City's WRF to expand the capacity to 8.0 mgd.

Currently, there are four private wastewater treatment facilities within the City's utility service area boundary, but outside the City's limits. At present, the City is working on grants to reduce the connection charges for these facilities to be connected to our system. These connections will eliminate these package plants and the City will treat the wastewater at the WRF.

Level of Service (LOS) Standard

The level of service (LOS) standard of 100 gpcd has been adopted by the City based on the 2019 Wastewater Collection System Utility Master Plan Update prepared by Wright Pierce.

FUTURE WASTEWATER FACILITIES

Operation and Maintenance of Sanitary Sewer Facilities

The City's wastewater collection, treatment, and reclamation facilities are operated and maintained under the supervision of licensed operators certified by the State of Florida. The existing wastewater facilities currently exhibits no significant deficiencies. Minor deficiencies of the system include infiltration/inflow, which occurs when groundwater enters a wastewater collection system through broken pipes, leaky pipe joints and leaky manholes, or because of stormwater runoff that enters the collection system through leaky manhole covers and illicit storm sewer connections to the wastewater collection system.

The City has its own video camera to perform video inspection of sewer lines. City crews perform line cleaning and video inspections on a daily basis. The City's lift stations are equipped with supervisory control and data acquisition (SCADA) and telemetry equipment which can notify City personnel in the event of a lift station failure. Ten of the

City's pump stations are equipped with emergency standby generators. The remaining 133 existing pump stations are equipped with receptacles which permit the connection of a portable standby power generator. The City visits each pump station daily and frequently gives thorough mechanical and electrical inspection and preventive maintenance.

Future Sanitary Sewer Facility Needs

Based on population projections from the 2019 Wastewater System Utility Master Plan update for the utility service area and utilizing the LOS standard of 100 gpcd, the City projects that the existing and planned sanitary sewer facilities will accommodate anticipated new development. *Table IE - 12* provides a summary of the current and projected wastewater flows and the associated levels of service.

Table IE - 12 Projected Wastewater Flows

PROJECTED WASTEWATER FLOWS				
Wastewater System	**2020**	**2025**	**2030**	**2035**
Service Population	64,807	71,749	78,090	83,569
Adopted LOS (gpcd)	100	100	100	100
AADF (mgd)	3.801	4.746	5.306	5.749
Permitted Wastewater Treatment Plant Capacity (mgd)	8	8	8	8
Surplus (Deficiency)	**4.199**	**3.254**	**2.694**	**2.251**

Source: Apopka 2019 Wastewater System Utility Master Plan

Date Retrieved: March 2022

Based on the 2019 Wastewater System Utilities Master Plan, it is estimated that the service population connected to the City sewer system will reach 83,569 by 2035. It is expected that residences currently utilizing septic tanks will continue to use those facilities through 2040. Based on wastewater flow projections, the City's most recent treatment plant expansion is adequate to cover the demands based on population growth.

All future wastewater disposal capacity will be derived through beneficial reuse or storage at the newly constructed reclaimed water storage facilities when weather conditions do not permit irrigation. The scope and scheduling of plant improvements will be adjusted as necessary to stay current with the best available planning data.

STORMWATER MANAGEMENT SUB-ELEMENT

INTRODUCTION

The purpose of the Stormwater Management Sub-Element is to provide for necessary public facilities and services that will control the quantity and quality of stormwater runoff, preserve the quality of the surface waters that receive stormwater runoff, and protect lives and property from the threat of flooding.

Stormwater runoff is recognized as a major polluter of our nation's surface waters. This concern prompted Congress to include stormwater discharges under the National Pollution Discharge Elimination System (NPDES) contained in Section 402 of the Clean Water Act of 1987. The City is required to obtain an NPDES permit for stormwater and complies with the NPDES requirements outlined in the permit.

Floodplain management is also important. When a lake, river or stream swells due to heavy rainfall, the floodplain accepts the augmented volume of water, where it is stored until it gradually discharges. Any attempt to fill in portions of the floodplain for development will ultimately reduce the capacity of the floodplain to store water, leading to an increased risk of flooding, increased erosion, and possible property damage due to higher stream velocities. Wetland vegetation that may be indigenous to a floodplain is also important because it helps to naturally filter and treat stormwater runoff.

STORMWATER MANAGEMENT EXISTING CONDITIONS

Stormwater management systems are typically comprised of a series of interconnected channels, conduits, inlets, culverts, bridges, and storage facilities that convey runoff through a watershed area (basin) to its outfall. The appropriate management of stormwater involves:

1. Treatment of stormwater runoff prior to discharge into surface waters;
2. Stormwater discharge rate and volume attenuation to ensure that post-development runoff does not exceed pre-development runoff; and
3. Where applicable, the design of stormwater management facilities shall promote recharge to the underlying aquifer system. The Aquifer Recharge Sub-Element more fully addresses these design issues.

Drainage Features

The natural surface water drainage system in the vicinity of Apopka consists of a large number of landlocked basins that may be either lakes or historically dry depressions, each with relatively small drainage areas. Normal rainfall events generate runoff that is directed to these depressions either by naturally occurring swales and conveyance

channels, or through man-made conveyance systems constructed as part of the City's drainage system. For the most part, these depressions are not connected. During extreme rainfall events like those associated with tropical storms or hurricanes, there may be some inter-basin connections.

The City's downtown area sits on a broad ridge with elevations reaching 150 feet above mean sea level (MSL). The surrounding terrain generally slopes northeast toward the Wekiva River at elevation 25 feet above MSL and southwest to Lake Apopka at elevation 65 feet above MSL. As noted, very little flow occurs between the closed basins; therefore, little direct runoff reaches the Wekiva River system or Lake Apopka. One exception is the drainageway associated with Greenwood Cemetery. Runoff is directed to the ravine at this site through a man-made conveyance system, then surface flows are directed to the north under Votaw Road to Lake McCoy. Under tropical storm conditions, this lake could discharge to a normally dry depression known as Lake Coroni, and possibly to Lake Prevatt, which is connected to the Wekiva River and is classified as an Outstanding Florida Waterway.

Regulatory Framework

The protection of surface water quality and the regulation of stormwater management is the responsibility of municipalities, counties and the state under the umbrella of federal law. Specifically, to protect the quality of surface waters, the federal government enacted Section 208 of the Water Pollution Control Act for stormwater management. Additionally, Section 405 of the Federal Clean Water Act required that the Environmental Protection Agency (EPA) establish permit regulations for stormwater discharge, thus creating the National Pollutant Discharge Elimination System (NPDES) permit program. As of May 1, 2003, federal regulations required that all small construction activities disturbing one to five acres apply for an NPDES construction general permit.

Recognizing the importance of water to the state, the Legislature passed the Water Resources Act, Chapter 373, F.S., and the Air and Water Pollution Control Act, Chapter 403, F.S. The State of Florida addresses surface water management in Chapter 62-40 of the Florida Administrative Code (F.A.C.), defining state permitting requirements and stormwater management responsibilities. Section 62-40.432 (Surface Water Management Regulation), F.A.C. states: "The Department (Environmental Protection) and the Districts (Water Management Districts), pursuant to Section 373.418, F.S., shall, when adopting rules pertaining to stormwater management systems, specify design and performance criteria for new stormwater management systems which shall be designed to achieve an 80% reduction of the average annual load of pollutants that would cause or contribute to violations of state water quality standards." The code also states that stormwater management systems "shall be designed to achieve at least 95% reduction of the average annual load of pollutants that would cause or contribute to violations of state water quality standards in Outstanding Florida Waters."

Enforcement of stormwater management regulations within the City falls under the SJRWMD, the Florida Department of Transportation (FDOT), Orange County, and the City of Apopka. Depending on the location of a project, it is conceivable that permits could be required from up to three of the four agencies.

St. Johns River Water Management District (SJRWMD)

The SJRWMD operates under the rules of Chapter 40C-42, F.A.C., which govern stormwater management systems that are designed and constructed or implemented to control discharges necessitated by rainfall events. These systems may incorporate methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, over drainage, environmental degradation and pollution, or otherwise affect the quality and quantity of discharges. The SJRWMD has jurisdiction in regards to stormwater ponds, floodplain management and finished floor elevations within their district. In addition, if development projects have 4,000 square feet or more of impervious surface, the water management district requires an Environmental Resource Permit (ERP).

Requirements for Issuance of Permits

In order to obtain a standard general or individual environmental resource stormwater permit, an applicant must give reasonable assurance that the stormwater management system:

1. will not result in discharges from the system to surface and ground water of the state that cause or contribute to violations of state water quality standards,
2. will not adversely affect drainage and flood protection on adjacent or nearby properties not owned or controlled by the applicant,
3. will be capable of being effectively operated and maintained, and
4. meets any applicable surface water management basin criteria contained in Chapter 40C-41, F.A.C.

Peak Discharge (Stormwater Attenuation)

The post-development peak discharge rate must not exceed predevelopment rates for the mean annual 24-hour storm for systems serving both of the following:

1. new construction area greater than 50% impervious (excluding water bodies) and
2. projects for the construction of new developments.

The post-development peak rate of discharge must not exceed the predevelopment peak rate of discharge for the 25-year frequency storm in other areas.

Volume

For systems discharging to land-locked lakes adjacent to properties under more than one ownership, the post-development volume of direct runoff shall not cause an increase in the total pre-development flood stage. This can be accomplished through retention with

percolation or, if the soil conditions are not sufficient for percolation, then through wet or dry detention for a duration sufficient to mitigate adverse impacts on flood stages. In determining the volume of direct runoff, a 25-year, 24-hour duration storm is to be used.

Storage and Conveyance

Floodways and floodplains, and levels of flood flows or velocities of adjacent streams, impoundments or other watercourses must not be altered to adversely affect the off- site storage and conveyance capabilities of the water resource.

1. A system may not cause a net reduction in flood storage within a 10-year floodplain except for structures elevated on pilings or traversing works. Traversing works, works or other structures shall cause no more than a one-foot increase in the 100-year flood elevation immediately upstream and no more than one tenth of a foot increase in the 100-year flood elevation 500 feet upstream. A system will not cause a net reduction in flood storage within a 10-year floodplain if compensating storage is provided outside the 10-year floodplain.
2. A system may not cause a reduction in the flood conveyance capabilities provided by a floodway except for structure elevated on pilings or traversing works. Such works or other structures shall cause no more than a one-foot increase in the 100-year flood elevation immediately upstream and no more than one tenth of a foot increase in the 100-year flood elevation 500 feet upstream.

Water Quality

State water quality standards must not be violated.

Hydrologic Basins

The City of Apopka lies within two hydrologic basins - the Ocklawaha River Hydrologic Basin and the Middle St. Johns River Hydrologic Basin. The boundaries are shown in *Map IE-4*. In addition to the criteria described above, the SJRWMD requires that systems in specific hydrologic basins meet additional criteria.

1. Ocklawaha River Hydrologic Basin
   a. Storm Frequency: The system shall meet applicable discharge criteria for 10-year and 25-year frequency storms. On-site storage and outlet capacity should be designed for the 25-year storm. Outlet capacity design should be checked and further refined, if necessary, for the 10-year storm.
   b. Runoff Volume: For systems utilizing pumped discharges, the post-development discharge volume during the four-day period beginning the third day of the four-day duration storm may not exceed the pre-development discharge during the same period.
2. Middle St. Johns Hydrologic Basin
   a. Runoff Volume: Projects or portions of projects in the most effective recharge areas must retain three-inches of runoff from the directly connected pervious

area within the project area or applicants may demonstrate that the post-development recharge will be equal to or greater than the pre-development recharge. Those soils determined by the Soil Conservation Service (SCS) to be in the type "A" Hydrologic Soil Group (HSG) shall be considered to be most effective recharge areas.

Erosion and Sediment Control Plan

An erosion and sediment control plan must be submitted as part of the permit application for a project which is wholly or partially located within a water quality protection zone or serves a project with a total land area equal to or exceeding 120 acres. A water quality protection zone shall extend one half-mile from the Wekiva River, Little Wekiva River north of State Road 436, Black Water Creek, Rock Springs Run, Seminole Creek and Sulphur Run, and shall also extend one quarter-mile from any wetland abutting an Outstanding Florida Water.

Florida Department of Transportation (FDOT)

FDOT has jurisdiction of stormwater management ponds and drainage conveyance facilities that are adjacent to or drain directly to FDOT road rights-of-way and drainage facilities. FDOT also constructs and maintains the necessary stormwater systems to control the quantity, quality, and rate of drainage run-off generated by FDOT facilities. FDOT operates under an assumption that off-site (private property or other non-FDOT property) stormwater runoff management has occurred prior to reaching the road right-of-way. However, when it is not feasible to maintain drainage from other properties separate from FDOT property and rights-of-way, FDOT promotes joint use and/or regional facilities to serve all affected parties.

Section 334.044, F.S., sets forth the powers and duties of the FDOT to develop and adopt uniform minimum standards and criteria for the design, construction, maintenance, and operation of public roads. This includes the ability of the FDOT to specify the design of open channels, to require minimum standards for the design of FDOT stormwater systems, and to develop standards and procedures for the hydraulic design of cross drains including culverts, bridge- culverts and bridges.

Orange County

Orange County has jurisdiction over the connection of any stormwater facility or structure to county-owned stormwater conveyance, retention, and wet or dry detention facilities. As such, new development or redevelopment that requires new driveways onto county roads or impacts county roads and stormwater systems must obtain county approval.

City of Apopka

All new development or redevelopment projects within the City limits must obtain stormwater management approval from the City. The City is also responsible for maintaining its stormwater management structures and facilities. The City of Apopka's

Land Development Code regulates stormwater management as follows:

1. The post-development peak rate of discharge must not exceed the pre-development peak rate of discharge for the 25-year, 24-hour storm (8.6-inches).
2. Pollution abatement will be accomplished by retention or detention with filtration of one-half-inch of runoff from the developed site.
3. When the project discharges to land-locked lakes that have no positive outfall, on-site stormwater facilities shall be designed to detain the 100-year, 24-hour design storm (11.8-inches).
4. Storm sewer system design is to be based upon a ten-year frequency event.
5. The minimum size of pipe to be used in a storm sewer system is 15-inches in diameter.

Operation and Maintenance of Stormwater Facilities

The City maintains drainage ditches, storm sewer pipes, catch basins, and other similar facilities. The City does not accept the responsibility to maintain retention ponds, which is the responsibility of the property owner or a homeowner's association. Without proper maintenance, retention ponds can potentially become ineffective as well as eyesores. While many privately-owned facilities receive the proper amount of maintenance, there are some which are not adequately maintained. When private retention ponds are not well maintained, the City provides maintenance based on reports from residents.

STORMWATER MANAGEMENT FACILITIES NEEDS ANALYSIS

Stormwater management is a regional issue that transcends political boundaries. The study area for the City of Apopka Drainage Master Plan update (2009) included the City's utility service area. Analysis conducted outside the City limits was primarily focused on future regionalization of stormwater management facilities. Specific infrastructure improvements have not been recommended for stormwater management outside the City limits.

Located within the corporate limits of the City of Apopka, there are drainage facilities that serve county, state, and federal roadways. These facilities have been designed to handle stormwater runoff generated by the immediate drainage basin in which the road is located. It is the policy of the agencies that are responsible for these roads that connections to their drainage facilities shall not adversely affect capacity. Therefore, best management practices must be employed to mitigate potential adverse impacts.

Drainage Basins

The City is divided into 15 major drainage basins which are sub-divided into 130 sub-basins. Drainage divides between major basins and sub-basins are determined from United States Geological Survey (USGS) topographic maps. The drainage basins are shown in *Map IE-5*. Of the 130 sub-basins that were analyzed, it was determined that 61 of the sub-basins have positive outfalls and the remaining 69 sub-basins are landlocked.

Operational Improvements to Drainage Systems

Several improvements which were addressed in the previous drainage master plan have been completed. These improvements included the Railroad Drainage Basin Project and the Lake Avenue Drainage Well Project.

Stormwater Utility

The City Council adopted a stormwater utility in 1992. The revenues are used to fund drainage capital improvements and other programs relating to stormwater.

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NATURAL GROUNDWATER AQUIFER RECHARGE SUBELEMENT

INTRODUCTION

The purpose of this subsection is to describe measures the City of Apopka takes to protect and preserve the natural aquifer recharge areas. This is critical because, like most jurisdictions in Florida, the City relies on the aquifer as the sole source of drinking water.

The Floridan Aquifer

An aquifer is a subsurface zone that contains and allows fresh water to move from one area to another. Aquifers contain large quantities of fresh water capable of yielding billions of gallons per day. If these resources are not properly managed, then the supply can be exhausted; or more likely, contaminated. Protection and preservation of these aquifers are important to ensure the supply of potable water is available to future generations.

Recharge is simply the process of replenishing the aquifer. Recharge usually occurs naturally through percolation of rainfall. Under the force of gravity, rainfall moves through the porous surface soils of the earth to enter the aquifer strata. Because of the variable permeability of different soil types, the rate of aquifer recharge from rainfall may vary from one location to another.

The Floridan aquifer is the primary source of potable water for Apopka. This aquifer system is a principal aquifer for the United States and is one of the most productive aquifers in the world. This aquifer covers over 100,000 square miles including all of Florida, and the southern parts of Alabama, Mississippi, Georgia, and South Carolina. *Figure IE - 2* depicts the general structure of the Floridan aquifer. Not all of the 50 to 55-inches of rainfall Florida receives each year reaches the aquifer. Most of the rainfall (approximately 37-inches) evaporates or runs off the land into surface waters before it has a chance to soak into the ground, leaving approximately 13-inches available for aquifer recharge. This aquifer can be up to 3,000-feet thick and begins 100 to 200 feet below the surface of the earth. Between the top of the Floridan and the earth's surface lies the surficial aquifer system. This aquifer if found at depths of 60 to 150-feet and has the primary function of storing surface and rain water before its infiltration into the Floridan aquifer. Under the majority of Orange County lies an upper semi-confining unit called the Hawthorne Formation. This formation restrains the movement of water from the surficial aquifer to the underlying Floridan aquifer. The thinnest portion of the Hawthorne Formation is under the City, making Apopka a high area of aquifer recharge.

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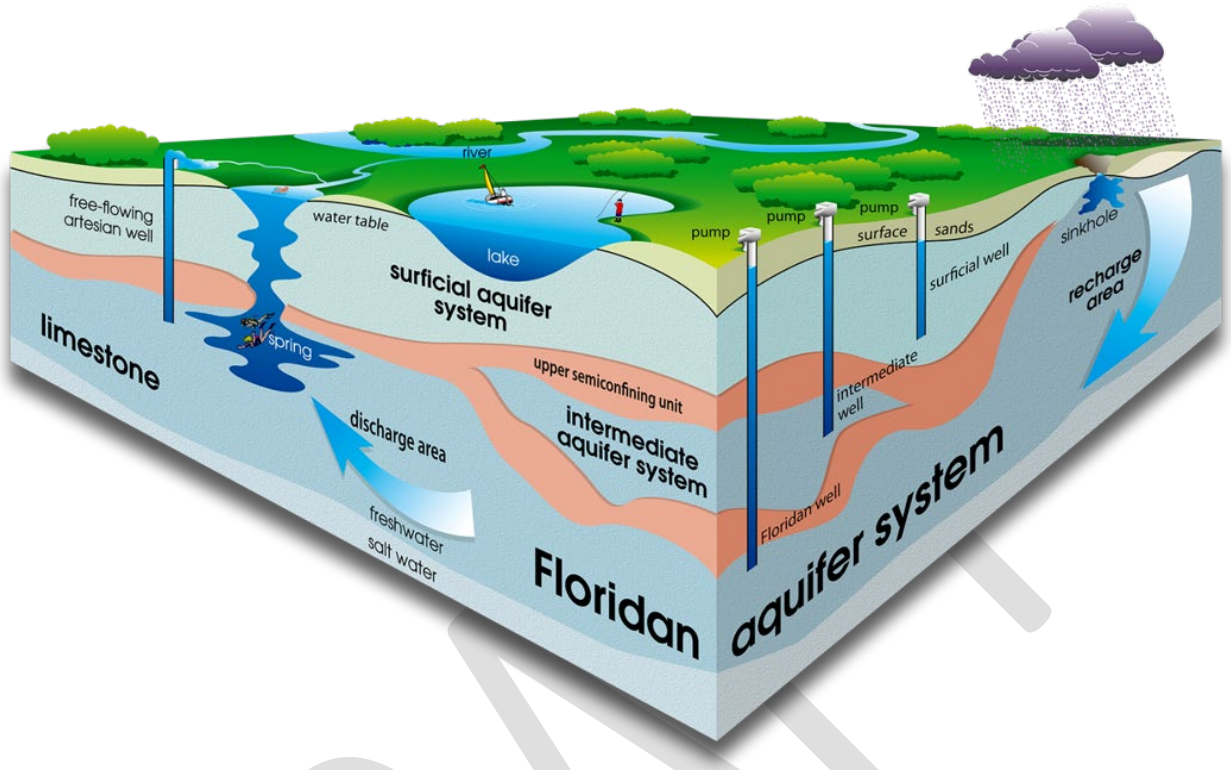
Figure IE - 2 Floridan Aquifer System



Source: Central Florida Water Initiative (CFWI)
Date Retrieved: March 2022

AQUIFER RECHARGE ANALYSIS

Aquifer recharge areas are vulnerable to reduced capacity from development. Development increases the amount of impervious surface and alters the natural topography, vegetation, and runoff patterns for stormwater. Stormwater is the primary recharge source for the Floridan Aquifer. Covering a recharge area with impervious surfaces, such as roads or buildings, reduces the available area for rainfall percolation and lowers the rate and volume of recharge. Development of an aquifer recharge area potentially increases the chances of groundwater contamination. High recharge areas may experience groundwater contamination from both point source and non-point source pollutants, such as those found in stormwater runoff. Limiting the percentage of these surfaces in high recharge areas and encouraging preservation in land development regulations aid in maintaining the recharge levels.

Currently, land use in the majority of Apopka's high recharge areas (*Map FLUE – 7*) is low density residential, which limits impervious surfaces. Per SJRWMD recommendations, the City has instituted regulatory program enhancements and has included artificial recharge projects to further protect and augment our high recharge areas. The City has

also adopted stormwater management and wellhead protection regulations that protect the aquifer from contamination.

GROUNDWATER SOURCE PROTECTION

Groundwater recharge is vital for providing adequate, quality groundwater supplies for future uses. The City coordinates the production quality and the water consumption of its public supply groundwater wells with SJRWMD. SJRWMD performs all required well suitability assessments, permits the construction of and production from these wells, and requires significant environmental documentation as to the composition of the soils, ecology around the wells, and to what impact these wells will have on the surrounding areas.

The City has adopted the State of Florida's wellhead protection rules in Rule 62-532, F.A.C. This rule defines a "Wellhead Protection Area" as an "area designated by the Department consisting of a 200-foot radial setback distance around a potable water well where groundwater is provided the most stringent protection measures to protect the ground water source for a potable water well and includes the surface and subsurface area surrounding the well." Measures within 62-521 also include rules for governing:

1. new domestic wastewater treatment facilities,
2. New domestic wastewater residual for land application site,
3. new discharges to ground water sources,
4. new solid waste disposal facilities,
5. new generators of hazardous waste,
6. new hazardous waste treatment, storage, disposal, and transfer facilities, and
7. new above ground and underground tankage of hazardous wastes.

In addition to the Wellhead Protection regulation, the City adopted an additional ordinance that stipulates that all existing drain wells in the City be plugged and no new drain wells be constructed. Development regulations related to drainage and stormwater management are further explained in the Conservation Element and the Stormwater Sub-Element.

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SOLID WASTE SUB-ELEMENT

INTRODUCTION

Solid waste, or garbage, is the unwanted and/or useless refuse that is produced as a result of daily human life. The proper removal and disposal of solid waste is vital to environmental and human health and safety. The City strives to manage the solid waste output in a low cost, energy efficient, and environmentally compatible way. The top priority of any solid waste management system is to reduce the overall amount of solid waste produced. The City achieves this through its recycling program.

EXISITING CONDITIONS ANALYSIS

Orange County is the primary entity responsible for providing solid waste disposal facilities for Apopka and the rest of the county. The City provides solid waste collection service for residential household and commercial users within its entire corporate limits. No services are provided to adjacent jurisdictions or to the unincorporated county area.

Collection System

The City's Sanitation Division is responsible for the collection and delivery of both residential and non-residential solid waste to the county transfer stations or landfill and for monitoring solid waste activity. As of 2022, the City has 794 commercial customers (including multi-family residential) and 18,858 residential customers.

Overall, the City has reduced costs and saved energy by instituting an automated garbage collection system that relies on trucks powered by natural gas. These trucks use an automated mechanical, robotic arm that that lifts and empties the City provided trash containers, called carts, directly into the truck. These trucks speed up the collection process as the driver never has to leave the cab of the truck to dump containers. The City issues carts for regular household trash and for recyclables.

Level of Service

The City adopted level of service (LOS) standards of four pounds per capita per day for residential waste and 13.7 pounds per 1,000 square feet of commercial development. Commercial pick up is based on the needs of individual accounts and is available from one to seven days a week. Residential customers receive curbside collection twice per week and a once-a-week yard waste pick up. In 2022, the City collected a daily average of 118.26 tons of solid waste (*Table IE - 13*). Residential customers generated 49.0% of solid waste destined for the landfill. Recycling accounted for 5.4% of Apopka's total solid waste. With a 2022 population of 57,930 (U.F. Bureau of Economic and Business Research), solid waste collection (including recycling) resulted in 2.11 pounds per capita per day, well within the LOS.

Table IE - 13 Solid Waste Generated

Solid Waste Generated	
Solid Waste Type	**Average Daily Collection (Tons)**
Landfill	111.84
Commercial	57.07
Residential	54.77
Recycling	6.40
Total	**118.26**

Source: Apopka Public Services
Date Retrieved: August 2023

Recycling

The City offers bi-weekly curbside collection of mixed-materials (i.e., newspaper, cardboard, glass, cans, and plastics). In 2020 the City partnered with the Recycling Partnership in its "Recycling Anti-Contamination: Feet on the Street" pilot program to educate residents on what can and cannot be recycled. The City has joined Orange



County in the mandatory Commercial Recycling Program for all businesses and multi-family developments.

Hazardous Waste

The City does not collect or dispose of any hazardous wastes; however, it is conceivable that some small amounts of household hazardous waste are disposed of in the landfill due to homeowners mixing household hazardous wastes such as pesticide cans, waste oil, and paint cans with their household refuse. The Florida Department of Environmental Protection (FDEP) and Orange County's Environmental Protection Department (OCEPD) are responsible for any hazardous wastes found or collected within the City limits including small quantity generators, households, farms, and businesses.

All Orange County residents are able to participate in the county's Household Hazardous Waste community collection events, or to take their waste directly to the landfill drop-off locations. Information on these sites, the types of waste taken, and how to package the waste are located on the Orange County website.

Solid Waste Facilities

There are no solid waste disposal locations within the City. Solid waste material collected by franchised haulers is delivered to Orange County's Transfer Stations or to the landfill. Recycling material is delivered to the Orange County landfill.

FUTURE CONDITIONS ANALYSIS

Levels of Service and Financial Feasibility

The City does not anticipate any major revisions to the current solid waste collection and disposal program. The City's solid waste activities are supported by an enterprise fund. Service charges are evaluated annually or at the time of landfill charges (tipping fees) and are increased to ensure sufficient revenue is generated to fund all required operations, maintenance, and capital costs. In order to continue to promote recycling and environmental sustainability, the rate charges for solid waste and recycling will be evaluated more frequently and increases will be applied annually to the rate structure.

Recycling

The City will continue offering residential recycling of newspapers and mixed recyclables. The City will continue to cooperate with Orange County to increase the recycling effort for commercial material. Additionally, the City will coordinate with Orange County and other local municipalities to pursue new technologies for collecting and processing recyclable materials.

There is no such thing as 'away'. When we throw anything away it must go somewhere. *Annie Leonard*

The City plans to increase the solid waste education budget to create and distribute content for the household recycling program. This will include information on what can and cannot be recycled in the household carts, how this material will be prepared by the recycler, and what to with the items that cannot be disposed of in the cans. Promoting

recycling education is the best way to reduce the number of reusable products ending up in the landfill.

The City is in the planning stages for a food waste recycling program that will explore community composting sites for commercial food waste and education on at home composting. This program has the potential to reduce solid wastes volumes across the board and to promote the environmental message of reducing wastes.

Hazardous Wastes

The City will continue to assist the FDEP and OCEPD in eliminating improper household hazardous waste disposal by continuing to assist OCEPD in their Household Hazardous Waste Round-Up programs throughout the county and by distributing FDEP provided educational information. The City also publishes information regarding hazardous waste recycling and other disposal programs.

Solid Waste Facilities

The City will continue to rely on Orange County for the disposal of solid waste materials in accordance with Chapter 403.706, Florida Statutes (F.S.). There is currently no formal agreement establishing any specific proportional capacity to the City. *Table IE - 14* details the City's projected solid waste disposal needs. The City and County's population projections are similar so no change in the City's percentage of the county landfill is expected.

Table IE - 14 Projected Solid Waste Disposal Needs

PROJECTED SOLID WASTE DISPOSAL NEEDS					
Year	Service Population	Projected City Tonnage [1]	Percent of County Landfill	Projected Recycle Tonnage [2]	Percent of County Landfill
2020	53,117	29,086	3.20%	2,380	2.40%
2025	71,749	30,255		2,596	
2030	78,090	31,466		2,694	
2035	83,569	32,724		2,856	

Source: Apopka Public Services

Date Retrieved: March 2022

(1) Tonnage deposited in the Orange County Class I Landfill (includes residential and commercial waste from regularly scheduled can and dumpster pickup – no white goods, yard waste or hazardous waste)

(2) Tonnage deposited at the Orange County Landfill and distributed to either the recycling separation facility, the white goods facility or the landscape waste facility

* Tonnage based on actual figures for October 1, 2019 to September 30, 2020.

CONSERVATION ELEMENT

Conserving and protecting natural resources for future generations



CONSERVATION ELEMENT

GOAL 1

Conserve and protect the City of Apopka's natural resources, ensure quality water resources, and minimize threat to wetlands.

OBJECTIVE 1.1

The City shall conserve potable water resources and ensure the quality of surface water and ground water meet the state standards as detailed in Florida Administrative Code (F.A.C.).

Policy 1.1.1

The City shall continue to require that stormwater treatment facilities be designed so that the quality of the stormwater runoff will not degrade the receiving water quality below the minimum conditions necessary to assure the suitability of the water body for the designated use in accordance with the classifications established in F.A.C.

Policy 1.1.2

Any clearing operation shall be required to ensure surface water quality will not be degraded by such actions and obtain a permit from the City. Each applicant adjacent to water bodies must address and submit a plan pursuant to requirements established in the City's Land Development Code.

Policy 1.1.3

Development within the City shall connect to the City's wastewater collection system except for residential lots meeting the conditions regulated in the Land Development Code where a septic tank is permissible. Development in environmentally sensitive areas shall be required to connect to the City's sanitary sewer system.

Policy 1.1.4

The City shall cooperate with the St. Johns River Water Management District (SJRWMD) to educate and notify City water customers of water restrictions imposed during SJRWMD declared water shortages. The City shall notify SJRWMD of any known violations of water restrictions.

Policy 1.1.5

The City shall continue to incorporate development restrictions directed toward preserving natural systems from the harmful impacts of hazardous waste. The City shall continue to work with appropriate state, regional, and county agencies in developing an improved areawide solid waste management program which includes more innovative solid and hazardous waste management technologies to effectively manage hazardous waste.

Policy 1.1.6

The City shall conserve water resources as detailed in the Potable Water Sub-Element by using appropriate water conservation techniques, implementing the Emergency Water Conservation Plan submitted to SJRWMD, and educating residents in water conservation practices.

OBJECTIVE 1.2

The City shall protect its natural resources including wetlands, upland buffers, floodplain storage, and identified threatened and endangered species and species of special concern.

Policy 1.2.1

The City shall protect habitat for semi-aquatic or water-dependent terrestrial species of wildlife through the maintenance of native upland vegetation consistent with SJRWMD policy.

Policy 1.2.2

Activities that degrade wetlands must be mitigated within the same watershed by creating or preserving wetlands of equal or greater value, following SJRWMD and FDEP regulations. The City encourages balanced solutions that protect wetlands while supporting sustainable development and may require on-site protection or deny proposals that cause significant harm to wetlands.

Policy 1.2.3

The City shall work with developers to prioritize and protect wetlands and their functionality and environmentally sensitive areas within and adjacent to the site during the development process.

Policy 1.2.4

Except as expressly provided by this Plan, no development activity shall be undertaken in or directly adjacent to any environmentally sensitive areas. Wetland and shoreline setbacks shall continue to be regulated in the Land Development Code.

Policy 1.2.5

The City shall continue to require confirmation from state agencies of stated wetland boundaries, as well as any authorization of any proposed encroachment prior to authorization of construction for any approved development plan.

Policy 1.2.6

The City shall continue to adopt regulations which protect and conserve wetlands consistent with state law. Such regulations shall include criteria for identifying the significance of wetlands. The regulations shall also identify to what extent the conservation area is allowed to be altered and the mitigation requirements for unavoidable loss. Environmentally sensitive lands shall mean Class I Conservation Areas where Conservation Areas are classified within three (3) classes:

Class I Conservation Areas – Wetland and surface waters that have a hydrological connection to natural surface water bodies; or a lake littoral zone; or are large isolated uninterrupted wetlands 40 acres or larger; or provide critical habitat for federal and/or state listed threatened or endangered species.

Class II Conservation Areas – Isolated or formerly isolated wetlands and surface waters which by way of man's activities have been directly connected to other surface water drainage, and are greater than or equal to 5 acres; and do not otherwise qualify as Class I conservation areas.

Class III Conservation Areas – Isolated wetlands and surface waters less than 5 acres which do not otherwise qualify as Class I or Class II conservation areas.

Policy 1.2.7

Conservation areas as defined by Policy 1.2.6 and their functions shall be protected and conserved by restricting direct and indirect development impacts as regulated in the Land Development Code.

Policy 1.2.8

Upland buffers are considered an integral component of a functioning wetland and shall be afforded the same types and levels of protection as the wetland itself as regulated in the Land Development Code.

Policy 1.2.9

Exceptions to Policies 1.2.7 and 1.2.8 above involving buffers and isolated wetlands require an environmental assessment as regulated in the Land Development Code.

Policy 1.2.10

The City shall protect identified wetland areas and existing wildlife habitat through the

control and maintenance of invasive non-native (exotic) plants on City-owned environmentally sensitive lands.

Policy 1.2.11

The City shall continue to seek innovative partnerships and opportunities to preserve and conserve its natural resources that ensure multiple and compatible uses of land while providing just compensation to the landowner.

Policy 1.2.12

The City shall revise, adopt, and implement land development codes to require site plan review as recommended by the development review committee where a development project is directly contiguous to wetlands and involves disturbances of wetlands so as to ensure that no wetland is disturbed except in accordance with the following standards:

a. No wetland may be disturbed unless the City Council makes a finding (supported by the site plan application and documentation) that no reasonable alternative (such as clustering development on upland portions of the site) is available to avoid a taking, and that the nature and degree of disturbance is the minimum possible to achieve development that is otherwise compliant with the goals, objectives, and policies of the Comprehensive Plan.

b. Compensating storage with requirements from the City Engineer may be required.

c. All rules of the FDEP and SJRWMD for jurisdictional wetlands shall be met.

d. Pre-development/pre-disturbance water flow and quality shall be maintained or improved on site.

Policy 1.2.13

The City shall cooperate with the FDEP, SJRWMD, East Central Florida Regional Planning Council, and Army Corps of Engineers to comply with federal and state dredge and fill permitting process.

Policy 1.2.14

The City will prohibit stormwater discharge from development from discharging into wetlands, sinkholes, bays or rivers without prior treatment that will protect existing water quality.

Policy 1.2.15

The City shall use the best available data to identify and protect recharge areas and sensitive upland habitats, including wetlands, Longleaf Pine, Sand Hill, Sand Pine, Xeric

Oak Scrub, Hardwood Forested Uplands, Mixed Hardwood-Coniferous, and Brushland habitats. These provisions shall apply to all land use amendments.

Policy 1.2.16
The City shall prohibit new development in wetlands to protect natural resources.

OBJECTIVE 1.3
Where listed species are found, the City shall maintain necessary habitat for the protection of such species, either through preservation, mitigation or relocation.

Policy 1.3.1
Development habitat studies based on the evaluation criteria regulated in the Land Development Code shall be required for all developments of more than 10 acres.

Policy 1.3.2
If the habitat survey indicates the presence of listed species, the Florida Fish & Wildlife Conservation Commission (FWC) will be notified and allowed 30 days to submit comments or recommendations.

Policy 1.3.3
The City shall coordinate with the FWC on an as needed basis for technical assistance to ensure protection regulations for listed species and habitats are concurrent with updated laws.

Policy 1.3.4
The City shall require development which destroys native trees to replace cleared trees with similar species and maturity levels on a one-to-one ratio within practical limitations, for all areas of the City.

Policy 1.3.5
The City shall require development to preserve native vegetation and retain tree canopy coverage as regulated in the Land Development Code.

OBJECTIVE 1.4
The natural functions of the 100-year floodplain will be protected in order to ensure the natural flood storage and carrying capacity.

Policy 1.4.1
The City shall continue to require compensating storage for all flood water displaced by development below the elevation of the base 100-year flood.

Policy 1.4.2
The City shall require where feasible the use of floodplains as conservation, open space and recreation in order to preserve the natural flood plain and vegetation.

Policy 1.4.3
The City shall prohibit the clearing of native vegetation within the 100-year floodplain in accordance with the Land Development Code.

OBJECTIVE 1.5
The City shall encourage practices that improve air quality which meet or exceed minimum air quality standards as set forth in the Clean Air Act and Title 40 of the Code of Federal Regulation.

Policy 1.5.1
The City shall require the planting of native species of trees and vegetation to help reduce the amount of carbon dioxide in the air.

Policy 1.5.2
The City shall maintain requirements within the Land Development Code that promote innovative multi-modal transportation systems and new vehicle technologies to reduce vehicle emissions.

Policy 1.5.3
The City shall encourage citizens and local businesses to utilize green building standards and practices that support sustainability and resiliency through Leadership in Energy and Environmental Design (LEED) certification or a comparable green building rating system.

OBJECTIVE 1.6
The City shall regulate the operation, maintenance, and reclamation of mining facilities to ensure protection of natural resources.

Policy 1.6.1
Mining shall be defined as the removal of resources from their location, so as to make them more suitable for commercial, industrial, or construction use, but not including excavation for the sole purpose of aiding on-site farming or on-site construction, or the process of prospecting or investigating for resources. Mining shall be permitted, when complete reclamation is ensured, subject to regulation by the Florida Department of Environmental Protection (DEP) and the Land Development Code.

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Policy 1.6.2
Peat mining shall be permitted only if it is shown that there are quantifiable benefits to the lake or wetland ecosystem subject to regulation by the FDEP and Land Development Code.

Policy 1.6.3
Any party wishing to extract mineral resources shall be required to submit a reclamation plan and proof of financial responsibility. Reclamation plans must be determined to be consistent with the reclamation standards outlined in the Florida Administrative Code (F.A.C.) and by FDEP

OBJECTIVE 1.7
The City shall maintain the Wekiva River Hydrologic Basin standards and design criteria as detailed in F.A.C within the Wekiva River Protection Area.

Policy 1.7.1
The alteration or filling of wetlands within the Wekiva River Protection Area shall be prohibited.

Policy 1.7.2
The City shall permit clustering of residential development within the Wekiva River Protection Area if it promotes protection of environmentally sensitive areas.

Policy 1.7.3
The subdivisions of land which interfere with the required setbacks of protection zones pursuant to Section 373.415, F.S. shall be prohibited.

Policy 1.7.4
Lands within the Wekiva River Protection Area shall be evaluated for transfer of development right eligibility as needed to preserve and prevent development in these environmentally sensitive lands.

Policy 1.7.5
Septic tanks shall be prohibited within the Wekiva River Protection Area.

Policy 1.7.6
The density and intensity of permitted development shall be clustered or concentrated on those portions of the parcel or parcels which are furthest from the surface waters and wetlands of the Wekiva River system.

Policy 1.7.7
The clearing of native vegetation within the 100-year flood plain shall be prohibited within the Wekiva River Protection Area.

Policy 1.7.8
The City shall ensure the preservation of sufficient habitat for feeding, nesting, roosting, and resting so as to maintain viable populations of species designated pursuant to rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code, within the Wekiva River Protection Area.

OBJECTIVE 1.8
The City shall protect the most sensitive resources within high recharge areas.

Policy 1.8.1
The City will utilize, when possible, acquisition funding programs such as the Florida Forever Program, Florida Community Trust, Rural and Family Lands Protection Program and others to acquire fee simple or less-than-fee ownership through conservation easements on land within the delineated high recharge area that has been identified as a critical or sensitive resource.

Policy 1.8.2
The City will utilize, when feasible, innovative approaches to protect sensitive resources, such as the transfer of development rights, performance zoning, open space zoning, on-site density transfer and other techniques to maximize the establishment of open space areas.

Policy 1.8.3
All new development proposals which are 10 acres or greater in site area shall be required to include a habitat analysis on the sensitive natural habitats that include Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub.

Policy 1.8.4
The City shall conserve and protect Florida's ground and surface waters and natural resources by implementing guidelines for managing existing and future lawns and landscapes at all City facilities following the University of Florida Institute of Food and Agricultural Sciences (UF/IFAS) Florida-Friendly Landscaping, FDEP, and SJRWMD principles and Best Management Practices.

Policy 1.8.5
The City shall require that all golf courses implement FDEP Best Management Practices

(BMPs) for the Enhancement of Environmental Quality on Golf Courses for management, maintenance, and environmental monitoring. All new golf courses shall follow FDEP BMPs for the Enhancement of Environmental Quality on Golf Courses for siting, design, and construction.

Policy 1.8.6

The City shall coordinate with the SJRWMD, Orange County, and other appropriate agencies to develop and maintain programs to educate and encourage homeowners and private land owners to use best management practices to protect natural habitat and to protect water quality, especially on land within the mapped recharge areas of first magnitude springs.

Policy 1.8.7

The City shall make available to local residential, agricultural, and commercial land owners and developers, information related to Best Management Practices that reduce erosion and minimize the use of water, fertilizers, herbicides and pesticides.

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CONSERVATION ELEMENT

INTRODUCTION

The Conservation Element is designed to identify environmentally sensitive areas, areas which can support little or no urban development, and to provide development guidelines to protect these areas. This required element was prepared in accordance with the Community Planning Act, Chapter 163, Florida Statutes. The element addresses the conservation, use, and protection of natural resources in the area, including air, water, water recharge areas, wetlands, water wells, estuarine marshes, soils, beaches, shores, flood plains, rivers, bays, lakes, harbors, forests, fisheries and wildlife, marine habitat, minerals, and other natural and environmental resources, including factors that affect energy conservation. There are no known fisheries in the City and Apopka which is inland; therefore, fisheries and marine habitats are not discussed in this element. The data collection for this element was based on the review of existing documentation.

INVENTORY OF NATURAL RESOURCES

SURFACE WATER

There are two major watersheds in Apopka which run along a high sandy ridge between the Ocklawaha River Basin to the west and the Middle St. Johns River Basin to the east. Each contains several sub-basins which are connected during floods (Map IE - 4). In addition, numerous local, landlocked drainage basins exist that are not connected by surface flow with any of the major basins. Each local basin contains its own small lake, depression or sink-hole. Many boundaries between local basins have been altered by development; however, most basins have retained their identity. The location of the drainage basins is detailed in the Stormwater Management Sub-Element of the Infrastructure Element.

There are approximately 100 small lakes located completely or partially within the City limits of Apopka. These lakes cover a surface area of approximately 1,036 acres within the City limits and are depressional and primarily fed by surface water runoff. The lakes within the City are

relatively small and shallow.

The federal Clean Water Act provides the statutory basis for state water quality standards programs. Florida's surface water quality is regulated by the Florida Department of Environmental Protection (FDEP) standards system published in the Florida Administrative Code (F.A.C.). If the FDEP, St. Johns River Water Management District (SJRWMD), or the Orange County Environmental Protection Department should determine surface water quality within Apopka to be below applicable standards, the City cooperates with these agencies to develop management and restoration plans.

GROUNDWATER

The Floridan aquifer is the primary source of potable water for Apopka. Principally, the water in the aquifer is derived from rainfall, which averages 52.8 inches annually. This aquifer has a thickness of up to 2,000 feet in some areas and occurs 100 to 200 feet below the land surface. A secondary surficial aquifer is also present at depths of 60 to 150 feet below the land surface with the primary function of storing water before its infiltration into the Floridan aquifer.

Groundwater recharge occurs as rain percolates into the ground and through the semi-permeable limestone confining beds. Soils, slope, and land use all affect the degree of aquifer recharge. Course, sandy soils promote percolation of water to the aquifer, while clay-like soils inhibit percolation. The soils in the Apopka area are primarily sandy and well drained. Land uses that allow for large amounts of impervious surfaces impede the percolation of water to the aquifer. The Natural Groundwater Aquifer Recharge Sub-Element of the Infrastructure Element further discusses recharge conditions within the City.

WETLANDS

There are approximately 844.5 acres of wetlands within the City of Apopka (Map CE-1). These wetlands are isolated and are scattered throughout the City. The SJRWMD has regulatory authority over isolated wetlands. SJRWMD designates wetlands through the use of three criteria: hydrologic conditions, a vegetative index, and a soil index. Hydrological conditions are the most accurate indicators of wetland areas; however, this information is usually not readily available. The Soil Conservation Service has designated certain soils to be hydric. Hydric soils support wetland vegetation. The SJRWMD has compiled a vegetative index that includes plant species indicative of wetland habitats.

The wetland system in the northwest area of the City includes Lake Merril, Lake Wolf, and Lake Cora. The remaining wetlands and the surrounding uplands have remained in their natural state. In this northwest area, the wetland has been identified as a freshwater marsh and is adjacent to a variety of upland communities including grasslands, scrub, and hardwood forests.

The wetlands in the southwest portion of the City are associated with Marshall Lake, Upper and

Lower Lake Doe, and Lake Witherington. The development located in the area of these wetlands is strictly residential; with the completion of the SR 429 Western Expressway development pressures in this area are increasing. The larger southern portion of this wetland has undisturbed uplands to both the east and west. This wetland system would make an excellent managed conservation area, as it offers both marsh and forested wetland varieties and is adjoined by grass and scrub land type uplands as well as a hardwood forest.

COMMERCIALLY VALUABLE MINERALS

Peat is the only commercially valuable mineral found within the City of Apopka. There are no active peat mining operations within the City.

FLOODPLAINS

Floodplains may be divided into floodways and special flood hazard areas. The floodway portion of the floodplain is the most critical area, as this cross-sectional area carries the flood flows. Undisturbed floodplains are a valuable ecological resource and can provide a rich diversity of vegetation and wildlife. They also serve an important function in filtering stormwater runoff and Floridan aquifer recharge. When natural floodplains are maintained and managed as parks or open space, they provide recreational and wildlife habitat preservation opportunities. Apopka includes measures within its Land Development Code delineating criteria for the preservation of the natural floodplain.

Flood-prone areas are shown on Map CE-2. The City instituted a floodplain management program and became eligible to participate in the National Flood Insurance Program (NFIP) Community Rating System(CRS) in 1987. Under this program, residents in the City purchase flood insurance through the federal government and the City is eligible for federal disaster assistance. As participants in the NFIP CRS, the City is required to enforce 100-year floodplain elevations for new developments in identified special flood hazard areas. Should development be permitted in special flood hazard areas, regulations require compensating stormwater storage and finished floor elevations at least two feet above flood elevation.

SOILS

Soils provide several resource functions including drainage, stormwater filtration, water storage, aquifer recharge, ecologic service for wildlife, and ground stabilization. Soil types in the City are shown in Map CE-3 and detailed in the table below. Drainage class identifies the natural drainage conditions of the soil and refers to the frequency and duration of wet periods. Concrete corrosion indicates the susceptibility of concrete to corrosion when in contact with the soil. Steel corrosion indicates the susceptibility of uncoated steel to corrosion when in contact with the soil.

The predominant soil in Apopka is Candler, representing over half (51%) of the City's total

acreage. Candler soils consist of very deep, excessively drained, very rapidly to rapidly permeable soils on uplands often used for citrus crops and tame pasture. Native vegetation consists of oak and pine with a sparse understory. Their well-drained nature can be advantageous for construction, making them suitable for building foundations. However, their low water-holding capacity may require irrigation for landscaping in urban areas. Conservation efforts in areas with Candler soils should focus on preserving and restoring native vegetation. These soils may be susceptible to erosion, so erosion control measures are essential to prevent soil degradation and protect water quality. Tavares soil represents nearly a quarter (24%) of the City's total acreage and is very deep and moderately well drained. A few areas use it for citrus, corn, vegetable crops, watermelon, and improved pasture. In most places the natural vegetation consists of pine with a few scattered oaks and an undercover of wiregrass. Tavares soils can be suitable for development, provided proper drainage and water management systems are in place. They may require irrigation for landscaping due to their well-drained nature.

Small areas of more poorly drained, hydric soils representing 6% of the total acreage are found in the flat areas scattered throughout Apopka, usually bordering lakes and ponds. Hydric soils are often found in wetlands and are indicative of areas prone to flooding. Conservation efforts can protect these ecosystems to preserve biodiversity and support threatened and endangered species.

Table CE - 1 Apopka Soil Types

Apopka Soil Types						
Soil Type	**Hydric**	**Drainage Class**	**Corrosive Concrete**	**Corrosive Steel**	**Category Frequency**	**Total Acreage**
Archbold	No	Moderately well drained	High	Low	15	326.6
Arents	No	Somewhat poorly drained	High	Low	8	154.2
Basinger	Yes	Very poorly drained	High	Moderate	95	900.6
Candler	No	Excessively drained	High	Low	196	10,025.9
Candler	No	Well drained	High	Low	109	1,622.2
Canova	Yes	Very poorly drained	Low	High	2	14.6
Emeralda	Yes	Poorly drained	Moderate	High	1	6.1
Felda	Yes	Poorly drained	Moderate	High	1	14.1
Florahome	No	Moderately well drained	High	Moderate	23	289.3
Floridana	Yes	Very poorly drained	Low	High	1	13.1
Floridana	Yes	Very poorly drained	Low	Moderate	1	38.6

Apopka Soil Types						
Soil Type	**Hydric**	**Drainage Class**	**Corrosive Concrete**	**Corrosive Steel**	**Category Frequency**	**Total Acreage**
Gator	Yes	Very poorly drained	High	High	1	0.0
Hontoon	Yes	Very poorly drained		High	1	3.5
Immokalee	No	Poorly drained	High	High	9	85.1
Lake	No	Excessively drained	High	Low	14	792.0
Lochloosa	No	Somewhat poorly drained	Moderate	High	2	15.9
Malabar	Yes	Poorly drained	Moderate	High	1	46.1
Millhopper	No	Moderately well drained	High	Low	2	46.8
Okeelanta	Yes	Very poorly drained	Moderate	High	5	34.0
Ona	No	Poorly drained	High	High	6	21.6
Pits	Unranked				9	9.1
Placid	Yes	Very poorly drained	High	Moderate	3	2.5
Pomello	No	Moderately well drained	High	Moderate	25	226.4
Samsula	Yes	Very poorly drained	High	High	7	43.8
Sanibel	Yes	Very poorly drained	Moderate	High	19	240.0
Seffner	No	Somewhat poorly drained	Moderate	High	16	101.2
Smyrna	No	Poorly drained	High	High	9	310.7
St. Johns	No	Poorly drained	High	High	13	71.5
St. Lucie	No	Excessively drained	Moderate	Low	25	341.1
Tavares	No	Moderately well drained	High	Low	145	5,419.4
Terra Ceia	Yes	Very poorly drained	Moderate	High	2	10.6
Urban land	Unranked				3	173.4
Water	Unranked				107	820.4
Zolfo	No	Somewhat poorly drained	High	Moderate	17	593.1
				Totals	**893**	**22,813.2**

Source: FDEP Florida Soil Survey Geographic Database (SSURGO), Data Updated: August 2017
Date Retrieved: September 2023

VEGETATIVE AND WILDLIFE COMMUNITIES

Native vegetation that exists on less urban or undeveloped lands within Apopka can be classified into two broad categories -- uplands and wetlands. The two categories are further classified into several sub-categories. The uplands can be classified into forested uplands and non-forested uplands. Wetlands can be classified into mixed wetland hardwoods, cypress, wetland forested mixed, freshwater marshes, wet prairies, and emergent aquatic vegetation.

There is currently no data on the location of specific plant and animal species within Apopka as the City has not conducted a study to determine whether species that are endangered, threatened, or species of special concern are located within its limits. A habitat survey is required for all development applications of ten acres or more. The survey requires use of Florida Fish and Wildlife Conservation Commission (FWC) methodology and must include listings of all potential listed species, population estimates, and occupied habitat boundaries.

The Florida Cooperative Land Cover Map (CLC) is a partnership between the FWC and Florida Natural Areas Inventory (FNAI) to develop ecologically-based statewide land cover from existing sources. The dataset is updated annually with FWC maintaining the Cooperative Land Cover map and FNAI providing guidance for the classification of natural communities and site-specific data sources based on their mapping and revision efforts. This provides a framework for understanding the distribution patterns of land cover and serves as a tool for managing and conserving Florida's natural resources. Map CE-4 shows the general ranges of vegetative communities and land cover types. The table below summarizes acreages for Apopka's 66 vegetative and land cover types.

Table CE - 2 Apopka Vegetative and Land Cover Types

Apopka Vegetative and Land Cover Types		
Florida Land Cover Category	**Category Frequency**	**Total Acreage**
Artificial Impoundment/Reservoir	67	169.7
Basin Marsh	5	103.0
Cemeteries	3	27.3
Citrus	20	433.3
Commercial and Services	157	772.0
Communication	4	20.3
Community rec. facilities	3	160.8
Coniferous Plantations	47	1,527.5
Cultural - Terrestrial	1	6.6
Cypress	1	2.7
Depression Marsh	5	7.4
Ditch/Artificial Intermittent Stream	1	1.1
Extractive	24	298.1

Apopka Vegetative and Land Cover Types		
Florida Land Cover Category	Category Frequency	Total Acreage
Feeding Operations	1	13.8
Field Crops	11	151.7
Flatwoods/Prairie/Marsh Lake	6	29.1
Floating/Emergent Aquatic Vegetation	36	94.5
Golf courses	18	482.3
High Intensity Urban	24	83.4
Hydric Hammock	2	14.2
Improved Pasture	58	1,417.0
Industrial	30	415.2
Industrial Cooling Pond	3	9.8
Institutional	58	425.3
Lacustrine	47	341.4
Low Intensity Urban	11	67.4
Marshes	73	433.3
Mesic Flatwoods	6	27.3
Mesic Hammock	11	75.3
Mixed Hardwood-Coniferous	140	1,053.2
Mixed Hardwood-Coniferous Swamps	44	219.2
Mixed Scrub-Shrub Wetland	73	256.6
Mixed Wetland Hardwoods	10	35.5
Orchards/Groves	1	9.0
Ornamentals	111	1,569.3
Parks and Zoos	3	21.0
Residential, High Density > 5 DU/AC	197	1,044.3
Residential, Low Density	185	546.1
Residential, Med. Density - 2-5 DU/AC	420	2,971.6
Rural Open	93	1,513.0
Rural Open Forested	4	8.7
Rural Structures	85	476.3
Sandhill	5	207.1
Sandhill Lake	4	125.0
Scrub	3	10.4
Sewage Treatment Pond	2	76.1
Shrub and Brushland	12	44.8
Sinkhole Lake	1	1.1
Specialty Farms	16	431.7
Spoil Area	2	19.2
Stormwater Treatment Areas	100	281.0

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Apopka Vegetative and Land Cover Types		
Florida Land Cover Category	Category Frequency	Total Acreage
Strip Mines	1	0.9
Successional Hardwood Forest	2	14.1
Transportation	15	2,373.7
Tree Nurseries	1	10.0
Unimproved/Woodland Pasture	37	810.1
Upland Coniferous	1	0.1
Upland Hardwood Forest	29	299.4
Urban Open Forested	4	39.4
Urban Open Land	44	227.3
Urban Open Pine	1	1.5
Utilities	17	259.5
Vineyard and Nurseries	2	5.6
Wet Flatwoods	1	3.4
Wet Prairie	69	179.6
Xeric Hammock	4	57.5
Totals	**2,472**	**22,813.3**

Source: FWC Florida Cooperative Land Cover V3.6, Published: November 2022
Date Retrieved: September 2023

UPLANDS COMMUNITIES

Apopka has a wide variety of undisturbed uplands. These uplands serve as wildlife habitats and may act as buffers surrounding wetlands. They may also provide habitats for endangered or threatened species of animals and plants. Upland communities that provide these wetland buffers and habitats for dwindling species are more susceptible to development pressures than wetlands, as they are not given the special protection that is given to wetlands by state and federal agencies. The following is a description of upland communities found in Apopka as identified in the Florida Land Cover Classification System.

Hardwood Forested Uplands

This habitat, dominated by an upper layer of hardwood trees, thrives in various conditions from sloping to level terrain. Tree species encompass laurel oak, live oak, red maple, and more. Shrubs and plants like American beautyberry, wax myrtle, and saw palmetto are also present. Wildlife includes southern flying squirrels, white-tailed deer, indigo snakes, box turtles, raccoons, skunks, bobcats, and more.

High Pine and Scrub

This community thrives in well-drained sands with a level to sloping land contour. It's fire-

dependent, burning every 20 to 40 years. Many endangered species inhabit this warm, dry area, including the Florida scrub jay, sand skink, and Florida mouse. The trees here are mainly sand pines with an understory of myrtle oak, chapman oak, and sand live oak. Other plants comprise dwarf huckleberry, gopher apple, prickly pear, and various grasses. Wildlife includes Florida scrub jays, sand skinks, gopher tortoises, fox squirrels, black racers, and deer.

Pine Flatwood and Dry Prairie

These upland forests are dominated by Longleaf or Slash Pine and are typically found on level ground. Surface water is present during the rainy season (June - September), while the soils remain fairly dry at other times. These areas feature scattered pines with grasses and saw palmetto in the understory, often encircling small wetlands. Fire plays a vital role here, preventing the transition to hardwood communities. Tree species include longleaf and slash pines. Other plants comprise saw palmetto, wax myrtle, ground blueberry, gallberry, and various grasses. Wildlife includes gray squirrels, rabbits, raccoons, snakes, and woodpeckers.

Mixed Hardwood-Coniferous

This community contains a mix of hardwood and coniferous trees where neither is dominant.

Shrub and Brushland

This community includes a variety of situations where natural upland community types have been recently disturbed through clear-cutting commercial pinelands, land clearing, or fire, and are recovering through natural successional processes. Various shrubs, tree saplings, and lesser amounts of grasses and herbs dominate the community. Common species include wax myrtle, sumac, elderberry, saw palmetto, blackberry, gallberry, along with oak, pine and other tree seedlings or saplings. Wildlife includes cotton rats, red-tailed hawks, yellow rat snakes, Bachman's sparrows, and Florida mice.

WETLANDS COMMUNITIES

Wetlands provide a habitat for many varieties of plants and animals including several threatened and endangered species. These areas are characterized by their unique hydrology, with water levels that fluctuate seasonally and often have saturated or submerged soils. Wetlands also aid in the protection of water quality. Pollutants in stormwaterare often washed into wetlands, which can trap nutrients before thewater is discharged into lakes and streams. Wetlands store water during floods and then slowly release it during dry periods. The vegetation in wetlands can also help prevent erosion along surfacewater shorelines. Vegetative species include cypress trees, cattails and pickerelweed providing a habitat for alligators, wading birds (great blue heron, egrets, wood storks), amphibians, reptiles, and fish.

ENDANGERED SPECIES, THREATENED SPECIES, AND SPECIES OF SPECIAL CONCERN

The City has a number of undisturbed uplands and wetlands suitable for listed species of flora and fauna; however, the City has not conducted a study to determine whether listed species are located within its limits. Coordination with the FWC, SJRWMD, and the Florida Department of Forestry are required to determine precise data. The FNAI maintains Florida's Natural Heritage database documenting the location and ecological status of the state's rare plant and animal species. Orange County's endangered species, threatened species, and species of special concern are potentially located in Apopka and are listed in Table CE - 1. In total, there are 56 listed plant and animal species in the Orange County. This list includes 39 plants and lichens, no invertebrates, and 17 vertebrates.



Threatened Species Left: Gopher Tortoise and Burrow (Source: FWC), Right: Eastern Indigo Snake (Source: Florida Museum, Todd Pierson) The indigo snake is commensal of the gopher tortoise with females often depositing their eggs in gopher tortoise burrows.

Table CE - 3 Florida Natural Area Inventory (FNAI) Listed Species, Orange County

Florida Natural Area Inventory (FNAI) Listed Species, Orange County			
Scientific Name	**Common Name**	**State Rank**	**State Status**
Plants and Lichens			
Asplenium verecundum	Modest spleenwort	S1	E
Bonamia grandiflora	Florida bonamia	S3	E
Calopogon multiflorus	Many-flowered grass-pink	S2S3	T
Carex chapmannii	Chapman's sedge	S3	T
Centrosema arenicola	Sand butterfly pea	S2	E
Cheiroglossa palmata	Hand fern	S3	E
Chionanthus pygmaeus	Pygmy fringe tree	S2S3	E
Coelorachis tuberculosa	Piedmont jointgrass	S3	T
Coleataenia abscissa	Cutthroat grass	S3	E
Deeringothamnus pulchellus	Beautiful pawpaw	S2	E
Eriogonum longifolium var. gnaphalifolium	Scrub buckwheat	S3	E
Glandularia tampensis	Tampa vervain	S2	E
Illicium parviflorum	Star anise	S2	E
Lechea cernua	Nodding pinweed	S3	T
Lechea divaricata	Pine pinweed	S2	E
Lupinus aridorum	Scrub lupine	S1	E
Lythrum flagellare	Lowland loosestrife	S3	E
Matelea floridana	Florida spiny-pod	S2	E
Monotropa hypopithys	Pinesap	S1	E
Najas filifolia	Narrowleaf Naiad	S2	T
Nemastylis floridana	Celestial lily	S2	E
Nolina atopocarpa	Florida beargrass	S3	T
Nolina brittoniana	Britton's beargrass	S3	E
Ophioglossum palmatum	Hand fern	S2	E
Paronychia chartacea var. chartacea	Paper-like nailwort	S3	E
Pecluma plumula	Plume polypody	S2	E
Pecluma ptilota var. bourgeauana	Comb polypody	S2	E
Platanthera integra	Yellow fringeless orchid	S3	E
Polygonella myriophylla	Small's jointweed	S3	E
Prunus geniculata	Scrub plum	S3	E
Pteroglossaspis ecristata	Giant orchid	S2	T
Salix floridana	Florida willow	S2S3	E
Schizachyrium niveum	Scrub bluestem	S1S2	E

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Florida Natural Area Inventory (FNAI) Listed Species, Orange County			
Scientific Name	**Common Name**	**State Rank**	**State Status**
Sideroxylon alachuense	Silver buckthorn	S1	E
Sideroxylon lycioides	Buckthorn	S2	E
Spiranthes brevilabris	Small ladies'-tresses	S1	E
Stylisma abdita	Scrub stylisma	S3	E
Warea amplexifolia	Clasping warea	S1	E
Zephyranthes simpsonii	Redmargin zephyrlily	S2S3	T
Invertebrates			
Vertebrates (Fishes)			
Pteronotropis welaka	Bluenose Shiner	S3S4	ST
Vertebrates (Amphibians)			
Notophthalmus perstriatus	Striped Newt	S2	C
Vertebrates (Reptiles)			
Alligator mississippiensis	American Alligator	S4	FT(S/A)
Drymarchon couperi	Eastern Indigo Snake	S2?	FT
Gopherus polyphemus	Gopher Tortoise	S3	ST
Lampropeltis extenuata	Short-tailed Snake	S3	ST
Pituophis melanoleucus	Pine Snake	S3	ST
Plestiodon reynoldsi	Sand Skink	S3	FT
Vertebrates (Birds)			
Antigone canadensis pratensis	Florida Sandhill Crane	S2	ST
Aphelocoma coerulescens	Florida Scrub-Jay	S1S2	FT
Athene cunicularia floridana	Florida Burrowing Owl	S3	ST
Caracara cheriway	Crested Caracara	S2	FT
Dryobates borealis	Red-cockaded Woodpecker	S2	FE
Egretta caerulea	Little Blue Heron	S4	ST
Egretta tricolor	Tricolored Heron	S4	ST
Mycteria americana	Wood Stork	S2	FT
Platalea ajaja	Roseate Spoonbill	S2	ST

Source: FNAI rare species tracking https://www.fnai.org/species-communities/tracking-main

Date Retrieved: August 2023

Notes:

Plants
E = Endangered: species of plants native to Florida that are in imminent danger of extinction within the state, the survival of which is unlikely if the causes of a decline in the number of plants continue; includes all species determined to be endangered or threatened pursuant to the U.S. Endangered Species Act.

Florida Natural Area Inventory (FNAI) Listed Species, Orange County			
Scientific Name	Common Name	State Rank	State Status

T = Threatened: species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in number as to cause them to be Endangered.

Animals

C = Candidate for listing at the Federal level by the U. S. Fish and Wildlife Service

FE = Listed as Endangered Species at the Federal level by the U. S. Fish and Wildlife Service

FT = Listed as Threatened Species at the Federal level by the U. S. Fish and Wildlife Service

FT(S/A) = Federal Threatened due to similarity of appearance

ST = State population listed as Threatened by the FWC. Defined as a species, subspecies, or isolated population which is acutely vulnerable to environmental alteration, declining in number at a rapid rate, or whose range or habitat is decreasing in area at a rapid rate and as a consequence is destined or very likely to become an endangered species within the foreseeable future.

State Rank

S1 = Critically imperiled in Florida because of extreme rarity (5 or fewer occurrences or less than 1000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor.

S2 = Imperiled in Florida because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor.

S3 = Either very rare and local in Florida (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.

S4 = Apparently secure in Florida (may be rare in parts of range).

AIR

The Air Quality Index (AQI) focuses on health effects that may be experienced within a few hours or days after breathing polluted air and relates all of the monitored pollutants to a single value. A description of AQI categories ranging from good to very unhealthy is shown in *Table CE - 2*. The Air Quality Index monitoring report for Orange County from 2018-2022 is listed in *Table CE - 3*. While there is no specific data available relating to air quality in the City of Apopka, the air quality in Orange County is generally good with at most a couple of days in 2018 in the unhealthy range.

Several air pollutants have been identified as causing health effects at concentrations above thresholds established at levels known to be safe. U.S. Environmental Protection Agency (EPA) measurements for carbon monoxide (CO), nitrogen dioxide (NO2), ozone (O3), and particle pollution are shown in *Table CE - 3*. Particle pollution refers to a mixture of solid particles and liquid droplets found in the air made up of acids, organic chemicals, metals, soil or dust particles, and allergens. Small particles pose the greatest threat such as those found in smoke and haze that are less than 2.5 micrometers. Additionally, sulfur dioxide, nitrogen oxides, and volatile organic compounds interact with compounds in the air to form fine particles. Coarse particles ranging from 2.5 to 10 micrometers are generated by vehicles traveling on unpaved

roads, materials handling, crushing and grinding operations, and windblown dust. Fine and coarse particles are associated with asthma, heart and lung disease, reduced visibility, and negative impacts on vegetation and ecosystems.

In *Table CE - 3,* a daily index value was calculated for each of the air pollutants measured. The highest of the pollutant values is the AQI value, and the pollutant responsible for the highest index value is the "Main Pollutant." The row values give the number of days each pollutant measured was the main pollutant where a blank cell indicates a pollutant not measured in the county.

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Table CE - 4 Air Quality Guide

Air Quality Guide for Ozone and Particle Pollution					
Air Quality Category	**Health Impacts**	**Air Quality Index**	**Ozone Concentration (ppm) [1]**	**Ozone Concentration (ppb) [2]**	**Particle Pollution Concentration (µg/m3) [3]**
Good	No health impacts are expected when air quality is in this range.	0 to 50	0.0 to 0.054	0 to 54	0.0 to 12.0
Moderate	**Ozone:** Unusually sensitive people should consider reducing prolonged or heavy exertion outdoors. **Particle Pollution:** Unusually sensitive people should consider reducing prolonged or heavy exertion.	51 to 100	0.055 to 0.070	55 to 70	12.1 to 35.4
Unhealthy for Sensitive Groups	**Ozone:** Active children and adults, and people with respiratory disease should limit prolonged outdoor exertion. **Particle Pollution:** People with heart or lung disease, older adults, and children should avoid prolonged or heavy exertion.	101 to 150	0.071 to 0.085	71 to 85	35.5 to 55.4
Unhealthy	**Ozone:** Active children and adults, and people with respiratory disease, such as asthma, should avoid all outdoor exertion: everyone else, especially children, should limit outdoor exertion. **Particle Pollution:** People with heart or lung disease, older adults, and children should avoid prolonged or heavy exertion.	151 to 200	0.086 to 0.105	86 to 105	55.5 to 150.4
Very Unhealthy	**Ozone:** Active children and adults, and people with respiratory disease, such as asthma, should avoid all outdoor exertion: everyone else, especially children, should limit outdoor exertion. **Particle Pollution:** People with heart or lung disease, older adults, and children should avoid all physical activity outdoors. Everyone else should avoid prolonged or heavy exertion.	201 to 300	0.106 to 0.200	106 to 200	150.5 to 250.4

Source: FDEP AQI (https://floridadep.gov/air/air-monitoring/content/air-quality-index-aqi)

Date Retrieved: February 2022

Notes: 1 - 8 hour average in parts per million, 2 - 8 hour average in parts per billion, 3 - 24 hour daily average

Table CE - 5 Air Quality Index (AQI) Levels for Orange County (2018-2022)

Orange County Air Quality Index (AQI) Levels (2018-2022)					
AQI Level	Year and Number of Days				
	2018	2019	2020	2021	2022
Good	321	321	326	331	329
Moderate	42	39	40	34	36
Unhealthy for Sensitive Groups	1				
Unhealthy	1				
# Days with AQI	365	360	366	365	365
AQI Max	151	93	93	87	97
AQI Median	36	36	36	35	38
# Days Carbon Monoxide (CO)		1			
# Days Nitrogen Dioxide (NO2)					
# Days Ozone (O3)	274	290	256	287	331
# Days Fine Particle Pollution (PM2.5)	91	69	109	71	34
# Days Coarse Particle Pollution (PM10)			1	7	

Source: U.S. EPA AQI Report (https://www.epa.gov/outdoor-air-quality-data/air-quality-index-report)

Date Retrieved: August 2023

ANALYSIS OF NATURAL RESOURCES

This section analyzes the condition of natural resources in the City and how the management of these resources relates to sustainability and community growth.

SURFACE WATER

Specific data on surface water quality is not available for lakes within Apopka. However, it is known that pesticide use, stormwater runoff, and siltation due to soil erosion contribute to the degradation of the City's surface waters. Sources of surface water pollution are divided into two categories and are described in the following sections.

Point Source Discharges

Point sources generally have a human-made discharge point such as a pipe or channel and are discharged into water bodies at discrete points. A point source permitting program has been implemented for domestic and industrial wastewater facilities that discharge either to surface or ground water. The FDEP maintains a listing of these permitted point source pollution discharges to surface waters. This list allows maintenance of a complete inventory of all surface water pollution sources in and around the City of Apopka.

Non-point Source Discharges

Non-point pollution is generally associated with run-off water from the surface which carries sediment, organic material, nutrients and toxins into receiving waters. Non-point source pollution is difficult to monitor because of the diffuse and intermittent nature of discharges. The fact that most non-point pollution occurs during the first flush of rainfall following a storm event adds to the difficulty of non-point source monitoring. The non-point source discharges in the City of Apopka are from both urban and rural/agricultural land uses.

Soil erosion in the City is not considered a problem although wind and water erosion can occur throughout the area under severe storm occurrences. The most serious erosion problem occurs with unprotected soils on construction sites. Because land is often stripped of vegetation during development, the property becomes a target for the forces of wind and water. This can be alleviated through more sensitive land development measures including site assessment and planning, implementation of low impact development techniques, developer erosion control plans, retention of native vegetation, use of erosion control devices throughout construction, and establishment of permanent vegetation and erosion control measures after construction completion.

Surface Water Management Programs

Lake Apopka Basin

Lake Apopka's water quality restoration, managed by the SJRWMD, follows a two-pronged approach: "diet" and "exercise." The "diet" strategy involves curbing phosphorus inflow by purchasing farms along the north shore. The 1996 legislative directive led to a major improvement by reclaiming the marshy floodplain, which had been converted to farms in the 1940s. These farms contributed to phosphorus influx, triggering harmful algal blooms and disrupting the bass fishery.

Critical to reducing phosphorus from the North Shore was restoring wetlands to decrease water pumped to the lake. All discharges are now phosphorus-treated. The 2003 Lake Apopka Stormwater Rule expanded this "diet" to the entire watershed.

The "exercise" component involves extracting existing lake phosphorus. This includes removing rough fish like gizzard shad and using a continuous marsh flow-way to filter algae and nutrients. This combined strategy led to remarkable water quality

improvement. From the late 1980s to 2021, phosphorus levels dropped by 71%, and water clarity rose by 55%. This resurgence of clarity revived submerged aquatic vegetation absent for half a century, reestablishing vital bass habitat.

Florida's Non-Point Source Management Program

The FDEP, SJRWMD, Department of Agriculture and Consumer Services, Department of Health, and local governments implement Florida's Non-Point Source Management Program. Non-point source pollution arises from activities like agriculture, urban runoff, construction, and natural processes. The program is designed to mitigate the adverse environmental impacts caused by pollutants, such as sediment, nutrients, pesticides, and bacteria, that are carried by rainfall and runoff into rivers, lakes, and groundwater. The goal of the program is to mitigate non-point source pollution from new land use activities and to reduce pollution from existing activities.

WETLAND AND UPLAND HABITATS

One of the most important aspects of both wetland and upland communities is the wildlife they support. Of special concern arewildlife species designated as endangered or threatened by the FWC. When portions of ecological communities are altered, vegetative links between wildlife areas are often destroyed. The destruction of these links, or wildlife corridors, is detrimentalto wildlife as movement is often needed for feeding and breeding purposes, as well as a means for evacuation from danger. Because these vegetative communities often cross jurisdictional lines, development approvals in environmentally sensitive areas should be coordinated with all permitting agencies and surrounding jurisdictions.

Orange County has identified lands in the northwest section of the Apopka planning area that could be significant conservation lands and which merit protection (Orange County CARL Committee Study, July 1991). An evaluation matrix was used to prioritize land suitable for acquisition by Orange County. Each site was scored based on the ranking criteria for several parameters. In addition, each parameter was assigned a weighting factor indicating the relative importance of each parameter in the overall ranking system.

Wild beasts and birds are by right not the property of the people who are alive today, but the property of unknown generations, whose belongings we have no right to squander.
Theodore Roosevelt

The City has identified upland and wetland vegetative communities within its municipal boundaries and has a general idea of what species may be present in these communities; however, this information is somewhat generalized and is not site-specific to Apopka. Recognizing that all wetlands are environmentally-sensitive areas, the City and has assigned a conservation land use designation to all existing wetlands within the City limits.

The City maintains the quality and quantity of wetlands in its jurisdiction through the encouragement of techniques such as conservation easements and transfer of development rights. In addition, the City has included in its Land Development Code provisions for upland buffer zones for habitat protection and to provide foraging areas for wetland species. In order to protect endangered or threatened species and species of special concern, development proposals of 10 acres or more are required to submit a survey that identifies areas exhibiting the attributes which are indicative of sites that should be able to sustain identified species.

The criteria for ranking the habitats is based on the Orange County Endangered, Threatened and Species of Special Concern Habitat Evaluation Criteria, which applies a numerical system assigned to identify the degree of each characteristic present at a site (*Table CE - 6*). Where an endangered or threatened species or species of special concern is present and the site achieves a high enough rating of 169 or higher, the City requires preservation of the specific areas that are large enough to sustain a viable population of the identified species. If the site rates less than 169; and endangered, threatened or species of special concern are present,mitigation measures or relocation of the identified species is permitted. The City will work with the FWC to develop regulations that will identify all measures necessary to ensure the habitat will sustain a viable population for any listed species which may be found in the Apopka ecosystem.

Table CE - 6 Endangered, Threatened, and Species of Special Concern Habitat Evaluation Criteria

Endangered, Threatened, and Species of Special Concern Habitat Evaluation Criteria		
Unit Values	**Rank**	**Category**
Vegetative Communities		
15	1	Community not rare, sensitive, threatened, or endangered and not contain or likely contain threatened or endangered species.
30	2	Community not rare, sensitive, threatened, or endangered but contains or likely contains listed plant species.
45	3	Community rare, sensitive, threatened, or endangered and not contain or likely contain threatened or endangered species.
60	4	Community rare, sensitive, threatened, or endangered and contains or likely contains listed plant species.
Animal Species		
20	1	Habitat contains or is likely to contain no listed species.
40	2	Habitat contains or is likely to contain species of special concern.
60	3	Habitat contains or is likely to contain threatened and/or endangered species.
Manageability Feasibility/Potential		

Endangered, Threatened, and Species of Special Concern Habitat Evaluation Criteria		
Unit Values	**Rank**	**Category**
6	1	Site could be managed properly, but moderate management problems would exist.
12	2	Site would have minimal management constraints.
Ecological Viability		
16	1	Low potential for viability of featured attribute(s).
32	2	Moderate potential for viability of featured attribute(s).
48	3	High potential for viability of featured attribute(s).
Adjacency to Existing Publicly Owned Conservation Lands		
0	0	Site nonadjacent.
36	1	Site adjacent.
Historical/Archaeological Value		
0	0	Site contains no historic or archaeological sites.
30	1	Site contains historic or archaeological sites.
60	2	Site contains historic, archaeological sites; moderate to high significance.
Aquifer Recharge Potential		
30	1	Aquifer recharge potential; moderate (soils moderately well drained).
60	2	Aquifer recharge potential; high (soils excessively well drained).
Degree of Disturbance		
8	1	Site highly disturbed.
16	2	Site moderately disturbed.
24	3	Site relatively undisturbed.
Wildlife Corridor Potential		
0	0	Site not within or adjacent to a wildlife corridor.
30	1	Site within or adjacent to a wildlife corridor.
60	2	Site a vital component of an identified wildlife corridor.

Source: Orange County Endangered, Threatened and Species of Special Concern Habitat Evaluation Criteria
Date Retrieved: 2009

USE OF NATURAL RESOURCES

Commercial Use

Mining for peat is the only commercial use of natural resources within the City of Apopka. There are no other known commercial uses of surface water or vegetative communities within the City. The FDEP regulates the reclamation requirements for mining through Chapter 62C-39, F.A.C., and the City requires that these standards be met.

Approval for peat excavation is given if a complete environmental assessment indicates that the excavation will benefit the lake or wetland ecosystem. A reclamation plan is required prior to approval of excavation and must meet standards and guidelines for reclamation, evaluation, monitoring, maintenance, and performance detailed in the Land Development Code. The only peat mine in the City was permitted under the Orange County Conservation Ordinance after it was determined that the wetland was degenerating. The mining company restored the wetland.

Recreational Use

Currently, there are no managed recreational uses of lakes, vegetative communities, wildlife or freshwater fisheries within theCity of Apopka. Some of the lakes in the City are used for boating and fishing; however, there is no public boat ramp access to any ofthe lakes, which are all shallow. The City provides two waterfront parks – Dream Lake Park along the shore of 16-acre Dream Lake and the other at 15-acre Buchan Pond adjacent to the Apopka Recreation Complex. Both parks are used for passive recreation and shoreline fishing. According to the FWC, recreational fishing pressure within Apopka is minimal, with the greatest recreational effort occurring between January and March. Both of the waterbodies are listed as “not impaired” by the FDEP.

Conservation Use

The Future Land Use Map shows 332 acres of publicly-owned conservation areas in Apopka. Conservation land uses involve a range of activities and conditions aimed at safeguarding the environment and promoting sustainable land management practices. These designated areas serve various purposes, such as flood control, protection of the quality and quantity of groundwater or surface water, floodplain management, and the conservation of commercially or recreationally valuable fish and shellfish populations. Additionally, these areas are crucial for the protection of diverse vegetative communities and wildlife habitats, contributing to the overall health of ecosystems. By implementing and adhering to conservation land use strategies, the City can ensure the long-term health and integrity of the natural environment while also promoting the well-being of their residents and fostering a sense of environmental responsibility.

HAZARDOUS WASTE

Hazardous wastes are harmful substances that can be corrosive, toxic, flammable, or reactive, posing risks to public health and the environment. The City of Apopka doesn't have any known commercial hazardous waste generators. In Orange County, FDEP maintains records of hazardous materials, storage, and disposal methods for small industrial operations.

The City lacks hazardous waste disposal facilities. Orange County residents can drop off household hazardous waste at the county landfill or designated pick-up stations four times yearly. Recyclables are separated by a contractor after drop-off, and the remaining

hazardous waste is sent to an out-of-state disposal facility.

Regulation and compliance for hazardous waste in Apopka involve the FDEP Hazardous Waste Section and Orange County Environmental Protection Division. Orange County monitors small quantity and conditionally exempt generators, while FDEP focuses on large quantity generators.

AIR QUALITY

Orange County regulates air quality pursuant to the "Orange County Air Quality Rules" (Article III, Air Quality Control, Orange County Code). The article lists prohibited emissions and uses that require permits to be issued by the County's Environmental Protection Officer.

POTABLE WATER SOURCES AND DEMAND

When the well is dry, we'll know the worth of water. *Benjamin Franklin*

The evaluation of necessary systems to meet domestic and commercial consumptive demand is based upon the entire system's ability to meet peak hour flow. Presently, the ability of the City's system to meet the consumptive demand is controlled by the maximum permitted pumping capacity as limited by the City's Consumptive Use Permit (CUP) from the SJRWMD. The following is summary of the existing and future potable water demands. For further details, refer to the Potable Water Sub-Element within the Infrastructure Element.

Existing Demand Surpluses and Deficiencies

In 2022 the City's central water system withdrew 9.14 million gallons per day (mgd) on an average annual daily withdrawal basis.The system has a permitted allocation of 16.0 mgd average annual daily withdrawals. Therefore, there was surplus capacity available for additional connections in 2022. The City's central potable water system has adequate capacity to serve all of the existing residential and non-residential units that are currently connected as well as serve some additional new development.

Future Demand Capacity

Future water demand was forecast based on City population projections. In 2022, the central water system treated an average of 9.14 million gallons per day (mgd) of potable water. Based on 2022 water usage and the estimated central service area population of 64,168, potable waterusage was 142.4 gallons per capita per day (gpcd) for residential and non-residential uses. The maximum daily potable water demand for 2035 is projected to be 14.5 mgd. The City's Consumptive Use Permit (CUP) issued by the SJRWMD expires in 2031 and allocates an average of 16.0 mgd which is sufficient.

The Central Florida Water Initiative (CFWI) is a collaborative water supply planning effort among St. Johns River, South Florida, and Southwest Florida water management districts,

the FDEP, the Florida Department of Agriculture and Consumer Services (DACS) and water utilities, environmental groups, business organizations, agricultural communities and other stakeholders. The City will continue to coordinate updates of its Water Supply Facilities Work Plan with the CFWI to ensure that it is consistent with the most recently adopted CFWI Regional Water Supply Plan. Updates to the Work Plan will address water supply sources and related facilities necessary to meet the existing and projected demand within the City's utility service area.

Water Conservation

The City of Apopka employs a number of water conservation measures. The City's rate structures for both potable water and reclaimed water are increasing block rates designed to encourage wise use of water. Through the City's landscape ordinance, water conservation restrictions have been established for both potable and reclaimed water users. The ordinance includes the following provisions:

- No more than three-fourths inch of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.
- Landscape irrigation is restricted to a maximum of two days per week. No irrigation is allowed between the hours of 10 a.m. and 4 p.m.
- Residential addresses ending with an odd number can only irrigate on Wednesdays and Saturdays.
- Residential addresses ending with an even number can only irrigate on Thursdays and Sundays.
- Nonresidential landscape irrigation may occur only on Tuesdays and Fridays.

A violation of the irrigation restrictions results in a $50 dollarfine after the first offense. Subsequent violations result in higher fines. After four offenses, the fine is $500 for each subsequent violation.

The City's Landscaping and Buffer Standards provides for the planting and maintenance of shrubs, trees, undercover, and other plants in appropriate locations, mitigating against erosion and sedimentation, reducing storm water runoff, and preserving and protecting the water table and surface waters. The ordinance includes water-wise irrigation practices and the application of Florida friendly landscape practices including the following:

- Encourages grass with a rating of medium or better (e.g., Bahia grass);
- Restricts the use of low drought tolerance turf grass (e.g., St. Augustine grass) to 50 percent of the green space area or one-half acre, whichever is smaller.
- Restricts high volume irrigation (>5 gpm/spray head) to 50 percent of the landscaped area or one-half acre whichever is smaller for single family residential properties.

- Restricts medium volume irrigation (0.5 to 5 gpm/spray head) to 25 percent of the landscaped area. The irrigation area can be increased to 75 percent if no high-volume irrigation is present.
- Allows 100 percent coverage for low volume (< 0.33 gpm/emitter) systems. The minimum coverage is 25 percent of the landscaped area.
- Encourages the use of soil amendments to improve water holding capacity of the soil;
- Encourages the use of mulches, where appropriate;
- Encourages the use of drought-tolerant plants;
- Encourages plants with similar water, soil, climate, sun, and light requirements shall be grouped together;
- Provides for preservation of existing plant communities and the re-establishment of native plant communities;
- Provides for the use of canopy trees to reduce transpiration rates of understory plant materials;
- Retention of stormwater runoff on site; and
- The use of pervious paving materials.
- Provides for financial incentives to encourage homeowners to upgrade their irrigation systems to conserve water.

The City provides water conservation education to the public through a Water Conservation Incentive Program. Through this program, City staff conducts irrigation retrofit education which includes site visits for irrigation system evaluation, door hangers when residents are operating their irrigation systems during unauthorized days and times as established by the landscape irrigation ordinance, issuance of rain sensors, outreach for seasonal water conservation practices (i.e., watering less during the winter months), landscape requirements (i.e., plant selection based on adaptability to existing site conditions), issuance of high water use notices with tips on conserving water and proper irrigation maintenance, and public outreach materials via social media, newsletters (print and digital), City website, and flyers.

Dual water system connections are required where available, offering use of reclaimed water. The owner of every lot or parcel of land within the City's utility service area developed for residential, public, commercial office, industrial, warehousing or multifamily use is required to connect to the reclaimed water distribution system, if available. Water for indoor uses and fire protection is provided by the potable water system. Water for outdoor uses is provided by the reclaimed water system, if available.

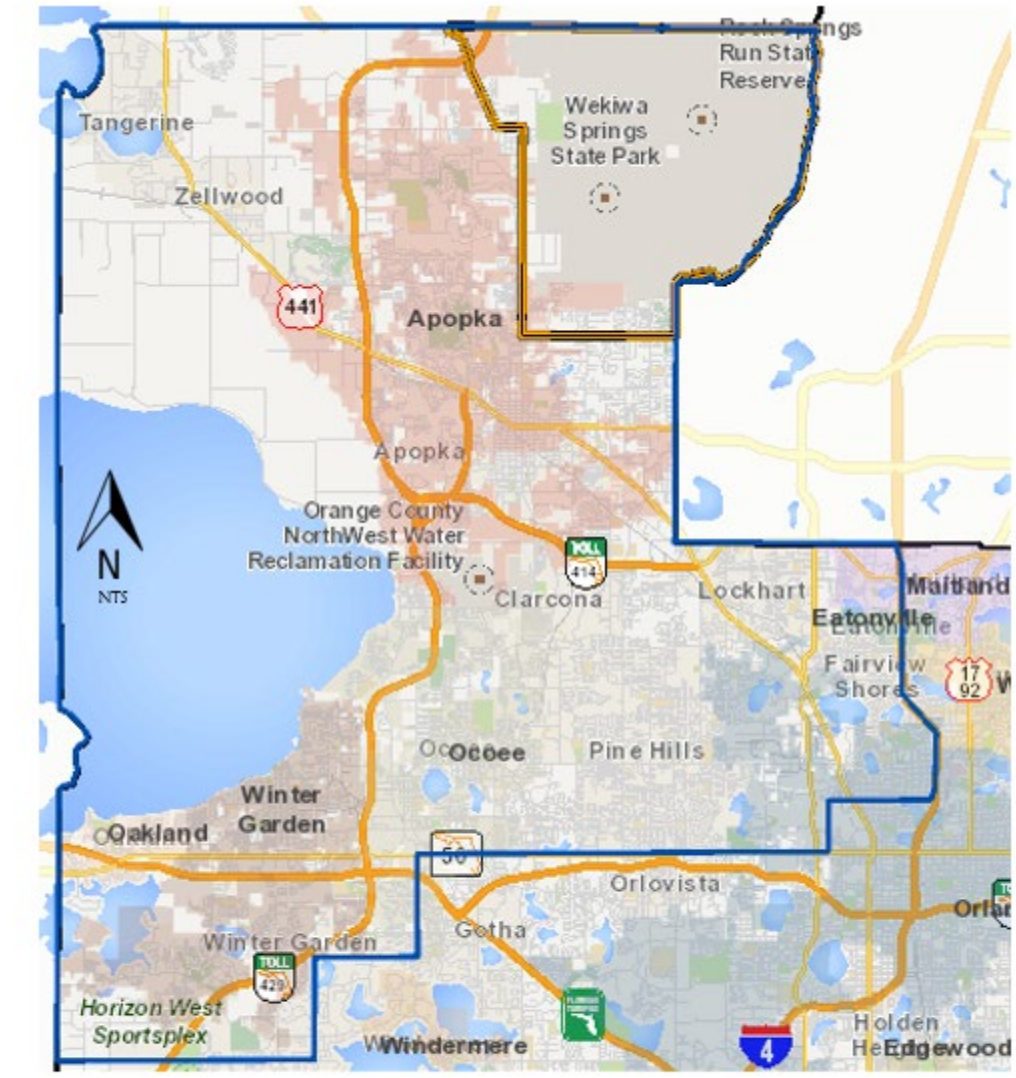
Green Building Standards are required through a point system for new development. Points are assigned for various water conservation and water quality practices including installation of green or vegetated roofs, stormwater capture systems (e.g., rain gardens, street-side swales), use of pervious pavement on at least 50 percent of parking lot and driveway areas, creation of soil management plan for stormwater infiltration, and rain

water capture and re-use devices (e.g., cisterns, rain filters, underground storage basins).

WEKIVA RIVER PROTECTION ACT

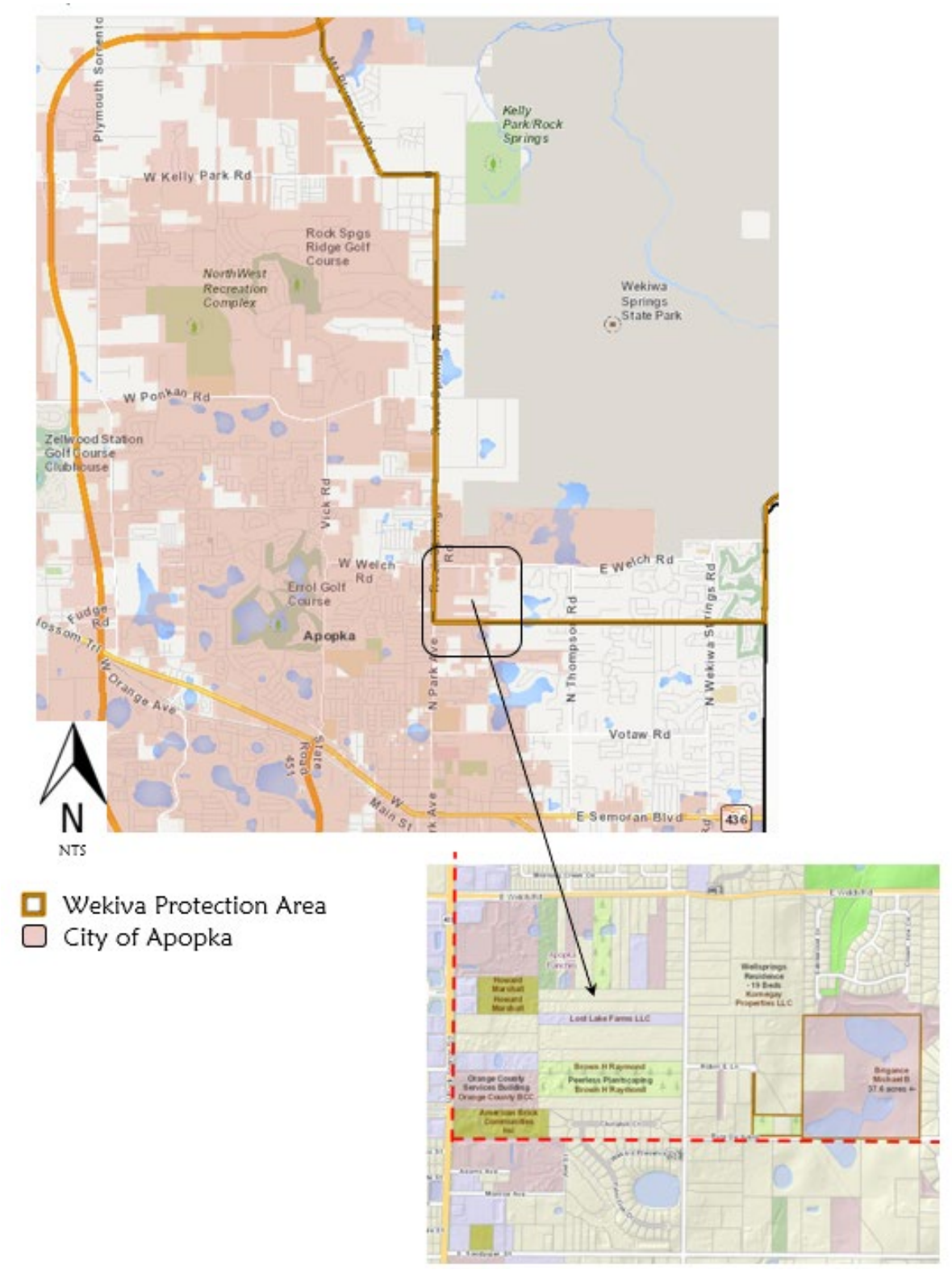
The state designated the Wekiva River as a Wild and Scenic River and enacted the Wekiva River Protection Act in 2004 to protect the river and its surrounding habitats. The City lies within the Wekiva Study Area and a small area of the northeastern portion of Apopka, east of County Road 435, lies within the Wekiva River Protection Area as designated by the Act. None of the waterways within the Wekiva River system lie within the City limits, as the Wekiva Springs State Park surrounds the river system in the Apopka area.

Figure CE - 1 Wekiva Study Area Map



Development in the protection area is limited to a low-density residential subdivision, Wekiva Glen, Wekiva Park, Parkview at Wekiva Park, Wekiva Preserve (a portion), and the Orange County Administration Building. Wekiva Park/Parkview was approved as a Planned Development (PD) and includes an existing retail neighborhood commercial center at the Northeast corner of Rock Springs Road and Welch Road. The remaining PD property is vacant.

Figure CE - 2 Wekiva Protection Area Map



Section 369.305(1)(a) of the Wekiva River Protection Act mandates that the local comprehensive plans of counties in the protection area shall be reviewed to ensure they contain goals, objectives, and policies that address the protection of the following:

1. Water quality and quantity and the hydrology of the Wekiva River System;
2. Wetlands associated within the Wekiva River Protection Area;
3. Aquatic and wetland dependent wildlife species associated with the Wekiva River System;
4. Habitat within the Wekiva River Protection Area of species designated pursuant to rules 39-27.003, 39-27.004, and 39- 27.005, Florida Administrative Code; and
5. Native vegetation within the Wekiva River Protection Area.

Section 369.305(1)(b) requires the local plans to also include:

1. Provisions to ensure the preservation of sufficient habitat for feeding, nesting, roosting, and resting so as to maintain viable populations of species designated pursuant to state statutes within the Wekiva River Protection Area.
2. Restrictions on the clearing of native vegetation within the100-year floodplain.
3. Prohibition of development that is not low density residential in nature unless that development has less impact on the natural system than low density residential.
4. Provisions for setback along the Wekiva River for areas that do not fall within the protection zones established pursuant to s. 373.415, F.S..
5. Restrictions on intensity of development adjacent to publicly owned lands to prevent adverse impacts to such lands.
6. Restrictions on filling and alteration of wetlands in the Wekiva River Protection Area.
7. Provisions encouraging clustering of residential development when it promotes the protection of environmentally sensitive areas, and ensuring that residential development in the aggregate shall be of rural density and character.

The Act also states that local land development codes "...shall also include restrictions on the location of septic tanks and drainfields in the 100-year floodplain and discharges of stormwater to the Wekiva River System."

In order to meet the requirements within the Wekiva River Protection Area the Comprehensive Plan Conservation Element addresses the above requirements. The LDC establishes regulations to protect the Wekiva River area, encompassing buffer zones, specific development practices, wildlife considerations, floodplain management, stormwater, conservation, historical assessments, landscaping, and reduced impact standards for certain projects through the following key points:

(a) Buffer Zone:

- A buffer zone of 550 feet is established from the edge of the Wekiva River or its

associated wetlands.

- Development activities cannot occur closer than 550 feet from the river's edge, except for certain cases like created wetlands or passive recreation.

(b) General Regulations:

- Development within the protection area should prioritize clustering away from river waters or wetlands.
- Surveys of endangered, threatened, or special concern species are required for development applications when their habitat might be impacted.
- Within the one-hundred-year floodplain, native vegetation clearance is minimized and septic tank use is discouraged.
- Development with the potential to degrade groundwater quality is prohibited.
- Stormwater and conservation requirements of the code apply to developments in the protection area including, but not limited to, equal predevelopment and post-development stormwater rates.
- Archaeological and historical resource assessments may be necessary for development proposals.
- Landscaping includes native plant species to preserve wildlife habitat and blend with natural surroundings.

(c) Developments of Regional Impact:

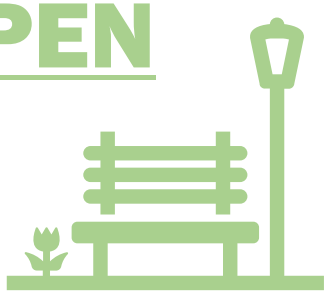
- Development standards and guidelines specified by Florida Administrative Code (F.A.C.) ch. 28-24 are reduced by 50% for projects entirely or partially within the Wekiva River protection area, as required by state law (F.S. § 369.307).

RECREATION AND OPEN SPACE ELEMENT

Providing and preserving quality, innovative parks



RECREATION AND OPEN SPACE ELEMENT



GOAL 1

To provide and maintain sufficient parks, recreational facilities and open space areas to meet the needs of existing and projected populations of the City of Apopka.

OBJECTIVE 1.1

The City shall adopt and maintain level of service standards to ensure that a comprehensive system of parks, recreation, and open space areas are available and accessible for all residents.

Open space refers to accessible areas designed for active or passive use, enhancing the aesthetic and recreational value of a development.

The City shall require open space that prioritize usability for residents and the public.

- Buffers are required but do not count toward the open space requirement. Stormwater management areas may count toward the requirement if amenitized, based on the standards in the Land Development Code.

Policy 1.1.1

The City shall adopt a level of service (LOS) standard for parkland based on the Parks and Recreation Master Plan, ensuring alignment with national, state, and county standards. This standard will be periodically reviewed to promote equitable access and meet community needs.

Policy 1.1.2

To ensure access to all City parks, recreation facilities, and open space areas for all residents, including disabled residents, the City will periodically review the inventory of recreational facilities, as needed, for their accessibility and connectivity with the public, specifically residential land uses.

Policy 1.1.3

The City shall coordinate with appropriate state and regional land acquisition and wildlife agencies to identify natural area greenways and wildlife corridors that will link existing

public parks and preserves areas for the purposes of aquifer recharge, conservation and habitat preservation.

Policy 1.1.4
Neighborhood advisory committees and citizen groups will be engaged as needed to help inform decisions for acquisition of park land and the development of recreation facilities.

Policy 1.1.5
Strive to provide non-motorized access at all City-owned facilities that are on or near a lake shore within Apopka to ensure that public fresh water resources are accessible to all residents.

Policy 1.1.6
Regularly review park land and recreational facility needs to meet current, as well as, future resident recreational needs by including an analysis of population growth projections in the review process.

Policy 1.1.7
Modify land development regulations as needed to ensure that recreation impact fees for developers are based on the latest level of service standard.

Policy 1.1.8
Residential developments around public lakes are required to provide public streets, sidewalks, accessible parks and open spaces around those lakes.

Policy 1.1.9
The City will strive to explore possibilities to link existing recreational facilities to future parks through the development of pedestrian and bicycle facilities.

OBJECTIVE 1.2
to the City shall plan and finance capital improvements for parks, recreation facilities, and open spaces to maintain the adopted level of service standard and to employ new, innovative park redevelopment strategies.

Policy 1.2.1
Develop a schedule of capital improvements for City parks via the City's annual budget in order to maintain existing recreational facilities. This will include the repair and replacement of park facilities when necessary.

Policy 1.2.2
Through the City's annual budget, develop a schedule of capital improvements to construct new parks and recreational facilities as they are needed.

Policy 1.2.3
Identify and monitor all potential funding opportunities, both public and private, as well as partnerships that can facilitate park improvements or new developments.

Policy 1.2.4
Strive to maintain or develop new partnerships that can help facilitate new park improvements, developments, or open spaces.

Policy 1.2.5
Strive to assess and implement new planning and design strategies for City park and recreational spaces, such as those related to:

- Resilience: green infrastructure or low-impact development to enhance stormwater management and reduce risks to flooding
- Social Equity: Park amenities that promote community engagement, support social gathering, and help combat inequitable exposure to heat
- Safety: Consider implementing best practices observed in principles such as Crime Prevention Through Environmental Design (CPTED) and Safe Routes to School (SRTS).

Policy 1.2.6
The City shall consider developing a Recreation Master Plan by 2030 that will address the connection between existing and proposed park, as well as, between existing parks and residential neighborhoods, workplaces, and centers of commerce; address recreational needs of existing and proposed parks; and address safety concerns at parks and potential design solutions through CPTED.

OBJECTIVE 1.3
Identify and preserve current and potential park land, open space, and natural reservation areas.

Policy 1.3.1
As part of its regular process for designating conservation areas on the City's Future Land Use Map, the City will identify all potential parkland and open spaces that can be used for future recreational use.

Policy 1.3.2
Maintain a list of potential park and open space opportunities in the City, as they arise.

Policy 1.3.3
To ensure the equitable provision of green and open spaces, the City will strive to preserve and maintain, through effective landscaping practices, these spaces in all proposed development plans.

Policy 1.3.4

To ensure that current and future residents have the ability to enjoy and appreciate local natural resources, the City will assess and employ effective landscaping and sustainability practices to preserve and enhance the aesthetic, accessibility, and safety of public open spaces and green spaces.

Policy 1.3.5

The City shall require developers to provide a proportionate share of open space to meet resident needs and protect environmentally sensitive areas. Planned developments, mixed-use developments, and residential projects must ensure adequate vehicular, pedestrian, and bicycle access to on-site and adjacent park spaces, and, where applicable, connect to nearby trails and greenways.

OBJECTIVE 1.4

Coordinate with external government agencies and private sector agencies as needed to provide and preserve an equitable supply of open space and recreation facilities.

Policy 1.4.1

The City will continue to work jointly with Orange County to coordinate the planning, management and optimal use of recreation and open space areas within the urban planning area.

Policy 1.4.2

The City will continue to coordinate the provision of recreational facilities by the private sector by including an inventory or accessible, private facilities in the analysis of needed facilities.

DRAFT

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RECREATION & OPEN SPACE ELEMENT



INTRODUCTION

The purpose of the Recreation and Open Space Element is to identify open space and recreation facilities available to residents of Apopka, establish level of service standards for the equitable provision of such facilities, and analyze current and projected park and recreational needs based on City demographics and level of service standards through 2050. This element seeks to use this analysis to inform, create, and implement policy and programmatic strategies that improve the accessibility and fair distribution of recreational and open space opportunities throughout the City, as well as bolster existing amenities while adding newer, more enhanced recreational and open space amenities.

Parks and designated green, open spaces in the City conserve natural resources and provide residents with opportunities to be physically active and engaged in their community. In general, parks are categorized as being either activity-based or resource-based. Activity-based parks provide user-oriented, recreation facilities designed for a specific purpose such as tennis, basketball, softball or soccer. On the other hand, resource-based parks utilize the natural environment to provide more passive activities such as picnicking, hiking, fishing, swimming, or boating. The City intends to continue providing a balanced supply of both types of parks that residents have come to rely upon. It also hopes to maximize the availability of open green spaces that can be conserved and potentially utilized as park space in the future.

In doing so, the City will maximize and dignify the role that parks play as a Social Determinant of Health, a key factor for quality-of-life levels and public health and wellness outcomes. One's ability to access and enjoy healthy, green park spaces affects their ability to lead a healthier lifestyle. Recreational facilities and open spaces provide opportunities to be outdoors and to escape the sometimes harsh and unnatural aspects of the built environment. The opportunity to be "one with nature" in a greener environment that promotes physical activity and social interaction can have numerous mental and physical health benefits. These include but are not limited to lower obesity levels, reduced negative health outcomes related to obesity such as heart disease, improved mental health conditions, and increased opportunities to age in place.

TYPES OF PARKS IN APOPKA

A description of the characteristics of each park type is included in this section. They include neighborhood parks and community parks. Only sites that are officially designated as public parks have been included. Vacant public lands and open space normally found in medians, buffers, retention areas and the like are not included.

Neighborhood parks serve the population of a neighborhood and are generally accessible by bicycling or walking. These parks are usually located along streets where people can access them without encountering heavy traffic. The typical service area is a radius of up to one-half mile. The maximum population served is 5,000 people. Where possible it is desirable for the neighborhood park to abut an elementary school because the service areas of a neighborhood include play equipment, multi-purpose courts, sports fields, picnic areas and free play area.

Community parks are usually located near major roadways and are meant to serve the needs of more than one neighborhood, usually within a radius of up to three miles. The typical service area is a radius of up to three miles. The maximum population served is 10,000 people. Typical facilities may include swimming pools, ball fields, tennis courts, play areas, picnic areas, multi-purpose courts, recreation buildings, passive recreation areas and parking spaces.

OPEN SPACE OVERVIEW

Urban open spaces are landscaped sites or natural open areas located within developed areas. Their principal function is to provide congested urban environments with aesthetically pleasing buffer zones. These areas may vary in size from one-tenth of an acre to several acres depending on their intended use. These areas may serve as linear, pocket or traffic circle parks, boulevard medians, plazas, malls, courthouse squares or promenades.

The Conservation land use designation corresponds with critical environmental areas where ordinary development practices would likely cause significant environmental damage. Lands surrounding or adjacent to conservation areas can also be sensitive and development of these lands should consider negative impacts and methods to mitigate or eliminate these impacts. Wetlands, marshes, flood hazard areas, steep slopes, critical plant and wildlife habitats and stream banks are types of conservation areas. Lands designated for conservation are intended to remain in their natural state and are ideal for passive recreation.

PARK SCORE

According to the 2022 release of ParkScores from the ParkServe Trust for Public Land database, 14% of Apopka residents live within a 10-minute (1/2 mile) walk to a park. Parks and recreation acreage determined in the Future Land Use Element's data and analysis shows 6% of the City acreage dedicated to parks. This number is greater than the 2% reported by ParkScore and includes private and public parks. Both of these values are

lower than the national median of 15% and presents an opportunity to create more parks and recreational facilities for residents to enjoy.

The ParkScore also indicates that seniors have less access to parks at 13% of their population located within a 10-minute walk of a park compared to children (14%) and adults (14%). Similarly, those earning higher incomes live farther from parks (11%), than those with a low-income (16%) and those in the middle-income bracket (16%). In terms of race, Native-American groups experience the best access to parks (22%) as well as Hispanics residents (18%), however, Asian residents experienced reduced access at 9% of their population living within a 10-minute walk of a park.

ADA Accessibility

Ensuring that all City recreational and open space amenities can be accessed by all residents and visitors, regardless of their socioeconomic background or physical ability, is a critical concern of the City. As it has in the past, the City will employ several strategies to ensure it continues to provide parks that are ADA accessible. This will include regularly accessing existing parks for improvements as they are needed, collecting resident feedback, and working with the staff and developers to ensure new park developments are considerate of ADA requirements.

EXISTING RECREATION AND OPEN SPACE CONDITIONS AND FACILITIES

The City of Apopka provides a range of recreation opportunities in its 14 public parks, where its residents have the opportunity to enjoy both active and passive forms of recreation. In addition, recreation and open space facilities are provided to City of Apopka residents by other jurisdictions and agencies, as will be analyzed and discussed.

RECREATION AND OPEN SPACE AMENITIES PROVIDED BY THE CITY

In 2023, the Apopka public park system included fourteen City parks. The table below shows an inventory of City-owned parks and recreational facilities. Altogether, the system of parks offers City residents a total of 14 recreational facilities with a variety of park amenities totaling 480 acres.

Table ROSE - 1 City-Owned Parks and Recreational Facilities

City-Owned Parks and Recreational Facilities		
Park/Facility Name	**Acreage**	**Recreational Facilities**
Alonzo Williams Park	4.44	Outdoor Basketball Courts, Playground, Softball Field, Multipurpose Field, Multipurpose Field, Picnic Tables and Grills
Billie Dean Community Center	0.0*	Multipurpose room/rental space, media room
Apopka Amphitheater	45.0	Walking Trail, Amphitheater, Concession Stands
Apopka Athletic Complex	10.0	Playground, Soccer Field, Softball Fields
Apopka Community Center	1.5	Multipurpose room/rental space, Commercial Kitchen,
Camp Wewa	70.0	Ropes Course and Climbing Wall, Basketball Courts, Target Areas, Junior Olympic-Sized Pool, Dining Hall, Commercial Kitchen, Large Pavilion with Fire Pit, Lake, Arts and Crafts Building, Rental Cabins, Outdoor Event Space
Doctor's Dog Park	1.0	Pet Shower, Pet Memorial Bridge, Pet water fountains, Open Space
Dream Lake Park	0.6	Picnic areas
Edwards Field	8.0	Multipurpose Field
Fran Carlton Center	1.0	Multipurpose room/rental space
Kit Land Nelson Park	5.0	Apopka Splash Pad, Gazebo, Playground, Indoor Racquetball Court, Picnic Areas
Lake Avenue Park	1.0	Playground, Picnic Areas
Northwest Recreation Complex	227.2	7 Baseball Fields, 5 Softball Fields, 3 Basketball Courts, 16 Multi-Purpose Fields, Outdoor Gym, 2 Playgrounds, 4 Tennis Courts, 4 Sand Volleyball Courts, Walking Trail, 4 pavilions
Apopka Birding Park	69.5	Natural area for bird spotting with parking lot and planned future outdoor nature center
Undeveloped Park and Recreation Open Space near Northwest Recreation Complex	35.49	Future park expansion opportunities
Totals	**479.73**	**Total Recreational Facilities:14**

* Acreage included in Alonzo Williams Park

Source: Apopka Parks and Recreation Department

Date Retrieved: August 2023

RECREATION AND OPEN SPACE AMENITIES PROVIDED BY EXTERNAL AGENCIES

National and State Recreation and Open Space Amenities

The closest national park accessible to the City of Apopka residents is the Canaveral National Seashore located approximately 55 miles from the City. This regional park is situated on a barrier island along Florida's east coast. The City of Apopka is unique in that it has three state parks within or near the city limits: Lower Wekiva River Preserve State Park (18,000 acres), Rock Springs Run State Reserve (14,000 acres) and Wekiva Springs State Park (7,000 acres). Canoeists and kayakers can paddle along the Wekiva River and Rock Springs Run. Thirteen miles of trails in Wekiva Springs State Park provide opportunities for hiking, bicycling, and horseback riding. All three state parks offer options for camping from full facility campgrounds to primitive camping areas.

Further, the St. Johns River Water Management District provides the Lake Apopka Restoration Area, a 777,912 acre preserve on the northwestern shores of Lake Apopka. Public recreation access is limited to the Clay Island portion of the property. Hiking, bicycling, horseback riding and wildlife viewing are allowed there. Group tours for environmental education are available on the restoration project area by appointment. Boating and canoeing opportunities are available on Lake Apopka; however, there are no launches located on the property.

County and School District Recreation and Opens Space Amenities

Recreational facilities owned by Orange County and the Orange County School Board that City residents are allowed to use are listed in the table below. Orange County operates and maintains 93 parks, facilities and trails. Five of Orange County's parks are within the Apopka City limits (Roosevelt Nichols Park, Tom Staley Historical Park, Magnolia Park, Wheatley Park and the West Orange Trail). Kelly Park/Rock Springs is just north of the city limits. This section and related table do not include any recreation or open space amenities that are provided by private agencies or property-owners.

Table ROSE - 2 County and School District Recreation and Open Space Amenities

County and School District Recreation and Open Space Amenities		
Agency	**Classification**	**Recreational Amenities**
Orange County School District		
Apopka Elementary School	Neighborhood Special Purpose	Softball Field, 2, Soccer/Football Field, 2, Basketball Courts, Playground
Apopka High School and Ninth Grade Center	Neighborhood Special Purpose	Softball Field, 2, Soccer/Football Fields, Baseball Field, 3 Basketball Courts, Gymnasium, Track
Wekiva High School	Neighborhood Special Purpose	Softball Field, Football Field, 2 Multi-purpose Fields, Baseball Field, 3 Outdoor Basketball Courts, Indoor Basketball Court, 3 Tennis Courts, Stadium, Gymnasium
Apopka Memorial Middle School	Neighborhood Special Purpose	Soccer/Football Field, 2, Basketball Courts, Gymnasium
Dream Lake Elementary School	Neighborhood Special Purpose	Softball Field, Soccer/Football Field, Baseball Field, 2 Playgrounds
Lakeview Elementary School	Neighborhood Special Purpose	Soccer/Football Field, 2 Shuffleboard Courts, 4 Basketball Courts, Playground
Piedmont Lakes Middle School	Neighborhood Special Purpose	Softball Field, 2 Basketball Courts, Playground
Wolf Lake Elementary School	Neighborhood Special Purpose	Softball/Baseball Field, 2 Basketball Courts, 2 Playgrounds
Wolf Lake Middle School	Neighborhood Special Purpose	Softball/Baseball Field, Soccer/Football Field, 3 Basketball Courts, 3 Tennis Courts, Track
Kelly Park School	Neighborhood Special Purpose	Soccer field, Indoor & outdoor basketball courts/ Playground/Track
Orange County		
Kelly Park/Rock Springs	Community	Natural Resources: Springs, Natural Vegetation, Sink Holes, Trails Other Facilities: Camping, Swimming, Tubing, Volley Ball, Playground, Restrooms, Full Service Concessions
Roosevelt Nichols Park	Neighborhood	Recreation Facilities: Multi- Use Field, Covered Basketball Court, 2 Playgrounds Other Facilities: 2 Large Picnic Pavilions, 2 Covered Picnic Tables, Port-o-lets

Tom Staley Historical	Special Purpose	Historical Property
West Orange Trail	Community	Recreation Facilities: Linear Park/Trail, Playground Other Facilities: Trail Head (Apopka Station), Picnic Tables
Lake Apopka Wildlife Drive	Special Purpose Urban Open Space	Lake Apopka North Shore access, 11-mile Wildlife Drive
Magnolia Park	Community	Volleyball Courts, Basketball Court, 4 Tetherball Poles, 3 Playgrounds Other Facilities: 18 Camp Sites with Electricity and Water, 2 Group Camping Sites, 4 Picnic Pavilions with Grills, Numerous Picnic Tables with Grills, 4 Public Restrooms and 1 Shower/Restroom Facility for Campground. Natural Facilities: Lakeshore
Wheatly Park	Neighborhood	Recreation Facilities: Volleyball Court, Tennis Court, Basketball Court, Multipurpose Field, 2 Playgrounds, 1-mile Exercise Trail Other Facilities: Amphitheater, 5 Covered Picnic Tables, 1 Large Rental Pavilion, Restrooms
Total Recreational Facilities		17

Source: Apopka Parks and Recreation Department
Date Retrieved:2023

INVENTORY OF ALL RECREATIONAL FACILITIES IN APOPKA

The table below lists the recreational facilities located within Apopka's municipal boundaries that are provided by the City, Orange County, Orange County School District and private establishments.

Table ROSE - 3 Recreational Facilities in Apopka

Recreational Facilities in Apopka	
Facility	**Quantity**
Baseball/Softball Fields	33
Basketball Courts	33
Soccer/Football/Rugby	32
Playgrounds	35
Volleyball	10
Tennis Courts	27
Swimming Pools	5
Gymnasium	9
Racquetball Courts	6
Trails	2
Skate Park / Pump Track	1
Splash Pads	1
Total Facilities	**194**

Source: Apopka Parks and Recreation Department

Date Retrieved: 2023

FUTURE RECREATION AND OPEN SPACE NEEDS

LEVEL OF SERVICE STANDARDS

Level of service (LOS) standards for recreation and open space needs are estimates that are used to determine the recreation and open space facilities needed in the City to continue accommodating the recreational needs of residents. The criterion defines the acreage and service area requirements for recreational amenities. The City of Apopka has established LOS standards for park acreage.

In order to accommodate the recreation and open space needs of its residents, the City of Apopka adopted an LOS standard for overall parkland of ten acres for every 1,000 residents. This level of service is aligned with the National Recreation and Park Association recommendation for providing 10 acres of parkland per 1,000 resident population. The inventory of City owned parks and recreation facilities located within the municipal limits of Apopka totals 479.73 acres. Based on the estimated population of

Apopka in 2022 (57,930), the City currently owns and maintains approximately 8.3 acres of recreation and open space lands per 1,000 residents. This value met the previously adopted LOS standard of eight acres per 1000 residents; however, it falls short of the revised standard. The LOS calculation is based on amenities within City limits. County and state parks adjacent to the City such as Magnolia Park, Apopka Wildlife Drive, and Wekiva Springs State Park provide residents with additional park and open space amenities.

Providing for Future Recreation and Open Space Needs

Based on the City's park and open space acreage LOS standard of 10 acres per 1,000 residents, the City is currently deficient by 99.6 acres. The table below identifies the recreation and open space acreage needs through 2040 based on the City's population projections. As the table indicates, the City will need to develop an additional 349.7 acres by 2040 to meet the adopted LOS standard. The City may want to consider ParkScore's prioritized areas (indicated in ParkServe's Trust for Public Land database and map) for new parks when creating future park facilities.

Table ROSE - 4 Projected Park and Open Space Acreage Needs

Projected Park and Open Space Acreage Needs					
Year	**2022**	**2025**	**2030**	**2035**	**2040**
Population	57,930	63,296	70,990	77,380	82,939
Park and Open Space Acreage for All Parks within City Limits	479.7	479.7	479.7	479.7	479.7
Projected Acreage Needs Based on LOS Standard (10 acres per 1,000 residents)	579.3	633.0	709.9	773.8	829.4
Surplus / Deficiency (Acreage)	**-99.6**	**-153.2**	**-230.2**	**-294.1**	**-349.7**

Sources: Projections: Shimberg Center for Housing Studies Data Clearinghouse (2023), 2022 estimate: BEBR (2023)
Date Retrieved: July 2023

CAPITAL IMPROVEMENTS ELEMENT

Ensuring adequate public facilities and services to meet future development demands



CAPITAL IMPROVEMENTS ELEMENT



GOAL 1

Ensure adequate public facilities and services are provided within the City jurisdiction, in keeping with the goals, objectives and policies contained within the plan, in a timely and efficient manner and appropriate locations as necessary to correct existing deficiencies in level of service for potable water, sanitary sewer, solid waste, multimodal facilities, public safety, and parks and recreation and to meet future development demands.

OBJECTIVE 1.1

The City shall schedule and provide capital improvements to alleviate existing deficiencies, accommodate desired future growth, and update outdated or failing facilities to ensure that adopted level of service standards for public facilities will be achieved and maintained for a minimum 5-year period.

Policy 1.1.1

Capital projects included in the Five-Year Schedule of Capital Improvements (Capital Improvements Program- CIP) shall be consistent with goals, objectives and policies in each element of the comprehensive plan and with other plans applicable to City facilities that are necessary to maintain adopted LOS standards, including increasing the capacity or efficiency of existing facilities and/or replacing failing facilities.

Policy 1.1.2

The City shall prepare an annual Capital Improvements Program (CIP), comprised of physical improvements with a minimum cost of $50,000 and minimum useful life of five years, to guide the timing and location of capital expenditures.

Policy 1.1.3

In order to maintain adopted LOS standards, the City of Apopka shall coordinate land use decisions and available or projected fiscal resources through the annual adoption of a Five-Year Schedule of Capital Improvements. The capital improvement program shall be adopted and incorporated into the annual City budget and utilized to monitor the implementation of the Capital Improvements Element (CIE).

Policy 1.1.4

The Capital Improvement Program (CIP) will be prepared and reviewed annually by a committee consisting of at least one staff representative from the following departments: Public Services, Community Development, Police, Fire and Finance. The CIP shall be reviewed and adopted by the City Council by ordinance. The CIP shall be transmitted annually to the Florida Department of Economic Opportunity through ordinance.

Policy 1.1.5

The City shall evaluate all new capital facility proposals based on the following criteria in the order shown below and using the internal scoring processes depending upon funding availability and mechanisms:

1. an immediate hazard to public health or safety,
2. correction of deficiencies not previously identified,
3. consistency with the adopted Comprehensive Plan,
4. financial feasibility and local budget impact,
5. support of community redevelopment area,
6. support of new development within the corporate City limits or the utility service area as depicted on Potable Water and Sewer Service Area Maps of the Infrastructure Element,
7. consistency with plans of state agencies and surrounding jurisdictions, and
8. promotes the sustainability goals of City to reduce municipal carbon footprint/Greenhouse Gas Emissions.

Policy 1.1.6

The City shall plan and schedule the correction of any existing deficiencies within one year of identification of the problem through CIP updates.

Policy 1.1.7

Revenue sources identified in the CIE shall provide for capital improvement expenditures and efforts shall be made to secure grants to offset these expenses.

Policy 1.1.8

The City shall plan and maintain all its assets at a level adequate to protect the city's capital investment, to minimize future maintenance and replacement costs, and to reduce future climate vulnerabilities.

Policy 1.1.9

The City shall meet or exceed the following public safety level of service standards:

Police Level of Service (LOS): The City will maintain a level of service consistent with the state average for police departments, while taking into account the City's crime rate, geographic size, population growth, and other factors that may

influence the department's ability to provide effective and efficient service to our community.

Fire LOS: The City will ensure that it is served by certified emergency personnel. The City will maintain a level of service consistent National Fire Protection Association (NFPA) service and ISO level standards, conducting an annual review of factors such as response time, population, the number of fire stations, apparatus, and infrastructure.

OBJECTIVE 1.2

The City will at least annually establish financial indicators in order to ensure the ability to fund the City's share of needed improvements is within acceptable limits.

Policy 1.2.1

In no case shall the City incur debt for those capital facilities which exceed the capacity to issue bonds or other financial mechanisms as determined in part by the indicators described below, which shall be monitored

1. The ratio of total debt service to total revenue shall not exceed 1:5.23.
2. The ratio of total capital indebtedness to property tax shall not exceed 1:250.

Policy 1.2.2

The City's adopted Five-Year Schedule of Capital Improvements (CIP) is included as *Appendix CIE* of this element, which will be updated on an annual basis.

Policy 1.2.3

The City adopts, by reference, the Metroplan Orlando 2022-2026 Transportation Improvement Program (TIP) adopted annually by MetroPlan Orlando that identifies funding for county and state roads and multi-modal transportation projects to address present or expected deficiencies.

Policy 1.2.4

The City adopts by reference the Five-Year Facilities Work Plan FY 2021-2022 and the Ten-Year Facilities Work Plan FY 2021-2022 as formally adopted by Orange County Public Schools.

Policy 1.2.5

The City will seek and apply for federal, state, county, or private funding opportunities or joint funding opportunities with other jurisdictions to support capital and operational programs as applicable.

OBJECTIVE 1.3

The City shall maintain the development permit concurrency management system which ensures that minimum levels of service standards are maintained.

Policy 1.3.1

Adhere to the adopted level of service standards established in the following elements and sub-elements:

- Transportation Element - Ensure consistency with Table TE-7 and TE-8.
- Potable Water Sub-Element - Ensure consistency with Policies 2.2.1 and 2.2.2.
- Sanitary Sewer Sub-Element - Ensure consistency with Policy 3.2.1.
- Stormwater Sub-Element - Ensure consistency with Policies 4.1.2,4.1.3, and 4.1.4.
- Solid Waste Sub-Element - Ensure consistency with Policy 6.1.2.
- Recreation and Open Space Element - Ensure consistency with Policy 1.1.1

Policy 1.3.2

The City of Apopka will continue to implement the concurrency management system which includes a determination of compliance with the level of service standards prior to the initiation of the permitting process.

1. For potable water supplies and facilities, sewer, solid waste, and drainage, at a minimum, the following standards will satisfy the concurrency requirements:
   a) The necessary facilities and services are in place at the time a development permit is issued; or
   b) A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
   c) The necessary facilities are under construction at the time a permit is issued; or
   d) The necessary facilities and services are guaranteed in an enforceable development agreement that may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.. The agreement must guarantee that the necessary facilities and services will be in place when the impacts of the development occur.

2. With respect to potable water, the Concurrency Management System will also require consultation with all applicable water suppliers, including internal coordination within the City, prior to approval of a building permit, to determine if adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy or functional equivalent.

3. For parks and recreation, the concurrency requirement shall be met by complying

with the above standards, or by ensuring that the following standards will be met:

a) At the time the development permit is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required facilities or the provision of services within one year of the issuance of the development permit; or
b) The necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or the provision of services within one year of the issuance of the applicable development permit. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes.

Policy 1.3.3

Concurrency determination shall be made prior to issuance of a final development order which shall be defined as the last order or approval in the City's development permit process as defined or as otherwise required by State Statutes, the interlocal agreement or policies of the City's comprehensive plan. The City shall deny any development proposals in which concurrency does not exist to support the development; and agreements cannot be made to mitigate these impacts.

Policy 1.3.4

Projects which have received a final development order must initiate construction within twelve months and be at least substantially completed within thirty-six months unless there is an executed developer's agreement which provides otherwise in order to maintain assigned concurrency determination. Failure to do so will result in the loss of assigned concurrency determination and development order. The concurrency determination process will be required to be re-initiated and a new development order will be required.

Policy 1.3.5

Require a proposed development to avoid and/or mitigate those identified impacts which negatively affect an adjacent local government's adopted level of service standards.

OBJECTIVE 1.4

The City shall require all development to bear a fair, equitable and proportionate share of facility improvements required to maintain the adopted minimum level of service standards.

Policy 1.4.1

All new development and redevelopment will be assessed a pro rata share of the costs necessary to ensure the public facility improvements generated are available at the time

the development impacts occur, including consistency with the City's Transportation Proportionate Fair Share Ordinance.

Policy 1.4.2

The City will accept dedications, or construction in lieu of, as an alternative to the payment of all, or a portion of any, required fees provided there is an executed developer's agreement.

Policy 1.4.3

The City shall evaluate impact fees, the need for additional fees, and the use of mandatory dedications or fees every five years, at a minimum, to ensure the rates are consistent with the required construction costs for public facility needs generated by new development. Such new fees may require review by an ad-hoc citizens' advisory committee and at least one public hearing by the local planning agency before the additional fees are adopted by the city.

Policy 1.4.4

The City shall continue to use the stormwater utility as authorized by the City Council using the non-ad valorem fee collection method, as provided in Section 403.0893, F.S., as the source to fund stormwater capital improvement projects.

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CAPITAL IMPROVEMENTS ELEMENT



INTRODUCTION

This element provides the framework the City of Apopka shall use to prioritize capital improvements, allocate financial resources, determine the timing and location of capital improvements and monitor compliance with the comprehensive plan. The goals, objectives, and policies incorporate the use of sound fiscal principles to efficiently provide and maintain public services and facilities.

Specifically, the purpose of the Capital Improvements Element (CIE) is:

- to evaluate the timing, location and funding of capital projects to achieve and maintain adopted level of service standards for public facilities that are necessary to implement the comprehensive plan;
- to estimate the cost of improvements and funding sources;
- to analyze the fiscal capability of the City to fundand construct improvements;
- to adopt policies to guide and schedule the funding and implementation of capital improvements consistent with the City's Concurrency Management System (CMS); and
- to ensure that an adequate CMS is implemented by the City.

The CIE focuses on the capital improvements identified in the comprehensive plan required to meet existing deficiencies and maintain level of service (LOS) standards adopted in the plan. The CIE includes the City's Capital Improvement Plan (CIP) which is a schedule of all future capital improvements required to maintain current facilities and to expand facilities as necessary to provide services to new development in accordance with adopted LOS standards. The CIP is a direct input into the annual budgeting process, providing a list of capital improvements, including cost estimates and anticipated means of funding, and provides a detailed funding schedule for a five-year period. The role of monitoring and evaluation of the CIE and the CIP is important to the effectiveness of the City's planning and infrastructure programming due to the fluctuations in the revenues and expenditures of the City resulting from market and economic conditions. The revenues and expenditures of the City will be used to predict fiscal trends in order to maintain the City's adopted level of service standards for public facilities. Therefore, the

CIP projects and schedule are reviewed and amended annually to ensure consistency with the comprehensive plan and that the fiscal resources are available to provide the public facilities needed to support the established level of service standards. The update to the schedule may be accomplished by ordinance and will not be considered an amendment to the comprehensive plan.

The Comprehensive plan identifies various capital improvements necessary to meet the recommended level of service standards to ensure the health and safety of City residents and visitors.

MULTIMODAL TRANSPORTATION

Orange County and the Florida Department of Transportation (FDOT) are responsible for maintaining and improving county and state roads, respectively. By way of the CIE policies, the City adopts, by reference, the five-year Transportation Improvement Program (TIP) adopted annually by MetroPlan Orlando that identifies funding for county and state roads and multi modal transportation projects to address present or expected deficiencies. The City shall continue to participate in the MetroPlan Orlando planning process and in the development of the TIP and the five-year Transit Development Plan (TDP).

Section 380.0651(3)(a) designates Apopka as a “Dense Urban Land Area” (DULA) and, therefore, is exempt from state-mandated transportation concurrency. The City’s municipal limits are designated as a Transportation Concurrency Exception Area (TCEA) and the City is required to adopt development strategies that support and fund multimodal transportation. The DULA designation allows the City to address any multimodal system concerns using a variety of comprehensive, multi-modal programs and facilities rather than focusing on currency of individual roadway segments.

SOLID WASTE

The City provides solid waste collection services to residential and commercial customers. The City provides curbside pick- up service for residential solid waste collection as well as recyclable waste for single family units. The City does not collect hazardous household waste and does not collect recycling from multifamily developments unless contracted to do so. Orange County collects the hazardous waste or the citizens may dispose of the residential hazardous waste at the landfill or community pickup sites on advertised days throughout the year. All items collected by the City of Apopka are delivered to the Orange County Landfill.

Based on projections presented in the Solid Waste Element, OrangeCounty currently has adequate landfill capacity to meet the City'sneeds through the planning timeframe.

STORMWATER MANAGEMENT

The City's Drainage Master Plan provides for projects and analysis of stormwater management processes and infrastructure. In order to address future development impacts upon the City's drainage system, the City will incorporate sustainable stormwater management principles into its Drainage Master Plan and Land Development Code (LDC) to include requirements or guidelines for Sustainable stormwater management principles require or encouragethe use of natural features and/or environmentally-friendly concepts to reduce flooding rather than structural alternatives.

Sustainable stormwater management includes the use of swales and grassy channels, bioretention, infiltration, retention/detention ponds, and porous pavements and other pervious materials.

POTABLE WATER

The City owns, operates and maintains five water plants and a water distribution system. Currently, no LOS standard deficiencies have been identified within the potable water treatment and distribution system; however, a new water plant is proposed in the southwestern portion of the City.

RECREATION AND OPEN SPACE

In order to accommodate the recreation and open space needs of its residents, the City of Apopka adopted a level of service (LOS) standard for overall parkland of ten acres for every 1,000 residents. This LOS is aligned with the National Recreation and Park Association recommendation for providing 10 acres of parkland per 1,000 resident population.

The inventory of City owned parks and recreation facilities located within the municipal limits of Apopka totals 479.7 acres. Based on the estimated population of Apopka in 2040 (82,939), the City will need to develop an additional 349.7 acres by 2040 to meet the revised LOS standard of 10 acres of recreation and open space lands per 1,000 residents. The LOS calculation is based on amenities within City limits. County and state parks adjacent to the City such as Magnolia Park, Apopka Wildlife Drive, and Wekiva Springs State Park provide residents with additional park and open space amenities. The City may want to consider ParkScore's prioritized areas (indicated in ParkServe's Trust for Public Land database and map) for new parks when creating future park facilities.

EXISTING REVENUE SOURCES AND FUNDING MECHANISMS

The City of Apopka utilizes a variety of revenue resources and funding mechanisms to fund capital improvements.

MUNICIPAL REVENUES

Ad Valorem Property Taxes – are based on the assessed value of real property and tangible personal property located within the City, less any authorized exemptions. The assessed value is determined by the Orange County Property Appraiser and the tax rate, or millage, is set by the City Council each fiscal year. The City has traditionally used property taxes as one of the major funding sources for operating the general fund as there are generally no restrictions regarding what property taxes can be spent on such as personnel costs, operating expenses and capital expenditures.

Millage Rate

1 mill is equal to $1 in property tax levied per $1,000 of a property's assessed value.

Local Option Gas Tax - are based on the City's share of the local six-cent option gas tax levied in Orange County. In accordance with Section 336.025, Florida Statutes (F.S.) all expenditures from this tax must be transportation-related.

Municipal Utility Taxes - are assessed on the purchase of electricity, water, natural gas and propane within the City. Consistent with Section 166.231, F.S. which authorizes cities to levy these taxes, the City's current rate is ten percent, the authorized taxation limit.

Telecommunication Taxes - are levied on telephone and cable users and right-of-way permit fees.

Franchise Fee - are levied on a utility or company in return for the privilege of doing business within the City's jurisdiction and/or for utilizing municipal rights-of-way. The rates are specified in the individual franchise agreements. The City currently collects

franchise fees on electric, cable television, gas, water and sewer.

Licenses and Permits, Fines and Forfeits – are primarily consisted of: City occupational licenses; building and inspection permits; and court fines.

Charges For Services and User Fees - are charges for services provided by the City that are designed to fully or partially recover the costs incurred to provide the service. The primary sources of this revenue are the water, sewer and sanitation utility service charges received by the City's enterprise funds. General fund includes charges for services such as ambulance, recreation and zoning fees.

Interest Income - is revenue earned on funds invested by the City. These investments come from two sources; cash temporarily invested until the time it is to be spent and cash reserves maintained by the City inaccordance with prudent fiscal policy.

Miscellaneous Revenue - consists of such items as rental of City property, sale of surplus City property and contributions and donations from private sources. This is considered a very minor revenue source and an unstable revenue stream for future projections.

INTERGOVERNMENTAL REVENUES

This category is often referred to as "revenue sharing." These revenues are collected by one government and shared with other governmental units.

State Sources

Apopka, similar to other cities in Florida, depends on annual disbursements from the state government to supplement its operating and capital budget revenues. Some of the specific programs are:

Local government half-cent sales tax - a percentage of the State collected sales tax is distributed to the local entities according to population.

State Revenue Sharing - the municipal portion of this is funded by sales tax and the municipal gas tax.

Other State Shared Sources - includes mobile home licenses, alcoholic beverage licenses and motor fuel tax rebate.

Federal and State Grants and Loans

Federal grant funds are generally allocated to state agencies to administer or are disbursed directly to local agencies, or other eligible organizations, dependent upon the funding program. As these funds require competitive applications, the grant monies are a non-recurring source of funds, and as such, cannot be accurately projected for budgeting purposes.

In addition to grants, several federal agencies offer direct loan programs; however, their applicability to capital improvement projects is extremely limited. State loans, on the other hand, are usually available to finance capital projects such as land acquisition for low-income housing. The DEO administers loans and grants for these purposes to eligible local governments.

OTHER SPECIAL LOCAL SOURCES

Depending upon priorities assigned by the City Council and the availability of other revenue sources, it may be necessary to seek additional funding mechanisms. The following sources of revenue represent options available to the City to finance required capital improvements.

Capital Facilities Fees or Impact Fees - are charges to developers at the time of development for construction of necessary infrastructure to meet the needs resulting from the development. These fees are charged in advance of the new development and are not designed to pay for on-going operating costs. These funds must be equitably allocated to the specific group(s) which will directly benefit from the capital improvement, and the assessment levied must fairly reflect the true costs of these improvements. Sometimes developers are also required to construct infrastructure and donate it to the City in lieu of or in addition to paying impact fees. The City currently levies water, sewer and reuse impact fees. While impact fees can be an important revenue source for financing capital improvements, this is not a steady, reliable revenue source as it depends on the amount of development that takes place within the City.

Special Assessments – are usually capital in nature and enhance the utility, accessibility or aesthetic value of the affected properties and generally provide improvements or additions to a government's general fixed assets or infrastructure. Examples include sidewalks, parking facilities and curbs and gutters. Like impact fees, special assessments are levied against residents, agencies or districts which directly benefit from the new service or facility. For example, street paving for an existing neighborhood can be financed through a special assessment of that neighborhood's homeowners, rather than through the city's general fund.

LONG-TERM DEBT

The high cost of many capital improvements sometimes requires local governments to resort to borrowing, either through short-term or long-term financing. Short-term financing, perhaps through local banks, is one option available to raise required revenue for periods of one to five years. It is more customary, however, to issue long-term bonds which normally have a maturity rate from five (5) to forty years. The following are examples of long-term financing mechanisms:

General Obligation (GO) Bonds - are also known as full faith and credit bonds because repayment is backed by the general credit of the issuing local government.

General obligation bond issues are required to be approved by voter referendum and usually carry lower interest rates than other bonds, as they are, in effect, secured by the taxing powers of the government. Revenues collected from real estate ad valorem taxes and other sources of general revenue are used to service the debt. Capital improvements financed through GO bonds should benefit the City as a whole rather than particular areas or groups. As GO bonds are generally not supported directly by the projects they finance, there is often not a direct correlation between the amount of borrowing and the value or useful life of the project.

Revenue Bonds - are financed by those directly benefitting from the capital improvements. They may be defined as obligations in which debt service requirements are payable exclusively from the earnings of a public enterprise. Proceeds of these bonds are used to finance publicly-owned facilities such as water and wastewater facilities and charges collected from the users of these facilities are used to retire the bond obligations. Revenue bonds do not count against some legal debit limits and they may be approved by the City Council without voter referendum. Revenue bond interest rates tend to be higher than for general obligation bonds.

Loan Pools - is a technique in which a group of local governments form a joint financing agency. The agency then borrows money through some type of financing instrument and the proceeds go into the pool from which individual governments can make long-term loans for capital improvements.

Lease/Purchase Financing - is when the vendor or a third party purchases or constructs the asset secured by a mortgage and then leases it to the local government obtains ownership of the capital item at the end of the lease. Furthermore, the lessor may sell Certificates of Participation in the lease (similar to tax-exempt bonds) to investors. Lease/purchase arrangements do not require voter approval and generally are not subject to legal debt restrictions; however, the interest rates are usually slightly higher than bonds and the project must have a high degree of essentiality to the City to be approved. The only lease/purchase agreements the City currently has are for the purchase of various types of equipment.

Other - The City carries from time to time notes payable to local banks and individuals for the purchase of real estate. The total amount of these loans is a very small portion of the City's indebtedness.

CURRENT PRACTICES FOR FUNDING CAPITAL IMPROVEMENTS

Revenues have generally been used to meet mandatory or essential operating expenses in the past. The City utilizes its CIP to identify needed improvements and projects and guide fund allocation to ensure the adequate provision of public facilities and infrastructure. To provide a means to determine the relative priority of each capital project necessary to address existing deficiencies and provide facility expansion to meet projected growth, the City will decide whether the project:

- eliminates a public hazard;
- corrects deficiencies not previously identified;
- implements the policies of the comprehensive plan;
- is financially feasible;
- supports the Community Redevelopment Area;
- represents a logical extension of facilities within the urban service area or supports new development in the City limits
- is coordinated with major projects of other agencies; and/or
- advances reduction of municipal carbon footprint/Greenhouse Gas Emissions.

TIMING AND LOCATION OF CAPITAL IMPROVEMENTS

Capital projects planned through fiscal year 2027 will occur in various locations throughout the City. The timing of new infrastructure takes into account the criteria for prioritizing capital projects and project phasing so that overlapping construction activities are undertaken in the proper sequence. The numerous elements of this plan require an annual assessment of the City's infrastructure at budget time. The City is required to adopt an ordinance and transmit the revised Five-Year Schedule of Capital Improvements to the DEO on an annual basis.

IMPACTS OF PUBLIC SCHOOLS AND HEALTH FACILITIES ON INFRASTRUCTURE PLANNING

Impacts placed on infrastructure serving school sites and public health care facilities will be addressed on a case-by-case basis and are not anticipated to have any significant effects on current or proposed levels of service for short- and long-range planning periods.

As additional student stations are added to existing public schools, or new schools are built, demand for and consumption of public services can be expected to increase proportionally. The City considers future school demands when analyzing its transportation, water and sewer infrastructure needs. In addition, school demands on the City's water and sewer infrastructure are included in the level of service calculations for those services.

CITY'S ABILITY TO FINANCE CAPITAL IMPROVEMENTS

Projection of Debt Service Obligations

The City currently utilizes debt service financing to pay for capital projects including potable water, sanitary sewer and stormwater facilities. The City utilizes general fund revenues, water fund revenues, wastewater impact fees, stormwater fund revenues, infrastructure surtax fund revenues and impact fee revenues to fund their respective debt service payments.

The following debt service indicators are monitored by the Finance Department and reviewed annually:

- Ratio of total debt service to total revenue should not exceed 1:5.23
- Ratio of total capital indebtedness to property tax should not exceed 1:250.

Projection of Revenue and Expenses

The revenues and expenses extracted from funds that provide for each of the City's capital facilities are provided in *Table CIE - 1* .

Table CIE - 1 Projection of Revenue by Capital Improvement Fund

Projection of Revenue by Capital Improvement Fund			
Special Fund	**FY 2021/2022**	**FY 2022/2023**	**FY 2023/2024**
102 Transportation Impact Fees	7,190,000	3,650,000	1,050,000
401 Water/Sewer/Reclaim Operations	296,000	300,000	200,000
403 Water/Sewer/Reclaim Impact Fees	4,710,000	5,330,000	5,320,000
402 Sanitation	403,000	1,290,000	745,000
Totals	**12,599,000**	**10,570,000**	**7,315,000**

Data Source: Apopka Finance Department, FY22 Budget Book

Date Retrieved: April 2022

INTERGOVERNMENTAL COORDINATION ELEMENT

Supporting intergovernmental collaboration and long-lasting partnerships



INTERGOVERNMENTAL COORDINATION ELEMENT



GOAL 1

The City of Apopka will continue to coordinate and execute agreements as needed with neighboring local governments to foster growth, effective delivery of services to both residential and commercial spaces, and enhance land use and land use compatibility between the City and adjacent local governments.

OBJECTIVE 1.1

Facilitate increased intergovernmental coordination in order to achieve the goals, objectives and policies of the Comprehensive Plan, further the appropriate goals and policies of the State Comprehensive Plan, and maintain consistency with the East Central Florida Regional Planning Council (ECFRPC) Strategic Regional Policy Plan (SRPP).

Policy 1.1.1

Amendments to the Apopka Comprehensive Plan will include an evaluation of effects it may have on the appropriate policies of the State Comprehensive Plan and the SRPP.

Policy 1.1.2

The City shall annually review the JPA and the Land Development Code (LDC) to ensure applicability of current and future needs in relation to the requirements of the Joint Planning Agreement.

Policy 1.1.3

The City will coordinate with Orange County to provide for provisions establishing adjacent land use compatibility, boundaries of future annexations, and a dispute resolution mechanism.

Policy 1.1.4

The City of Apopka will strive to assess and implement new mechanisms as needed to improve how it develops, manages, and amends its interlocal agreements to improve coordination with respective governments.

Policy 1.1.5
Should it become necessary, the City will utilize all possible enforcement mechanisms, including but not limited to, formal and informal dispute resolution mechanisms, litigation, or the administrative assistance of appropriate state agencies to achieve the agreements described in this plan.

Policy 1.1.6
The City of Apopka shall continually review the implementation of its LDC and public facilities systems to ensure that the appropriate policies of the State Comprehensive Plan and the SRPP are implemented.

Policy 1.1.7
Coordinate with Orange County, Seminole County, and Lake County, through interlocal agreements, if necessary, to improve the notification process regarding new development proposals located within one mile of the common boundary that may impact the other jurisdiction's provision of public facilities.

Policy 1.1.8
Continue to coordinate with Orange County to define procedures for annexation and to ensure that upon approval of an annexation ordinance, the City's comprehensive plan and LDC apply to the annexed property.

Policy 1.1.9
The City shall pursue an Interlocal Service Boundary Agreement (ISBA) to allow for annexations within the JPA in an effort to reduce existing and future enclaves within the JPA.

OBJECTIVE 1.2
The City shall continue to coordinate with Orange County Public Schools (OCPS) to ensure the provision of infrastructure needed to accommodate new schools and that sufficient school capacity and associated concurrency agreements are available for new development proposals.

Policy 1.2.1
The City will review and coordinate with OCPS on development plans for the expansion of existing schools or the development of new school facilities within the City to assess, identify, and address any potential infrastructural or community-based issues.

Policy 1.2.2
For plans that involve the development or expansion of school facilities, the City will coordinate with OCPS to review the plan for potential impacts on LOS standards to ensure that the plan is consistent with the City's interlocal agreement with OCPS.

Policy 1.2.3
The City and OCPS will continue working together to publicize its projects and activities to inform residents of the different services available to them, such as joint use recreational facilities.

Policy 1.2.4
The City will coordinate with OCPS regarding the location of schools near or adjacent to public facilities, such as parks, libraries, public transportation, community centers, etc.

Policy 1.2.5
To assist in the development of student enrollment projections, the City will continue to provide data on projected population growth, development trends, and demand for new school facilities in the City to OCPS.

Policy 1.2.6
Encourage the inclusion of a OCPS representative as an ex-officio member on the Local Planning Agency to comment on proposals that may potentially impact local schools. Similarly, encourage the designation of a representative of the City to serve on the OCPS Technical Planning Committee.

Policy 1.2.7
The City and OCPS will work to assess and identify potential opportunities to jointly plan, fund, and provide parks and recreation facilities to residents, such as joint-use parks at City schools.

OBJECTIVE 1.3
The City of Apopka shall continue to coordinate with state water resource agencies to provide enhanced protection of water resources in the area.

Policy 1.3.1
The City will ensure that SJRWMD is provided an opportunity to comment on proposed developments that may have substantial implications for local water resources in the land development review process.

Policy 1.3.2
The City will participate in the development of water supply development-related initiatives facilitated by SJRWMD that may have implications for the City.

Policy 1.3.3
To protect its potable water service, the City will coordinate with adjacent local governments as needed to continue enforcing its wellhead protection zone, consisting of a 200' radius from the wellhead, in which potentially high-risk land uses are prohibited.

Policy 1.3.4
The City will strive to protect public potable water wellfields from incompatible land uses and all other potential threats to water quality.

Policy 1.3.5
The City, in cooperation with Orange County, will continue to implement and annually reevaluate its Joint Planning Area (JPA) Agreement, which includes an intent to protect the Wekiva River and ensure its effectiveness for both jurisdictions.

Policy 1.3.6
The City shall regularly review its LDC to ensure compliance with the appropriate provisions of the Wekiva River Protection Act applicable to the City.

Policy 1.3.7
The City will look for support and assistance from external agencies, such as the Department of Health and the Wekiva River Basin Commission, as needed to facilitate the implementation of the Wekiva Parkway and Protection Act of 2004 (as amended).

Policy 1.3.8
The City shall support and coordinate with the ECFRPC, the SJRWMD, and other agencies and neighboring local governments as needed to address potential impacts of proposed redevelopment or any new development near Lake Apopka, included but not limited to new parks, roads, or trails.

Policy 1.3.9
The City shall ensure its reuse water policies, aquifer recharge, and stormwater management projects are consistent with existing plans established by the SJRWMD and any other significant policy frameworks that the City deems appropriate.

Policy 1.3.10
The City will coordinate appropriate activities with the FDEP, SJRWMD, and Orange County as needed to effectively manage the preservation and protection of surface and ground water quality, quantity, and aquifer recharge areas.

Policy 1.3.11
The City, in cooperation with the County, FDEP, and SJRWMD, will evaluate and promote, if viable, the establishment of a regional wastewater program that will decrease the prevalence of septic systems, minimize groundwater and surface water contamination, maximize the reuse of reclaimed water, and reduce future ground water demand through beneficial reuse.

OBJECTIVE 1.4

The City shall continue to participate in and implement agreements with Orange County and other adjacent local governments as needed to facilitate the delivery of infrastructure services to residents, including roadways, water reuse, potable water services, solid waste disposal, and sewer services.

Policy 1.4.1

The City shall continue to participate in the Interlocal Solid Waste Agreement with Orange County.

Policy 1.4.2

The City shall utilize the Joint Planning Agreement as a guide for the review of projects and to assist in coordination between Apopka and Orange County which include the following items:

a. Joint Planning Area;
b. Utilities – potable water, sewer, and stormwater;
c. Kelly Park Interchange Land Use Plan;
d. Planning and development within the Joint Planning Area;
e. Public Services; and
f. Transportation facilities.

Policy 1.4.3

The City of Apopka shall continue to implement its Utility Service Area Agreement with Orange County for water and sewer service provision. The City will function as the primary provider for potable water service, reclaimed water and wastewater services within the City and within areas of unincorporated Orange County that lie within the City's utility service areas. The County will continue to serve potable water service, reclaimed water and wastewater services within the Adjacent Territorial Area even after they are annexed into the City of Apopka, as defined in the City of Apopka/ Orange County Amended and Restated Water, Wastewater and Reclaimed Water Territorial Agreement.

Policy 1.4.4

Continue to pursue new joint planning opportunities with adjacent local governments as needed to coordinate the provision of utilities to avoid duplication of facilities and services.

Policy 1.4.5

The City will continue to collaborate with other local governments, primarily through participation with MetroPlan Orlando and the Central Florida Regional Transportation Authority, to secure additional sources of funding and coordinate facilities' improvements for local transportation needs.

Policy 1.4.6
The City shall coordinate with Orange County, MetroPlan Orlando and the Florida Department of Transportation (FDOT) to monitor operating conditions of major roadways in and around the City and implement projects and strategies that enhance roadway conditions and improve regional connectivity where feasible.

Policy 1.4.7
The City of Apopka shall maintain and establish coordination agreements to coordinate with adjacent jurisdictions to address issues regarding infrastructure and transportation impacts of new development that affects more than one jurisdiction.

Policy 1.4.8
The City shall coordinate with the SJRWMD, FDEP, Federal Emergency Management Agency (FEMA) and other appropriate state and federal agencies that have jurisdictional authority in the City to ensure that water quality, stormwater drainage and flood control measures are addressed with impacts of development.

Policy 1.4.9
The City shall prioritize in the Capital Improvements Element any significant recommendations from the adopted Master Stormwater Management Plan prepared in collaboration with multiple jurisdictions and the SJRWMD.

Policy 1.4.10
The City will strive to coordinate with adjacent jurisdictions and external agencies to secure funding and facilitate plans, programs, and projects that enhance City infrastructure to increase its sustainability so that future generations may benefit from it.

OBJECTIVE 1.5
The City shall continue to work with external organizations, local governments, and non-profit agencies to address local housing needs and related community issues.

Policy 1.5.1
The City of Apopka will coordinate with local governments and external agencies like Orange County and the ECFRPC in the development and distribution of housing information for local/regional housing programs to residents.

Policy 1.5.2
The City will strive to collaborate with state agencies, local governments, and external agencies in the community whenever possible to develop and implement housing initiatives that address housing affordability, accessibility, and quality.

Policy 1.5.3

The City will continue to utilize its Community Redevelopment Agency to secure and apply funds within the CRA District to improve local housing and community conditions through programs such as the Residential Renovation Assistance Program and the Residential Fee Assistance Program.

OBJECTIVE 1.6

Upon adoption of the Comprehensive Plan, the policies, objectives, capital improvement proposals, and the level of service standards therein shall not be revised without completion of the plan amendment process required by Chapter 163, Florida Statutes.

Policy 1.6.1

The City will provide adjacent local governments and the affected regional and state agencies with an opportunity to provide comment regarding proposed plan amendments consistent with Florida Statutes.

Policy 1.6.2

The evaluation format for a plan amendment shall be reviewed as needed by the City to ensure that it includes an analysis of the proposed amendment's impacts on the Apopka Comprehensive Plan, potential impacts on adjacent local governments, the combined effect of all proposed amendments, and findings of fact for each proposed plan amendment.

Policy 1.6.3

The Community Development Department will prepare an evaluation of plan amendment applications received and will provide copies of this evaluation to the applicants and any other agencies that may be impacted by the amendment.

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INTERGOVERNMENTAL COORDINATION ELEMENT



INTRODUCTION

Intergovernmental coordination between the City and other local governments and agencies is key for managing growth within and around the City and for enforcing the Comprehensive Plan. The Intergovernmental Coordination Element (ICE) of this Plan outlines all of the City's partnerships, effective coordination and interlocal agreements, and coordination strategies that can be used by the City as it strives to maintain and grow its network through relationships with partners that offer the highest good for the City. This entails striving to improve coordination and cooperation among the various levels of government (Federal, State, Regional) as well as with the private sector. For the City of Apopka, the sphere of concern mostly involves the continued cooperation and coordination with Orange County. The City is within a few miles of the City of Ocoee and the communities of Zellwood (west), Paradise Heights (south), and Clarcona (south). It is also adjacent to a small portion of Seminole county (east), and Lake County (north).

As mentioned before, intergovernmental coordination is essential for managing growth in the City and planning for future populations (implementing the Comprehensive Plan). In addition to this it is key for the efficient and effective delivery of services to City residents. Services or are organized and dispensed through various mechanisms, including interlocal agreements, contract agreements, mutual aid, informal agreements, letter agreements, and Memorandums of Understanding. This element provides a framework for governmental interaction between the City and its local, regional, state, and federal partners. This framework is pillared by the objectives of this element as well as the City's major planning areas: land use, transportation, schools, housing, public services and utilities, and recreation.

COORDINATION AGREEMENT INVENTORY

The City of Apopka has numerous agreements of one kind or another currently in place with many of the surrounding governments and special districts. Table ICE – 1 identifies the current agreements between the City and its respective partners, the nature of the agreement, the City department primarily responsible for maintaining the relationship, and the current standing of the agreement. In general, the agreements shown in the table below represent cooperative efforts for solving intergovernmental problems and are a means of achieving greater efficiency for both parties involved. For example, the City has joint use agreements and reciprocal agreements with the Orange County School Board (OCSB) for recreation facilities.

Table ICE - 1 Inventory of Intergovernmental Coordination Agreements

Inventory of Intergovernmental Coordination Agreements				
Coordinating Entity	**Subject**	**Coordinating Mechanism**	**Lead City Department**	**Status**
Adjacent Cities				
Altamonte Springs	Fire protection and rescue services	Interlocal Agreement	Fire Dept.	Satisfactory
Ocoee	Fire protection and rescue services	Interlocal Agreement	Fire Dept.	Satisfactory
Ocoee	Transportation planning coordination	Informal Coordination	Community Development	Satisfactory
Orlando	Fire protection and rescue services	Interlocal Agreement	Fire Dept.	Satisfactory
Eatonville	Police Dispatching Services	Interlocal Agreement	Fire/Police Dept.	Satisfactory
Maitland	Police Dispatching Services	Interlocal Agreement	Fire/Police Dept.	Satisfactory
County				
Orange	Accept and enforce County Animal Control Ordinance to regulate animal care in County	Orange Co. Ord. No. 95-32 & City Ord. No. 893	Police Dept. / Code Enforcement	Satisfactory
Orange	Establishment of Urban Service Area	Interlocal Agreement	Public Services	Satisfactory

INTERGOVERNMENTAL COORDINATION ELEMENT				
Orange	Emergency water supply interconnect agreement	Interlocal Agreement	Public Services	Satisfactory
Orange	Interconnect to Apopka's water system to provide temp. fire flow backup to Plymouth Service water system	Letter Agreement	Public Services and Fire Dept.	Satisfactory
Orange	Traffic signal installation, operation and maintenance for the intersection of Rock Springs Road and Welch Road	Interlocal Agreement	Public Services	Satisfactory
Orange	Distribution of "9-1-1" Emergency Phone Service Fee	Interlocal Agreement	Fire and Police Dept.	Satisfactory
Orange	Combined operational assistance and voluntary cooperation mutual aid agreement	Mutual Aid Agreement	Police Dept.	Satisfactory
Orange	Solid Waste Management	Interlocal Agreement	Public Services	Satisfactory
Orange	Joint Planning Area	Interlocal Agreement	Community Development	Satisfactory
Orange	Public Schools Facilities Planning and Implementation of Concurrency	Interlocal Agreement	Community Development	Satisfactory
Orange	Regulation of Solid Waste Management Facilities	Interlocal Agreement	Community Development	Satisfactory
Orange	Intergovernmental Radio Communication Program	Interlocal Agreement	Fire Dept.	Satisfactory
Lake	Fire protection and rescue services	Interlocal Agreement	Fire Dept.	Satisfactory
Lake	Transportation planning coordination	Informal Coordination	Community Development	Satisfactory
Seminole	Fire protection and rescue services	Interlocal Agreement	Fire Dept.	Satisfactory
Seminole	Combined operational assistance and voluntary cooperation mutual aid agreement	Mutual Aid Agreement	Police Dept.	Satisfactory
State				

INTERGOVERNMENTAL COORDINATION ELEMENT				
FDEO	Small Cities Community Development Block Grant program: Commercial Revitalization, Housing, Neighborhood Revitalization, and Economic Development	Contracts as applicable	Community Development	Satisfactory
FDEO	Comprehensive Planning, Florida Building Codes, National Flood Insurance Program	Review and Regulation	Community Development	Satisfactory
St. John's River Water Management District	Wekiva River Protection Act	State Regulation Comp. Plan	Community Development	Satisfactory
St. John's River Water Management District	Water Use Permit, Well Construction Permit, Regional Water Supply Planning, Water Conservation, Reclaimed Water Projects	Permitting, Review, and Regulation	Community Development	Satisfactory
St. John's River Water Management District	Central Florida Aquifer Recharge Enhancement Water Resource Development Project	Informal Coordination	Public Services	Satisfactory
St. John's River Water Management District	Use of water from the north shore restoration area at Lake Apopka	Memorandum of Agreement	Public Services	Satisfactory
State Bureau of Historic Resources	Coordination and review for historic preservation activities	Apopka Historical Properties Survey, National Register of Historic Properties, State Master Site File	Community Development	Satisfactory
FDEO	Support State Emergency Management Plan for the provision of Emergency Assistance	Statewide Mutual Aid Agreement	Fire Dept.	Satisfactory
FDOT	Level of Service Agreements with FDOT and Orange County	Level of Service Agreements	Community Development	Satisfactory

INTERGOVERNMENTAL COORDINATION ELEMENT				
FDOT	Maintenance Agreement for all paved, landscaped and/or turfed areas within FDOT rights-of-way for US 441 and SR 436	Highway Maintenance Memorandum of Agreement	Public Services	Satisfactory
FDOT	Waiver of fees for application processing, review, inspection of access permits	Permitting	Public Services	Satisfactory
FDOT	Traffic signal installation, operation and maintenance for the intersection of Midland Ave/Edgewoood Dr., Park Ave., and Central Ave.	Interlocal Agreement	Public Services	Satisfactory
FDOT and FL Central Railroad	Maintenance of RR grade crossing traffic control devices	Railroad Reimbursement Agreement	Public Services	Satisfactory
FL Central Railroad Company	License Agreement	Agreement	Public Services	Satisfactory
State of Florida	State Emergency Management	Statewide Mutual Aid Agreement	Fire Dept.	Satisfactory
State of Florida	Plan and Program for State Emergency Assistance	Agreement	Fire Dept.	Satisfactory
Florida Department of Corrections	Inmate Labor Work Program	Agreement	Police Dept.	Satisfactory
State				
Department of Environmental Protection	Development regulations in the Wekiva River Protection Area	Informal Coordination	Community Development	Satisfactory
FEMA	Joint Hazard Mitigation Grant Program	Agreement	Fire Dept.	Satisfactory
FEMA	Flood Insurance Rate Map (FIRM) updates	Review, Regulations	Community Development	Satisfactory
Utilities				
Embarq	Telephone Service	Franchise Agreement	Admin.	Satisfactory
Progress Energy	Electricity	Franchise Agreement	Admin.	Satisfactory
Bright House	Cable Service	Franchise Agreement	Admin.	Satisfactory

Lake Apopka Gas District	Natural Gas	Franchise Agreement	Admin.	Satisfactory
City of Apopka	Amended and Restated Potable Water, Wastewater and Reclaimed Water (reuse)	City is provider	Public Services	Satisfactory
City of Apopka	Solid Waste Collection and Recycling	City is provider	Public Services	Satisfactory
Orlando Utilities Commission	Renew Reclaimed Water Agreement - PROJECT ARROW	Agreement	Public Services	Satisfactory
Zellwood Station Co-Op, Inc.	Joint Planning Area - Wholesale Reclaimed Potable Water and Wastewater	Agreements	Public Services	Satisfactory
Other				
OOCEA - Orlando Orange County Expressway Authority	Transportation planning	Formal coordination	Community Development	Satisfactory
Metroplan Orlando	Transportation Planning and Funding Agreement	Technical Advisory Committee and Agreement	Community Development	Satisfactory
Orange County School Board	Provide 5 school resource officers	Agreement	Police Dept.	Satisfactory
Orange County School Board	Mutual agreement for use of 9th Grade Center parking lot and city's athletic complex adjacent to 9th Grade Center	School Facility Use Agreement	Recreation Dept.	Satisfactory
Orange County School Board	School Impact Fee Distribution	Interlocal Agreement	Admin.	Under negotiation
Lynx	Transit Station License	Agreement	Public Services	Satisfactory
Keene Road Landfill, Inc. Buttrey Dev.	Landfill Management	Agreement	Community Development	Satisfactory

Source: City of Apopka Community Development Department
Date Retrieved: September 2023

INTERGOVERNMENTAL PRIORITIES, CHALLENGES, AND OPPORTUNITIES

Table ICE – 1 summarizes the current inventory of agreements between the City, other adjacent cities and counties, regional, state, federal, utility companies and other agencies in the area. Even though the City has several kinds of agreements in effect, there are several issues or areas of improvement which would benefit from improved levels of cooperation and coordination. Some areas of improvement result from the need to establish new relationships, or the need to strengthen existing ones. The issues are identified and addressed below Table ICE – 1.

SCHOOL BOARD COORDINATION

In order to adhere to the Growth Management Reform Act of 2005, the City adopted the required Public School Facilities Element language, and executed an amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency with Orange County, OCSB and other municipalities in the County in 2009. This has enabled the City of Apopka and the OCSB to coordinate the development of school sites, the expansion of existing schools, and the provision of adequate infrastructure and public facilities in association with residential development.

In addition, the City holds four interlocal agreements with the OCSB to implement various programs and services for residents. For instance, a school board representative serves on the Planning Advisory Board to ensure that school site development is coordinated with the City's Future Land Use Element. The City also notifies the school board of new development proposals within the City at the earliest stage possible in the review process, assists the OCSB in helping to publicize its projects and services that it provides to the community, and helps the OCSB project future enrollment numbers, and will continue this coordination. Further, the City and the school board coordinate to ensure the provision of school resource officers where they are needed, the exaction of school impact fees, and the provision of recreational opportunities and expanded facilities to City residents.

LAND USE AND JOINT PLANNING AREA

Apopka and Orange County currently notify the other jurisdiction when development proposals are occurring that might affect the adjacent jurisdiction. However, land use compatibility and coordination between the City and Orange County presents some

potential areas of improvement. The City has worked for some years and will continue to work to coordinate land uses with the County to address and mitigate land use issues they experience with compatibility. Similarly, the City's boundaries are adjacent to the Seminole County line. There is no existing process to notify Seminole County of development proposals within the City, and Seminole County does not currently notify Apopka of development proposals adjacent to the City limits. There is a need to improve the notification process between the City and Seminole County regarding new and forthcoming development proposals.

The City will also consider coordinating with Lake County for the same reason, so both entities do not impose on the other with their growth and land use decisions. Further, the City will work with Orange County and its neighbors to engage in and support the goals outlined in the East Central Florida Regional Planning Council's (ECFRPC) regional planning initiatives. This includes the Strategic Regional Policy Plan adopted in 2011, as well as the "How Did We Grow" regional report completed in 2020 which was a follow-up to the "How Shall We Grow" regional report.

Chapter 163, F.S. requires the comprehensive plan to "provide for procedures to identify and implement joint planning areas, especially for the purposes of annexation, municipal incorporation, and joint infrastructure service areas." The entered into a Joint Planning Area Agreement (JPA) on October 26, 2004 with Orange County to adhere to state law. The agreement addresses the conflict resolution process, notification, annexations, joint land use planning, site development standards, and other similar joint planning issues. This includes the protection of the Wekiva River with considerations for open space, buffers, and density requirements for development in the Northern Study Area. Since its creation, the JPA has worked well to define the potential growth boundary for the City and assist in annexations. The JPA has also provided for cooperation between the City and County to address the elimination of enclaves. The JPA set land use strategies, which ultimately reflected the mandates of the 2005 Wekiva Parkway and Protection Act in terms of open space requirements.

HOUSING

The City is fortunate to have a wide range of partners they may collaborate with to encourage the development of new housing as well as attainable housing. In 2022 Orange County developed its own housing trust fund and related plan, called the Affordable Housing Trust Fund Plan, in order to spur the development of more attainable housing units in response to increased housing costs in the County. A few years before in 2019 the County developed its Housing For All Task Force and its related plan, called the Orange County Housing for All 10-Year Action Plan. This initiative built upon a previous housing initiative that the County participated in in 2016 in collaboration with Osceola County, Seminole County, and the City of Orlando.

The Regional Affordable Housing Initiative, as it was known, sought to bring community leaders together to identify housing challenges as well as policy and programming solutions for the region. The County drew from its participation in this initiative to develop its trust fund, task force, and several housing plans and policies. Similarly, Seminole County developed its own housing plan, called the Attainable Housing Strategic Plan. Other partners in the region that have been active in the housing sphere include the BRIGHT Community Land Trust, the Hannibal Square Community Land Trust, LIFT Orlando, the Shimberg Center for Housing Studies, the Florida Housing Coalition, and the Florida Redevelopment Association.

There is no coordinated, multi-jurisdictional approach to the provision of affordable housing in the City. The City utilizes its Community Redevelopment Agency (CRA) that has designated a Community Redevelopment Area in its downtown. The CRA focuses its efforts in this area to address and mitigate blight while supporting the mix of businesses, residences, and historic sites therein. Through the CRA the City provides a Residential Fee Assistance Program that provides the payment of the impact fees for infill projects that develop single-family homes, and a Residential Renovation Assistance Program that supports the exterior renovation of existing single-family homes. In addition to this, the City works with DEO to implement state funds from the Small Cities Community Development Block Grant program. This program, through its focus on housing and neighborhood revitalization, can help to improve housing and community conditions in the City.

One possible mechanism for improving the provision of affordable housing is the establishment of a City/County housing finance authority. The authority's primary responsibility would be to improve affordable housing conditions in the Apopka area. Another would be to enable the development of more affordable housing units via the Live Local Act. The Act, which passed in March 2023, requires that all local governments provide an inventory of its surplus lands that would be ideal for the development of affordable housing on its website, and also utilize best practices in managing surplus lands by October 1, 2023. In addition to this, the City must also list on its website the expedited permit processes, and any other incentives it offers for development proposals that include the creation of new affordable housing. As the City provides this as the law mandates, it may also consider other ways it can use the Live Local Act to spur the development of new affordable housing units within its limits.

MOBILITY AND TRANSPORTATION IMPROVEMENT FUNDING

Due to high population growth in the City, the County, and in neighboring local governments, there is a need for the City to coordinate with local governments adjacent to it to ensure its network of transportation infrastructure is suitable to meet levels of service (LOS) and is free of daily stressors, like congestion and traffic incidences. For instance, transportation facilities and corridors, like Mt. Plymouth Road, in Lake County affect the traffic conditions within Apopka. The City should consider an interlocal agreement with Lake County/Lake Sumter Metropolitan Planning Organization to improve the transportation coordination process between the two jurisdictions. Additionally, the City should consider cooperating with other local governments in the region and the state to find additional sources of revenue for road projects. Currently, the City does coordinate with Lake County via a informal agreement with Lake County as well as the City of Ocoee to conduct "transportation planning coordination" with the City. Creating a more formal agreement may suit the City's need to ensure the County's major roadways are coordinated with the City's transportation network.

Similarly, the City has an active LOS agreement with the Florida Department of Transportation and with Orange County to ensure that they are in sync with one another as development occurs and provided with the road maintenance and/or expansion needed. Of course, FDOT is responsible for maintaining roads or highways owned by the state through a MOU. This includes landscaping, traffic signal operation, and maintenance. The City also has a license agreement with the Florida Central Railroad Company, a transportation planning agreement with the Orlando Orange County Expressway Authority, and a transportation planning and funding agreement with Metroplan Orlando, the Metropolitan Planning Organization for Orange, Osceola, and Seminole counties.

RECREATION

The City has access to and enjoys various recreational services outside of its limits with no financial or operational contribution from Orange County. The City has included several policies in this element to continue supporting its agreement with the OCSB regarding use and operation of its recreational facilities, such as existing facilities at County parks and schools. Also, one of the best examples of regional bike path interconnectivity in East Central Florida is the West Orange Trail, which runs from the southern portion of the City to Winter Garden and then west to Lake County. The West Orange Trail then connects with Lake County's bike path system which continues on through Minneola. A significant bike trail connection is planned to connect the West Orange Trail with the Seminole County Trail system. The City should strive to maintain

effective relationships with its regional partners to ensure the vitality of the trail and its effective use by City residents.

UTILITIES

The City provides utility services to its residents by means of several coordination agreements. The City operates the Orange County Northwest Utility Service Area since the City purchased it via the First Amendment to the City of Apopka/Orange County Amended and Restated Water, Wastewater, and Reclaimed Water Territorial Agreement, approved by the Orange County Board of Commissioners and Apopka City Council in March 2006. The City also provides water and wastewater services through its Zellwood Station, using the Apopka/Zellwood Station Co-op Inc. Wholesale Potable Water and Wastewater Agreement that was executed in 2006. Under the terms of the agreement, the City generally provides water and wastewater service to areas inside the utility service area (City Territorial Area) and Orange County generally provides service to those areas located outside the service area (Adjacent Territorial Area).

There are certain exceptions, however. The County may also serve utility customers within the Adjacent Territorial Area even after they are annex into the City of Apopka. Currently there is a small area that is served by the County within the City limits. Water demands for this area are not calculated within the City of Apopka calculations because they are calculated within Orange County calculations. With the County the City also has an interlocal agreement to enable an Emergency Water Supply interconnect agreement between the two entities. Between the two entities is also a solid waste management interlocal agreement to effectively manage and provide solid waste utility services to its residents. Further, the City has an agreement with the City of Orlando in Orange County to implement Project Arrow. This is established through a renew reclaimed water agreement between the city and the Orlando's Utilities Commission.

The Wekiva Parkway and Protection Act, enacted in 2005, required a master stormwater management plan and a wastewater facility plan for joint planning areas and utility service areas where central wastewater systems are not readily available. A portion of the City of Apopka is located within the Wekiva Protection Area, which has been designated an Area of Critical State Concern. Because of this, the City analyzes individual development projects for impacts to the area and requires that development meet the SJRWMD's regulations to ensure that there are no negative impacts to the water quality of the protection area. The City also coordinates with the Department of Environmental Protection to ensure the vitality of the Wekiva Protection Area.

In addition to this, the City also coordinates with the SJRWMD to issue water use permits and well construction permits, use water from the north shore restoration area at Lake Apopka, conduct regional water supply planning and water conservation, and implement reclaimed water projects. Further, the City has an informal agreement with the SJRWMD

to conduct Central Florida Aquifer Recharge Enhancement Water Resource Development Project. The SJRWMD has and in the future will be a major partner of the City as it continues to preserve the quality of its water resources.

Embarq, Progress Energy, and Bright House Agreements confirmed by Susan?

PUBLIC SERVICES

The City has several coordination agreements with adjacent local governments wot provide public services in an effective and timely manner to its residents. To provide Fire Services, the City coordinates with the Cities of Altamonte Springs, Ocoee, Orlando, Seminole County, and Lake County via interlocal agreements. For Police Services in the City, there are interlocal agreements with the Cities of Eatonville and Maitland. The City also maintains a mutual aid agreement between its City Police Department and Orange County, Seminole County, and Lake County. With Orange County, the City also holds a coordination agreement for the County to provide Animal Control services to City residents. Lastly, the City coordinates with the State of Florida and with FEMA for emergency management, and relies on a statewide mutual aid agreement with the State to support as well as receive support for emergency management when needed.

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RESILIENCE & SUSTAINABILITY ELEMENT

Working towards an equitably resilient and sustainable community



RESILIENCE & SUSTAINABILITY ELEMENT

GOAL 1

Create a vibrant, sustainable, and resilient community through innovative, inclusive, and sensible planning and implementation. To promote health and safety, environmental stewardship, social cohesion, strategic infrastructure, equity, prosperity, and overall community well-being. To protect the City of Apopka's treasured natural assets.

OBJECTIVE 1.1

The City shall work to integrate sustainable principles of development and redevelopment to promote and prioritize community resilience.

Policy 1.1.1

The City shall continue to promote measures and, when feasible, prioritize strategies (e.g., green building standards, land development code requirements, Arbor Day Foundation program, Tree City, and others) that enhance tree canopy and open spaces for the reduction of heat island effect, development of equitable and healthier communities, biodiversity support, stormwater management, water quality improvement, energy and water use reduction, roadway improvements, and other resilient efforts. The implementation of these nature-based solutions should be sensibly and strategically evaluated for suitability and best benefits of services.

Policy 1.1.2

The City will conduct research on funding opportunities, programs, and partnerships (e.g., the Orange County Housing Rehabilitation Program, Florida Single-Family Housing Repair Loans and Grants, and businesses within the Community Redevelopment Area) and use the findings to assist low-income property owners in enhancing the resilience of their homes, as needed.

Policy 1.1.3

The City shall continue to advocate for the priority of historical resources (e.g., Camp Wewa, Highland Manor) by encouraging preventive property maintenance and rehabilitation rather than demolition for redevelopment.

Policy 1.1.4

The City shall continue to support the implementation of low-impact development and best management practices (e.g., impervious surface reduction, vegetation for run-off filtration and retention, and others alike) within the Wekiva Study Area to conserve and protect its healthy water quality, natural habitat, and economic value.

Policy 1.1.5

The City shall encourage sustainable growth development to reduce environmental impacts and increase community connectivity, mobility, economic diversification, and sustainability.

Policy 1.1.6

The City shall work to promote and encourage the development community to obtain green certifications under the U.S. Green Building Council, Florida Green Building Coalition, Florida Yards and Neighborhoods Program, Energy Star, Florida Water Star^{SM}, and other programs.

OBJECTIVE 1.2

The City shall strive to reduce its community carbon footprint by increasing efforts toward sustainable growth development, alternative modes of transportation (e.g., transit, walking, biking, and other), and by promoting energy-efficient measures in municipal, public, and commercial buildings, where feasible.

Policy 1.2.1

To support County goals and regional efforts in significantly reducing regionwide greenhouse gas (GHG) emissions by the year 2030, the City will periodically develop its municipal operations GHG inventory and evaluate internal procedures, as conducted during its participation in the Audubon Florida and Regional Resilience Collaborative (R2C) Cohort. Following inventory results, the City will explore "next steps" for addressing internal inefficiencies by identifying and prioritizing high-impact actionable strategies that will help reduce GHG emissions and the social, environmental, and economic impacts of a changing climate.

Policy 1.2.2

The City will conduct an analysis to assess the potential for incorporating solar energy and other energy conservation and carbon reduction measures at city-owned facilities to support the reduction of greenhouse gas emissions from municipal operations, as deemed necessary.

Policy 1.2.3

The City will work to promote for installations of electric vehicle charging stations in city-

owned properties to be accessible/compatible with available technology and for station locations to be located and accessible by all neighborhoods for equitable use.

Policy 1.2.4

The City shall explore the opportunity to evaluate and update building energy codes for new and re-developments to and promote the use of renewable clean energy alternatives (e.g., solar energy) and include energy conservation measures, such as, passive solar design, weatherization, and reflective and green roofs. The City is also encouraged to educate multifamily property owners and tenants about low-cost energy efficiency opportunities.

Policy 1.2.5

The City shall continue to plan for a safe, connected, equitable, walkable, and bikeable community, and partner with organizations that encourage sustainable mobility options (e.g., FDOT yearly partnership for mobility week) and to promote physical activity for community health and a lower community carbon footprint through planning, design and building practices.

Policy 1.2.6

The City shall work to promote and encourage the development community to obtain green certifications under the U.S. Green Building Council, Florida Green Building Coalition, Florida Yards and Neighborhoods Program, Energy Star, Florida Water Star^{SM}, and other programs.

OBJECTIVE 1.3

The City shall work to strengthen economic resilience and diversification by developing partnerships, policies, and programs that support, retain, and/or expand small, disadvantaged, and independent businesses and promote social mobility, equity, and inclusiveness.

Policy 1.3.1

The City will continue partnerships with regional agencies, programs, industries, businesses, government entities, and Chamber of Commerce to promote local prosperity and economic diversity, inclusively and equitably, by providing mentorship, vocational guidance, training, and other relevant tools to residents from all education and skill levels, specifically to under-served individuals, neighborhoods, and economic centers within the City, to promote a resilient workforce.

Policy 1.3.2

The City shall seek opportunities to develop necessary partnerships to provide assistance programs to help improve the infrastructure and operational resilience of businesses.

OBJECTIVE 1.4

The City shall work with state and local agencies and organizations to increase sustainable and resilient opportunities within City operations and throughout the community.

Policy 1.4.1

The City is encouraged to evaluate all current and future plans, processes, projects, and codes to ensure a cohesive approach to resilient community development.

Policy 1.4.2

The City shall promote awareness on environmental, socio-economic, and public health impacts related to the built environment and the changing climate by providing science-based information and education, and implementing City resilience efforts to increase community and stakeholder engagement, collaboration, and sensible planning.

Policy 1.4.3

The City shall encourage adaptive approaches, such as emerging technologies and climate change science data, and input from impacted community members to future infrastructure planning for more innovative, resilient, and inclusive development.

Policy 1.4.4

The City shall promote and exhibit diversity, equity, and inclusion within the City government operations, including staff, boards, and commission, and to incorporate community engagement.

Policy 1.4.5

The City is encouraged to work on increasing partnerships for regional efforts (e.g., Regional Resilience Collaborative) and continue its local collaboration with Orange County to support and enhance region-wide social, economic, and environmentally resilient action items to help strengthen and improve the residents' quality of life.

Policy 1.4.6

The City shall encourage the use community gardens, open green spaces, and public facilities for community multigenerational purposes, fostering activities that promote physical and mental health and increase residents' connection within their community as well as natural environments.

Policy 1.4.7

The City shall recognize and promote energy efficiency as a tool to increase housing affordability and as an equitable approach to increase resilience.

Policy 1.4.8

Encourage the integration of housing hazard mitigation in the development of City emergency management and housing policy frameworks (State Housing Improvement Program, Local Mitigation Strategy, etc.), and also consider conducting a Housing Vulnerability Assessment in order to better protect housing supply against natural hazards, increase funding opportunities for housing mitigation, and reduce time needed to bounce back from natural disasters.

Policy 1.4.9

The City shall evaluate the potential investment of public facilities' weatherization to prepare for extreme weather and natural events in anticipation of climate change impacts. The City shall consider these climate impacts and resilience when planning investments in assets.

OBJECTIVE 1.5

The City shall integrate resilient infrastructure principles to provide maximum efficiency and return to service when considering current and future shocks and stressors and changing climate.

Policy 1.5.1

The City shall continue to support heat reduction techniques through the City's Land Development Code and by promoting green building standards and the use of innovative site design and building materials that help lower heat absorption, energy usage, and the heat island effect.

Policy 1.5.2

It is recommended for the City to create a plan to expand and upgrade municipal lighting to improve energy efficiency, reduce energy costs, and improve operational resilience, especially, during local emergency and disaster events.

Policy 1.5.3

The City shall explore equitable, environmentally and economically sustainable, and resilient energy generation options (e.g., solar generators, on-site renewable energy, micro-grid, etc.) to include these infrastructures and improve energy needs during and after disaster events.

Policy 1.5.4

The City shall collaborate with partners across the region and state to assess and integrate diverse solutions for more equitable and resilient technological communications infrastructure.

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DRAFT

RESILIENCE & SUSTAINABILITY ELEMENT

INTRODUCTION

The Resilience and Sustainability Element (RSE) is an optional component of the Comprehensive Plan created to address potential environmental (places- built and natural infrastructure), social (people), and economic (prosperity) vulnerabilities of the community. The element includes perspectives to increase community resilience through the identification and mitigation of short-term shocks and long-term stressors. The data and analysis detailed in this section highlight various vulnerabilities within the City of Apopka and provide the indicators for which the Resilience Element goals, objectives, and policies were derived. Objectives and policies within the Resilience Element's topic areas protect and enhance the City's core values. Guidance in the Resilience Element can help direct efforts toward reducing the community's carbon footprint, land use decision-making, future resilient economic development, equity, and overall community well-being. The element's main goal and objectives focus areas are the following:

> Goal: create a vibrant, sustainable, and resilient community through innovative, inclusive, and sensible planning and implementation. To promote health and safety, environmental stewardship, social cohesion, strategic infrastructure, equity, prosperity, and overall community well-being.
>
> Objectives: work to integrate sustainable principles of development and redevelopment to promote and prioritize community resilience; reduce the community's carbon footprint; strengthen economic resilience and diversification; increase sustainable and resilient opportunities within City operations and throughout the community; and integrate resilient infrastructure principles to provide maximum efficiency and return to service when considering current and future shocks and stressors and changing climate.

This Resilience Element was developed by utilizing a comprehensive scope of all aspects of the community via the People, Places, and Prosperity framework, and the interconnection between these pillars, conducting a City's vulnerability assessment, considering regional efforts identified by the East Central Florida Regional Resilience

Collaborative, and by aligning some of the policies presented in this element with what has already been done or is planned by Orange County and Apopka's neighboring City of Orlando. This segment will complement other elements in the Comprehensive Plan; thus, an overlap of topics is expected; however, a resilience and sustainability lens is applied to address those topics within this element.

DEFINING RESILIENCE

Resilience is defined by the East Central Florida Regional Planning Council and the Regional Resilience Collaborative as the ability to bounce forward; absorb, recover and get better in the face of short-term shocks like hurricanes or infrastructure failures and long–term stressors like affordable housing, aging infrastructure, shifting economic trends and climate change. All communities experience short-term shocks and long-term stressors. However, stressors are particularly burdensome to communities since these can affect everyday life and immediate well-being. For the past two years, stressors have been heightened by the COVID-19 pandemic impacting communities' quality of life across the East Central Florida region.

Resilience is the ability to bounce forward; absorb, recover and get better in the face of short-term shocks and long-term stressors.

The East Central Florida Regional Planning Council (ECFRPC) approach to resiliency planning is characterized by three pillars: People, Places, and Prosperity (Figure RSE- 1). These pillars are integrated into the main objectives of the City of Apopka's Resilience Element. The People pillar addresses the general needs of the population with a focus on health and equity, centered on fostering social cohesion, inclusiveness, and community welfare. The Places pillar focuses on the community's natural and built environments, infrastructure, place-based assets, and local institutions. Finally, the Prosperity pillar harnesses economic resilience through major industry assets and innovation systems to promote paths toward social mobility, equity, and inclusive economic development. Woven through these pillars are efforts to reduce the community's greenhouse gas emissions contributions, reduce risks and vulnerabilities, and support overall local sustainability goals. These three pillars present a holistic approach to promoting a more resilient and vigorous community today and for generations to come.



Figure RSE- 1 ECFRPC Resilience Framework

Sustainability

Sustainability is another important aspect of community resilience. While building resilience, sustainable measures must also be incorporated to ensure that resources are available to communities today and for those resources to meet the future community's needs. Thus, components for environmental stewardship and the support of responsible resources management are included in this element's policies.

VULNERABILITY ASSESSMENT

The vulnerability assessment addresses the people, places, and prosperity dimensions of community resilience as they are integral in the ability of a community to continuously adapt, recover, and thrive. The areas assessed for this report are populations at risk and neighborhoods at risk; these analyses were obtained from city-specific U.S. Census Bureau data and the Headwaters Economics reports. It is recommended that the City continue working with experts to monitor the latest science and data reflective of resilience impacts.

PEOPLE

A vulnerability assessment through the People pillar can help the City better understand required services and needs, a community's sense of belonging, and the community's most prevalent health conditions, at a glance. In this vulnerability assessment of the People pillar, Apopka's vulnerable community segments (i.e., vulnerable age groups, race/ethnic, language barrier, and people living with a disability) are evaluated, along with other community People aspects. This section provides an overview of those segments of the population most susceptible to health problems and environmental impacts, which can present with conditions that a changing climate might further aggravate. For example, individuals with respiratory sensitivities, chronic diseases, vulnerability to extreme heat, and physical and mental stress. By evaluating the community's race/ethnic composition, an insight into community connectivity (e.g., ability to communicate and engage during disaster events), social cohesion, culture, success potential, accessibility to services, physical and mental well-being risk levels, and isolation prevalence can be obtained. These community aspects often correlate with health outcomes that can cause health disparities (e.g., access to resources), exposure to environmental pollution, and greater vulnerability to hazards.

Social Determinants of Health

The people-centered topics of environmental justice and social determinants of health provide insight into potential community social vulnerabilities. The U.S. Environmental Protection Agency (EPA) defines environmental justice as "the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Furthermore, the EPA states justice will be achieved when everyone within a community enjoys: "the same degree of protection from environmental and health hazards, and equal access to the decision-making process to have a healthy environment in which to live, learn, and work."



Figure RSE- 2 Social Determinants of Health (Source: U.S. Dept. of Health and Human Services)

The U.S. Department of Health and Human Services defines social determinants of health (Figure RSE- 2) as "the conditions in the environments where people are born, live, learn, work, play, worship, and age that affect a wide range of health, functioning, and quality-of-life outcomes and risks". These indicators are grouped into five domains: education access and quality, healthcare access and quality, economic stability, social and community context, and neighborhood and the built environment.

Heat and Health Indicators

Extreme heat can negatively impact a community's population and natural environment. Increased heat extremes are influenced by several climate and weather-related factors, including rising global temperatures (mainly driven by anthropogenic greenhouse gas emissions), heat waves (short periods of abnormally hot and humid weather), and urban heat islands (areas of hotter temperatures created by local conditions)[1]. Climate and health experts with the National Integrated Heat Health Information System (NIHHIS) have identified factors that positively or negatively influence how climate can affect human health (Figure RSE- 3). Health outcomes are defined by social and behavioral factors that influence vulnerability for individuals (right box), natural and built environment factors (left box), and climate change. Certain groups are at increased risk

[1]Urban Land Institute. (2019). *Scorched - Extreme heat and real estate*. Retrieved from https://2os2f877tnl1dvtmc3wy0aq1-wpengine.netdna-ssl.com/wp-content/uploads/ULI-Documents/Scorched_Final-PDF.pdf

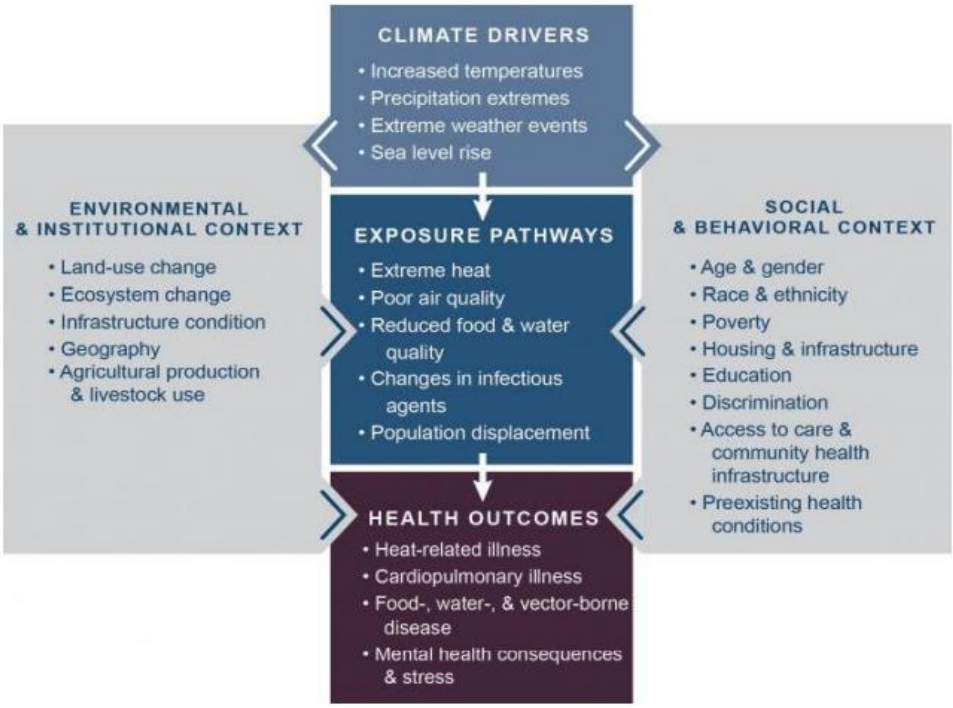

Figure RSE- 3 Climate Impacts to Human Health
(Source: NIHHIS)

of heat-related illness and death, including children, older adults, pregnant women, outdoor workers, emergency responders, and athletes. Identifying populations at increased risk offers a way to reduce exposure and vulnerability through adaptive actions. Actions can be as simple and immediate as raising public awareness or involve more planning, such as increasing tree canopy and reducing impervious surfaces.

Tree Canopy

Tree canopy is essential to help combat heat island impacts, improve air quality, and mitigate flooding. In addition, effective tree canopies contribute to a greater quality of life. For example, it provides the community with a more comfortable walking environment, increasing potential walkability and reducing heat-induced health issues. According to a preliminary evaluation of the City's tree canopy area, utilizing the U.S. Climate Resilience Neighborhoods at Risk Tool, based on socioeconomic and climate exposure factors, it is estimated that five City-intersecting census tracts that correlate with higher than the City's median numbers based on people of color and Hispanics (> 56.7%), people who do not speak English well (> 4%), and people without health insurance (> 11.9%) data, also lack a combined tree canopy area of approximately greater than 75% (Figure RSE- 4).

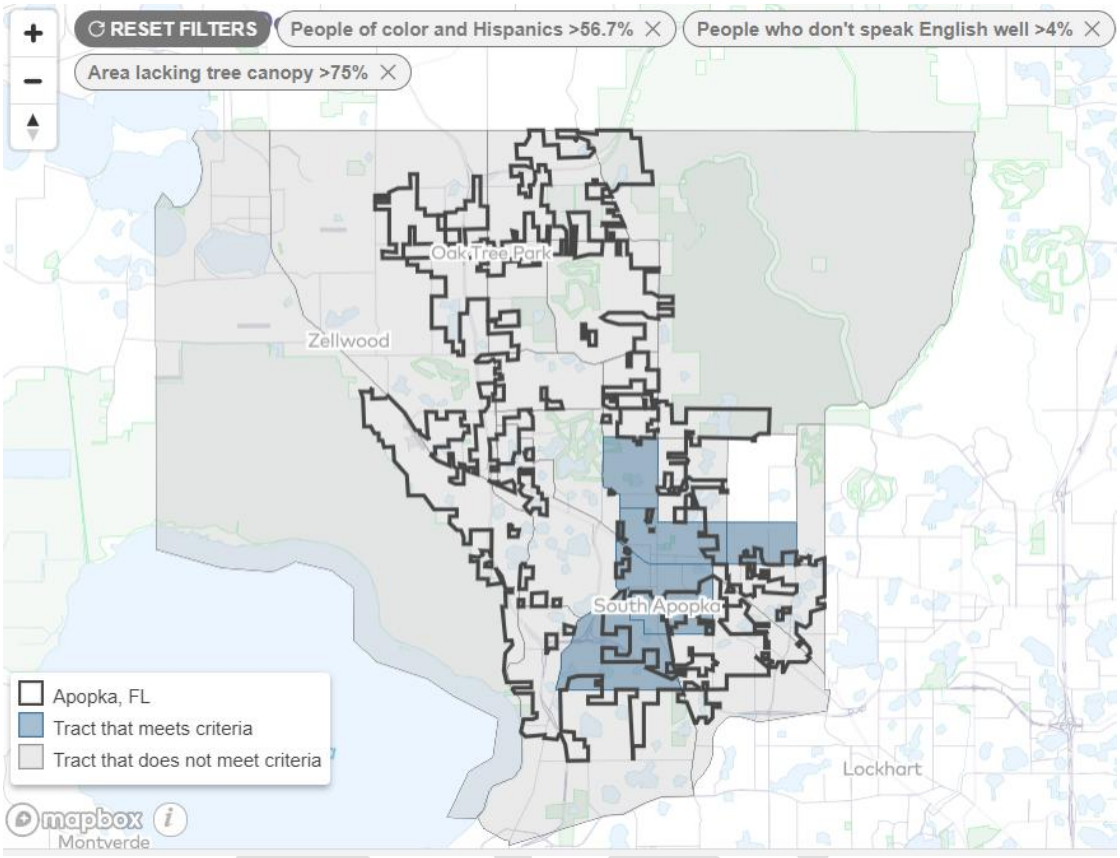

Figure RSE- 4 Areas Lacking Tree Canopy by > 75%
(Source: U.S. Climate Resilience Neighborhoods at Risk Tool, 2023)

Impervious Surface

Impervious surfaces inhibit surface water percolation resulting in water pollution and flooding. Rainwater collects pollutants that can flow into nearby waterways as it flows over impervious surfaces such as rooftops, parking lots, and roads. Moreover, these types of surfaces contribute to heat island effects by storing heat during the day and slowly releasing heat at night[2]. Estimates of the City's impervious surface coverage reported by the U.S. Climate Resilience Neighborhoods at Risk Tool can help prioritize areas for impervious surface enhancements, especially in those areas that also correlate with higher than the median socioeconomic factors. The City should consider factors such as input from the community, low-impact development, and lack of tree canopy coverage. The addition of new impervious surfaces should be limited by preserving open space and concentrating new construction in developed areas.

[2] U.S. Environmental Protection Agency (EPA). (2015). *EnviroAtlas national data fact sheet | Percent impervious area*. Retrieved on May 7, 2021 from https://enviroatlas.epa.gov/enviroatlas/datafactsheets/pdf/ESN/PercentImperviousArea.pdf

By utilizing the U.S. Climate Resilience Neighborhoods at Risk Tool, similarly for the tree canopy evaluation, the City's impervious surface areas were estimated. Findings indicate that three of the five most vulnerable census tracts also have an impervious surface area greater than 25% (Figure RSE- 5). These most vulnerable neighborhoods are detailed in Table RSE - 1.

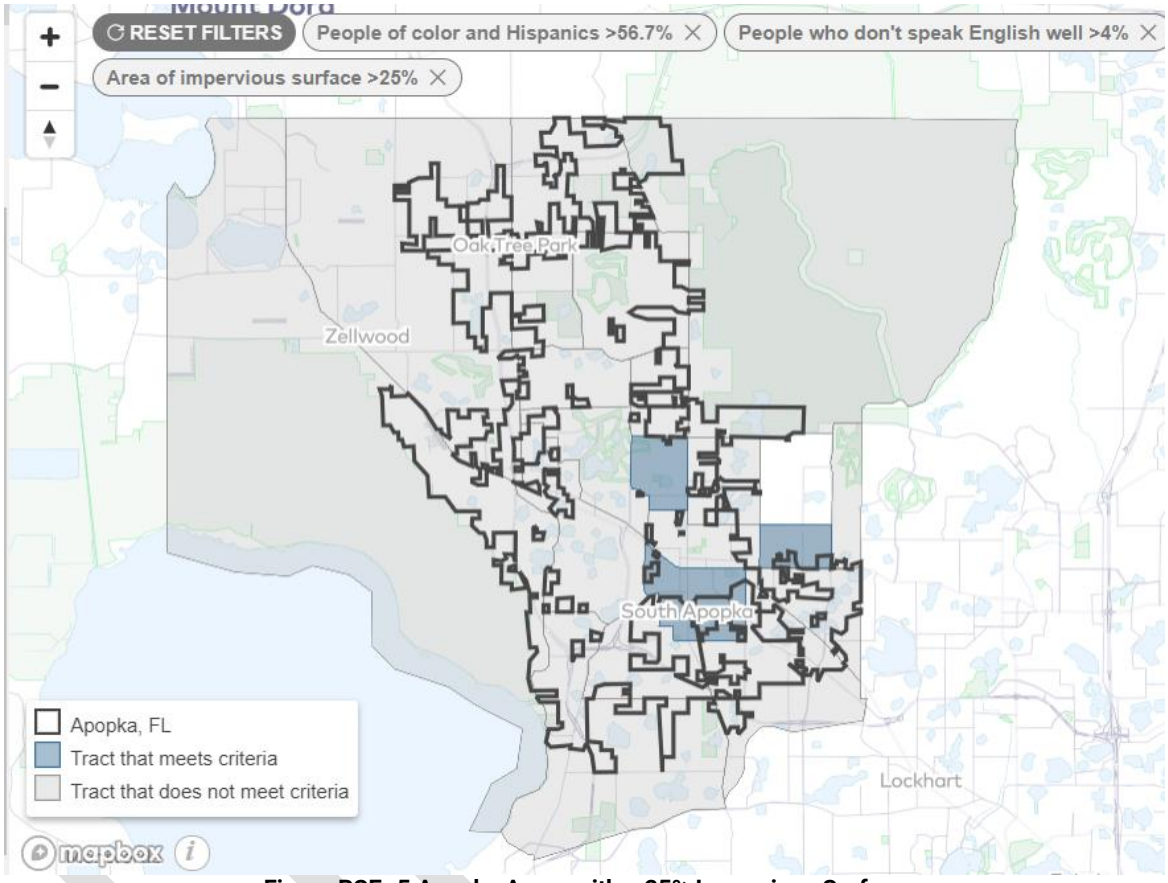

Figure RSE- 5 Apopka Areas with > 25% Impervious Surface
(Source: U.S. Climate Resilience Neighborhoods at Risk Tool, 2023)

Heat Projections

Lack of tree canopy and impervious surfaces significantly contribute to elevated day and evening temperatures, which can result in severe heat-related health effects, significant economic impacts, and a reduction of overall community well-being. Based on the U.S. Climate Resilience Neighborhoods at Risk Tool's climate projections options, it is estimated that by 2030, with a higher global greenhouse gas emissions (RCP 8.5) scenario, Apopka would experience a 32% increase in extremely hot days (9 more days reaching higher than 95°F temperatures, from 29 to 38 days). And with a lower emissions (RPC 4.5) scenario, the city is expected to increase by 25% the number of extremely hot days (7 more days reaching higher than 95°F temperatures, from 29 to 36 days). Extreme heat events are the number one cause of weather-related injuries and death in the United

States[3]. Furthermore, prolonged heat exposure can cause strenuous activity on the heart as the cardiovascular system tries to thermoregulate internal body temperatures, which can trigger various heat stress conditions. These health effects can be most significant in young children, the elderly, and other vulnerable segments of the population, making them the most at risk from extreme heat. In addition, extreme heat can affect mental health and behavior, significantly impacting individuals with mental illness and posing higher risks for poor physical and mental well-being. Moreover, as one of the various economic impacts of extreme heat and the severe conditions these present, a significant economic burden on many households struggling to meet the affordability of air conditioning and cooling demands (an aspect that, in turn, increases greenhouse gas emissions).

People (Social) Risk Factors

People (social) risk factors examine the differences in vulnerability indicators by age, race and ethnicity, language proficiency, and lack of health insurance.

Race and Ethnicity

Race and ethnicity are strong predictors of vulnerability to natural hazards, health disparities, and exposure to environmental pollution[4]. Minorities can be particularly vulnerable to disasters and extreme heat due to language skills, housing quality, isolation within the community, and cultural barriers[5]. Ethnicity data, as collected by the U.S. Census, is divided into two categories: Hispanic and Non-Hispanic (Hispanics may be of any race). Rates of preventable hospitalizations are highest among Black and Hispanic populations, often due to a lack of primary care[6] (Centers for Disease Control and Prevention, 2011). The three largest race/ethnicity categories in Apopka are White (Non-Hispanic), Hispanic or Latinx, and Black (Non-Hispanic) (Figure RSE- 6). Based on U.S. Census 2021 ACS 5-year data, Apopka's Hispanic and Black combined percentage (53%) is similar to Orange County's (52%) and greater than that of Florida (41%). To promote social resilience, the City can work to encourage community members' engagement in decision-making processes. Moreover, the City can operationalize measures that promote and exhibit diversity, equity, and inclusion within City government operations (i.e., staff, boards, and commission) to ensure those serving the community are reflective

[3] U.S. Centers for Disease Control and Prevention (CDC). 2020. Indicator: Heat-related mortality. National Center for Health Statistics. Annual national totals provided by National Center for Environmental Health staff in July 2020. https://ephtracking.cdc.gov

[4] County of Los Angeles Public Health. (2013). *Health atlas for the City of Los Angeles*. Retrieved from https://wattscommunitystudio.files.wordpress.com/2013/06/healthatlas.pdf

[5] Cooley, H., Moore, E., Heberger, M. and Allen, L. (2012). *Social vulnerability to climate change in California*. Retrieved from https://pacinst.org/wp-content/uploads/2012/07/social-vulnerability-climate-change-ca.pdf

[6] Centers for Disease Control and Prevention. (2011). CDC Health Disparities and Inequalities Report — United States. *Morbidity and Mortality Weekly* Report 60 Suppl. Retrieved from http://www.cdc.gov/mmwr/pdf/other/su6001.pdf

of the community. Additionally, the City should increase inclusive and equitable economic diversity through strong economic linkages and opportunities within and between the City's under-served neighborhoods and economic centers.

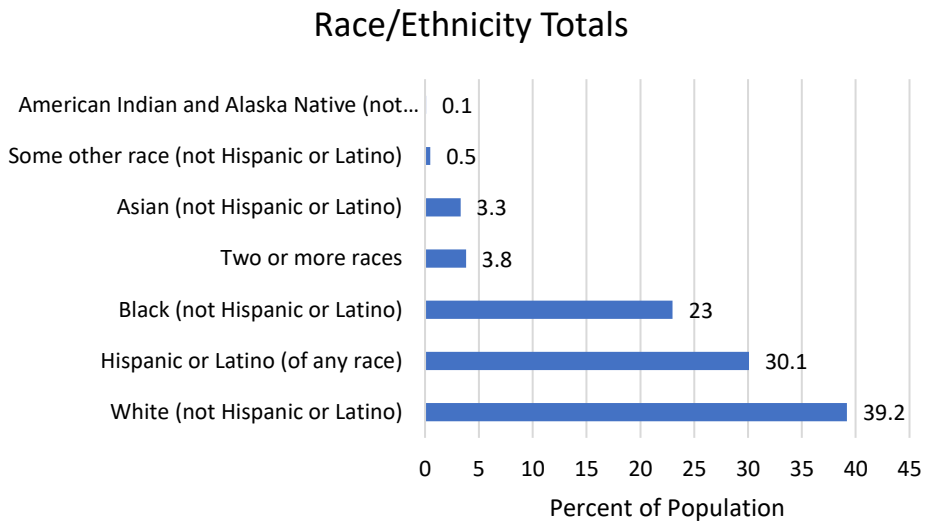

Figure RSE- 6 Apopka's Race & Ethnicity Breakdown (Source: 2021 ACS 5-year)

Language Proficiency

Residents with limited English language skills are at risk for inadequate access to health care, social services, and emergency services. Language barriers can hinder a person's ability to take action during natural disaster events[5]. Limited English skills can also make it harder to obtain medical or social services and interact with caregivers[4]. U.S. Census data 2021 ACS 5-year estimates indicate that 18% of Apopka's population is foreign-born with 29% speaking languages other than English at home. Spanish is spoken by 23% of Apopka's residents. Approximately 10% of the community have limited English skills (based on the ability to speak English "less than very well"); this is less than that of Orange County (15%) and Florida (12%). Thus, to ensure equitable inclusion and access to opportunities and services for all community members, the City can work across departments and relevant partner agencies and institutions to provide adequate access to healthcare, mental wellness, and preventive messaging and assistance before, during, and after acute shock events by tailoring information based on residents' language needs. This approach should also consider different platforms and outlets of communication, as technological barriers may impede resource access, as can be the case for residents with or without language barriers.

Age

Age (see Figure RSE- 7 for Apopka's population age distribution) is a predictor of vulnerability to acute and chronic stressors, especially for young children and older adults. For instance, children have faster breathing rates than adults, placing them at

greater risk for respiratory distress related to ground-level ozone, airborne particulates, wildfire smoke, and allergens. Climate change can aggravate this respiratory response as, for example, it creates an extended pollen season, which increases allergens. Moreover, children are also more vulnerable to infectious diseases due to their developing immune systems[7]. The City's under five-year-old population (6.4%) is slightly greater than that of Orange County (5.9%) and Florida (5.2%).

Apopka's population 65 years old and over is approximately 15% (U.S. Census 2021 ACS 5-year); this segment of the population is at increased health risk of climate change and environmental hazards. The elderly are more vulnerable to natural disasters due to possible pre-existing medical conditions or compromised mobility. They are particularly at risk of heat-related illness or death as their bodies do not adjust well to sudden temperature changes, and they may have abnormal heat responses due to chronic illness or medication (CDC).

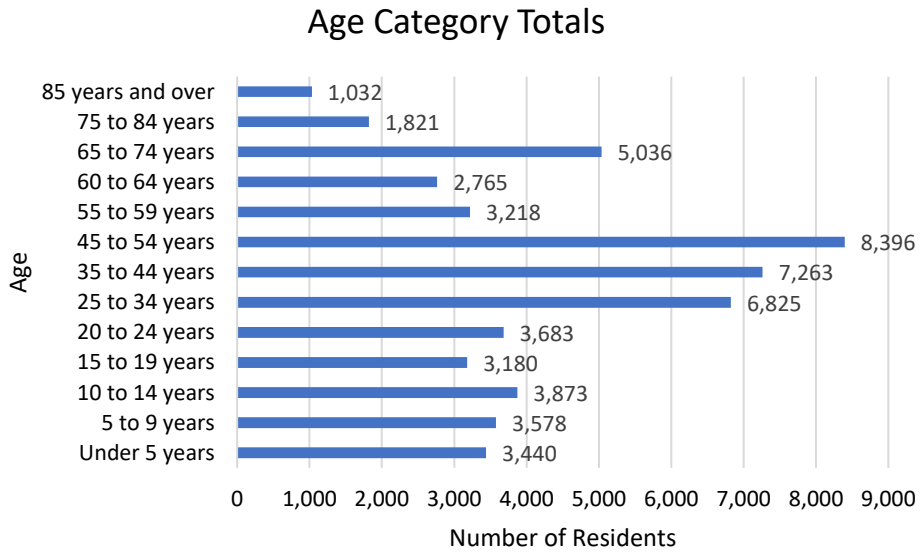

Figure RSE- 7 Apopka Age Category Totals (Source: 2021 ACS 5-year)

Due to increased vulnerability, the youth and elder age groups should be sensibly addressed in resilience planning. The City can work across departments and with relevant partner agencies, institutions, and the private sector to implement one or more heat-related illness mitigation strategies such as: promoting heat-health through messaging, identifying residents at higher risk (consider partnering with homecare agencies), establishing community cooling centers during high heat months and acute shock events (e.g., municipal buildings, library, faith-based, non-profit organization), offering home energy efficiency assistance program, air-conditioning upgrade assistance, and/or utility

[7] Balbus, J. M., & Malina, C. (2009). Identifying vulnerable subpopulations for climate change health effects in the United States. *Journal of occupational and environmental medicine*, *51*(1), 33–37. https://doi.org/10.1097/JOM.0b013e318193e12e

benefits during high heat months. In addition, reducing greenhouse gas emissions and air pollutants can help reduce poor air quality and respiratory impacts. Moreover, increased tree canopy, nature-based solutions, and alternative transportation can improve air quality conditions and provide overall quality of life[8]. To learn more about Apopka's air quality, refer to Table CE - 5 Air Quality Index Levels for Orange County in the Conservation Element. In addition, the City can also plan outdoor spaces and community areas to be inclusive of all age groups and incorporate activities that invigorate individuals and promote connectedness and social cohesion between all ages.

Health Insurance

Residents who lack health insurance are at higher health risks because they often avoid or delay diagnoses, treatment, and/or medication. In addition, residents lacking healthcare coverage are also more likely to suffer health consequences from air pollution and extreme heat[6]. Apopka's vulnerable population without health insurance is an estimated 11.9% (U.S. Census 2021 ACS 5-year). Based on this indicator's risk aspects, City's plans to coordinate medical services for those residents in need should consider this area a priority.

Population Living with a Disability

Based on 2021 U.S. Census ACS 5-year data, 10.3% of Apopka's population (noninstitutionalized civilians) lives with a disability. Thus, when planning, it is essential for the City to account for this community segment inclusively. Therefore, evaluating service gaps (i.e., mobility, open spaces, access to goods, and more) and opportunities to improve these residents' quality of life is crucial. In addition, it is important to note that 42% of Apopkan's living with a disability are 65 years and over, prompting the need for sensible planning to help physically, mentally, and economically invigorate this segment of the population.

Access to Healthy Foods

Accessibility and affordability of healthy foods are essential health contributing factors and strong indicators of inequity. By understanding a community's lack of access to healthy foods and the financial ability to obtain these, a city can adequately plan to allocate resources and promote relevant services in the area. Based on U.S. Census 2021 ACS 5-year data, an estimated 12.4% of households receive food stamps/supplemental nutrition assistance program (SNAP).

It is important for the City to continue efforts such as the implementation of farmer's markets, community gardens (support of Billie Dean Community Garden and others), and meaningful partnerships and collaboration with local programs (such as the Big Potato Foundation) to promote local production of accessible and affordable local healthy

[8]National Institute of Health (NIH). (n.d.). *Asthma, Respiratory Allergies, and Airway Diseases – Health and Climate*. Retrieved on May 14, 2021 from https://www.niehs.nih.gov/research/programs/geh/climatechange/health_impacts/asthma/index.cfm

foods, encourage green areas and biodiversity growth, increase charitable and cultural programs, and to also foster local entrepreneurship, especially in areas that required additional attention based on needs, and lack of services and resources. In addition, the City can find greater collaboration by partnering with regional efforts to share resources and best practices and advancement of City community goals.

PLACES

A community's place-based vulnerability assessment can help evaluate the level of accessibility to services and needs (especially as an avenue to promote prosperity), walkability, infrastructure quality, and areas of opportunity to reduce community-wide greenhouse gas emissions. For this assessment, mobility data such as occupied housing units with no car, walkability, and proximity to transit are explored, as well as the age ranges of housing units for potential building efficiency and indoor quality improvements.

Livability Indicators

Walkability

The National Walkability Index is a measure used to indicate the ease of pedestrian travel in an area and is based on the characteristics of the built environment. The index ranks census block groups according to their relative walkability based on the following attributes within the block: mix of employment types, occupied housing, street intersection density, and predicted commute mode split[9]. A greater mix of employment types, occupied housing, and street intersection density contributes to more walk trips.

The walkability index score for Apopka is 9.1, on a scale ranging from 1-20, with lower values meaning less walkable (see **Error! Reference source not found.** for more on Apopka's index mapping). The map is based on EPA's most recent data set (2019) with darker shading indicating greater walkability. Walkability expert, Jeff Speck, recommends four attributes in creating a walkable community – safe, useful, comfortable, and interesting[10]. These attributes should be addressed and improved to encourage more pedestrian activity. The City can opt to prioritize pedestrian improvements in areas with

[9] U.S. Environmental Protection Agency (EPA). (n.d.). *National walkability index*. Retrieved on April 20, 2021 from https://www.epa.gov/smartgrowth/smart-location-mapping#walkability

[10] Speck, J. (2012). *Walkable city: How downtown can save America, one step at a time.* New York: Farrar, Straus and Giroux.

lower walkability indices. Additionally, the City can review area traffic incident reports to factor safety into walkability upgrades.

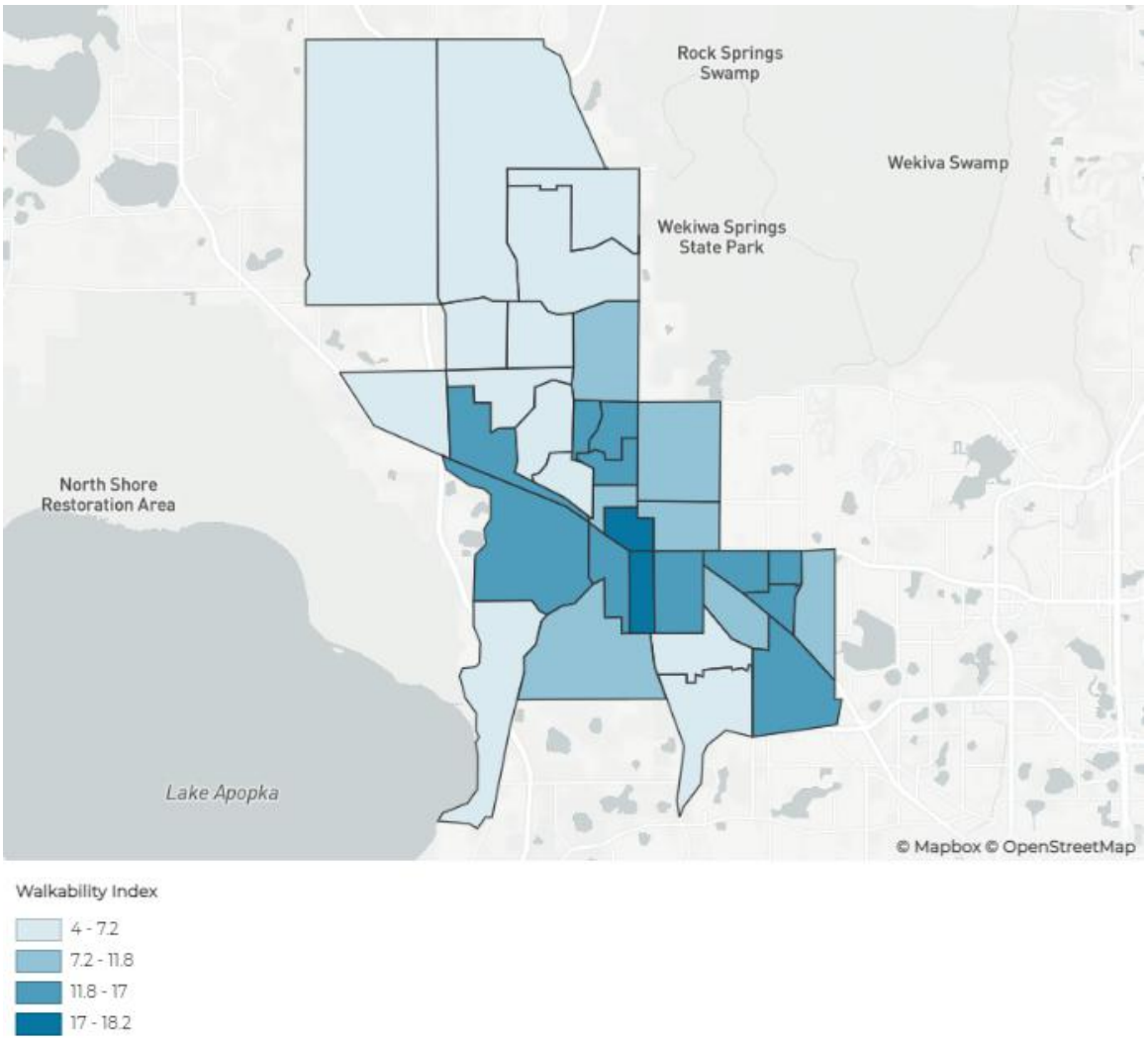

Figure RSE- 8 Apopka's Walkability Index
(Source: mySidewalk, EPA 2019)

Another important component of walkability and Places improvement measures is proximity to transit (walkable access to a transit stop). Based on EPA 2019 latest estimates, Apopka's walkability proximity to transit ranks 6 on a scale from 1-20, with higher values representing closer proximity to transit and walk trips (Figure RSE- 9). According to U.S. Census 2021 ACS 5-year data, approximately 2.6% of occupied housing units have no vehicles available (Figure RSE- 10 for occupied housing units with no vehicle available mapping), where a commonality between low proximity to transit and a high number of occupied housing units with no vehicles available align.

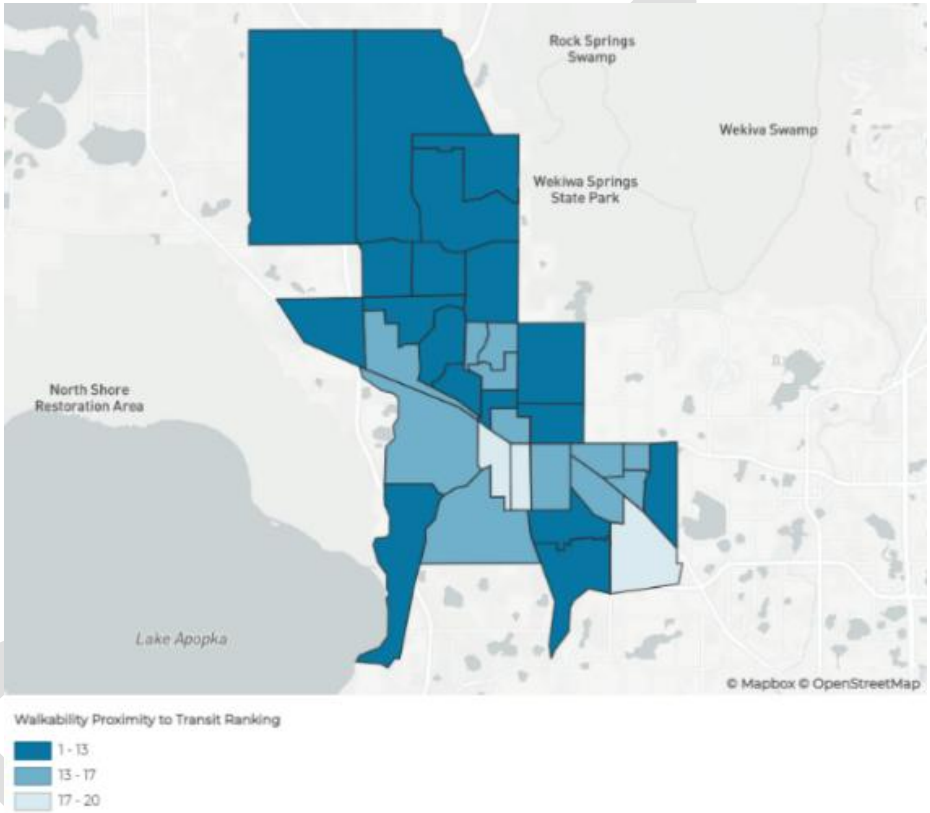

Figure RSE- 9 Apopka's Walkability Proximity to Transit (Source: mySidewalk, EPA 2019)

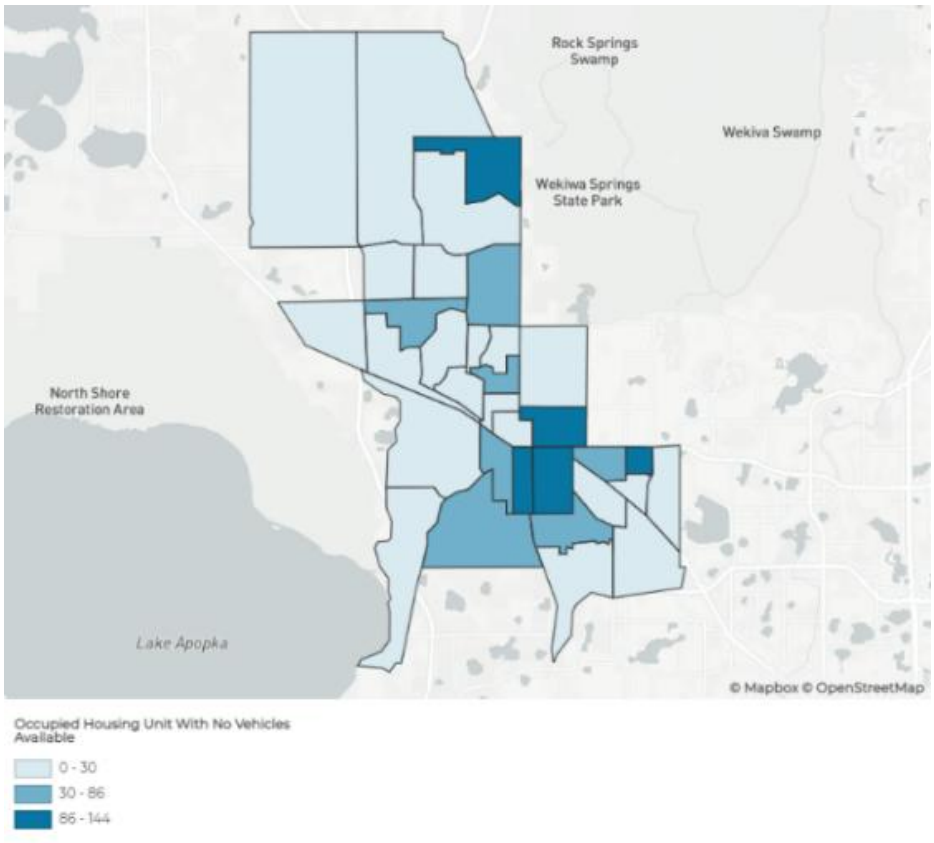

Figure RSE- 10 Apopka's Occupied Housing Units with No Vehicle (Source: mySidewalk, 2021 ACS 5-year)

Building Age of Housing Units

Understanding the building age of housing units can be useful in identifying older homes. Older buildings are likely less energy-efficient and pose a greater risk to the community members living in these types of infrastructure. Figure RSE- 11 and Figure RSE- 12 show, based on U.S. Census 2021 ACS 5-year data, Apopka's buildings age median and building age of housing units. This information can be helpful in identifying homes and neighborhoods where resilience could be improved with air conditioning upgrades and insulation, energy-efficient renovation such as windows and lighting, increased tree canopy, and reduced impervious surfaces.

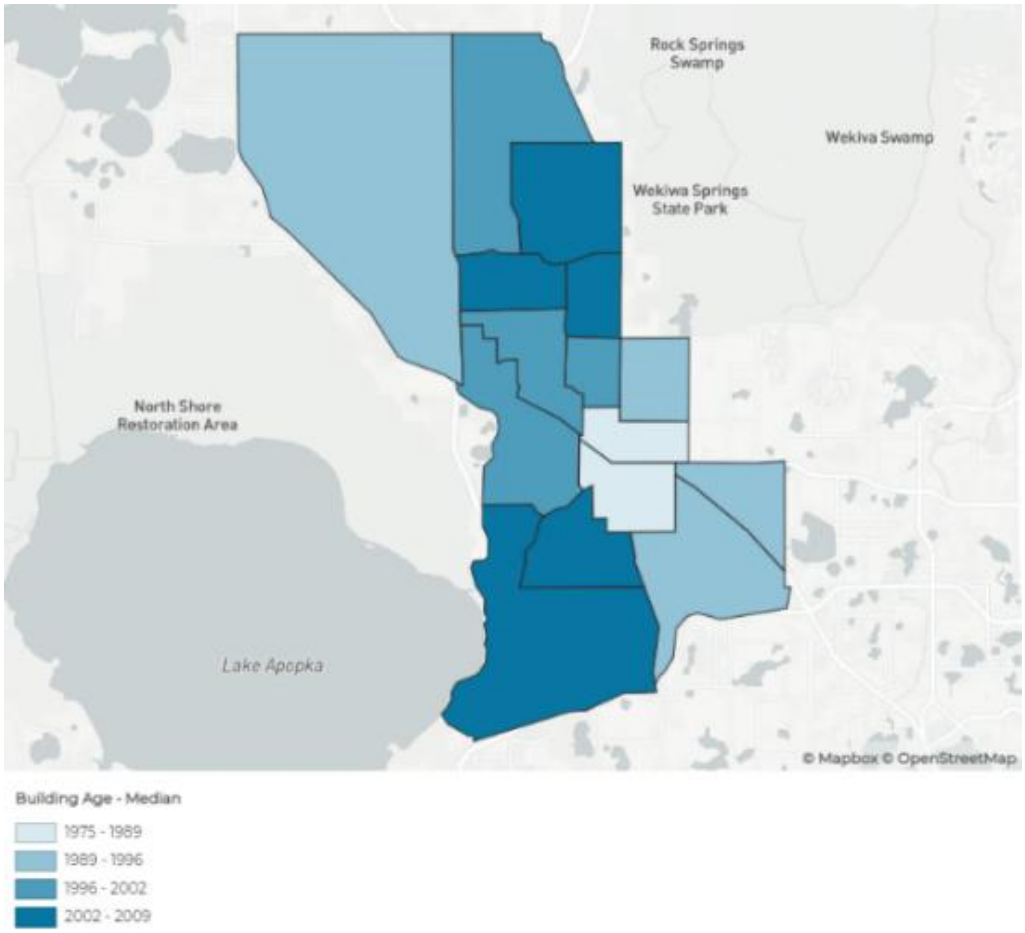

Figure RSE- 11 Apopka's Building Age Median
(Source: mySidewalk, 2021 ACS 5-year)

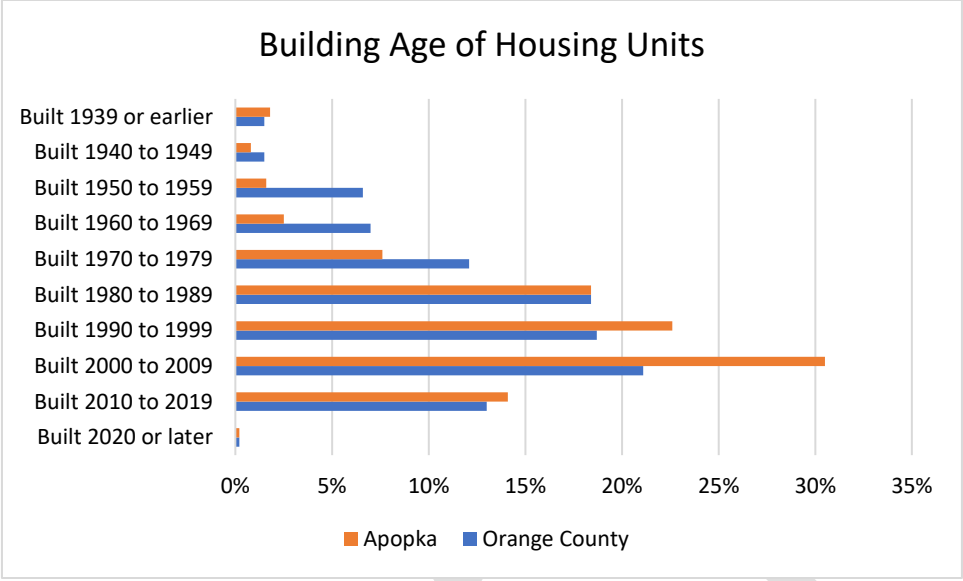

Figure RSE- 12 Building Age of Housing Units, Apopka and Orange County (Source: 2021 ACS 5-year)

Aside from directly improving people's quality of life, inclusive and sensible Places planning should also ideally be designed to reduce the community's greenhouse gas (GHG) emissions and increase and promote sustainable and resilient practices. To date, the City of Apopka has made notable progress in supporting several sustainable initiatives. For instance, in 2020, as part of an eighteen regional local governments group, the City partnered with the Regional Resilience Collaborative and Audubon Florida to participate in a Climate Cohort that mirrored regional efforts in measuring greenhouse gas emissions contributions. These estimates were conducted through a local government operations greenhouse gas emissions inventory that, upon completion, would help the City assess the largest emitting areas by providing valuable operational insight for the adequate development of high-impact actions for emissions reduction goals. Furthermore, the City has recently been selected to participate in the Florida League of Cities Race to Zero Cohort for June 2022, which will further assist with collecting necessary data for reduction assessment.

To continue emissions reduction efforts, the City has also invested in lower carbon-emitting (e.g., compressed natural gas) fleet and a municipal operating electric vehicle. In addition, the City has incorporated in its land development code a Green Building Standards section that encourages the development of various water management and energy efficiency practices (i.e., low impact development, resilient electric supply, retention of natural environments, and more), and promotes the use of low to zero-carbon transportation such as bicycling and electric vehicle use. The City has also engaged in multiple programs (e.g., Property Assessed Clean Energy Program, Solar and Energy Loan Fund, Community Development Block Grant, Water Conservation Program, EPA Brownfields Collaborative Grant, and more) that help community members with home

efficiency and resilient opportunities, such as water conservation through education and home energy improvements and rehabilitation for increasing housing affordability. Other engagement programs include promoting sustainable mobility options, such as the City's yearly partnership with the Florida Department of Transportation to host Mobility Week, and the conservation and preservation of natural areas such as the West Orange Trail project, Keep Apopka Beautiful Program, and Tree City USA. In terms of waste management, the City has also partnered with Orange County, the City of Orlando, and other entities to launch "Central Florida Recycles."

Due to the ever-evolving work of sustainability and resiliency efforts, it is recommended for the City to continue its work toward GHG emissions reduction, sustainable and inclusive community practices, local and regional partnerships, and programs engagement. These efforts should be managed and assessed by incorporating science-based strategies, city monitoring data, and the evaluation and consideration of regional actions.

PROSPERITY

Apopka's Prosperity vulnerability assessment provides an insight into those community members living in poverty and struggling to meet every day needs. People living under these conditions are often at higher risk of having compromised health (physical and mental) and a lower ability to recover from shocks and stressors; due to that, low income generally correlates with inadequate housing, social exclusion, lower ability to evacuate during emergencies, work areas with greater risks exposure, and lack of resources, among other income-driven community aspects. Therefore, understanding what portion of the population is experiencing these stressors can aid in more inclusively and effectively plan to help ease financial hardship by improving the allocation or facilitation of adequate resources and promoting the use of services, especially in those areas that need it most.

Economic Risk Factors

Poverty

Poverty and low-income factors increase the risk of compromised health and decrease the ability to recover from extreme weather, climate change, and environmental stresses. Generally, low-income residents are often challenged with accessing healthy food, affordable healthcare, property insurance, and quality housing. This can, in turn, also contribute to heightened emotional stress[11]. In addition, individuals and families with low incomes are more likely to have substandard housing with leaks, mold, or inadequate air

[11]Wilkinson, Richard G., and Marmot, Michael Gideon. (2003). *Social determinants of health: The solid facts*. Retrieved from http://www.euro.who.int/__data/assets/pdf_file/0005/98438/e81384.pdf

conditioning putting them at higher risk of infection and heat-related illness.

According to U.S. Census 2021 ACS 5-year data, 10.6% of Apopka residents live below the poverty level, of which 8.2% are families. Based on this data, 6% are families with children and 3% are families with single mothers. The U.S. Census defines family poverty as "if a family's total income is less than the family's threshold, then that family and every individual in it are considered in poverty." The City can address challenges faced by low-income residents by providing access to healthy foods, healthcare and mental wellness, assistance for resilient housing upgrades, and career pathways to promote social mobility.

Housing Affordability

The percentage of income spent on housing can dramatically affect the well-being and stability of an individual— homeownership and renting carry differing risks and concerns. Homeowners often spend more on their overall housing costs; however, renters typically spend a larger proportion of their income on housing.

Renters can often be subject to increased health risk exposures, with rental units located in high-density areas in multistory apartment buildings contributing to heat-related illness. In addition, renters can be exposed to dampness, mold, toxic substances, and allergens in units that are not well-maintained[12]. Gross rent as a percentage of income includes the estimated average monthly cost of utilities in addition to monthly rent. According to the U.S. Department of Housing and Urban Development (HUD), renters with gross rent percentages of 30% and greater are considered to be cost-burdened, while those with gross rent percentages of 50% and greater are considered severely cost-burdened. It is estimated that about 34.2% of Apopka's occupied housing units require 30% or more of income, and approximately 12.5% of the households are severely cost-burdened. The City can address this root cause of inequity through strategies to diversify housing, assist cost-burdened residents in improving housing resilience (e.g., energy efficiency, air-conditioning upgrade), by prioritizing vulnerable neighborhoods to reduce heat island effects (e.g., tree canopy, reflective roofing, green mitigation in parking lots), and by collaborating regionally to improve career pathways for cost-burdened residents.

Educational Attainment and Labor Participation

There is a strong correlation between lower educational attainment, poverty, and poor health. People with lower educational attainment are less likely to carry health insurance, often putting them at risk of lower preventive, primary, and specialty care rates. This risk is greater for racial and ethnic minorities. Moreover, people with lower educational

[12]Rohe, William M. and Lindblad, Mark. (2013). "Reexamining the Social Benefits of Homeownership after the Housing Crisis" (presentation, Homeownership Built to Last: Lessons from the Housing Crisis on Sustaining Homeownership for Low Income and Minority Families–A National Symposium, Cambridge, MA, April 2013)

attainment are more likely to live in inadequate housing conditions[13]. Based on data collected from the U.S Census 2021 ACS 5-year estimate, about 88.7% of Apopka residents are high school educated, which is slightly lower than Orange County and Florida (89.5% and 89.0%, respectively). Refer to Figure RSE- 13 for more information on Apopka's educational attainment. In terms of labor force participation, Apopka's rate is 67.5% (U.S. Census ACS 5-year 2021), which is similar to Orange County's and higher than that of Florida. To further improve labor force participation and poverty levels, the City can work to increase partnerships and continue collaboration with local organizations that promote prosperity at all community levels.

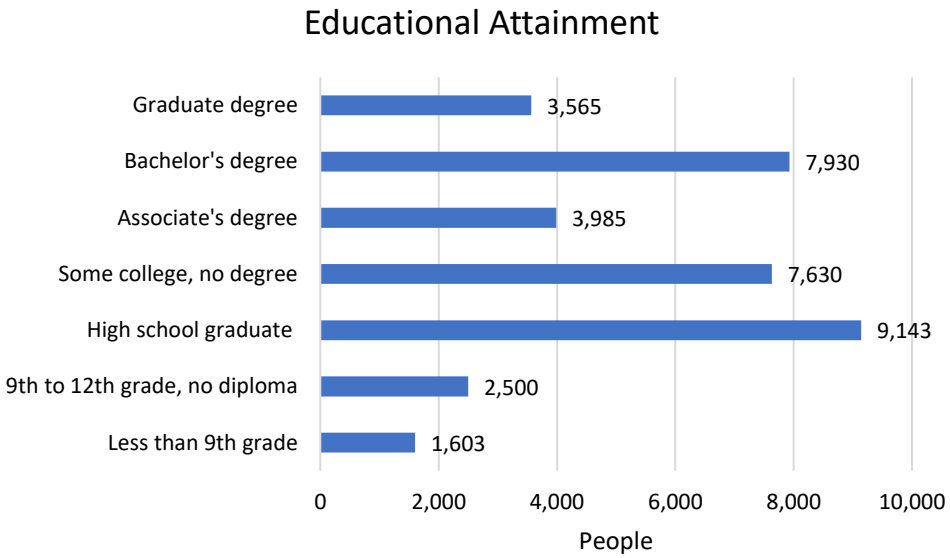

Figure RSE- 13 Apopka's Educational Attainment (Source: 2021 ACS 5-year)

Partnerships and collaboration are integral components of resilience work. For prosperity, collaboration presents opportunities to strengthen local actions by sharing resources (i.e., funding and knowledge) and amplifying efforts and community vision. The City of Apopka has made notable progress in developing valuable partnerships to move forward initiatives that can help build community prosperity and overall resilience. Some of the partnerships and programs the City has engaged to date include the Apopka Chamber and Apopka Youth Works partnership, high school career programs (e.g., Wekiva High Culinary Program), community business resilience initiatives (e.g., Apopka Chamber's "Let's Restart Apopka," and Mayor's "Gold Seal Program"), Apopka Faith

[13] Centers for Disease Control and Prevention. (2011). CDC Health Disparities and Inequalities Report — United States. *Morbidity and Mortality Weekly* Report 60 Suppl. Retrieved from http://www.cdc.gov/mmwr/pdf/other/su6001.pdf

Community Group job resources and opportunities, homes and businesses resilience improvement grant funding assistance, and Community Development Block Grant (CDBG) to help with economic improvement and development projects. The City should continue to engage in prosperity-driven initiatives and partnerships, and it can look into further expanding these efforts by collaborating with neighboring cities, the county, and regional actions to collectively increase economic prosperity within the City and across the region.

NEIGHBORHOODS AT GREATER RISK ANALYSIS

The U.S. Climate Resilience Toolkit's Neighborhoods at Risk tool identified five neighborhoods with a greater risk of climate-related impacts than the surrounding City. The five Census tracts – 177.03, 178.07, 176, 175.05, and 177.01 – exceed Apopka's median vulnerability factors (Figure RSE- 14). Note that Census tracts with any portion within the municipality are analyzed though only a portion of a tract may fall within the City boundaries.

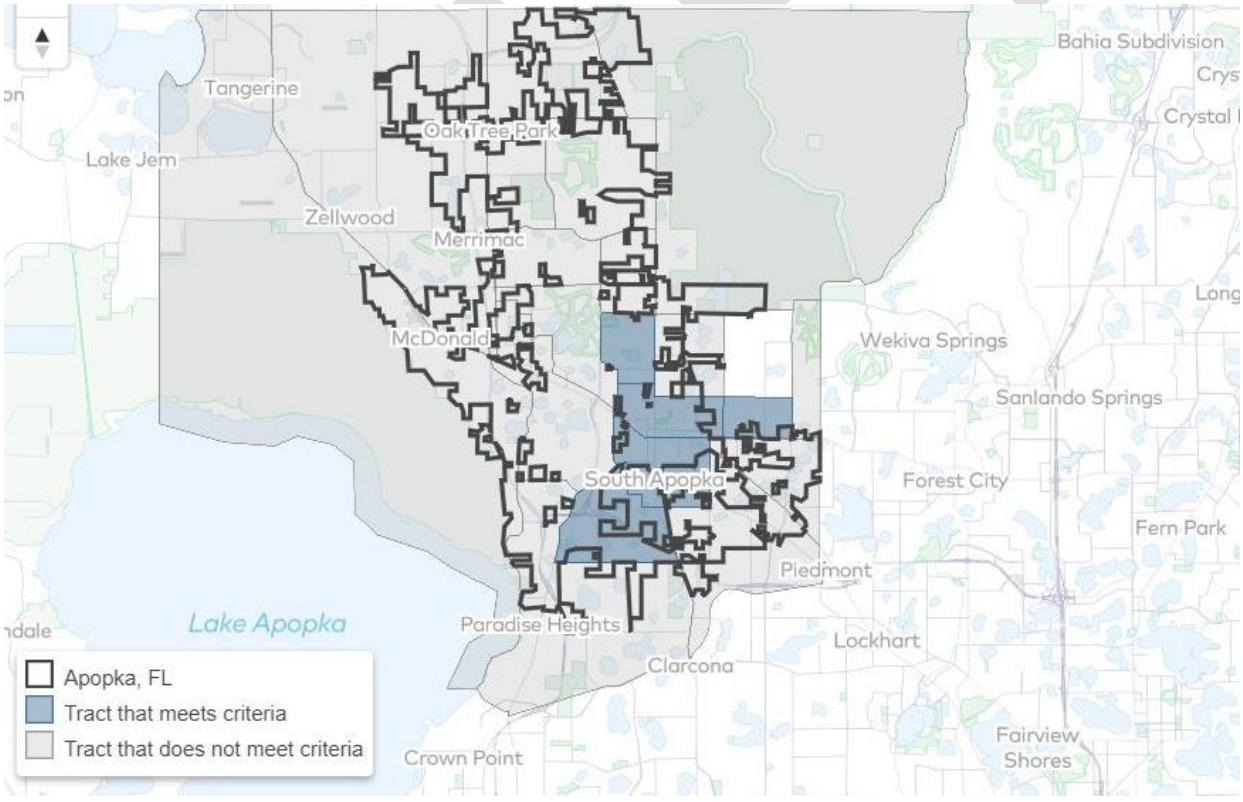

Figure RSE- 14 Census Tracts at Greater Risk
(Source: US. Climate Resilience Toolkit Neighborhoods at Risk and 2021 ACS 5-year)

The following vulnerability indicators were identified as greater than the surrounding City median values and used as criteria to determine the neighborhoods at greater risk. The values represent combined results for the five most vulnerable Census tracts:

- People of color and Hispanics: 76.7% (greater than median of 56.7%),
- People who don't speak English well: 10% (greater than median of 4%),
- People without health insurance: 21.1% (greater than median of 11.9%),
- Number of rental units: 33.7% (greater than median of 21.4%), and
- Families in poverty: 17.9% (greater than median of 6.3%).

The Neighborhoods at Risk tool used 2021 ACS 5-year estimates and remote sensing data to collect risk data. The nine attributes used by the tool indicate those populations that are potentially more vulnerable to climate-related risk. Not all residents who meet the criteria are more vulnerable; however, research shows that they are more likely to experience hardship during stages of climate-related disasters, including mitigation, preparedness, response, and recovery.

The five at-risk neighborhoods (Table RSE - 1) represent 27,069 people, with tract 177.01 home to the most people (7, 021) of the five tracts. Tract 176 has the greatest percentage of rental units (44.2%), people lacking health insurance (27%), and families in poverty (24.8%). Tract 177.03 has the most residents who don't speak English well (15.1%). Social vulnerabilities of poverty, rental status, language proficiency, race, and health insurance place these neighborhoods at greater risk of climate-related impacts.

Table RSE - 1 Apopka's Most Vulnerable Neighborhoods

U.S. Climate Resilience Neighborhoods at Risk						
Vulnerability Indicator	**Combined 5-tracts**	**Tract 176**	**Tract 177.01**	**Tract 177.03**	**Tract 175.05**	**Tract 178.07**
Population	27,069	5,454	7,021	4,580	5,574	4,440
People of Color and Hispanics	76.7%	88.9%	69.3%	63.1%	90.2%	70.6%
People who don't speak English well	10.0%	11.1%	10.2%	15.1%	4.0%	9.9%
People without health insurance	21.1%	27.0%	19.6%	24.3%	13.9%	22.2%
Families in poverty	17.9%	24.8%	11.3%	20.8%	23.0%	12.4%
Housing units that are rentals	33.7%	44.2%	26.3%	40.5%	26.3%	32.3%
Properties with flood risk	4.1%	6.4%	0.4%	4.8%	4.6%	70.0%
Areas lacking tree canopy	80.5%	78.2%	84.2%	75.9%	81.9%	84.6%
Area of impervious surface	28.2%	28.1%	36.4%	24.4%	24.9%	33.9%
Area in 500-yr floodplain	5.2%	1.7%	3.0%	7.6%	9.6%	0.0%

Source: U.S. Climate Resilience Neighborhoods at Risk, ACS 2021 5-year
Date Retrieved: October 2023

Revision				
Element	GOP	Final Draft version 1	Final Draft version 2	Note
Future Land Use	Objective 1.3	The City shall implement the Future Land Use Map and discourage the proliferation of urban sprawl by promotion of land uses which are consistent with its character. Also, the City will encourage flexible adjustments to density in response to population growth and areas of concentrated development, ensuring that community needs are addressed and sustainable growth is supported.	**REVISED**: The City shall implement the Future Land Use Map and discourage the proliferation of urban sprawl by promotion of land uses which are consistent with its character and that are coordinated with planned and proposed regional and local transportation and other public facilities.	Revised due to creating burdensome
	Table 1.3		**ADDED:** High Density (HDR 25)	Originally in Old Comp Plan (adopted Ord 2747)
	Policy 1.3.1.i		**ADDED**: Policy 1.3.1.i High Density Residential -25 (HDR 25) The primary use shall be residential dwelling units with a minimum of 15 dwelling units per acre up to a maximum of 25 dwelling units per acre; supporting infrastructure of less than five acres. The HDR-25 Designation applies to the properties located within the area delineated within Map 1.3.1.i-1 to Map 1.3.1.i-5; and properties within the HDR-25 Designation must have access to a collector or arterial road, or planned as a component of a pedestrian-oriented, mixed-use master plan with internal “complete street” connectivity.	Originally in Old Comp Plan (adopted Ord 2747)
	Map added		**ADDED:** Map 1.3.1.i-1 to Map 1.3.1.i-5	Originally in Old Comp Plan (adopted Ord 2747)
	Policy 1.3.5	Upon annexation, properties north of Sebastian Springs Lane and east of Rock Springs Road shall be designated agricultural or rural settlement with **a minimum of one dwelling unit per acre** or the same density as indicated by Orange County’s Future Land Use Element.	Upon annexation, properties north of Sebastian Springs Lane and east of Rock Springs Road shall be designated agricultural or rural settlement with **a minimum of two dwelling unit per acre** or the same density as indicated by Orange County’s Future Land Use Element.	Revised due to creating burdensome

	Policy 1.12.9	Proposed amendments to the Future Land Use Map within the Wekiva Study Area shall demonstrate that the proposed land use category is the least intensive category that will meet a demonstrated need of the use; and All proposed land use amendments for properties over **10 acres** in size will include an analysis to determine appropriate specific onsite Best Management Practices and compensatory treatment for nitrate/nitrogen reduction, both on-site and off-site, including, if necessary, through connection to central sanitary sewer. The analysis must demonstrate, when all factors are taken into account, that there is no increase in nitrate/nitrogen loading to groundwater and surface water.	Proposed amendments to the Future Land Use Map within the Wekiva Study Area shall demonstrate that the proposed land use category is the least intensive category that will meet a demonstrated need of the use; and All proposed land use amendments for properties over **30 acres** in size will include an analysis to determine appropriate specific onsite Best Management Practices and compensatory treatment for nitrate/nitrogen reduction, both on-site and off-site, including, if necessary, through connection to central sanitary sewer. The analysis must demonstrate, when all factors are taken into account, that there is no increase in nitrate/nitrogen loading to groundwater and surface water.	Revised due to creating burdensome
	Objective1.13	New development and redevelopment in the City shall **incorporate** walkable, mixed-use projects to create housing and transportation choices that lower household costs, reduce vehicle miles travelled, minimize emission of greenhouse gases, and discourage urban sprawl.	New development and redevelopment in the City shall **explore** walkable, mixed-use projects to create housing and transportation choices that lower household costs, reduce vehicle miles travelled, minimize emission of greenhouse gases, and discourage urban sprawl.	Revised due to creating burdensome
Housing	Policy 1.6.8		Mobile homes shall be allowed in any low-medium density residential land use classification, pursuant to Section 320.8285 and 320.823 F.S.	Originally in Old Comp Plan Housing Element Objective 4
	Policy 1.6.9		The City of Apopka shall ensure that supporting infrastructure is provided to new mobile home parks and subdivision as well as existing mobile homes if deemed necessary.	Originally in Old Comp Plan Housing Element Policy 4.1
	Policy 1.6.10		The City of Apopka shall review and amend its LDC as needed to provide for mobile home parks and subdivision development modifications.	Originally in Old Comp Plan Housing Element Policy 4.2
RECREATION AND OPEN SPACE	Policy 1.1.8	Residential developments around public lakes are required to provide public streets, sidewalks, accessible parks and open spaces around those lakes.	REMOVED	Revised due to creating burdensome
	Policy 1.3.3	To ensure the equitable provision of green and open spaces, the City will strive to preserve and maintain, through effective landscaping practices, these spaces in all proposed development plans.	REMOVED	Revised due to creating burdensome

	Policy 1.3.5	The City shall require developers to provide a proportionate share of open space to meet resident needs and protect environmentally sensitive areas. Planned developments, mixed-use developments, and residential projects must ensure adequate vehicular, pedestrian, and bicycle access to on-site and adjacent park spaces, and, where applicable, connect to nearby trails and greenways.	REMOVED	Revised due to creating burdensome
Resilience and Sustainability Element			REMOVED	

Duke Energy Florida grants $5K to Habitat Seminole-Apopka

Since 2020, Duke Energy has given over $200K to state's affordable housing program

Staff Reports

Duke Energy Florida and its foundation is giving a total of $75,000 to three Habitat for Humanity organizations in Florida including $5,000 to Habitat for Humanity Seminole-Apopka, Duke Energy Florida announced in a March 27 news release.

Besides the $5,000 to Habitat for Humanity Seminole-Apopka, Duke Energy Foundation is also giving $20,000 to Habitat for Humanity Lake Sumter, and $30,000 to Habitat for Humanity Tampa Bay Gulfside.

Duke Energy has also given another $20,000 to help these organizations' operations this year.

In addition to the grants, employees will construct houses in west Orange and Citrus counties during volunteer events later this year.

"Habitat for Humanity builds homes, communities and hope," Melissa Seixas, Duke Energy Florida state president, was quoted as saying in a press release. "Supporting nonprofit organizations like Habitat for Humanity allows the company to improve the vitality of the communities we serve while making a lasting difference in the lives of individual customers."

Since 2020, Duke Energy Foundation has given to the state's affordable housing programs over $200,000, a portion of the $1 million in contributions and over 10,000 volunteer hours to Habitat for Humanity.

To learn more about Habitat for Humanity's work through its 49 affiliate organizations across Florida, Visit habitatflorida.org to for more information about Habitat for Humanity's works through it 49 affiliate organizations across the state.



Courtesy of Habitat for Humanity Seminole-Apopka

Habitat volunteers and local CEOs gathered on November 4, 2024, for the annual CEO Build event, in which 21 of the region's CEOs and business leaders discussed the Central Florida affordable housing crisis.

Senate

Continued from page 1A

on third-party voter registration groups, and create a Florida Voting Rights Act commission to oversee and protect voters.

"We're here today to champion the Florida Voting Rights Act, Senate Bill 1582 and House Bill 1409, a piece of good, common-sense legislation that does what democracy demands: protect the rights of every voter in our state," Bracy Davis said.

Bracy Davis told Florida Politics that she does not want the race to become personal.

"I love my brother and I wish him well," she said.



Photo courtesy of Randolph Bracy III/ RandolphBracy.com

Randolph Bracy III is running for Florida Senate District 15 against his sister.

Five Apopkans make dean's list at Mars Hill

Staff reports

Five Apopkans were named to the dean's list for the fall 2024 semester at Mars Hill University in North Carolina.

Jackson Paul Adams, Braylon Anthony Reynante, Thomas Jay Burske, Philip John Devita and Alyssa Marie Jordan were a few of the 482 students named to the dean's list last autumn.

To qualify for the dean's list,

To make it on the dean's list, students must earn a grade-point average of 3.5 on a minimum of 12 semester hours and have no grade below a C.

Founded in 1856 by area Baptist families, Mars Hill University is a private liberal arts institution located 20 minutes north of Asheville in western North Carolina.

Orchids in full bloom at Apopka International Spring Orchid Festival

Domestic, international vendors to showcase flowers

Staff Reports

Orchids from all over the nation and the world will fill up greenhouses at the Apopka International Spring Orchid Festival next week.

Free to the public, the event will take place 9 a. m. to 5 p. m. from Friday, April 11 to Sunday, April 13, at Krull-Smith, 2800 W. Ponkan Road, Apopka.

Featured local and domestic vendors will be from Florida, California, New Jersey and North Carolina; and international vendors will come from South Africa, Brazil, Japan, Taiwan, and Thailand.

The exhibiting vendors include Afri Orchids (South Africa), AWZ Orchids (Brazil), Blue Ridge Orchids (North Carolina), Blumen Insel (Japan), Bredren Orchids (Florida), Cactus & Exotics (Florida), Ching Hua Orchids (Taiwan), Gold Country Orchids (California), Hang-a-Pot (Florida), Ingram's Better Orchid Books (Florida), Kanjarin Greens (Thailand), Mac's Orchids (Florida), Mainshow Orchids (Taiwan), Miranda Orchids (Florida), OFE Orchids & Supplies (Florida), Orchid Eros (Hawaii), Orchidabilia (Florida), Paph Paradise (California), Scented Diva Candles (Florida), Springwater Orchids (Florida), Sunset Valley Orchids (California), Waldor Orchids (New Jersey) and Wilson Orchids (Taiwan).





CITY OF APOPKA PUBLIC HEARING NOTICE
REWRITE OF THE COMPREHENSIVE PLAN
TRANSMITTAL HEARING

NOTICE is hereby given pursuant to Florida Statues Section 163.3184 and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7(B) that the City of Apopka proposes to rewrite the Comprehensive Plan in its entirety with the exception of the Transportation Element.

ORDINANCE NO. 3101
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, REWRITING THE COMPREHENSIVE PLAN IN ITS ENTIRETY WITH THE EXCEPTION OF THE TRANSPORTATION ELEMENT; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, May 13, 2025 beginning at 5:30 P.M.,** or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for **Ordinance Number 3101** the transmittal of the proposed amendment to the Florida Department of Commerce will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, May 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 Rewrite of the Comprehensive Plan 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 4, 2025

Notice of Limited Liability Company Dissolution

NOTE: This page is optional

This notice is submitted by the dissolved limited liability company named below for resolution of payment of unknown claims against this limited liability company as provided in s. 605.0712, F.S.

This **"Notice of Limited Liability Company Dissolution"** is optional and is not required when filing a voluntary dissolution.

Name of Limited Liability Company: Apopka Vet Clinic, LLC

Document number of Limited Liability Company is: L17000238114

Date of dissolution was: 12/31/2025

Description of information that must be included in a written claim:

All claims against the assets of Apopka Vet Clinic, LLC must be made in writing and include the claim amount, basis and origination date. The deadline for submitting claims is 120 days from the date of this notice.

Mailing address where claims can be sent: (Claims cannot be sent to the Division of Corporations)

DHN Attorneys, PA
448 South Alafaya Trail, Unit 8
Orlando, FL 32828

A claim against the above named limited liability company will be barred unless a proceeding to enforce the claim is commenced within 4 years after the filing of this notice.

Shellie Campbell DVM
Printed Name of the Person Filing

Signature of the Person Filing

Fee: No charge if included with Articles of Dissolution. If filed separately $25.00

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Florida Blue

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- MEDICARE
- CREMATION
- ACCIDENT
- DENTAL
- LIFE
- CRITICAL ILLNESS

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CITY OF APOPKA
PUBLIC HEARING NOTICE
REWRITE OF THE COMPREHENSIVE PLAN
TRANSMITTAL HEARING

NOTICE is hereby given pursuant to Florida Statues Section 163.3184 and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7(B) that the City of Apopka proposes to rewrite the Comprehensive Plan in its entirety with the exception of the Transportation Element.

ORDINANCE NO. 3101

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, REWRITING THE COMPREHENSIVE PLAN IN ITS ENTIRETY WITH THE EXCEPTION OF THE TRANSPORTATION ELEMENT; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Notice is given that a public hearing for **Ordinance Number 3101** the transmittal of the proposed amendment to the Florida Department of Commerce 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, July 2, 2025, beginning at 1:30 P.M.**, or as soon thereafter as possible.

Affected parties and the public may appear at the above listed hearings to speak. The proposed Rewrite of the Comprehensive Plan 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

June 13, 2025

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

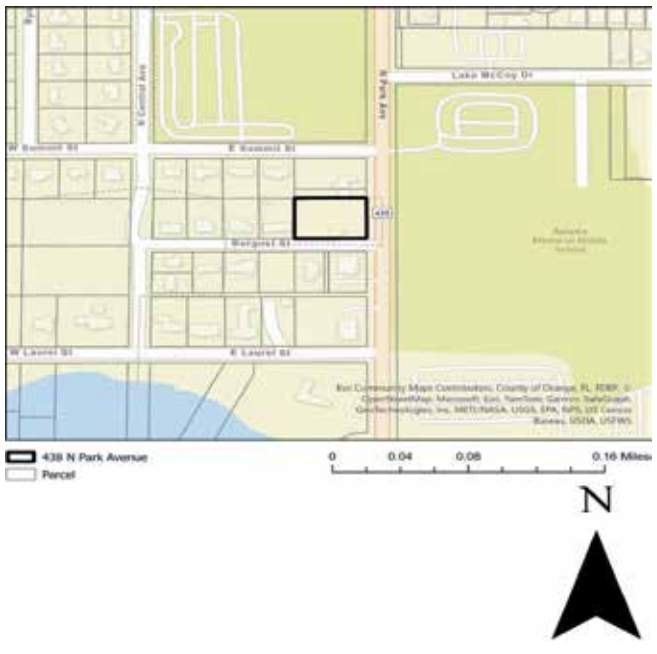
NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Nick Diangelis** have made application relating to the following described property.

ORDINANCE NO. 3103

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE FUTURE LAND USE FROM COUNTY LOW DENSITY RESIDENTIAL TO 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.

ORDINANCE NO. 3104

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.



Parcel Identification Number(s): 04-21-28-2204-01-110
Contains: 0.66 +/- Acres

Notice is given that a public hearing for Ordinance Numbers 3103 & 3104 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, 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 Small-Scale 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

June 13, 2025

City of Apopka
CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
Item #: 5.
Meeting Date: July 2, 2025
Department: Community Development

SUBJECT:
Ordinance No. 3112 - First Reading - Annexation -1920 Sheeler Avenue

ACTION ITEM INFORMATION:
Owner(s): Reid Marvin Wayne and Reid Susan Thomas
Applicant(s): Jonathan Huels
Location: 1920 Sheeler Avenue
Project: Annexation
Density: N/A
Proposed Development: 115 single-family residential units
Project Manager: Jun Sohn, Ph.D.

REQUEST:
Accept the first reading of Ordinance Number 3112 and hold it over for second reading and adoption.

SUMMARY:
Owner: Reid Marvin Wayne and Reid Susan Thomas
Applicant: Jonathan Huels
Parcel Identification Number: 22-21-28-0000-00-073, 22-21-28-0000-00-227
Location: 1920 Sheeler Avenue
Future Land Use: County Rural, County LD
Existing Use: Vacant
Current Zoning: County A-1
Tract Size: 40.16 +/- acre(s)
Proposed Development: 115 single-family residential units

Direction	Future Land Use	Zoning	Present Use
North	Residential Low	RSF-1B (Residential Single-Family District-Large Lot)	Residential
East	County LD	County R-1A	Residential
South	Residential High	RMF (Residential Multi-Family)	Residential
West	Agriculture	AG (Agriculture)	Agricultural

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 a Residential Low Suburban (RLS) and Change of Zoning to a Residential Two-Family District (RTF). The applicant's intention is to construct a 115 single-family home subdivision.

ORANGE COUNTY NOTIFICATION:
The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on May 9, 2025.

PUBLIC HEARING SCHEDULE:
July 2, 2025 – City Council (1:30 pm) – First Reading
July 16, 2025 – City Council (7:00 pm) – Second Reading and Adoption

DULY ADVERTISED:
June 20, 2025 – Apopka Chief
June 27, 2025 – Apopka Chief

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Development Review Committee: Recommends approval of the annexation for property located at 1920 Sheeler Avenue, owned by Reid Marvin Wayne and Reid Susan Thomas.

City Council – Recommended motion: Accept the first reading of Ordinance Number 3112, and hold it over for second reading and adoption.

ATTACHMENTS:
1. Ordinance No. 3112
2. Maps
3. Ads 06202025

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 REID MARVIN WAYNE AND REID SUSAN THOMAS; LOCATED AT 1920 SHEELER AVENUE, COMPRISING 40.16 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, Reid Marvin Wayne and Reid Susan Thomas, owner thereof, have petitioned the City Council of the City of Apopka, Florida, to annex the property located at 1920 Sheeler Avenue; and

WHEREAS, Section 171.044, Florida Statutes, provides that the City may annex property into its corporate limits upon voluntary petition of its owners, by passing and adopting an ordinance to annex said property at a regular meeting; and

WHEREAS, the City Council of the City of Apopka, Florida is desirous of annexing and redefining the boundaries of the municipality to include the subject property pursuant to Section 171.044, Florida Statutes.

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

SECTION I: That the following property, described to wit:

THE WEST 693 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION, 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

AND

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION, 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 33 FEET FOR ROAD RIGHT-OF-WAY AS SET FORTH IN THAT CERTAIN DEED RECORDED IN DEED BOOK 338, PAGE 19, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINING 40.16 ACRES MORE OR LESS.

being compact and contiguous to the City of Apopka, and being situated in Orange County, Florida, totaling **40.16 +/- 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: July 2, 2025

READ SECOND TIME
AND ADOPTED: July 16, 2025

_____
Bryan Nelson, Mayor

ATTEST:

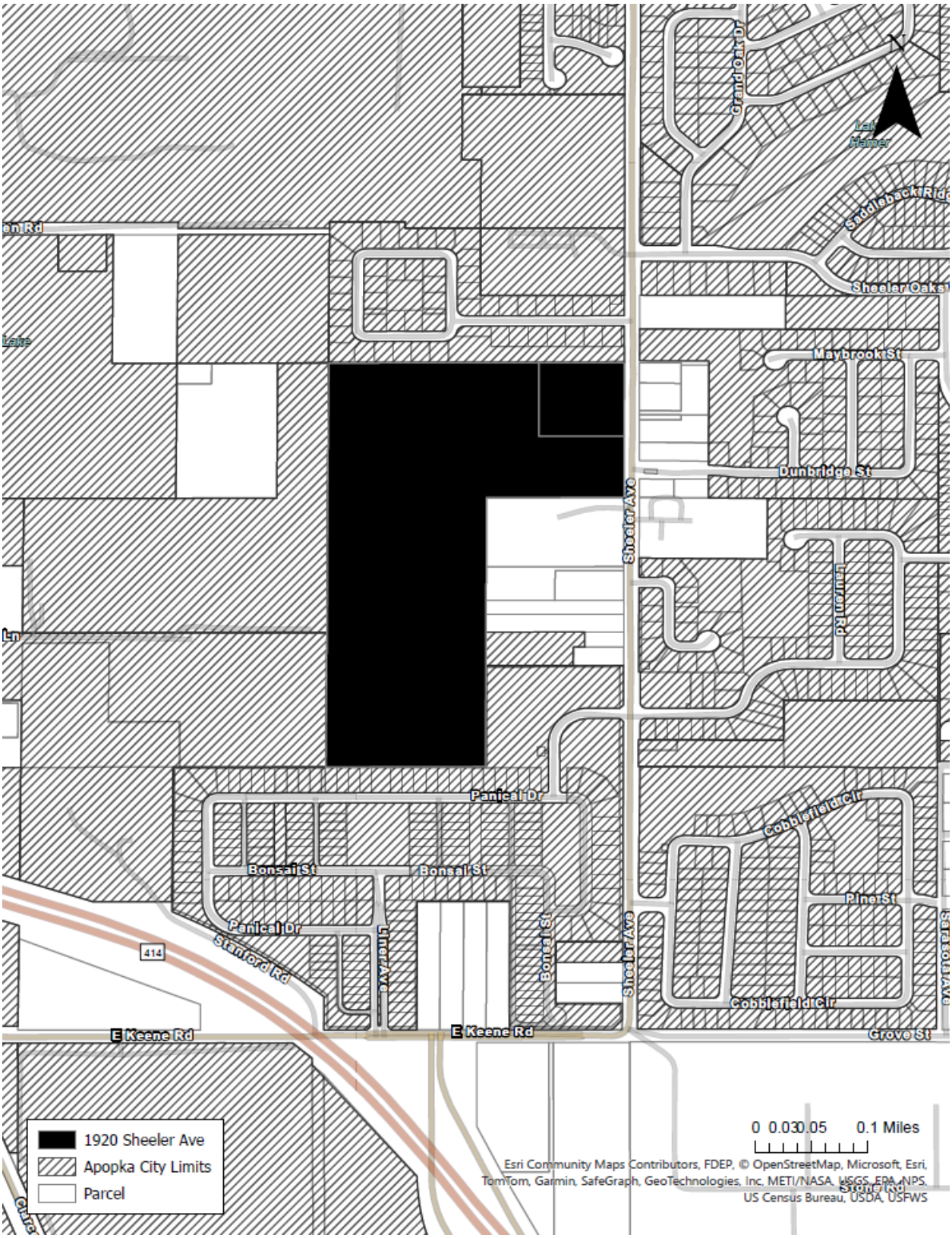
_____
Susan M. Bone, City Clerk

APPROVED as to form and legality

_____
Cliff Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: June 20, 2025 and June 27, 2025

EXHIBIT "A"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Grove St
1920 Sheeler Ave
Apopka City Limits
Parcel
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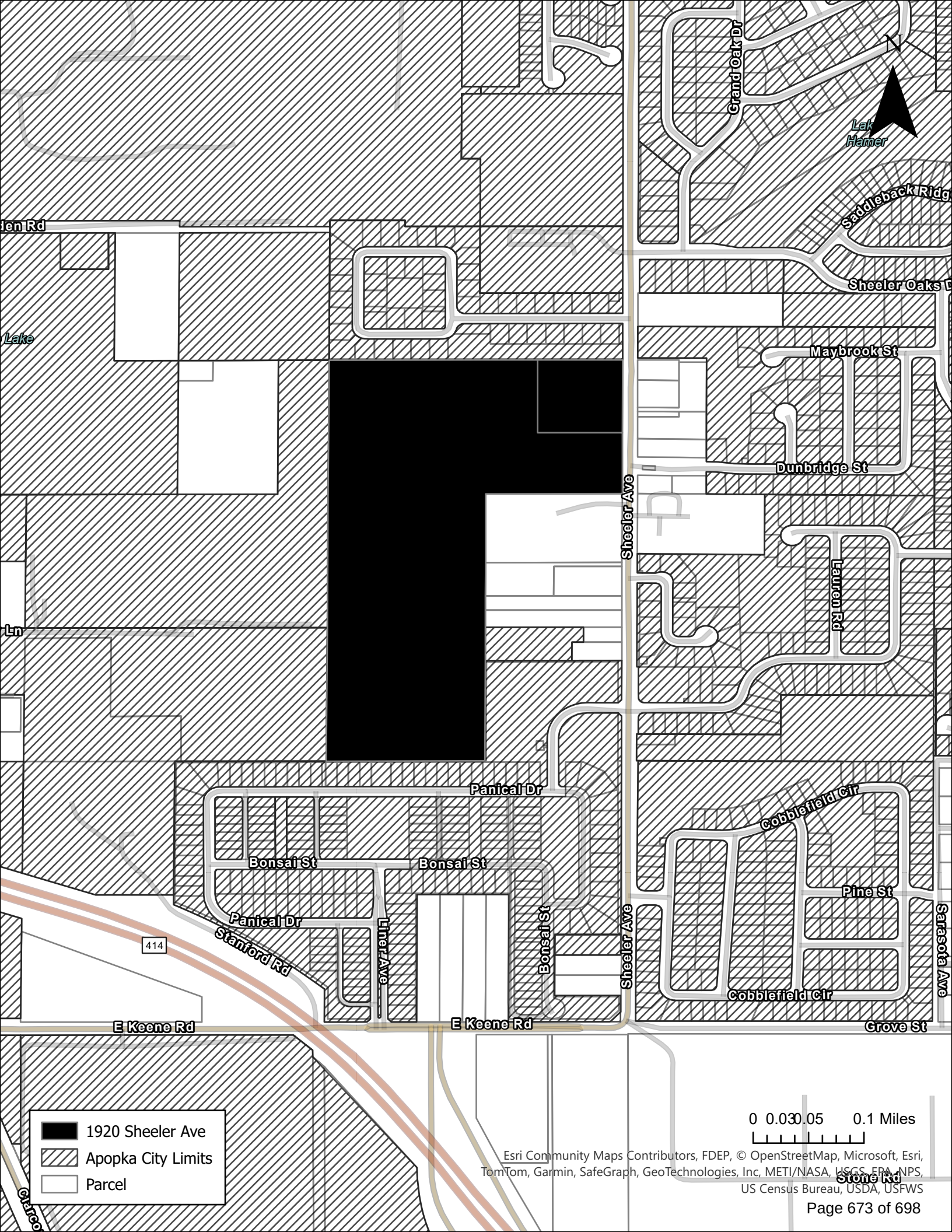
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Stone Rd
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Apopka City Limits
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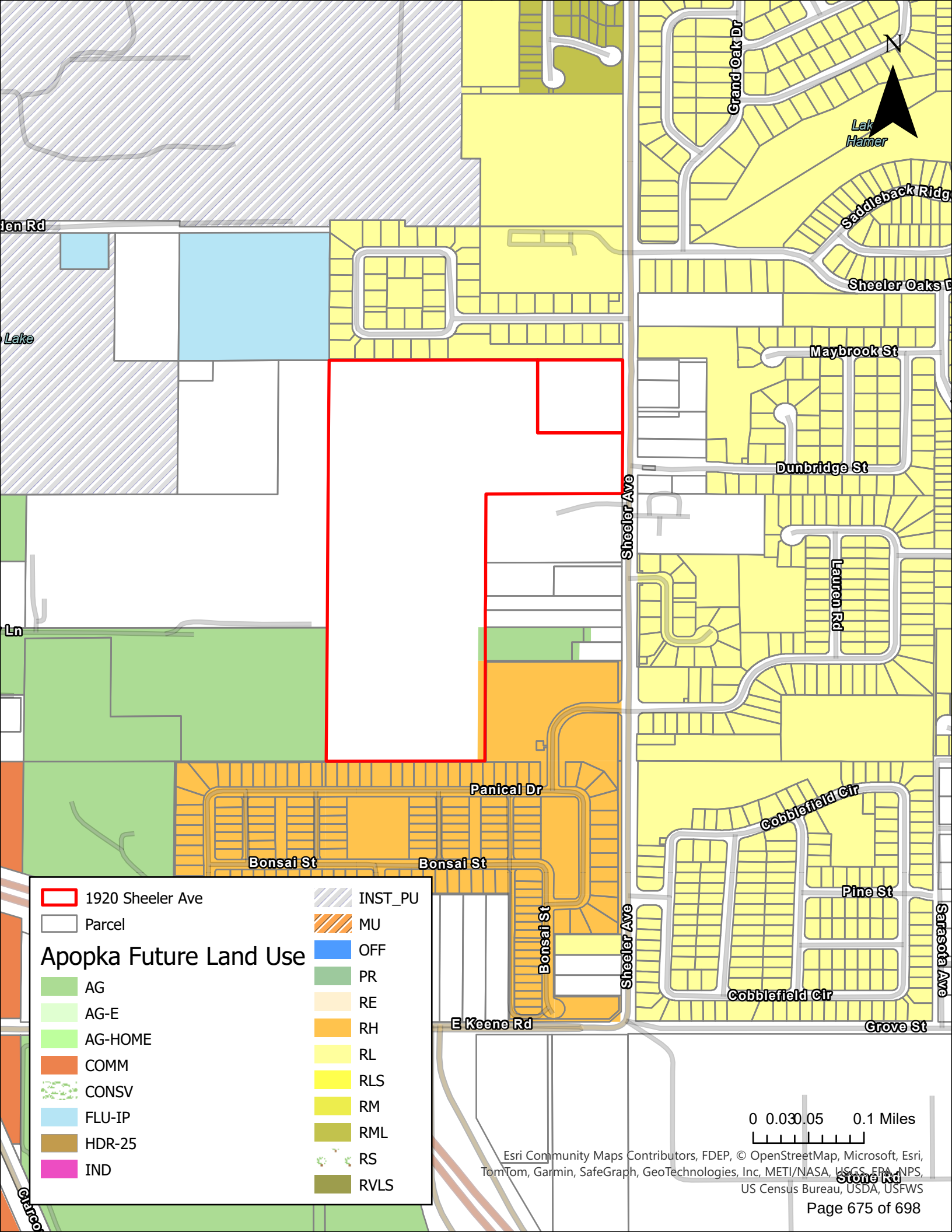
State of Florida, Maxar, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS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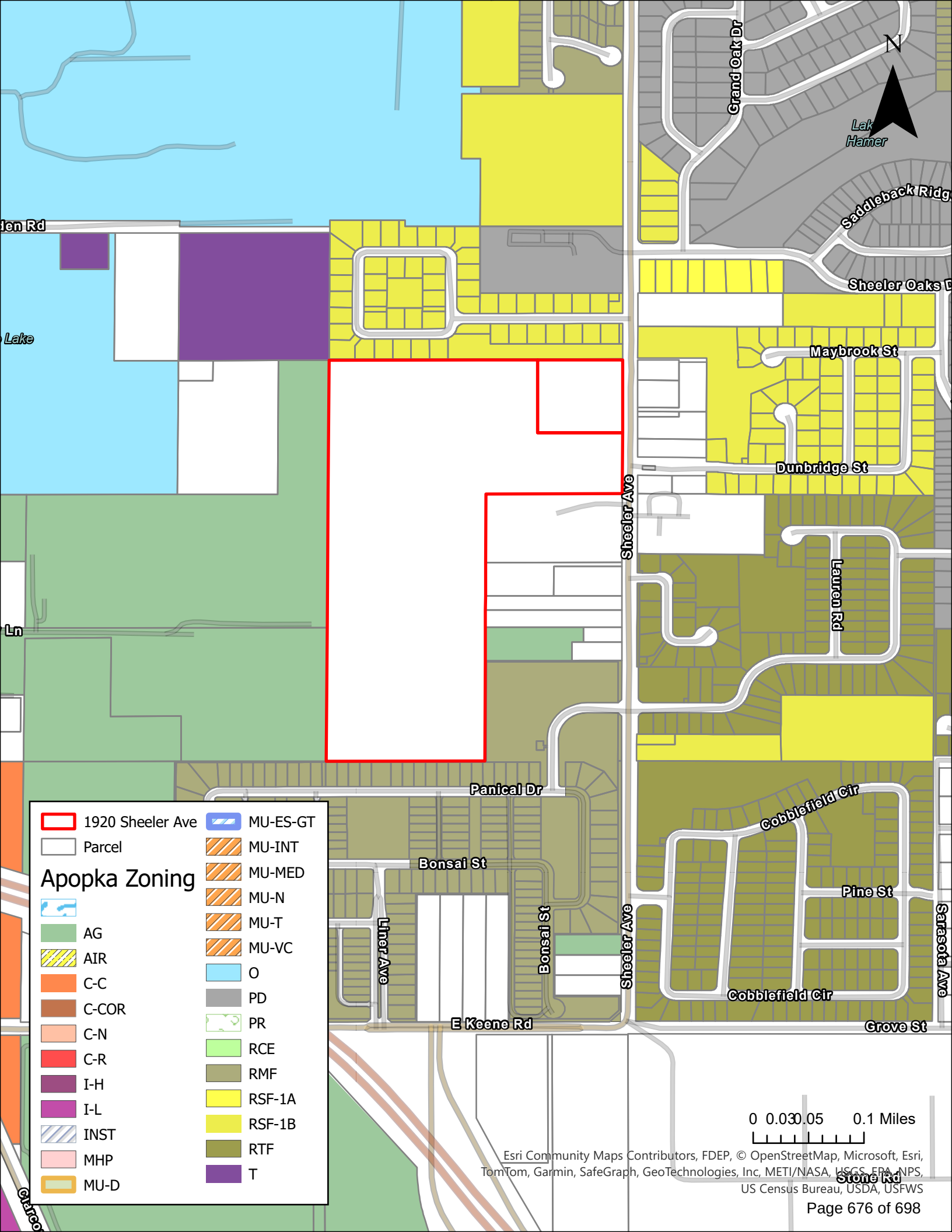
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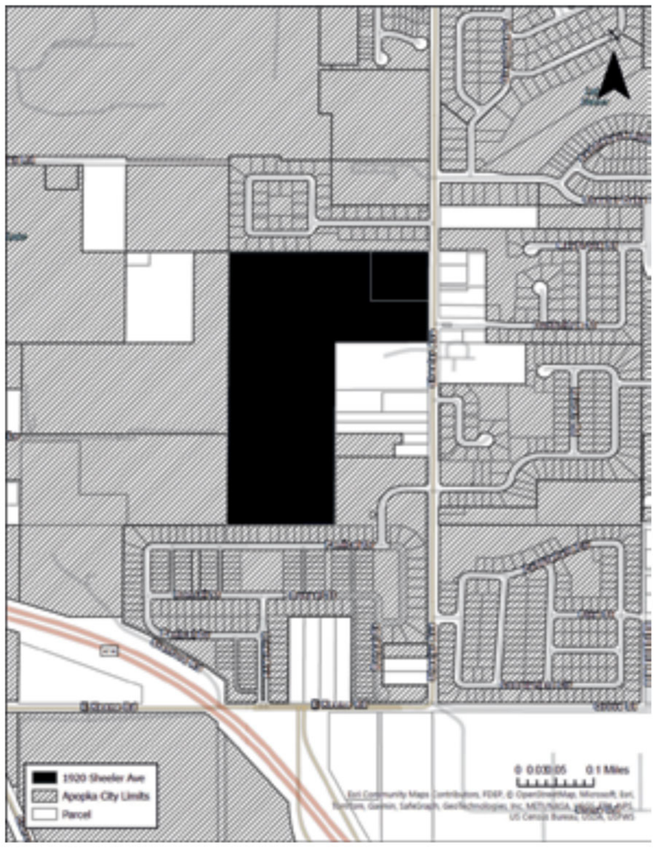
PUBLIC HEARING NOTICE
ANNEXATION
CITY OF APOPKA

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 **Jonathan Huels** 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, July 2, 2025 at 1:30 P.M. AND Wednesday, July 16, 2025 beginning at 7:00 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

June 20, 2025

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

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

ORDINANCE NO. 3110

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM MIXED-USE TO RESIDENTIAL VERY LOW SUBURBAN FOR CERTAIN REAL PROPERTY OWNED BY ROSEVILLE FARMS, LLC; GENERALLY LOCATED NORTH OF PONKAN ROAD, WEST OF PONKAN PINES ROAD AND JASON DWELLEY PARKWAY; COMPRISING 21.43 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

and

ORDINANCE NO. 3111

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM MU-ES-GT (MIXED-USE — GATEWAY — EAST SHORE) TO RSF-1B (RESIDENTIAL SINGLE-FAMILY — LARGE LOT) FOR CERTAIN REAL PROPERTY OWNED BY ROSEVILLE FARMS, LLC; GENERALLY LOCATED NORTH OF PONKAN ROAD, WEST OF PONKAN PINES ROAD AND JASON DWELLEY PARKWAY; COMPRISING 21.43 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 19-20-28-0000-00-010 Contains: 21.43 +/- Acres

NOTICE is given that a public hearing for Ordinance Numbers 3083 and 3084 will be held by the **City of Apopka Planning Commission** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, June 10, 2025 beginning at 5:30 P.M.**

FURTHER NOTICE is given that a public hearing for Ordinance Numbers 3083 and 3084 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, July 2, 2025 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

June 20, 2025

City of Apopka
CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
Item #: 6.
Meeting Date: July 2, 2025
Department: Administration

SUBJECT:
Ordinance No. 3114 - First Reading Open Container

ACTION ITEM INFORMATION:

REQUEST:

SUMMARY:
Ordinance No. 3114 proposes to establish a standardized permitting process for open container consumption in designated public spaces. The City currently allows the possession and consumption of alcoholic beverages in open containers within public rights-of-way and other public spaces, in certain limited circumstances. The existing regulations lack a clear and consistent method for applying for and obtaining authorization for such open container consumption, creating ambiguity and leading to confusion for both the public and City officials, and hindering effective enforcement of existing regulations. The City finds that establishing an independent and defined permitting process for open container consumption in designated areas promotes responsible enjoyment of public spaces, public safety, and a streamlined enforcement process.

The City aims to foster a dynamic, safe, and economically vibrant downtown by enabling responsible enjoyment of alcoholic beverages during public events and in specified areas, under controlled and clearly outlined conditions. By adopting a well-regulated open container policy, the City can create a safe and enjoyable entertainment experience for residents and visitors alike. The proposed ordinance changes are attached for review and consideration.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
The recommended motion is to approve Ordinance No. 3114 at First Reading and hold over for Second Reading and adoption on July 16, 2025.

ATTACHMENTS:
1. Ord. 3114 - Open Container

ORDINANCE NO. 3114

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING CHAPTER 6, "ALCOHOLIC BEVERAGES," OF THE CITY'S CODE OF ORDINANCES; ADDING DEFINITIONS; ESTABLISHING PROCEDURES, REQUIREMENTS, AND STANDARDS FOR OBTAINING AN OPEN CONTAINER PERMIT; SETTING FORTH VENDOR RESPONSIBILITIES; AMENDING ARTICLE 4, "USE REGULATIONS," OF THE CITY'S LAND DEVELOPMENT CODE TO CLARIFY ALCOHOL SALE RESTRICTIONS FOR MOBILE FOOD VENDORS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 6, Apopka Code of Ordinances, regulates the sale and consumption of alcoholic beverages; and

WHEREAS, while City currently allows the possession and consumption of alcoholic beverages in open containers within public rights-of-way and other public spaces in certain limited circumstances, the existing regulations lack a clear and consistent method for applying for and obtaining authorization for such open container consumption; and

WHEREAS, the absence of a clear authorization process for open container consumption creates ambiguity, leading to confusion for both the public and City officials, and hindering effective enforcement of existing regulations; and

WHEREAS, the City finds that establishing an independent and defined permitting process for open container consumption in designated areas promotes responsible enjoyment of public spaces, public safety, and a streamlined enforcement process; and

WHEREAS, the City desires to foster a vibrant and economically prosperous downtown area; and

WHEREAS, the City acknowledges the need to balance the enjoyment of alcoholic beverages in public spaces with the importance of public safety, order, and responsible consumption; and

WHEREAS, by adopting a well-regulated open container policy, the City can create a safe and enjoyable entertainment experience for residents and visitors alike; and

WHEREAS, the City Council finds that a clear and defined permitting process will create a framework for the responsible enjoyment of alcoholic beverages within designated areas, as well as enhance law enforcement's ability to effectively enforce existing regulations concerning open containers within the City; and

WHEREAS, the City Council finds the adoption of this Ordinance to be in the best interest of the health, safety, and welfare of the public.

NOW, THEREFORE, be it ordained by the City Council of the City of Apopka, Florida, as follows:

[Words with ~~strike through~~ indicate deletions; words with underscore indicate additions; asterisks (* * *) indicate an omission from the existing text which is intended to remain unchanged.]*

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

SECTION II: Chapter 6, *Alcoholic Beverages*, of the Code of Ordinances of the City of Apopka is hereby amended as follows:

Sec. 6-2. - Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. As used in this chapter, the terms "beverages," "beer" and "wine" shall have the meanings assigned to them by the state alcoholic beverage law. If a classification or definition is not clearly contained within this chapter, then the classification and definitions as contained in F.S. chs. 561 through 565, as may be amended from time to time, are hereby adopted as classifications and definitions for this article.

* * * *

Nonprofit private club means a fraternal benefit society, whether incorporated or not, conducted solely for the benefit of its members and their beneficiaries and not for profit, operated on a lodge system with ritualistic forms of work, having a representative form of government, and which makes provision for the payment of benefits in accordance with state law.

Open or unsealed containers includes any alcoholic beverage container where the factory seal has been broken notwithstanding the fact that the container may have been recapped or covered, such as an open bottle or can. An alcoholic beverage which has been transferred from the container into which it was placed by the manufacturer for retail sale to the general public into another container, such as a cup, shall be deemed to be an alcoholic beverage in an unsealed container notwithstanding the fact that the new container may be capped.

Possession means actual possession which means that the alcoholic beverage is in the hands of or on the person, or the person was observed relinquishing possession (*e.g.*, setting the container down, handing it to another person, throwing it away). Constructive possession is not sufficient.

Package store means vendors licensed to sell all alcoholic beverages, but in sealed containers only, and for consumption off the premises. The sealed package must not be broken, and the contents must not be consumed in or on the premises under a package store license.

* * * *

Sec. 6-3. - Possession or consumption in a public place.

(a) *Prohibition and exemptions*.

* * * *

(4) The City Council may permit consumption and carrying of alcoholic beverages on streets, sidewalks, alleys, and rights-of-way within the Municipal Corporate Limits of the City of Apopka, Florida, and/or on City-owned property subject to such terms and conditions as the Development Review Committee and/or City Council may impose for the protection of the public health, safety, and welfare through the approval of an Open Container Permit ~~special event permit~~, use agreement, or other official action. When granting alcohol-related authorization pursuant to this chapter, the Development Review Committee and/or City Council shall have the right to restrict the types of alcoholic beverages permitted for consumption and the containers in which they may be lawfully consumed.

* * * *

(6) Any individual, corporation, association or organization which has received permission from the City to engage in a public or private event is further authorized to provide alcoholic beverages for consumption at the particular event or program~~, given~~ when such authorization is expressly approved by the City pursuant to the requirements of this section and all other requirements of applicable law through the approval of an Open Container Permit ~~special event permit~~, use agreement, or other official action. The authority to openly consume alcohol is limited to the location specified in the permit for the event. When granting alcohol-related authorization pursuant to this chapter, the Development Review Committee and/or City Council shall have the right to restrict the types of alcoholic beverages permitted for consumption and the containers in which they may be lawfully consumed.

~~(b) *Consumption in parking areas, lots, etc., outside licensed premises prohibited; vendor's responsibilities*.~~

~~(1) It is unlawful for any vendor or for any agent, servant or employee of such vendor, to permit the consumption of any alcoholic beverages in or upon other areas outside of the building or room mentioned in the vendor's license certificate as the address thereof, when any part of such parking or area is adjacent to the building or premises in which the business is operated and when such parking or other area is owned, rented, leased, regulated, controlled or provided, directly or indirectly, by such licensed vendor or by any agent, servant or employee of such licensed vendor.~~

~~(2) A licensed vendor shall post and maintain a legible painted or printed sign in at least two separate prominent places on such parking or other area with sufficient light directed thereon to be visible during the hours of darkness while such place of business is open, in letters not less than three inches in height, stating:~~

~~"WARNING: Drinking Alcoholic Beverages on this Lot Prohibited – $500.00 Fine and/or 60 days in Jail – City Ordinance."~~

~~Posting of such signs shall constitute prima facie evidence that such vendor is not operating in violation of subsection (b)(1) of this section.~~

~~(3) If any licensed vendor mentioned in this section is a corporation, then the officers of such corporation shall be regarded as the owners thereof for the purposes of enforcement of this section.~~

(b) *Open Container Permit.* The procedure for obtaining an Open Container Permit shall be as follows:

(1) *Application Contents*. Applications shall be filed with the Parks and Recreation Department on a form prescribed by the City, and shall include, at a minimum, the following information and documentation:

i. The name, address, and contact information of the applicant.

ii. The specific location(s) where alcoholic beverages would be permitted in open containers, including a site map identifying the proposed open container area(s), including all buildings on the premises, and the location and type of proposed barriers delineating the open container area from other public areas.

iii. The proposed date(s) and time(s) during which alcoholic beverages would be permitted in open containers on the premises.

iv. The proposed type(s) of alcoholic beverages permitted.

v. A public safety plan detailing the number and deployment of security personnel. This plan shall be subject to review and comment by the City's Chief of Police or the Chief's designee.

vi. Any other information deemed necessary by the City to ensure public safety and welfare.

(2) *Application Submission*. Applications must be submitted at least 60 calendar days prior to the proposed event date. For recurring events by the same applicant, a single application may be submitted covering all proposed event dates within a specified period, subject to any additional limitations, conditions, or review periods deemed necessary to protect the public health, safety, and welfare.

(3) *Application Fee.* The City may require an application fee for the processing and review of permit requests submitted under this section.

(4) *Review and Approval*.

i. Upon receipt, the application shall be referred to the City's Chief of Police, or the Chief's designee, for review and recommendation of any specific permit conditions related to public safety, law enforcement access, and crowd control. The application may also be referred to other relevant City departments for review and comment.

ii. Following any applicable departmental reviews, the Development Review Committee shall evaluate the application and recommend approval, approval with conditions, or denial to the City Council.

A. The Development Review Committee shall consider based on the information presented whether allowing the open consumption of alcoholic beverages:

1. Will unreasonably interfere with or detract from the general public's use of public streets, areas, and/or facilities;

2. Is reasonably anticipated to incite violence, crime, or disorderly conduct, based on the adequacy of proposed security measures or other relevant factors; and

3. Will require extraordinary or burdensome expense or police operation by the City.

B. The Development Review Committee may also consider any other criteria or make additional findings deemed relevant to ensure the health, safety, and welfare of the community.

iii. The City Council shall make the final determination to approve, approve with conditions, or deny the permit application.

(5) *Signage.* The permit holder shall be responsible for displaying visible signage at all access points of the open container area informing patrons that the consumption and possession of alcoholic beverages is strictly prohibited beyond the established perimeter, as delineated on the approved site plan.

(6) *Permit Revocation.* The Parks and Recreation Director, the Chief of Police, or their designee(s), shall have the authority to revoke an Open Container Permit for good cause upon notice to the permittee of such revocation. For purposes of this chapter, the term "good cause" shall include, but not be limited to, the applicant's failure to comply with

any provision of this Code, any permit condition, or any applicable federal, state, or local law or ordinance.

(7) *Appeal.* A permit holder may appeal the revocation of his or her permit by submitting written notice stating the grounds for appeal to the City within ten (10) calendar days of the date of the notice of revocation. The filing of such notice of appeal shall not delay the effectiveness of any revocation. The appeal shall be heard by the City Council at its next regularly scheduled public meeting, or as soon thereafter as practicable, and its decision shall be final. A failure to timely appeal a permit revocation in accordance with this subsection shall constitute a waiver of the right to appeal.

* * * *

~~**Sec. 6-5. - Permitting consumption in areas adjacent to vendor's premises; permitting open containers to be taken from premises.**~~

~~(a) It is unlawful for any vendor, or for any agent, servant or employee of such vendor, to permit the consumption of any alcoholic beverages in or upon any parking or other area outside of the vendor's building or room if such parking or other area is adjacent to the building or premises in which the business licensed is operated, when such parking or other area is owned, rented, leased, regulated, controlled or provided, directly or indirectly, by such licensed vendor or any agent, servant or employee of such licensed vendor.~~

~~(b) A licensed vendor may post and maintain a legible painted or printed sign in at least two separate prominent places on such parking or other area, with sufficient light directed thereon to be visible during the hours of darkness while such place of business is open, in letters not less than three inches in height, stating the following:~~

~~"WARNING: Drinking Alcoholic Beverages on this Lot Prohibited—$500.00 Fine and/or 60 days in Jail—City Ordinance."~~

~~Posting of such signs shall constitute prima facie evidence that such vendor is not operating in violation of subsection (a) of this section.~~

~~(c) If any licensed vendor mentioned in this section is a corporation, then the officers of such corporation shall be regarded as the owners thereof for the purposes of enforcement of this section.~~

~~(d) It is unlawful for any vendor, or his agents or employees, licensed to sell beer, wine, liquor or other alcoholic beverages within the city, to knowingly allow any person to take from the licensed premises any opened beer, wine, liquor or other alcoholic beverage container, or to knowingly allow any person to take from the licensed premises any glass or other opened or unsealed container containing an alcoholic beverage or any mixture containing an alcoholic beverage.~~

~~(e) Violation of this section shall be prosecuted and punished in the manner provided by general law.~~

* * * *

Sec. 6-5. - Public consumption of alcohol in parking areas; vendor responsibilities.

(a) *Consumption in parking areas, lots, etc., outside licensed premises prohibited; signage.*

(1) Except as otherwise permitted under sections 6-3(a)(4) through 6-3(a)(6) of this chapter, it is unlawful for any vendor or for any agent, servant or employee of such vendor to permit the consumption of any alcoholic beverages in or upon other areas outside of the building or room mentioned in the vendor's license certificate as the address thereof, when any part of such parking or area is adjacent to the building or premises in which the business is operated and when such parking or other area is owned, rented, leased, regulated, controlled or provided, directly or indirectly, by such licensed vendor or by any agent, servant, or employee of such licensed vendor.

(2) A licensed vendor shall post and maintain a legible painted or printed sign in at least two separate prominent places on such parking or other area with sufficient light directed thereon to be visible during the hours of darkness while such place of business is open, in letters not less than three inches in height, stating:

"WARNING: Drinking Alcoholic Beverages on this Lot Prohibited—$500.00 Fine and/or 60 days in Jail—City Ordinance."

Posting of such signs shall constitute prima facie evidence that such vendor is not operating in violation of subsection (a) of this section.

(b) *Consumption in parking areas, lots, etc., adjacent to vendor's premises prohibited; signage*.

(1) Except as otherwise permitted under sections 6-3(a)(4) through 6-3(a)(6) of this chapter, it is unlawful for any vendor or for any agent, servant or employee of such vendor to permit the consumption of any alcoholic beverages in or upon any parking or other area outside of the vendor's building or room if such parking or other area is adjacent to the building or premises in which the business licensed is operated, when such parking or other area is owned, rented, leased, regulated, controlled or provided, directly or indirectly, by such licensed vendor or any agent, servant or employee of such licensed vendor.

(2) A licensed vendor may post and maintain a legible painted or printed sign in at least two separate prominent places on such parking or other area, with sufficient light directed thereon to be visible during the hours of darkness while such place of business is open, in letters not less than three inches in height, stating the following:

"WARNING: Drinking Alcoholic Beverages on this Lot Prohibited—$500.00 Fine and/or 60 days in Jail—City Ordinance."

Posting of such signs shall constitute prima facie evidence that such vendor is not operating in violation of subsection (b) of this section.

(c) If any licensed vendor mentioned in this section is a corporation, then the officers of such corporation shall be regarded as the owners thereof for the purposes of enforcement of this section.

(d) Except as otherwise permitted under sections 6-3(a)(4) through 6-3(a)(6) of this chapter, no vendor who is licensed to sell beer, wine, liquor, or other alcoholic beverages within the City, nor their agents or employees, to knowingly allow any person to take from the licensed premises any opened beer, wine, liquor, or other alcoholic beverage container, or to knowingly allow any person to take from the licensed premises any glass or other opened or unsealed container containing an alcoholic beverage or any mixture containing an alcoholic beverage.

(e) Violation of this section shall be prosecuted and punished in the manner provided by general law.

* * * *

SECTION III: Article 4 of the Land Development Code of the City of Apopka is hereby amended as follows:

4.2.3. – Standards Specific to Principal Uses

* * * *

(E)(4)(e) Mobile food vendor.

* * * *

(19) The sale of alcoholic beverages is prohibited unless authorized by a Special Event Permit or Open Container Permit, as applicable.

* * * *

SECTION IV: The provisions of this ordinance shall be included and incorporated into the Code of Ordinances of the City of Apopka, as additions or amendments thereto.

SECTION V: Should any word, phrase, sentence, subsection, or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection, or section so held shall be severed from this ordinance and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

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

SECTION VII: This Ordinance shall take effect immediately upon its passage and adoption.

PASSED UPON the first reading of the City Council, this _____ day of July 2025.

PASSED UPON the second and final reading of the City Council, this _____ day of July 2025.

_____

Bryan Nelson, Mayor

ATTEST:

_____

Susan M. Bone, City Clerk

DULY ADVERTISED FOR PUBLIC HEARING: _____, 2025.

_____, 2025.

City of Apopka
CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
Item #: 7.
Meeting Date: July 2, 2025
Department: Mayor's Office

SUBJECT:
Ordinance No. 3115 - First Reading - Sunsetting of Article V. - Local Business Taxes (Business Tax Receipt)

ACTION ITEM INFORMATION:

REQUEST:
Approval of Ordinance No. 3115 at First Reading and hold it over for Second Reading and adoption on July 16, 2025.

SUMMARY:

Historically, the City of Apopka has required businesses operating within city limits to obtain a Business Tax Receipt (BTR) annually. This process helped to monitor business activity, provide a modest source of general revenue, and ensure compliance with zoning and safety regulations. In recent years, however, several factors have prompted a re-evaluation of the program:

Limited revenue generation: BTR revenue has remained flat or declined while administrative and enforcement costs have increased.

Redundancy with other regulatory functions: Business verification and compliance with zoning, fire safety, and building codes are already being handled effectively through permitting and inspections.

Administrative burden on small businesses: Many small business owners have expressed concerns regarding the annual renewal process and associated costs.

Trends across jurisdictions: Several Florida municipalities have eliminated or phased out their BTR programs in favor of streamlined permitting and economic development initiatives. Some local agencies who have ended their BTR program include Lake County, Volusia County, and the City of Clermont.

Staff recommend the sunsetting of the Business Tax Receipt program effective October 1, 2025, aligning with the start of the 2026 fiscal year. If the ordinance is approved, businesses will not be required to renew their BTR for the 2026 fiscal year and staff will initiate a public outreach campaign to notify existing BTR holders and the public of the upcoming change.

City of Apopka
Business Tax Receipts
Revenues and Expenses

FY	Account Numbers	2021	2022	2023	2024	2025 YTD April 2025	Total
Revenues Local Business Tax	001-316-0000	$ 290,095.46	$ 236,249.25	$ 377,291.83	$ 313,799.30	$ 195,585.53	$ 1,413,021.37
Other Contractual Expenses	001-4020-515-3400	-	-	(35,108.89)	(27,097.83)	(6,014.90)	(68,221.62)
Freight and Postage Expenses	001-4020-515-4200	(4,008.61)	(3,343.25)	(9,382.28)	(6,727.08)	(1,425.23)	(24,886.45)
Net Total		**$ 286,086.85**	**$ 232,906.00**	**$ 332,800.66**	**$ 279,974.39**	**$ 188,145.40**	**$ 1,319,913.30**

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
The recommended motion is to approve Ordinance No. 3115 at First Reading and hold over for Second Reading and adoption on July 16, 2025.

ATTACHMENTS:
1. Ord. No. 3115 Repealing Ch. 60 Art. V - Local Business Taxes

ORDINANCE NO. 3115

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, ESTABLISHING A SUNSET DATE FOR ARTICLE V. OF CHAPTER 66 OF THE APOPKA CODE OF ORDINANCES PERTAINING TO LOCAL BUSINESS TAXES; PROVIDING FOR THE AUTOMATIC REPEAL OF THE REQUIREMENT FOR LOCAL BUSINESS TAX RECEIPTS AND ALL RELATED PROVISIONS OF THE APOPKA CODE OF ORDINANCES ON OCTOBER 1, 2025; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, as authorized by Fla. Stat. § 205.042, the City currently levies a local business tax for the privilege of engaging in or managing a business, profession, or occupation within the City's jurisdiction; and

WHEREAS, pursuant to Fla. Stat. § 205.0535(5), the City Council may by ordinance repeal any business tax authorized under Fla. Stat. Ch. 205; and

WHEREAS, the City Council has determined that it is in the best interest of the City and its residents to repeal Chapter 66, Article V, titled "Local Business Taxes," of the Code of Ordinances of the City of Apopka, thereby eliminating the requirement for businesses to obtain a local business tax receipt and pay the associated charges starting October 1, 2025.

NOW, THEREFORE, be it enacted by the City Council of the City of Apopka, Florida, as follows:

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

SECTION II: Effective October 1, 2025, Chapter 66, Article V., *Local Business Taxes*, of the Code of Ordinances of the City of Apopka shall be automatically repealed and cease to be in effect. No local business tax receipts issued pursuant to Fla. Stat. § 205.042 shall be required for any business, profession, or occupation operating within the jurisdiction of the City of Apopka.

SECTION III: The provisions of this Ordinance shall not affect any local business tax obligations, penalties, or interest accrued or owing prior to the sunset date of October 1, 2025. All such prior obligations shall remain due and collectible in accordance with the provisions of Chapter 66, Article V. as it existed prior to the sunset date.

SECTION IV: Business tax receipts that have been issued for the 2024/2025 Fiscal Year shall remain in full force and effect until they expire on September 30, 2025. Nothing in this Ordinance shall be construed to entitle any person or entity to a refund of any local business tax paid to the City of Apopka prior to the effective date of this Ordinance.

SECTION V: The provisions of this Ordinance shall be included and incorporated into the Code of Ordinances of the City of Apopka as additions or amendments thereto.

SECTION VI: Should any word, phrase, sentence, subsection, or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection, or section so held shall be severed from this Ordinance and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

SECTION VII: All ordinances or parts thereof in conflict herewith are, to the extent of such conflict, repealed.

SECTION VIII: This Ordinance shall become effective immediately upon approval by the City Council and the Code provisions referenced herein shall stand repealed as set forth in Section II above.

PASSED UPON the first reading of the City Council, this _____ day of July 2025.

PASSED UPON the second and final reading of the City Council, this _____ day of July 2025.

_____
Bryan Nelson, Mayor

ATTEST:

_____
Susan M. Bone, City Clerk

DULY ADVERTISED FOR PUBLIC HEARING: _____, 2025.

_____, 2025.

City of Apopka
CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
Item #: 8.
Meeting Date: July 2, 2025
Department: Police Department

SUBJECT:
Ordinance No. 3116 First Reading of Amending Chapter 54 Retirement Systems for the Police Chief

ACTION ITEM INFORMATION:

REQUEST:
To Approve Ordinance No. 3116 First Reading and hold over for a second reading and approval on July 16, 2025.

SUMMARY:
The City of Apopka Police Officers' Retirement System is required to maintain compliance with Chapter 185, Florida Statutes, and certain provisions of the Internal Revenue Code. Chapter 185 provides for the optional participation of the Police Chief in the retirement plan while serving as the Police Chief. Currently, Chapter 54 allows the Police Chief to opt out of the retirement system in accordance with Chapter 185, Florida Statutes. The proposed changes would allow the Police Chief to leave any accumulated contributions deposited with the fund for a period not to exceed five years from the date he or she terminates employment with the City, after which he or she will receive a refund of accumulated contributions, without interest. Alternatively, the police chief may receive a refund of accumulated contributions, without interest, at any time after an election to discontinue participation in this system and prior to termination of employment with the City. Such a refund may be distributed directly to the Police Chief or by having all, or a portion of the contributions distributed directly to an eligible retirement plan in a direct rollover, as provided in section 54-142.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Approve the recommended changes to the Code of Ordinances, City of Apopka Officers' Retirement System, Chapter 54.

ATTACHMENTS:
1. Ord re Chief Contributions 5.29.25

ORDINANCE NO. 3116

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING CHAPTER 54 "RETIREMENT SYSTEMS," BY AMENDING ARTICLE IV, "POLICE OFFICERS' RETIREMENT SYSTEM," SECTION 54-127, "VESTING"; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City of Apopka, Florida has established the City of Apopka Police Officers' Retirement System (the "Plan") for the benefit of its employees and their beneficiaries; and

WHEREAS, In accordance with Chapter 185, Florida Statutes, the Plan provides for the optional participation of the Police Chief; and

WHEREAS, the Plan provides for a refund of member contributions to the Plan for members who terminate employment with the City prior to attaining eligibility for a retirement benefit; and

WHEREAS, the City Council has determined that is in the best interest of the City to provide for the refund of member contributions, made by any Police Chief electing not to participate in the Plan; and

WHEREAS, in order to implement the changes, amendment of the City of Apopka Police Officers' Retirement System is required.

LEGISLATIVE UNDERSCORING: Underlined words constitute additions to the City of Apopka Code of Ordinances, ~~strikethrough~~ constitutes deletions from the original, and asterisks (***) indicate and omission from the existing text which is intended to remain unchanged.

NOW THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, as follows**:**

SECTION I. CHAPTER 54, RETIREMENT SYSTEMS, ARTICLE II, SECTION 54-127. VESTING, shall be amended as follows:

Sec. 54-127. Vesting; refunds of member contributions.

If a member terminates his employment as a police officer, either voluntarily or by discharge, and is not eligible for any other benefits under this system, the member shall be entitled to the following:

(1) If the member has less than ten years of credited service in total under all pension plans sponsored by the city upon termination, the member shall only be entitled to a refund of his accumulated contribution. Such member may elect to receive a refund of accumulated contributions, without interest, upon separation from the city or leave his

contributions deposited with the fund for up to five years, after which the member will receive the refund of accumulated contributions, without interest.

(2) If the member has ten or more years of credited service in total under all pension plans sponsored by the city upon termination, the member shall be entitled to a monthly retirement benefit, determined in the same manner as identified under section 54-124, pertaining to benefit amounts and eligibility, and based upon the member's credited service, average final compensation and the benefit accrual rate as of the date of termination, payable to him commencing at the member's otherwise normal or early retirement date, determined as if he had remained employed, provided he does not elect to withdraw his accumulated contributions, and provided the member survives his otherwise normal or early retirement date. If the member does not withdraw his accumulated contributions and does not survive to his otherwise normal or early retirement date, his designated beneficiary shall be entitled to a benefit as provided herein for a deceased member vested or eligible for retirement under section 54-125.

(3) Any vested member of the system whose position is terminated, for whatever reason, but who remains employed by the city in some other capacity shall have all retirement benefits accrued up to the date of such termination under this system preserved, provided he does not elect to withdraw his accumulated contributions from this system. Such accrued retirement benefits shall be payable at his otherwise early (reduced as for early retirement) or normal retirement date hereunder, or later, in accordance with the provisions of this system; provided, further, however, that except as otherwise expressly provided, benefits shall not be payable under this system during any period of continued employment by the city.

(4) In the event the police chief elects to discontinue participation in this system, as provided in section 54-120, prior to vesting, he or she may leave any accumulated contributions deposited with the fund for a period not to exceed five years from the date he or she terminates employment with the City, after which he or she will receive a refund of accumulated contributions, without interest. Alternatively, the police chief may receive a refund of accumulated contributions, without interest, at any time after an election to discontinue participation in this system and prior to termination of employment with the City. Such a refund may be distributed directly to the Police Chief or by having all, or a portion of the contributions distributed directly to an eligible retirement plan in a direct rollover, as provide in section 54-142.

SECTION II. CODIFICATION. It is the intention of the City Council that the provisions of this Ordinance shall become and be made part of the Code of Ordinances of the City of Apopka; and the City Clerk is directed to take the necessary steps to effect the codification into the Code, and Sections of this ordinance may be numbered or renumbered or lettered or re-lettered and the effective date of the ordinance may be included where required and the word ordinance may be changed to “chapter”, “section”, “article”, or such other appropriate word or phrase in order to accomplish such codification. Typographical errors which do not affect the intent may be authorized by the Mayor, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION III. CONFLICTS. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION IV. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this ordinance, or the particular application thereof shall be held invalid by any court, administrative agency, or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses, or phrases under application shall not be affected thereby.

SECTION V. EFFECTIVE DATE. This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect immediately upon its passage and adoption.

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

READ FIRST TIME: _____

READ SECOND TIME
AND ADOPTED: _____

ATTEST:

_____
Susan M. Bone, CMC, City Clerk

_____
Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

_____
Cliff B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING:

City of Apopka
CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
Item #: 9.
Meeting Date: July 2, 2025
Department: Finance Department

SUBJECT:
Resolution No. 2025-24 Amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025.

ACTION ITEM INFORMATION:

REQUEST:
Council adoption of Resolution Number 2025-24
Budget Amendment #: 11
Fiscal Year (FY): 2025
Total Amendment **$2,500,000** * 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: Florida Department of Environmental Protection Grant
Description: On June 18, 2025, the City of Apopka accepted the grant agreement for the Apopka Wekiwa Springs Region Aquifer Recharge and Flood Protection project. The lakes in this project area (Border Lake, Lake Cortez, Piedmont Lake and Lake Page), have a history of flooding and impacting roadways, businesses and residences during severe storms. This project will reduce reliance on two drainage wells currently serving Lake Page and Lake Pleasant. The stormwater removed from the lakes is anticipated to be added to the City's reclaimed water treatment and distribution network, thereby reducing the need to pull water from the aquifer for irrigation.

Account Number	Description/Project	Debit	Credit
150-334-7009	FDEP-APK WEKIWA SP AQUIFER RECHARGE FLOOD	$ -	$2,500,000
150-3141-543-6300	IMPROVEMENT OTHER THAN BUILDINGS	2,500,000	
	Total Amendment	**$2,500,000**	**$2,500,000**

FUNDING SOURCE:
FY2024-2025 Budget

RECOMMENDED MOTION:
Adopt Resolution Number 2025-##

ATTACHMENTS:
1. Resolution Number 2025-24_Budget Amendment #11

RESOLUTION NO. 2025-24

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 **$2,500,000** 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 **2nd DAY OF JULY, 2025**

CITY OF APOPKA, FLORIDA

_____
BRYAN NELSON, MAYOR

ATTEST:

_____
SUSAN BONE, CITY CLERK