# APOPKA CITY COUNCIL AGENDA

**September 3, 2025 1:30 PM**
**Apopka City Hall Council Chambers**

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

**CALL TO ORDER**

**INVOCATION**

**PLEDGE**

**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.

**APPROVAL OF MINUTES**

1. **Regular City Council Meeting Minutes of August 20, 2025**

**AGENDA REVIEW**

**PRESENTATION**

1. **City of Apopka Pension Program Update**
   Presented by: Empower

**CONSENT (Action Item)**

1. **Awarding of Duty Weapon**

2. **Execute Release of Code Enforcement Lien for 402 East Main Street**

3. **Interlocal Agreement with Orange County Board of County Commissioners to utilize radio communication facilities.**

4. **License Agreement Renewal - Market on Fifth Street**

5. **Award a contract for RFP 2025-A-206: Insurance Broker/Consultant and Property, Liability, Casualty, and Workers Compensation Insurance Coverage**

6. **Authorize the execution of piggyback contracts for the assigned terms: SAK Construction, LLC, All Right Fence Services, LLC, Chapco Fence, LLC, KMG Fence, LLC, and Dude Solutions dba Brightly Software, Inc.**

**BUSINESS (Action Item)**

1. **Approve Signature Event Agreement for City of Apopka Signature Events**
   Approval of standardized agreement for Signature Events as identified by the City.
   Presented by: Cynthia Edwards, Interim Parks & Recreation Director

2. **Springhaven (fka Chandler Hills) Major Development Plan**
   Owner(s): Orchid Estate HOA Community, Mega GNG, LLC, Jacob Snavely, 4625 Chandler Road, LLC, Matthew & Deborah Shaw, Daphne Martin, Walter H. Robinson III, Yoo Shik Um Irrevocable Trust, PM-S1 REO, LLC
   Applicant(s): Luke Classon, P.E.
   Location: 2350 W. Kelly Park Road
   Project: Springhaven (fka Chandler Hills)
   Density: 3.38 Units/Acre (Mixed-Use Future Land Use permits maximum of 15 du/ac)
   Project Manager: Bobby Howell, AICP

**PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)**

1. **Ordinance No. 3110 – Second Reading – Future Land Use Amendment – The Summit at Wolf Lake Ranch (Wolf Lake Ranch Phase III)**
   Owner(s): Lutz David L Life Estate; Lutz Mary T Life Estate; Rem: David M Lutz; Rem: Michelle M Gregory
   Applicant(s): William Maki
   Parcel Identification Number(s): 19-20-28-0000-00-019
   Location: North of Ponkan Road, west of Ponkan Pines Road and west of Jason Dwelley Parkway
   Existing Future Land Use: Mixed-Use
   Proposed Future Land Use: Residential Very Low Suburban (maximum 2 du/ac)
   Existing Zoning: MU-ES-GT (Mixed-Use - East Shore - Gateway)
   Existing Use(s): Single-family residence
   Density: 2 dwelling units per acre
   Tract Size: 21.43 +/- acre(s)
   Presented by: Jean Sanchez, Senior Planner

2. **Ordinance No. 3111 – Second Reading – Change of Zoning – The Summit at Wolf Lake Ranch (Wolf Lake Ranch Phase III)**
   Owner(s): Lutz David L Life Estate; Lutz Mary T Life Estate; Rem: David M Lutz; Rem: Michelle M Gregory
   Applicant(s): William Maki
   Parcel Identification Number(s): 19-20-28-0000-00-019
   Location: North of Ponkan Road, west of Ponkan Pines Road and west of Jason Dwelley Parkway
   Existing Future Land Use: Mixed-Use
   Proposed Future Land Use: Residential Very Low Suburban
   Existing Zoning: MU-ES-GT (Mixed-Use - East Shore - Gateway)
   Proposed Zoning: RSF-1B (Residential Single-Family — Large Lot)
   Existing Use(s): Single-family residence
   Density: 2 dwelling units per acre
   Tract Size: 21.43 +/- acre(s)
   Project Manager: Jean Sanchez
   Presented by: Jean Sanchez, Senior Planner

3. **Ordinance No. 3124 – Second Reading – Change of Zoning/PD (Planned Development) Amendment – Shoppes at East Shore**
   Owner(s): Shoppes at East Shore, LLC
   Applicant(s): Lowndes c/o Jonathan Huels, Esq.
   Parcel Identification Number(s): 20-21-28-0000-00-021, 20-21-28-0000-00-024, 20-21-28-0000-00-025 and 20-21-28-0000-00-028
   Location: Northeast corner of Ocoee Apopka Road and West Keene Road
   Current Future Land Use: Mixed Use
   Current Zoning: Planned Development (PD)
   Existing Use(s): Approved for a mixed use development including grocery, multi-family and other commercial and medical uses

Project: 27.99 +/- acre(s)
Density/Intensity: 8.2 dwelling units per acre/0.07 floor area ratio
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner

4. **Ordinance No. 3105 - First Reading - Future Land Use Amendment - 724 W. Keene Road**
Owner(s): Dewar Keene 40 LLC
Applicant(s): Logan Opsahl
Location: 724 W. Keene Road, 632 W. Keene Road, 608 W. Keene Road and 2751 Marden Road
Project: 38.59 Acres +/-
Density: 7.5 Dwelling Units Per Acre
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner

5. **Ordinance No. 3106 - First Reading - Change of Zoning - 724 W. Keene Road**
Owner(s): Dewar Keene 40 LLC
Applicant(s): Logan Opsahl
Location: 724 W. Keene Road, 632 W. Keene Road, 608 W. Keene Road and 2751 Marden Road
Project: 38.59 Acres +/-
Density: 7.5 Dwelling Units Per Acre
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner

6. **Ordinance No. 3108 – First Reading – Large-Scale Future Land Use Amendment – 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.
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)
Location: Northwest corner of Ondich Road and SR 453/SR 429
Future Land Use: County Rural
Zoning: County R-2 (Residential District)
Proposed Future Land Use: Residential Estate
Existing Use: Mostly vacant and some parcels with single-family residences
Tract Size: 196.83 +/- acre(s)
Density: one dwelling unit per acre
Presented by: Jean Sanchez, Senior Planner

7. **Ordinance No. 3119 - First Reading - Future Land Use Amendment - Cold Link Logistics**
Owner(s): MG88 Central Florida Cold Storage II LLC
Applicant(s): Joshua Enot
Location: 2424 & 2428 W Orange Blossom Trail
Project: 0.38 Acres +/-
Density: 0.6 MAX FAR
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner

8. **Ordinance No. 3120 - First Reading - Change of Zoning - Cold Link Logistics**
Owner(s): MG88 Central Florida Cold Storage II LLC
Applicant(s): Joshua Enot
Location: 2424 & 2428 W Orange Blossom Trail
Project: 0.38 Acres +/-
Density: N/A
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner

9. **Ordinance No. 3122 –First Reading Small-Scale Future Land Use Amendment – 1920 Sheeler Avenue**
Owner(s): Marvin Wayne Reid and Susan Thomas Reid
Applicant(s): Jonathan Huels
Location: 1920 Sheeler Avenue (PID 22-21-28-0000-00-073, 22-21-28-0000-00-227)
Project: Small-Scale Future Land Use Amendment

Density: 3.5 DU/A
Project Manager: Jun Sohn, Ph.D.

10. **Ordinance No. 3123 –First Reading Change of Zoning – 1920 Sheeler Avenue**
Owner(s): Marvin Wayne Reid and Susan Thomas Reid
Applicant(s): Jonathan Huels
Location: 1920 Sheeler Avenue
Project: Change of Zoning
Density: 3.5 DU/A
Project Manager: Jun Sohn, Ph.D.

11. **Ordinance No. 3125 – First Reading - Future Land Use Amendment – Paulucci Acres residential**
Owner(s): Paulucci Acres, LLC
Applicant(s): Daniel O'Keefe
Location: East side of Vick Road, approximately 1/4 mile north of the intersection of Vick Road and W. Lester Road
Project: 39.85 +/- acre(s)
Density: 3.5 dwelling units per acre
Project Manager: Bobby Howell, AICP

12. **Ordinance No. 3126 – First Reading - Future Land Use Amendment – Paulucci Acres commercial**
Owner(s): Paulucci Acres, LLC
Applicant(s): Daniel O'Keefe
Location: South side of Ponkan Road, west of Jason Dwelley Parkway
Project: 5.789 +/- acre(s)
Density: N/A (Commercial proposed)
Project Manager: Bobby Howell, AICP

13. **Resolution No. 2025-33 - Amending the Minutes Policy to incorporate the Commissions request**
Resolution No. 2025-33 - Amending the Minutes Policy to incorporate the Commissions request
Presented by: Susan Bone, City Clerk

14. **Resolution No. 2025-34 - City Commission Discretionary Fund Policy**
Resolution No. 2025-34 - City Commission Discretionary Fund Policy
Presented by: Radley Williams, Interim City Administrator

15. **Resolution No. 2025-35 Amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025.**
Resolution No. 2025-26 Amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025.
Presented by: Blanche Sherman, Finance Director

16. **Resolution No. 2025-36 - Special Election for the Charter Amendments**
Resolution No. 2025-36 - Special Election for the Charter Amendments
Presented by: Radley Williams, Interim City Administrator

17. **Resolution No. 2025-37 Sanitation Rate Increase**

Presented by: Blanche Sherman, Finance Director, Josh Robinson, Public Services Operational Manager, Shawn Ocasio with Raftelis

18. **Resolution Number 2025-38 Establishing the rate increases for services provided by the Water, Wastewater and Reclaimed Water.**

Presented by: Blanche Sherman and Shawn Ocasio with Raftelis

**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 August 20, 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**

**INVOCATION & PLEDGE OF ALLEGIANCE**
Commissioner Smith – Provided Invocation, led Pledge of Allegiance, Fact of the Day.

**MAYOR READ THE DECORUM STATEMENT**

**PUBLIC COMMENT**

**Mayor Nelson opened the Public Period. Public comment was given as follows:**

**Tulip Garden – Tree** Canopy and Heat Patterns
**Ian Kimbrell –** Water Rates, Taxes & Impact Fees.
**Dr. Moyer** - Global Climate Crisis.
**Leroy Bell -** EIA's; Managed Growth and Diversity Training.
**Nikki McGuire** –Leading by Example and Decorum.
**Nicole Gilbert –** Water Rates being too high and rationing her water use.
**Sylvester Hall –** Hate; corruption and racism.
**Albert McKimmie –**Representation; value for money and the needs of the people.
**Rod Olsen –** Citizens who complain & don't show up; Infrastructure; Strategic Plan.
**Virginia Street –** Unhoused; Water bill increases: Heat related illness.

**There being no one else who wished to speak, Mayor Nelson closed the Public Period.**

**AGENDA REVIEW**
No Changes.

**APPROVAL OF MINUTES**

1. Approval of Regular Meeting Minutes of August 6, 2025.

   **a. Mayor Nelson** asked for a motion to approve the minutes from August 6, 2025.

   **Commissioner Velazquez** stated that under Public Comment, it only lists the names and said when this was discussed, we talked about putting a small blurb after each name as to what they spoke about. **Radley Williams** stated we went by

what was outlined in what we approved in the Resolution last meeting. **Commissioner Velazquez** reiterated that she realized that there would not be detailed but thought there would be a small blurb as to what they were saying. **Mr. Williams** said the policy was brought forward to try and provide professional, concise minutes reflecting the actions of the meeting. **Discussion ensued** as to the issues which led to the creation of this policy. **Attorney Shepard** stated that this is your policy and if you want to reopen the matter, any one of you can reopen the matter and revise the policy.

a) **Commissioner Nesta** moved that we reconsider the policy specific to public comment.
**b) Motion by Commissioner Nesta** and seconded by **Commissioner Velazquez.**
**c) Motion failed 2-3 with Commissioners Nesta** and **Velazquez voting in the affirmative and Mayor Nelson and Commissioners Smith and Anderson voting nay.**

**d) Mayor Nelson** then asked for a motion to approve the Meeting Minutes of August 6, 2025, as read. **Commissioner Nesta** said he has one change to Business item #1 where it shows Commissioner Smith asked for a motion and it should say **Mayor Nelson** asked for a motion and was seconded by **Commissioner Anderson.**

a) **Mayor Nelson asked for a motion to approve the minutes with those changes.**
**b) Motion** by **Commissioner Smith** and seconded by **Commissioner Anderson.**
**c) Motion carried 3-2 with Mayor Nelson and Commissioners Smith and Anderson voting in the affirmative; and Commissioners Nesta and Velazquez in opposition.**

**CONSENT (Action Item)**

1. Execute Release of Code Enforcement Lien for 626 East Magnolia Street
2. Execute Release of Code Enforcement Lien for 573 South Washington Avenue
3. Execute Release of Code Enforcement Lien for 2820 Bickley Drive
4. Execute Release of Code Enforcement Lien for 20 South Christiana Avenue
5. Police Department acceptance of the Department of Transportation (DOT) grant for Pedestrian and Bicycle Safety High Visibility Enforcement and Support Program. Project number 433144- 1-8404.
6. Authorize the execution of piggyback contracts for the assigned terms: Tigris Aquatic Services, LLC, Mechanical Services of Central Florida, Inc., Dragonfly Pond Works, Aquatic Weed Control, Inc.
7. City of Apopka FY2025 Budget-to-Actual for the Ten-Months Ending July 31,2025.
8. Accept the disbursement report for July 2025.

a) **Mayor Nelson** asked for a motion to approve consent agenda.
b) **Motion** by **Commissioner Nesta** and seconded by **Commissioner Anderson.**
c) **Motion carried unanimously.**

**BUSINESS (ACTION ITEMS)**

**PUBLIC HEARINGS/ ORDINANCES/ RESOLUTIONS (ACTION ITEMS)**

1. Ordinance No. 3072 - Second Reading - Charter Amendments
   Presented by: Cliff Shepard, Attorney

   **Mayor Nelson opened the public comment period.**

   **Jack Douglas –** Special Election for Charter
   **Sylvester Hall –**Procedures for Charter
   **Albert McKimmie –** Recall process; Charter
   **Leroy Bell –** Public Comments; Corruption

   **There being no one else who wished to speak, Mayor Nelson closed the public comment period.**

   a. **Commissioner Smith** moved to have the City Clerk see if it's possible to have the election in November and if not, we'll have March as the alternate date.
   b. **Motion by Commissioner Smith** and seconded by **Commissioner Anderson.**
   c. **Motion carried unanimously.**

   d. **Commissioner Smith** moved to place all eight items on the ballot and to approve on second reading, Ordinance 3072.
   e. **Motion** by **Commissioner Smith** and seconded by **Commissioner Velazquez.**
   f. **Motion carried unanimously.**

2. Ordinance No. 3110 - First Reading - Future Land Use Amendment - The Summit at Wolf Lake Ranch (Wolf Lake Ranch Phase Ill)
   Owner(s): Lutz David L Life Estate; Lutz Mary T Life Estate; Rem: David M Lutz; Rem: Michelle M Gregory Applicant(s): William Maki
   Parcel Identification Number(s): 19-20-28-0000-00-019
   Location: North of Ponkan Road, west of Ponkan Pines Road and west of Jason Dwelley Parkway Existing Future Land Use: Mixed-Use
   Proposed Future Land Use: Residential Very Low Suburban (maximum 2 du/ac) Existing Zoning: MU-ES-GT (Mixed-Use - East Shore - Gateway)
   Existing Use(s): Single-family residence Density: 2 dwelling units per acre
   Tract Size: 21.43 +/- acre(s)
   Presented by: Jean Sanchez, Senior Planner

   **Mayor Nelson opened the public comment period. There being no one who wished to speak, Mayor Nelson closed the public comment period.**

   a. **Mayor Nelson** asked for a Motion to approve Ordinance No. 3110 at first reading and hold over for second reading and adoption.
   b. **Motion** by **Commissioner Velazquez and** seconded by **Commissioner Smith.**
   c. **Motion carried 4-0 with one abstention by Commissioner Anderson (**recusing herself).

3. Ordinance No. 3111 - First Reading- Change of Zoning - The Summit at Wolf Lake Ranch (Wolf Lake Ranch Phase Ill)
   Owner(s): Lutz David L Life Estate; Lutz Mary T Life Estate; Rem: David M Lutz; Rem: Michelle M Gregory Applicant(s): William Maki
   Parcel Identification Number(s): 19-20-28-0000-00-019
   Location: North of Ponkan Road, west of Ponkan Pines Road and west of Jason Dwelley Parkway Existing Future Land Use: Mixed-Use
   Proposed Future Land Use: Residential Very Low Suburban
   Existing Zoning: MU-ES-GT (Mixed-Use - East Shore - Gateway) Proposed Zoning: RSF-1B (Residential Single-Family- Large Lot)
   Existing Use(s): Single-family residence
   Density: 2 dwelling units per acre Tract Size: 21.43 +/- acre(s) Project Manager: Jean Sanchez
   Presented by: Jean Sanchez, Senior Planner

   **Mayor Nelson opened the public comment period.**

   - **Rod Olsen –** Infrastructure and Schools.

   **There being no one who wished to speak, Mayor Nelson closed the public comment period.**

   **a. Mayor Nelson** asked for a Motion to approve Ordinance No. 3111 at first reading and hold over for second reading and adoption.
   **b. Motion** by **Commissioner Velazquez and** seconded by **Commissioner Smith.**
   **c. Motion carried 4-0 with one abstention by Commissioner Anderson** (recusing herself).

4. Ordinance No. 3115 - First Reading - Sunsetting of Article V. - Local Business Taxes (Business Tax Receipt)
   Presented by: Antranette Forbes

   **Mayor Nelson opened the public comment period.**

   - **Albert McKimmie –Code Enforcement; Collections; Standards**
   - **Sylvester Hall – Common Sense; Leave in place; reduce fees.**
   - **Nikki McGuire – Database; Process; Reduce cost of renewals**
   - **Rogers Beckett – Political; Adjust fees; Risks**

   **There being no one else who wished to speak, Mayor Nelson closed the Public Period.**

   a) **Mayor Nelson** asked for direction on this item.
   b) **Motion to deny** by **Commissioner Velazquez** and seconded by **Commissioner Nesta.**
   c) **Motion carried 4-1 to deny Ordinance No. 3115, with Mayor Nelson voting aye.**

5. Ordinance No. 3124- First Reading - Change of Zoning/PD (Planned Development) Amendment - Shoppes at East Shore
   Owner(s): Shoppes at East Shore, LLC
   Applicant(s): Lowndes c/o Jonathan Huels, Esq.
   Parcel Identification Number(s): 20-21-28-0000-00-021, 20-21-28-0000-00-024, 20-21-28-0000-00-025 and 20-21-28-0000-00-028
   Location: Northeast corner of Ocoee Apopka Road and West Keene Road Current Future Land Use: Mixed Use
   Current Zoning: Planned Development (PD)
   Existing Use(s): Approved for a mixed-use development including grocery, multi-family and other commercial and medical uses
   Project: 27.99 +/- acre(s)
   Density/Intensity: 8.2 dwelling units per acre/0.07 floor area ratio
   Project Manager: Jean Sanchez

   **Mayor Nelson opened the public comment period.**

   - **Ian Kimbrell** – Development & safety concerns; flooding
   - **Albert McKimmie** – Competent & Substantial Evidence
   - **Leroy Bell** – Flooding issues
   - **Rod Olsen** – Infrastructure & School overcapacity
   - **Rogers Beckett** – Traffic considerations
   - **Sylvester Hall** – Building project consultant

   - **Jonathan Huels,** Applicant, clarified some of the concerns regarding this project.

   **There being no one else who wished to speak, Mayor Nelson closed the Public Period.**

   a. **Mayor Nelson** asked for a motion to approve Ordinance No. 3124 at first reading and hold over for second reading and adoption.

   b. **Motion** by **Commissioner Smith** and seconded by **Commissioner Velazquez.**
   c. **Motion carried unanimously.**

**CITY COUNCIL REPORTS**

**CITY ADMINISTRATOR'S REPORT**

**CITY ATTORNEY'S REPORT**

**MAYOR'S REPORT**

**ADJOURNMENT**

The meeting adjourned at 10:25 P.M.

***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

EMPOWER Invest well. Live a little.™

September 3, 2025

# City of Apopka – City Council Meeting

**Morris Jackson**
Director, Relationship Management
**David Pappalardo**
VP, Benefit Consulting Services

# Retiree Benefit Audit/Recalculations

## Alignment of plan documents with state and local laws

- Recordkeeping systems align with plan document provisions
- Recent plan amendment aligned Average Monthly Earnings (AME) to local law
- Significant data collection effort between City and Empower to reclassify Earnings
    - City discovered non-pensionable Earnings components had been previously reported
    - Recalculation of benefits addressed both revised Earnings and correct AME definition
- Benefit adjustments made prospectively with retroactive lump sum for underpayments and no recovery of overpayments

# Audit/Recalculation Summary

## 106 retirees impacted across all 3 pension plans

- 62 retiree's benefit increased
- 44 retiree's benefit decreased
    - 2 were associated with corrections (otherwise would have experienced increases)
    - 15 were associated with revised Earnings
    - 27 were associated with AME method change

# Illustration of benefit adjustment increase

**Average Monthly Earnings Prior to Amendment**

| Year | Earnings | Annualize | Rank | AME |
|---|---|---|---|---|
| 2020 | $72,930.00 | $101,214.64 | 1 | $72,930.00 |
| 2019 | $88,650.00 | $88,650.00 | 2 | $88,650.00 |
| 2018 | $86,130.00 | $86,130.00 | 4 | $24,238.77 |
| 2017 | $86,980.00 | $86,980.00 | 3 | $86,980.00 |
| 2016 | $84,300.00 | $84,300.00 | 5 | |
| 2015 | $22,470.00 | $22,470.00 | 6 | |

Total $272,798.77 Monthly Benefit $6,668.41

Three Year Monthly Average **$7,577.74** 4% of AME times service

**Average Monthly Earnings After Amendment**

| 12 Month Period | Amended AME |
|---|---|
| 10/1/2019 - 9/30/2020 | $98,210.00 |
| 12/1/2017 - 11/30/2018 | $90,590.00 |
| 7/1/2016 - 6/30/2017 | $87,520.00 |

Total $276,320.00 Monthly Benefit $6,754.49

Three Year Monthly Average **$7,675.56** 4% of AME times service

Increase in Monthly Benefit **$86.07**

Per Section 1.1(i) of the Plan:

Annualize the Earnings from final year to determine it's inclusion (that is, ranked in top 3)

Earnings to use in AME:

Actual Earnings for years ranked 1 to 3

If final year Earnings is included, use actual amount and

add Earnings from the 4th ranked period on a prorata basis

# Illustration of benefit adjustment decrease

**Average Monthly Earnings Prior to Amendment**

| Year | Earnings | Annualize | Rank | AME |
|---|---|---|---|---|
| 2021 | $25,690.00 | $70,502.63 | 1 | $25,690.00 |
| 2020 | $55,820.00 | $55,820.00 | 3 | $55,820.00 |
| 2019 | $55,310.00 | $55,310.00 | 6 | $35,155.95 |
| 2018 | $53,330.00 | $53,330.00 | 8 | |
| 2017 | $56,900.00 | $56,900.00 | 2 | $56,900.00 |
| 2016 | $55,320.00 | $55,320.00 | 5 | $55,320.00 |
| 2015 | $55,640.00 | $55,640.00 | 4 | $55,640.00 |
| 2014 | $53,670.00 | $53,670.00 | 7 | |
| 2013 | $51,730.00 | $51,730.00 | 10 | |
| 2012 | $52,980.00 | $52,980.00 | 9 | |

Total $284,525.95 Monthly Benefit $2,608.15

Five Year Monthly Average **$4,742.10** 2.75% of AME times service

**Average Monthly Earnings after Amendment**

| 12 Month Period | Amended AME |
|---|---|
| 6/1/2020 - 5/31/2021 | $59,190.00 |
| 3/1/2019 - 2/29/2020 | $56,340.00 |
| 7/1/2016 - 6/30/2017 | $57,470.00 |
| 5/1/2015 - 4/30/2016 | $55,840.00 |
| 3/1/2014 - 2/28/2015 | $54,930.00 |

Total $283,770.00 Monthly Benefit $2,601.23

Five Year Monthly Average **$4,729.50** 2.75% of AME times service

**Decrease in Monthly Benefit** **$6.93**

Per Section 1.1(i) of the Plan:

Annualize the Earnings from final year to determine it's inclusion (that is, ranked in top 5)

Earnings to use in AME:

Actual Earnings for years ranked 1 to 5

If final year Earnings is included, use actual amount and

add Earnings from the 6th ranked period on a prorata basis

## Disclosures

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MKG-EEV-WF-3539886-0125 RO4073153-0125

# City of Apopka
# CITY COUNCIL STAFF REPORT

**Section:** CONSENT (Action Item)
**Item #:** 1.
**Meeting Date:** September 3, 2025
**Department:** Police Department

**SUBJECT:**
**Awarding of Duty Weapon**

**ACTION ITEM INFORMATION:**
**Awarding of Duty Weapon**

**REQUEST:**
Chief of Police to transfer duty weapon to retiring Captain.

**SUMMARY:**
Captain Stephan Brick has served the City of Apopka Police Department for 33 years. Current department duty firearm is a Glock 21, Serial Number: YRU436.

**FUNDING SOURCE:**
N/A

**RECOMMENDED MOTION:**
Approve the Chief of Police to award retiring Captain Stephan Brick with his service weapon.

**ATTACHMENTS:**
None

# City of Apopka
# CITY COUNCIL STAFF REPORT

**Section:** CONSENT (Action Item)
**Item #:** 2.
**Meeting Date:** September 3, 2025
**Department:** Code Enforcement

**SUBJECT:**
**Execute Release of Code Enforcement Lien for 402 East Main Street**

**ACTION ITEM INFORMATION:**
Release of Code Enforcement Lien - 402 East Main Street

**REQUEST:**
Execute Release of Lien - 402 East Main Street

**SUMMARY:**
On April 15, 2025, the City of Apopka rendered an Order Finding 402 MAIN LLC, the owner of the property at 402 East Main Street ("Subject Property") in violation of IPMC, Chapter 3, Section 302.3, as adopted by Article 5, Section 18-108 of the Apopka Municipal Code, and LDC, Article 5, Section 5.10.3 of the Land Development Code. A fine in the amount of One Thousand ($1,00.00) Dollars per day was imposed starting on May 16, 2025.

On July 22, 2025, Don Rizzie and the City entered into a Settlement Stipulation to reduce the unpaid code enforcement lien to a settlement amount of Three Thousand Five Hundred ($3,500.00) Dollars, paid to the City. The property is currently in compliance with the Apopka Municipal Code and International Property Maintenance Code.

**FUNDING SOURCE:**
N/A

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

**ATTACHMENTS:**
1. Affidavit of Compliance - 402 East Main Street
2. Settlement Stipulation - 402 East Main Street
3. Release of Lien - 402 East Main Street

**DOC # 20250456312**
08/06/2025 10:48 AM Page 1 of 2
Rec Fee: $18.50
Deed Doc Tax: $0.00
Mortgage Doc Tax: $0.00
Intangible Tax: $0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: CSC INC

# CERTIFICATION

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

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

**AFFIDAVIT OF COMPLIANCE**
**APOPKA CODE ENFORCEMENT HEARING OFFICER**
**CE CASE# 25-00120**
**413 MORNING CREEK CIR, APOPKA, FL 32712**
**PARCEL ID: 34-20-28-9093-00-030**
**OWNER: CLARA E HIBBERT**

**IN WITNESS WHEREOF,** I have hereunto set my hand this the 5th day of August 2025.

**CITY OF APOPKA**

Alexcia DeCaul
Code Enforcement Recording Secretary

ALEXCIA DECAUL
MY COMMISSION # HH 413178
EXPIRES: October 13, 2027

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

**CITY OF APOPKA, FLORIDA**

vs
Respondent(s)

**HIBBERT CLARA E**

**CASE NO. 25-00120**
**ADDRESS: 413 MORNING CREEK CIR LIEN**
**PARCEL ID:34-20-28-9093-00-030**

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

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

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

1. That on **02/11/2025** the Code Enforcement Hearing Officer held a public hearing and issued its Order in the above-styled matter.

2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **02/27/2025**

3. That re-inspection was performed on **08/05/25** and was in compliance.

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

**FURTHER AFFIANT SAYETH NOT.**

Dated this **08/05/2025**

Chris Smith
Code Enforcement Officer

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

Sworn to and subscribed before me this **08/05/2025** by Chris Smith who is personally known to me and did not take an oath.

ALEXCIA DECAUL
MY COMMISSION # HH 413178
EXPIRES: October 13, 2027

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

**CODE ENFORCEMENT**
**CITY OF APOPKA, FLORIDA**

CITY OF APOPKA,

Petitioner,

v.

402 MAIN LLC,

Respondents,

_____/

Complaint No. 25-00257

Address: 402 E MAIN ST
APOPKA, FL 32703

Parcel ID: 10-21-28-7800-03-010

**SETTLEMENT STIPULATION**

Petitioner CITY OF APOPKA, and Respondents 402 MAIN LLC, enter this Settlement Stipulation ("Stipulation") in the above-styled action as follows:

1. This Stipulation is meant to settle all issues arising from the violations alleged in the complaint.

2. Petitioner and Respondents enter this Stipulation to pay a reduced total code enforcement fine in the amount of Three Thousand Five Hundred ($3,500.00) Dollars in full satisfaction of all fines previously imposed. Said amount must be paid within Thirty (30) days of the date of this Stipulation or same shall be null and void.

3. Each party represents and warrants to the other party that it has the requisite authority to enter this Stipulation.

4. Upon approval of this Stipulation and clearance of the funds in payment in full of the agreed upon amount, the City of Apopka will record a Satisfaction of Lien for property address 402 E Main St, Apopka, FL 32703.

5. The Parties hereby irrevocably and unconditionally release, acquit, and forever discharge each other from claims of any kind arising from this complaint and enforcement action. The Parties also hereby waive all rights to file any claim or a lawsuit against the other party relating to the above styled action. This release does not prohibit Petitioner from initiating code enforcement actions for subsequent violations (either new or repeat) of anything within the scope of Petitioner's jurisdiction.

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

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

Dated this 22 day of July, 2025.

Petitioner:

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

Radley Williams
Interim City Administrator

Respondent:

402 MAIN LLC

Po Box 357742
Gainesville, FL 32635-7742

Signature

Don Bizzie
Print Name

This instrument prepared by
the Deputy City Clerk

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

**RELEASE OF CODE ENFORCEMENT LIEN**

KNOW ALL MEN BY THESE PRESENTS that the CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA ("City"), whose mailing address is 120 East Main Street, Apopka, Florida 32703, is the owner and holder of that certain Order Imposing Penalty/Lien against 402 MAIN LLC, recorded on July 21, 2025 at Instrument No. 20250417925, of Public Records of Orange County, Florida ("Code Enforcement Lien").

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

IN WITNESS WHEREOF, the City has executed these presents this 3rd day of September, 2025.

ATTEST:

_____
Susan Bone, City Clerk

CITY OF APOPKA, FLORIDA

_____
Bryan Nelson, Mayor

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of □ physical presence OR □ online notarization, this 3rd day of September, 2025, by Bryan Nelson, Mayor, and Susan Bone, City Clerk, who are □ personally known to me OR □ who have produced _____ as identification.

_____
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

ST GEORGE HEIGHTS ADD TO APOPKA G/26 LOTS 2 THROUGH 5 BLK C, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

# City of Apopka
# CITY COUNCIL STAFF REPORT

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

**SUBJECT:**
**Interlocal Agreement with Orange County Board of County Commissioners to utilize radio communication facilities.**

**ACTION ITEM INFORMATION:**

**REQUEST:**
Approval of the Interlocal Agreement with Orange County Board of County Commissioners and transmission to Orange County.

**SUMMARY:**
The attached is a proposed shared public service radio communication facilities Interlocal Agreement between the City of Apopka and the Orange County Board of County Commissioners. This agreement will allow the City to install one of our FlexNet base stations for utility meter reading on the Orange County tower at the westernmost part of the City. The installation of this new FlexNet base station will help improve the reliability and coverage of the City's meter reading network in the western portion of the City. Funding is proposed in the FY26 budget to add this FlexNet base station and one additional base station in late 2025.

**FUNDING SOURCE:**
N/A

**RECOMMENDED MOTION:**
Approval of the Interlocal Agreement with Orange County Board of County Commissioners and transmission to Orange County.

**ATTACHMENTS:**
1. Interlocal Agreement - OCBCC and COA (FlexNet)

**INTERLOCAL AGREEMENT**

*between*

**ORANGE COUNTY, FLORIDA**

*and*

**CITY OF APOPKA, FLORIDA**

*related to*

**SHARED PUBLIC SERVICE RADIO COMMUNICATION FACILITIES**

---

This INTERLOCAL AGREEMENT ("Agreement") is made effective as of the date last executed below, by and between ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida, hereinafter (the "COUNTY"), and the CITY OF APOPKA, FLORIDA, a municipal corporation organized under the laws of the State of Florida, hereinafter (the "CITY"), hereinafter collectively referred to as the "PARTIES".

RECITALS

**WHEREAS**, the COUNTY owns and operates a public service radio communication facility located at 6350 Wadsworth Road, Mount Dora, Florida 32757 ("**Exhibit A"**); and

**WHEREAS**, the CITY owns and operates a FlexNet communications network for wireless water meter readings throughout the CITY and unincorporated COUNTY addresses to which the CITY provides water services; and

**WHEREAS**, the CITY is seeking to enhance its FlexNet signal strength and expand coverage, ultimately improving operational efficiency and customer service; and

**WHEREAS**, Section 163.01, Florida Statutes provides that local governments may enter into interlocal agreements to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage; and

**WHEREAS**, the PARTIES agree to enter into an Interlocal Agreement for Shared Public Service Radio Communication Facilities regarding usage of certain property for construction and installation of a CITY owned FlexNet communications antenna system; and

**WHEREAS**, the PARTIES seek to coordinate a shared use of public service radio communication facilities.

**NOW, THEREFORE,** in consideration of the covenants and conditions contained herein, the PARTIES agree as follows:

**1. RECITALS.** The foregoing recitals are true and correct and incorporated herein by reference.

**2. TERM, FEES AND DISCONTINUATION OF USAGE.**

A. The Agreement will be in effect upon full execution of this Agreement by the PARTIES ("Effective Date"). The initial term of this Agreement begins upon the Effective Date and will remain in effect for a period of ten (10) years. The term of this Agreement shall automatically be extended for a single renewal of ten (10) successive years unless terminated in accordance with the provisions set forth herein. The length of the term including renewal shall not exceed a total of twenty (20) years.

B. Either party may terminate this Agreement by giving the other party one (1) year advance written notice, with or without cause. Within five (5) months from the date of the written notice to terminate, the CITY shall, at the CITY's expense, coordinate its effort with the COUNTY to vacate all antennas, cables, and other equipment located on the Tower Site described herein. In the event of such difficulty or impossibility of relocation, the Manager of the County's Real Estate Management Division and Mayor of the CITY, or his/her designee, may accommodate the need for such extensions of time so as to best protect the public interest, public safety needs and in the spirit of cooperation envisioned by this Agreement.

C. The COUNTY will not charge CITY a rental fee for placing equipment on COUNTY's tower or the equipment stored outside its equipment shelter during the life of this Agreement.

**3. SHARED TOWER USAGE.**

A. The COUNTY owns and operates a Public Service Radio Communications Facility located at 6350 Wadsworth Road, Mount Dora, Florida 32757. The COUNTY hereby agrees to allow the CITY to utilize a portion of the tower on the Tower Site for the CITY's FlexNet communications network. If the CITY elects to utilize the COUNTY's tower on the Tower Site, the CITY shall be responsible for all costs relative to the installation, maintenance, repair, security and operation of CITY's own one (1) Outdoor Base Station, one (1) Antenna and, one (1) Transmission Cable at the site. The location of CITY utility connections shall be reviewed and approved by the COUNTY prior to installation. Such connections will be at the sole cost of the CITY, and installed in accordance with the appropriate COUNTY permit.

B. The COUNTY shall provide the CITY with a key or other method to access the

secured entry to the Tower Site. Access to Tower Site by vendors or other persons acting on behalf of, or in the employ of, either party shall act only under the direct supervision of appropriate persons of the respective party.

C. All work done by the CITY shall be constructed and installed in a good and workmanlike manner and all applicable laws, rules, ordinances, regulations and all local, State, and national code standards including, but not limited to, height and wind loading requirements.

D. The CITY shall be responsible for all costs relative to design, installation, construction, reconstruction, alteration, maintenance, repair and operation of its antenna, cables and supporting equipment on the Tower Site and shall keep the same in good order, repair and condition during the term of this Agreement. The COUNTY will be fully responsible for maintenance and management of the Tower Site.

E. The COUNTY and the CITY agree during the term of this Agreement to keep the Tower Site free of debris and any hazardous, dangerous, noxious, or offensive matter which would create a hazard or undue vibration, heat, noise or any form of signal interference in connection with the use of the facilities.

F. This Agreement is intended and shall be construed only as a license to enter and install, operate, and maintain the CITY's FlexNet equipment and does not grant an easement, or create or confirm any ownership or possessory interest in any portion of the COUNTY's property at 6350 Wadsworth Road, Mount Dora, Florida 32757.

G. No later than two (2) months after expiration or termination of this Agreement, CITY shall restore the COUNTY's property to a condition equal or superior to its present condition to the satisfaction of COUNTY. The COUNTY shall have the right to inspect the property upon notification from CITY of the completion of restoration of the property.

**4. INDEMNIFICATION.** Each party agrees to indemnify and hold harmless the other party, its officials and employees from all claims, actions, losses, suites, judgments, fines, liabilities, costs and expenses attributable to its negligent acts or omissions, or those of its officials and employees acting within the scope of their employment, or arising out of or resulting from the indemnifying party's negligent performance under this Agreement. Nothing contained herein shall constitute a waiver of sovereign immunity or the provisions of Section 768.28, Florida Statutes. The foregoing shall not constitute an agreement by either party to assume any liability of any kind for the acts, omissions, and/or negligence of the other party, its officers, officials, employees, agents, or contractors.

**5. INSURANCE.**

A. Without waiving its right to sovereign immunity as provided in Section 768.28, Florida Statutes, the CITY acknowledges to be self-insured for General Liability and Automobile

Liability with coverage limits of as set forth in Section 768.28, Florida Statutes.

B. The CITY agrees to maintain commercial insurance or to be self-insured for Workers' Compensation & Employers' Liability in accordance with Florida Statute 440.

C. Upon request the CITY shall provide an affidavit or Certificate of Insurance evidencing self-insurance or commercial insurance up to sovereign immunity limits, which the County agrees to find acceptable for the coverage mentioned above.

D. The COUNTY's failure to request proof of insurance or to identify any deficiency in coverage or compliance with the foregoing requirements shall not relieve the CITY of its liability and obligations under this agreement.

E. The CITY shall require all contractors performing work on COUNTY property, including but not limited to within COUNTY rights-of-way or easement areas, to procure and maintain workers' compensation, commercial general liability, business auto liability, and contractor's pollution liability coverage. Each party shall be listed as an additional insured on all contractor general liability policies.

**6. AMENDMENTS AND NOTICE.** This Agreement shall not be amended unless in writing approved by the Orange County Board of County Commissioners and City of Apopka, and fully executed by their legally authorized representatives. Notices shall be addressed as follows:

If to County: CIO, Orange County Information Systems and Services
400 E. South St.
Orlando, Florida 32801

With Copy to: County Administrator
Orange County Administration Center
P.O. Box 1393
Orlando, Florida 32802-1393
Facsimile: (407) 836-7399

If to Apopka: Mayor Bryan Nelson
City of Apopka
120 E. Main St.
Apopka, Florida, 32703
(407) 703-1601

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 for notice by giving notice of such change to the other party in the manner provided in this section.

**6. ENTIRE AGREEMENT**. This Agreement contains the entire agreement between the parties. No promises, representations, warranties or covenants not included herein have been or shall be relied upon by either party. None of the provisions, terms and conditions contained in this Agreement may be added to, deleted, modified, superseded or otherwise altered, except by written amendment executed by the parties hereto. Such amendment(s) are not valid, binding, and enforceable against the County unless executed by an authorized County representative and expressly approved by the County's Board of County Commissioners.

**7. ASSIGNMENT.** Neither County nor Apopka shall assign or transfer any interest or rights under this Agreement to any person or entity without prior written approval of the other party.

**8. VENUE.** This Agreement shall be governed by and in accordance with the laws of the State of Florida. Any action or proceeding relating to the validity, performance, and enforcement of this Agreement, whether in law or equity, shall be brought and heard in Orange County, Florida. The County and the Authority hereby submit to the jurisdiction of the courts within Orange County, Florida, whether federal or state, for the purposes of any suit, action, or other proceeding, arising out of or relating to this Agreement, and hereby agree not to assert by way of motion as a defense or otherwise that such action is brought in an inconvenient forum or that the venue of such action is improper.

**9**. **ATTORNEY'S FEES**. The parties expressly agree that each party shall bear the cost of its own attorney and legal fees in connection with any dispute arising out of this Agreement, or breach, enforcement, or interpretation of this Agreement, regardless of whether such dispute results in mediation, arbitration, litigation, all or none of the above, and regardless of whether such attorney and legal fees are incurred at trial, retrial, on appeal, at hearings or rehearings, or in administrative, bankruptcy, or reorganization proceedings.

**10**. **WAIVER OF JURY TRIAL**. THE PARTIES HERETO WAIVE A TRIAL BY JURY OF ANY AND ALL ISSUES ARISING IN ANY ACTION OR PROCEEDING BETWEEN THEM OR THEIR SUCCESSORS UNDER OR CONNECTED WITH THIS AGREEMENT OR ANY OF ITS PROVISIONS AND ANY NEGOTIATIONS IN CONNECTION HEREWITH.

**11. WAIVER.** No delay or failure on the part of any party hereto to exercise any right or remedy accruing to such party upon the occurrence of an event of violation shall affect any such right or remedy, be held to be an abandonment thereof, or preclude such party from the exercise thereof at any time during the continuance of any event of violation. No waiver of a single event

of violation shall be deemed to be a waiver of any subsequent event of violation.

**12. REMEDIES.** No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any rights, power, or remedy hereunder shall preclude any other or further exercise thereof.

**13. NO THIRD-PARTY BENEFICIARIES.** Nothing in this Agreement, express or implied, is intended to, or shall confer, upon any person, other than the parties and their respective successors and permitted assigns, any legal or equitable right, benefit or remedy of any nature under or by reason of this Agreement.

**14. NON-EXCLUSIVE AGREEMENT**. This Agreement shall be non-exclusive to the CITY. The COUNTY reserves the right to enter into agreements regarding the same or similar subject matter with other parties.

**15. NO REPRESENTATIONS.** Each party represents that they have had the opportunity to consult with an attorney, and have carefully read and understand the scope and effect of the provisions of this Agreement. Neither party has relied upon any representations or statements made by the other party hereto which are not specifically set forth in this Agreement.

**16. HEADINGS.** The headings or captions of articles, sections, or subsections used in this Agreement are for convenience of reference only and are not intended to define or limit their contents, nor are they to affect the construction of or to be taken into consideration in interpreting this Agreement.

**17. SURVIVORSHIP.** Those provisions which by their nature are intended to survive the expiration, cancellation, or termination of this Agreement, including, by way of example only, the indemnification and public records provisions, shall survive the expiration, cancellation, or termination of this Agreement.

**18. AUTHORITY OF SIGNATORY**. Each signatory below represents and warrants that he or she has full power and is duly authorized by their respective party to enter into and perform this Agreement. Such signatory also represents that he or she has fully reviewed and understands the above conditions and intends to fully abide by the conditions and terms of this Agreement as stated.

**19. SEVERABILITY.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or otherwise unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.

**20. LIMITATION OF DAMAGES.** In no event shall either party be liable to the other for consequential, indirect, speculative or punitive damages in connection with or arising from this Agreement, or the use of the premises or related easements.

**[REMAINDER OF PAGE INTENTIONALY LEFT BLANK]**

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

**ORANGE COUNTY, FLORIDA**

By: Board of County Commissioners

By: _____
Jerry L. Demings
Orange County Mayor

Date: _____

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

By: _____
Deputy Clerk

Printed Name: _____

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

**CITY OF APOPKA, FLORIDA**

By: _____
Bryan Nelson, Mayor

Date: _____

**ATTEST:**

_____
Susan, Bone, City Clerk

**EXHBIT A**

**Property Description**

**Address:**

**Parcel ID: 09-20-27-0000-00-039**

**Property Description**

**COMM N1/4 COR OF SEC RUN S 01 DEG W 12.01 FT TO POB TH E 34.28 FT TH S 88 DEG E 110.05 FT E 159.34 FT S 01 DEG W 194.99 FT E 97 FT N 01 DEG E 194.99 FT E 298.15 FT S 01 DEG W 224.99 FT E 298 FT S 01 DEG W 424.83 FT E 331.82 FT S 01 DEG W 1662.39 FT TH W 1326.42 FT W 662.15 FT N 01 DEG E 331.83 FT E 364.35 FT N 01 DEG E 331.87 FT W 364.62 FT N 01 DEG E 593.42 FT E 332.09 FT N 01 DEG E 132.05 FT W 120.04 FT N 01 DEG E 270.09 FT E 452.46 FT N 01 DEG E 651.81 FT TO POB (LESS RD R/W) IN SEC 09-20-27**

WADSWORTH RD
TERRELL RD
N
OC Communication Network Tower - City of Apopka
Sheriff's Training Center 09-20-27-0000-00-039
Sheriff's Training Center
Tower Area
PA Parcels

WADSWORTH RD
N
OC Communication Network Tower - City of Apopka
Sheriff's Training Center 09-20-27-0000-00-039
Sheriff's Training Center
Tower Area
PA Parcels

# City of Apopka
# CITY COUNCIL STAFF REPORT

**Section:** CONSENT (Action Item)
**Item #:** 4.
**Meeting Date:** September 3, 2025
**Department:** Parks and Recreation

**SUBJECT:**
**License Agreement Renewal - Market on Fifth Street**

**ACTION ITEM INFORMATION:**

**REQUEST:**
Authorize the Mayor to execute the annual renewal of the License Agreement with Co-Packing USA, LLC dba Propagate Social House, as outlined in the currently approved License Agreement.

**SUMMARY:**
Over the initial year of the license agreement with Co-Packing USA, LLC dba Propagate Social House, the Market on Fifth Street has continued to grow and bring an exciting market event to the downtown Apopka area. The event has grown to 40 committed weekly vendors to include farmers, makers, artisans, food trucks, and performers.

The license agreement provides for annual renewals of the agreement, at the pleasure of the City. Due to the continued growth of the event and the positive impact the event brings tp the downtown Apopka area, staff recommend approval of the first annual renewal of the license agreement to continue the Market on Fifth Street event through the 2025-2026 season.

The attached Special Event Permit Application submitted by Propagate Social House has been received by staff and is scheduled for review by the Development Review Committee on Wednesday, September 3, 2025.

**FUNDING SOURCE:**

**RECOMMENDED MOTION:**
Authorize the Mayor to execute the annual renewal of the License Agreement with Co-Packing USA, LLC dba Propagate Social House, as outlined in the currently approved License Agreement.

**ATTACHMENTS:**
1. Co-Packing USA, LLC dba Propagate Social House Letter
2. Special Event Permit Application 2025-2026 - Market on Fifth Street
3. License Agreement - Market on Fifth Street (fully executed) 2024-10-03.

Dear Mayor, Commissioners, and City Leadership,

As we approach the renewal of our agreement for Market on 5th, we would like to take a moment to reflect on how far the market has come since its humble beginnings and to share our vision for the season ahead.

What began three years ago on the Propagate property as a small neighborhood gathering quickly grew into a beacon of hope and possibility for downtown Apopka. Much like the emerging Fifth Street entertainment and business district, the market has grown by leaps and bounds. Today, Market on 5th proudly hosts over 40 committed weekly vendors, including local farmers, makers, artisans, food trucks, and performers.

From the start, we made a strategic decision to operate on Friday evenings rather than weekend mornings. Larger regional markets in Winter Garden and Winter Park already dominated those times, and we saw the opportunity to position Apopka differently. Our goal was not only to attract high-quality vendors but also to create a vibrant, family-friendly evening destination that downtown Apopka was missing. That vision has now become reality—Market on 5th is a signature weekly event that brings families together, supports small businesses, and enlivens downtown.

Equally important, we have kept the costs for vendors at an all-time minimum. This is not only to attract and retain quality vendors but also to provide a platform for small business owners, many of whom are just getting started, to take their first steps in our community. In addition, the majority of the market's net proceeds are reinvested directly back into Apopka—supporting local nonprofits, providing opportunities for at-risk teens at Apopka High School and Wekiva High School, championing the arts in our downtown area, and ensuring we remain good stewards of all that makes Fifth Street special.

Looking ahead to the 2025–2026 season, our commitment remains strong:

- Effective management to ensure a safe, well-regulated, and welcoming market.
- Community support, including offering local nonprofits a free weekly booth to connect with residents and gain visibility.
- Youth engagement, by partnering with local schools and nonprofits to provide students with safe opportunities to earn required volunteer hours.
- City partnership, working hand in hand with leadership, fire, and police to ensure the market remains an example of how to successfully host community events downtown.

We are deeply grateful to the City of Apopka for the partnership and support that have made Market on 5th possible. Together, we have set the tone for what a well-

managed, community-centered event can be, and we are excited to continue building on that foundation.

With your renewed support, we are confident that Market on 5th will remain one of Apopka's most cherished highlights and continue to grow as a source of pride for our city. We respectfully ask for your unanimous vote of support from both DRC and City Council as we enter this next season.

Thank you for your continued trust and partnership. We look forward to another successful year serving the city we love and call home.

With gratitude,

Ella Duke
Market Manager
Co-Owner
Propagate Social House
Halls on 5th

DRC: 9/10

## Special Event Permit Application

A completed Special Event Permit application is required for all events with the City of Apopka. All events will be reviewed by our Development Review Committee for approval. The City of Apopka has the exclusive right to permit or deny an individual or organization facility use.

Once we have the complete special event application we will schedule for review and approval. Please note this may take time, as we suggest that all applications submitted at least 60 to 90 days prior to the event.

Incomplete applications will not be reviewed. After approval, an estimation of fees forms for your event based on the application and the approval is applicable.

Lexi Lahendro – Events Coordinator
events@apopka.net
407-703-1812

**You must submit all required documents with your application.**

## Special Event Permit Application Checklist

Remember, we suggest that all applications submitted at least 60 to 90 days prior to the event.

Please review this checklist and make sure you have the items requested below available during this application process.

1. Completed Special Event Permit Application
2. Event Description
3. A $50.00 permit fee is required for all applications. Once the application is received staff will reach out for payment of the permit fee. No application will be reviewed until the permit fee is received.
4. A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
5. A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
6. Letter from the property owner granting permission for use of their property. (if on private property)
7. If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
8. Copies of flyers and advertisements.
9. Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
10. All renters and vendors must have a listing with the Florida Department of State Division of Corporations. Visit www.sunbiz.org for more information about the process of registering a business.
11. All businesses must also must submit a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

**Applicant must be present for duration of event.**

| | |
|---|---|
| **Organization Name** | Co-Packing USA LLC - DBA Propagate Social House |
| **Name of Applicant** | Ella Duke |

| | |
|---|---|
| **Mailing Address** | 40 E. 5TH ST |
| **City** | APOPKA |
| **State** | FL |
| **Zip Code** | 32703 |
| **Cell Phone** | 4079889103 |
| **Email** | HELLO@PROPAGATESOCIALHOUSE.COM |
| **Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?** | No |
| **State of Florida Tax ID Number** | 83-4316808 |
| **Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.** | IMG_5167.HEIC |
| **Name of the Event** | Market On Fifth |
| **Date(s) of the Event** | Every Friday from 6pm to 9pm between the months of September through to July |
| **Hours of the Event** | 6pm to 9pm |
| **Location of the Event** | 5th street in downtown apopka |
| **Does the location of the event take place on Public or Private Property?** | Yes |
| **Anticipated attendance:** | 200 |
| **Briefly describe the event and all activities that will occur during the event:** | Market On Fifth is a weekly Farmers Market that takes place every Friday between 6 and 9PM in downtown, Apopka on 5th street. It features 30+ Vendors ranging from Farmers, Makers, Bakers, Food Trucks and more. |
| **Event Category** | • Other |
| **Please specify** | Farmers Market |
| **Are there flyers or advertisements for this event?** | Yes |
| **Will there be admission fees to your event?** | No |
| **Will you be serving alcohol?** | No |
| **Is your event open to the public?** | Yes |
| **Does your event include food concession?** | Yes |
| **Do you intend to have food trucks at your event?** | Yes |

| | |
|---|---|
| **How many?** | 6 |
| **Will there be merchandising vending at your event?** | Yes |
| **How many vendors?** | 30 |
| **Will they need electric?** | No |
| **Will you be hiring a private security company for the event?** | No |
| **Do you require overnight security?** | No |
| **Are there musical entertainment features related to your event?** | No |
| **Will amplified sound be used during the event?** | Yes |
| **Will any streets be closed or will the flow of traffic be affected by the event?** | Yes |
| **Please indicate the road names** | 5th street between park and central |
| **Does your event include the use of tents?** | Yes |

Please indicate tent location & size on layout. Permits and ground locates may be required.

| | |
|---|---|
| **What size of tents?** | 10x10 tents along the sides of the street |
| **Will inflatables be used at your event?** | No |
| **Will your event include any fireworks or pyrotechnics?** | No |

**Layout map for event**

## Date/Time (on site load in and load out)

**For events that are held on City Property, set up days and load out days may require additional fees.**

| Setup/Load In | |
|---|---|
| **Date** | 09/26/2025 |
| **Start Time** | 4:30 PM (EDT) |
| **End Time** | 9:00 PM (EDT) |

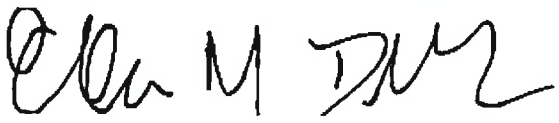
| Event Dates | |
|---|---|
| **Date** | 09/26/2025 |
| **Start Time** | 6:00 PM (EDT) |
| **End Time** | 9:00 AM (EDT) |

| Take Down/Load Out | |
|---|---|
| **Date** | 09/26/2025 |
| **Start Time** | 9:00 PM (EDT) |
| **End Time** | 9:30 PM (EDT) |

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

| | |
|---|---|
| **Applicant Signature** |  |
| **Name of Applicant** | Ella Duke |
| **Title of Applicant** | Market Manager |
| **Date Submitted** | 08/27/2025 |

The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may

require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

- Comprehensive listing of all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers must be submitted no later than forty-five (45) business days prior to the event.
- All certificates of insurance, required extensions to said insurance certificates, copies of insurance policies and insurance agreements must be submitted no later than **thirty (30) business days prior to the event**.

**If insurance requirements are not met at least twenty (20) business days prior to the date of the event, your event will be cancelled!**

**Please provide a copy of your certificate of insurance.** COI City of Apopka.pdf

The City of Apopka defines an Applicant/Event Organizer as any individual or organization that is responsible for all aspects of an event to include advertising, marketing, talent costs, insurance, hold harmless agreement contracts, along with all the revenues and expenses for the event. The Applicant/Event Organizer agrees to conduct this event in accordance with the City of Apopka Code of Ordinances (Chapters 46 and 62).

## REQUIREMENTS

- Applicant/Event Organizer recognizes the City's authority to halt the operation of the above listed event due to inclement weather or any other safety concern that may arise.
- The City is not responsible or liable for any damage, loss or theft to any vendor or event participant.
- Applicant/Event Organizer agrees that the City may use photographic images and video taken at the event in promotions and publications. These images may be used online or provided to media outlets and/or used in social media applications.

## INSURANCE

Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance **(including all extensions to the insurance certificate—to also include a copy of the complete insurance policy)** on file with the City's Risk Management Division. The cost of such insurance shall be the responsibility of the Applicant/Event Organizer and must meet ALL requirements as directed by the City of Apopka. The City reserves the right to increase coverage as determined for higher risk events or activities. This insurance policy must remain in effect throughout the entire duration of the property use beginning with load-in and ending at the conclusion of load-out.

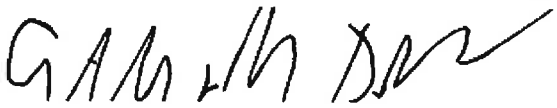
- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of $1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of $2,000,000. Products and completed operations aggregate shall be $1,000,000. Damage to rented premises shall be included at $100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of $300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in

the minimum amount of $1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.

- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.
- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self–insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.
- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

**Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes.**

**By signing below, I acknowledge that I have read and understand the insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.**

| | |
|---|---|
| **Signature of Applicant** |  |
| **Name of Applicant** | Ella Duke |
| **Title of Applicant** | Market Manager |
| **Sponsoring Organization Name** | N/A |

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/22/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

**PRODUCER**

INSocial Risk Advisors
283 S State Street Suite 102
Westerville, OH 43081

CONTACT NAME: Sofia Lopez
PHONE (A/C, No, Ext): (614)942-1226 FAX (A/C, No): (614)942-1226
E-MAIL ADDRESS: slopez@insocialra.com

| INSURER(S) AFFORDING COVERAGE | NAIC # |
|---|---|
| INSURER A : Nationwide General Insurance Company | 23760 |
| INSURER B : | |
| INSURER C : | |
| INSURER D : | |
| INSURER E : | |
| INSURER F : | |

**INSURED**

Co Packing USA, LLC
DBA: Propagate Social House
40 E 5th St, Apopka, Fl 32703
Apopka, FL 32703

**COVERAGES** CERTIFICATE NUMBER: 80237494-250522122912 REVISION NUMBER: 1

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| A | X COMMERCIAL GENERAL LIABILITY | Y | | ACPBP013240375063 | 05/05/2025 | 05/05/2026 | EACH OCCURRENCE | $ 1,000,000 |
| | CLAIMS-MADE X OCCUR | | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) | $ |
| | | | | | | | MED EXP (Any one person) | $ 5,000 |
| | | | | | | | PERSONAL & ADV INJURY | $ 1,000,000 |
| | GEN'L AGGREGATE LIMIT APPLIES PER: | | | | | | GENERAL AGGREGATE | $ 2,000,000 |
| | X POLICY PRO-JECT LOC | | | | | | PRODUCTS - COMP/OP AGG | $ 2,000,000 |
| | OTHER: | | | | | | | $ |
| | AUTOMOBILE LIABILITY | | | | | | COMBINED SINGLE LIMIT (Ea accident) | $ |
| | ANY AUTO | | | | | | BODILY INJURY (Per person) | $ |
| | OWNED AUTOS ONLY / SCHEDULED AUTOS | | | | | | BODILY INJURY (Per accident) | $ |
| | HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY | | | | | | PROPERTY DAMAGE (Per accident) | $ |
| | | | | | | | | $ |
| | UMBRELLA LIAB OCCUR | | | | | | EACH OCCURRENCE | $ |
| | EXCESS LIAB CLAIMS-MADE | | | | | | AGGREGATE | $ |
| | DED RETENTION $ | | | | | | | $ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N | N / A | | | | | PER STATUTE OTH-ER | |
| | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) | | | | | | E.L. EACH ACCIDENT | $ |
| | If yes, describe under DESCRIPTION OF OPERATIONS below | | | | | | E.L. DISEASE - EA EMPLOYEE | $ |
| | | | | | | | E.L. DISEASE - POLICY LIMIT | $ |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Propagate Social House

**CERTIFICATE HOLDER**

City of Apopka
120 East Main Street
Apopka, FL 32703

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

(SLL)

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# CITY OF APOPKA

120 E Main Street
Apopka, FL 32703
Phone: 407-703-1719, Website: www.Apopka.gov/BTR

## Local Business Tax Receipt

| | | | |
|---|---|---|---|
| **BTR ID:** | BTR-6894 | **Issued Date:** | October 30, 2024 |
| **Effective Date:** | October 1, 2024 | **Expiration Date:** | September 30, 2025 |
| **BTR Type(s):** | (08R4-1) Restaurant - Seating<br>(08R4-2) Restaurant - Drive in/Carry out services<br>(08R4-3) Restaurant - Alcoholic Beverages served/sold<br>(08M6) Merchant | | |

**Business Name:** Co-Packing USA LLC DBA Propagate Social House
**Business Location:** 40 E 5th St APOPKA, FL 32703
**Business Registration Number(s):** L19000086478 G21000039200

**Planning and Zoning Conditions:**

**Notes:** DBPR SEA5815306 Exp 04/01/25
DBPR BEV5813923 Exp 09/30/25

***This receipt indicates payment of the business tax as required by Chapter 66 of the City Code. This receipt does not indicate verification of zoning compliance or actual operation of the stated business at this address.***

**NON-TRANSFERABLE** **TO BE PLACED IN A CONSPICUOUS PLACE** **QR Code** **For Online Access**

**2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L19000086478

**Entity Name:** CO-PACKING USA LLC

**Current Principal Place of Business:**

40 E 5TH ST
APOPKA, FL 32703

**Current Mailing Address:**

40 E 5TH ST
APOPKA, FL 32703 US

**FEI Number: 83-4316808**

**FILED**
**Apr 30, 2025**
**Secretary of State**
**5680840162CC**

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

VASS, JOANNA T
40 E 5TH ST
APOPKA, FL 32703 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

SIGNATURE:

Electronic Signature of Registered Agent — Date

**Authorized Person(s) Detail :**

| | | | |
|---|---|---|---|
| Title | AMBR | Title | AMBR |
| Name | VASS, JOANNA T | Name | FONNER, MICHAEL A |
| Address | 608 S SUMMERLIN AVE | Address | 608 S SUMMERLIN AVE |
| City-State-Zip: | ORLANDO FL 32806 | City-State-Zip: | ORLANDO FL 32806 |
| Title | AMBR | Title | AMBR |
| Name | DUKE, GABRIELA M | Name | KLEINRICHERT, JEROME J |
| Address | 608 S SUMMERLIN AVE | Address | 608 S SUMMERLIN AVE |
| City-State-Zip: | ORLANDO FL 32806 | City-State-Zip: | ORLANDO FL 32806 |

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

SIGNATURE: JOANNA T VASS AMBR 04/30/2025

Electronic Signature of Signing Authorized Person(s) Detail — Date

MARKET ON FIFTH
FARMERS MARKET
EVERY FRIDAY NIGHT
6-9 PM • DWNTN APK
SERVES FOUNDATION
CITY OF APOPKA FLORIDA
VENDOR ENTRANCE
MAIN ST
VENDOR ENTRANCE
NO ENTRY
MARKET PARKING
S CENTRAL AVE
S PARK AVE
VENDOR ENTRANCE
VENDOR PARKING
CITY HALL
MARKET PARKING
MARKET PARKING
P P P
P P P
PARK HERE TO UNLOAD AND THEN MOVE YOUR VEHICLE TO VENDOR PARKING
NO ENTRY
NO ENTRY
NO ENTRY
NO ENTRY
MARKET
TH ST
STREET CLOSED FROM 4-10PM ON FRIDAYS
STREET CLOSED FROM 4-10PM ON FRIDAYS
MARKET
MUSIC
BAR

## LICENSE AGREEMENT

**THIS LICENSE AGREEMENT** ("Agreement:") is entered into this 2ND day of OCTOBER, 2024 between the CITY OF APOPKA, a Florida municipal corporation having a business address of 120 East Main Street, Apopka, Florida, 32703 ("Licensor") and CO-PACKING USA, LLC, DBA PROPAGATE SOCIAL HOUSE, having an address of 40 E 5th Street, Apopka, Florida, 32703 ("Licensee"), (both Licensor and Licensee may be collectively referred to herein as the "parties").

## RECITALS

**WHEREAS,** Licensor, the CITY OF APOPKA, desires to provide its residents with a quality farmers market; and

**WHEREAS,** the Licensee, CO-PACKING USA, LLC, is engaged in the business of managing retail food establishment(s) and organizing special community events, including but not limited to farmers markets; and

**WHEREAS,** the Licensor desires to provide the Licensee with an exclusive license to provide Services as described herein to the Licensor regarding the management of the MARKET ON FIFTH STREET weekly farmers market event (hereinafter referred to as "Market") held on municipal property located on the north side of E 5th Street, near 40 E 5th Street, Apopka, Florida, 32703 (hereinafter referred to as "event site").

**NOW, THEREFORE,** in consideration of the preceding, the mutual promises and obligations contained here, the benefits to be derived therefrom, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Incorporation of Recitals.** The recitals set forth above are true and correct and are incorporated herein by reference.

2. **Grant and Acceptance of License.** Licensor hereby grants to Licensee, and Licensee hereby accepts from Licensor, subject to terms, conditions, and obligations set forth herein, an exclusive limited license to perform Services as described below to the Market at the event site.

3. **Term of the Agreement and Termination.** The term of this Agreement shall commence on the 2nd day of October, 2024, and shall expire on the 1 day of October, 2025. Licensor may grant Licensee annual one-year renewals at Licensor's discretion. Licensor or Licensee may terminate this Agreement for any reason, or no reason, without any penalty or cost to Licensor, upon thirty (30) days prior written notice. Upon termination of this Agreement, the Licensee agrees to promptly remove all its property from the event site and City property and return any property belonging to the Licensor.

4. **Compensation.** Licensee shall receive all rights (and all responsibilities and obligations thereto) to the Services as defined herein as payment. Licensee shall be responsible for any and all taxes due to the State of Florida in accordance with applicable statutes.

5. **The Services.** The parties agree that the Market day and time will be every Friday from 5:30 p.m. to 9:30 p.m. (Licensor may cancel any specific Market date based on the needs of the City due to other events, holidays, or extreme weather. Licensor and Licensee may mutually agree to modify any Market days or times in the best interest of both parties.) Licensee shall provide the following described Services in the management of the Market:

   a. Manage vendor applications and approvals. As soon as the application is created it will be provided to the Licensor for review so that all legal names and entities will be included in the final application. Licensee will work to enforce any restrictions on vendor approvals (for example, no hot food vendors, no promotional vendors) as may be determined by Licensor.

   b. On-site management. Licensee shall provide for on-site management of the Market from 3:00 p.m. to 10:00 p.m. including:

      1) Insuring the Market's compliance with all City codes and applicable permit requirements.

      2) Coordinating Load-in and Load-out of vendors to and from designated spaces. Management will be present at 3:00 p.m. and Load-in will commence between the hours 3:30 p.m. and 5:30 p.m. Load-out will commence between the hours of 9:30 p.m. and 10:00 p.m.

      3) Set-up of vendors in Market space by 2 (two) designated, on-site Market managers. This shall increase as vendor amounts increase. Recognizing that its employees or representatives will interface directly with customers, the Licensee will, upon request, replace immediately any employee or representative of the Licensee who fails to provide a high level of service, or who engages in any illegal, immoral, offensive, or other behavior detrimental to the Licensor, Licensor's employees or any customer. The Licensee represents and warrants to Licensor that the Licensee has subjected all of Licensee's representatives and employees to a criminal background check and that any representative or employees that do not satisfactorily pass such background checks, in accordance with Florida State Statute 435.04(2), will not be assigned to the Market.

      4) Management and disposal of garbage from receptacles. Licensor will provide access to a large waste receptacle for the Licensee to properly dispose of Market trash in efforts to keep the event site in pristine condition. Licensor will also provide limited on-site storage areas for Market materials to the best of Licensor's capabilities.

      5) Maintain current points of contact/on-call point of contact listing for any emergencies.

      6) Licensee shall provide all supplies and materials necessary for its employees or representatives in providing its services.

c. Create social media and marketing advertisement, including but not limited to, creating a Market website, Facebook page and maintaining an ongoing Instagram account. Licensor retains full discretion to approve or to request changes to any advertisement.

6. **Licenses.** Licensee shall be responsible for and shall obtain any and all licenses required by the city, state, county, or other governing entity, including any and all occupational licenses or other required licenses and shall comply with applicable laws and regulations, including health regulations.

7. **Risk of Loss, Indemnification and Liability Insurance.** Licensee agrees, for the term of the Agreement and any renewal period, that:

   a. All property of any kind and nature belonging to Licensee, to any employee of Licensee, or to any person acting under the direction or control of Licensee relating to the Market, will be at the sole risk of Licensee and not Licensor; and

   b. Licensee, and its agents and employees, will save, hold harmless and indemnify Licensor and its affiliates and their respective officers, directors, employees, agents, successors, and assigns, against any and all liabilities, damages, losses, expenses, claims, demands, penalties, suits fines, and causes of action as a result of any loss or damage occasioned by the performance or non-performance of this Agreement, whether such loss or damage is caused by Licensee, an employee or invitee or Licensee, or any person acting under the direction or control of Licensee; and

   c. Licensee, and its agents and employees, will save, hold harmless and indemnify Licensor and its affiliates and their respective officers, directors, employees, agents, successors, and assigns against any claim or damage resulting from the Services provided or to be provided or arranged through licensee to any customer, vendor, or employees, or resulting from any action or inaction on the part of Licensee, any employee of Licensee, or any person acting under the direction or control of Licensee in performing the Services.

   d. Licensee shall, at its sole cost and expense, procure and maintain throughout the term of this agreement and any renewal period, the following insurance coverages:

      **Commercial General Liability Insurance** with minimum policy limits of One Million Dollars ($1,000,000) per occurrence, Two Million Dollars ($2,000,000) general aggregate, combined single limit for bodily injury and property damage. The policy must include, without limitation, coverage for damage to rented premises, medical expenses, personal and advertising injury, and products and completed operations. The policy must include, and shall not exclude, coverages for Spectator Liability, or Assault, Battery or other Physical Altercation coverage. If alcohol is being served, the Licensee and/or licensed Concessionaire shall provide evidence of coverage for Liquor Liability in the minimum amount of One Million Dollars ($1,000,000). Furthermore, the policy shall not exclude any activities specific to the type and scope of the Market.

**Commercial Automobile Insurance** is required of any auto (including owned, hired and non-owned autos) used in connection with this event, including but not limited to autos driven on property to set up or tear down for events, food trucks and/or any vehicle that functions as the workplace or is used to perform contracted work. Policy limits shall be in the minimum amount of Fifty Thousand Dollars ($50,000) Combined Single Limit for personal type vehicles; One Million Dollars ($1,000,000) for food trucks and Commercial Motor Vehicles (CMV's).

**Workers' Compensation Insurance** shall be maintained in force throughout the duration of the Market and in compliance with statutory requirements of the State of Florida, including Employers' Liability. In the event that the Licensee is exempt from Workers' Compensation requirements, verification of such exemption must be provided to the Licensor.

**All insurance policies shall:**

- Name the City of Apopka as an additional insured on all policies except Workers' Compensation; and
- Provide a Waiver of Subrogation in favor of the City of Apopka on all lines including Workers' Compensation; and
- Provide that coverage is Primary and Non-Contributory to any insurance or self-insurance to the City; and
- Provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty (30) days written notice to the Licensor; and
- Be written with an insurance company having an A.M. Best Rating of at least the "A" category and size category of VIII; and
- Be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage as well as furnishing the Licensor with a copy of said insurance policy(ies) or a copy of the policy form list schedule and endorsement pages; and
- Be approved as to form and sufficiency by the Licensor's contract administrator; and
- The original insurance certificates, and all extensions to the insurance certificate, shall be sent to:

  **City of Apopka**
  **120 East Main Street**
  **Apopka, Florida 32703**

Licensee is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by Licensee as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and Licensee agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the

City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by Licensee as required herein.

Licensee shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and event security firm(s), maintain insurance meeting all of the requirements stated herein, and include the City of Apopka as an additional insured. Furthermore, the insurance policy held by the Licensee shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Licensee by a subcontractor. Upon written request, the Licensee shall provide copies of documentation that verifies the additional insured status of the City of Apopka from these subcontractors.

e. Licensor expressly retains all rights and benefits of sovereign immunity in accordance with state law. Nothing in this Agreement shall be construed to waive the Licensor's sovereign immunity nor extend liability beyond that provided in section 768.28, Florida Statutes. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim against Licensor which would otherwise be barred under the doctrine of sovereign immunity or operation of law.

8. Public Records. Whereas Licensor is a municipal corporation as a political subdivision of the State of Florida and is thereby bound to Public Record laws codified at Section 119.01 et. Seq., Florida Statutes; the parties agree that this Agreement, all documents provided to the Licensor and correspondence between the parties may be public records and no assurances of confidentiality by the Licensor have been given.

9. Notices. All notices and other communications under this Agreement shall be in writing and must be hand-delivered or sent by U.S. certified mail, postage prepaid, to the addresses listed as follows, or such other addresses as a party for itself shall have given notice:

Licensor: City of Apopka
Attn: Jacob Smith, City Administrator
120 E Main Street
Apopka, FL 32703

Licensee: Co. Packing USA, LLC
Attn: Gabriella Duke
40 E 5th Street
Apopka, FL 32703

10. Controlling Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without giving effect to any choice or conflict of law provision or rule (whether of the State of Florida or any other jurisdiction) that would cause the application of the law of any jurisdiction other than the Sate of Florida. The parties hereby consent to personal jurisdiction and venue, for any action arising out of a breach or threatened breach of this Agreement, in the United States District County Courts in and for Orange County, Florida.

11. Attorney Fees and Costs. In any action at law or in equity brought under this Agreement, the prevailing party shall be reimbursed by the other party for all costs of bringing or defending the action through the completing of all appeals, including, but not limited to, reasonable attorney fees and court costs.

12. Entire Agreement, Modification and Severability. This Agreement expresses the entire agreement between the parties. The parties' duties hereunder shall not be modified or changed or rescinded by any oral or other prose and no written modification shall be binding unless approved in writing by an authorized representative of each party. Should any provision of the Agreement be determined by a court to be unenforceable, such a determination shall not affect the validity or enforceability of any other section or part thereof.

13. Waiver. Waiver by either party of a breach of any provision of this Agreement shall not be deemed to be a waiver of any other breach and shall not be construed to be a modification of the terms of this Agreement.

14. No joint Venture. Any intention to create a joint venture or partnership relationship between Licensor and Licensee is hereby disclaimed.

15. No Assignment. This Agreement is not assignable, in who or in part, by Licensee without prior written consent of Licensor.

16. Construction. The paragraph and section heading contained in this Agreement are for convenience and reference only and shall in no way be used to construe or modify the provisions of this Agreement. Pronouns of any gender shall include and mean all other genders and singular shall include the plural as the context may require.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date(s) indicated below.

**LICENSEE:**

CO-PACKING USA, LLC

Gabriella Duke

Its: President/CEO

Date: 10/03/2024

**LICENSOR:**

CITY OF APOPKA, FLORIDA

Jacob Smith

Its: City Administrator

Date: 10-3-24

# City of Apopka
# CITY COUNCIL STAFF REPORT

**Section:** CONSENT (Action Item)
**Item #:** 5.
**Meeting Date:** September 3, 2025
**Department:** Finance Department

**SUBJECT:**
**Award a contract for RFP 2025-A-206: Insurance Broker/Consultant and Property, Liability, Casualty, and Workers Compensation Insurance Coverage**

**ACTION ITEM INFORMATION:**

**REQUEST:**
Award a contract to: Foundation Risk Partners Corp. dba Acentria Public Risk

**SUMMARY:**
The Finance Department received electronic bids (e-bids) on July 29, 2025. This project is to obtain Insurance Broker/Consultant and Property, Liability, Casualty, and Workers Compensation Insurance Coverage. The advertisement schedule and statistics were as follows:

| | |
|---|---|
| Date Issued & Advertised: | June 29, 2025 |
| Inquiry Deadline: | July 15, 2025 |
| E-Bid Submittal Deadline: | July 29, 2025 @ 2:00PM |
| Evaluation Committee Meeting #1 | August 12, 2025 @1:00PM |
| Evaluation Committee Meeting #2 | August 22, 2025, @3:00PM |
| Notified Users: | 1,877 |
| Project Views: | 540 |
| Vendors Following the Project: | 12 |

The Finance Department received proposals from the following four (4) firms:

Foundation Risk Partners, Corp. dba Acentria Public Risk
HUB Public Risk, Inc.
Risk Management Associates, Inc. dba Brown & Brown Public Sector
Accretive Global Insurance Services, LLC dba World Risk Management

Request for Proposals (RFP) requires an Evaluation Committee to review and score the proposals submitted whereby qualifications take presidency over cost, due to the specialized nature of the goods and services being solicited and are assigned a higher number of points versus cost. An Evaluation Committee was formed, consisting of the following three (3) voting members: Joseph Patton, Director of Human Resources, Cynthia Edwards, Interim Parks and Recreation Director, and Kristi Funke, Risk Administrator, and one (1) non-voting Advisory Committee Member: Radley Williams, Interim City Administrator.

On August 12, 2025, evaluation committee meeting #1 was held (the meeting was advertised on OpenGov and was open to the public via virtual conference). The Evaluation Committee reviewed and assessed the submittals, based on the following scoring criteria:

**Qualifications and Experience of the Firm** (25 Points)
**Qualification and Experience of Staff/Assigned Team** (25 Points)
**Ability of the Firm to Provide Services, including Ancillary Additional and Special Services** (20 Points)
**Ability of Firm to Provide Competitive Policy Pricing and Policy Options** (20 Points)
**Price Proposal** (10 Points)

The evaluation committee meeting produced the following scores (highest max. score 100 pts.):

**Phase 1**

| Firm | Score |
|---|---|
| Foundation Risk Partners, Corp. dba Acentria Public Risk | 92.0 |
| HUB Public Risk, Inc. | 68.0 |
| Risk Management Associates, Inc. dba Brown & Brown Public Sector | 90.0 |
| Accretive Global Insurance Services, LLC dba World Risk Management | 90.0 |

Cost Proposals for Annual Broker and Policy Premium Fees were submitted as follows:

| Firm | Annual Broker Fee | Policy Premiums |
|---|---|---|
| Foundation Risk Partners, Corp. dba Acentria Public Risk | $65,000 | $1,903,164.00 |
| HUB Public Risk, Inc. | $52,250 | $ 28,595.00 |
| Risk Management Associates, Inc. dba Brown & Brown Public Sector | $45,000 | $1,752,062.00 |
| Accretive Global Insurance Services, LLC dba World Risk Management | $20,000 | $1,533,062.00 |

**Premium costs reflect what was submitted by each firm. Not all premium costs were submitted by all firms, citing; application required, policy not included and estimates until selected and awarded.**

The Evaluation Committee recommended the three (3) highest ranked proposers to conduct interviews/presentations. Interviews were held on August 22, 2025, for the following proposers:

Foundation Risk Partners, Corp. dba Acentria Public Risk
Risk Management Associates, Inc. dba Brown & Brown Public Sector
Accretive Global Insurance Services, LLC dba World Risk Management

On August 22, 2025, Evaluation Committee meeting #2 was held (the meeting was advertised on OpenGov and was open to the public via virtual conference) to evaluate the interviews/presentations that were conducted, based on the following criteria:

**Value of Broker Fee** (15 Points)
**Ability of Firm to Provide Support Needed by the City** (35 Points)
**Cost Savings Options** (25 Points)
**Overall Interview/Presentation** (25 Points)

The evaluation committee meeting produced the following scores (highest max. score 100 pts.).

**Phase 2**

| Firm | Score |
|---|---|
| Foundation Risk Partners, Corp. dba Acentria Public Risk | 92.67 |
| Risk Management Associates, Inc. dba Brown & Brown Public Sector | 91.33 |
| Accretive Global Insurance Services, LLC dba World Risk Management | 92.67 |

The total cumulative scores of Phases 1 and 2 are as follows:

| Firm | Phase 1 100 Points | Phase 2 100 Points | Total 200 Points |
|---|---|---|---|
| Foundation Risk Partners, Corp. dba Acentria Public Risk | 92.0 | 92.67 | 184.67 |
| Risk Management Associates, Inc. dba Brown & Brown Public Sector | 90.0 | 91.33 | 181.33 |
| Accretive Global Insurance Services, LLC dba World Risk Management | 90.0 | 92.67 | 182.67 |

The Evaluation Committee recommends a contract be awarded to Foundation Risk Partners, Corp. dba Acentria Public Risk, based on the highest rated proposal, with a total cumulative of 184.67. As the selected and awarded firm, the policy premium total is estimated at $2,057,555.85. Final premium cost will be established upon contract execution.

**FUNDING SOURCE:**

Within fiscal year budgetary appropriations.

**RECOMMENDED MOTION:**

Approve a contract award to Foundation Risk Partners, Corp. dba Acentria Public Risk, for an annual broker fee of $65,000, based on the highest-rated proposal for an initial contract period of three (3) years with two (2) additional one (1) year renewal options, for a total of five (5) years. The policy premium total is estimated at $2,057,555.85; a final premium cost will be established upon contract execution.

**ATTACHMENTS:**

None

# City of Apopka
# CITY COUNCIL STAFF REPORT

**Section:** CONSENT (Action Item)
**Item #:** 6.
**Meeting Date:** September 3, 2025
**Department:** Finance Department

**SUBJECT:**
**Authorize the execution of piggyback contracts for the assigned terms: SAK Construction, LLC, All Right Fence Services, LLC, Chapco Fence, LLC, KMG Fence, LLC, and Dude Solutions dba Brightly Software, 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: | Public Services |
| Vendor: | SAK Construction, LLC |
| Description: | Trenchless Sanitary and Storm Sewer Rehabilitation Services |
| Source: | City of Largo |
| Bid/Contract #: | 24-B-206 |
| Original Bid Award Date: | October 3, 2024 |
| Expiration Date: | September 30, 2026 |
| Renewals: | None |
| Max Expiration Date: | September 30, 2026 |

| | |
|---|---|
| Department: | Parks and Recreation |
| Vendor: | All Rite Fence Services, LLC, Chapco Fence, LLC, and KMG Fence, LLC |
| Description: | Fence Installation and Repair |
| Source: | Orange County Public Schools |
| Bid/Contract #: | ITB25004 |
| Original Bid Award Date: | June 24, 2025 |
| Expiration Date: | June 23, 2028 |
| Renewals: | Two (2) additional one (1) year renewal options |
| Max Expiration Date: | June 23, 2030 |

| | |
|---|---|
| Department: | Public Services |
| Vendor: | Dude Solutions, Inc. dba Brightly Software, Inc. |
| Description: | Facilities Management Software & Solutions |
| Source: | OMNIA Partners |
| Bid/Contract #: | RFP 21-07 |
| Original Bid Award Date: | April 1, 2022 |
| Expiration Date: | March 31, 2026 |
| Renewals: | One (1) additional one (1) year renewal option |
| Max Expiration Date: | March 31, 2027 |

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

**RECOMMENDED MOTION:**
Authorize the execution of piggyback contracts per the assigned terms.

**ATTACHMENTS:**
None

# City of Apopka
# CITY COUNCIL STAFF REPORT

**Section:** BUSINESS (Action Item)
**Item #:** 1.
**Meeting Date:** September 3, 2025
**Department:** Parks and Recreation

**SUBJECT:**
**Approve Signature Event Agreement for City of Apopka Signature Events**

**ACTION ITEM INFORMATION:**
Approval of standardized agreement for Signature Events as identified by the City.

**REQUEST:**
Approval to adopt a standardized Signature Event Agreement that will be applied consistently across all designated Signature Events hosted or supported by the City of Apopka.

**SUMMARY:**

The City of Apopka has a long-standing history of hosting and co-producing a series of community traditions that have become recognized as Signature Events. These celebrations are deeply rooted in the city's identity, bringing together residents, families, and visitors year after year. They showcase Apopka's culture, honor its veterans and community leaders, and strengthen civic pride while also supporting local organizations and businesses.

The City's Signature Events include:

- Martin Luther King, Jr. Parade (South Apopka Ministerial Alliance)
- Spring & Fall Rotary Fair (Apopka Rotary Club)
- Apopka Christmas Parade (Sertoma Club of Apopka)
- Memorial Day Ceremony (VFW Post 10147)
- Veterans Day Ceremony (VFW Post 10147)
- Apopka Art & Foliage Festival (Apopka Women's Club)

The proposed Signature Event Agreement will standardize and formalize how the City will work with these community partners to continue bringing these popular longstanding signature events to the Apopka community.

**FUNDING SOURCE:**
Authorized funds established annually through the budgetary process.

**RECOMMENDED MOTION:**

Staff recommend approval of the Signature Event Agreement, allowing the City Attorney to finalize agreements with the Apopka Women's Club, Sertoma Club of Apopka, Rotary Club of Apopka, South Apopka Ministerial Alliance, and VFW 10147, for the Mayor to execute.

**ATTACHMENTS:**

1. Apopka Signature Event Agreement
2. Sertoma Club of Apopka Letter
3. Apopka Women's Club Letter
4. Rotary Club of Apopka
5. City of Apopka Memorial Day Agreement August 2025
6. City of Apopka Veteran Day Agreement August 2025
7. South Apopka Ministerial Alliance Letter

CITY OF APOPKA
SIGNATURE EVENT AGREEMENT

**THIS SIGNATURE EVENT AGREEMENT** ("Agreement") is made and entered info this_____ day of _____ 2025, by and between the CITY OF APOPKA, Florida, a municipal corporation ("CITY"), and _____, a Florida not-for-profit corporation ("PARTNER"), for the annual _____ ("Event"). The CITY and PARTNER may be referred to collectively as the "Parties."

RECITALS

**WHEREAS,** PARTNER proposed that the CITY collaborate with it in running the annual event known as "_____"; and

**WHEREAS,** the CITY recognizes that the Event brings a positive economic benefit to the CITY and its citizens while promoting a message of community and good-will for individuals of all ages; and

**WHEREAS,** the CITY recognizes the benefits of having such an event occur in the city annually, including increased attendance to, and recognition of, the City of Apopka; and

**WHEREAS,** the Parties desire to collaborate to co-produce the Event under the terms and conditions set forth in this Agreement.

**NOW, THEREFORE,** in consideration of the mutual covenants, terms, and provisions contained herein, the Parties agree as follows:

1. PURPOSE

a) The Parties desire to work together cooperatively to produce the Event in accordance with the standards set forth in the City of Apopka Municipal Code and Special Event Permit process. The Parties agree that the Event shall be co-branded as an event produced by both the CITY and PARTNER. The Parties offer and agree to perform their obligations regarding the Event in accordance with the terms and conditions of this Agreement.

2. TERM

a) The term of this Agreement shall commence on the date set forth above and shall remain in full force and effect for five (5) years (the "Term"), unless terminated sooner in accordance with the terms of this Agreement. The Term may be extended for up to five (5) additional years by mutual written agreement of the Parties.

3. EVENT DETAILS

a) *Date and Time*: The Parties agree to host the Event annually on the _____ of _____. All Event times shall be provided in the Special Event Permit Application for approval.

b) *Location:* Unless otherwise agreed by the Parties in writing, the Event will be held at _____.

c) *Name:* The Parties jointly agree that the Event name shall be _____.

## 4. EVENT REVENUES

a) The Parties agree that PARTNER shall retain all revenues received from any sponsorship fees, applicant fees, or other fees derived from co-producing the Event.

## 5. EVENT MANAGEMENT

a) *Event Management*: The CITY and PARTNER agree to prepare for and manage the Event in accordance with the terms set forth in the Special Event Permit Application.

b) *Use of Marks, Logos, Trademarks, and Event Name*: During the Term of this Agreement, each Party ("LICENSOR") grants to the other Party ("LICENSEE") a non-exclusive, royalty-free, non-transferable, limited license ("License") to use LICENSOR's names, logos, and trademarks, as well as the Event Name, solely in connection with LICENSEE's marketing, advertisement, and promotional efforts for the Event and if and as necessary to carry out its duties and responsibilities under this Agreement. Such License shall terminate upon the expiration or termination of this Agreement. Neither Party shall acquire any right, title, or interest under this Agreement in any patent, copyright, trademark, or other intellectual property right of any kind of the other Party. The CITY expressly reserves the right, in its sole discretion, to limit or restrict the License granted to PARTNER herein to specified time periods leading up to and following the Event, and may provide written notice to PARTNER identifying such permitted windows of use.

c) *Cancellation of Event for Emergency*: The CITY may, in its sole discretion, but after conferring with PARTNER, postpone, delay, or cancel any Event due to a local emergency, a safety concern, or any other Force Majeure Event.

d) *Additional Responsibilities*: All additional responsibilities will be addressed and outlined in the Special Event Permit Application, which PARTNER shall prepare and provide to the CITY no later than ninety (90) days prior to the Event. PARTNER agrees to provide the CITY with the opportunity for input and approval of responsibilities assigned to the CITY in the Special Event Permit Application.

## 6. OTHER DUTIES OF THE PARTIES

a) *Joint Approval*: The CITY and PARTNER shall both have the right to review and jointly agree on all production aspects of the Event.

b) *Waivers*: The CITY will provide a release and waiver of liability agreement ("Waiver") for all third-party vendors, contractors, volunteers, and the like who are engaged or permitted to participate in the Event (collectively, the "Participants"). PARTNER shall include this Waiver in the Event registration packet and ensure that each Participant executes a Waiver prior to the Event. Original copies of the Waiver shall be collected by PARTNER and provided to the CITY prior to the start of the Event, with a final listing of all Event Participants.

c) *No Responsibility for Property*: The CITY shall not be responsible for any loss, theft, or damage to the property of PARTNER, its representatives, agents, guests, customers, invitees, permittees, vendors, or suppliers.

d) *Reservation or Control of Park and Public Space*: The CITY reserves the right to control any and all park areas or public spaces used for the Event; to enforce all of its rules or regulations regarding any park area; and to inspect any park area or public space used for the Event during the Event, without unreasonably interfering with PARTNER, its employees, guests, patrons, or invitees. The CITY shall have the right, but not the duty, to eject any person from any park area or public space used for the Event for violation of the law, rule, or regulation without liability.

e) *Permit Acquisition and Fees*: PARTNER shall be responsible for obtaining all permits and licenses required to produce the Event, at PARTNER's sole cost and expense. The CITY hereby waives the imposition of any fees that would otherwise be charged to PARTNER for the Special Event Permit applications or the use of CITY parks, recreation facilities, and/or CITY public spaces for the Event.

f) *Public Safety*: The Parties agree to coordinate with the Apopka Police Department and Apopka Fire Department to provide adequate public safety and security for the Event, in compliance with any applicable laws, policies, or regulations. The Parties shall jointly create and approve an emergency plan for the Event, which may include, as determined by the CITY in its sole discretion, a first-aid station equipped with emergency medical technicians on standby throughout the scheduled Event hours. The CITY hereby waives the imposition of any City public safety fees that would be otherwise charged to PARTNER for safety services provided during the Event, however PARTNER will be charged public safety fees for services provided for overnight security and any service required outside the scope of the Special Event Permit Application.

## 7. TERMINATION

a) *Termination for Convenience:* Either Party may terminate this Agreement for any reason or no reason without any penalty or cost to the CITY upon written notice at least one hundred and twenty (120) days' prior to the date of the Event on any given year. PARTNER agrees to remove all its property from the Event site and/or CITY property and return any property belonging to the CITY within thirty (30) days of this Agreement's termination.

b) *Termination for Non-Performance:* Should a Party to this Agreement fail to materially perform in accordance with the terms and conditions herein, this Agreement may be terminated by the performing Party if the performing Party first provides written notice to the non-performing Party. Such notice shall specify the non-performance, provide both a demand to cure the non-performance and reasonable time to cure the non-performance, and state a date upon which the Agreement shall be terminated if there is a failure to timely cure the non-performance. For the purpose of this subsection, "reasonable time" shall be not less than five (5) business days. Provided that notice of non-performance is provided in accordance with this subsection, nothing in this subsection shall prevent, preclude, or limit any claim or action for default or breach of contract resulting from non-performance by a Party.

## 8. INSURANCE

a) During the term of this Agreement, PARTNER shall secure and maintain insurance coverage applicable to all Event premises and all Event operations in such types and amounts as may be required by the CITY, including, but not limited to, coverage for bodily injury, property damage, and personal injury. All insurance shall be maintained with insurers and under terms acceptable to the CITY. PARTNER shall provide certificates of insurance and other documentation evidencing compliance with these requirements upon the CITY's request.

## 9. CONFORMANCE WITH CITY POLICIES AND OTHER APPLICABLE LAW

a) *Damage to City Property*: PARTNER acknowledges that any park or other public area that may be used for the Event is a public space and, therefore, PARTNER shall take all steps necessary to prevent damage to the property, such as, without limitation, damage to vegetation, wildlife, or historic structures and objects, and shall be responsible to the CITY for any damage caused by PARTNER or its agents, employees, participants, or volunteers. PARTNER shall preserve and maintain any park area or public space used for the Event in the same condition as that existing prior to the Event. In the event of any damage to any park area or public space used for the Event which is caused by PARTNER, its employees, agents, volunteers, participants, or affiliates prior to, during, or immediately following the Event, PARTNER shall pay for the actual cost of repair, replacement, or remedy of such damage. In the event of such damage, the CITY shall send PARTNER an invoice detailing the costs of the damage. Failure by PARTNER to pay such costs within ten (10) days of receipt of such invoice shall constitute a material breach of this Agreement.

b) *Interaction with Public*: PARTNER understands and acknowledges that at all times during the term of this Agreement, its conduct during, and in conjunction with, the production of the Event reflects upon its reputation in the community as well as upon the public perception of the CITY. Therefore, PARTNER offers and warrants to the CITY that PARTNER, its agents, employees, participants, and volunteers will conduct all of their interactions with the citizens and the public relating to the performance of the obligations hereunder in such a manner that reflects positively upon its reputation and the CITY's public image.

c) *Non-discrimination*: PARTNER represents and warrants that it will not discriminate against any employee, applicant, or participant on the basis of an individual's race, color, religion, sex, national origin, age, disability, marital status, sexual orientation, or any other protected classification under federal, state, or local law.

d) *Duty to Warn*: PARTNER agrees to call to the CITY's attention errors in any drawings, plans, sketches, instructions, information, requirements, procedures, or other data supplied to PARTNER (by the CITY or by any other party) that it becomes aware of and believes may be unsuitable, improper, or inaccurate in a material way.

## 10. INDEMNIFICATION

a) *Notices of Claim*: A Party shall notify the other Party immediately, in writing, if a Party learns of an actual or alleged third-party claim arising or resulting from the Parties' performance or failure to perform pursuant to this Agreement. The Parties shall reasonably cooperate in sharing information concerning potential claims.

b) *Indemnification for Certain Claims*: PARTNER agrees to indemnify and hold harmless the City and its officials, employees, agents, representatives, and volunteers from and against any causes of action, demands, claims, losses, fines, penalties, and expenditures, including, but not limited to, attorneys' fees, court costs, and expenses, and any liabilities by reason of injury to or death of any person, or damage, destruction, or loss to any property, arising out of or connected to this Agreement, which is caused by any act, omission, default, liability, or negligence of PARTNER, its affiliates, officers, directors, employees, agents, contractors, volunteers, or the like. The provisions and obligations of this section SHALL NOT be limited by any required insurance coverage amounts and shall survive the termination or natural expiration this Agreement. PARTNER's obligation to indemnify pursuant to this Section shall survive the expiration or earlier termination of this Agreement.

## 11. FORCE MAJEURE

a) Neither Party shall be liable for any delay or failure in the performance of any covenant or promise under this this Agreement, nor shall any delay or failure constitute default or give rise to any liability for damages if such delay or failure is caused by circumstances beyond the Party's reasonable control (a "Force Majeure Event"), such as, but not limited so, civil commotion, war, fires, floods, accident, earthquakes, tropical storms, hurricanes, tornados, telecommunications line failures, electrical outages, network failures, pandemics, epidemics, local disease outbreaks, public health emergencies, governmental regulations or controls, casualty, strikes or labor disputes, terrorism, or acts of God, for so long as such Force Majeure Event is in effect. The delayed Party shall notify the other Party of the occurrence of a Force Majeure Event within five (5) days of its occurrence.

## 12. INDEPENDENT CONTRACTOR STATUS

a) The Parties acknowledge that their relationship is that of independent contractors. Nothing in this Agreement, and no course of dealing between the Parties, shall be construed to create or imply an employment or agency relationship or a partnership or joint venture relationship between the Parties or between one Party and the other Party's employees or agents. Each of the Parties is an independent contractor and neither Party has the authority to bind or contract any obligation in the name of or on account of the other Party or to incur any liability or make any statements, representations, warranties, or commitments on behalf of the other Party, or otherwise act on behalf of the other. Each Party shall be solely responsible for payment of the salaries of its employees and personnel (including withholding of income taxes and social security), workers compensation, and all other employment benefits.

## 13. GOVERNING LAW; VENUE; JURY TRIAL WAIVER

a) In the event of any dispute, claim, or controversy arising under or in connection with this Agreement, the Parties agree to first attempt to resolve the matter through good faith negotiations. Either Party may initiate the negotiation process by providing written notice outlining the nature of the dispute to the other Party. If the Parties are unable to resolve the dispute within thirty (30) days of such notice, the Parties may proceed to resolve the matter through alternative dispute resolution procedures. The Parties shall bear the costs of their own legal fees with respect to any dispute resolution, including litigation.

## 14. NOTICE

a) All notices required by law or this Agreement shall be in writing and shall be deemed delivered if delivered by hand or sent by certified mail, return receipt requested, to the addresses set forth below. Each Party shall notify the other in writing of any changes to their contact information. Routine, day-to-day communications may be conducted via email.

| CITY: | PARTNER: |
|---|---|
| Attn: _____ | Attn: _____ |
| City of Apopka | _____ |
| 120 E. Main Street | _____ |
| Apopka, Florida 32703 | _____ |

## 15. DISPUTE RESOLUTION

a) In the event of any dispute, claim, or controversy arising under or in connection with this Agreement, the Parties agree to first attempt to resolve the matter through good faith negotiations. Either Party may initiate the negotiation process by providing written notice outlining the nature of the dispute to the other Party. If the Parties are unable to resolve the dispute within thirty (30) days of such notice, the Parties may proceed to resolve the matter through alternative dispute resolution procedures. The Parties shall bear the costs of their own legal fees with respect to any dispute resolution, including litigation.

## 16. INDEPENDENT CONTRACTOR STATUS

a) The Parties acknowledge that their relationship is that of independent contractors. Nothing in this Agreement, and no course of dealing between the Parties, shall be construed to create or imply an employment or agency relationship or a partnership or joint venture relationship between the Parties or between one Party and the other Party's employees or agents. Each of the Parties is an independent contractor and neither Party has the authority to bind or contract any obligation in the name of or on account of the other Party or to incur any liability or make any statements, representations, warranties, or commitments on behalf of the other Party, or otherwise act on behalf of the other. Each Party shall be solely responsible for payment of the salaries of its employees and personnel (including withholding of income taxes and social security), workers compensation, and all other employment benefits.

## 17. SOVEREIGN IMMUNITY

a) The CITY expressly retains all rights, benefits and immunities of sovereign immunity in accordance with Fla. Stat. § 768.28. Notwithstanding anything set forth in any section, article, or paragraph of this Agreement to the contrary, nothing in this Agreement shall be deemed as a waiver of sovereign immunity or limits of liability which may have been adopted by the Florida Legislature or may be adopted by the Florida Legislature, and the cap on the amount and liability of the CITY for damages, attorney fees, and costs, regardless of the number or nature of claims in tort, equity, or contract, shall not exceed the dollar amount set by the Florida Legislature for tort. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim against the CITY which would otherwise be barred under the Doctrine of Sovereign Immunity or operation of law. This Section shall not limit any remedies as specifically contained in this Agreement.

## 18. SEVERABILITY; NON-WAIVER

a) If any provision or portion of this Agreement is rendered by applicable law or held by a court of competent jurisdiction to be illegal, invalid, or unenforceable, the remaining provisions or portions shall remain in full force and effect. No waiver of any term or right in this Agreement shall be effective unless in writing and signed by an authorized representative of the waiving Party. The failure of either Party to enforce any provision of this Agreement shall not be construed as a waiver or modification of such provision, or impairment of its right to enforce such provision thereafter.

## 19. ASSIGNMENT

a) PARTNER shall not assign this Agreement, in whole or in part, nor delegate any performance hereunder, without the express written consent of the CITY, which consent shall be at the CITY's sole and absolute discretion. Any assignment without such consent shall be null and void.

## 20. HUMAN TRAFFICKING AFFIDAVIT

a) PARTNER hereby certifies that PARTNER does not use "coercion" for "labor" or "services," as those terms are defined in Fla. Stat. § 787.06, and that PARTNER has provided to the CITY an executed Human Trafficking Affidavit in accordance with Fla. Stat. § 787.06.

## 21. ENTIRE AGREEMENT; AMENDMENT

a) This Agreement, including referenced exhibits and attachments hereto, constitutes the entire agreement and understanding between the Parties with respect to the subject matter herein and supersedes all prior agreements and understandings, whether written or oral, regarding the subject matter herein. This Agreement may be modified only by way of a written instrument executed by the authorized representatives of the Parties.

*[signatures on following page]*

**IN WITNESS WHEREOF,** the Parties have executed this Agreement on the dates set forth below.

**ATTEST**

_____
Signature

_____
Name

_____
Date

**CITY OF APOPKA**

_____
Signature

_____
Name

_____
Title

**ATTEST**

_____
Signature

_____
Name

_____
Date

**PARTNER**

_____
Signature

_____
Name

_____
Title

Dear Council members,

The Christmas Parade is one of the highlights of the holiday season in Apopka. Involving nearly a thousand individual participants, and enjoyed by thousands of spectators each year, our parade is considered the largest in Central Florida.

The Apopka Christmas Parade began in 1967, under the organization of the Apopka Chamber of Commerce, with assistance from the Apopka Jaycees. The Foliage Sertoma Club was formed in 1974, and the club began organizing the parade in 1976. Since it's beginnings, the parade has always been an event for the community and requiring community involvement.

As Apopka has grown throughout the years, so has the parade, increasing in the number of entrants and spectators. We now have entries from at least eight local schools, including five high school marching bands and two ROTC units. Last year's parade showcased seven scout troops, six dance teams and two martial art studios. We also enjoy entries from local churches, youth groups, and non-profit organizations, as well as several businesses. Of course, we also look forward to seeing each of you at the front of the parade as part of our dignitary procession.

Throughout the past 49 years, the City of Apopka has been an invaluable partner in this beloved community event. With joint sponsorship from the City, our club is proud to help organize the parade. Club members spend hundreds of hours each year coordinating entries and volunteers; and all of our club members are expected to volunteer on parade day.

As a co-sponsor, the City provides support from Police and Fire departments and additional assistance from the Recreation and Public Service Departments. While nominal entry fees are charged – this event is not a fundraiser for the Sertoma Club. Fees collected, along with sponsorship funds, are used to compensate the bands, host a breakfast for the dignitaries, and provide awards for the parade winners.

The Foliage Sertoma Club is honored to co-sponsor the parade and we look forward to coordinating with the City to provide this time-honored tradition for many more years to come.

Yours in Community Service,

Lorena Potter; Parade Chair
Foliage Sertoma Club of Apopka

**The Apopka Art and Foliage Festival**

The Apopka Woman's club hosted the first art show at Apopka Memorial High School in 1961. This show became an annual event. Then in 1965 the Jaycees hosted the first foliage festival. In 1976 the 2 events were combined becoming the Apopka Art and Foliage Festival, which is sponsored by the Apopka Woman's Club in partnership with the City of Apopka.

Kit Land Nelson Park, site of the festival, is in the heart of Apopka. The festival features juried fine arts and crafts as well as foliage from local plant specialists, school art from area schools and conservation booths featuring environmental and safety informantion. We have a kids zone featuring a hands on craft for the children to build as well as displays from the Apopka Police and Fire departments. We also have a row of concessions where visitors can have anything from a snack to a full meal

The festival is traditionally the last full weekend in April. The dates for 2026 will be April 25th and April 26th . This will be the 64th annual festival. We have a set up day on Friday, April 24th and we always provide a "lunch on the grounds" for all city workers and our members who are working that day.

The recreation and grounds departments are invaluable helping with setup prior to the festival as well as during the 2 day event,with everything from delivering ice and water to various areas, emptying garbage containers and fixing little problems that pop up. We could not do this event without the support from the city workers.

We usually have 5 to 6 thousand visitors over the weekend.
Parking is in Edwards field and is handled by the boy scout troop 211, who also help us with carrying plants to visitors cars after purchase as well as tear down on Sunday at the end of the festival

The Apopka Art and Foliage Festival is a community tradition that residents and Woman's Club members look forward to with love. In fact we start planning the next year's festival in May each year.

# Rotary Club of Apopka, Florida, Inc.

**P.O. Box 7**
**Apopka, Florida 32704-0007**
***Service Above Self***


The Rotary Club of Apopka is nearing a milestone, "100 Years of Service!" Since 1927, we have been guided by the motto "Service Above Self" and are excited about continuing this legacy for another century. Whether it is in service projects, scholarships, community events, or supporting humanitarian causes, our focus is to make a positive impact locally and internationally. During this time, we want to say THANK YOU to our members, the Apopka community, and partners like the City of Apopka.

Currently our club is evolving to meet the needs of business, community, and civic leaders who are looking for leadership development, civic involvement, networking, and fellowship. We are celebrating our 10th Anniversary of the Fall Family Festival and 25th Anniversary of the Apopka Fair this year. These 2 large signature events enable us to financially support over 30 causes and organizations annually and are our 2 primary fundraisers. These family friendly events nurture community, culture, promote local businesses, and support youth leadership development. These events have over 50 food and merchandise vendors, promote local musicians, highlight our city, and welcome between 10,000-15,000 visitors annually.

In a digital age, it is refreshing to see so many families spending time together creating memories and having access to safe local entertainment to enjoy. Kit Land Nelson Park provides a central location that is accessible to all city and nearby residents. Whether it is a child getting their face painted, someone enjoying a funnel cake, riding thrilling rides, local music, or people walking through the oaks enjoying classic cars, these events offer something for everyone. Because of our partnership with the city, we are able to offer free admission and provide the necessary lighting, support and safety services, and resources to support these events. Our partnership and relationship with the city is appreciated and invaluable. Thank you for making community important and continuing to work with local civic groups to enhance the life that our residents experience and use to feel "at home".

Thank you for your continued support.

The Rotary Club of Apopka

VFW Post 10147 and Auxiliary Apopka /Altamonte Springs

Apopka Community Center and VFW Post10147

519 S. Central Avenue

PO Box 912 (Mail)

Apopka, FL  32703

To Whom it May Concern:

VFW Post 10147 Apopka/Altamonte Springs would loke to consider our current collaboration with the City of Apopka for the Memorial Day Speaker and Program. We would like to continue the collaboration for the years 2026- 2031.  The attendance at the program is usually 60 to 80 people.

Regards,

Loretta

Commander Loretta Forlaw

COL (ret) ANC

Phone: 407 889 8266

Webpage:  www.vfwpost10147.org

Email: vfwpost10147@yahoo.com

VFW Post 10147 and Auxiliary Apopka /Altamonte Springs

Apopka Community Center and VFW Post10147

519 S. Central Avenue

PO Box 912 (Mail)

Apopka, FL  32703

To Whom it May Concern:

VFW Post 10147 Apopka/Altamonte Springs would loke to consider our current collaboration with the City of Apopka for the Veteran Day Speaker and Program. We would like to continue the collaboration for the years 2026- 2031.  The attendance at the program is usually 60 to 80 people.

Regards,

Loretta

Commander Loretta Forlaw

COL (ret) ANC

Phone: 407 889 8266

Webpage:  www.vfwpost10147.org

Email: vfwpost10147@yahoo.com

# South Apopka Ministerial Alliance

## Dr. Martin L. King, Jr. Parade

## Apopka, FL

Dr. Martin Luther King, Jr. parade sponsored by the South Apopka Ministerial Alliance. The parade has been in existence for 16 years. On January 19, 2026, the we will kick off our 17th MLK parade at 2:00 p.m.

The parade route: Staging (VFW building, 519 S. Central Ave. Apopka, FL 32703)

Route: 5th Street to left on Marvin C. Zanders, down Marvin C. Zanders and left on W. 13th Street, ends at John Bridges Center.

The parade consists of bands, churches, motorcycle clubs, Advent Health, floats, sororities and fraternities just to name a few. The parade is a family affair and the number of participants and spectators have risen tremendously over the years.

Attendance: Approx. 1500 or more people

Immediately following the parade, a program is held at the John Bridges Center. Awards are given for: Best Themed float, Most Creative Entry and Best Performance.

Needs: Police officers (street closure), stage, generator, VFW for staging purposes.

Pastor Richard E. King, Jr., President

Parade Chairperson: Monique Morris

# City of Apopka
# CITY COUNCIL STAFF REPORT

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

**SUBJECT:**
**Springhaven (fka Chandler Hills) Major Development Plan**

**ACTION ITEM INFORMATION:**
Owner(s): Orchid Estate HOA Community, Mega GNG, LLC, Jacob Snavely, 4625 Chandler Road, LLC, Matthew & Deborah Shaw, Daphne Martin, Walter H. Robinson III, Yoo Shik Um Irrevocable Trust, PM-S1 REO, LLC
Applicant(s): Luke Classon, P.E.
Location: 2350 W. Kelly Park Road
Project: Springhaven (fka Chandler Hills)
Density: 3.38 Units/Acre (Mixed-Use Future Land Use permits maximum of 15 du/ac)
Project Manager: Bobby Howell, AICP

**REQUEST:**
Approve the Springhaven - Major Development Plan.

**SUMMARY:**

| Direction | Future Land Use | Zoning | Present Use |
|---|---|---|---|
| **North** | Mixed Use | MU-KPI (Neighborhood) | Oaks at Kelly Park subdivision |
| **East** | Residential Very Low Suburban | RSF-1A (Residential Single-family - Estate), O (Office) | Agricultural buildings, Jason Dwelly K-8 School |
| **South** | In Progress | T (Transitional) | Vacant |
| **West** | Mixed-Use, Residential Very Low Suburban | MU-KPI (Transition), RSF-1A (Single-Family Estate) | Vacant |

**PROJECT SUMMARY:**
The subject property, which is approximately 117.16 acres in size, is located at 2350 W. Kelly Park Road and is vacant with abandoned agricultural buildings. A Large-Scale future land use amendment was adopted by the City Council on January 15, 2025, which changed the future land use designation to Mixed-Use, and a rezoning and Master Plan was adopted by the City Council on February 19, 2025. The Master Plan allows a development consisting 392 single-family residences in the Neighborhood character zone of the Kelly Park Interchange Form Based Code area, which permits a maximum density of 5 dwelling units per acre by right.

The applicant has submitted a Major Development Plan detailing the development of the property, which proposes development of the property with a total of 392 single-family residential units within the Neighborhood character zone at a maximum density of 3.38 dwelling units per acre. Consistent with the approved Master Plan, the Major Development Plan consists of front loaded and rear loaded lots. Lot widths range from 34-feet to 60-feet in width. A total of 162 lots are 34-feet in width, of which are all rear loaded, 130 lots are 55-feet in width, and 100 are 60-feet in width. There are no minimum and maximum lot size and living area requirements in the Form Based Code.

Consistent with the approved Master Plan, building setbacks are as follows:

- Front loaded lots - front porch, 10-feet, front/street side - 15- foot minimum, 30-foot maximum, rear - 20-feet, side - 5-feet, corner lot - 15-feet.
- Rear loaded lots - front porch - 10-foot minimum, front/street side - 15-foot minimum, 30-foot maximum, rear - 5-feet, side - 5-feet, rear garage - 20-feet, corner - 15-feet.

The Major Development Plan details design of the proposed subdivision in accordance with the requirements of the Kelly Park Interchange Form Based Code, and the Neighborhood character zone criteria, consistent with the approved Master Plan. The Neighborhood character zone is located at the edge of the study area. The primary intent of this zone is to provide a transition between the medium density residential in the Transition zone and the adjoining lower density neighborhoods outside the study area. The Neighborhood character zone allows single-family homes designed with front porches and garages located in the back, with access from alleyways.

Consistent with the approved Master Plan, access to the site is proposed via W. Kelly Park Road. A dedication of a 30-foot wide strip for future right-of-way needs for W. Kelly Park Road is detailed on the Major Development Plan. Within this strip, a 12-foot wide multipurpose trail will be constructed by the developer to help facilitate the construction of the regional trail system that is proposed and is currently being constructed within the Kelly Park Form Based Code area. The stormwater ponds are located on the eastern portion of the site adjacent to the Kelly Park School property, and the southern portion of the site. In accordance with the requirements of the Form Based Code, 20-percent of the total site area is required to remain as open space. Consistent with the approved Master Plan, the Major Development Plan reserves 32.59-percent of the site as open space. Common recreation elements include amenity and pocket park, green space with internal trail system, passive open space/recreation areas, and the dedication of the bike trail along W. Kelly Park Road. The main internal roadways are street type "E", which is the required street type within the Neighborhood character zone. Rights-of-ways ranging in width from 50 to 70-feet wide are provided. Within this right-of-way 127 on-street parking spaces are provided. The 34-foot wide lots are alley loaded. Per Table 14 of the Form Based Code, the alleyways are required to provide 18-feet of right-of-way. Additionally, the applicant is dedicating a 15-foot wide strip, and 50-foot wide strip for future right-of-way needs for Chandler Road along the portion of property under their ownership. A vehicular point of ingress/egress will be constructed that will allow access onto the future Chandler Road right-of-way.

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:**
August 12, 2025 – Planning Commission (5:30 P.M.)
September 3, 2025 – City Council (1:30 P.M.)

**FUNDING SOURCE:**
N/A

**RECOMMENDED MOTION:**

**Development Review Committee:**
Finds the proposed Springhaven – 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 August 12, 2025 meeting, the Planning Commission unanimously (4-0) fiund the Springhaven – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommended approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits.

**Recommended Motion - City Council:**
Approve the Springhaven - Major Development Plan.

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

**ATTACHMENTS:**
1. Major Development Plan
2. Map Series

# MAJOR DEVELOPMENT PLAN

FOR

# SPRINGHAVEN

(FKA CHANDLER HILLS)

# CITY OF APOPKA, FLORIDA

OCPA PARCEL ID # 18-20-28-0000-00-031, 18-20-28-0000-00-032, 18-20-28-0000-00-033, 18-20-28-0000-00-034, 18-20-28-0000-00-035, 18-20-28-0000-00-037, 18-20-28-0000-00-046, 18-20-28-0000-00-047, 18-20-28-0000-00-048, 18-20-28-0000-00-049, 18-20-28-0000-00-050, 18-20-28-0000-00-051, 18-20-28-0000-00-052, 18-20-28-0000-00-061, 18-20-28-0000-00-080, 18-20-28-0000-00-105, 18-20-28-0000-00-106, 18-20-28-0000-00-119, 18-20-28-0000-00-132

## VICINITY MAP

SCALE: 1" = 2000'

## LEGAL DESCRIPTION PER ALLEN & COMPANY PROFESSIONAL SURVEYORS & MAPPERS DATED: JULY 15, 2024

**YOO SHIK UM**

PARCEL 1:THAT PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE N 89°50'38" W ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 690.00 FEET; THENCE S 03°08'43" W 30.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 03°08'43" W 773.16 FEET; THENCE N 89°49'33" W 317.50 FEET; THENCE N 09°40'34" W 135.00 FEET; THENCE N 03°08'43" E 239.86 FEET; THENCE S 89°50'38" E 327.48 FEET; THENCE N 03°08'43" E 400.00 FEET; THENCE S 89°50'38" E 20.02 FEET TO THE POINT OF BEGINNING.

PARCEL 2: PARCEL NOS. 7 AND 8 AS PER PLAT OF SURVEY RECORDED IN DEED BOOK 921, PAGE 429, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND MORE PARTICULARLY DESCRIBED AS: BEGIN 30 FEET SOUTH AND 1365 FEET WEST OF THE NE CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN SOUTH 1284.22 FEET, WEST 337.5 FEET, NORTH 1284 FEET AND EAST 337.5 FEET TO THE POINT OF BEGINNING.

PARCEL 3: PARCEL NO. 21 AS PER PLAT OF SURVEY RECORDED IN DEED BOOK 921, PAGE 429, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND MORE PARTICULARLY DESCRIBED AS: NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LESS THE WEST 15 FEET THEREOF, SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST.

PARCEL 4: BEGIN 30 FEET SOUTH AND 1702.5 FEET WEST OF THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, THENCE RUN SOUTH 1284 FEET, WEST 675 FEET, NORTH 1283.56 FEET, AND EAST 675 FEET TO THE POINT OF BEGINNING, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA A/K/A LOTS 3, 4, 5 AND 6 AS DESCRIBED IN DEED BOOK 921, PAGE 429.

PARCEL 5: BEGIN 30 FEET SOUTH AND 690 FEET WEST OF THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN SOUTH 1284.66 FEET; THENCE WEST 675.00 FEET; THENCE NORTH 1284.22 FEET; THENCE EAST 675.00 FEET TO THE POINT OF BEGINNING. BEING PARCELS 9, 10, 11 AND 12 AS DEPICTED ON THE PLAT RECORDED IN DEED BOOK 921, PAGE 429, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS: THAT PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANG 28 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE N 89°50'38" W ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 690.00 FEET; THENCE S 03°08'43" W 30.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 03°08'43" W 773.16 FEET; THENCE N 89°49'33" W 317.50 FEET; THENCE N 09°40'34" W 135.00 FEET, THENCE N 03°08'43" E 239.86 FEET; THENCE S 89°50'38" E 110.00 FEET; THENCE N 03°08'43" E 400.00 FEET; THENCE S 89°50'38" E 237.50 FEET TO THE POINT OF BEGINNING.

ALSO LESS: BEING AT A POINT 30 FEET SOUTH AND 927.5 FEET WEST OF THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN THENCE SOUTH 400 FEET, THENCE WEST 100 FEET, THENCE NORTH 400 FEET, THENCE EAST 100 FEET TO THE POINT OF BEGINNING.

**BOUDREAU**

THE SOUTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, LESS THE WEST 15 FEET THEREOF, AND DESCRIBED AS TRACT 22, UNRECORDED PLAT.

**MARTIN**

THE EAST 652.5 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 BEING THE EAST 1/2 OF TRACT 23 OF UNRECORDED PLAT, SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

**PM S-1 REO, LLC**

PARCEL 1: BEGINNING 15 FEET SOUTH AND 7.5 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN WEST 661.25 FEET, THENCE SOUTH 330 FEET, THENCE EAST 661.51 FEET, THENCE NORTH 330 FEET TO THE POINT OF BEGINNING; BEING TRACT NO. 26 OF AN UNRECORDED PLAT AS SHOWN IN DEED BOOK 921, PAGE 429, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2: THAT CERTAIN PARCEL OF REAL ESTATE SITUATED IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST AND DESCRIBED AS PARCEL NO. 28, AS PER PLAT THEREOF RECORDED IN DEED BOOK 921, PAGE 429, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN 345 SOUTH AND 7.5 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, RUN WEST 661.51 FEET, SOUTH 330 FEET, EAST 661.77 FEET, NORTH 330 FEET TO THE POINT OF BEGINNING.

**ROBINSON**

PARCEL 1: THAT CERTAIN PARCEL OF REAL ESTATE LYING IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, AND DESCRIBED AS PARCEL 24, AS PER PLAT THEREOF, RECORDED IN DEED BOOK 921, PAGE 429, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LESS THE WEST 15 FEET, SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, LAND LYING AND BEING IN ORANGE COUNTY, FLORIDA.

PARCEL 2: BEGINNING AT NW CORNER SE 1/4 OF THE NE 1/4, SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN SOUTH 664.6 FEET, RUN THENCE EAST 668.14 FEET, THENCE NORTH 664.6 FEET, RUN THENCE WEST 668.14 FEET TO THE POINT OF BEGINNING, LYING IN ORANGE COUNTY, FLORIDA.

TOGETHER WITH THE EASEMENT FOR INGRESS AND EGRESS CONTAINED IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 5876, PAGE 4902, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

**SNAVELY**

THAT CERTAIN PARCEL OF REAL ESTATE SITUATE, LYING AND BEING IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND DESCRIBED AS PARCEL NO. 53 OF THAT CERTAIN SURVEY MADE BY C.R. SHEWEY, DATED JUNE 10, 1955, REG. SURVEYOR NO. 623, AND ALSO BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CONVEYED BY DEED RECORDED IN DEED BOOK 1027, PAGE 466, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL NO. 53: FROM A POINT 664.6 FEET SOUTH OF NORTHWEST CORNER OF SOUTHEAST QUARTER OF NORTHEAST QUARTER RUN SOUTH 332.3 FEET; EAST 668.44 FEET; NORTH 332.42 FEET; WEST 668.14 FEET TO POINT OF BEGINNING.

**SHAW**

THE WEST 652.5 FEET OF THE EAST 1305 FEET OF THE FOLLOWING DESCRIPTION: THE NORTH ONE HALF OF THE SOUTH ONE HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; LESS THE WEST 15 FEET THEREOF, LYING IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST.

ALL LYING AND BEING SITUATE IN ORANGE COUNTY, FLORIDA

**ORCHID ESTATES COMMUNITY HOMEOWNERS ASSOCIATION, INC.**

PARCEL 1: WEST 15 FEET OF THE NORTHEAST QUARTER AND THE NORTH 15 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. LESS AND EXCEPT ANY LAND CONTAINED IN COUNTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10606, PAGE 8543, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALSO DESCRIBED AS: BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18, SOUTH 01°11'56" WEST, 15.02 FEET TO A POINT ON A LINE THAT IS 15.00 SOUTHERLY OF AND PERPENDICULAR TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG A LINE THAT IS 15 FEET SOUTHERLY OF AND PARALLEL TO SAID NORTH LINE SOUTH 88°08'31" WEST, 1330.15 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG SAID WEST LINE NORTH 01°19'12" EAST, 2642.78 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF KELLY PARK ROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 88°00'16" EAST, 15.02 FEET TO A POINT ON A LINE THAT IS 15.00 FEET EASTERLY OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG SAID PARALLEL LINE SOUTH 01°19'12" WEST, 2627.68 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG SAID NORTH LINE NORTH 88°08'31" EAST, 1315.10 FEET TO THE POINT OF BEGINNING.

PARCEL 2: THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 15 FEET; AND

LESS AND EXCEPT THE LAND CONTAINED IN THE CERTIFICATE OF TITLE RECORDED APRIL 1, 2019 IN OFFICIAL RECORDS INSTRUMENT NUMBER 20190194789, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

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## PROJECT TEAM:


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3025 EAST SOUTH STREET
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TRAFFIC ENGINEER
TRAFFIC & MOBILITY CONSULTANTS, LLC
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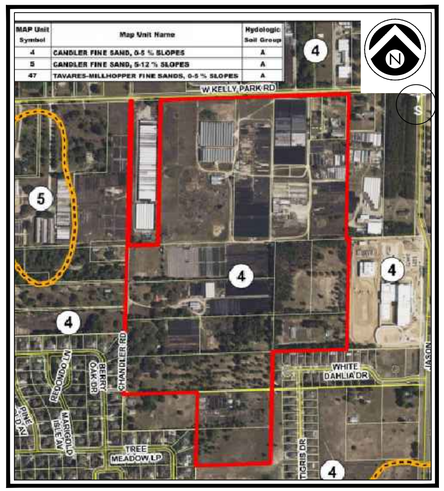
3101 MAGUIRE BOULEVARD, SUITE 265
ORLANDO, FLORIDA 32803
PHONE: (407) 531-5332
EMAIL: AYMANA@TRAFFICMOBILITY.COM

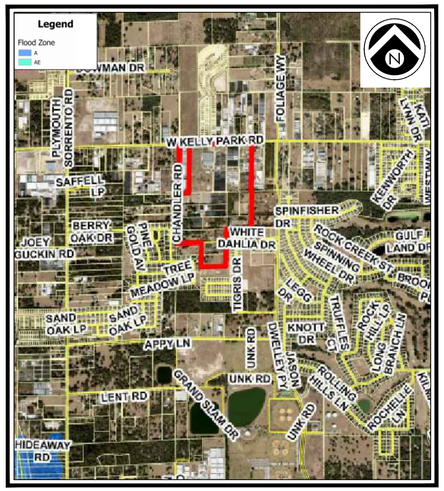
## AERIAL MAP

SCALE: 1" = 500'




## SOILS MAP

SCALE: 1" = 500'




## FEMA FLOOD MAP

SCALE: 1" = 2,000'

## UTILITY PROVIDERS

**WATER/SEWER/RECLAIMED:**
CITY OF APOPKA
748 E. CLEVELAND STREET
APOPKA, FLORIDA 32703
CONTACT:DIANA ALMODOVAR P.E.
PHONE: (407) 703-1731

**SOLID WASTE COLLECTION:**
CITY OF APOPKA
748 EAST CLEVELAND STREET
APOPKA, FLORIDA 32703
PHONE: (407) 703-1731

**CABLE:**
CHARTER COMMUNICATIONS
(A.K.A. SPECTRUM)
3767 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810
CONTACT: TRACEY DOMOSTOY
PHONE: (407) 532-8509

**TELEPHONE/FIBER:**
CENTURY LINK
33 NORTH MAIN STREET, ROOM 144
WINTER GARDEN, FLORIDA 34787
CONTACT: BILLY HAGER
PHONE: (407) 814-5329

**GAS**
LAKE APOPKA NATURAL GAS DISTRICT
1320 WINTER GARDEN VINELAND ROAD
WINTER GARDEN, FLORIDA 34787
CONTACT: MINGO COLON
PHONE: (407) 656-2734

**POWER:**
DUKE ENERGY
3250 BONNETT CREEK ROAD
PO BOX 10000
LAKE BUENA VISTA, FLORIDA 32830
CONTACT: JENNIFER NAZARIAN
PHONE: (407) 938-6611

**SHEET 1 OF 70**
**NOT FOR CONSTRUCTION**


1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060


PERMITS REQUIRED

| | PERMIT TYPE | DATE APPLIED | DATE APPROVED | APPROVAL NO. |
|---|---|---|---|---|
| CITY OF APOPKA | MASTER PLAN | 07-29-2024 | 03-05-2025 | PD-24-9 |
| CITY OF APOPKA | MAJOR DEVELOPMENT PLAN | 03-12-2025 | | MDP-25-6 |

| REV. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04/21/2025 | CITY OF APOPKA COMMENTS DATED 04/07/2025 |
| 2 | 06/23/2025 | CITY OF APOPKA COMMENTS DATED 06/12/2025 |
| 3 | 07/09/2025 | CITY OF APOPKA COMMENTS DATED 07/09/2025 |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

OVIDIO SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER
Ovidio Sanchez
7/22/25
This item has been digitally signed and sealed by Ovidio S. Sanchez, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

P:_project drawings\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\04 MDP\COVER SHEET.dwg Plotted:7/22/2025 By:bkilfoil

# GENERAL NOTES

1. UNLESS OTHERWISE SPECIFIED, ALL WORK SHALL BE PERFORMED CONSISTENT WITH THE FOLLOWING SPECIFICATIONS:
   - CITY OF APOPKA, FLORIDA
   - ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
   - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
   - NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
2. THE GEOTECHNICAL REPORT SHALL BE REVIEWED BY THE CONTRACTOR, AND THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE, INCLUDING ALL SURFACE AND SUBSURFACE CONDITIONS, THE WORK REQUIRED, AND ALL OTHER CONDITIONS THAT MAY AFFECT THE SUCCESSFUL COMPLETION OF THE JOB PRIOR TO COMMENCEMENT OF WORK.
3. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND PERMIT CONDITIONS BEARING ON THE CONDUCT OF THE WORK, AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, HE SHALL PROMPTLY NOTIFY THE ENGINEER, IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ADJUSTED, AS PROVIDED IN THE AGREEMENT FOR CHANGES IN THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER AND THE ENGINEER FOR THE ACTS AND OMISSIONS OF CONTRACTOR'S EMPLOYEES AND ALL HIS SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS WITH GOVERNMENTAL DEPARTMENTS, PUBLIC UTILITIES, PUBLIC CARRIERS, SERVICE COMPANIES, AND CORPORATIONS OWNING OR CONTROLLING ROADWAYS, RAILWAYS, WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, AND TELEGRAPH FACILITIES SUCH AS PAVEMENTS, TRACKS, PIPING, WIRES, CABLES, CONDUITS, POLES, GUYS, OR OTHER SIMILAR FACILITIES, INCLUDING INCIDENTAL STRUCTURES CONNECTED THEREWITH THAT ARE ENCOUNTERED IN THE WORK IN ORDER THAT SUCH ITEMS MAY BE PROPERLY SUPPORTED, PROTECTED OR LOCATED.
6. UNLESS OTHERWISE SPECIFIED IN THE GENERAL CONDITIONS, ALL CONSTRUCTION IS TO BE GOVERNED BY THE PLANS, APPLICABLE PERMITS, AND SPECIFICATIONS HEREIN, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING AND SAFETY CODES, LAWS AND ORDINANCES.
7. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC OR UTILITY RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN AUTHORIZATION AND PERMIT FROM JURISDICTION RESPONSIBLE FOR SUCH RIGHT-OF-WAY. IN ADDITION, CONTRACTOR SHALL OBTAIN GAS I.D. NUMBER FROM LOCAL GAS COMPANY AND NOTIFY SUNSHINE STATE ONE-CALL UTILITY NOTIFICATION CENTER AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO START OF WORK.
8. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN CONSISTENT WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, AND SUBMIT TO THE COUNTY ENGINEER FOR APPROVAL.
9. IN THE EVENT THE CONTRACTOR DISCOVERS ANY ERRORS OR OMISSIONS IN THE PLANS HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND/OR OWNER OR OWNER'S AGENT.
10. CONTRACTOR SHALL PRESERVE AND PROTECT ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, PERMANENT BENCH MARKS AND PROPERTY CORNERS. IN THE EVENT THE MONUMENTS, POINTS OR MARKERS ARE DISTURBED THE CONTRACTOR SHALL EMPLOY A FLORIDA REGISTERED LAND SURVEYOR TO RESET OR REPLACE THEM.
11. THE OWNER, OWNER'S AGENT AND INSPECTORS OF APPLICABLE GOVERNMENT JURISDICTIONS, SHALL AT ALL TIMES HAVE ACCESS TO THE WORK WHEREVER AND WHENEVER IT IS IN PREPARATION OR PROGRESS; AND THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR SUCH ACCESS AND FOR THE INSPECTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL REASONABLE AND PRUDENT PRECAUTIONS TO INSURE THAT ALL COMPLETED WORK, MATERIALS AND EQUIPMENT STORED ON SITE ARE SAFE AND SECURED FROM UNAUTHORIZED ACCESS, USE, THEFT, OR VANDALISM. SUCH PRECAUTIONS MAY INCLUDE INSTALLATION OF SIGNS, FENCES, OR POSTING OF SECURITY GUARDS.
13. CONTRACTOR SHALL, AT ALL TIMES, UTILIZE ALL NORMALLY ACCEPTED AND REASONABLY EXPECTED SAFETY PRACTICES AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND GUIDELINES PERTAINING TO SAFE UTILIZATION OF EQUIPMENT OR MATERIALS AS PUBLISHED BY THEIR MANUFACTURER'S.
14. PRIOR TO INITIATING ANY EXCAVATION (INCLUDING BUT NOT LIMITED TO TUNNELS, DITCHES, STORM WATER PONDS, CANALS, ARTIFICIAL LAKES) CONTRACTOR SHALL INSTALL FENCES AND/OR TAKE ALL OTHER REASONABLE AND PRUDENT STEPS TO INSURE THAT ACCESS TO EXCAVATION BY UNAUTHORIZED PERSONNEL IS PREVENTED.
15. CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE PROVISIONS OF THE FLORIDA STATE TRENCH SAFETY ACT.
16. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:
    A. ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY;
    B. ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE, UNDER THE CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS;
    C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAY, STRUCTURES AND UTILITIES NOT DESIGNATED FOR DEMOLITION IN THE COURSE OF CONSTRUCTION.
17. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY CODES AND WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC, QUASI PUBLIC OR OTHER AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR FOR THEIR PROTECTION AGAINST DAMAGE, INJURY OR LOSS, OR DESIGNED TO PROTECT THE ENVIRONMENT. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES OF THE EXISTENCE OF HAZARDS AND OF THE SAFETY REGULATIONS.
18. ALL DAMAGE OR LOSS TO ANY PROPERTY CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR, OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SHALL BE REMEDIED BY THE CONTRACTOR, EXCEPT DAMAGE OR LOSS PROPERLY ATTRIBUTABLE SOLELY TO THE ACTS OR OMISSIONS OF THE OWNER, OR THE ENGINEER OR ANYONE EMPLOYED BY THEM, OR FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, AND NOT PROPERLY ATTRIBUTABLE IN WHOLE OR IN PART, TO THE FAULT OR NEGLIGENCE OF THE CONTRACTOR.
19. THOSE PARTS OF WORK IN PLACE WHICH ARE SUBJECT TO DAMAGE BECAUSE OF OPERATIONS BEING CARRIED ON ADJACENT THERETO SHALL BE COVERED, BOARDED UP OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
20. UNTIL FINAL ACCEPTANCE OF THE WORK BY OWNER, THE CONTRACTOR SHALL HAVE THE CHARGE AND CARE OF AND SHALL BEAR THE RISK OF INJURY OR DAMAGE, LOSS OR EXPENSE TO ANY PART THEREOF, OR TO ANY MATERIALS STORED ON SITE, BY THE ACTION OF THE ELEMENTS OR FROM ANY OTHER CAUSE WHETHER ARISING FROM THE EXECUTION OR NON-EXECUTION OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD ALL INJURIES OR DAMAGES TO ANY PORTION OF THE WORK OCCASIONED BY ANY OF THE ABOVE CAUSES BEFORE FINAL ACCEPTANCE AND SHALL BEAR THE EXPENSES THEREOF.
21. ADEQUATE TRAFFIC CONTROL, BARRICADES AND FLAGMAN SERVICES SHALL BE FURNISHED AND MAINTAINED BY THE CONTRACTOR AT ALL POINTS WHERE CONVEYING EQUIPMENT ENGAGED ON THE WORK REGULARLY ENTERS ONTO OR CROSSES TRAFFIC-CARRYING ROADS.
22. THE CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970 AND ALL RULES AND REGULATIONS NOW OR HEREAFTER IN EFFECT UNDER SAID ACT, AND THE CONTRACTOR FURTHER AGREES TO COMPLY WITH ANY AND ALL APPLICABLE STATE LAWS AND REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH.
23. CONTRACTOR AND ITS SUBCONTRACTORS SHALL USE, HANDLE, TRANSPORT, AND DISPOSE OF ALL MATERIALS (HAZARDOUS OR OTHERWISE) IN COMPLIANCE WITH ALL PRESENT FEDERAL, STATE AND LOCAL ENVIRONMENTAL, HEALTH OR SAFETY LAW, INCLUDING, BUT NOT LIMITED TO, ALL SUCH STATUTES, REGULATIONS, RULES, ORDINANCES, CODES, AND RULES OF COMMON LAW.
24. CONTRACTOR FURTHER AGREES THAT CONTRACTOR AND ITS SUBCONTRACTORS SHALL NOT CAUSE THE DISCHARGE, RELEASE OR DISPOSAL OF ANY HAZARDOUS MATERIAL CREATED BY ITS WORK ON OR ABOUT THE JOB SITE. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.
25. THE CONTRACTOR SHALL PROTECT AND KEEP OWNER (INCLUDING THEIR AGENTS AND EMPLOYEES) FREE AND HARMLESS FROM ANY AND ALL LIABILITY, PUBLIC OR PRIVATE, PENALTIES, CONTRACTUAL OR OTHERWISE, LOSSES, DAMAGES, COSTS, ATTORNEY'S FEES, EXPENSES, CAUSES OF ACTION, CLAIMS OR JUDGMENTS RESULTING FROM THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AS AMENDED OR ANY RULE OR REGULATION PROMULGATED THEREUNDER OR OF ANY STATE LAWS OR REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, AND CONTRACTOR SHALL INDEMNIFY OWNER FROM ANY SUCH CLAIMS, PENALTIES, SUITS OR ACTIONS, PUBLIC OR PRIVATE, ADMINISTRATIVE OR JUDICIAL, INCLUDING ATTORNEY'S FEES PAID OR INCURRED BY OR ON BEHALF OF OWNER, JOINTLY OR SEVERALLY, AND/OR THEIR AGENTS AND EMPLOYEES. THE CONTRACTOR FURTHER AGREES, IN THE EVENT OF A CLAIMED VIOLATION OF ANY FEDERAL OR STATE SAFETY AND HEALTH LAW OR REGULATION ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, OWNER MAY IMMEDIATELY TAKE WHATEVER ACTION IS DEEMED NECESSARY BY OWNER TO REMEDY THE CLAIMED VIOLATION. ANY AND ALL COSTS OR EXPENSES PAID OR INCURRED BY OWNER IN TAKING SUCH ACTION SHALL BE BORNE BY CONTRACTOR, AND CONTRACTOR AGREES TO PROTECT, HOLD HARMLESS AND INDEMNIFY OWNER AGAINST ANY AND ALL SUCH COSTS OR EXPENSES.
26. CONTRACTOR AND ITS SUBCONTRACTORS SHALL, UPON COMPLETION OF PERFORMANCE OF ALL DUTIES UNDER THIS CONTRACT, REMOVE ALL SUPPLIES, MATERIALS, AND WASTE CONTAINING AND HAZARDOUS MATERIAL FROM THE JOB SITE. CONTRACTOR SHALL BEAR FULL FINANCIAL RESPONSIBILITY, AS BETWEEN THE PARTIES OF THIS CONTRACT, FOR THE COMPLIANCE OF CONTRACTOR AND ITS SUBCONTRACTORS WITH THE PROVISIONS OF THIS CONTRACT.
27. CONTRACTOR AGREES TO INDEMNIFY, DEFEND, PROTECT AND HOLD THE OWNER HARMLESS FROM AND AGAINST ANY CLAIMS INCLUDING, WITHOUT LIMITATION, ACTUAL ATTORNEY'S FEES AND ANY COSTS OF INVESTIGATION, SOILS TESTING, GOVERNMENTAL APPROVALS, REMEDIATION AND CLEANUP ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE FAILURE OF CONTRACTOR OR ITS SUBCONTRACTORS, OR THEIR AGENTS, EMPLOYEES, OFFICERS, OR REPRESENTATIVES, TO COMPLY WITH THE TERMS OF THESE CONSTRUCTION DOCUMENTS.
28. SHOULD CONTRACTOR OR ITS SUBCONTRACTORS DISCHARGE, RELEASE OR DISPOSE OF ANY HAZARDOUS MATERIAL ON OR ABOUT THE JOB SITE IN VIOLATION OF THESE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL IMMEDIATELY SO INFORM OWNER & ENGINEER IN WRITING. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY, OWNER & ENGINEER AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.
29. IN THE EVENT CONTRACTOR OR ITS SUBCONTRACTORS ENCOUNTER ON THE PREMISES ANY PIPELINE, UNDERGROUND STORAGE TANK OR OTHER CONTAINER, OF ANY KIND, THAT MAY CONTAIN A HAZARDOUS MATERIAL, OR ENCOUNTER MATERIAL REASONABLY BELIEVED TO BE A HAZARDOUS MATERIAL, CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO OWNER AND/OR ENGINEER IN WRITING.
30. "HAZARDOUS MATERIAL" MEANS ANY SUBSTANCE: (A) THE PRESENCE OF WHICH REQUIRES INVESTIGATION OR REMEDIATION UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, ORDINANCE, RULE, CODE, ORDER, ACTION, POLICY OR COMMON LAW, OR (B) WHICH IS OR BECOMES DEFINED AS A "HAZARDOUS WASTE," "HAZARDOUS SUBSTANCE," POLLUTANT OR CONTAMINANT UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, RULE OR ORDINANCE OR AMENDMENTS THERETO INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (42 U.S.C. SECTIONS 9601 ET SEQ.) AND/OR THE RESOURCE CONSERVATION AND RECOVERY ACT (42 U.S.C. SECTIONS 6901 ET SEQ.), OR (C) WHICH IS TOXIC, EXPLOSIVE, CORROSIVE, FLAMMABLE, INFECTIOUS, RADIOACTIVE, CARCINOGENIC, MUTAGENIC, OR OTHERWISE HAZARDOUS AND IS REGULATED BY ANY GOVERNMENTAL AUTHORITY, AGENCY, DEPARTMENT, COMMISSION, BOARD, AGENCY OR INSTRUMENTALITY OF THE UNITED STATES, THE STATE IN WHICH THE PREMISES ARE LOCATED OR ANY POLITICAL SUBDIVISION THEREOF, OR (D) THE PRESENCE OF WHICH ON THE PREMISES CAUSES OR THREATENS TO CAUSE A NUISANCE UPON THE PREMISES OR TO ADJACENT PROPERTIES OR POSES OR THREATENS TO POSE A HAZARD TO THE HEALTH OR SAFETY OF PERSONS ON OR ABOUT THE PREMISES, OR (E) WHICH CONTAINS GASOLINE, DIESEL FUEL OR OTHER PETROLEUM HYDROCARBONS, OR (F) WHICH CONTAINS POLYCHLORINATED BIPHENYLS (PCBS), ASBESTOS, LEAD OR UREA FORMALDEHYDE FOAM INSULATION.
31. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AS TO SIZE, LOCATION, AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL CONFLICTS, DEVIATIONS OR OMISSIONS TO THESE CONSTRUCTION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
32. IF ANY TESTING, INSPECTION OR APPROVAL REVEAL DEFECTIVE WORK, CONTRACTOR SHALL NOT BE ALLOWED TO RECEIVE ANY ASSOCIATED COSTS AND THE OWNER SHALL BE ENTITLED TO DEDUCT FROM THE CONTRACT PRICE, BY ISSUING A CHANGE ORDER, OWNER'S COSTS ARISING OUT OF THE DEFECTIVE WORK, INCLUDING COSTS OF REPEATED PROCEDURES, COMPENSATION FOR ENGINEER'S AND DESIGN ENGINEER'S SERVICES AND ALL OTHER RELATED COSTS.

# HANDICAP ACCESSIBILITY NOTES:

1. ALL CONSTRUCTION MUST MEET OR EXCEED ALL REQUIREMENTS AS OUTLINED IN THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE FLORIDA ACCESSIBILITY CODE, MOST RECENT EDITIONS. BOTTOM OF CURB RAMP ELEVATION (B.O. RAMP) IS RELATIVE TO EACH CURB RAMP CONDITION. ACTUAL ELEVATIONS SHALL BE BASED ON EXISTING GRADE OF CURB FLOW LINE AT THE B.O. RAMPS.
2. TOP OF CURB ELEVATION ADJACENT TO B.O. RAMP = 0.50 FT. MAX. UNLESS OTHERWISE NOTED.
3. ADA REQUIREMENTS SUPERSEDE SPOT GRADES AT LOT LINES. CONTRACTOR TO CUT BACK SLOPE AT 3:1 OR FLATTER AS NEEDED FOR RAMP AND SIDEWALK CONNECTION.
4. REFER TO PLAN SHEETS AND SECTIONS FOR LOCATIONS AND SIDEWALK WIDTHS.
5. THE DETECTABLE WARNING STRIP SHALL CONSIST OF A 24 INCH WIDE TACTILE PATTERN OF RAISED TRUNCATED DOMES (ALIGNED PATTERN). DOMES SHALL HAVE A DIAMETER OF 0.9 INCH, A HEIGHT OF 0.2 INCH, AND A CENTER TO CENTER SPACING OF 2.35 INCHES. THE RAMP DETECTABLE WARNING STRIP SHALL BE CONTRASTING IN COLOR. THE MATERIAL USED TO PROVIDE CONTRAST SHALL CONTRAST BY AT LEAST 70%.
6. THE CROSS SLOPE OF RAMP SURFACES AND ADJACENT STREET GRADES SHALL BE NO MORE THAN 1:50 OR 2% MAXIMUM.
7. CURB RAMPS CONSTRUCTED BY THE CONTRACTOR SHALL MEET ALL CURRENT APPLICABLE A.D.A. REQUIREMENTS AND SHALL HAVE DETECTABLE WARNING COMPLYING WITH A.D.A. REQUIREMENTS. ACCESSIBILITY ROUTES SHALL MEET ALL APPLICABLE A.D.A. REQUIREMENTS.
8. CONTRACTOR TO REFER TO ORANGE COUNTY DETAILS AS NEEDED.
9. DRIVEWAY/ROADWAY CROSS SLOPES AT CROSSWALKS SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.
10. SIDEWALK CROSS SLOPES SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.
11. CURB RAMP FLARES & LANDINGS SHALL MEET ADA REQUIREMENTS.
12. ACCESSIBLE ROUTE WITH RUNNING SLOPES GREATER THAN 1:20 IS A RAMP AND SHALL COMPLY WITH ADA RAMP REQUIREMENTS.
13. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO MEET ALL CURRENT ADA STANDARDS. CONTRACTOR SHALL REFER TO FDOT STANDARDS. (INDEX 304, MOST CURRENT EDITION)

# RECORD DRAWING AS-BUILT REQUIREMENTS:

AS-BUILT DRAWINGS SHALL BE PREPARED BY AND CERTIFIED (SIGNED AND SEALED) BY A REGISTERED SURVEYOR, AND SHALL BE PROVIDED TO THE ENGINEER OF RECORD UPON COMPLETION OF THE PROJECT SITE IMPROVEMENTS A MINIMUM OF 1 WEEK PRIOR TO CONTRACTORS ATTEMPT FOR FINAL CERTIFICATE OF OCCUPANCY (CO). AS-BUILT DRAWINGS SHALL REFLECT ANY CHANGES TO THE IMPROVEMENTS MADE DURING CONSTRUCTION AND MUST MEET THE MINIMUM REQUIREMENTS OF ALL REGULATORY AGENCIES HAVING JURISDICTION AS WELL AS THE CRITERIA OUTLINED BELOW. BOTH THE ORIGINAL DESIGN AND REVISED AS-BUILT DATA, AS APPLICABLE, MUST BE CLEARLY SHOWN. THE AS-BUILT DRAWINGS MUST BE CLEARLY LABELED AS AS-BUILT OR RECORD DRAWING. THE FOLLOWING INFORMATION, AT A MINIMUM, SHALL BE CERTIFIED ON THE AS-BUILT DRAWINGS:

WATER DISTRIBUTION SYSTEM:

A. LOCATION AND DIMENSIONS OF PIPES, VALVES, FITTINGS, CHANGE OF DIRECTION, AND OTHER ASSOCIATED FACILITIES.

WASTEWATER COLLECTION/TRANSMISSION SYSTEM:

A. LOCATION, DIMENSION, AND INVERT ELEVATIONS OF PIPES, MANHOLES (INCLUDING RIM ELEVATION), LIFTSTATION, FORCEMAIN, FITTINGS, CHANGE IN DIRECTION AND OTHER ASSOCIATED FACILITIES.

PAVING AND DRAINAGE SYSTEM:

A. DIMENSIONS AND ELEVATIONS OF ALL DISCHARGE STRUCTURES INCLUDING ALL WEIRS, SLOTS, GATES, PIPES, AND SKIMMERS;
B. LOCATIONS, DIMENSIONS, AND ELEVATIONS OF ALL FILTER, EXFILTRATION, OR UNDERDRAIN SYSTEMS INCLUDING CLEANOUTS, PIPES, CONNECTIONS TO CONTROL STRUCTURES, AND POINTS OF DISCHARGE TO THE RECEIVING WATERS;
C. DIMENSIONS, ELEVATIONS, CONTOURS, OR CROSS-SECTIONS OF ALL STORMWATER TREATMENT POND STORAGE AREAS SUFFICIENT TO DETERMINE STAGE-STORAGE RELATIONSHIPS OF THE STORAGE AREA, AND THE POND DEPTH AND VOLUME BELOW THE CONTROL WATER ELEVATION FOR NORMALLY WET SYSTEMS;
D. DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF THE DRAINAGE SYSTEM IMPROVEMENTS TO DETERMINE FLOW DIRECTIONS AND CONVEYANCE OF RUNOFF TO THE TREATMENT SYSTEM;
E. DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF ALL CONVEYANCE SYSTEMS UTILIZED TO CONVEY OFF-SITE RUNOFF AROUND THE SYSTEM;
F. EXISTING WATER ELEVATION OF SURFACE WATERS AND THE DATE DETERMINED;
G. ELEVATION AND LOCATION OF BENCHMARK'S FOR THE SURVEY.

ADA FACILITIES:

A. ELEVATIONS AT THE FOUR CORNERS OF ALL HANDICAP PARKING SPACES AND ADJACENT LOADING AISLES.
B. ELEVATIONS AND LOCATIONS FOR ALL ACCESSIBLE RAMPS WHICH ADEQUATELY REFLECT THE BUILT SLOPES.
C. ELEVATIONS AND LOCATIONS ALONG THE PATHS OF CONVEYANCE FOR PEDESTRIAN TRAFFIC AND ALL ADA ACCESSIBLE ROUTES EVERY 25 FT. WHICH ADEQUATELY REFLECT THE SLOPE AND CROSS SLOPE.

**SHEET 2 OF 70**

**NOT FOR CONSTRUCTION**

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 07/09/25 | CITY OF APOPKA COMMENTS DATED 07/09/2025 | OSS |
| 2 | 06/24/25 | CITY OF APOPKA COMMENTS DATED 06/23/2025 | OSS |
| 3 | 04/21/25 | CITY OF APOPKA COMMENTS DATED 04/07/2025 | OSS |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GENERAL NOTES
MAJOR DEVELOPMENT PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

| DRAWN: | DESIGNED: | CHECKED: | DATE: |
|---|---|---|---|
| B. KILLELA | O. SANCHEZ | L. CLASSON | 6/25/2025 |

| SCALE | PROJECT | SHEET |
|---|---|---|
| N.T.S. | ASH-014 | C1.0 |

OLDIS SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
7/22/25
PROFESSIONAL ENGINEER

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P:_project drawings\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\04 MDP\GENERAL NOTES.dwg Modified: 7/22/2025 By:bkillela Plotted By:brian killela

# ABBREVIATIONS

| | |
|---|---|
| **A** | |
| A | AREA |
| AB | ANCHOR BOLT |
| ABD | ABANDON(ED) |
| AC | ACRE(S) |
| AC-FT | ACRE FOOT/FEET |
| ACP | ASBESTOS CEMENT PIPE |
| ADDL | ADDITIONAL |
| ADT | AVERAGE DAILY TRAFFIC |
| AL | ALUMINUM |
| ALT | ALTERNATE |
| AM | BEFORE NOON |
| AMP | AMPERE(S) |
| APPROX | APPROXIMATE |
| ARV | AIR RELEASE VALVE |
| ARVV | AIR RELEASE VACUUM VALVE |
| ASPH | ASPHALT |
| ASSY | ASSEMBLY |
| AVE | AVENUE |
| AVG | AVERAGE |
| AZ | AZIMUTH |
| **B** | |
| BFP | BACKFLOW PREVENTER |
| BL | BASELINE |
| BLDG | BUILDING |
| BLVD | BOULEVARD |
| BM | BENCH MARK |
| BND | BOUNDARY |
| BO | BLOWOFF |
| BOC | BACK OF CURB |
| BOT | BOTTOM |
| BRG | BEARING |
| BS | BOTTOM OF SLOPE |
| BV | BUTTERFLY VALVE |
| **C** | |
| CAP | CAPACITY |
| CB | CATCH BASIN |
| CC | CENTER TO CENTER |
| CEM | CEMENT |
| CF | CUBIC FEET |
| CFM | CUBIC FEET PER MINUTE |
| CFS | CUBIC FEET PER SECOND |
| C&G | CURB AND GUTTER |
| CI | CAST IRON |
| CIP | CAST IRON PIPE |
| CJ | CONSTRUCTION JOINT |
| C/L | CENTER LINE |
| CLP | CONCRETE LIGHT POLE |
| CLR | CLEAR/CLEARANCE |
| CLS | CLASS |
| CM | CONCRETE MONUMENT |
| CMP | CORRUGATED METAL PIPE |
| CMPA | CORRUGATED METAL PIPE ARCH |
| CND | CONDUIT |
| CO. | COUNTY |
| CO | CLEANOUT |
| COL | COLUMN |
| COMP | COMPLETE |
| CONC | CONCRETE |
| CONN | CONNECTION |
| CONST | CONSTRUCT(ION) |
| CONT | CONTINUOUS |
| COORD | COORDINATE(S) |
| COR | CORNER |
| CPLG | COUPLING |
| CPP | CONCRETE POWER POLE |
| CS | CONTROL STRUCTURE |
| CTG | COATING |
| CTR | CENTER |
| CTV | CABLE TELEVISION |
| CULV | CULVERT |
| CY | CUBIC YARD |
| CYL | CYLINDER |
| **D** | |
| DBL | DOUBLE |
| DEG OR ° | DEGREE |
| DEFL | DEFLECT(ION) |
| DEPT | DEPARTMENT |
| DET | DETAIL |
| DHWL | DESIGN HIGH WATER LEVEL |
| DI | DUCTILE IRON |
| DIA | DIAMETER |
| DIAG | DIAGONAL |
| DIM | DIMENSION |
| DIP | DUCTILE IRON PIPE |
| DISCH | DISCHARGE |
| DIST | DISTANCE |
| DMH | DROP MANHOLE |
| DN | DOWN |
| DRN | DRAIN |
| DWG | DRAWING |
| DWY | DRIVEWAY |
| **E** | |
| E | EAST |
| EA | EACH |
| EC | EDGE OF CONCRETE |
| ED | ENERGY DISSIPATOR |
| EF | EACH FACE |
| EFF | EFFLUENT |
| EG | EXISTING GRADE |
| E/L | EASEMENT LINE |
| ELB | ELBOW |
| ELEC | ELECTRIC |
| ELEV | ELEVATION |
| ELLIP | ELLIPSE/ELLIPTICAL |
| ENC | ENCASEMENT |
| ENG | ENGINEER(ING) |
| EOP | EDGE OF PAVEMENT |
| EQ | EQUAL/EQUATION |
| EQUIP | EQUIPMENT |
| EQUIV | EQUIVALENT |
| ESMT | EASEMENT |
| EST | ESTIMATE |
| EW | EACH WAY |
| EWL | ENDWALL |
| EXC | EXCAVATE/EXCAVATION |
| EXIST | EXISTING |
| EXP | EXPAND/EXPANSION |
| EXT | EXTEND/EXTENSION |

| | |
|---|---|
| **F** | |
| F&C | FRAME AND COVER |
| FD | FLOOR DRAIN |
| FDC | FIRE DEPARTMENT CONNECTION |
| FDN | FOUNDATION |
| FDOT | FLORIDA DEPARTMENT OF TRANSPORTATION |
| FF | FINISHED FLOOR |
| FG | FINISHED GRADE |
| FH | FIRE HYDRANT |
| F&I | FURNISH AND INSTALL |
| FIG | FIGURE |
| FIN | FINISHED |
| FIT | FITTING |
| FL | FENCE LINE |
| FLR | FLOOR |
| FLEX | FLEXIBLE |
| FLG | FLANGE |
| FM | FORCE MAIN |
| FND | FOUND |
| FPH | FEET PER HOUR |
| FPM | FEET PER MINUTE |
| FPS | FEET PER SECOND |
| FT | FEET/FOOT |
| FTG | FOOTING |
| **G** | |
| GA | GAUGE |
| GAL | GALLON |
| GALV | GALVANIZED |
| GM | GAS MAIN |
| GPD | GALLONS PER DAY |
| GPH | GALLONS PER HOUR |
| GPM | GALLONS PER MINUTE |
| GPS | GALLONS PER SECOND |
| GR | GUARD RAIL |
| GRD | GROUND/GRADE |
| GSP | GALVANIZED STEEL PIPE |
| GV | GATE VALVE |
| GV&B | GATE VALVE AND BOX |
| GW | GUY WIRE |
| GWT | GROUND WATER TABLE |
| **H** | |
| HB | HOSE BIBB |
| HDW | HARDWARE |
| HORIZ | HORIZONTAL |
| HP | HORSEPOWER |
| HR | HOUR |
| HT | HEIGHT |
| HW | HEADWALL |
| HWL | HIGH WATER LEVEL |
| HWY | HIGHWAY |
| HYD | HYDRAULIC |
| **I** | |
| I-4 | INTERSTATE HIGHWAY |
| IA | INTERSECTION ANGLE |
| ID | INSIDE DIAMETER |
| IF | INSIDE FACE |
| IN | INCHES |
| INL | INLET |
| INS | INSERT |
| INST | INSTALL |
| IP | IRON PIPE |
| IR | IRON ROD |
| INT | INTERSECT/INTERSECTION |
| INV | INVERT |
| **J** | |
| JB | JUNCTION BOX |
| JCT | JUNCTION |
| JST | JOIST |
| JT | JOINT |
| **L** | |
| L | LENGTH |
| LAT | LATITUDE |
| LATL | LATERAL |
| LB | POUND |
| LF | LINEAR FEET/FOOT |
| LG | LONG |
| LIM | LIMIT(S) |
| LP | LIGHT POLE |
| LONG | LONG |
| LT | LEFT |
| LWL | LOW WATER LEVEL |
| **M** | |
| MAINT | MAINTENANCE |
| MATL | MATERIAL |
| MAX | MAXIMUM |
| MECH | MECHANICAL |
| ME | MITERED END |
| MFR | MANUFACTURER |
| MGD | MILLION GALLONS PER DAY |
| MH | MANHOLE |
| MHC | MANHOLE COVER |
| MHWL | MEAN HIGH WATER LEVEL |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| MJ | MECHANICAL JOINT |
| MLP | METAL LIGHT POLE |
| MLWL | MEAN LOW WATER LEVEL |
| MON | MONUMENT |
| MPH | MILES PER HOUR |
| MSL | MEAN SEA LEVEL |
| MTG | MOUNTING |
| **N** | |
| N | NORTH |
| NA | NOT APPLICABLE |
| N&C | NAIL AND CAP |
| NE | NORTHEAST |
| NG | NATURAL GROUND |
| NIC | NOT IN CONTRACT |
| NO OR # | NUMBER |
| NOM | NOMINAL |
| NTP | NOTICE TO PROCEED |
| NTS | NOT TO SCALE |
| NW | NORTHWEST |
| NWL | NORMAL WATER LEVEL |
| **O** | |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER |
| OE | OR EQUAL |
| OPNG | OPENING |
| OPP | OPPOSITE |
| ORCP | OVAL REINFORCED CONCRETE PIPE |
| OS | OUTFALL STRUCTURE |
| OVFL | OVERFLOW |
| OVHD | OVERHEAD |

| | |
|---|---|
| **P** | |
| PC | POINT OF CURVATURE |
| PCC | POINT OF COMPOUND CURVATURE |
| PEP | POLYETHYLENE PIPE |
| PI | POINT OF INTERSECTION |
| PIV | POST INDICATOR VALVE |
| P/L | PROPERTY LINE |
| POB | POINT OF BEGINNING |
| POJ | PUSH ON JOINT |
| POS | POINT OF SERVICE |
| PP | POWER POLE |
| PR | PHONE RISER |
| PRC | POINT OF REVERSE CURVATURE |
| PRESS | PRESSURE |
| PROJ | PROJECT |
| PROP | PROPOSED |
| PRVC | POINT OF REVERSE VERTICAL CURVE |
| PSF | POUNDS PER SQUARE FOOT |
| PSI | POUNDS PER SQUARE INCH |
| PT | POINT OF TANGENCY |
| PVC | POLYVINYL CHLORIDE |
| PVMT | PAVEMENT |
| PWR | POWER |
| **Q** | |
| Q | FLOW RATE |
| **R** | |
| R | RADIUS |
| RCP | REINFORCED CONCRETE PIPE |
| RCPA | REINFORCED CONCRETE PIPE ARCH |
| RD | ROAD |
| RDY | ROADWAY |
| RED | REDUCER |
| REF | REFERENCE |
| REINF | REINFORCE(D) |
| REQD | REQUIRED |
| REV | REVISE/REVISION |
| RPM | REVOLUTIONS PER MINUTE |
| RR | RAILROAD |
| RT | RIGHT |
| RV | RELIEF VALVE |
| R/W | RIGHT-OF-WAY |
| RWM | REUSE WATER MAIN |
| **S** | |
| S | SOUTH |
| SAN | SANITARY SEWER |
| SB | SPLASH BLOCK |
| SCH | SCHEDULE |
| SD | SIDE DRAIN |
| SDN | SHELF DRAIN |
| SE | SOUTHEAST |
| SEC | SECONDS |
| SECT | SECTION |
| SH | SHEET |
| SHGWT | SEASONAL HIGH GROUND WATER TABLE |
| SIM | SIMILAR |
| S/L | SETBACK LINE |
| SL | SLOPE |
| SM | SHEET METAL |
| SPEC | SPECIFICATION(S) |
| SQ | SQUARE |
| SQ IN | SQUARE INCH(ES) |
| SQ FT | SQUARE FOOT/FEET |
| SQ YD | SQUARE YARD(S) |
| SR | STATE ROAD |
| SS | STAINLESS STEEL |
| ST | STREET |
| STA | STATION |
| STD | STANDARD |
| STL | STEEL |
| STR | STRUCTURE |
| STS | STORM SEWER |
| SUP | SUPPORT |
| SUSP | SUSPEND/SUSPENSION |
| SVC | SERVICE |
| SW | SOUTHWEST |
| SWK | SIDEWALK |
| SYM | SYMBOL(S) |
| SYMM | SYMMETRICAL |
| SYS | SYSTEM |
| **T** | |
| T | TANGENT |
| TB | TURFBLOCK |
| T&B | TOP AND BOTTOM |
| TBM | TEMPORARY BENCH MARK |
| TC | TIME OF CONCENTRATION |
| TD | TRENCH DRAIN |
| TDH | TOTAL DYNAMIC HEAD |
| TECH | TECHNICIAN/TECHNICAL |
| TEMP | TEMPORARY |
| TL | TERMINAL LAMPHOLE |
| TOB | TOP OF BANK |
| TOC | TOP OF CURB |
| TOS | TOE OF SLOPE |
| TOT | TOTAL |
| TS | TOP OF SLOPE |
| TWP | TOWNSHIP |
| TYP | TYPICAL |
| **U** | |
| UD | UNDERDRAIN |
| UG | UNDERGROUND |
| UON | UNLESS OTHERWISE NOTED |
| UTC | UNDERGROUND TELEPHONE CABLE |
| **V** | |
| VB | VALVE BOX |
| VC | VERTICAL CURVE |
| VCP | VITRIFIED CLAY PIPE |
| VERT | VERTICAL |
| VPC | VERTICAL POINT OF CURVE |
| VPI | VERTICAL POINT OF INTERSECTION |
| VPT | VERTICAL POINT OF TANGENCY |
| **W** | |
| W | WEST |
| W/ | WITH |
| WM | WATER MAIN |
| W/O | WITHOUT |
| WP | WATER/WEATHER PROOF |
| WPP | WOOD POWER POLE |
| WS | WATER SURFACE |
| WSWT | WET SEASON WATER TABLE |
| WT | WEIGHT |
| WV | WATER VALVE |
| WWF | WELDED WIRE FABRIC |
| WWM | WELDED WIRE MESH |
| **Y** | |
| YD | YARD |
| YR | YEAR |
| **MISC** | |
| & | AND |
| @ | AT |
| Δ | DELTA |

# EXISTING SYMBOLS

## LINES

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

## SANITARY SEWER

- SANITARY SEWER LINE
- CLEANOUT
- FORCE MAIN
- MANHOLE

## POTABLE WATER

- WATER MAIN
- EXISTING VALVE
- FIRE HYDRANT
- WATER METER

## STORM DRAIN

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

## HIGHWAY & UTILITIES

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

# PROPOSED SYMBOLS

## LINES

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

## SANITARY SEWER

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

## POTABLE WATER

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

## RECLAIMED WATER

- RECLAIMED WATER MAIN
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE

## GENERIC UTILITIES

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

## STORM

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

## ROADWAY & GRADING

- CONCRETE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- 10 / C1.0 — DETAIL REFERENCE
- ×100.00 — SPOT ELEVATION
- LOT TYPE "A" FFE=100.00 — FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
- HANDICAP PARKING
- 95 — INTERSTATE ROADS
- LIGHT POLE
- 50 — STATE ROADS
- SIGN
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- A A — CROSS SECTION DETAIL

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

**SHEET 3 OF 70**

**NOT FOR CONSTRUCTION**

| BY | DESCRIPTION | DATE | REV |
|---|---|---|---|
| OSS | CITY OF APOPKA COMMENTS DATED 07/09/2025 | 07/09/25 | 7 |
| OSS | CITY OF APOPKA COMMENTS DATED 06/23/2025 | 06/24/25 | 6 |
| OSS | CITY OF APOPKA COMMENTS DATED 04/07/2025 | 04/21/25 | 5 |


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(407) 558-2228


ABBREVIATIONS & SYMBOLS
MAJOR DEVELOPMENT PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/13/2025

SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C1.1

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
7/22/25


This item has been digitally signed and sealed by Ovidio S. Sanchez, PE on the date adjacent to the seal.
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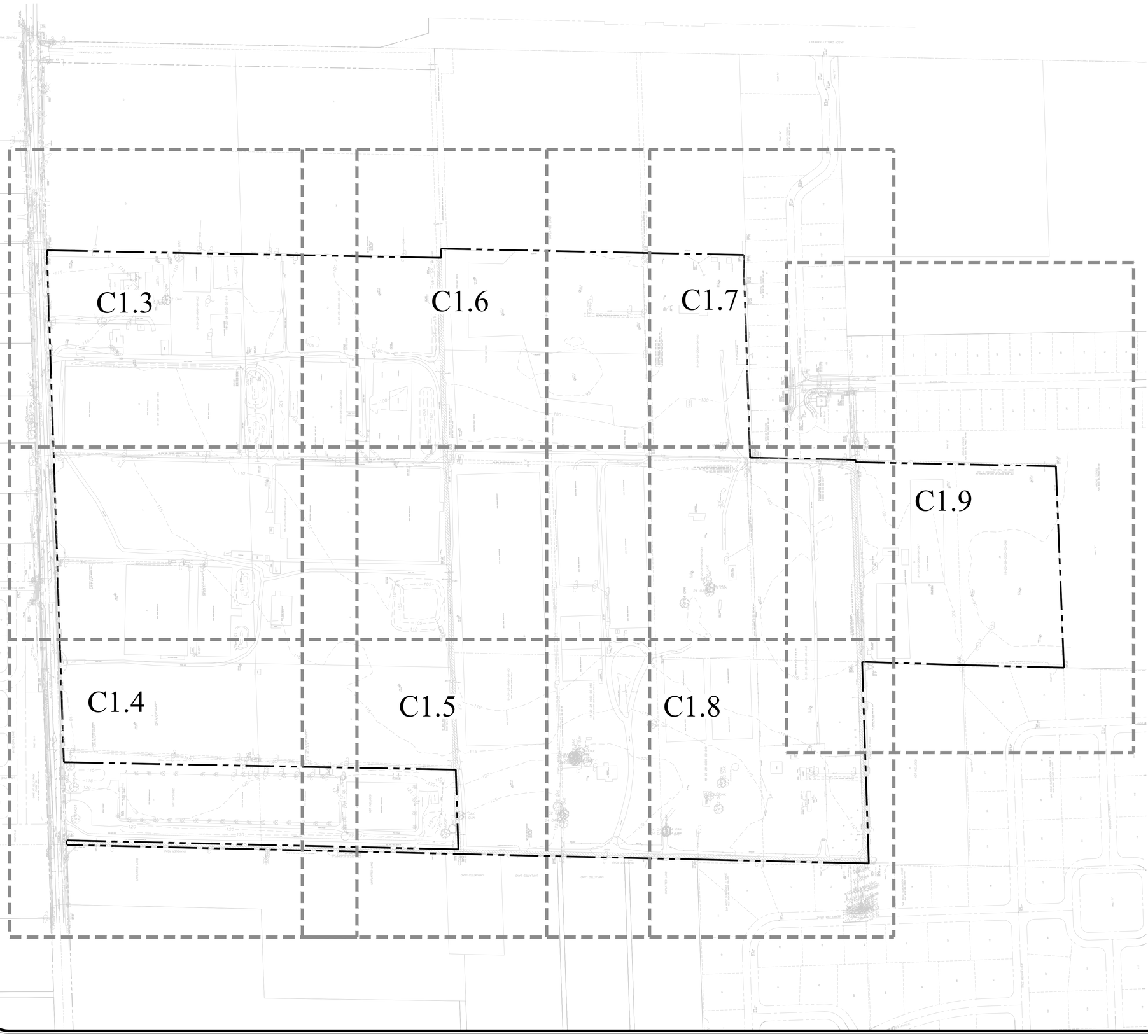


GRAPHIC SCALE

150 0 75 150 300

( IN FEET )
1 inch = 150 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024

## SURVEYOR'S NOTES:

*ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988 DATUM.*

*BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 1990 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS).*

*UNLESS OTHERWISE NOTED, PLAT INFORMATION IS EQUAL TO FIELD MEASURED DATA.*

*NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ROOF OVERHANGS HAVE BEEN LOCATED EXCEPTS AS NOTED HEREON.*

*THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.*

*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.*

*ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097C0000 G DATED JUNE 18, 2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONE "X".*

*POINT ELEVATIONS WITH TWO DECIMAL PRECISION DENOTE PAVEMENT, CONCRETE AND TOP OF WATER SHOTS. ONE DECIMAL PRECISION DENOTES NATURAL GROUND OR A SOFT SHOT, ALL OTHERS ARE AS NOTED.*

*SEE SHEETS 2 AND 3 FOR BOUNDARY INFORMATION.*

*SEE SHEETS 4-12 FOR TOPOGRAPHIC INFORMATION.*

### ABBREVIATIONS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| P.B. PLAT BOOK | (C) CALCULATED | ° DEGREES | | ALL PROPERTY CORNERS AS NOTED. | | EL. ELEVATION | |
| D.B. DEED BOOK | (P) PLAT | ' MINUTES | | D.U.E. DRAINAGE AND UTILITY EASEMENT | | P.T. POINT OF TANGENCY | |
| BK. BOOK | (D) DESCRIBED | " SECONDS | | ID IDENTIFICATION | | P.C. POINT OF CURVE | |
| PG. PAGE | (M) MEASURED | ± MORE OR LESS | | P.C.P. PERMANENT CONTROL POINT | | P.R.C. POINT OF REVERSE CURVE | |
| SECT. SECTION | C.B. CHORD BEARING | L.B. LICENSED BUSINESS | | P.O.B. POINT OF BEGINNING | | P.I. POINT OF INTERSECTION | |
| TWP. TOWNSHIP | CH. CHORD | L.S. LICENSED SURVEYOR | | P.O.C. POINT OF COMMENCEMENT | | N.&T. NAIL AND TAB | |
| RGE. RANGE | R RADIUS | B.W.F. BARBED WIRE FENCE | | F/F FINISH FLOOR ELEVATION | | C.M.P. CORRUGATED METAL PIPE | |
| COR. CORNER | Δ CENTRAL ANGLE | H.W.F. HOG WIRE FENCE | | L.F.E. LOWEST FLOOR ELEVATION | | R.C.P. REINFORCED CONCRETE PIPE | |
| AC. ACRES | Δ DELTA | C.L.F CHAIN LINK FENCE | | G.F.E. GARAGE FLOOR ELEVATION | | INV. INVERT | |
| P.S.M. PROFESSIONAL SURVEYOR AND MAPPER | T TANGENT | W.F. WOOD FENCE | | R/W RIGHT OF WAY | | FD. FOUND | |
| | C/L CENTERLINE | E/P EDGE OF PAVEMENT | | O.R. OFFICIAL RECORDS | | P.R.M. PERMANENT REFERENCE MONUMENT | |
| BM. BENCHMARK | | FRM. FRAME | | STY. STORY | | | |
| C.B.S. CONCRETE BLOCK & STUCCO | | O/S OFFSET | | CONC. CONCRETE | | TX TRANSFORMER | |
| —BE— UNDERGROUND POWER LINE | | —BT— BURIED TELEPHONE LINE | | —W— BURIED WATER LINE | | | |
| —OHE— OVERHEAD POWER LINE | | —GAS— BURIED GAS MAIN | | —SAN— BURIED SANITARY SEWER LINE | | | |

### LEGEND

| | | | |
|---|---|---|---|
| BENCHMARK | | CO CLEAN OUT (SEWER) | |
| WOOD POWER POLE | | GAS GAS METER | |
| CONCRETE POWER POLE | | GAS UNDERGROUND GAS MARKER | |
| GUY WIRE ANCHOR | | FIBER OPTIC MARKER | |
| LIGHT POLE | | WATER VALVE | |
| SIGN | | WM WATER METER | |
| FIRE HYDRANT | | CATV CABLE TELEVISION RISER BOX | |
| SANITARY SEWER M.HOLE | | WOOD LIGHT POLE | |
| STORM SEWER M.HOLE | | WELL | |
| GAS VALVE | | ECB ELECTRIC CONTROL BOX | |
| TELR TELEPHONE RISER BOX | | ELECTRIC TRANSFORMER | |
| MLP METAL LIGHT POLE | | FLP FIBERGLASS LIGHT POLE | |

**SHEET 4 OF 70**
**NOT FOR CONSTRUCTION**

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| 2 | 06/24/25 | CITY OF APOPKA COMMENTS DATED 06/23/2025 | OSS |
| 3 | 04/21/25 | CITY OF APOPKA COMMENTS DATED 04/07/2025 | OSS |

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MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

OVERALL EXISTING CONDITIONS
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/25/2025

SCALE: 1" = 150'
PROJECT: ASH-014
SHEET: C1.2

OLVIDO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
7/22/25
PROFESSIONAL ENGINEER

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N

W E

S

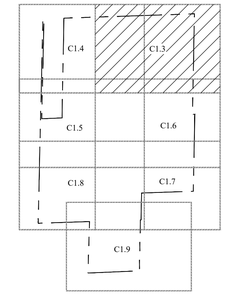
GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024




KEY MAP

SHEET C1.4

SHEET C1.3

SHEET C1.3

SHEET C1.6

**SHEET 5 OF 70**
**NOT FOR CONSTRUCTION**

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MAITLAND, FLORIDA 32751
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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

EXISTING CONDITIONS – NORTHEAST
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/25/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C1.3

OLVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
7/22/25
PROFESSIONAL ENGINEER

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WHITEHORN LANE

TRACT FD-2

OAKS AT KELLY PARK PHASE 3A PLAT BOOK 113, PAGES 72-76

TRACT OS-1

TRACT C

KELLY PARK ROAD

PARK RIDGE

UNPLATTED LAND

CHANDLER ROAD

NOT INCLUDED

S01°19'36"W 30.08'

S88°06'22"W 15.02'

SHEET C1.4

SHEET C1.5

SHEET C1.4

SHEET C1.3

N

W E

S

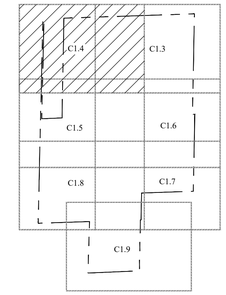
GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024




KEY MAP

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EXISTING CONDITIONS – NORTHWEST
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

| DRAWN: | DESIGNED: | CHECKED: | DATE: |
|---|---|---|---|
| B. KILLELA | O. SANCHEZ | L. CLASSON | 6/25/2025 |

| SCALE | PROJECT | SHEET |
|---|---|---|
| 1" = 50' | ASH-014 | C1.4 |

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
7/22/25
PROFESSIONAL ENGINEER

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N

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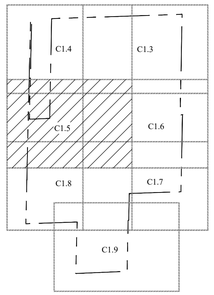
GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024




KEY MAP

SHEET C1.4

SHEET C1.5

SHEET C1.5

SHEET C1.6

SHEET C1.5

SHEET C1.8

**SHEET 7 OF 70**
**NOT FOR CONSTRUCTION**

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EXISTING CONDITIONS – WEST
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/25/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C1.5

OVIDIO SALVADOR SANCHEZ
LICENSED
No. 86492
STATE OF FLORIDA
7/22/25
PROFESSIONAL ENGINEER

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SHEET C1.5

SHEET C1.6

SHEET C1.3

SHEET C1.6

SHEET C1.6

SHEET C1.7

N

W E

S

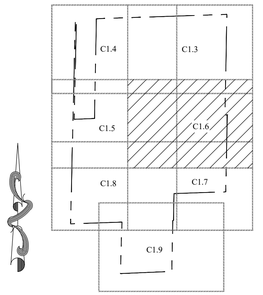
GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024




KEY MAP

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EXISTING CONDITIONS – EAST
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/25/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C1.6

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
7/22/25
PROFESSIONAL ENGINEER

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SHEET C1.6
SHEET C1.7

SHEET C1.8
SHEET C1.7

SHEET C1.7
SHEET C1.9

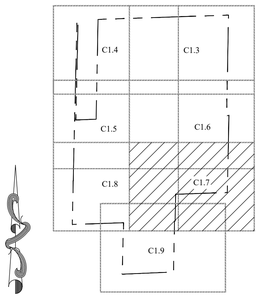
GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024




KEY MAP

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EXISTING CONDITIONS – SOUTHWEST
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/25/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C1.7

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
7/22/25
PROFESSIONAL ENGINEER

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SHEET C1.5

SHEET C1.8

SHEET C1.8

SHEET C1.9

SHEET C1.8

SHEET C1.7

N

W E

S

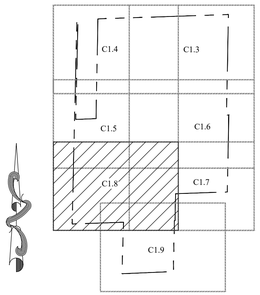
GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024




KEY MAP

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MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060


EXISTING CONDITIONS – SOUTHEAST
MAJOR DEVELOPMENT PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/25/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C1.8

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
7/22/25
PROFESSIONAL ENGINEER

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**SHEET 10 OF 70**
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SHEET C1.8
SHEET C1.9
SHEET C1.7
SHEET C1.9

N
W E
S

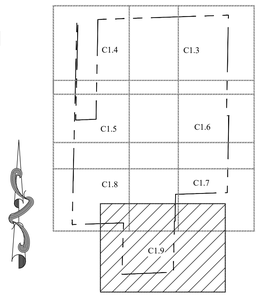
GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024




KEY MAP

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MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

EXISTING CONDITIONS – SOUTH
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/25/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C1.9

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
7/22/25
PROFESSIONAL ENGINEER

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**SHEET 11 OF 70**
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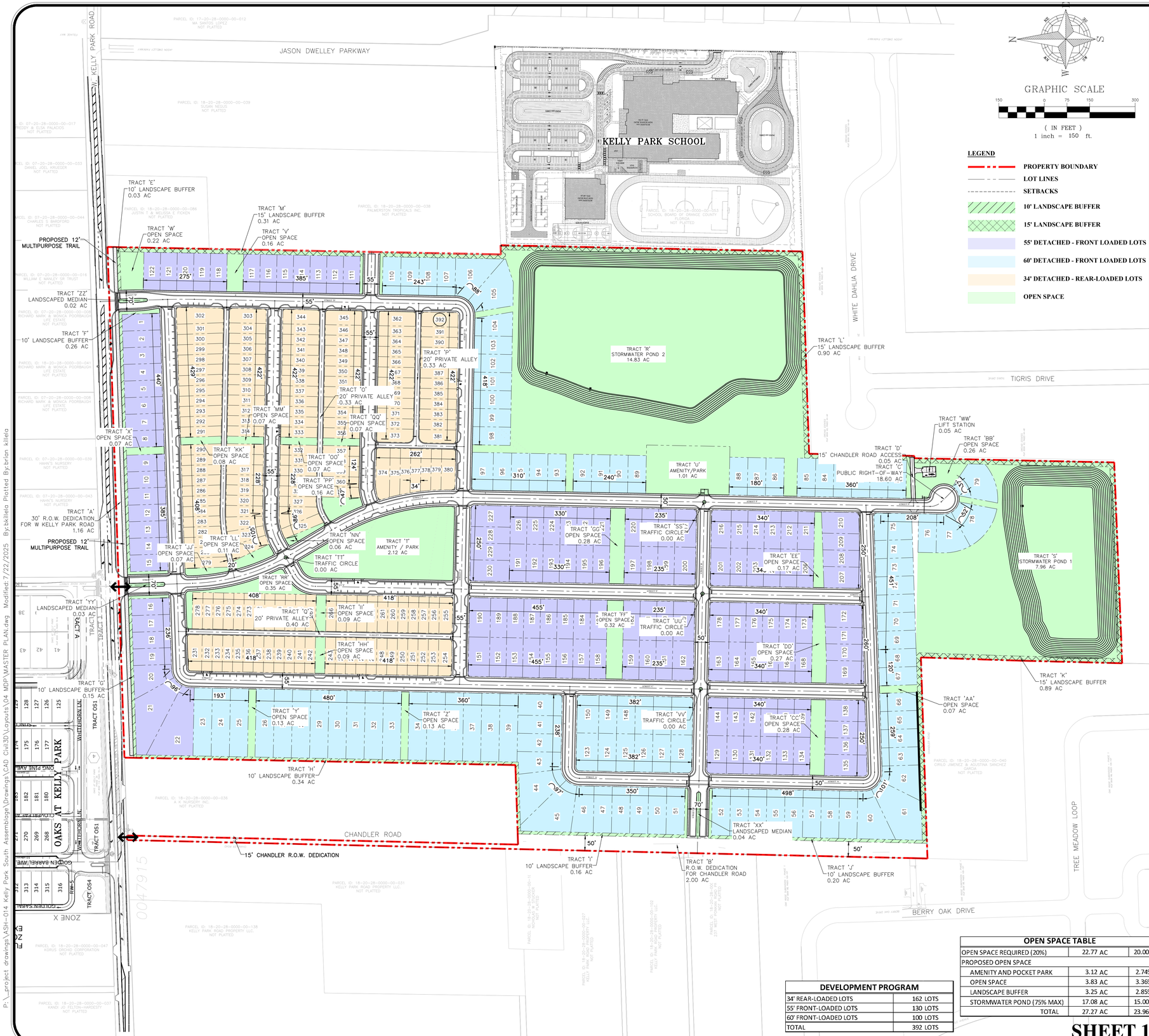


GRAPHIC SCALE

150 0 75 150 300

( IN FEET )
1 inch = 150 ft.

**LEGEND**

- PROPERTY BOUNDARY
- LOT LINES
- SETBACKS
- 10' LANDSCAPE BUFFER
- 15' LANDSCAPE BUFFER
- 55' DETACHED - FRONT LOADED LOTS
- 60' DETACHED - FRONT LOADED LOTS
- 34' DETACHED - REAR-LOADED LOTS
- OPEN SPACE

## OVERALL SITE DATA:

| | |
|---|---|
| **OCPA - PARCEL ID #:** | **18-20-28-0000-00-031, 18-20-28-0000-00-032, 18-20-28-0000-00-033, 18-20-28-0000-00-034, 18-20-28-0000-00-035, 18-20-28-0000-00-037, 18-20-28-0000-00-046, 18-20-28-0000-00-047, 18-20-28-0000-00-048, 18-20-28-0000-00-049, 18-20-28-0000-00-050, 18-20-28-0000-00-051, 18-20-28-0000-00-052, 18-20-28-0000-00-061, 18-20-28-0000-00-080, 18-20-28-0000-00-105, 18-20-28-0000-00-106, 18-20-28-0000-00-119, 18-20-28-0000-00-132** |
| **PROPERTY ADDRESS:** | **2350 W KELLY PARK ROAD APOPKA, FLORIDA 32712** |
| **TOTAL PROPERTY AREA:** | **117.00 AC** |
| **R.O.W. DEDICATION AREA:** | **3.16 AC** |
| **TOTAL DEVELOPABLE AREA:** | **113.84 AC** |
| **FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE:** **FIRM PANEL #12097C0000G DATED JUNE 18, 2013** | **ZONE X** |
| **EXISTING FUTURE LAND USE (FLU):** | **R (COUNTY) FLU-IP, RVLS (CITY)** |
| **PROPOSED FUTURE LAND USE:** | **MIXED USE (CITY)** |
| **ADJACENT FUTURE LAND USED (FLU):** | |
| **NORTH** | **RS, FLU-IP, MU (CITY), R (COUNTY)** |
| **SOUTH** | **RVLS (CITY)** |
| **EAST** | **INST_PU, RE, AG (CITY), R (COUNTY)** |
| **WEST** | **RVLS (CITY), R (COUNTY)** |
| **EXISTING ZONING:** | **A-1 (COUNTY) T, RSF-1A (CITY)** |
| **REQUESTED OVERLAY ZONING/CHARACTER ZONE:** | **NEIGHBORHOOD** |
| **PROPOSED ZONING:** | **KPI-MU (CITY)** |
| **ADJACENT ZONING:** | |
| **NORTH** | **PD, AG, MU-N (CITY), A-1 (COUNTY)** |
| **SOUTH** | **PD, RSF-1A** |
| **EAST** | **PD, O, RSF-1A, RSF-1B (CITY), A-1 (COUNTY)** |
| **WEST** | **PD, RSF-1A (CITY), A-1 (COUNTY)** |
| **PROPOSED NUMBER OF DWELLING UNITS:** | **392 LOTS** |
| **PROPOSED NET DENSITY:** | **3.44 DU/Ac.** |

**PROPOSED MINIMUM LOT REQUIREMENTS:**

| | FRONT-LOADED | REAR-LOADED |
|---|---|---|
| **MINIMUM LOT AREA** | **6,600 SF** | **3,910 SF** |
| **MINIMUM LOT WIDTH** | **55 ft.** | **34 ft.** |
| **MINIMUM LOT DEPTH** | **120 ft.** | **115 ft.** |
| **MAXIMUM BUILDING HEIGHT** | **35 ft.** | **35 ft.** |
| **SETBACKS** | | |
| **FRONT PORCH** | **10 ft. min.** | **10 ft. min.** |
| **FRONT/STREET SIDE** | **15 ft. min./30 ft. max** | **15 ft. min./30 ft. max** |
| **REAR** | **20 ft.** | **5 ft.** |
| **SIDE** | **5 ft. min** | **5 ft. min** |
| **REAR GARAGE** | **N/A** | **20 ft.** |
| **CORNER** | **15 ft.** | **15 ft.** |

### TRACT DATA

| TRACT | DESCRIPTION | AREA (AC) | AREA (SF) | OWNER |
|---|---|---|---|---|
| TRACT 'A' | 30' R.O.W. DEDICATION FOR W KELLY PARK ROAD | 1.16 AC | 50,625.18 SF | CITY |
| TRACT 'B' | R.O.W. DEDICATION FOR CHANDLER ROAD | 2.00 AC | 86,958.75 SF | CITY |
| TRACT 'C' | PUBLIC R.O.W. | 18.62 AC | 810,975.89 SF | CITY |
| TRACT 'D' | 15' CHANDLER ROAD ACCESS | 0.05 AC | 2,112.42 SF | H.O.A. |
| TRACT 'E' | 10' LANDSCAPE BUFFER | 0.03 AC | 1,428.26 SF | H.O.A. |
| TRACT 'F' | 10' LANDSCAPE BUFFER | 0.26 AC | 11,347.34 SF | H.O.A. |
| TRACT 'G' | 10' LANDSCAPE BUFFER | 0.15 AC | 6,566.01 SF | H.O.A. |
| TRACT 'H' | 10' LANDSCAPE BUFFER | 0.34 AC | 14,788.85 SF | H.O.A. |
| TRACT 'I' | 10' LANDSCAPE BUFFER | 0.16 AC | 7,112.56 SF | H.O.A. |
| TRACT 'J' | 10' LANDSCAPE BUFFER | 0.20 AC | 8,741.82 SF | H.O.A. |
| TRACT 'K' | 15' LANDSCAPE BUFFER | 0.89 AC | 38,671.58 SF | H.O.A. |
| TRACT 'L' | 15' LANDSCAPE BUFFER | 0.90 AC | 39,410.38 SF | H.O.A. |
| TRACT 'M' | 15' LANDSCAPE BUFFER | 0.31 AC | 13,301.79 SF | H.O.A. |
| TRACT 'N' | 20' PRIVATE ALLEY | 0.40 AC | 17,374.58 SF | H.O.A. |
| TRACT 'O' | 20' PRIVATE ALLEY | 0.33 AC | 14,238.34 SF | H.O.A. |
| TRACT 'P' | 20' PRIVATE ALLEY | 0.32 AC | 13,989.88 SF | H.O.A. |
| TRACT 'Q' | 20' PRIVATE ALLEY | 0.40 AC | 17,514.33 SF | H.O.A. |
| TRACT 'R' | STORMWATER POND 1 | 14.83 AC | 646,186.35 SF | H.O.A. |
| TRACT 'S' | STORMWATER POND 2 | 7.85 AC | 341,759.85 SF | H.O.A. |
| TRACT 'T' | AMENITY/PARK | 2.12 AC | 92,465.04 SF | H.O.A. |
| TRACT 'U' | AMENITY/PARK | 1.00 AC | 43,560.00 SF | H.O.A. |
| TRACT 'V' | OPEN SPACE | 0.07 AC | 3,125.00 SF | H.O.A. |
| TRACT 'W' | OPEN SPACE | 0.30 AC | 13,268.70 SF | H.O.A. |
| TRACT 'X' | OPEN SPACE | 0.07 AC | 3,125.00 SF | H.O.A. |
| TRACT 'Y' | OPEN SPACE | 0.13 AC | 5,626.78 SF | H.O.A. |
| TRACT 'Z' | OPEN SPACE | 0.13 AC | 5,626.78 SF | H.O.A. |
| TRACT 'AA' | OPEN SPACE | 0.07 AC | 3,125.00 SF | H.O.A. |
| TRACT 'BB' | OPEN SPACE | 0.26 AC | 11,251.65 SF | H.O.A. |
| TRACT 'CC' | OPEN SPACE | 0.28 AC | 12,102.10 SF | H.O.A. |
| TRACT 'DD' | OPEN SPACE | 0.29 AC | 12,586.19 SF | H.O.A. |
| TRACT 'EE' | OPEN SPACE | 0.28 AC | 12,102.10 SF | H.O.A. |
| TRACT 'FF' | OPEN SPACE | 0.32 AC | 14,033.94 SF | H.O.A. |
| TRACT 'GG' | OPEN SPACE | 0.28 AC | 12,244.18 SF | H.O.A. |
| TRACT 'HH' | OPEN SPACE | 0.09 AC | 3,953.22 SF | H.O.A. |
| TRACT 'II' | OPEN SPACE | 0.09 AC | 3,953.22 SF | H.O.A. |
| TRACT 'JJ' | OPEN SPACE | 0.07 AC | 3,132.95 SF | H.O.A. |
| TRACT 'KK' | OPEN SPACE | 0.08 AC | 3,340.63 SF | H.O.A. |
| TRACT 'LL' | OPEN SPACE | 0.11 AC | 4,862.33 SF | H.O.A. |
| TRACT 'MM' | OPEN SPACE | 0.07 AC | 3,025.00 SF | H.O.A. |
| TRACT 'NN' | OPEN SPACE | 0.06 AC | 2,718.85 SF | H.O.A. |
| TRACT 'OO' | OPEN SPACE | 0.07 AC | 3,025.00 SF | H.O.A. |
| TRACT 'PP' | OPEN SPACE | 0.16 AC | 7,151.95 SF | H.O.A. |
| TRACT 'QQ' | OPEN SPACE | 0.07 AC | 3,025.00 SF | H.O.A. |
| TRACT 'RR' | OPEN SPACE | 0.35 AC | 15,167.92 SF | H.O.A. |
| TRACT 'SS' | TRAFFIC CIRCLE | 0.00 AC | 68.42 SF | H.O.A. |
| TRACT 'TT' | TRAFFIC CIRCLE | 0.00 AC | 68.42 SF | H.O.A. |
| TRACT 'UU' | TRAFFIC CIRCLE | 0.00 AC | 68.42 SF | H.O.A. |
| TRACT 'VV' | TRAFFIC CIRCLE | 0.00 AC | 68.42 SF | H.O.A. |
| TRACT 'WW' | LIFT STATION | 0.05 AC | 1,975.00 SF | CITY |
| TRACT 'XX' | LANDSCAPED MEDIAN | 0.04 AC | 1,675.48 SF | H.O.A. |
| TRACT 'YY' | LANDSCAPED MEDIAN | 0.03 AC | 1,336.30 SF | H.O.A. |
| TRACT 'ZZ' | LANDSCAPED MEDIAN | 0.03 AC | 1,089.30 SF | H.O.A. |

### DEVELOPMENT PROGRAM

| | |
|---|---|
| 34' REAR-LOADED LOTS | 162 LOTS |
| 55' FRONT-LOADED LOTS | 130 LOTS |
| 60' FRONT-LOADED LOTS | 100 LOTS |
| TOTAL | 392 LOTS |

### OPEN SPACE TABLE

| | | |
|---|---|---|
| OPEN SPACE REQUIRED (20%) | 22.77 AC | 20.00% |
| PROPOSED OPEN SPACE | | |
| AMENITY AND POCKET PARK | 3.12 AC | 2.74% |
| OPEN SPACE | 3.83 AC | 3.36% |
| LANDSCAPE BUFFER | 3.25 AC | 2.85% |
| STORMWATER POND (75% MAX) | 17.08 AC | 15.00% |
| TOTAL | 27.27 AC | 23.96% |

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 07/09/25 | CITY OF APOPKA COMMENTS DATED 07/09/2025 | OSS |
| 2 | 06/24/25 | CITY OF APOPKA COMMENTS DATED 06/23/2025 | OSS |
| 3 | 04/21/25 | CITY OF APOPKA COMMENTS DATED 04/07/2025 | OSS |


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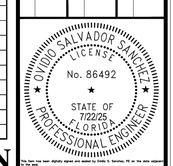
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228


KPI-MIXED USE
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/25/2025

SCALE: 1" = 150'
PROJECT: ASH-014
SHEET: C2.0




**SHEET 12 OF 70 NOT FOR CONSTRUCTION**

P:_project drawings\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\04 MDP\MASTER PLAN.dwg Modified: 7/22/2025 By:bkillela Plotted By:brian killela

P:_project drawings\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\04 MDP\MASTER PLAN.dwg Modified: 7/22/2025 By:bkillela Plotted By:brian killela



**A. Design Standards** (1)

1. LOT CRITERIA (based on KPI Neighborhood Design Criteria):

| Description | Single-Family Detached 34' Lots (Rear-Loaded) | Single-Family Detached 55' & 60' Lot (Front-Loaded) |
|---|---|---|
| Front Porch Setback (2) | 10' | 10' |
| Front Facade Setback | 15' min./30' max. | 15' min./30' max. |
| Rear Setback (3) | 5' min. | 20' |
| Side Setback | 5' | 5' |
| Corner/Side Street Setback | 15' | 15' |
| Garage Front Setback | N/A | 25' min./30' max |
| Garage Rear Setback | 20' | N/A |
| Min. Average Lot Area | 3,910 SF | 6,600 SF |
| Min. Lot Width | 34' | 55' |
| Min. Lot Depth | 115' | 120' |
| Max. Lot Coverage | 75% | 75% |
| Max. Building Height | 35'/2 Stories | 35'/2 Stories |
| Min. Living Area | 1, 500 SF | 1, 600 SF |
| 3 car garage less than 50% of façade | N/A | ____ |
| Building foundation 18" above c/l of ROW | Keep at grade level | |

(1) See Master Plan sheet for depiction of conceptual typical site plans.
(2) Front porch requirements and setback as allowed per Kelly Park Interchange (KPI) Form-Based Code Section J.1 and K.2(g)(v).
(3) Swimming pools and other structures allowed to encroach within rear setback per KPI Table 10.2.4.B of the Apopka Code.

**B. Architectural, Buildings, and Accessory Structures**

1. Architectural design shall meet the intent of City of Apopka Kelly Park Interchange Form-Base Code or unless otherwise stated.
2. All lots shall have detached single-family homes.
3. Each individual single-family home shall have a minimum of two (2) bedrooms.
4. All front-loaded lots shall have minimum two (2) car garage.
5. All rear-loaded lots shall have a minimum one (1) car garage.
6. Mail delivery for all lots within Chandler Hills shall occur at cluster mailbox units. Approval from the Postmaster of the location shall be submitted prior to approval of the Construction Site Plan.
7. AC condenser units & similar equipment shall be placed in the side or rear yard area. Units & similar equipment shall be placed with a minimum three (3) feet setback from side property line. Units shall be screened from side streets with landscaping or opaque fencing.
8. Storage sheds or similar storage facilities shall not be allowed.





9. Swimming pools shall be allowed on all front-loaded lots.
10. Swimming pools shall not be allowed on rear-loaded lots.
11. Architectural Design Standards:
    a) Architectural styles shall be determined prior to Construction Site Plan approval, and these shall meet the intent of to the City of Apopka's Kelly Park Interchange Form-Based Code except as noted on these Development Standards. Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.
    b) Front facade materials such as cultured stone veneer, stucco, wood plank, and fiber cement siding may be utilized to be consistent with the applicable Architectural Style.
    c) Minimum roof pitch over the main house and garage shall be 5/12. Roof pitch over porches shall be a minimum of 4/12.
    d) Thirty-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall compliment the color scheme of the house.
    e) Aluminum and vinyl fascia and soffit shall be standard for all houses. Fascia and soffit color shall compliment the color scheme of the house.
    f) Trim around windows and doors shall be painted a different color from the body of the house. Doors may be painted either the same as the trim or separate accent color.
    g) Concrete or pavers shall be installed in rear yard driveways, lead walks, porches, and porticos.
12. Front Building Entrance Elevation Design Standards:
    a) Front building entrance shall feature a minimum four (4) feet deep (per Kelly Park Interchange Form-Base Code Section J.4 Figure 16) porches & porticos flush or projecting beyond front wall or similar feature. Porches shall be a minimum width of eight (8) feet and a minimum clear height of eight (8) feet.
    b) Front garages shall be attached and recessed from the primary façade (not including porches, bays, or other minor projections) by a minimum of four (4) feet.
    c) Garage frontage shall be limited to 52%. Frontage is determined by garage door width.
    d) Front porches and porticos may be at grade level.
    e) Should any home's front elevation comprise less than the required 10% of windows, the front door shall be predominantly made of glass.
    f) Identical model plan type shall not be constructed on neighboring lots who share a side yard property boundary line or are directly across the street without a different elevation type.
    g) Identical exterior paint schemes shall not be applied on neighboring lots who share a side yard property boundary line or are directly across the street.
    h) Specific elevations style types shall have similar wall finishes, window grid patterns, window banding & trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
    i) Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from exterior elevations must be approved by City Council.
13. Individual Lot Front & Rear Yard Fencing Standards:
    a) Maximum height of a fence shall be six (6) feet above final grade or six (6) inches less than the community common wall height, whichever is less. No fence shall exceed the height of an abutting common area wall.
    b) Fencing at rear yards of rear alley loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
    c) Fencing at street corner lot side yards shall adhere to LDC Section 5.5.





**C. Utilities and Infrastructure**

1. Potable water service shall be provided by the City of Apopka. The water system shall be designed to City of Apopka standards.
2. Reclaimed water service shall be provided by the City of Apopka. The reclaimed water system shall be designed to City of Apopka standards.
3. Stormwater management system shall be designed to comply with the design standards of the City of Apopka and the St. Johns River Water Management District.
4. A final drainage report and soils report will be submitted with the Construction Site Plan.
5. Sanitary service shall be provided by the City of Apopka. The sanitary system shall be designed to City of Apopka standards.
6. Utility easements shall be dedicated to the City of Apopka.
7. Drainage easements to be dedicated to the Homeowners' Association unless otherwise required by the City of Apopka.
8. All stormwater and utility pipes may be moved to save existing trees in the right-of-way. Any change in the location of these pipes will be shown on the Construction Site Plan.
9. On-site streets are to be constructed per City of Apopka standards.
10. Stabilized access roadways and fire hydrants must be in place before building construction may begin.
11. Solid waste collection and public safety (police and fire) shall be provided by the City of Apopka.
12. The internal Street Type E (Neighborhood) right-of-way is to be public.
13. The internal Street Type F (Alley) right-of-way is to be private.
14. Five-foot (5') wide sidewalks are to be constructed adjacent to internal roads throughout the entire project in compliance with the City of Apopka Kelly Park Interchange Form-Base Code unless otherwise noted. Sidewalk alignment may be adjusted at Construction Site Plan to preserve existing trees.
15. Garages shall be accessed from the adjacent Street Type F (Alley) at the rear of the lot for all rear-loaded lots.
16. Power service within the development shall be underground. No overhead service will be allowed.
17. Vehicular, Pedestrian and Accent lighting shall substantially conform to the City of Apopka's Kelly Park Interchange Form-Base Code Section P.4(e).
18. Lighting shall be required for safety and security in accordance with Sec. 5-6-2.A.3.

**D. Recreation and Open Space**

1. Required project open space shall be a minimum of 20% of the developed site area in accordance with City of Apopka Kelly Park Interchange Form-Base Code per Section Q Table 13.
2. Required project recreation shall be provided at a rate of 3.6 acres per 1,000 population with 2.6 population per dwelling unit.





**E. Buffers and Landscaping**

1. A ten-foot (10') buffer will be provided along the northern property boundary. This tract shall be dedicated to and maintained by the H.O.A.
2. A 30' ROW Dedication shall be made in favor of the City of Apopka along the northern property boundary adjacent to Kelly Park Road, to include a 12' community trail.
3. A ten-to-fifteen-five-foot (10' - 15') buffer will be provided along all other property boundaries. This tract shall be dedicated to and maintained by the H.O.A.
4. The design of all buffer tracts shall follow the City of Apopka Kelly Park Interchange Form-Base Code Section M. Landscaping & Hardscape Plans shall be provided at Construction Site Plan.
5. Entrance feature and community sign details will be provided with the Construction Site Plan.
6. Final landscape plans for the buffer areas along the proposed main entrance at Kelly Park Road shall be provided with the Construction Site Plan.
7. Tree Planting Conditions. Minimum of two (2) new trees shall be planted per residential lot. The new trees shall be a minimum of three (3) inches DBH at the time of planting and shall count toward the overall number of required tree replacement inches, if any.
8. Trees within the Street Type E (Neighborhood) shall be medium canopy trees at forty (40) feet minimum spacings, understory trees at twenty (20) feet minimum spacing per City of Apopka Kelly Park Interchange Form-Base Code Section P.3 Table 12.
9. Tree Protection Plan - The Construction Site Plan shall include tree protection techniques to prevent harm to any trees designate to be preserved or encroachment into protected natural areas, including but not limited to tree barricades, silt fencing or other similar techniques accepted by the City Engineer.

**F. Maintenance and Plat**

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

**G. Wetlands and Environmental**

1. There are no wetland areas within the site.
2. According to the flood insurance rate map no. 12097C0000 G Dated June 18, 2013, The land and the improvement as shown on ALTA survey are not within a 100-year flood hazard zone. The land is in "X".
3. An erosion control plan will be submitted with the Construction Site Plan.
4. Tree removal, tree replacement, and landscaping shall comply with the City of Apopka Kelly Park Interchange Form-Base Code Section M.
5. Individual lot arbor/clearing permit is required prior to clearing or grading of any lot or issuance of building permit. Placement of the house shall preserve existing trees to the greatest extent practical. Plot plan for each lot shall illustrate tree locations as presented within the Construction Site Plan.





**H. Development Condition Continuity**

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

**I. Signage**

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

**J. Lighting**

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

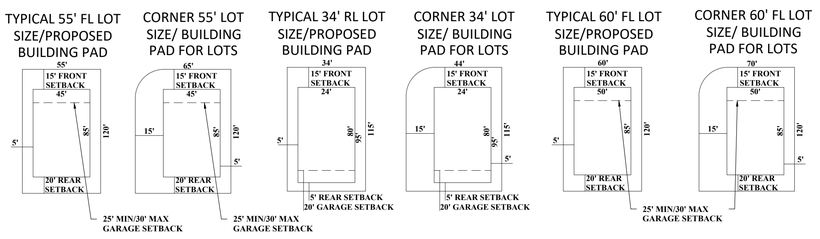
**K. Garbage Pickup**

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

**L. Miscellaneous**

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






**SHEET 13 OF 70**
**NOT FOR CONSTRUCTION**

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 07/09/25 | CITY OF APOPKA COMMENTS DATED 07/09/2025 | OSS |
| 2 | 06/24/25 | CITY OF APOPKA COMMENTS DATED 06/23/2025 | OSS |
| 3 | 04/21/25 | CITY OF APOPKA COMMENTS DATED 04/07/2025 | OSS |

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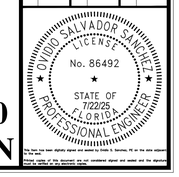
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

MASTER PLAN – DEVELOPMENT STANDARDS
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/25/2025

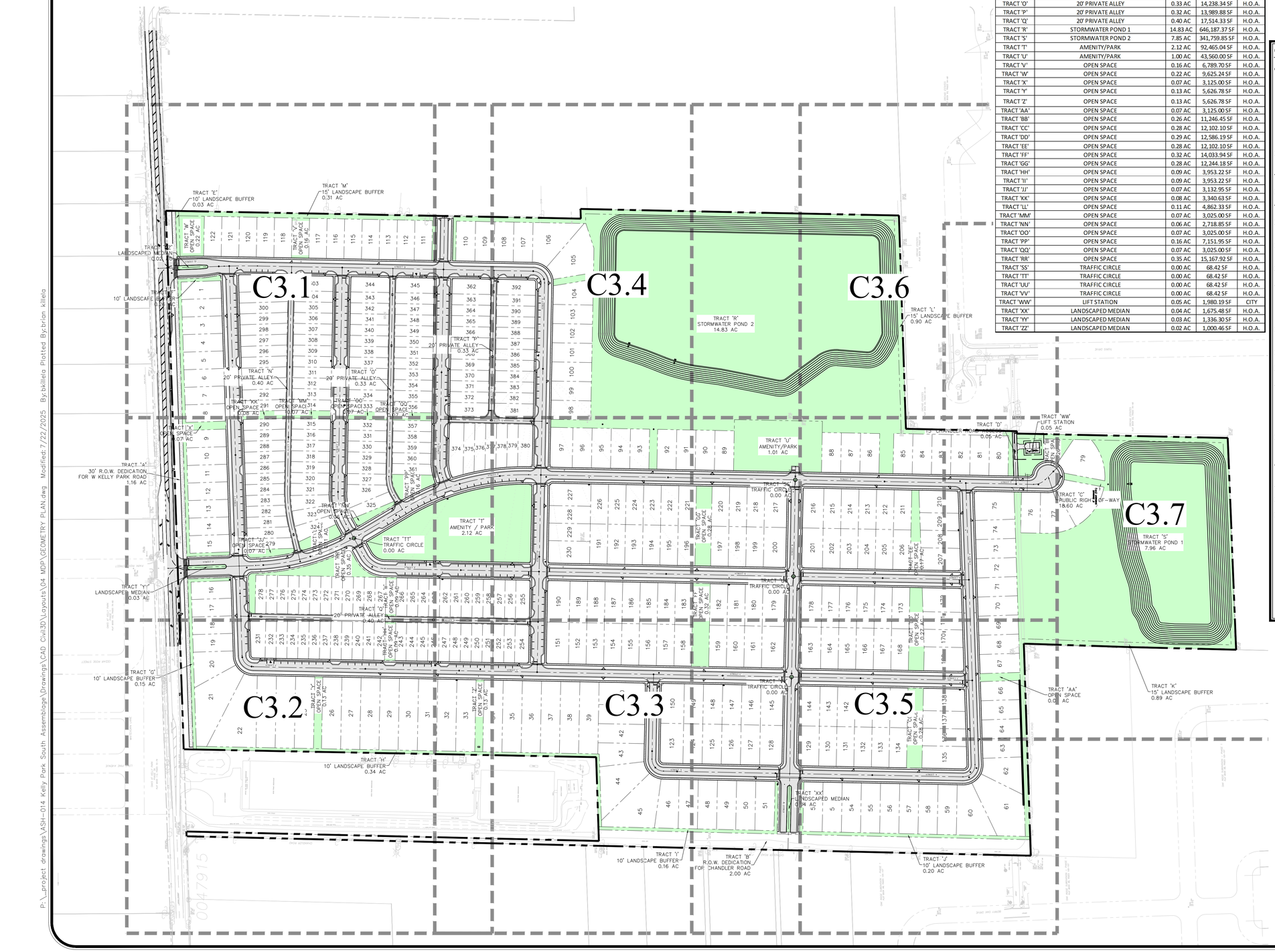
SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C2.1




This item has been digitally signed and sealed by Ovidio S. Sanchez, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the digital signature must be verified on any electronic copies.

| OPEN SPACE TABLE | | |
|---|---|---|
| OPEN SPACE REQUIRED (20%) | 22.77 AC | 20.00% |
| PROPOSED OPEN SPACE | | |
| AMENITY AND POCKET PARK | 3.12 AC | 2.74% |
| OPEN SPACE | 3.71 AC | 3.26% |
| LANDSCAPE BUFFER | 3.25 AC | 2.85% |
| STORMWATER POND (75% MAX) | 17.01 AC | 14.94% |
| TOTAL | 27.09 AC | 23.79% |

| TRACT DATA | | | | |
|---|---|---|---|---|
| TRACT | DESCRIPTION | AREA (AC) | AREA (SF) | OWNER |
| TRACT 'A' | 30' R.O.W. DEDICATION FOR W KELLY PARK ROAD | 1.16 AC | 50,625.18 SF | CITY |
| TRACT 'B' | R.O.W. DEDICATION FOR CHANDLER ROAD | 2.00 AC | 86,958.75 SF | CITY |
| TRACT 'C' | PUBLIC R.O.W. | 18.62 AC | 811,214.89 SF | CITY |
| TRACT 'D' | 15' CHANDLER ROAD ACCESS | 0.05 AC | 2,112.43 SF | H.O.A. |
| TRACT 'E' | 10' LANDSCAPE BUFFER | 0.03 AC | 1,428.26 SF | H.O.A. |
| TRACT 'F' | 10' LANDSCAPE BUFFER | 0.26 AC | 11,347.34 SF | H.O.A. |
| TRACT 'G' | 10' LANDSCAPE BUFFER | 0.15 AC | 6,566.01 SF | H.O.A. |
| TRACT 'H' | 10' LANDSCAPE BUFFER | 0.34 AC | 14,788.85 SF | H.O.A. |
| TRACT 'I' | 10' LANDSCAPE BUFFER | 0.16 AC | 7,112.56 SF | H.O.A. |
| TRACT 'J' | 10' LANDSCAPE BUFFER | 0.20 AC | 8,741.82 SF | H.O.A. |
| TRACT 'K' | 15' LANDSCAPE BUFFER | 0.89 AC | 38,671.57 SF | H.O.A. |
| TRACT 'L' | 15' LANDSCAPE BUFFER | 0.90 AC | 39,410.45 SF | H.O.A. |
| TRACT 'M' | 15' LANDSCAPE BUFFER | 0.31 AC | 13,301.79 SF | H.O.A. |
| TRACT 'N' | 20' PRIVATE ALLEY | 0.40 AC | 17,374.58 SF | H.O.A. |
| TRACT 'O' | 20' PRIVATE ALLEY | 0.33 AC | 14,238.34 SF | H.O.A. |
| TRACT 'P' | 20' PRIVATE ALLEY | 0.32 AC | 13,989.88 SF | H.O.A. |
| TRACT 'Q' | 20' PRIVATE ALLEY | 0.40 AC | 17,514.33 SF | H.O.A. |
| TRACT 'R' | STORMWATER POND 1 | 14.83 AC | 646,187.37 SF | H.O.A. |
| TRACT 'S' | STORMWATER POND 2 | 7.85 AC | 341,759.85 SF | H.O.A. |
| TRACT 'T' | AMENITY/PARK | 2.12 AC | 92,465.04 SF | H.O.A. |
| TRACT 'U' | AMENITY/PARK | 1.00 AC | 43,560.00 SF | H.O.A. |
| TRACT 'V' | OPEN SPACE | 0.16 AC | 6,789.70 SF | H.O.A. |
| TRACT 'W' | OPEN SPACE | 0.22 AC | 9,625.24 SF | H.O.A. |
| TRACT 'X' | OPEN SPACE | 0.07 AC | 3,125.00 SF | H.O.A. |
| TRACT 'Y' | OPEN SPACE | 0.13 AC | 5,626.78 SF | H.O.A. |
| TRACT 'Z' | OPEN SPACE | 0.13 AC | 5,626.78 SF | H.O.A. |
| TRACT 'AA' | OPEN SPACE | 0.07 AC | 3,125.00 SF | H.O.A. |
| TRACT 'BB' | OPEN SPACE | 0.26 AC | 11,246.45 SF | H.O.A. |
| TRACT 'CC' | OPEN SPACE | 0.28 AC | 12,102.10 SF | H.O.A. |
| TRACT 'DD' | OPEN SPACE | 0.29 AC | 12,586.19 SF | H.O.A. |
| TRACT 'EE' | OPEN SPACE | 0.28 AC | 12,102.10 SF | H.O.A. |
| TRACT 'FF' | OPEN SPACE | 0.32 AC | 14,033.94 SF | H.O.A. |
| TRACT 'GG' | OPEN SPACE | 0.28 AC | 12,244.18 SF | H.O.A. |
| TRACT 'HH' | OPEN SPACE | 0.09 AC | 3,953.22 SF | H.O.A. |
| TRACT 'II' | OPEN SPACE | 0.09 AC | 3,953.22 SF | H.O.A. |
| TRACT 'JJ' | OPEN SPACE | 0.07 AC | 3,132.95 SF | H.O.A. |
| TRACT 'KK' | OPEN SPACE | 0.08 AC | 3,340.63 SF | H.O.A. |
| TRACT 'LL' | OPEN SPACE | 0.11 AC | 4,862.33 SF | H.O.A. |
| TRACT 'MM' | OPEN SPACE | 0.07 AC | 3,025.00 SF | H.O.A. |
| TRACT 'NN' | OPEN SPACE | 0.06 AC | 2,718.85 SF | H.O.A. |
| TRACT 'OO' | OPEN SPACE | 0.07 AC | 3,025.00 SF | H.O.A. |
| TRACT 'PP' | OPEN SPACE | 0.16 AC | 7,151.95 SF | H.O.A. |
| TRACT 'QQ' | OPEN SPACE | 0.07 AC | 3,025.00 SF | H.O.A. |
| TRACT 'RR' | OPEN SPACE | 0.35 AC | 15,167.92 SF | H.O.A. |
| TRACT 'SS' | TRAFFIC CIRCLE | 0.00 AC | 68.42 SF | H.O.A. |
| TRACT 'TT' | TRAFFIC CIRCLE | 0.00 AC | 68.42 SF | H.O.A. |
| TRACT 'UU' | TRAFFIC CIRCLE | 0.00 AC | 68.42 SF | H.O.A. |
| TRACT 'VV' | TRAFFIC CIRCLE | 0.00 AC | 68.42 SF | H.O.A. |
| TRACT 'WW' | LIFT STATION | 0.05 AC | 1,980.19 SF | CITY |
| TRACT 'XX' | LANDSCAPED MEDIAN | 0.04 AC | 1,675.48 SF | H.O.A. |
| TRACT 'YY' | LANDSCAPED MEDIAN | 0.03 AC | 1,336.30 SF | H.O.A. |
| TRACT 'ZZ' | LANDSCAPED MEDIAN | 0.02 AC | 1,000.46 SF | H.O.A. |




GRAPHIC SCALE

150 0 75 150 300

( IN FEET )
1 inch = 150 ft.

## OVERALL SITE DATA:

| | |
|---|---|
| **OCPA - PARCEL ID #:** | **18-20-28-0000-00-031, 18-20-28-0000-00-032, 18-20-28-0000-00-033, 18-20-28-0000-00-034, 18-20-28-0000-00-035, 18-20-28-0000-00-037, 18-20-28-0000-00-046, 18-20-28-0000-00-047, 18-20-28-0000-00-048, 18-20-28-0000-00-049, 18-20-28-0000-00-050, 18-20-28-0000-00-051, 18-20-28-0000-00-052, 18-20-28-0000-00-061, 18-20-28-0000-00-080, 18-20-28-0000-00-105, 18-20-28-0000-00-106, 18-20-28-0000-00-119, 18-20-28-0000-00-132** |
| **PROPERTY ADDRESS:** | **2350 W KELLY PARK ROAD APOPKA, FL. 32712** |
| **TOTAL PROPERTY AREA:** | **117.00 AC** |
| **R.O.W. DEDICATION AREA:** | **3.16 AC** |
| **TOTAL DEVELOPABLE AREA:** | **113.84 AC** |
| **FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE:** FIRM PANEL #12097C0000G DATED JUNE 18, 2013 | **ZONE X** |
| **EXISTING FUTURE LAND USE (FLU):** | **R (COUNTY) FLU-IP, RVLS (CITY)** |
| **PROPOSED FUTURE LAND USE:** | **MIXED USE (CITY)** |
| **ADJACENT FUTURE LAND USED (FLU):** | |
| NORTH | RS, FLU-IP, MU (CITY), R (COUNTY) |
| SOUTH | RVLS (CITY) |
| EAST | INST_PU, RE, AG (CITY), R (COUNTY) |
| WEST | RVLS (CITY), R (COUNTY) |
| **EXISTING ZONING:** | **A-1 (COUNTY) T, RSF-1A (CITY)** |
| **REQUESTED OVERLAY ZONING/CHARACTER ZONE:** | **NEIGHBORHOOD** |
| **PROPOSED ZONING:** | **KPI-MU (CITY)** |
| **ADJACENT ZONING:** | |
| NORTH | PD, AG, MU-N (CITY), A-1 (COUNTY) |
| SOUTH | PD, RSF-1A |
| EAST | PD, O, RSF-1A, RSF-1B (CITY), A-1(COUNTY) |
| WEST | PD, RSF-1A (CITY), A-1 (COUNTY) |
| **PROPOSED UNITS:** | |
| 34'x115' FRONT-LOADED | 162 LOTS |
| 55'x115' REAR-LOADED | 130 LOTS |
| 60'x115' REAR-LOADED | 100 LOTS |
| TOTAL | 392 LOTS |
| **ALLOWABLE DENSITY:** | **5.00 DU/Ac.** |
| **PROPOSED NET DENSITY:** | **3.44 DU/Ac.** |

**PROPOSED MINIMUM LOT REQUIREMENTS:**

| | FRONT-LOADED | REAR-LOADED |
|---|---|---|
| MINIMUM LOT AREA | 6,600 SF | 3,910 SF |
| MINIMUM LOT WIDTH | 55 ft. | 34 ft. |
| MINIMUM LOT DEPTH | 115 ft. | 115 ft. |
| MAXIMUM BUILDING HEIGHT | 35 ft. | 35 ft. |
| SETBACKS | | |
| FRONT PORCH | 10 ft. min. | 10 ft. min. |
| FRONT/STREET SIDE | 15 ft. min./30 ft. max | 15 ft. min./30 ft. max |
| REAR | 20 ft. | 5 ft. |
| SIDE | 5 ft. min | 5 ft. min |
| FRONT GARAGE | 25 ft. min/30 ft. max | N/A |
| REAR GARAGE | N/A | 20 ft. |
| CORNER | 15 ft. | 15 ft. |

**PROPOSED GREEN BUILDING STANDARDS:**

| | |
|---|---|
| *ENERGY CONSERVATION* | |
| - USE OF ONLY SOLAR OR TANK-LESS WATER HEATING SYSTEMS THROUGHOUT THE STRUCTURE | 0.50 pt. |
| - USE OF VEGETATION OF VEGETATED STRUCTURES TO SHADE HVAC UNITS | 0.25 pt. |
| *PASSIVE SOLAR* | |
| - ORIENT A MINIMUM OF 50% OF LOTS WITHIN 20-PERCENT OF EAST-WEST AXIS | 1.50 pt. |
| *VEGETATION* | |
| - PRESERVE LARGE, NON-EXOTIC TRESS ON SITE (LARGE TREE DEFINED AS 20 FEET OR GREATER IN HEIGHTS AND 24 INCHES OR GREATER DBH) | 1.00 pt. |
| *RESILIENCY TO NATURAL HAZARDS* | |
| - ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION (0.5pt. PER ft. ABOVE) | 1.00 pt. |
| - INSTALL OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION IN THE EVENT OF POWER FAILURES | 0.25 pt. |
| TOTAL | 4.50 pt. |

**SHEET 14 OF 70**
**NOT FOR CONSTRUCTION**

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 4 | 07/09/25 | CITY OF APOPKA COMMENTS DATED 07/09/2025 | OSS |
| 3 | 06/24/25 | CITY OF APOPKA COMMENTS DATED 06/23/2025 | OSS |
| 2 | 04/21/25 | CITY OF APOPKA COMMENTS DATED 04/07/2025 | OSS |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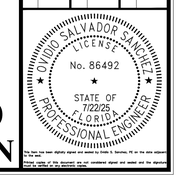
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060


OVERALL GEOMETRY PLAN
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

| DRAWN: | DESIGNED: | CHECKED: | DATE: |
|---|---|---|---|
| B. KILLELA | O. SANCHEZ | L. CLASSON | 6/13/2025 |

| SCALE | PROJECT | SHEET |
|---|---|---|
| 1" = 150' | ASH-014 | C3.0 |

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P:_project drawings\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\04 MDP\GEOMETRY PLAN.dwg Modified: 7/22/2025 Bybkillela Plotted Bybrian killela

PLEASE REFER TO THE OFFSITE IMPROVEMENTS PLAN ON SHEET C3.12 FOR FULL TURN LANE DETAILS

TRACT 'A' 30' R.O.W. DEDICATION FOR W KELLY PARK ROAD 1.16 AC

TRACT 'YY' LANDSCAPED MEDIAN 0.03 AC

KELLY PARK ROAD

PARK RIDGE

TRACT 'F' 10' LANDSCAPE BUFFER 0.26 AC

TRACT 'ZZ' LANDSCAPED MEDIAN 0.02 AC

TRACT 'E' 10' LANDSCAPE BUFFER 0.03 AC

TRACT 'W' OPEN SPACE 0.22 AC

TRACT 'V' OPEN SPACE 0.16 AC

TRACT 'M' 15' LANDSCAPE BUFFER 0.31 AC

TRACT 'X' OPEN SPACE 0.07 AC

TRACT 'JJ' OPEN SPACE 0.07 AC

TRACT 'KK' OPEN SPACE 0.08 AC

TRACT 'LL' OPEN SPACE 0.09 AC

TRACT 'MM' OPEN SPACE 314.7 SQ FT

TRACT 'NN' OPEN SPACE 0.06 AC

TRACT 'OO' OPEN SPACE 0.07 AC

TRACT 'PP' OPEN SPACE 0.16 AC

TRACT 'QQ' OPEN SPACE 0.09 AC

TRACT 'RR' OPEN SPACE 0.35 AC

TRACT 'SS' OPEN SPACE 0.11 AC

TRACT 'TT' TRAFFIC CIRCLE 0.00 AC

TRACT 'I' AMENITY / PARK 2.12 AC

TRACT 'N' 20' PRIVATE ALLEY 0.40 AC

TRACT 'O' 20' PRIVATE ALLEY 0.40 AC

TRACT 'U' 20' PRIVATE ALLEY 0.33 AC

TRACT 'Y' 20' PRIVATE ALLEY 0.33 AC

STREET 'D'

STREET 'E'

STREET 'F'

STREET 'G'

ALLEY 'A'

ALLEY 'B'

ALLEY 'C'

ALLEY 'D'

12' CONCRETE SIDEWALK (TYP.)

5' CONCRETE SIDEWALK (TYP.)

5' DRAINAGE EASEMENT (TYP.)

10' UTILITY EASEMENT (TYP.)

5' UTILITY EASEMENT

TYPE 'A' CURB (TYP.)

TYPE 'D' CURB (TYP.)

TYPE 'F' CURB (TYP.)

12" RIBBON CURB (TYP.)

ADA RAMPS WITH DETECTABLE WARNINGS (TYP.)

SHEET C3.2

SHEET C3.1

SHEET C3.1

SHEET C3.4

**SHEET 15 OF 70**

**NOT FOR CONSTRUCTION**

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

KEY MAP

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 07/09/25 | CITY OF APOPKA COMMENTS DATED 07/09/2025 | OSS |
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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060


# GEOMETRY PLAN – SOUTHWEST MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/13/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C3.1

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
7/22/25
PROFESSIONAL ENGINEER


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N

W E

S

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

KEY MAP

SHEET C3.2

SHEET C3.3

SHEET C3.2

SHEET C3.1

PLEASE REFER TO THE OFFSITE IMPROVEMENTS PLAN ON SHEET C3.12 FOR FULL TURN LANE DETAILS

| REV. | DATE | DESCRIPTION | BY |
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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060


GEOMETRY PLAN – SOUTHEAST
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/13/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C3.2

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
7/22/25
PROFESSIONAL ENGINEER

SHEET 16 OF 70

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P:_project drawings\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\04 MDP\GEOMETRY PLAN.dwg Modified:7/22/2025 By:killelaa Plotted By:brian killela

N

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S

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

KEY MAP

SHEET C3.2

SHEET C3.3

SHEET C3.1

SHEET C3.3

SHEET C3.4

SHEET C3.3

SHEET C3.6

TRACT '2' OPEN SPACE 0.13 AC

TRACT '1' 10' LANDSCAPE BUFFER 0.16 AC

TRACT 'B' R.O.W. DEDICATION FOR CHANDLER ROAD 2.00 AC

TRACT 'FF' OPEN SPACE 0.32 AC

TRACT 'GG' OPEN SPACE 0.28 AC

TRACT 'I' AMENITY / PARK 2.12 AC

TRACT 'U' AMENITY/PARK 1.01 AC

TRACT 'XX' LANDSCAPED MEDIAN 0.04 AC

TRACT 'YY' TRAFFIC CIRCLE 0.00 AC

TRACT 'ZZ' TRAFFIC CIRCLE 0.00 AC

5' DRAINAGE EASEMENT (TYP.)

5' UTILITY EASEMENT

10' UTILITY EASEMENT (TYP.)

5' CONCRETE SIDEWALK (TYP.)

TYPE 'F' CURB (TYP.)

TYPE 'A' CURB (TYP.)

3' CURB TRANSITION (TYP.)

12" RIBBON CURB (TYP.)

ADA CURB WITH DETECTABLE WARNINGS (TYP)

CONTRACTOR SHALL MAINTAIN THE EXISTING CHNDLER ROAD & ANY DAMAGE SHALL BE REPAIRED TO THE ORIGINAL CONDITION

STREET 'A'

STREET 'B'

STREET 'C'

STREET 'D'

STREET 'E'

STREET 'F'

STREET 'G'

ALLEY 'A'

ALLEY 'B'

ALLEY 'C'

CHANDLER ROAD

SHEET 17 OF 70

NOT FOR CONSTRUCTION

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 07/09/25 | CITY OF APOPKA COMMENTS DATED 07/09/2025 | OSS |
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# GEOMETRY PLAN – WEST
## MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

| DRAWN: | DESIGNED: | CHECKED: | DATE: |
|---|---|---|---|
| B. KILLELA | O. SANCHEZ | L. CLASSON | 6/13/2025 |

| SCALE | PROJECT | SHEET |
|---|---|---|
| 1" = 50' | ASH-014 | C3.3 |

DIGITALLY SIGNED BY OVIDIO SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER 7/22/25

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SHEET C3.1
SHEET C3.4

SHEET C3.3
SHEET C3.4

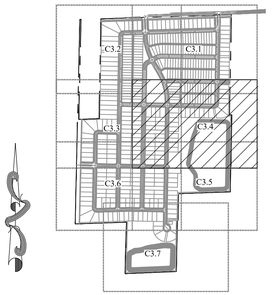
SHEET C3.4
SHEET C3.5

N
W
E
S

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.




KEY MAP

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|---|---|---|---|
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| 3 | 04/21/25 | CITY OF APOPKA COMMENTS DATED 04/07/2025 | OSS |


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GEOMETRY PLAN – EAST
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/13/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C3.4

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
7/22/25
PROFESSIONAL ENGINEER

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**SHEET 18 OF 70**
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TRACT 'FF'
OPEN SPACE
0.32 AC

TRACT 'GG'
OPEN SPACE
0.28 AC

TRACT 'R'
STORMWATER POND 2
14.83 AC

TRACT 'U'
AMENITY/PARK
1.01 AC

TRACT 'SS'
TRAFFIC CIRCLE
0.00 AC

TRACT 'TT'
TRAFFIC CIRCLE
0.00 AC

STREET 'B'
TYPE 'A' CURB (TYP.)

STREET 'C'

STREET 'F'

STREET 'A'

TYPE 'F' CURB (TYP.)

A.D.A. RAMP WITH
DETECTABLE
WARNINGS (TYP.)

5' CONCRETE SIDEWALK (TYP.)

10' UTILITY EASEMENT (TYP.)

5' DRAINAGE
EASEMENT (TYP.)

ADA RAMPS WITH
DETECTABLE WARNINGS (TYP.)

12" RIBBON
CURB (TYP.)

TRACT 'D'
187' CHANDLER ROAD ACCESS
0.05 AC

TRACT 'WW'
LIFT STATION
0.05 AC

TRACT 'BB'
OPEN SPACE
0.26 AC

TRACT 'EE'
OPEN SPACE
0.17 AC

TRACT 'L'
15' LANDSCAPE BUFFER
0.90 AC

ORCHID ESTATES
PLAT BOOK 93, PAGES 44-48

WHITE DAHLIA DRIVE

SHEET C3.4

SHEET C3.5

SHEET C3.6

SHEET C3.5

SHEET C3.5

SHEET C3.7

N

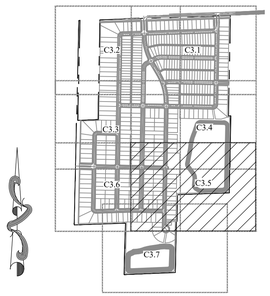
W E

S

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.




KEY MAP

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NO. 39060


GEOMETRY PLAN – SOUTHWEST
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

| DRAWN: | DESIGNED: | CHECKED: | DATE: |
|---|---|---|---|
| B. KILLELA | O. SANCHEZ | L. CLASSON | 6/15/2025 |

| SCALE | PROJECT | SHEET |
|---|---|---|
| 1" = 50' | ASH-014 | C3.5 |

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No. 86492
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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**SHEET 19 OF 70**
**NOT FOR CONSTRUCTION**

P:_project drawings\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\04 MDP\GEOMETRY PLAN.dwg Modified:7/22/2025 By:bkillela Plotted By:brian killela

SHEET C3.3

SHEET C3.6

TRACT 'B'
R.O.W. DEDICATION
FOR CHANDLER ROAD
2.00 AC

3' CURB TRANSITION (TYP.)

CONTRACTOR SHALL MAINTAIN THE EXISTING CHNDLER ROAD & ANY DAMAGE SHALL BE REPAIRED TO THE ORIGINAL CONDITION

TYPE 'A' CURB (TYP.)

12" RIBBON CURB (TYP.)

ADA CURB WITH DETECTABLE WARNINGS (TYP)

STREET 'B'

TRACT 'XX'
LANDSCAPED MEDIAN
0.04 AC

STREET 'C'

STREET 'E'

TRACT 'FF'
OPEN SPACE
0.32 AC

TRACT 'GG'
OPEN SPACE
0.28 AC

TRACT 'CC'
OPEN SPACE
0.28 AC

TRACT 'DD'
OPEN SPACE
0.27 AC

TRACT 'EE'
OPEN SPACE
0.17 AC

TRACT 'J'
10' LANDSCAPE BUFFER
0.20 AC

TRACT 'AA'
OPEN SPACE
0.07 AC

5' DRAINAGE EASEMENT (TYP.)

10' UTILITY EASEMENT (TYP.)

5' CONCRETE SIDEWALK (TYP.)

TYPE 'F' CURB (TYP.)

ADA RAMPS WITH DETECTABLE WARNINGS (TYP.)

BEGIN RETAINING WALL

END RETAINING WALL

STREET 'A'

STREET 'F'

OAK RIDGE SUBDIVISION – PHASE 1
PLAT BOOK 68, PAGES 105–107

BERRY OAK DRIVE

CHANDLER ROAD

SHEET C3.6

SHEET C3.7

SHEET C3.5

SHEET 20 OF 70

NOT FOR CONSTRUCTION

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

KEY MAP

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 07/09/25 | CITY OF APOPKA COMMENTS DATED 07/09/2025 | OSS |
| 2 | 06/24/25 | CITY OF APOPKA COMMENTS DATED 06/23/2025 | OSS |
| 3 | 04/21/25 | CITY OF APOPKA COMMENTS DATED 04/07/2025 | OSS |


1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060


GEOMETRY PLAN – SOUTHEAST
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/13/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C3.6

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
7/22/25
PROFESSIONAL ENGINEER


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SHEET C3.6
SHEET C3.7
SHEET C3.5
SHEET C3.7

STREET 'A'
STREET 'F'
TYPE 'F' CURB (TYP.)
ADA RAMPS WITH DETECTABLE WARNINGS (TYP.)
END RETAINING WALL
5' DRAINAGE EASEMENT (TYP.)
12" RIBBON CURB (TYP.)
TRACT 'D' 15' CHANDLER ROAD ACCESS 0.05 AC
TRACT 'WW' LIFT STATION 0.05 AC
TRACT 'AA' OPEN SPACE 0.07 AC
TRACT 'BB' OPEN SPACE 0.26 AC
TRACT 'C' PUBLIC RIGHT-OF-WAY 18.60 AC
TRACT 'K' 15' LANDSCAPE BUFFER 0.89 AC
TRACT 'S' STORMWATER POND 1 7.96 AC
WHITE DAHLIA DRIVE
TIGRIS DRIVE
ORCHID ESTATES PLAT BOOK 93, PAGES 44-48

GRAPHIC SCALE
50 0 25 50 100
( IN FEET )
1 inch = 50 ft.

KEY MAP

CITY OF APOPKA VAC TRUCK TURNAROUND DETAIL
SCALE: 1" = 50'

LIFT STATION DETAIL
SCALE: 1" = 20'

**SHEET 21 OF 70**
**NOT FOR CONSTRUCTION**

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 07/09/25 | CITY OF APOPKA COMMENTS DATED 07/09/2025 | OSS |
| 2 | 06/24/25 | CITY OF APOPKA COMMENTS DATED 06/23/2025 | OSS |
| 3 | 04/21/25 | CITY OF APOPKA COMMENTS DATED 04/07/2025 | OSS |

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

GEOMETRY PLAN – SOUTH
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/13/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C3.7

OVIDIO SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER
7/22/25

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P:_project drawings\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\04 MDP\GEOMETRY PLAN.dwg Modified:7/22/2025 By:bkillela Plotted By:brian killela

LOT DATA TABLE

| LOT NUMBER | LOT AREA (AC) | LOT AREA (SF) | *BUILDABLE AREA | LOT FRONTAGE | OWNER |
|---|---|---|---|---|---|
| 1 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 2 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 3 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 4 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 5 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 6 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 7 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 8 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 9 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 10 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 11 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 12 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 13 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 14 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 15 | 0.16 AC | 6,875 SF | 4,050 SF | 55.01 LF | PRIVATE |
| 16 | 0.16 AC | 6,875 SF | 4,050 SF | 55.01 LF | PRIVATE |
| 17 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 18 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 19 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 20 | 0.23 AC | 10,039 SF | 6,179 SF | 45.60 LF | PRIVATE |
| 21 | 0.48 AC | 20,733 SF | 14,300 SF | 37.66 LF | PRIVATE |
| 22 | 0.51 AC | 22,379 SF | 16,665 SF | 41.70 LF | PRIVATE |
| 23 | 0.31 AC | 13,504 SF | 9,504 SF | 60.00 LF | PRIVATE |
| 24 | 0.31 AC | 13,504 SF | 9,504 SF | 60.00 LF | PRIVATE |
| 25 | 0.31 AC | 13,504 SF | 9,504 SF | 60.00 LF | PRIVATE |
| 26 | 0.31 AC | 13,504 SF | 9,504 SF | 60.00 LF | PRIVATE |
| 27 | 0.31 AC | 13,504 SF | 9,504 SF | 60.00 LF | PRIVATE |
| 28 | 0.31 AC | 13,504 SF | 9,504 SF | 60.00 LF | PRIVATE |
| 29 | 0.31 AC | 13,504 SF | 9,504 SF | 60.00 LF | PRIVATE |
| 30 | 0.31 AC | 13,504 SF | 9,504 SF | 60.00 LF | PRIVATE |
| 31 | 0.31 AC | 13,504 SF | 9,504 SF | 60.00 LF | PRIVATE |
| 32 | 0.31 AC | 13,504 SF | 9,504 SF | 60.00 LF | PRIVATE |
| 33 | 0.31 AC | 13,504 SF | 9,504 SF | 60.00 LF | PRIVATE |
| 34 | 0.31 AC | 13,504 SF | 9,504 SF | 60.00 LF | PRIVATE |
| 35 | 0.31 AC | 13,504 SF | 9,504 SF | 60.00 LF | PRIVATE |
| 36 | 0.31 AC | 13,504 SF | 9,504 SF | 60.00 LF | PRIVATE |
| 37 | 0.31 AC | 13,504 SF | 9,504 SF | 60.00 LF | PRIVATE |
| 38 | 0.31 AC | 13,504 SF | 9,504 SF | 60.00 LF | PRIVATE |
| 39 | 0.31 AC | 13,553 SF | 9,545 SF | 60.22 LF | PRIVATE |
| 40 | 0.23 AC | 10,119 SF | 5,500 SF | 76.85 LF | PRIVATE |
| 41 | 0.20 AC | 8,700 SF | 5,500 SF | 60.00 LF | PRIVATE |
| 42 | 0.20 AC | 8,700 SF | 5,500 SF | 60.00 LF | PRIVATE |
| 43 | 0.22 AC | 9,378 SF | 5,885 SF | 56.35 LF | PRIVATE |
| 44 | 0.36 AC | 15,667 SF | 10,423 SF | 40.87 LF | PRIVATE |
| 45 | 0.42 AC | 18,492 SF | 12,823 SF | 40.87 LF | PRIVATE |
| 46 | 0.23 AC | 10,058 SF | 6,539 SF | 56.47 LF | PRIVATE |
| 47 | 0.21 AC | 9,217 SF | 5,931 SF | 60.00 LF | PRIVATE |
| 48 | 0.21 AC | 9,232 SF | 5,944 SF | 60.00 LF | PRIVATE |
| 49 | 0.21 AC | 9,247 SF | 5,956 SF | 60.00 LF | PRIVATE |
| 50 | 0.21 AC | 9,262 SF | 5,968 SF | 60.00 LF | PRIVATE |
| 51 | 0.21 AC | 9,326 SF | 6,020 SF | 60.65 LF | PRIVATE |

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE

| LOT NUMBER | LOT AREA (AC) | LOT AREA (SF) | *BUILDABLE AREA | LOT FRONTAGE | OWNER |
|---|---|---|---|---|---|
| 52 | 0.21 AC | 9,364 SF | 6,049 SF | 60.01 LF | PRIVATE |
| 53 | 0.21 AC | 9,329 SF | 6,024 SF | 60.00 LF | PRIVATE |
| 54 | 0.21 AC | 9,344 SF | 6,037 SF | 60.00 LF | PRIVATE |
| 55 | 0.21 AC | 9,357 SF | 6,048 SF | 60.00 LF | PRIVATE |
| 56 | 0.22 AC | 9,371 SF | 6,059 SF | 60.00 LF | PRIVATE |
| 57 | 0.22 AC | 9,384 SF | 6,070 SF | 60.00 LF | PRIVATE |
| 58 | 0.22 AC | 9,397 SF | 6,081 SF | 60.00 LF | PRIVATE |
| 59 | 0.22 AC | 9,410 SF | 6,092 SF | 60.00 LF | PRIVATE |
| 60 | 0.32 AC | 13,959 SF | 9,414 SF | 90.31 LF | PRIVATE |
| 61 | 0.47 AC | 20,456 SF | 14,325 SF | 41.08 LF | PRIVATE |
| 62 | 0.25 AC | 10,863 SF | 6,764 SF | 49.86 LF | PRIVATE |
| 63 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 64 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 65 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 66 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 67 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 68 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 69 | 0.18 AC | 7,905 SF | 4,803 SF | 65.83 LF | PRIVATE |
| 70 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 71 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 72 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 73 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 74 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 75 | 0.24 AC | 10,543 SF | 5,813 SF | 91.44 LF | PRIVATE |
| 76 | 0.18 AC | 7,650 SF | 4,625 SF | 60.00 LF | PRIVATE |
| 77 | 0.24 AC | 10,571 SF | 6,622 SF | 49.31 LF | PRIVATE |
| 78 | 0.29 AC | 12,721 SF | 8,101 SF | 43.86 LF | PRIVATE |
| 79 | 0.31 AC | 13,342 SF | 8,886 SF | 37.48 LF | PRIVATE |
| 80 | 0.17 AC | 7,544 SF | 4,537 SF | 60.00 LF | PRIVATE |
| 81 | 0.17 AC | 7,551 SF | 4,543 SF | 60.00 LF | PRIVATE |
| 82 | 0.17 AC | 7,558 SF | 4,549 SF | 60.00 LF | PRIVATE |
| 83 | 0.17 AC | 7,566 SF | 4,555 SF | 60.00 LF | PRIVATE |
| 84 | 0.17 AC | 7,573 SF | 4,561 SF | 60.00 LF | PRIVATE |
| 85 | 0.17 AC | 7,578 SF | 4,565 SF | 60.00 LF | PRIVATE |
| 86 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 87 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 88 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 89 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 90 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 91 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 92 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 93 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 94 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 95 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 96 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 97 | 0.20 AC | 8,719 SF | 4,500 SF | 76.85 LF | PRIVATE |
| 98 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 99 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 100 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 101 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 102 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE

| LOT NUMBER | LOT AREA (AC) | LOT AREA (SF) | *BUILDABLE AREA | LOT FRONTAGE | OWNER |
|---|---|---|---|---|---|
| 103 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 104 | 0.20 AC | 8,705 SF | 5,318 SF | 58.06 LF | PRIVATE |
| 105 | 0.35 AC | 15,062 SF | 10,025 SF | 44.13 LF | PRIVATE |
| 106 | 0.32 AC | 13,784 SF | 8,819 SF | 47.49.27 | PRIVATE |
| 107 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 108 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 109 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 110 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 111 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 112 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 113 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 114 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 115 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 116 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 117 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 118 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 119 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 120 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 121 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 122 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 123 | 0.21 AC | 8,957 SF | 4,671 SF | 78.75 LF | PRIVATE |
| 124 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 125 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 126 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 127 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 128 | 0.20 AC | 8,719 SF | 4,500 SF | 76.85 LF | PRIVATE |
| 129 | 0.19 AC | 8,094 SF | 4,050 SF | 71.85 LF | PRIVATE |
| 130 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 131 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 132 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 133 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 134 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 135 | 0.22 AC | 9,756 SF | 5,229 SF | 76.93 LF | PRIVATE |
| 136 | 0.17 AC | 7,514 SF | 4,572 SF | 55.07 LF | PRIVATE |
| 137 | 0.17 AC | 7,358 SF | 4,444 SF | 55.07 LF | PRIVATE |
| 138 | 0.21 AC | 9,110 SF | 4,789 SF | 76.93 LF | PRIVATE |
| 139 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 140 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 141 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 142 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 143 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 144 | 0.19 AC | 8,094 SF | 4,050 SF | 71.85 LF | PRIVATE |
| 145 | 0.20 AC | 8,719 SF | 4,500 SF | 76.85 LF | PRIVATE |
| 146 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 147 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 148 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 149 | 0.17 AC | 7,500 SF | 4,500 SF | 60.00 LF | PRIVATE |
| 150 | 0.21 AC | 8,957 SF | 4,671 SF | 78.75 LF | PRIVATE |
| 151 | 0.21 AC | 9,085 SF | 4,750 SF | 74.85 LF | PRIVATE |
| 152 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 153 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE

| LOT NUMBER | LOT AREA (AC) | LOT AREA (SF) | *BUILDABLE AREA | LOT FRONTAGE | OWNER |
|---|---|---|---|---|---|
| 154 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 155 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 156 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 157 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 158 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 159 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 160 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 161 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 162 | 0.21 AC | 9,069 SF | 4,750 SF | 76.85 LF | PRIVATE |
| 163 | 0.19 AC | 8,419 SF | 4,275 SF | 71.85 LF | PRIVATE |
| 164 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 165 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 166 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 167 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 168 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 169 | 0.21 AC | 9,260 SF | 4,876 SF | 81.93 LF | PRIVATE |
| 170 | 0.15 AC | 6,638 SF | 3,853 SF | 55.05 LF | PRIVATE |
| 171 | 0.15 AC | 6,600 SF | 3,825 SF | 55.00 LF | PRIVATE |
| 172 | 0.21 AC | 8,969 SF | 4,675 SF | 81.85 LF | PRIVATE |
| 173 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 174 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 175 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 176 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 177 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 178 | 0.19 AC | 8,419 SF | 4,275 SF | 71.85 LF | PRIVATE |
| 179 | 0.21 AC | 9,069 SF | 4,750 SF | 76.85 LF | PRIVATE |
| 180 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 181 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 182 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 183 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 184 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 185 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 186 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 187 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 188 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 189 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 190 | 0.21 AC | 9,085 SF | 4,750 SF | 74.85 LF | PRIVATE |
| 191 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 192 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 193 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 194 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 195 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 196 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 197 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 198 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 199 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 200 | 0.20 AC | 8,719 SF | 4,500 SF | 76.85 LF | PRIVATE |
| 201 | 0.19 AC | 8,094 SF | 4,050 SF | 71.85 LF | PRIVATE |
| 202 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 203 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 204 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE

| LOT NUMBER | LOT AREA (AC) | LOT AREA (SF) | *BUILDABLE AREA | LOT FRONTAGE | OWNER |
|---|---|---|---|---|---|
| 205 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 206 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 207 | 0.19 AC | 8,369 SF | 4,250 SF | 76.85 LF | PRIVATE |
| 208 | 0.15 AC | 6,600 SF | 3,825 SF | 55.00 LF | PRIVATE |
| 209 | 0.15 AC | 6,600 SF | 3,825 SF | 55.00 LF | PRIVATE |
| 210 | 0.19 AC | 8,369 SF | 4,250 SF | 76.85 LF | PRIVATE |
| 211 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 212 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 213 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 214 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 215 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 216 | 0.19 AC | 8,094 SF | 4,050 SF | 71.85 LF | PRIVATE |
| 217 | 0.20 AC | 8,719 SF | 4,500 SF | 76.85 LF | PRIVATE |
| 218 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 219 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 220 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 221 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 222 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 223 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 224 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 225 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 226 | 0.16 AC | 6,875 SF | 4,050 SF | 55.00 LF | PRIVATE |
| 227 | 0.21 AC | 9,069 SF | 4,750 SF | 76.85 LF | PRIVATE |
| 228 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 229 | 0.16 AC | 7,150 SF | 4,275 SF | 55.00 LF | PRIVATE |
| 230 | 0.21 AC | 9,085 SF | 4,750 SF | 74.85 LF | PRIVATE |
| 231 | 0.13 AC | 5,641 SF | 2,293 SF | 48.84 LF | PRIVATE |
| 232 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 233 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 234 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 235 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 236 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 237 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 238 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 239 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 240 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 241 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 242 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 243 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 244 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 245 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 246 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 247 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 248 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 249 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 250 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 251 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 252 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 253 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 254 | 0.12 AC | 5,265 SF | 2,040 SF | 48.85 LF | PRIVATE |
| 255 | 0.12 AC | 5,265 SF | 2,040 SF | 48.84 LF | PRIVATE |

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE

| LOT NUMBER | LOT AREA (AC) | LOT AREA (SF) | *BUILDABLE AREA | LOT FRONTAGE | OWNER |
|---|---|---|---|---|---|
| 256 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 257 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 258 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 259 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 260 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 261 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 262 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 263 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 264 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 265 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 266 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 267 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 268 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 269 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 270 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 271 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 272 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 273 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 274 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 275 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 276 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 277 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 278 | 0.09 AC | 4,080 SF | 2,040 SF | 34.00 LF | PRIVATE |
| 279 | 0.11 AC | 4,801 SF | 2,538 SF | 34.00 LF | PRIVATE |
| 280 | 0.10 AC | 4,559 SF | 2,368 SF | 34.00 LF | PRIVATE |
| 281 | 0.10 AC | 4,340 SF | 2,216 SF | 34.00 LF | PRIVATE |
| 282 | 0.10 AC | 4,193 SF | 2,117 SF | 34.00 LF | PRIVATE |
| 283 | 0.09 AC | 4,125 SF | 2,070 SF | 34.00 LF | PRIVATE |
| 284 | 0.09 AC | 4,133 SF | 2,076 SF | 34.00 LF | PRIVATE |
| 285 | 0.10 AC | 4,190 SF | 2,117 SF | 34.00 LF | PRIVATE |
| 286 | 0.10 AC | 4,250 SF | 2,159 SF | 34.00 LF | PRIVATE |
| 287 | 0.10 AC | 4,310 SF | 2,202 SF | 34.00 LF | PRIVATE |
| 288 | 0.10 AC | 4,371 SF | 2,244 SF | 34.00 LF | PRIVATE |
| 289 | 0.10 AC | 4,431 SF | 2,287 SF | 34.00 LF | PRIVATE |
| 290 | 0.10 AC | 4,491 SF | 2,329 SF | 34.00 LF | PRIVATE |
| 291 | 0.11 AC | 4,596 SF | 2,403 SF | 34.00 LF | PRIVATE |
| 292 | 0.11 AC | 4,656 SF | 2,446 SF | 34.00 LF | PRIVATE |
| 293 | 0.11 AC | 4,716 SF | 2,488 SF | 34.00 LF | PRIVATE |
| 294 | 0.11 AC | 4,776 SF | 2,531 SF | 34.00 LF | PRIVATE |
| 295 | 0.11 AC | 4,836 SF | 2,573 SF | 34.00 LF | PRIVATE |
| 296 | 0.11 AC | 4,897 SF | 2,616 SF | 34.00 LF | PRIVATE |
| 297 | 0.11 AC | 4,957 SF | 2,658 SF | 34.00 LF | PRIVATE |
| 298 | 0.12 AC | 5,017 SF | 2,701 SF | 34.00 LF | PRIVATE |
| 299 | 0.12 AC | 5,077 SF | 2,743 SF | 34.00 LF | PRIVATE |
| 300 | 0.12 AC | 5,138 SF | 2,786 SF | 34.00 LF | PRIVATE |
| 301 | 0.12 AC | 5,198 SF | 2,828 SF | 34.00 LF | PRIVATE |
| 302 | 0.18 AC | 8,032 SF | 3,843 SF | 60.05 LF | PRIVATE |
| 303 | 0.13 AC | 5,793 SF | 2,408 SF | 52.85 LF | PRIVATE |
| 304 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 LF | PRIVATE |
| 305 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 LF | PRIVATE |
| 306 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 LF | PRIVATE |

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE

| LOT NUMBER | LOT AREA (AC) | LOT AREA (SF) | *BUILDABLE AREA | LOT FRONTAGE | OWNER |
|---|---|---|---|---|---|
| 307 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 LF | PRIVATE |
| 308 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 LF | PRIVATE |
| 309 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 LF | PRIVATE |
| 310 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 LF | PRIVATE |
| 311 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 LF | PRIVATE |
| 312 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 LF | PRIVATE |
| 313 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 LF | PRIVATE |
| 314 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 LF | PRIVATE |
| 315 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 LF | PRIVATE |
| 316 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 LF | PRIVATE |
| 317 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 LF | PRIVATE |
| 318 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 LF | PRIVATE |
| 319 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 LF | PRIVATE |
| 320 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 LF | PRIVATE |
| 321 | 0.10 AC | 4,332 SF | 2,211 SF | 33.39 LF | PRIVATE |
| 322 | 0.11 AC | 4,863 SF | 2,564 SF | 31.87 LF | PRIVATE |
| 323 | 0.11 AC | 4,929 SF | 2,612 SF | 31.87 LF | PRIVATE |
| 324 | 0.12 AC | 5,129 SF | 2,752 SF | 31.88 LF | PRIVATE |
| 325 | 0.11 AC | 4,656 SF | 2,444 SF | 34.06 LF | PRIVATE |
| 326 | 0.14 AC | 6,274 SF | 3,719 SF | 75.63 LF | PRIVATE |
| 327 | 0.10 AC | 4,142 SF | 2,077 SF | 34.00 LF | PRIVATE |
| 328 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 LF | PRIVATE |
| 329 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 LF | PRIVATE |
| 330 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 LF | PRIVATE |
| 331 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 LF | PRIVATE |
| 332 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 LF | PRIVATE |
| 333 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 LF | PRIVATE |
| 334 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 LF | PRIVATE |
| 335 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 LF | PRIVATE |
| 336 | 0.09 AC | 4,114 SF | 2,064 SF | 34.00 L

| Curve Table | | | | |
|---|---|---|---|---|
| Curve # | | Chord Length | Chord Direction | Radius |
| C1 | 16.51 | 15.24' | S38°19'48"E | 12.00' |
| C2 | 97.61 | 82.83' | S21°49'21"E | 50.00' |
| C3 | 37.48 | 36.61' | S55°34'44"W | 50.00' |
| C4 | 20.58 | 20.43' | S88°50'30"W | 50.00' |
| C5 | 43.86 | 42.46' | N54°14'32"W | 50.00' |
| C6 | 26.36 | 26.05' | N14°00'45"W | 50.00' |
| C7 | 19.47 | 17.40' | N45°23'37"W | 12.00' |
| C8 | 30.59 | 30.28' | N77°44'27"W | 62.00' |
| C9 | 41.08 | 40.34' | N44°37'17"W | 62.00' |
| C10 | 28.92 | 28.66' | N12°16'27"W | 62.00' |
| C11 | 1.96 | 1.96' | N3°35'19"W | 12.00' |
| C12 | 16.84 | 15.49' | N48°28'13"W | 12.00' |
| C13 | 16.84 | 15.49' | N51°07'25"E | 12.00' |
| C14 | 2.06 | 2.06' | N6°00'19"E | 12.00' |
| C15 | 7.31 | 7.30' | N4°28'01"E | 62.00' |
| C16 | 40.87 | 40.13' | N26°43'37"E | 62.00' |
| C17 | 40.87 | 40.13' | N64°29'36"E | 62.00' |
| C18 | 8.35 | 8.34' | N87°14'00"E | 62.00' |
| C19 | 18.85 | 16.97' | N46°05'24"E | 12.00' |
| C20 | 28.97 | 28.72' | N14°09'36"E | 63.50' |
| C21 | 37.66 | 37.11' | N44°13'13"E | 63.50' |
| C22 | 29.81 | 29.54' | N74°39'32"E | 63.50' |
| C23 | 2.01 | 2.01' | N83°18'38"E | 12.00' |
| C24 | 16.84 | 15.49' | N38°18'38"E | 12.00' |
| C25 | 16.84 | 15.49' | S42°05'43"E | 12.00' |
| C26 | 2.01 | 2.01' | S87°05'43"E | 12.00' |

| Curve Table | | | | |
|---|---|---|---|---|
| Curve # | | Chord Length | Chord Direction | Radius |
| C27 | 14.62 | 12.88' | N38°50'32"E | 8.50' |
| C28 | 44.67 | 44.63' | N6°09'28"W | 300.00' |
| C29 | 52.06 | 52.05' | S0°24'04"E | 1000.00' |
| C30 | 13.35 | 12.02' | S43°54'35"E | 8.50' |
| C41 | 51.45 | 51.26' | S82°32'45"W | 172.50' |
| C42 | 34.06 | 34.00' | S68°20'42"W | 172.50' |
| C43 | 5.79 | 5.79' | S61°43'39"W | 172.50' |
| C44 | 19.17 | 17.20' | S14°59'39"W | 12.00' |
| C45 | 99.50 | 99.43' | S26°24'24"E | 750.00' |
| C46 | 18.19 | 16.50' | S66°02'11"E | 12.00' |
| C47 | 17.00 | 16.99' | N73°16'35"E | 177.50' |
| C48 | 34.53 | 34.47' | N81°35'31"E | 177.50' |
| C49 | 12.16 | 12.16' | N89°07'39"E | 177.50' |
| C50 | 13.35 | 12.02' | N46°05'25"E | 8.50' |
| C51 | 13.35 | 12.02' | N43°54'35"W | 8.50' |
| C52 | 13.35 | 12.02' | N46°05'25"E | 8.50' |
| C53 | 50.70 | 50.70' | N0°21'14"E | 1972.50' |
| C54 | 13.58 | 12.18' | N46°08'15"W | 8.50' |
| C55 | 18.85 | 16.97' | S43°06'27"W | 12.00' |
| C56 | 113.68 | 113.53' | S6°54'09"E | 650.00' |
| C57 | 40.63 | 40.62' | S13°42'12"E | 650.00' |
| C58 | 115.60 | 115.45' | S20°35'21"E | 650.00' |
| C59 | 19.59 | 17.49' | S72°27'32"E | 12.00' |
| C60 | 15.59 | 15.59' | N62°43'46"E | 227.50' |
| C61 | 31.87 | 31.84' | N68°42'19"E | 227.50' |
| C62 | 31.87 | 31.84' | N76°43'53"E | 227.50' |

| Curve Table | | | | |
|---|---|---|---|---|
| Curve # | | Chord Length | Chord Direction | Radius |
| C63 | 31.87 | 31.84' | N84°45'26"E | 227.50' |
| C64 | 9.21 | 9.21' | N89°55'49"E | 227.50' |
| C86 | 13.35 | 12.02' | S43°54'36"E | 8.50' |
| C90 | 13.35 | 12.02' | N46°05'24"E | 8.50' |
| C105 | 109.36 | 104.49' | N30°55'42"E | 105.00' |
| C107 | 18.18 | 16.49' | N17°21'23"E | 12.00' |
| C108 | 295.18 | 293.00' | N13°58'22"W | 700.00' |
| C110 | 18.85 | 16.97' | N46°53'33"W | 12.00' |
| C114 | 12.91 | 11.70' | S44°35'56"W | 8.50' |
| C129 | 13.35 | 12.02' | N43°54'36"W | 8.50' |
| C132 | 13.35 | 12.02' | S46°05'24"W | 8.50' |
| C146 | 18.85 | 16.97' | S43°54'36"E | 12.00' |
| C149 | 18.85 | 16.97' | N46°05'24"E | 12.00' |
| C153 | 18.85 | 16.97' | N43°54'36"W | 12.00' |
| C154 | 13.35 | 12.02' | S46°05'24"W | 8.50' |
| C155 | 18.85 | 16.97' | S43°54'36"E | 12.00' |
| C156 | 18.85 | 16.97' | N46°05'24"E | 12.00' |
| C157 | 43.69 | 43.46' | S80°52'18"W | 122.50' |
| C158 | 18.29 | 16.57' | S26°59'42"W | 12.00' |
| C159 | 24.43 | 24.43' | S15°43'48"E | 750.00' |
| C160 | 35.13 | 35.13' | S13°27'18"E | 750.00' |
| C161 | 34.75 | 34.74' | S10°47'09"E | 750.00' |
| C162 | 34.45 | 34.45' | S8°08'34"E | 750.00' |
| C163 | 34.23 | 34.23' | S5°31'10"E | 750.00' |
| C164 | 34.09 | 34.08' | S2°54'36"E | 750.00' |
| C165 | 34.03 | 34.03' | S0°18'28"E | 750.00' |

| Curve Table | | | | |
|---|---|---|---|---|
| Curve # | | Chord Length | Chord Direction | Radius |
| C166 | 18.83 | 16.96' | S43°57'32"E | 12.00' |
| C167 | 13.35 | 12.02' | N46°05'25"E | 8.50' |
| C168 | 13.35 | 12.02' | N43°54'35"W | 8.50' |
| C169 | 18.85 | 16.97' | N43°54'36"W | 12.00' |
| C170 | 18.85 | 16.97' | S46°05'24"W | 12.00' |
| C171 | 19.47 | 17.40' | S45°23'37"E | 12.00' |
| C172 | 18.23 | 16.53' | N44°36'23"E | 12.00' |
| C177 | 8.90 | 8.01' | S46°53'33"E | 5.67' |
| C178 | 8.90 | 8.01' | N43°06'27"E | 5.67' |
| C179 | 8.90 | 8.01' | N46°53'33"W | 5.67' |
| C180 | 8.90 | 8.01' | S43°06'27"W | 5.67' |
| C182 | 8.90 | 8.01' | N46°53'33"W | 5.67' |
| C189 | 28.73 | 28.72' | N1°08'56"E | 270.67' |
| C192 | 18.85 | 16.97' | N46°05'24"E | 12.00' |
| C199 | 18.85 | 16.97' | N43°54'36"W | 12.00' |
| C202 | 18.85 | 16.97' | S46°05'24"W | 12.00' |
| C209 | 18.85 | 16.97' | S43°54'36"E | 12.00' |
| C210 | 14.66 | 9.33' | N90°00'00"E | 4.67' |
| C211 | 14.66 | 9.33' | N90°00'00"W | 4.67' |
| C212 | 14.66 | 9.33' | N88°54'36"W | 4.67' |
| C213 | 14.66 | 9.33' | S88°54'36"E | 4.67' |
| C214 | 14.66 | 9.33' | N90°00'00"E | 4.67' |
| C215 | 14.66 | 9.33' | N90°00'00"W | 4.67' |
| C216 | 14.66 | 9.33' | S60°45'59"W | 4.67' |
| C217 | 14.66 | 9.33' | N60°45'59"E | 4.67' |
| C222 | 18.85 | 16.97' | N43°54'36"W | 12.00' |

| Curve Table | | | | |
|---|---|---|---|---|
| Curve # | | Chord Length | Chord Direction | Radius |
| C225 | 18.85 | 16.97' | S46°05'24"W | 12.00' |
| C234 | 19.47 | 17.40' | S45°23'37"E | 12.00' |
| C240 | 18.23 | 16.53' | N44°36'23"E | 12.00' |
| C245 | 18.85 | 16.97' | N43°54'36"W | 12.00' |
| C246 | 18.85 | 16.97' | S46°05'24"W | 12.00' |
| C247 | 19.47 | 17.40' | S45°23'37"E | 12.00' |
| C248 | 18.23 | 16.53' | N44°36'23"E | 12.00' |
| C250 | 18.87 | 16.99' | N46°02'07"E | 12.00' |
| C251 | 385.24 | 380.33' | N14°53'55"W | 695.00' |
| C253 | 18.53 | 16.74' | N75°00'21"W | 12.00' |
| C255 | 52.08 | 49.76' | S30°55'41"W | 50.00' |
| C257 | 13.35 | 12.02' | S43°54'36"E | 8.50' |
| C258 | 6.46 | 6.46' | N76°39'33"E | 510.00' |
| C259 | 34.44 | 34.44' | N78°57'24"E | 510.00' |
| C260 | 34.15 | 34.15' | N82°48'35"E | 510.00' |
| C261 | 34.02 | 34.01' | N86°38'21"E | 510.00' |
| C262 | 22.61 | 22.61' | N89°49'12"E | 510.00' |
| C263 | 26.05 | 26.05' | S89°34'02"W | 490.00' |
| C264 | 48.77 | 48.75' | S85°11'35"W | 490.00' |
| C265 | 49.01 | 48.99' | S79°28'35"W | 490.00' |
| C266 | 2.69 | 2.69' | S76°27'13"W | 490.00' |
| C267 | 55.62 | 54.91' | S75°09'22"W | 100.00' |
| C268 | 17.30 | 17.28' | N63°21'04"E | 120.00' |
| C269 | 22.07 | 22.04' | N72°44'58"E | 120.00' |
| C270 | 27.38 | 27.32' | N84°33'16"E | 120.00' |
| C271 | 12.21 | 8.29' | S88°06'22"W | 4.17' |

| Curve Table | | | | |
|---|---|---|---|---|
| Curve # | | Chord Length | Chord Direction | Radius |
| C272 | 31.42 | 28.28' | S43°54'35"E | 20.00' |
| C273 | 31.42 | 28.28' | S46°05'25"W | 20.00' |
| C274 | 138.17 | 134.71' | N71°51'41"E | 177.50' |
| C275 | 93.57 | 92.49' | S14°00'45"E | 177.50' |
| C276 | 155.69 | 150.74' | S54°14'32"E | 177.50' |
| C280 | 15.71 | 14.14' | S43°54'35"E | 10.00' |
| C281 | 15.71 | 14.14' | N43°54'35"W | 10.00' |
| C282 | 15.71 | 14.14' | S46°05'25"W | 10.00' |
| C283 | 15.71 | 14.14' | S46°05'25"W | 10.00' |
| C284 | 15.71 | 14.14' | S43°54'35"E | 10.00' |
| C285 | 15.71 | 14.14' | S46°05'25"W | 10.00' |
| C286 | 15.71 | 14.14' | N43°54'35"W | 10.00' |
| C287 | 15.61 | 14.07' | S14°30'26"W | 10.00' |
| C288 | 15.64 | 14.10' | N75°35'44"W | 10.00' |
| C289 | 0.06 | 0.06' | S59°24'16"W | 10.00' |
| C290 | 15.71 | 14.14' | N46°05'25"E | 10.00' |
| C291 | 15.71 | 14.14' | S43°54'35"E | 10.00' |
| C292 | 16.02 | 14.36' | S30°24'04"W | 10.00' |
| C293 | 16.02 | 14.36' | S57°48'29"E | 10.00' |
| C294 | 15.71 | 14.14' | S46°05'25"W | 10.00' |
| C295 | 15.19 | 13.77' | S44°35'56"W | 10.00' |
| C296 | 15.71 | 14.14' | S43°54'36"E | 10.00' |
| C297 | 15.71 | 14.14' | N46°05'24"E | 10.00' |
| C298 | 16.23 | 14.51' | N45°24'04"W | 10.00' |

P:_project drawings\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\04 MDP\CURVE, LINE, & LOT DATA TABLES.dwg Modified:7/22/2025 By:bkillela Plotted By:brian killela

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| 3 | 04/21/25 | CITY OF APOPKA COMMENTS DATED 04/07/2025 | OSS |

CURVE TABLES
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 7/22/2025

SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C3.9

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
7/22/25
PROFESSIONAL ENGINEER

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**SHEET 23 OF 70**
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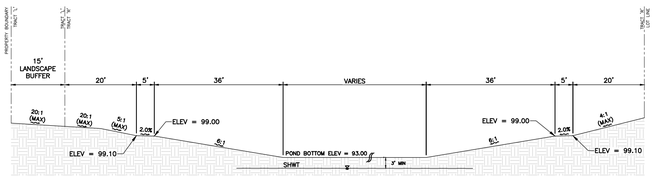


# SECTION A-A

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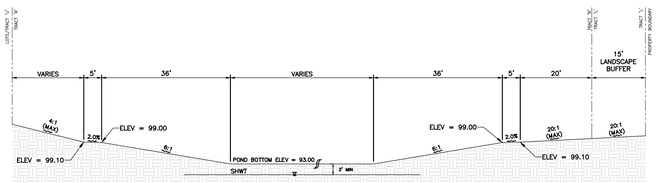


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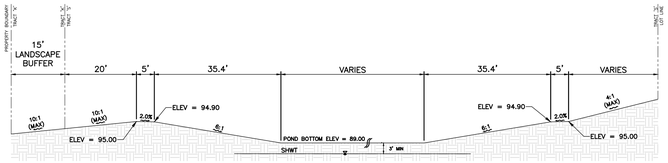


# SECTION C-C

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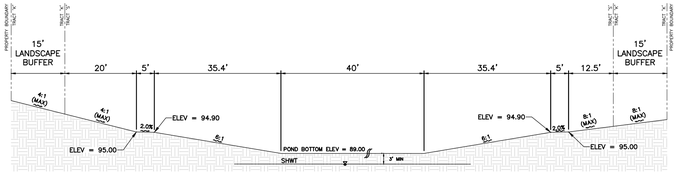


# SECTION D-D

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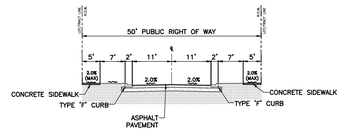
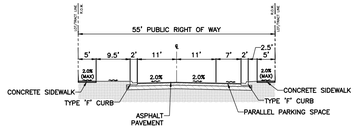


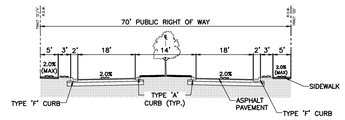

## 50' RIGHT-OF-WAY SECTION

NTS



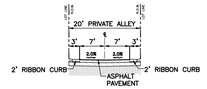

## 55' RIGHT-OF-WAY SECTION

NTS




## 70' RIGHT-OF-WAY SECTIONS

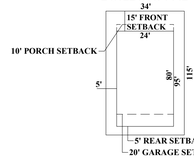
NTS



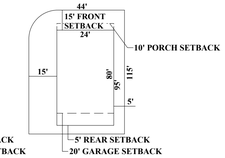

## TYPICAL ALLEY SECTION

NTS

### TYPICAL 34' RL LOT SIZE/PROPOSED BUILDING PAD




### CORNER 34' LOT SIZE/ BUILDING PAD FOR LOTS

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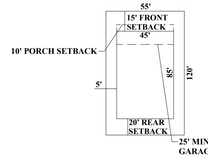
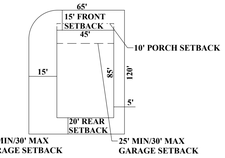
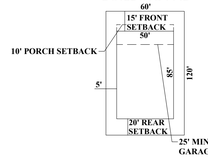


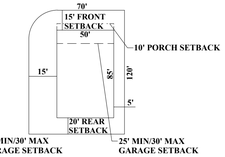

### CORNER 55' LOT SIZE/ BUILDING PAD FOR LOTS




### TYPICAL 60' FL LOT SIZE/PROPOSED BUILDING PAD




### CORNER 60' FL LOT SIZE/ BUILDING PAD FOR LOTS

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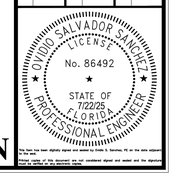
CROSS SECTIONS
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/25/2025

SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C3.10

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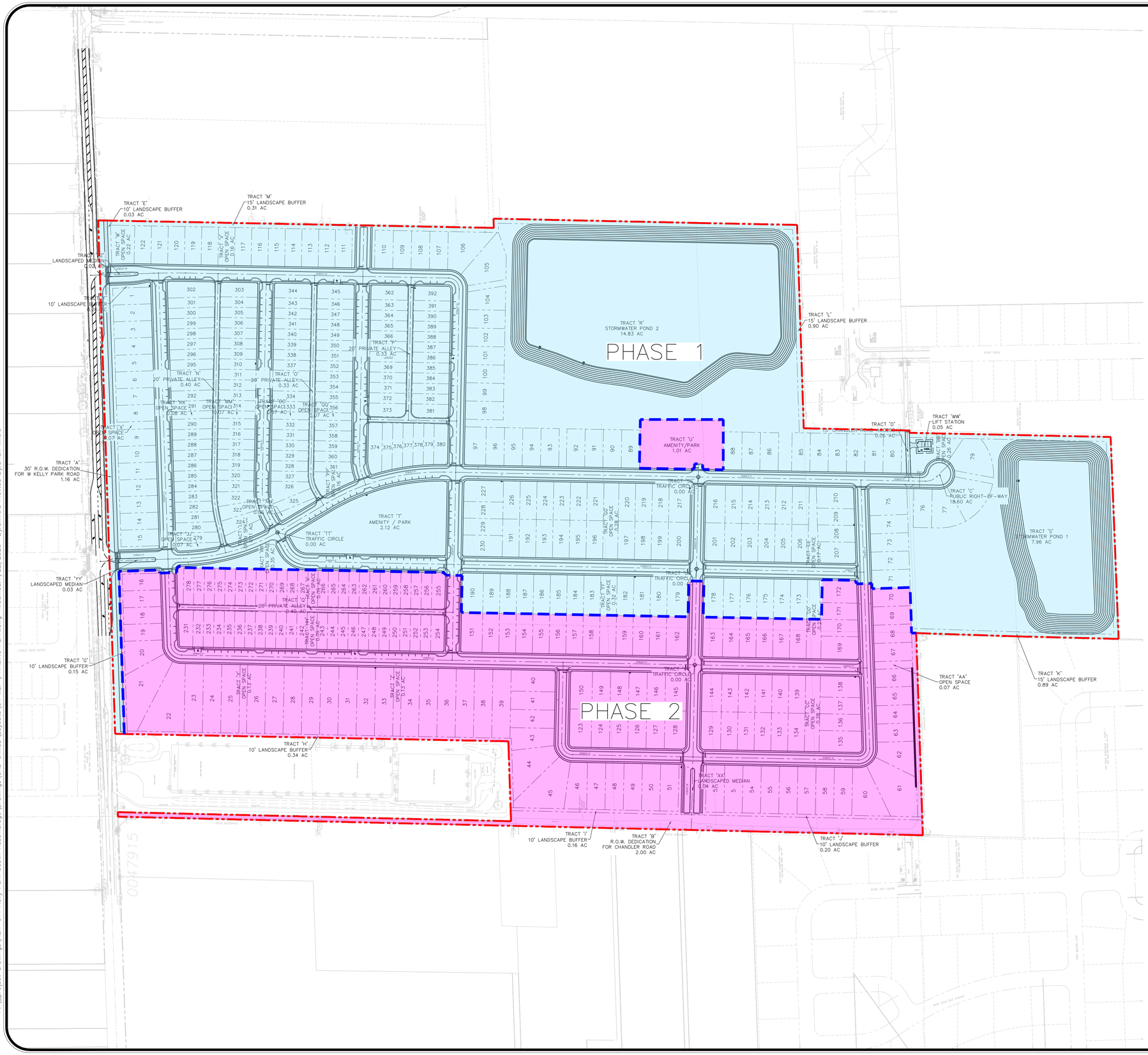


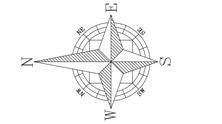


GRAPHIC SCALE

150 0 75 150 300

( IN FEET )
1 inch = 150 ft.

**LEGEND**

- PROPERTY BOUNDARY
- PHASING LINE
- PHASE 1
- PHASE 2

**SITE DATA**

| LOT TYPE | PHASE 1 | PHASE 2 | TOTAL |
|---|---|---|---|
| 34'x120' REAR-LOADED | 114 | 48 | 162 |
| 55'x125' FRONT-LOADED | 85 | 45 | 130 |
| 60'x125' FRONT-LOADED | 40 | 60 | 100 |
| TOTAL UNITS | 239 | 153 | 392 |

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MAITLAND, FLORIDA 32751
(407) 558-2228

PHASING PLAN
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

| DRAWN: | DESIGNED: | CHECKED: | DATE: |
|---|---|---|---|
| B. KILLELA | O. SANCHEZ | L. CLASSON | 6/13/2025 |

| SCALE | PROJECT | SHEET |
|---|---|---|
| 1" = 150' | ASH-014 | C3.11 |

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
7/22/25

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**SHEET 25 OF 70**
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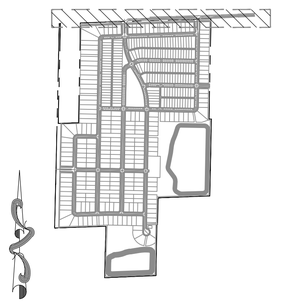

KEY MAP

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

**LEGEND**

KELLY PARK ROAD PAVEMENT WIDENING

| REV. | DATE | DESCRIPTION | BY |
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(407) 558-2228


OFFSITE IMPROVEMENTS PLAN
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/13/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C3.12

OVIDIO SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER 7/22/25

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P:_project drawings\ash-014 kelly park south assemblage\Drawings\cad civil3d\Layouts\04 MDP\OFFSITE IMPROVEMENTS PLAN.dwg Modified: 7/22/2025 By:bkillela Plotted By:brian killela

## GENERAL UTILITY NOTES:

1. BACTERIOLOGICAL TESTS WITH CHLORINE RESIDUALS INDICATED (TAKEN ON TWO CONSECUTIVE DAYS) SHALL BE CONDUCTED AT EACH POTABLE WATER METER FOR EVERY BUILDING, AT EVERY WET-TAP CONNECTION AND EVERY LOCATION INDICATED WITHIN THESE PLANS. RESULTS OF THE BACTERIOLOGICAL TESTS SHALL BE PROVIDED TO THE ENGINEER OF RECORD IMMEDIATELY UPON COMPLETION. BACTERIOLOGICAL TEST RESULTS SHALL BE CONSIDERED UNACCEPTABLE IF THE TESTS WERE COMPLETED MORE THAN 30 DAYS BEFORE THE ENGINEER RECEIVED THE RESULTS.

2. ALL WATERMAINS SHALL BE INSTALLED A MINIMUM OF 36" BELOW FINISHED GRADE.

3. ALL WATERMAINS AND FIRELINES PIPES SHALL BE RESTRAINED VIA MECHANICAL JOINTS.

4. WATER MAIN PVC PIPES LESS THAN 4 INCHES MUST CONFORM TO THE SPECIFICATIONS OF ASTM 1785 (SCHEDULE 40, 80, 120) OR ASTM 2241 SDR21 AND MUST BEAR THE NSF LOGO ON EACH INSTALLED LENGTH.

5. UNDERGROUND MARKING TAPE FOR ALL SANITARY FORCEMAINS SHALL BE INSTALLED 4 TO 8 INCHES BELOW THE FINISHED GRADE SURFACE DIRECTLY OVER THE PIPELINE. MARKER TAPE SHALL BE MADE OF AN INERT POLYETHYLENE MATERIAL HAVING A MINIMUM THICKNESS OF 4 MILS AND BE COLOR CODED "SAFETY GREEN".

6. CONTRACTOR SHALL CONDUCT AND PROVIDE RESULTS IMMEDIATELY TO THE ENGINEER OF RECORD FOR PRESSURE AND LEAKAGE TESTS ON THE FORCE MAIN TRUNK LINE ONCE THE PRESSURE SEWER HAS BEEN INSTALLED AND PARTLY BACKFILLED. FINAL BACKFILL AND COMPACTION SHALL NOT COMMENCE UNTIL APPROVAL OF THE PRESSURE AND LEAKAGE TESTS HAS BEEN PROVIDED BY THE ENGINEER OF RECORD.

7. FOLLOWING SATISFACTORY PRESSURE TEST RESULTS, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM, AND RECEIVE APPROVAL THEREOF FROM APPROPRIATE AGENCIES PRIOR TO PLACING THE SYSTEM INTO SERVICE.

8. FIRE HYDRANTS SHALL BE PLACED A MINIMUM OF 3 FT. AND A MAXIMUM OF 5 FT. FROM THE CURB OR PAVED ROAD SURFACE UNLESS OTHERWISE APPROVED. NO FENCE, TREE, POST, SHRUB, OR OTHER OBJECT WHICH COULD BLOCK THE HYDRANT FROM NORMAL VIEW OR OBSTRUCT THE HYDRANT'S USE SHALL BE LOCATED WITHIN FOUR (4) FEET OF THE HYDRANT. THE FOUR-AND-ONE-HALF INCH (4-1/2") LARGE VOLUME CONNECTION SHALL FACE THE NEAREST ROADWAY. THE CENTER OF THE STEAMER PORT SHALL BE 18 INCHES MINIMUM AND 24 INCHES MAXIMUM ABOVE FINISHED GRADE.

9. ALL FIRE HYDRANT LEADS SHALL HAVE AN INSIDE DIAMETER OF AT LEAST SIX INCHES AND INCLUDE AUXILARY VALVES.

10. WHEN NECESSARY, DEWATERING SHALL BE PROVIDED TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW MAIN BEING LAID.

11. ALL UTILITIES SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.

12. TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO CITY OF APOPKA WITH A MINIMUM COMPACTION OF 98% IN PAVED AREAS AND 95% IN UNPAVED AREAS IN ACCORDANCE WITH AASHTO T-180 MODIFIED PROCTOR TEST.

13. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 12 INCHES ABOVE THE PIPE AND AT 12 INCHES VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET.

14. ALL WATER SERVICE ENDINGS SHALL BE MARKED WITH A 2" X 4" LUMBER (PRESSURE TREATED) EXTENDING 4 FEET ABOVE GRADE, WITH WATER SERVICES SECURED 12" MAXIMUM ABOVE THE GROUND.

15. ALL WATER VALVES, INCLUDING CONCRETE COLLAR (WITH DEBRIS CAP), SHALL BE ADJUSTED TO FINISHED GRADE AND THE VALVE BOX LID, PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE.

16. UPON FINAL ACCEPTANCE OF NEW WATER SYSTEMS, WATER VALVES SHALL BE COMPLETELY OPENED BY PUBLIC UTILITIES PERSONNEL. AT NO TIME SHALL CONTRACTOR OPERATE ANY EXISTING VALVES WITHOUT CITY OF APOPKA INSPECTOR PRESENT.

17. ALL WATER MAINS SHALL BE NSF-APPROVED FOR POTABLE WATER USE.

18. PIPE USED IN WATER DISTRIBUTION SYSTEMS SHALL BE EITHER POLYVINYL CHLORIDE (PVC), OR DUCTILE IRON PIPE (DIP).

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

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

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

## WATER SYSTEM TESTING REQUIREMENTS:

1. THE CONTRACTOR SHALL PERFORM HYDROSTATIC TESTING OF ALL WATER DISTRIBUTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM CITY OF APOPKA AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WATER DISTRIBUTION SYSTEM.

2. ALL TESTING REQUIRED BY CITY OF APOPKA SHALL BE PAID FOR BY THE DEVELOPER / CONTRACTOR.

3. ALL PROPOSED WATER MAINS SHALL BE TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.

4. PRIOR TO HYDROSTATIC TESTING A PRELIMINARY FLUSHING SHALL BE REQUIRED THROUGH FULL DIAMETER FLUSHING OR SWABBING. PRELIMINARY FLUSHING/SWABBING SHALL BE PERFORMED PER AWWA C651 STANDARD – "DISINFECTING WATER MAINS". ALL PIPING SHALL BE THOROUGHLY CLEANED AND FLUSHED PRIOR TO TESTING TO CLEAR THE LINES OF ALL FOREIGN MATTER. WHILE THE PIPING IS BEING FILLED WITH WATER, CARE SHALL BE EXERCISED TO PERMIT THE ESCAPE OF AIR FROM EXTREMITIES ALONG THE TEST SECTION.

5. HYDROSTATIC TESTING SHALL CONSIST OF PRESSURE TEST AND LEAKAGE TEST. PIPING AND APPURTENANCES TO BE TESTED SHALL BE WITHIN SECTIONS BETWEEN VALVES, NOT EXCEEDING 2,000 FEET, UNLESS ALTERNATE METHODS HAVE RECEIVED PRIOR APPROVAL FROM CITY OF APOPKA. TESTING SHALL NOT PROCEED UNTIL CONCRETE THRUST BLOCKS ARE IN PLACE AND CURED, OR OTHER RESTRAINING DEVICES INSTALLED.

6. HYDROSTATIC TESTING SHALL BE PERFORMED AT 150 POUNDS PER SQUARE INCH PRESSURE, UNLESS OTHERWISE APPROVED BY CITY OF APOPKA, FOR A PERIOD OF NOT LESS THAN TWO (2) HOURS.

7. THE ALLOWABLE RATE OF LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{SD\sqrt{P}}{148{,}000}$$

WHERE:
L = ALLOWABLE LEAKAGE, IN GALLONS PER HOUR
S = LENGTH OF PIPE TESTED, IN FEET
D = NOMINAL DIAMETER OF PIPE, IN INCHES
P = AVERAGE TEST PRESSURE DURING THE LEAKAGE TEST, IN POUNDS PER SQUARE INCH (GAUGE)

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

## SEWER SYSTEM TESTING REQUIREMENTS:

1. THE CONTRACTOR SHALL PERFORM TESTING OF ALL SANITARY SEWAGE GRAVITY COLLECTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM CITY OF APOPKA AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WASTEWATER DISTRIBUTION SYSTEM.

2. ALL TESTING REQUIRED BY CITY OF APOPKA SHALL BE PAID FOR BY THE DEVELOPER / CONTRACTOR.

3. GRAVITY MAINS SHALL BE INSPECTED WITH CCTV FOR ALIGNMENT, GRADE VARIATIONS, SEPARATED PIPES, LEAKS, DEFLECTION, CRACKED, BROKEN OR OTHERWISE DEFECTIVE PIPE TO ENSURE OVERALL PIPE INTEGRITY. THE APPROVED CCTV INSPECTION CONTRACTOR SHALL SUBMIT THE REPORT TO THE UTILITIES DEPARTMENT AS REQUIRED.

4. LEAKAGE TESTING FOR GRAVITY MAINS SHALL BE BY LOW-PRESSURE AIR TEST. LEAKAGE TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURE FOR "RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE" AS ESTABLISHED BY THE UNI-BELL PVC PIPE ASSOCIATION.

5. EACH GRAVITY MAIN LEAKAGE TEST SECTION SHALL NOT EXCEED 400 FEET IN LENGTH AND SHALL BE TESTED BETWEEN ADJACENT MANHOLES.

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

| Other Pipe | Horizontal Separation | Crossings (1) | Joint Spacing @ Crossings (Full Joint Centered) |
|---|---|---|---|
| **Storm Sewer, Stormwater Force Main, Reclaimed Water (2)** | Water Main<br>3 ft. minimum | Water Main<br>12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred | Alternate 3 ft. minimum<br>Water Main |
| **Vacuum Sanitary Sewer** | Water Main<br>10 ft. preferred<br>3 ft. minimum | Water Main<br>12 inches preferred<br>6 inches minimum | Alternate 3 ft. minimum<br>Water Main |
| **Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)** | Water Main<br>10 ft. preferred<br>6 ft. minimum (3) | Water Main<br>12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred | Alternate 6 ft. minimum<br>Water Main |
| **On-Site Sewage Treatment & Disposal System** | 10 ft. minimum | --- | --- |

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

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

## FDEP UTILITY CONSTRUCTION NOTES:

1. NOTE TO THE UTILITY: PURSUANT TO 62-555.345; DO NOT PROVIDE WATER SERVICE TO THIS PROJECT (OTHER THAN FLUSHING/TESTING) UNTIL THE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS ISSUED A LETTER OF CLEARANCE OR THE UTILITY SHALL BE SUBJECT TO ENFORCEMENT ACTION.

2. THE PERMITTEE WILL PROMPTLY NOTIFY THE DEPARTMENT UPON SALE OR LEGAL TRANSFER OF THE PERMITTED FACILITY

3. ALL WATER MAINS AND APPURTENANCES SHALL BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62-555.340, F.A.C.

4. ALL WATER MAIN PIPE, INCLUDING FITTINGS SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.

## FDEP UTILITY SEPARATION REQUIREMENTS

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

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

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

   (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THEOUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
   (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
   (c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
   (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

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

   (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   (c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

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

   (a) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
   (b) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

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

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UTILITY NOTES
MAJOR DEVELOPMENT PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/25/2025

SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C4.0

OSCAR SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER
7/22/25

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**SHEET 27 OF 70**
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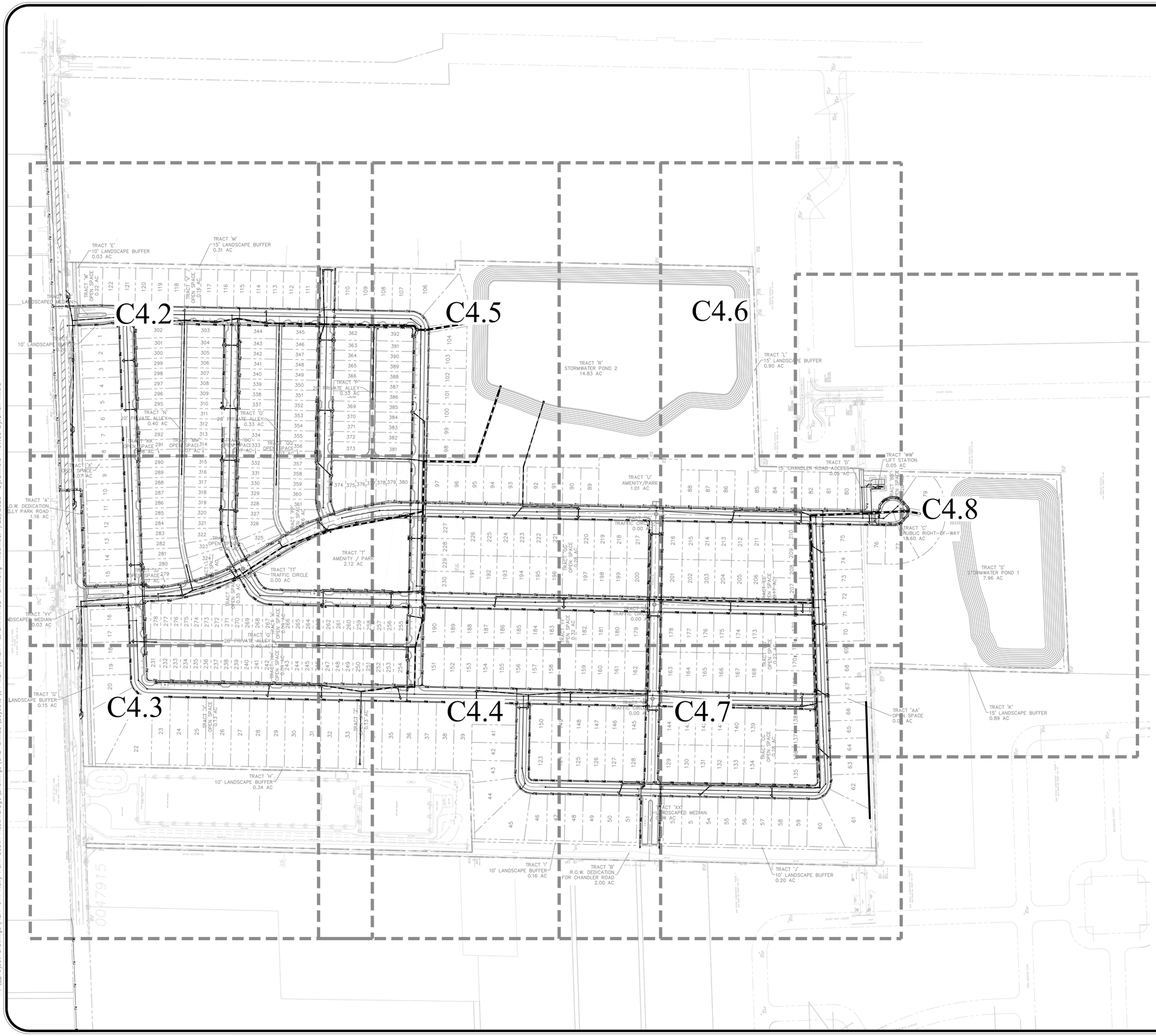


GRAPHIC SCALE

150 0 75 150 300

( IN FEET )
1 inch = 150 ft.

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 4 | 07/09/25 | CITY OF APOPKA COMMENTS DATED 07/09/2025 | OSS |
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# OVERALL UTILITY & DRAINAGE PLAN
## MAJOR DEVELOPMENT PLAN
## SPRINGHAVEN (FKA CHANDLER HILLS)
## CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 7/22/2025
SCALE: 1" = 150'
PROJECT: ASH-014
SHEET: C4.1

OVIDIO SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER 7/22/25

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PROPOSED PRIMARY POINT OF CONNECTION TO EXISTING 16" RECLAIMED MAIN

PROPOSED POINT OF PRIMARY CONNECTION TO EXISTING 6" FORCEMAIN

EXISTING HYDRANT

EXISTING 16" RECLAIMED WATER MAIN (TYP.)

TRACT 'A' 30' R.O.W. DEDICATION FOR W KELLY PARK ROAD 1.16 AC

TRACT 'YY' LANDSCAPED MEDIAN 0.03 AC

KELLY PARK ROAD

PROPOSED SECONDARY POINT OF CONNECTION TO EXISTING 16" RECLAIMED MAIN

EXISTING 6" FORCE MAIN (TYP.)

EXISTING 16" RECLAIMED WATER MAIN (TYP.)

PROPOSED SECONDARY POINT OF CONNECTION TO EXISTING 16" WATER MAIN

EXISTING 6" FORCE MAIN (TYP.)

PRIMARY POINT OF CONNECTION TO EXISTING 16" WATER MAIN

EXISTING HYDRANT

STREET 'F'

TRACT 'X' OPEN SPACE 0.07 AC

5' DRAINAGE EASEMENT (TYP.)

PROPOSED WATER MAIN

10' UTILITY EASEMENT (TYP.)

HYDRANT #1

HYDRANT #2

STREET 'G'

SINGLE POTABLE WATER SERVICE (TYP.)

TRACT 'Z' LANDSCAPED MEDIAN 0.02 AC

TRACT 'AA' 10' LANDSCAPE BUFFER 0.26 AC

STREET 'D'

TRACT 'W' OPEN SPACE 0.22 AC

TRACT 'E' 10' LANDSCAPE BUFFER 0.03 AC

EXISTING 16" POTABLE WATER MAIN (TYP.)

PROPOSED RECLAIMED WATER MAIN

PROPOSED POTABLE WATER MAIN

TRACT 'KK' OPEN SPACE 0.08 AC

TRACT 'N' 50' PRIVATE ALLEY 0.40 AC

ALLEY 'B'

TRACT 'V' OPEN SPACE 0.16 AC

TRACT 'M' 15' LANDSCAPE BUFFER 0.31 AC

SINGLE RECLAIMED WATER SERVICE (TYP.)

SINGLE SANITARY SEWER LATERAL (TYP.)

TRACT 'LL' OPEN SPACE 0.09 AC

TRACT 'JJ' OPEN SPACE 0.07 AC

TRACT 'MM' OPEN SPACE 3.47 AC

TRACT 'RR' OPEN SPACE 0.35 AC

TRACT 'NN' OPEN SPACE 0.10 AC

TRACT 'OO' OPEN SPACE 0.07 AC

TRACT 'QQ' 20' PRIVATE ALLEY 0.33 AC

TRACT 'O' 20' PRIVATE ALLEY 0.40 AC

TRACT 'II' OPEN SPACE 0.09 AC

TRAFFIC CIRCLE 0.00 AC

PROPOSED RECLAIMED WATER MAIN

PROPOSED FORCE MAIN

TRACT 'PP' OPEN SPACE 0.16 AC

TRACT 'SS' OPEN SPACE 0.07 AC

5' DRAINAGE EASEMENT (TYP.)

HYDRANT #3

HYDRANT #5

HYDRANT #6

HYDRANT #7

TRACT 'T' AMENITY / PARK 2.12 AC

TRACT 'UU' 20' PRIVATE ALLEY 0.33 AC

ALLEY 'D'

SHEET C4.3

SHEET C4.2

SHEET C4.2

SHEET C4.5

**SHEET 29 OF 70**

**NOT FOR CONSTRUCTION**

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

KEY MAP

C4.3 C4.2 C4.4 C4.5 C4.7 C4.6 C4.8

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|---|---|---|---|
| 1 | 07/09/25 | CITY OF APOPKA COMMENTS DATED 07/09/2025 | OSS |
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UTILITY & DRAINAGE PLAN – NORTHEAST MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 7/22/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C4.2

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
7/22/25
PROFESSIONAL ENGINEER


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WHITEHORN LANE

OAKS AT KELLY PARK PHASE 3A PLAT BOOK 113, PAGES 72-76

KELLY PARK ROAD

CHANDLER ROAD

0047915

EXISTING HYDRANT

TRACT 'G' 10' LANDSCAPE BUFFER 0.15 AC

EXISTING 16" POTABLE WATER MAIN (TYP.)

EXISTING HYDRANT

TRACT 'YY' LANDSCAPED MEDIAN 0.03 AC

PROPOSED PRIMARY POINT OF CONNECTION TO EXISTING 16" RECLAIMED MAIN

PROPOSED POINT OF PRIMARY CONNECTION TO EXISTING 6" FORCEMAIN

EXISTING 16" RECLAIMED WATER MAIN (TYP.)

EXISTING 6" FORCE MAIN (TYP.)

PROPOSED PRIMARY POINT OF CONNECTION TO EXISTING 16" WATER MAIN

EXISTING HYDRANT

HYDRANT #1

10' UTILITY EASEMENT (TYP.)

SAN MH-45

SAN MH-46

SAN MH-17

SAN MH-44

PROPOSED RECLAIMED WATER MAIN

5' DRAINAGE EASEMENT (TYP.)

SINGLE RECLAIMED WATER SERVICE (TYP.)

TRACT 'J' OPEN SPACE 0.07 AC

SAN MH-33

ALLEY 'B'

TRACT 'Y' OPEN SPACE 0.13 AC

PROPOSED POTABLE WATER MAIN

5' DRAINAGE EASEMENT (TYP.)

SAN MH-32

SAN MH-20

SAN MH-21

TRACT 'RR' OPEN SPACE 0.35 AC

SAN MH-31

TRACT 'NN' OPEN SPACE 0.16 AC

SINGLE SANITARY SEWER LATERAL (TYP.)

SAN MH-43

TRACT 'H' 10' LANDSCAPE BUFFER 0.34 AC

SINGLE POTABLE WATER SERVICE (TYP.)

TRACT 'HH' OPEN SPACE 0.09 AC

TRACT 'Q' 20' PRIVATE ALLEY 0.40 AC

TRACT 'II' OPEN SPACE 0.09 AC

SAN MH-30

TRAFFIC CIRCLE / 0.00 AC

PROPOSED RECLAIMED WATER MAIN

PROPOSED FORCE MAIN

TRACT 'PP' OPEN SPACE 0.16 AC

HYDRANT #4

HYDRANT #5

HYDRANT #6

SAN MH-29

SAN MH-54

SAN MH-23

TRACT 'I' AMENITY / PARK 2.12 AC

PROPOSED WATER MAIN 0.13 AC

SHEET C4.3

SHEET C4.4

SHEET C4.3

SHEET C4.2

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

KEY MAP

C4.1 C4.2 C4.3 C4.4 C4.5 C4.6 C4.7 C4.8 C4.9

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UTILITY & DRAINAGE PLAN – NORTHWEST MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 7/22/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C4.3

OLDEMIS SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
7/22/25
PROFESSIONAL ENGINEER

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**SHEET 30 OF 70**
**NOT FOR CONSTRUCTION**

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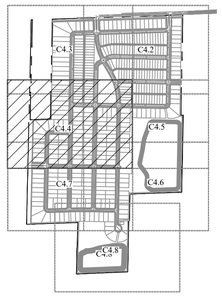
W E
S

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.




KEY MAP

SHEET C4.3

SHEET C4.4

SHEET C4.4

SHEET C4.7

SHEET C4.4

SHEET C4.5

HYDRANT #4
HYDRANT #5
HYDRANT #6
HYDRANT #8
HYDRANT #9
HYDRANT #10
HYDRANT #11
HYDRANT #12
PROPOSED WATER MAIN
0.13 AC
10' UTILITY EASEMENT (TYP.)
SINGLE POTABLE WATER SERVICE (TYP.)
SINGLE SANITARY SEWER LATERAL (TYP.)
PROPOSED RECLAIMED WATER MAIN
5' DRAINAGE EASEMENT (TYP.)
SINGLE RECLAIMED WATER SERVICE (TYP.)
PROPOSED POTABLE WATER MAIN
PROPOSED FORCE MAIN
TRACT 'I'
10' LANDSCAPE BUFFER
0.16 AC
TRACT 'B'
R.O.W. DEDICATION FOR CHANDLER ROAD
2.00 AC
TRACT 'T'
AMENITY / PARK
2.12 AC
TRACT 'FF'
OPEN SPACE
0.32 AC
TRACT 'GG'
OPEN SPACE
0.28 AC
TRACT 'SS'
TRAFFIC CIRCLE
0.00 AC
TRACT 'U'
AMENITY/PARK
1.01 AC
TRACT 'XX'
LANDSCAPED MEDIAN
0.04 AC
STREET 'B'
STREET 'C'
STREET 'D'
STREET 'G'
CHANDLER ROAD
SAN MH-23
SAN MH-26
SAN MH-27
SAN MH-28
SAN MH-29
SAN MH-36
SAN MH-37
SAN MH-38
SAN MH-39
SAN MH-40
SAN MH-41
SAN MH-42
SAN MH-50
SAN MH-51
SAN MH-53
SAN MH-54
SAN MH-7
SAN MH-8

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

UTILITY & DRAINAGE PLAN – WEST
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 7/22/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C4.4

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LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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SHEET C4.2

SHEET C4.5

SHEET C4.4

SHEET C4.5

SHEET C4.5

SHEET C4.6

**SHEET 32 OF 70**

**NOT FOR CONSTRUCTION**

HYDRANT #5

HYDRANT #6

HYDRANT #7

HYDRANT #8

HYDRANT #11

HYDRANT #12

SAN MH-22

SAN MH-23

SAN MH-54

SAN MH-29

SAN MH-53

SAN MH-28

SAN MH-1

SAN MH-8

SAN MH-9

SAN MH-12

SAN MH-11

SAN MH-10

SAN MH-27

SAN MH-7

SAN MH-26

SAN MH-6

TRACT 'I' AMENITY / PARK 2.12 AC

TRACT 'H' 20' PRIVATE ALLEY 0.33 AC

TRACT 'FF' OPEN SPACE 0.32 AC

TRACT 'GG' OPEN SPACE 0.28 AC

TRACT 'R' STORMWATER POND 2 14.83 AC

TRACT 'U' AMENITY/PARK 1.01 AC

TRACT 'SS' TRAFFIC CIRCLE 0.00 AC

TRACT 'TT' TRAFFIC CIRCLE 0.00 AC

STREET 'G'

STREET 'D'

STREET 'B'

ALLEY 'D'

TENNIS

5' DRAINAGE EASEMENT (TYP.)

SINGLE SANITARY SEWER LATERAL (TYP.)

SINGLE RECLAIMED WATER SERVICE (TYP.)

SINGLE POTABLE WATER SERVICE (TYP.)

10' UTILITY EASEMENT (TYP.)

PROPOSED FORCE MAIN

PROPOSED POTABLE WATER MAIN

PROPOSED RECLAIMED WATER MAIN

M.E.S. - 1

M.E.S. - 2

B.U. - 1

FOUND 5" IRON PIPE (NO I.D.)

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

KEY MAP

C4.1 C4.2 C4.3 C4.4 C4.5 C4.6 C4.7 C4.8

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 07/09/25 | CITY OF APOPKA COMMENTS DATED 07/09/2025 | OSS |
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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060


UTILITY & DRAINAGE PLAN – EAST
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 7/22/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C4.5

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
7/22/25
PROFESSIONAL ENGINEER


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TRACT "FF"
OPEN SPACE
0.32 AC

TRACT "GG"
OPEN SPACE
0.28 AC

PROPOSED POTABLE WATER MAIN

HYDRANT #11

HYDRANT #12

TRACT "R"
STORMWATER POND 2
14.83 AC

TRACT "U"
AMENITY/PARK
1.01 AC

STREET 'B'

TRAFFIC CIRCLE
0.00 AC

TRACT "SS"
TRAFFIC CIRCLE
0.00 AC

SAN MH-26

SAN MH-6

SINGLE RECLAIMED WATER SERVICE (TYP.)

SINGLE SANITARY SEWER LATERAL (TYP.)

5' DRAINAGE EASEMENT (TYP.)

PROPOSED POTABLE WATER MAIN

SAN MH-25

SAN MH-5

TRACT "EE"
OPEN SPACE
0.17 AC

SHEET C4.7

SHEET C4.6

HYDRANT #14

STREET 'A'

SAN MH-24

SINGLE RECLAIMED WATER SERVICE (TYP.)

SINGLE POTABLE WATER SERVICE (TYP.)

PROPOSED RECLAIMED WATER MAIN

SAN MH-4

PROPOSED FORCE MAIN

TRACT "D"
15' CHANDLER ROAD ACCESS
0.05 AC

SAN MH-2

SAN MH-3

SAN MH-1

SAN MH-55

LIFT STATION

TRACT "WW"
LIFT STATION
0.05 AC

PROPOSED POTABLE WATER MAIN

SAN MH-56

TRACT "C"
OPEN SPACE
0.26 AC

TRACT "L"
15' LANDSCAPE BUFFER
0.90 AC

ORCHID ESTATES
PLAT BOOK 93, PAGES 44-48

WHITE DAHLIA DRIVE

SHEET C4.5

SHEET C4.6

SHEET C4.6

SHEET C4.8

N
W E
S

GRAPHIC SCALE
50 0 25 50 100
( IN FEET )
1 inch = 50 ft.

C4.3 C4.2 C4.1 C4.5 C4 C4.6 C4.8

KEY MAP

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
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UTILITY & DRAINAGE PLAN – SOUTHEAST
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 7/22/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C4.6

OVIDIO SALVADOR SANCHEZ
LICENSED
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
7/22/25

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**SHEET 33 OF 70**
**NOT FOR CONSTRUCTION**

SHEET C4.4

SHEET C4.7

TRACT 'B'
R.O.W. DEDICATION
OR CHANDLER ROAD
2.00 AC

CHANDLER ROAD

OAK RIDGE SUBDIVISION – PHASE 1
PLAT BOOK 68, PAGES 105-107

BERRY OAK DRIVE

STREET 'A'

STREET 'B'

STREET 'C'

STREET 'D'

TRACT 'XX'
LANDSCAPED MEDIAN
0.04 AC

TRACT 'J'
10' LANDSCAPE BUFFER
0.20 AC

TRACT 'AA'
OPEN SPACE
0.07 AC

TRACT 'CC'
OPEN SPACE
0.28 AC

TRACT 'DD'
OPEN SPACE
0.27 AC

TRACT 'EE'
OPEN SPACE
0.17 AC

TRACT 'FF'
OPEN SPACE
0.32 AC

TRACT 'GG'
OPEN SPACE
0.28 AC

TRACT 'SS'
TRAFFIC CIRCLE
0.00 AC

TRACT 'TC'
TRAFFIC CIRCLE
0.00 AC

TRACT 'D'
115' CHANDLER
0.05 AC

HYDRANT #9

HYDRANT #10

HYDRANT #11

HYDRANT #12

HYDRANT #13

HYDRANT #14

SAN MH-50
SAN MH-36
SAN MH-37
SAN MH-26
SAN MH-48
SAN MH-47
SAN MH-49
SAN MH-35
SAN MH-34
SAN MH-24
SAN MH-25
SAN MH-4
SAN MH-5
SAN MH-3
SAN MH-2
SAN MH-1
SAN MH-55

PROPOSED POTABLE WATER MAIN

PROPOSED RECLAIMED WATER MAIN

PROPOSED FORCE MAIN

SINGLE RECLAIMED WATER SERVICE (TYP.)

SINGLE POTABLE WATER SERVICE (TYP.)

SINGLE SANITARY LATERAL (TYP.)

SINGLE SANITARY SEWER LATERAL (TYP.)

5' DRAINAGE EASEMENT (TYP.)

10' UTILITY EASEMENT (TYP.)

SHEET C4.7

SHEET C4.6

SHEET C4.7

SHEET C4.8

SHEET 34 OF 70

NOT FOR CONSTRUCTION

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

KEY MAP

C4.1 C4.2 C4.3 C4.4 C4.5 C4.6 C4.7 C4.8

| REV. | DATE | DESCRIPTION | BY |
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UTILITY & DRAINAGE PLAN – SOUTHWEST
MAJOR DEVELOPMENT PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 7/22/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C4.7

OVIDIO SALVADOR SANCHEZ
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No. 86492
STATE OF FLORIDA
7/22/25
PROFESSIONAL ENGINEER

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HYDRANT #13
HYDRANT #14
STREET 'A'
STREET 'B'
STREET 'C'
A-10
A-11
A-12
A-13
A-14
A-15
A-16
A-17
A-18
A-19
C-1
C-2
E-1
E-2
F-18
F-20
F-23
SAN MH-1
SAN MH-2
SAN MH-3
SAN MH-4
SAN MH-24
SAN MH-34
SAN MH-55
SAN MH-56
SINGLE RECLAIMED WATER SERVICE (TYP.)
SINGLE POTABLE WATER SERVICE (TYP.)
PROPOSED RECLAIMED WATER MAIN
PROPOSED FORCE MAIN
PROPOSED POTABLE WATER MAIN
5' DRAINAGE EASEMENT (TYP.)
10' UTILITY EASEMENT (TYP.)
SINGLE SANITARY SEWER LATERAL (TYP.)
LIFT STATION
M.E.S. - 3
64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82
TRACT 'AA' OPEN SPACE 0.07 AC
TRACT 'C' PUBLIC RIGHT-OF-WAY 18.60 AC
TRACT 'K' 15' LANDSCAPE BUFFER 0.89 AC
TRACT 'S' STORMWATER POND 1 7.96 AC
TRACT 'WW' LIFT STATION 0.05 AC
TRACT 'D' 15' CHANDLER ROAD ACCESS 0.05 AC
TRACT 'B' 0.26 AC
SHEET C4.7
SHEET C4.8
SHEET C4.6
SHEET C4.8
WHITE DAHLIA DRIVE
TIGRIS DRIVE
GRAVEL DRIVE
WIRE FENCE
MASONRY COLUMN AND WALL
ORCHID ESTATES PLAT BOOK 93, PAGES 44-48
FOUND NAIL & DISK (LB 4714)
FOUND 4"x4" CONC. MON. (LB 2158)

N
W E
S

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

C4.1 C4.2 C4.3 C4.4 C4.5 C4.6 C4.8

KEY MAP

SAN MH-1
LIFT STATION

LIFT STATION DETAIL
SCALE: 1" = 20'

**SHEET 35 OF 70**
**NOT FOR CONSTRUCTION**

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| 1 | 07/09/25 | CITY OF APOPKA COMMENTS DATED 07/09/2025 | OSS |
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UTILITY & DRAINAGE PLAN – SOUTH
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 7/22/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C4.8

OVIDIO SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER 7/22/25

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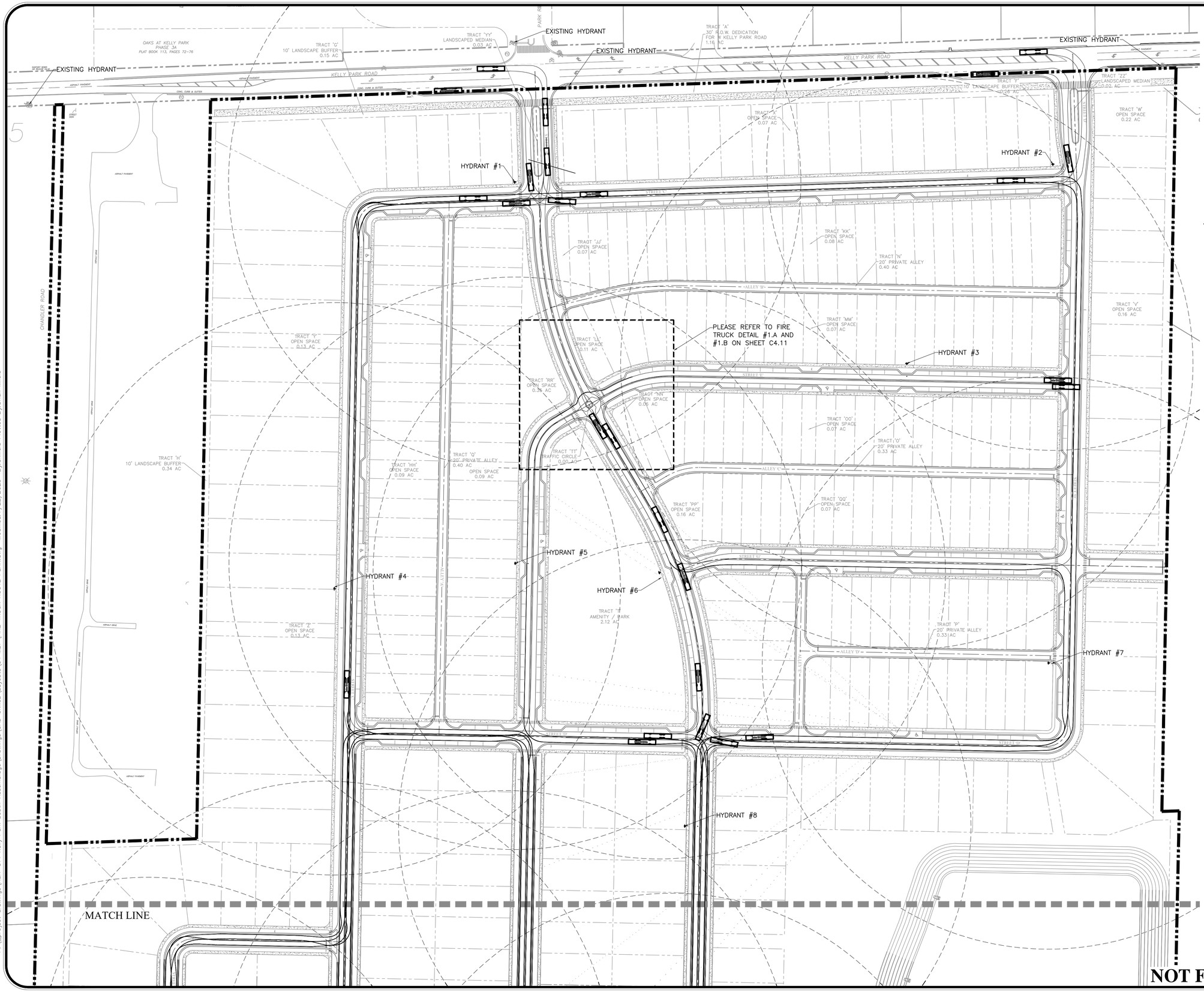


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N
NE
E
SE
S
SW
W
NW

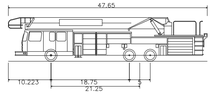
GRAPHIC SCALE

75 0 37.5 75 150

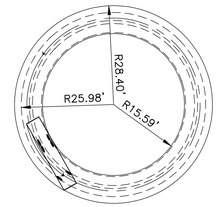
( IN FEET )
1 inch = 75 ft.

LEGEND

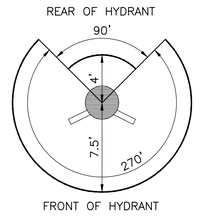
FIRE HYDRANT 500' RADIUS




| | |
|---|---|
| Rosenbauer 100 ft MM Cobra | |
| Overall Length | 47.650ft |
| Overall Width | 8.160ft |
| Overall Body Height | 10.460ft |
| Min Body Ground Clearance | 0.990ft |
| Track Width | 8.160ft |
| Lock-to-lock time | 6.00s |
| Max Wheel Angle | 46.00° |




TURNING RADIUS SKETCH




FIRE HYDRANT CLEARANCE DETAIL

FIRE ACCESS NOTES:

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

**SHEET 36 OF 70**

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FIRE TRUCK ROUTE PLAN - NORTH
MAJOR DEVELOPMENT PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

| | | | |
|---|---|---|---|
| DRAWN: B. KILLELA | DESIGNED: O. SANCHEZ | CHECKED: L. CLASSON | DATE: 7/22/2025 |
| SCALE: 1" = 75' | PROJECT: ASH-014 | SHEET: C4.9 | |

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7/22/25
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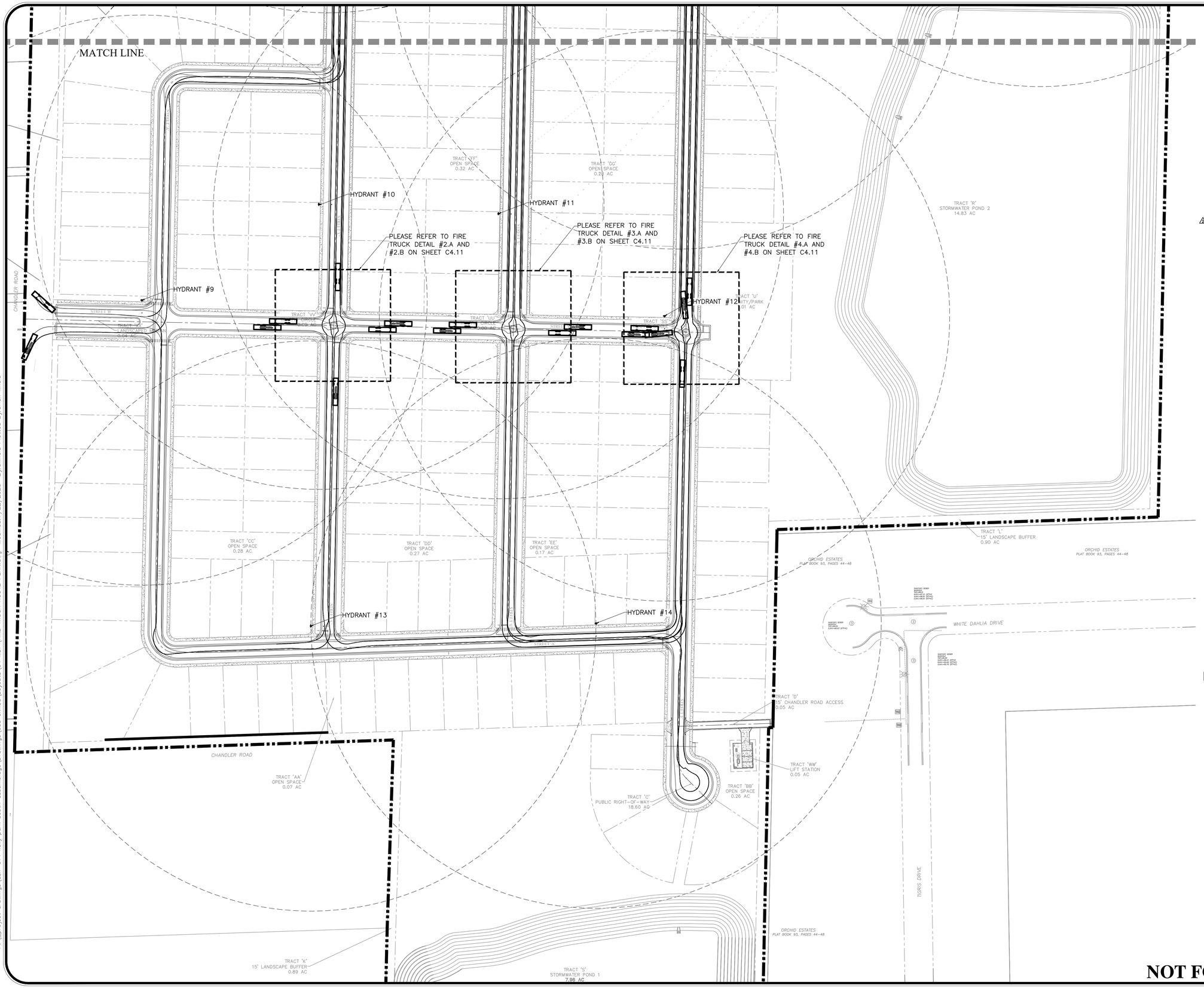



N

W E

S

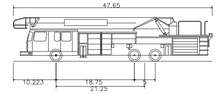
GRAPHIC SCALE

75 0 37.5 75 150

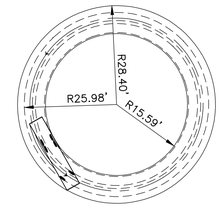
( IN FEET )
1 inch = 75 ft.

LEGEND

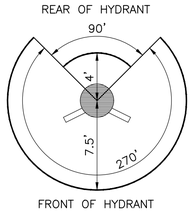
FIRE HYDRANT 500' RADIUS




| Rosenbauer 100 ft MM Cobra | |
|---|---|
| Overall Length | 47.650ft |
| Overall Width | 8.160ft |
| Overall Body Height | 10.460ft |
| Min Body Ground Clearance | 0.390ft |
| Track Width | 8.160ft |
| Lock-to-lock time | 6.00s |
| Max Wheel Angle | 46.00° |




## TURNING RADIUS SKETCH




## FIRE HYDRANT CLEARANCE DETAIL

FIRE ACCESS NOTES:

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

**SHEET 37 OF 70**

**NOT FOR CONSTRUCTION**

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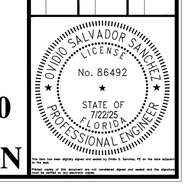
FIRE TRUCK ROUTE PLAN – SOUTH
MAJOR DEVELOPMENT PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

| DRAWN: | DESIGNED: | CHECKED: | DATE: |
|---|---|---|---|
| B. KILLELA | O. SANCHEZ | L. CLASSON | 7/22/2025 |

| SCALE | PROJECT | SHEET |
|---|---|---|
| 1" = 75' | ASH-014 | C4.10 |

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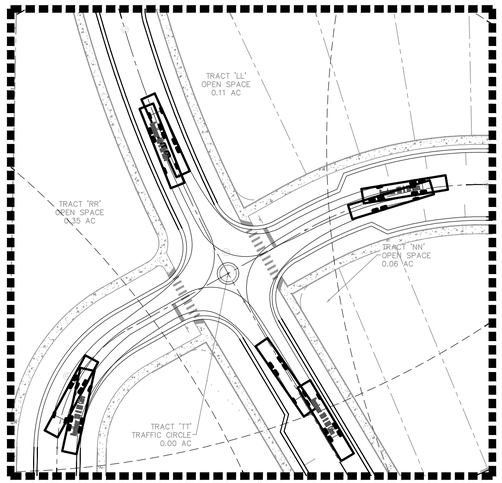
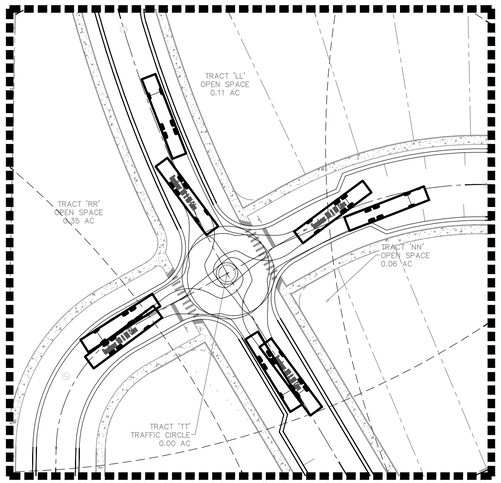
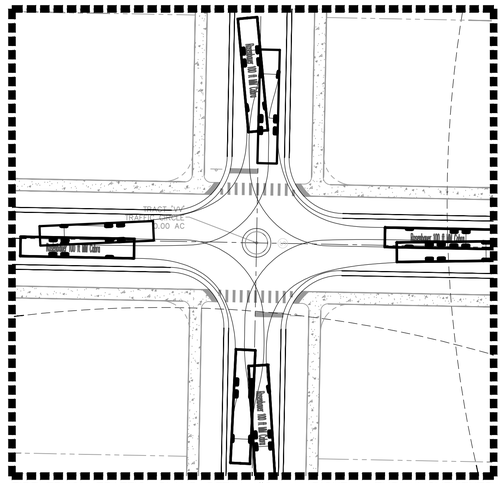


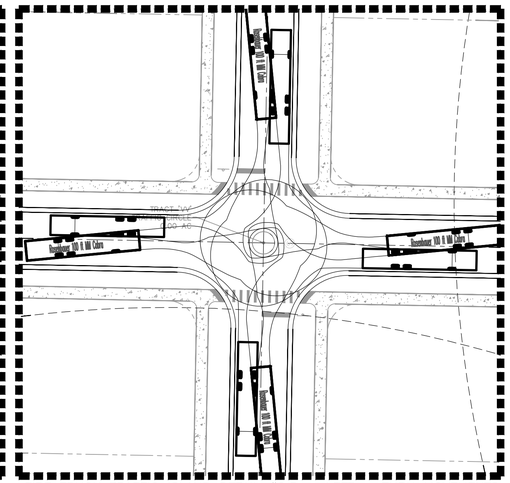

FIRE TRUCK TRAFFIC ISLAND DETAIL #1.A – RIGHT – TURN MOVEMENTS



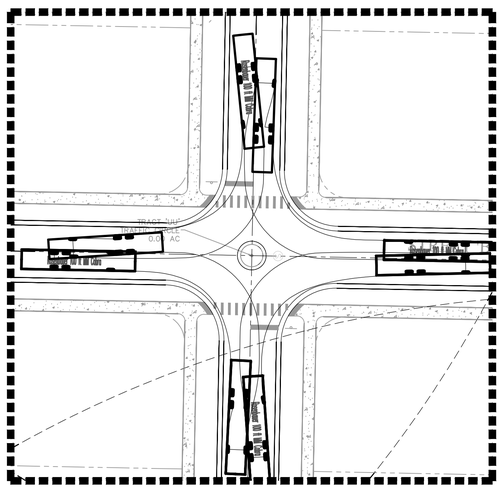

FIRE TRUCK TRAFFIC ISLAND DETAIL #1.B – LEFT – TURN MOVEMENTS



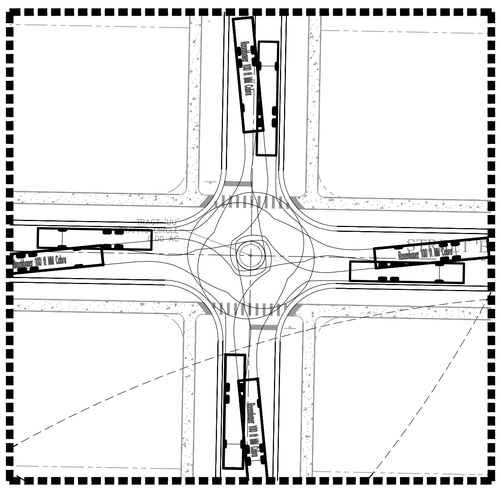
FIRE TRUCK TRAFFIC ISLAND DETAIL #2.A – RIGHT – TURN MOVEMENTS



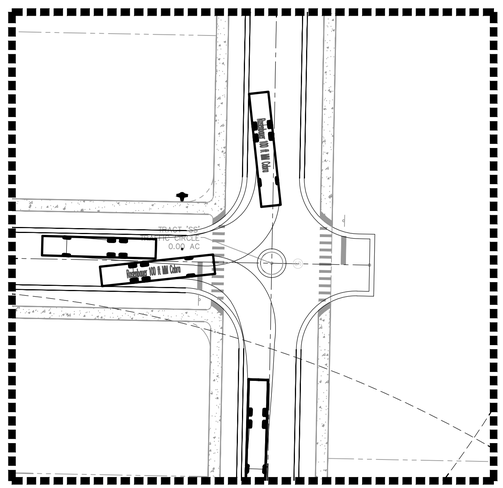
FIRE TRUCK TRAFFIC ISLAND DETAIL #2.B – LEFT – TURN MOVEMENTS



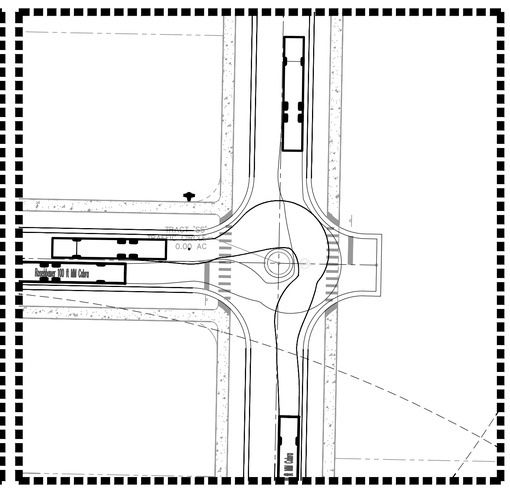
FIRE TRUCK TRAFFIC ISLAND DETAIL #3.A – RIGHT – TURN MOVEMENTS



FIRE TRUCK TRAFFIC ISLAND DETAIL #3.B – LEFT – TURN MOVEMENTS



FIRE TRUCK TRAFFIC ISLAND DETAIL #4.A – RIGHT – TURN MOVEMENTS



FIRE TRUCK TRAFFIC ISLAND DETAIL #14.B – LEFT – TURN MOVEMENTS

**SHEET 38 OF 70**

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1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 7 | 07/09/25 | CITY OF APOPKA COMMENTS DATED 07/09/2025 | OSS |
| 6 | 06/24/25 | CITY OF APOPKA COMMENTS DATED 06/23/2025 | OSS |
| 5 | 04/21/25 | CITY OF APOPKA COMMENTS DATED 04/07/2025 | OSS |

FIRE TRUCK ROUTE DETAILS
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 7/22/2025

SCALE: VARIES
PROJECT: ASH-014
SHEET: C4.11

OSVALDO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
7/22/25
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Osvaldo Salvador Sanchez, PE on the date adjacent to the seal.
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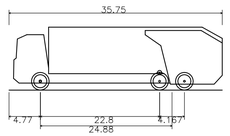
P:_project drawings\ash-014 kelly park south assemblage\Drawings\cad civil3d\Layouts\04 MDP\FIRE TRUCK ROUTE PLAN.dwg Modified: 7/22/2025 By:bkillela Plotted By:brian killela




City of Apopka Garbage Truck

| | |
|---|---|
| Overall Length | 35.75 ft |
| Overall Body Height | 11.88 ft |
| Min Body Ground Clearance | 1.00 ft |
| Curb to Curb Turning Radius | 45.90 ft |

TRACT 'YY' LANDSCAPED MEDIAN 0.03 AC

TRACT 'A' 30' R.O.W. DEDICATION FOR W KELLY PARK ROAD 1.16 AC

TRACT 'F' 110' LANDSCAPE BUFFER 0.26 AC

TRACT 'ZZ' LANDSCAPE 0.02 AC

TRACT 'X' OPEN SPACE 0.07 AC

STREET 'C'

STREET 'D'

STREET 'E'

STREET 'F'

ALLEY 'H'

TRACT 'JJ' OPEN SPACE 0.07 AC

TRACT 'KK' OPEN SPACE 0.08 AC

TRACT 'N' 20' PRIVATE ALLEY 0.40 AC

TRACT 'LL' OPEN SPACE 0.11 AC

TRACT 'MM' OPEN SPACE 0.17 AC

TRACT 'V' OPEN SPACE 0.16 AC

TRACT 'M' 15' LANDSCAPE BUFFER 0.31 AC

TRACT 'Y' OPEN SPACE 0.13 AC

TRACT 'RR' OPEN SPACE 0.35 AC

TRACT 'NN' OPEN SPACE 0.08 AC

TRACT 'OO' OPEN SPACE 0.07 AC

TRACT 'O' 20' PRIVATE ALLEY 0.33 AC

TRACT 'H' LANDSCAPE BUFFER 0.34 AC

TRACT 'Q' 20' PRIVATE ALLEY 0.40 AC

TRACT 'HH' OPEN SPACE 0.09 AC

TRACT 'II' OPEN SPACE 0.09 AC

TRACT 'TT' TRAFFIC CIRCLE 0.00 AC

TRACT 'PP' OPEN SPACE 0.16 AC

TRACT 'QQ' OPEN SPACE 0.07 AC

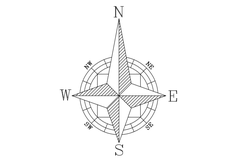
TRACT 'P' 20' PRIVATE ALLEY 0.33 AC

TRACT 'Z' OPEN SPACE 0.13 AC

TRACT 'T' AMENITY / PARK 2.12 AC

CLEVELAND STREET

CLEVELAND STREET




GRAPHIC SCALE

60 0 30 60 120

( IN FEET )
1 inch = 60 ft.

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 07/09/25 | CITY OF APOPKA COMMENTS DATED 07/09/2025 | OSS |
| 2 | 06/24/25 | CITY OF APOPKA COMMENTS DATED 06/23/2025 | OSS |
| 3 | 04/21/25 | CITY OF APOPKA COMMENTS DATED 04/07/2025 | OSS |

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

# GARBAGE TRUCK ROUTE PLAN
## MAJOR DEVELOPMENT PLAN
## SPRINGHAVEN (FKA CHANDLER HILLS)
## CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 7/22/2025

SCALE: 1" = 60'
PROJECT: ASH-014
SHEET: C4.12

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
7/22/25
PROFESSIONAL ENGINEER

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**SHEET 39 OF 70**

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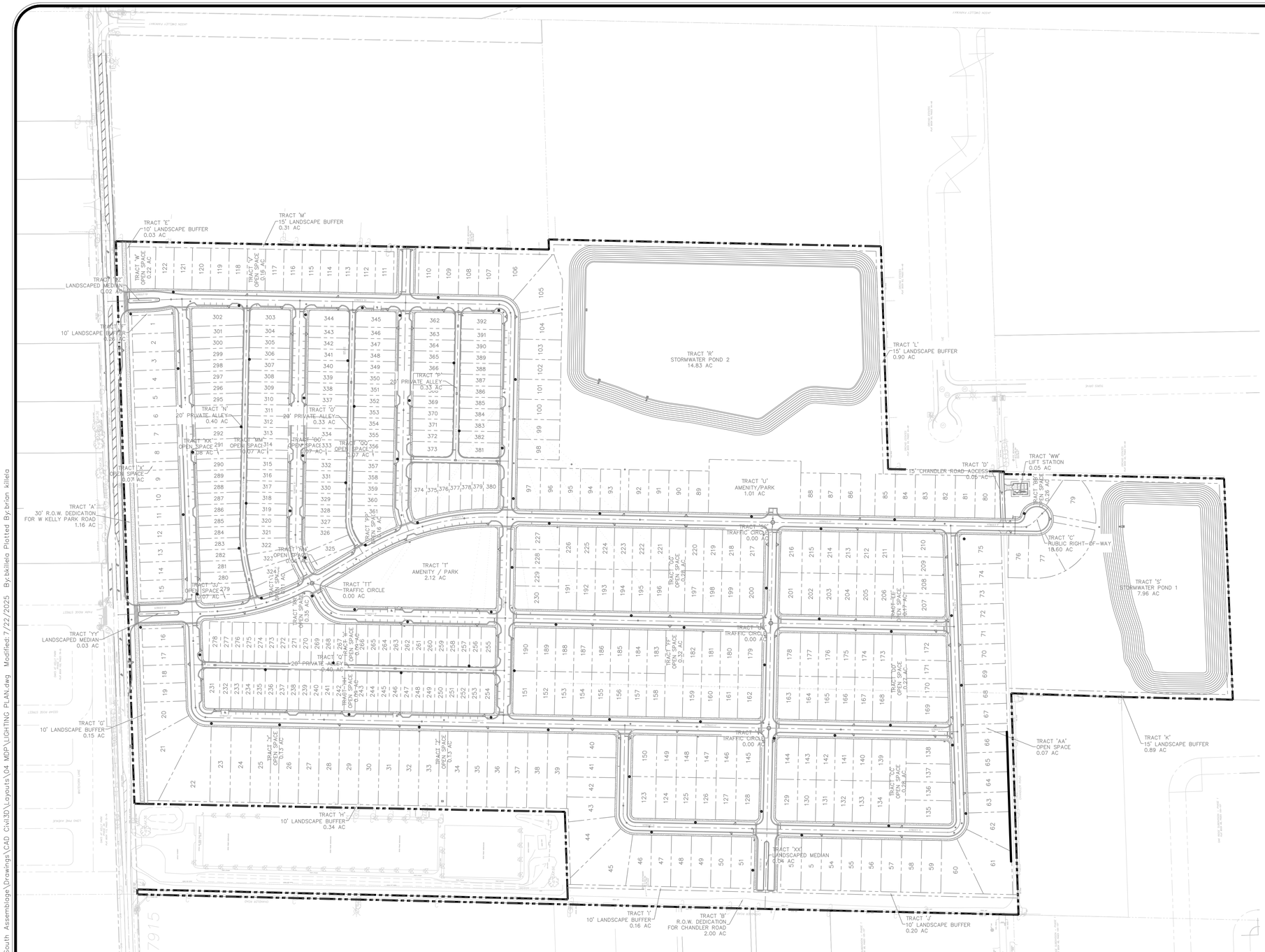
P:_project drawings\ash-014 kelly park south assemblage\Drawings\cad civil3d\Layouts\04 MDP\GARBAGE TRUCK ROUTE PLAN.dwg Modified:7/22/2025 Bybkillela Plotted Bybrian killela


TRACT 'E'
10' LANDSCAPE BUFFER
0.03 AC
TRACT 'M'
15' LANDSCAPE BUFFER
0.31 AC
TRACT 'W'
OPEN SPACE
0.22 AC
TRACT 'V'
OPEN SPACE
0.07 AC
TRACT 'Z'
LANDSCAPED MEDIAN
0.02 AC
TRACT 'F'
10' LANDSCAPE BUFFER
0.03 AC
TRACT 'R'
STORMWATER POND 2
14.83 AC
TRACT 'L'
15' LANDSCAPE BUFFER
0.90 AC
TRACT 'P'
20' PRIVATE ALLEY
0.33 AC
TRACT 'N'
20' PRIVATE ALLEY
0.40 AC
TRACT 'O'
20' PRIVATE ALLEY
0.33 AC
TRACT 'XX'
OPEN SPACE
0.05 AC
TRACT 'WW'
LIFT STATION
0.05 AC
TRACT 'D'
15' CHANDLER ROAD ACCESS
0.05 AC
TRACT 'U'
AMENITY/PARK
1.01 AC
TRACT 'A'
30' R.O.W. DEDICATION
FOR W KELLY PARK ROAD
1.16 AC
TRACT 'X'
OPEN SPACE
0.07 AC
TRACT 'YY'
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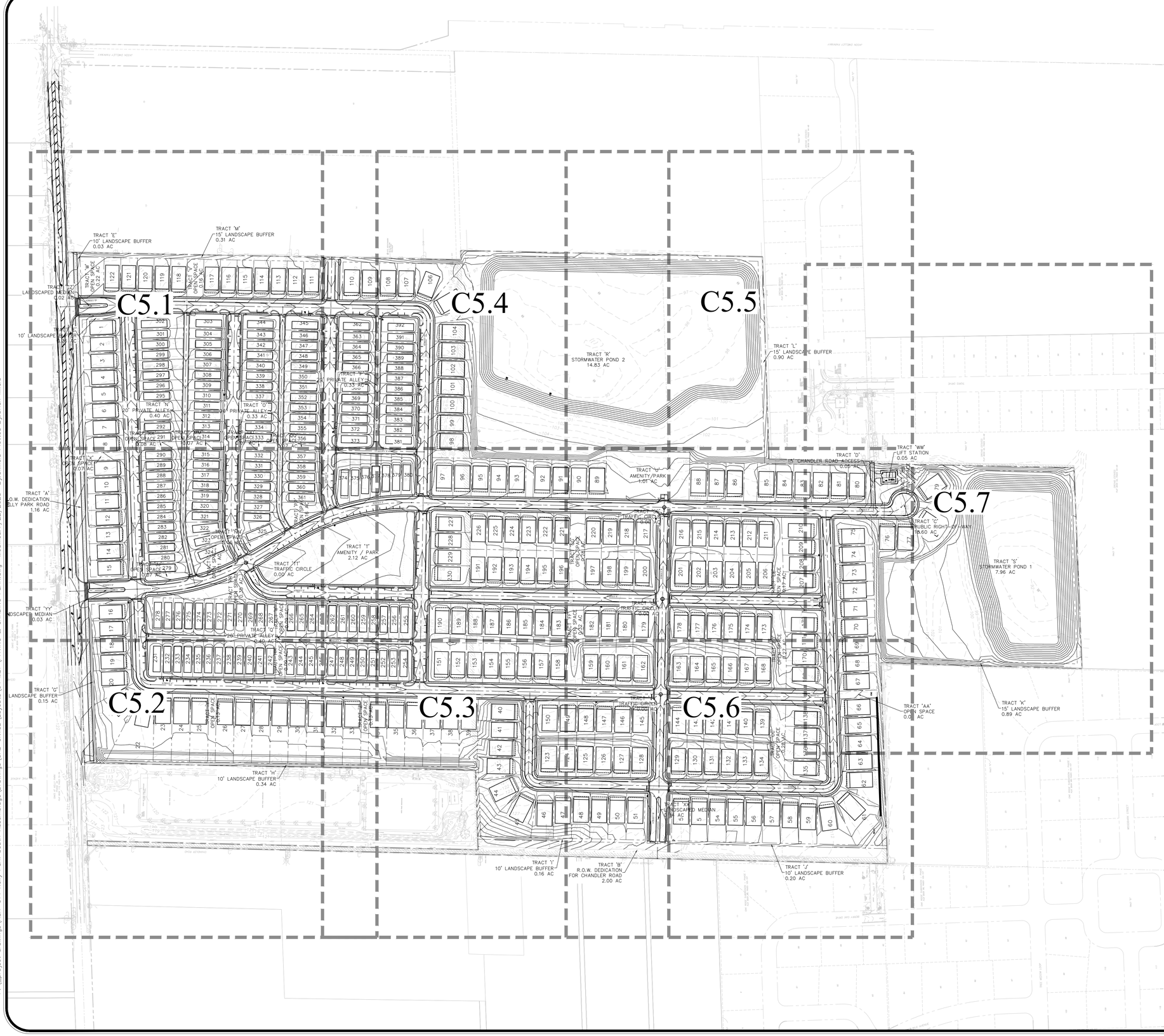
C5.1
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TRACT 'A' R.O.W. DEDICATION KELLY PARK ROAD 1.16 AC
TRACT 'E' 10' LANDSCAPE BUFFER 0.03 AC
TRACT 'M' 15' LANDSCAPE BUFFER 0.31 AC
TRACT 'W' OPEN SPACE 0.07 AC
TRACT 'X' OPEN SPACE 0.07 AC
TRACT 'VV' LANDSCAPED MEDIAN 0.03 AC
TRACT 'G' LANDSCAPE BUFFER 0.15 AC
TRACT 'N' 0.40 AC
TRACT 'O' 0.33 AC
TRACT 'P' 0.33 AC
TRACT 'Q' 0.33 AC
TRACT 'R' STORMWATER POND 2 14.83 AC
TRACT 'L' 15' LANDSCAPE BUFFER 0.90 AC
TRACT 'U' AMENITY / PARK 1.07 AC
TRACT 'T' AMENITY / PARK 2.12 AC
TRACT 'WW' LIFT STATION 0.05 AC
TRACT 'D' 15' CHANDLER ROAD ACCESS 0.05 AC
TRACT 'C' PUBLIC RIGHT-OF-WAY 18.60 AC
TRACT 'S' STORMWATER POND 1 7.96 AC
TRACT 'K' 15' LANDSCAPE BUFFER 0.89 AC
TRACT 'AA' OPEN SPACE 0.0 AC
TRACT 'YY' TRAFFIC CIRCLE 0.00 AC
TRACT 'ZZ' TRAFFIC CIRCLE 0.00 AC
TRACT 'H' 10' LANDSCAPE BUFFER 0.34 AC
TRACT 'I' 10' LANDSCAPE BUFFER 0.16 AC
TRACT 'B' R.O.W. DEDICATION FOR CHANDLER ROAD 2.00 AC
TRACT 'J' 10' LANDSCAPE BUFFER 0.20 AC
TRACT 'V' LANDSCAPED MEDIAN 0.01 AC
TRACT 'Y' OPEN SPACE 0.07 AC
TRACT 'Z' OPEN SPACE 0.07 AC
TRACT 'AB' OPEN SPACE 0.07 AC
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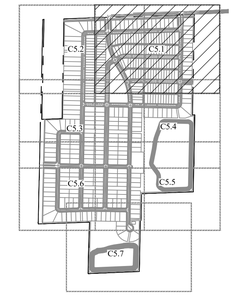
GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.




KEY MAP

SHEET C5.1

SHEET C5.4

**SHEET 42 OF 70**

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|---|---|---|---|
| 1 | 07/09/25 | CITY OF APOPKA COMMENTS DATED 07/09/2025 | OSS |
| 2 | 06/24/25 | CITY OF APOPKA COMMENTS DATED 06/23/2025 | OSS |
| 3 | 04/21/25 | CITY OF APOPKA COMMENTS DATED 04/07/2025 | OSS |


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MAITLAND, FLORIDA 32751
(407) 658-2228

BOARD OF PROFESSIONAL
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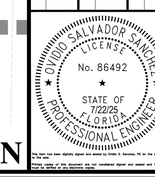
NO. 39060


PAVING & GRADING PLAN –
NORTHEAST
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 7/22/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C5.1

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GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

KEY MAP

SHEET C5.2

SHEET C5.3

SHEET C5.2

SHEET C5.1

SHEET 43 OF 70

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| 6 | 06/24/25 | CITY OF APOPKA COMMENTS DATED 06/23/2025 | OSS |
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(407) 558-2228

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060


PAVING & GRADING PLAN – NORTHWEST MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 7/22/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C5.2

OVIDIO SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER
7/22/25

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GRAPHIC SCALE

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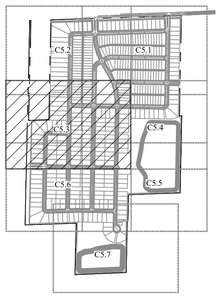
( IN FEET )
1 inch = 50 ft.




KEY MAP

SHEET C5.3

SHEET C5.6

SHEET C5.3

SHEET C5.4

TRACT 'B'
R.O.W. DEDICATION
CHANDLER ROAD
2.00 AC

TRACT 'I'
10' LANDSCAPE BUFFER
0.16 AC

TRACT 'Z'
OPEN SPACE
0.13 AC

TRACT 'FF'
OPEN SPACE
0.32 AC

TRACT 'GG'
OPEN SPACE
0.28 AC

TRACT 'T'
AMENITY / PARK
2.12 AC

TRACT 'U'
AMENITY/PARK
1.01 AC

TRACT 'XX'
LANDSCAPED MEDIAN
0.04 AC

TRACT
TRAFFIC CIRCLE
0.04 AC

TRACT 'U'
TRAFFIC CIRCLE
0.00 AC

STREET 'B'
STREET 'C'
STREET 'D'
STREET 'F'
STREET 'G'
ALLEY 'A'

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 07/09/25 | CITY OF APOPKA COMMENTS DATED 07/09/2025 | OSS |
| 2 | 06/24/25 | CITY OF APOPKA COMMENTS DATED 06/23/2025 | OSS |
| 3 | 04/21/25 | CITY OF APOPKA COMMENTS DATED 04/07/2025 | OSS |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(407) 558-2228

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NO. 39060


PAVING & GRADING PLAN – WEST
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 7/22/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C5.3

DIVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
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**SHEET 44 OF 70**

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SHEET C5.3

SHEET C5.4

STREET 'G'

STREET 'D'

STREET 'F'

ALLEY 'A'

ALLEY 'E'

ALLEY

TRACT 'T'
AMENITY / PARK
2.12 AC

TRACT 'FF'
OPEN SPACE
0.32 AC

TRACT 'GG'
OPEN SPACE
0.33 AC

TRACT 'U'
AMENITY/PARK
1.01 AC

TRACT 'R'
STORMWATER POND 2
14.83 AC

TRACT 'V'
TRAFFIC CIRCLE
0.00 AC

TRACT 'W'
TRAFFIC CIRCLE
0.00 AC

STREET 'B'

TRACT 'A'
20' PRIVATE ALLEY
0.32 AC

SHEET C5.1

SHEET C5.4

SHEET C5.4

SHEET C5.6

SITE BENCHMARK
SET 5" IRON ROD
W/ CAP "PRM"
ELEV.=98.26

GRAPHIC SCALE
50 0 25 50 100
( IN FEET )
1 inch = 50 ft.

KEY MAP

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 07/09/25 | CITY OF APOPKA COMMENTS DATED 07/09/2025 | OSS |
| 2 | 06/24/25 | CITY OF APOPKA COMMENTS DATED 06/23/2025 | OSS |
| 3 | 04/21/25 | CITY OF APOPKA COMMENTS DATED 04/07/2025 | OSS |

1828 ENGINEERING

2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PAVING & GRADING PLAN – EAST
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 7/22/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C5.4

DIVINO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
7/22/25
PROFESSIONAL ENGINEER

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SHEET 45 OF 70
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SHEET C5.4
SHEET C5.5
SHEET C5.6
SHEET C5.5
SHEET C5.5
SHEET C5.7

TRACT 'EE' OPEN SPACE 0.17 AC

TRACT 'FF' OPEN SPACE 0.32 AC

TRACT 'GG' OPEN SPACE 0.32 AC

TRACT 'R' STORMWATER POND 2 14.83 AC

TRACT 'U' AMENITY/PARK 1.01 AC

TRACT 'L' 15' LANDSCAPE BUFFER 0.90 AC

TRACT 'D' 15' CHANDLER ROAD ACCESS 0.05 AC

TRACT 'WW' LIFT STATION 0.05 AC

TRACT 'BB' OPEN SPACE 0.26 AC

TRACT 'U' TRAFFIC CIRCLE 0.00 AC

TRACT 'SS' TRAFFIC CIRCLE 0.00 AC

STREET 'A'

STREET 'B'

STREET 'F'

ORCHID ESTATES PLAT BOOK 93, PAGES 44-48

WHITE DAHLIA DRIVE

SITE BENCHMARK
SET 5" IRON ROD
LB 866 TOP

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

KEY MAP

C5.1 C5.2 C5.3 C5.4 C5.5 C5.6 C5.7

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 6 | 07/09/25 | CITY OF APOPKA COMMENTS DATED 07/09/2025 | OSS |
| 5 | 06/24/25 | CITY OF APOPKA COMMENTS DATED 06/23/2025 | OSS |
| 4 | 04/21/25 | CITY OF APOPKA COMMENTS DATED 04/07/2025 | OSS |

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MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERS REGISTRY NO. 39060

PAVING & GRADING PLAN – SOUTHEAST MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 7/22/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C5.5

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
7/22/25

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**SHEET 46 OF 70**
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SHEET C5.3

SHEET C5.6

SHEET C5.6

SHEET C5.5

SHEET C5.6

SHEET C5.7

TRACT 'B'
R.O.W. DEDICATION
OR CHANDLER ROAD
2.00 AC

TRACT 'XX'
LANDSCAPED MEDIAN
0.04 AC

TRACT 'FF'
OPEN SPACE
0.32 AC

TRACT 'GG'
OPEN SPACE
0.23 AC

TRACT 'U'
TRAFFIC CIRCLE
0.00 AC

TRACT 'SS'
TRAFFIC CIRCLE
0.00 AC

TRACT 'TT'
TRAFFIC CIRCLE
0.14 AC

TRACT 'VV'
OPEN SPACE
0.11 AC

TRACT 'WW'
OPEN SPACE
0.28 AC

TRACT 'DD'
OPEN SPACE
0.27 AC

TRACT 'EE'
OPEN SPACE
0.17 AC

TRACT 'J'
10' LANDSCAPE BUFFER
0.20 AC

TRACT 'D'
15' CHANDLER
0.05 AC

TRACT 'AA'
OPEN SPACE
0.07 AC

STREET 'A'

STREET 'B'

STREET 'C'

STREET 'D'

STREET 'E'

STREET 'F'

CHANDLER RD.

BERRY OAK DRIVE

OAK RIDGE SUBDIVISION — PHASE 1
PLAT BOOK 68, PAGES 105-107

BEGIN
T.O.W. = 110.56
B.O.W. = 110.31

END
T.O.W. = 107.95
B.O.W. = 107.95

T.O.W. = 111.88
B.O.W. = 110.08

T.O.W. = 111.08
B.O.W. = 109.28

T.O.W. = 110.54
B.O.W. = 109.07

T.O.W. = 109.66
B.O.W. = 108.64

T.O.W. = 108.91
B.O.W. = 108.33

M.E.G.

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

KEY MAP

C5.1 C5.2 C5.3 C5.4 C5.5 C5.6 C5.7

**SHEET 47 OF 70**

**NOT FOR CONSTRUCTION**

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
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| 6 | 06/24/25 | CITY OF APOPKA COMMENTS DATED 06/23/2025 | OSS |
| 5 | 04/31/25 | CITY OF APOPKA COMMENTS DATED 04/07/2025 | OSS |


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PAVING & GRADING PLAN – SOUTHWEST
MAJOR DEVELOPMENT PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

| DRAWN: | DESIGNED: | CHECKED: | DATE: |
|---|---|---|---|
| B. KILLELA | O. SANCHEZ | L. CLASSON | 7/22/2025 |

| SCALE | PROJECT | SHEET |
|---|---|---|
| 1" = 50' | ASH-014 | C5.6 |

OSVALDO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
7/22/25
PROFESSIONAL ENGINEER

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SHEET C5.6

SHEET C5.7

SHEET C5.5
SHEET C5.7

STREET 'A'

STREET 'B'

STREET 'C'

WHITE DAHLIA DRIVE

TIGRIS DRIVE

LOT TYPE 'A' FFE=110.59
LOT TYPE 'A' FFE=109.76
LOT TYPE 'A' FFE=107.72
LOT TYPE 'A' FFE=106.89
LOT TYPE 'A' FFE=106.10
LOT TYPE 'A' FFE=105.38
LOT TYPE 'A' MOD FFE=107.13 82
LOT TYPE 'A' MOD FFE=106.73 81
LOT TYPE 'A' MOD FFE=105.98 80
LOT TYPE 'A' FFE=111.00 64
LOT TYPE 'A' FFE=110.14 65
LOT TYPE 'A' FFE=109.27 66
LOT TYPE 'A' FFE=108.05 67
LOT TYPE 'A' MOD FFE=107.18 68
LOT TYPE 'A' MOD FFE=106.34 69
LOT TYPE 'A' MOD FFE=105.49 70
LOT TYPE 'A' MOD FFE=105.38 71
LOT TYPE 'A' MOD FFE=105.69 72
LOT TYPE 'A' MOD FFE=106.00 73
LOT TYPE 'A' MOD FFE=106.31 74
LOT TYPE 'A' MOD FFE=106.35 75
LOT TYPE 'A' MOD FFE=104.03 76
LOT TYPE 'A' MOD FFE=102.83 77
LOT TYPE 'C' MOD FFE=101.40 78
LOT TYPE 'C' MOD FFE=102.01 79

TRACT 'D'
15' CHANDLER ROAD ACCESS
0.05 AC

TRACT 'WW'
LIFT STATION
0.05 AC

TRACT 'BB'
OPEN SPACE
0.26 AC

TRACT 'C'
PUBLIC RIGHT-OF-WAY
18.60 AC

TRACT 'AA'
OPEN SPACE
0.07 AC

TRACT 'X'
15' LANDSCAPE BUFFER
0.89 AC

TRACT 'S'
STORMWATER POND 1
7.96 AC

ORCHID ESTATES
PLAT BOOK 93, PAGES 44-48

TRACT 'E'

TRACT 'K'

TRACT 'J'

TRACT 'I'

SITE BENCHMARK
SET 5" IRON ROD
ELEV=106.79

END
T.O.W. = 107.95
B.O.W. = 107.95

T.O.W. = 108.84
B.O.W. = 108.53

LP 102.84

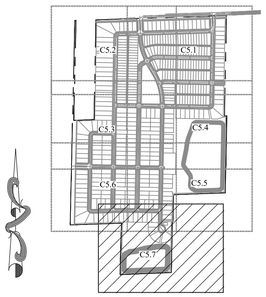
LP 98.95

N
NE
E
SE
S
SW
W
NW

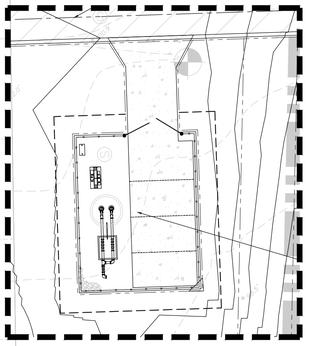
GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.




KEY MAP



LIFT STATION DETAIL
SCALE: 1" = 20'

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 07/09/25 | CITY OF APOPKA COMMENTS DATED 07/09/2025 | OSS |
| 2 | 06/24/25 | CITY OF APOPKA COMMENTS DATED 06/23/2025 | OSS |
| 3 | 04/21/25 | CITY OF APOPKA COMMENTS DATED 04/07/2025 | OSS |

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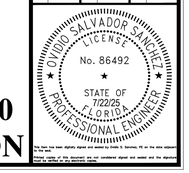
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PAVING & GRADING PLAN – SOUTH
MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 7/22/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C5.7




**SHEET 48 OF 70**
**NOT FOR CONSTRUCTION**

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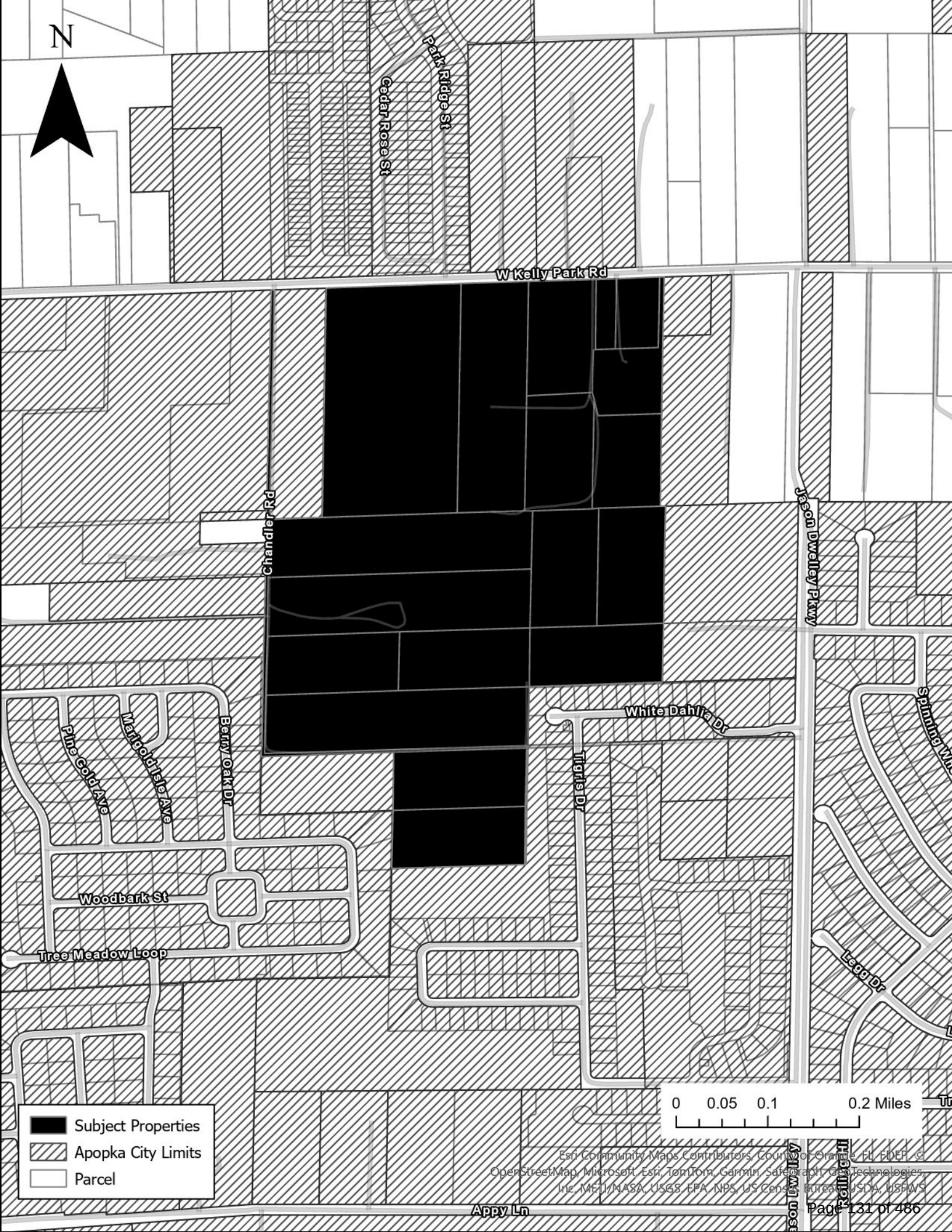
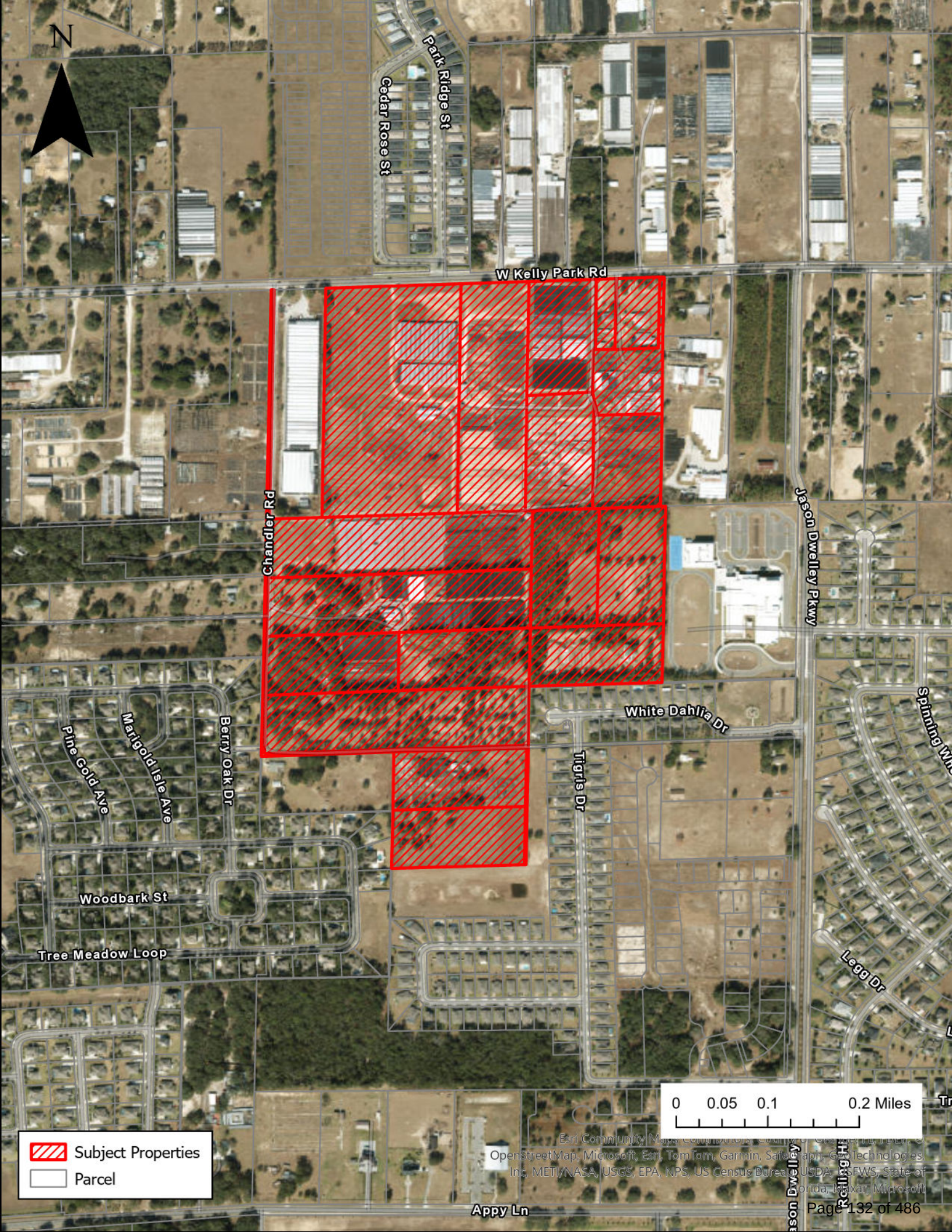
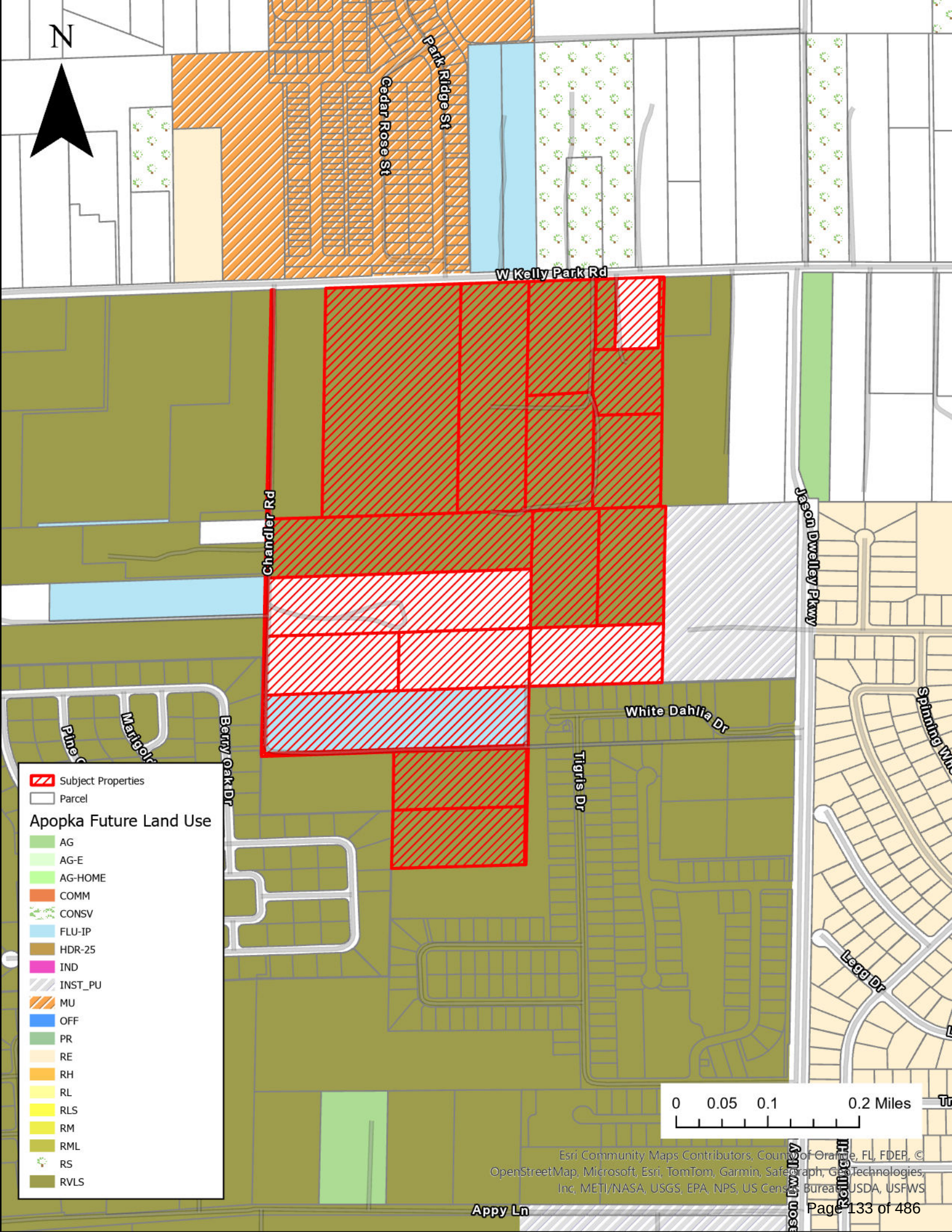

N
Cedar Rose St
Park Ridge St
W Kelly Park Rd
Chandler Rd
Jason Dwelley Pkwy
White Dahlia Dr
Tigris Dr
Berry Oak Dr
Marigold Isle Ave
Pine Cold Ave
Woodbark St
Tree Meadow Loop
Legg Dr
Appy Ln
0 0.05 0.1 0.2 Miles
Subject Properties
Apopka City Limits
Parcel
Esri Community Maps Contributors, County of Orange, FL, FDEP, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies,
Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS


N
Park Ridge St
Cedar Rose St
W Kelly Park Rd
Chandler Rd
Jason Dwelley Pkwy
White Dahlia Dr
Tigris Dr
Spinning Wh
Pine Gold Ave
Marigold Isle Ave
Berry Oak Dr
Woodbark St
Tree Meadow Loop
Legg Dr
Appy Ln
0 0.05 0.1 0.2 Miles
Subject Properties
Parcel
Esri Community Maps Contributors, County of Orange, FL, HERE, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies,
Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of
Florida, Maxar, Microsoft


N
Park Ridge St
Cedar Rose St
W Kelly Park Rd
Chandler Rd
Jason Dwelley Pkwy
White Dahlia Dr
Tigris Dr
Berry Oak Dr
Legg Dr
Appy Ln
Subject Properties
Parcel
Apopka Future Land Use
AG
AG-E
AG-HOME
COMM
CONSV
FLU-IP
HDR-25
IND
INST_PU
MU
OFF
PR
RE
RH
RL
RLS
RM
RML
RS
RVLS
0 0.05 0.1 0.2 Miles
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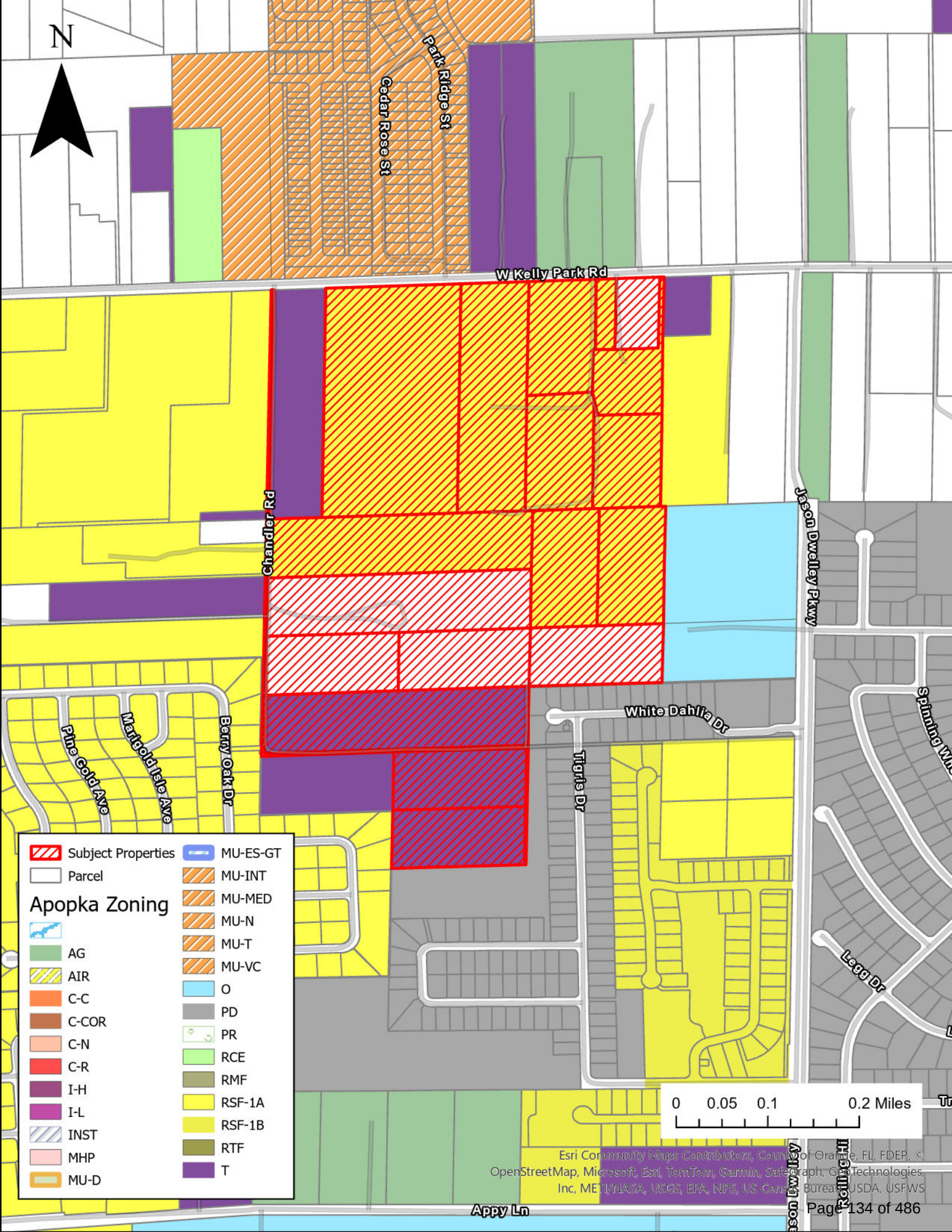
N
Park Ridge St
Cedar Rose St
W Kelly Park Rd
Chandler Rd
Jason Dwelley Pkwy
White Dahlia Dr
Tigris Dr
Legg Dr
Pine Gold Ave
Marigold Isle Ave
Berry Oak Dr
Appy Ln
Subject Properties
Parcel
Apopka Zoning
AG
AIR
C-C
C-COR
C-N
C-R
I-H
I-L
INST
MHP
MU-D
MU-ES-GT
MU-INT
MU-MED
MU-N
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PR
RCE
RMF
RSF-1A
RSF-1B
RTF
T
0 0.05 0.1 0.2 Miles
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Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

# City of Apopka
# CITY COUNCIL STAFF REPORT

**Section:** PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
**Item #:** 1.
**Meeting Date:** September 3, 2025
**Department:** Community Development

**SUBJECT:**
**Ordinance No. 3110 – Second Reading – Future Land Use Amendment – The Summit at Wolf Lake Ranch (Wolf Lake Ranch Phase III)**

**ACTION ITEM INFORMATION:**
Owner(s): Lutz David L Life Estate; Lutz Mary T Life Estate; Rem: David M Lutz; Rem: Michelle M Gregory
Applicant(s): William Maki
Parcel Identification Number(s): 19-20-28-0000-00-019
Location: North of Ponkan Road, west of Ponkan Pines Road and west of Jason Dwelley Parkway
Existing Future Land Use: Mixed-Use
Proposed Future Land Use: Residential Very Low Suburban (maximum 2 du/ac)
Existing Zoning: MU-ES-GT (Mixed-Use - East Shore - Gateway)
Existing Use(s): Single-family residence
Density: 2 dwelling units per acre
Tract Size: 21.43 +/- acre(s)

**REQUEST:**
Adopt Ordinance Number 3110.

**SUMMARY:**
Owner(s): Lutz David L Life Estate; Lutz Mary T Life Estate; Rem: David M Lutz; Rem: Michelle M Gregory
Applicant(s): William Maki
Parcel Identification Number(s): 19-20-28-0000-00-019
Location: North of Ponkan Road, west of Ponkan Pines Road and west of Jason Dwelley Parkway
Existing Future Land Use: Mixed-Use
Proposed Future Land Use: Residential Very Low Suburban (maximum 2 du/ac)
Existing Zoning: MU-ES-GT (Mixed-Use - East Shore - Gateway)
Existing Use(s): Single-family residence
Density: 2 dwelling units per acre
Tract Size: 21.43 +/- acre(s)

| Direction | Future Land Use | Zoning | Present Use |
|---|---|---|---|
| **North** | Mixed-Use | MU-ES-GT (Mixed-Use – East Shore – Gateway) | Vacant |
| **East** | Residential Very Low Suburban | RSF-1B (Residential Single-Family — Large Lot) | Wolf Lake Ranch Phase II |
| **South** | Mixed-Use | MU-ES-GT (Mixed-Use – East Shore – Gateway) | Wolf Lake Ranch Phase I Residential Subdivision |

| | | | |
|---|---|---|---|
| **West** | County Rural | County A-R (Agricultural-Residential) | Single-Family Residences |

**PROJECT SUMMARY:**

The applicant seeks to amend the Future Land Use designation of ±21.47 acres from Mixed-Use (MU)—which permits up to 15 dwelling units per acre—to Residential Very Low Suburban (RVLS), which allows up to 2 dwelling units per acre. The proposed land use change is intended to facilitate a future rezoning and residential development consistent with adjacent phases of the Wolf Lake Ranch community.

The subject site is currently undeveloped and designated Mixed-Use on the adopted Future Land Use (FLU) Map. The property is located west of the existing Wolf Lake Ranch Phases 1 and 2 and is anticipated to be developed as Phase 3 of the community. The Mixed-Use designation was originally intended to accommodate a variety of urban and suburban land use types. However, due to the Comprehensive Plan, Future Land Use Element Policy 3.5 and surrounding land use compatibility, the applicant now seeks to limit the intensity and density of future development through this FLU amendment. The proposed FLU amendment is consistent with the City's Comprehensive Plan policies related to promoting compatible development, preserving suburban residential character, and supporting low-density growth in appropriate locations.

The surrounding area is characterized by detached single-family residential homes on large lots. The proposed RVLS designation would serve as a logical extension of the Wolf Lake Ranch Phases 1 and 2 developments and provide a compatible transition to surrounding properties.The site is located within the City's utility service area. Adequate capacity for water, sewer, and stormwater management, as well as. roadway improvements will be confirmed during the site plan and development review process.

The proposed Residential Very Low Suburban (RVLS) designation more appropriately reflects the context of surrounding low-density single-family neighborhoods and the vision for the western segment of Ponkan Pines Road.

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

- **Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans**;
    - The proposed Comprehensive Plan Amendment and associated residential uses are similar and compatible with the existing surrounding residential uses. While the uses are a step up in density from the current use, they are a substantial step down in density from the existing Future Land Use designation of Mixed Use. The proposed Future Land Use designation of RSLV is consistent with the City's 2030 Comprehensive Plan and supporting documents and provides a transitional density between the existing single-family residential to the south and east and the Mixed-Use Future Land Use to the north. The proposed density of 2 du/ac is consistent with the RVLS Future Land Use Designation and Wekiva Study Area. The analysis of adjacent uses, levels of service and Comprehensive Plan policies, which is provided within this report, demonstrates how the proposed development furthers the goals, objectives, and policies of the Comprehensive Plan. The proposed development will be designed and constructed in conformance with the City's adopted Land Development Code and the Wekiva Study Area.
    - *Staff response:* Staff has no objection/comments.
- **Is in conflict with any provisions of the LDC**;
    - *Applicant's response:* The applicant is requesting to amend the existing Future Land Use (FLU) map designation from Mixed-Use (MU) to Very Low Density Suburban Residential (RVLS) and to amend the existing Zoning from Mixed-Use East Shore Gateway (MU-ES-GT) to Large Lot Residential Single Family (RSF-1B). The proposed amendments will reduce the potential residential density from the current 15 du/ac to 2 du/ac and the commercial intensity from 2.0 FAR to 0.0 FAR. This request is consistent with the Wekiva Study Area policy that does not permit density for residential development north of Ponkan Rd to be greater than 2 du/ac. The request has followed procedural requirements for processing the Comprehensive Plan Amendment and Rezoning and is consistent with the Land Development Code (LDC). There are no conflicts. A Master Development Plan and Construction Site Plan will be submitted to further demonstrate compliance with the Land Development Code (LDC).

- *Staff response:* Staff has no objection/comments.

- **Addresses a demonstrated community need**;
  - *Applicant's response:* According to the cities published statistical information, since 2014 the City of Apopka has experienced a significant increase in the number of residents that have relocated to the city. The current growth rate in the city averages 2.3% annually; the population has been projected to be approximately 60,510 residents by the end of 2024. The increase in population increases the demand for more housing opportunities to support the projected growth. The proposed development will help serve the demand while providing compatible residential uses.
  - *Staff response:* Staff has no objection/comments.
- **Is required by changed conditions;**
  - *Applicant's response:* The subject site is located north of Ponkan Rd within the Wekiva Study Area. Residential development greater than 2 du/ac is not permitted on the subject site. The existing Future Land Use and Zoning require a higher residential density (15 du/ac) and commercial uses that would not be supported by the existing Wekiva Study Area policies. As such, the modification to the future land use and zoning is required. The applicant is proposing residential development that would be limited to a maximum of 2 du/ac consistent with the Wekiva Study Area. The siting of the Northwest Regional Park Complex and Wolf Lake Ranch Elementary and Middle School to the east validate the changing character of the area from rural to residential. The plan nursery on the subject property has closed down. The requested very low residential density development is consistent with the existing Wolf Lake Ranch subdivision to the south.
  - *Staff response:* Staff has no objection/comments.
- **Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land**;
  - *Applicant's response:* The applicant is requesting to amend the existing Future Land Use (FLU) map designation from Mixed-Use (MU) to Very Low Density Suburban Residential (RVLS) and to amend the existing Zoning from Mixed-Use East Shore Gateway (MU-ES-GT) to Large Lot Residential Single Family (RSF-1B). The proposed amendments will reduce the potential residential density from the current 15 du/ac to 2 du/ac and the commercial intensity from 2.0 FAR to 0.0 FAR. This request is consistent with the Wekiva Study Area policy that does not permit density for residential development north of Ponkan Rd to be greater than 2 du/ac. The request has followed procedural requirements for processing the Comprehensive Plan Amendment and Rezoning and is consistent with the Land Development Code (LDC). The proposed residential uses and proposed density are consistent with the existing surrounding single-family residential uses. The RVLS and RSF-1B provides a transitional density between the single-family residential uses to the south and the existing mixed use to the north. This is the same Future Land Use and Zoning as the property to the east. These findings combined make the RSF-1B the appropriate zoning district for the subject property.
  - *Staff response:* Staff has no objection/comments.
- **Would result in a logical and orderly development pattern**;
  - *Applicant's response:* The Summit at Wolf Lake Ranch, with the proposed RVLS Future Land Use and RSF-1B Zoning, is consistent with the existing adjacent development. The site will be developed with similar lot sites and homes with the recently approved adjacent residential subdivisions. Access to the site will be provided along Ponkan Pines Rd, which will be further improved.. Please see Table 1.5 (a) for Adjacent Uses, and Table 1.7 (a) for Concurrency. The development pattern of the proposed subdivision demonstrates a consistent transition from defunct nurseries to high-value large-lot subdivisions. The development pattern demonstrates a pattern of consistent lot sizes as the uses transition from old nurseries to residential uses along the Ponkan Pines Road Corridor. The extension of Ponkan Pines Road to the north leaves only one vacant property between this site and the City's desired future roadway connection to the north.
  - *Staff response:* Staff has no objection/comments.
- **Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and**
  - *Applicant's response:* The preliminary site layout preserves the most significant historic trees as a central park and amenity for the residents. The subdivisions will be designed with that as a central element and focal point. The stormwater is proposed to be located in the lowest portions of the property. An Environmental Assessment will be provided with subsequent permitting, and a Sand Skink Study will be conducted starting in March 2025. The development is consistent with the

surrounding uses and is not expected to have adverse impacts to water, air, noise, stormwater, wildlife, vegetation, and the natural function of the environment. Through the Master Development Plan and Construction Site Plan processes and the associated Water Management District review, the project will demonstrate compliance with the City's Land Development Code.
    - *Staff response:* Staff has no objection/comments.
- **Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).**
    - *Applicant's response:* The project will be served by existing public facilities. The existing potable water, reclaim water, and sanitary sewer will be extended with the expansion of Ponkan Pines Rd to serve this community. Stormwater will be designed to meet the City of Apopka's and St John's River Water Management Districts requirements. An estimated level of service analysis has been provided. See Table 1.7 (a). Impact Fees will be paid at the time of home construction, consistent with the City of Apopka's Land Development Code.
    - *Staff response:* Staff has no objection/comments.

**SCHOOL CAPACITY REPORT:**

Orange County Public Schools (OCPS) has indicated all units are vested, qualifying the capacity requirement as "de minimis".

**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 Apil 21, 2025.

**PUBLIC HEARING SCHEDULE:**
June 10, 2025 (5:30 P.M.) – Planning Commission (Tabled to August 12, 2025)
August 12, 2025 (5:30 P.M.) – Planning Commission
August 20, 2025 (7:00 P.M.) – City Council, First Reading
September 3, 2025 (1:30 P.M.) – City Council, Second Reading/Adoption

**DULY ADVERTISED:**
July 11, 2025 – Apopka Chief
July 29, 2025 – Posted placard notifications; mailed notification to adjacent property owners
August 8, 2025 – Apopka Chief

**LAND USE REPORT:**

**1. Relationship of adjacent properties**

| Direction | Future Land Use | Zoning | Present Use |
|---|---|---|---|
| **North** | Mixed-Use | MU-ES-GT (Mixed-Use – East Shore – Gateway) | Vacant |
| **East** | Residential Very Low Suburban | RSF-1B (Residential Single-Family — Large Lot) | Wolf Lake Ranch Phase II |
| **South** | Mixed-Use | MU-ES-GT (Mixed-Use – East Shore – Gateway) | Single-family residences |
| **West** | County Rural | County A-R (Agricultural-Residential) | Single-family residences |

**2. Land Use Analysis**
The Summit at Wolf Lake Ranch is located north of Ponkan Road and east of Ponkan Pines Road, west of the City's Northwest Recreation Facility. Land use of the subject property is being recommended for Residential Very Low Suburban two dwelling units per acre to be consistent with the Comprehensive Plan policies and Land Development Code. The property is approximately 21.43 acres in size and subject to standards in the following areas:

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

## JPA:

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

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

- Policy 3.5. Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) will be restricted to no more than two dwelling units per acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.
- Policy 3.1.c. The primary use shall be residential dwelling units up to 2 dwelling units per acre, elementary schools; middle schools; supporting infrastructure of less than two acres, neighborhood parks. Special exception uses shall include:

A. Institutional uses of five acres or less
B. High schools
C. Supporting infrastructure and public facilities of two acres or more
D. Horticultural nurseries as a primary use; Planned Development uses may include:
    1. All primary uses
    2. All special exception uses
    3. Neighborhood commercial uses at a rate not in excess of 25 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
    4. Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods.

**Transportation Element:**

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

**Infrastructure Element:**

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

**Conservation Element**:

**A habitat study will be required as the development is over ten (10) acres.**

**Land Use Calculations:**

CURRENT: Future Land Use – Mixed-Use (2 dwelling units per acre per FLUE Policy 3.5) 2 DU/AC X 21.43 acres = 42 dwelling units
PROPOSED: Future Land Use – Residential Very Low Suburban (2 dwelling units per acre) 2 DU X 21.43 acres = 42 dwelling units

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

**FUNDING SOURCE:**
N/A

**RECOMMENDED MOTION:**

## Development Review Committee:

Recommends approval of the Future Land Use Map Amendment from Mixed-Use to Residential Very Low Suburban for The Summit at Wolf Lake Ranch.

## Planning Commission:

At its meeting on August 12, 2025, the Planning Commission found the proposed amendment consistent with the Comprehensive Plan and Land Development Code and compatible with the character of the surrounding area, and unanimously recommended approval of the change in Future Land Use designation from Mixed-Use to Residential Very Low Suburban for The Summit at Wolf Lake Ranch.

## City Council:

At its meeting on August 20, 2025, the City Council accepted the first reading of Ordinance Number 3110 and held it over for second reading and adoption.

## City Council:

Adopt Ordinance Number 3110.

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

**ATTACHMENTS:**
1. Ordinance No 3110
2. Map Series
3. The Summit - Comprehensive Plan Amendment Justification
4. The Summit - OCPS Capacity Determination
5. July 11 Advertisement Affidavit
6. August 8 Advertisement Affidavit

**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 LUTZ DAVID L LIFE ESTATE; LUTZ MARY T LIFE ESTATE; REM: DAVID M LUTZ; REM: MICHELLE M GREGORY; PONKAN PINES NURSERY INC.; 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.**

**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 June 10, 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 Mixed-Use to Residential Very Low Suburban for certain real property generally located north of Ponkan Road, west of Ponkan Pines Road and Jason Dwelley Parkway, comprising 21.43 acres more or less; as shown and further described in Exhibit "A" attached hereto.

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

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

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

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

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

READ FIRST TIME: _____

READ SECOND TIME AND ADOPTED: _____

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

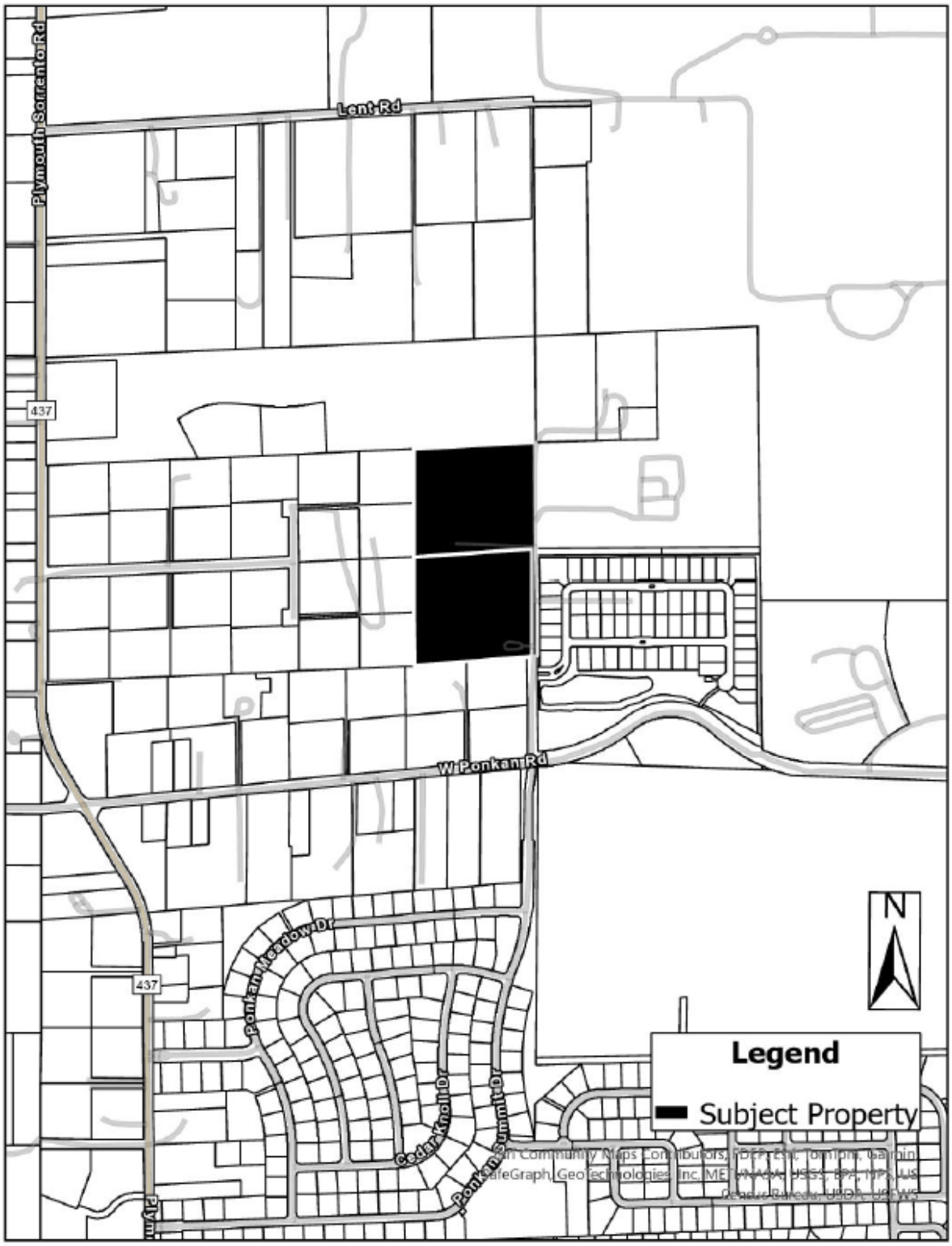
Approved as to form and legal sufficiency:

_____

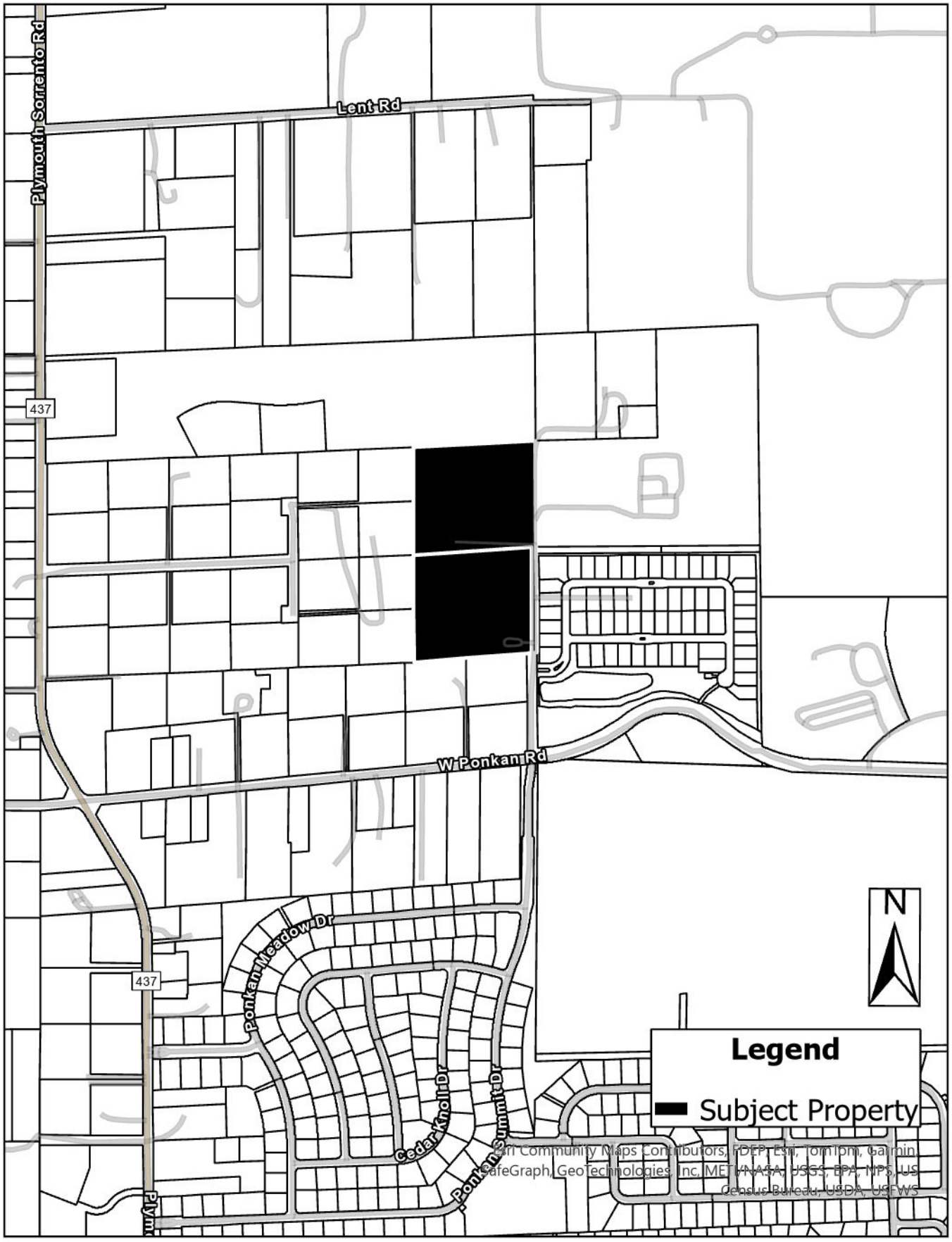
Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: July 11, 2025

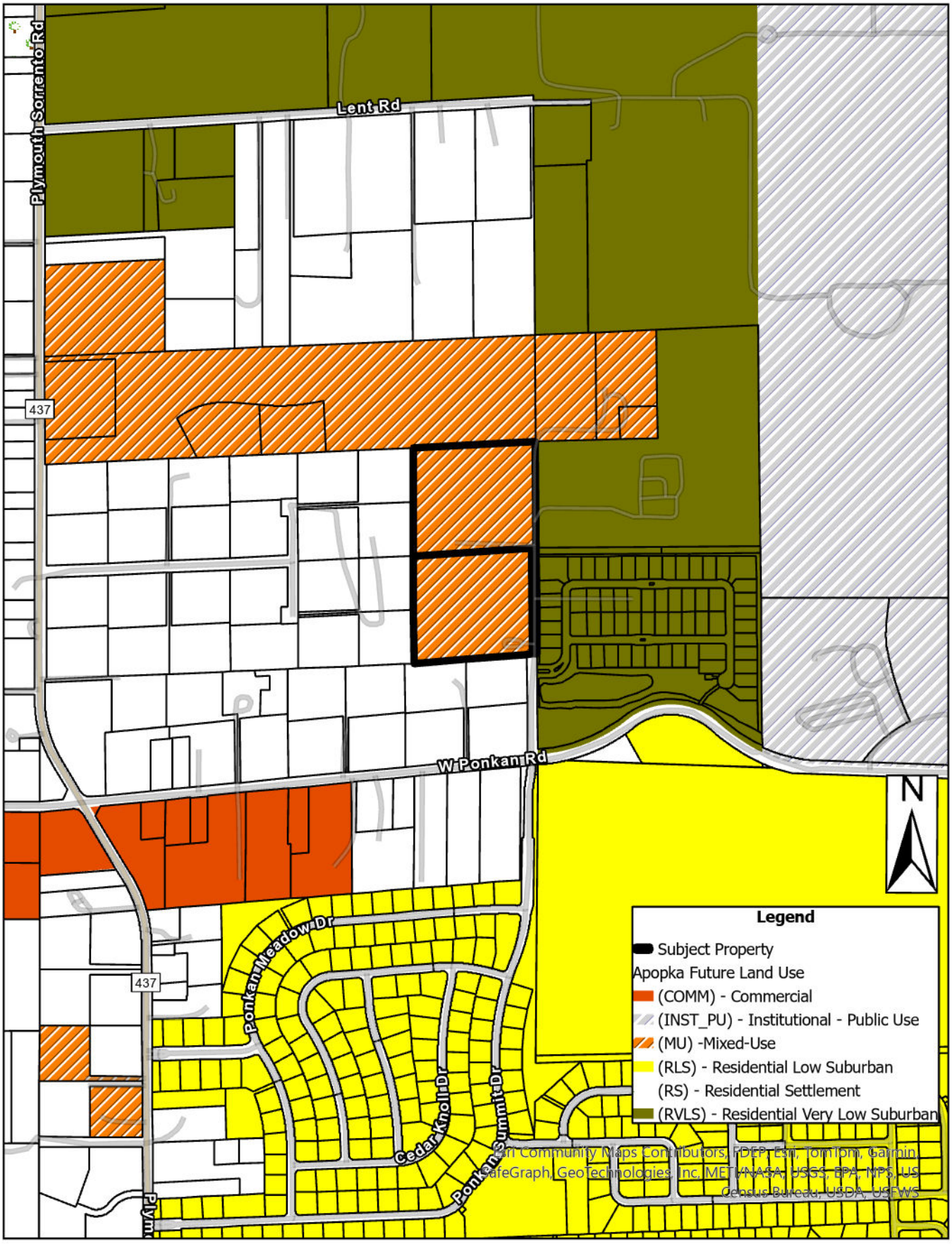
**EXHIBIT "A"**
**Parcel Identification Number(s): 19-20-28-0000-00-019 and 19-20-28-0000-00-035**
**Acreage: 21.43 +/- Acres**



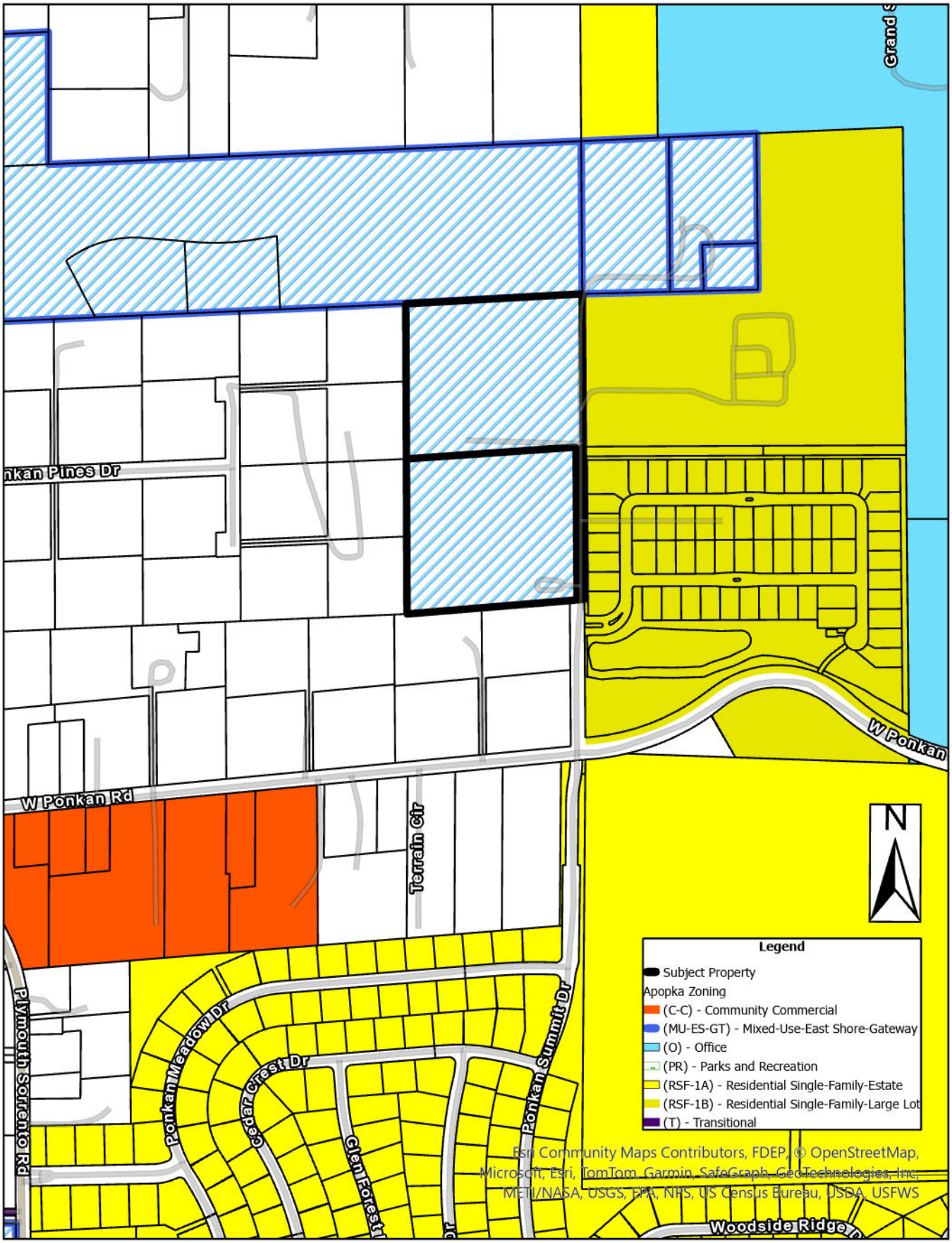
# Vicinity


Plymouth Sorrento Rd
Lent Rd
437
W Ponkan Rd
Ponkan Meadow Dr
437
Cedar Knoll Dr
Ponkan Summit Dr
Plym
N
Legend
Subject Property
Esri Community Maps Contributors, HERE, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

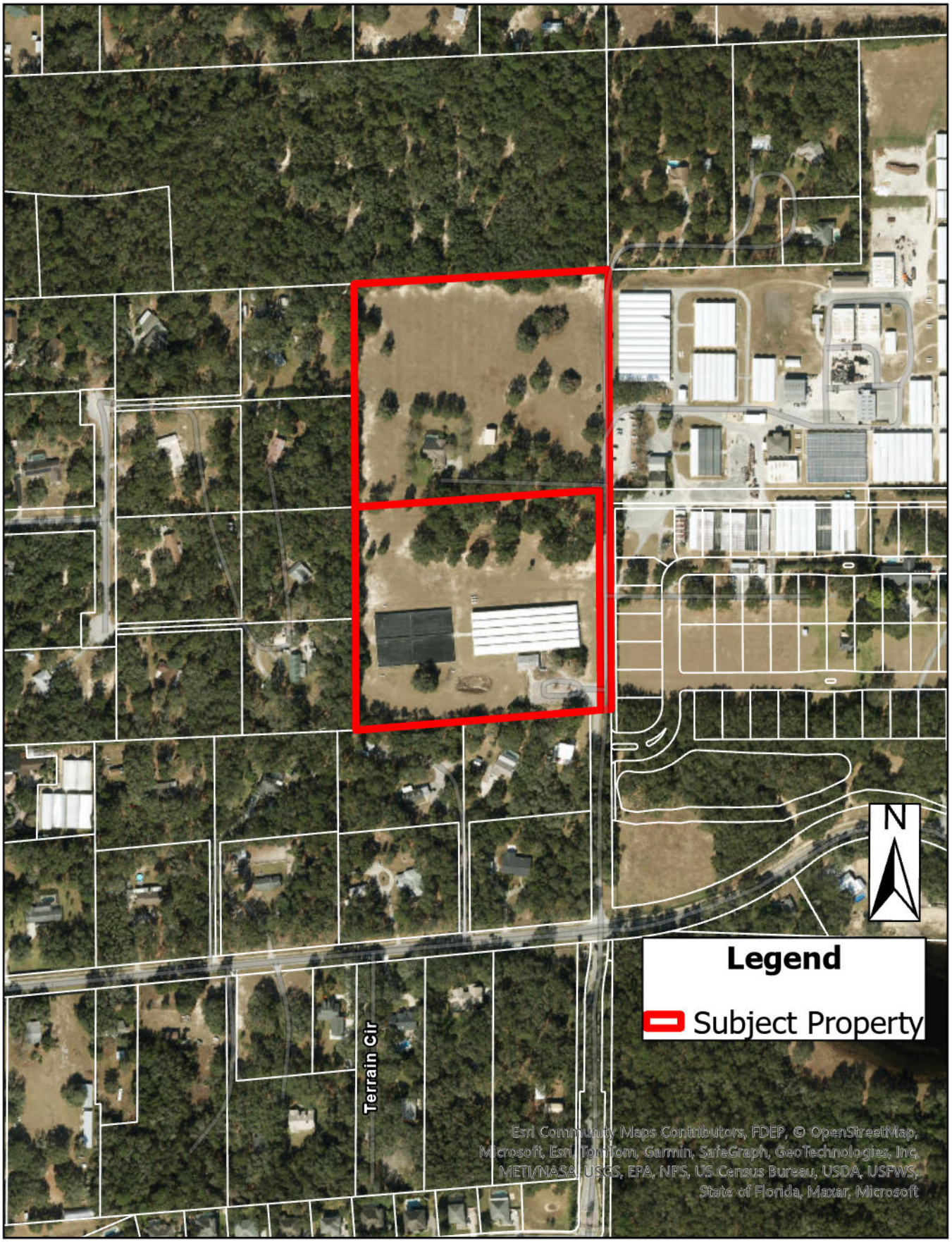
# Future Land Use



# Zoning


Grand
nkan Pines Dr
W Ponkan
W Ponkan Rd
Terrain Cir
N
Legend
Subject Property
Apopka Zoning
(C-C) - Community Commercial
(MU-ES-GT) - Mixed-Use-East Shore-Gateway
(O) - Office
(PR) - Parks and Recreation
(RSF-1A) - Residential Single-Family-Estate
(RSF-1B) - Residential Single-Family-Large Lot
(T) - Transitional
Plymouth Sorrento Rd
Ponkan Meadow Dr
Cedar Crest Dr
Glen Forest
Ponkan Summit Dr
Woodside Ridge
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

# Aerial


N
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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

# The Summit at Wolf Lake Ranch Comprehensive Plan Amendement

**PREPARED**

**FEERUARY 2025**

**daly design group**
*Urban Planning · Landscape Architecture · Project Management*
*913 N Pennsylvania Ave, Winter Park, Florida 32789*
*Phone 407.740.7373 · www.dalydesign.com*

**Property Identification Numbers:**

PID: 19-20-28-0000-00-035, 19-20-28-0000-00-019

**Property Owners:**

Ponkan Pines Nursery Inc
PO Box 2326
Apopka, FL 32704-2326

Lutz Mary T Life Estate & Lutz David L Life Estate
3250 N Ponkan Pines Rd
Apopka, FL 32712-5626

**Consultant Team:**

Applicant / Urban Planner:
Daly Design Group
913 N Pennsylvania Ave
Winter Park, FL 32789
Contact: Mr. William Maki
Email: bmaki@dalydesign.com

Environmental Consultant:
Bio-Tech Consulting Inc
3025 East South Street
Orlando, FL 32803
Contact: Mr. Steve Butler
Email: steve@bio-techconsulting.com

Traffic Engineer:
Traffic & Mobility Consultants
1507 S Hiawassee Rd, Suite 212
Orlando, FL 32835
Contact: Mr. Mohammed Abdallah
Email: mohammed@trafficmobility.com

Civil Engineer:
Kimley Horn
200 South Orange Ave, Suite 600
Orlando, FL 32801
Contact: Ms. Catherine Felter
Email: catherine.felter@kimley-horn.com

Geotechnical Engineer:
Yovaish Engineering
953 Sunshine Ln
Altamonte Springs, FL 32714
Contact: Mr. Doug Yovaish
Email: doug@yovaish.com

Surveyor:
Allen and Company
213 S Dillard St, Ste 210
Winter Garden, FL 34787
Contact: Mr. James Rickman
Email: jim@allen-company.com

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**Table of Appendix:**

**A.** Orange County Public Schools Capacity Determination
**B.** Environmental Assessment – Prepared by Bio-Tech

## 1.1 Project Location:

The subject site is located on the west side of Ponkan Pines Road and north of Ponkan Rd. The subject site is comprised of (2) individual tax parcels that are currently accessed via Ponkan Pines Road. The northern property (PID 19-20-28-0000-00-019) is currently utilized as a private residence. The southern property (PID 19-20-28-0000-00-035) is currently being utilized as an indoor wholesale nursery (Ponkan Pines Nursery) **(Exhibit 1)**.

## 1.2 Legal Description:

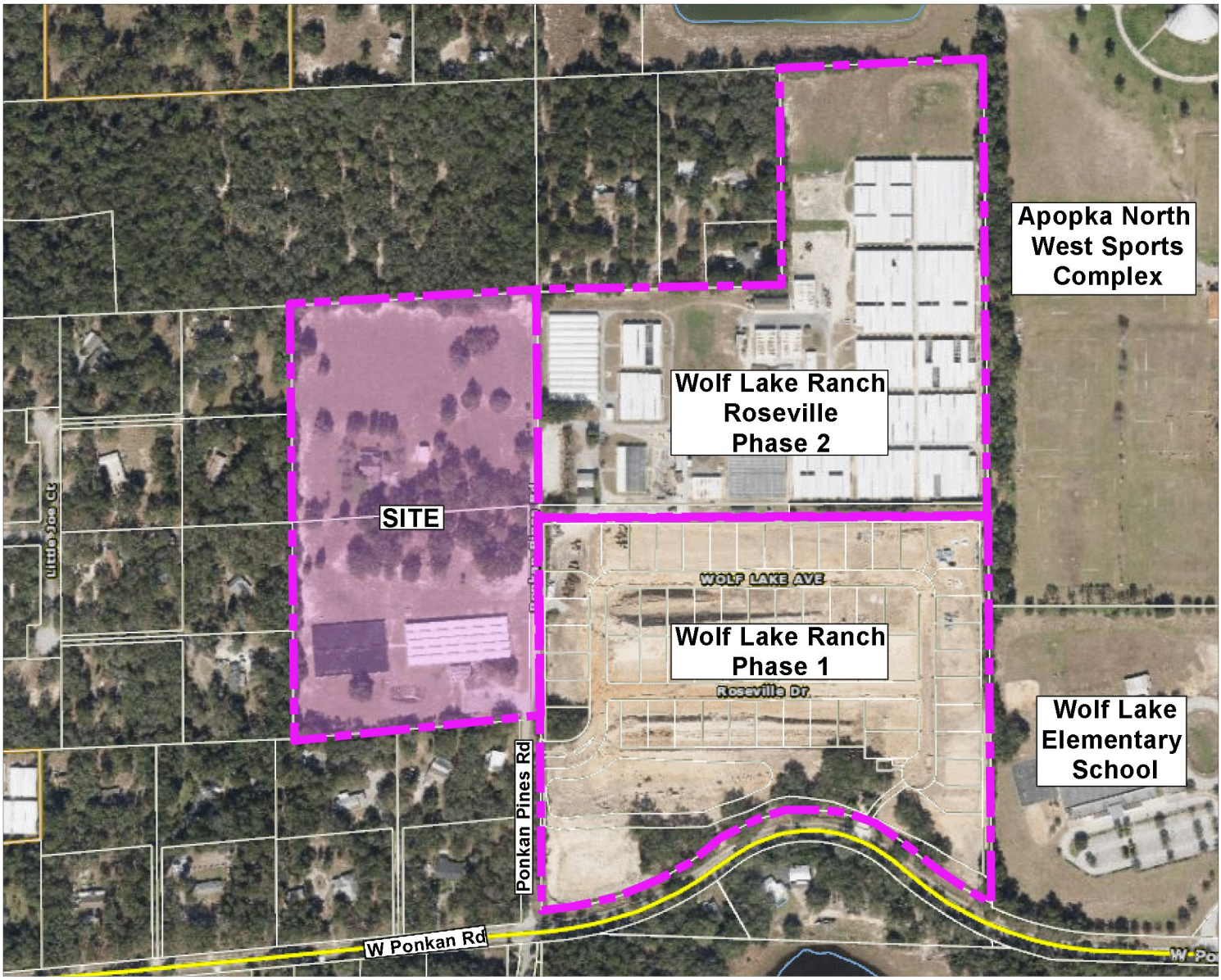
LEGAL DESCRIPTION:

THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ AND THE EAST 30 FEET OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. SUBJECT TO AN NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT OVER THE EAST 30 FEET THEREOF.

TOGETHER WITH:

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, LESS THE EAST 30 FEET THEREOF, LYING AND BEING IN ORANGE COUNTY, FLORIDA.

CONTAINING 21.43 ACRES MORE OR LESS




# The Summit at Wolf Lake Ranch

## Apopka, Florida

## Exhibit 1 Location Map

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Job No.: 21251-3 Scale: nts Date: 02.19.2025

NORTH

## 1.3 Project Overview:

The subject site consists of (2) individual tax parcels comprising of approximately 21.43 acres located within the City of Apopka. Both parcels (PID 19-20-28-0000-00-019 & 19-20-28-0000-00-035) currently have an existing Future Land Use (FLU) designation of Mixed-Use (MU), which permits a residential density of 15 du/ac (321 Units), and a commercial intensity of 2.0 FAR (1,866,982 SF).

The applicant is requesting to amend the existing Future Land Use (FLU) from MU **(Exhibit 2)** to Very Low Density Suburban Residential (RVLS) to allow up to 2.0 du/ac (42 Units) **(Exhibit 3)**. Due to the property's location within the Wekiva River study area, the site is limited to a maximum residential density of 2.0 du/ac. The applicant seeks approvals to develop a maximum of 42 single family residential lots on the subject site. In conjunction with the application to amend the Future Land Use, the applicant has submitted an application to rezone the properties from Mixed-Use East Shore Gateway (MU-ES-GT) **(Exhibit 4)** to Large Lot Single Family Residential (RSF-1B) **(Exhibit 5)** concurrent with this application.

The proposed community will be developed consistent with the Apopka Land Development Code (LDC). Stormwater Retention will be provided on-site. The stormwater management system will be designed and constructed consistent with the City of Apopka and the St. John's River Water Management District standards. Recreation for this community will be provided in the form of community recreation areas that may include active / passive recreation opportunities. Open Space shall be provided consistent with Apopka's LDC and will be in the form of retention ponds, open space, and landscape buffers.

## 1.4 Existing Conditions:

Topography:

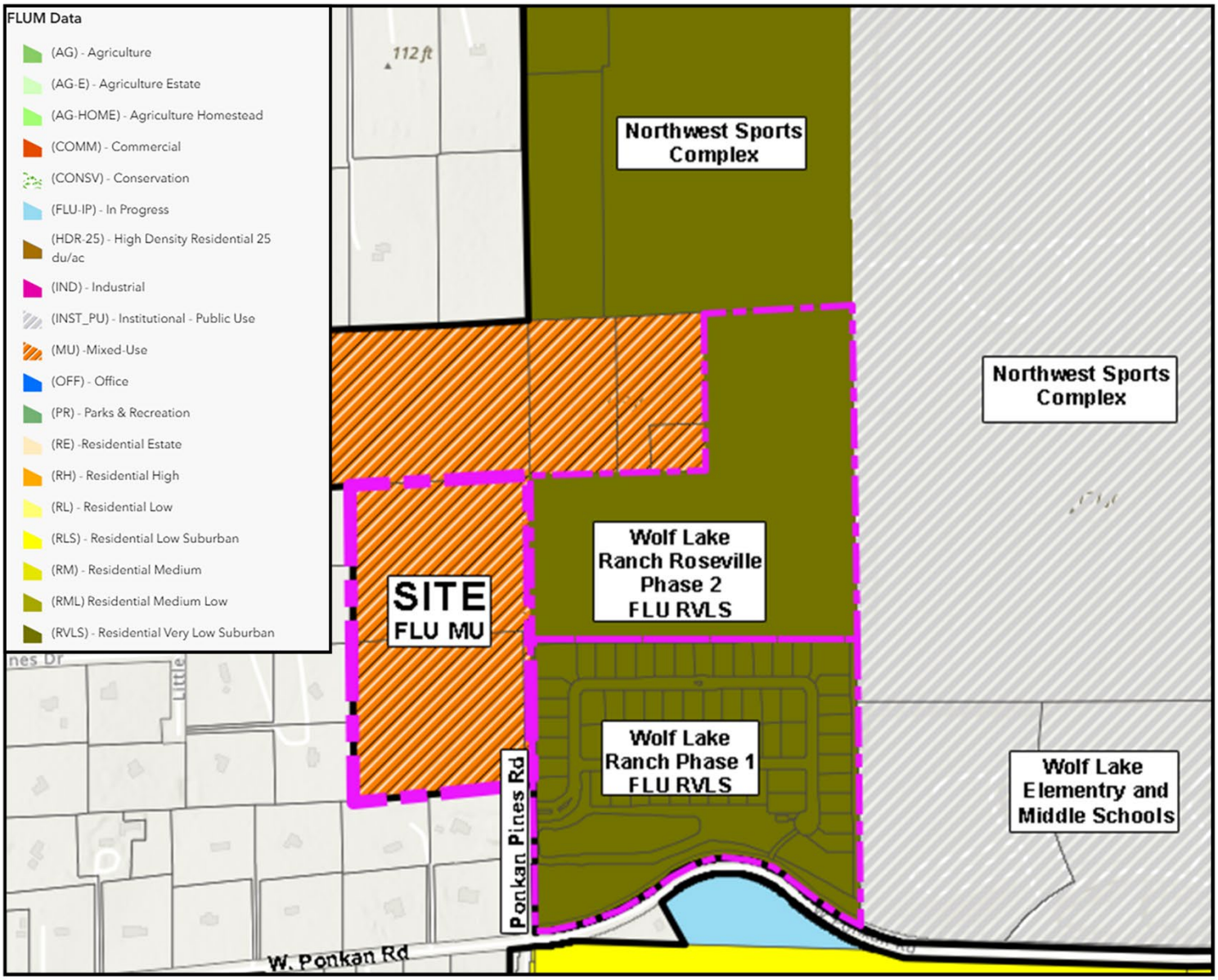
The subject site has approximately 29' of topographic relief across the site. The northern parcel has a ridge running from the east to west with the lowest point being along the southwestern boundary. The elevations on site range from elevation 114,' at the peak of the ridge along the eastern boundary on the northern parcel, to 85' along the southwestern boundary **(Exhibit 6)**.

Soils:

The site is comprised of Chandler Fine Sands 0-5% slopes, and Chandler Fine Sands 5-12% slopes **(Exhibit 7)**.

FEMA:

Per FEMA Map Panel 12095C0110H the site is not within a flood zone **(Exhibit 8)**.




# The Summit at Wolf Lake Ranch

## Apopka, Florida

**Exhibit 2**
**Existing FLU**

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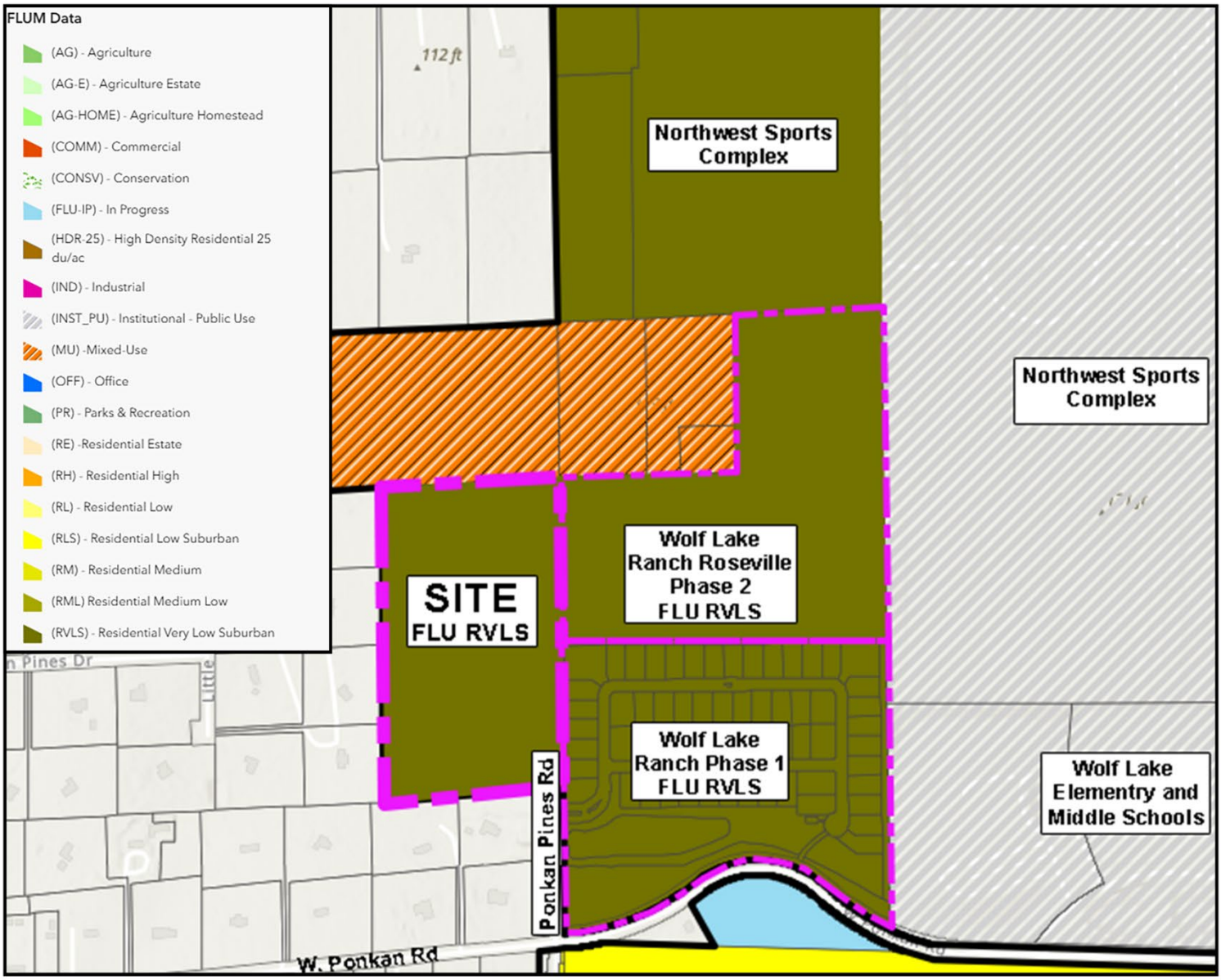


# The Summit at Wolf Lake Ranch

## Apopka, Florida

**Exhibit 3**
**Proposed FLU**

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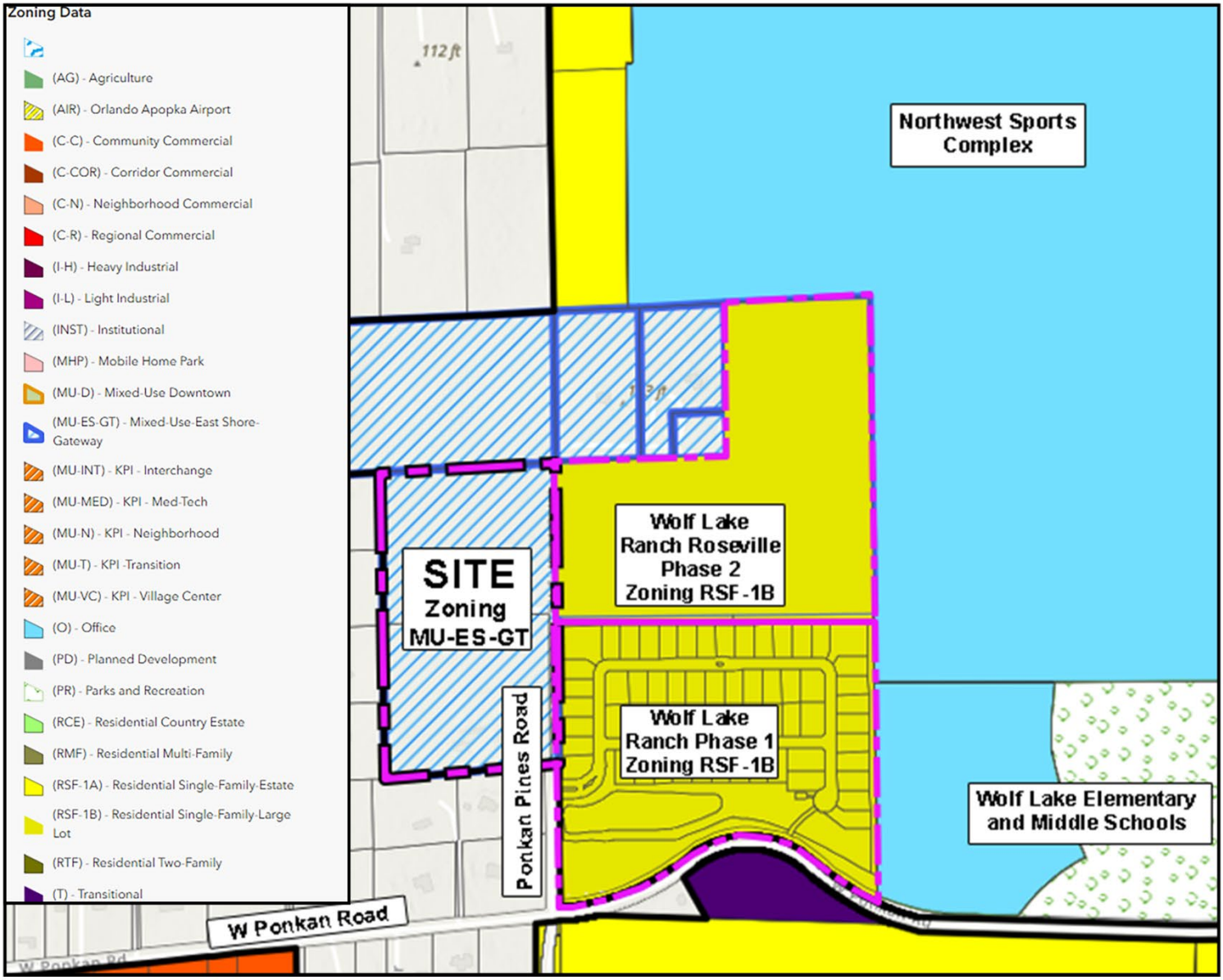


# The Summit at Wolf Lake Ranch

## Apopka, Florida

**Exhibit 4**
**Existing Zoning**

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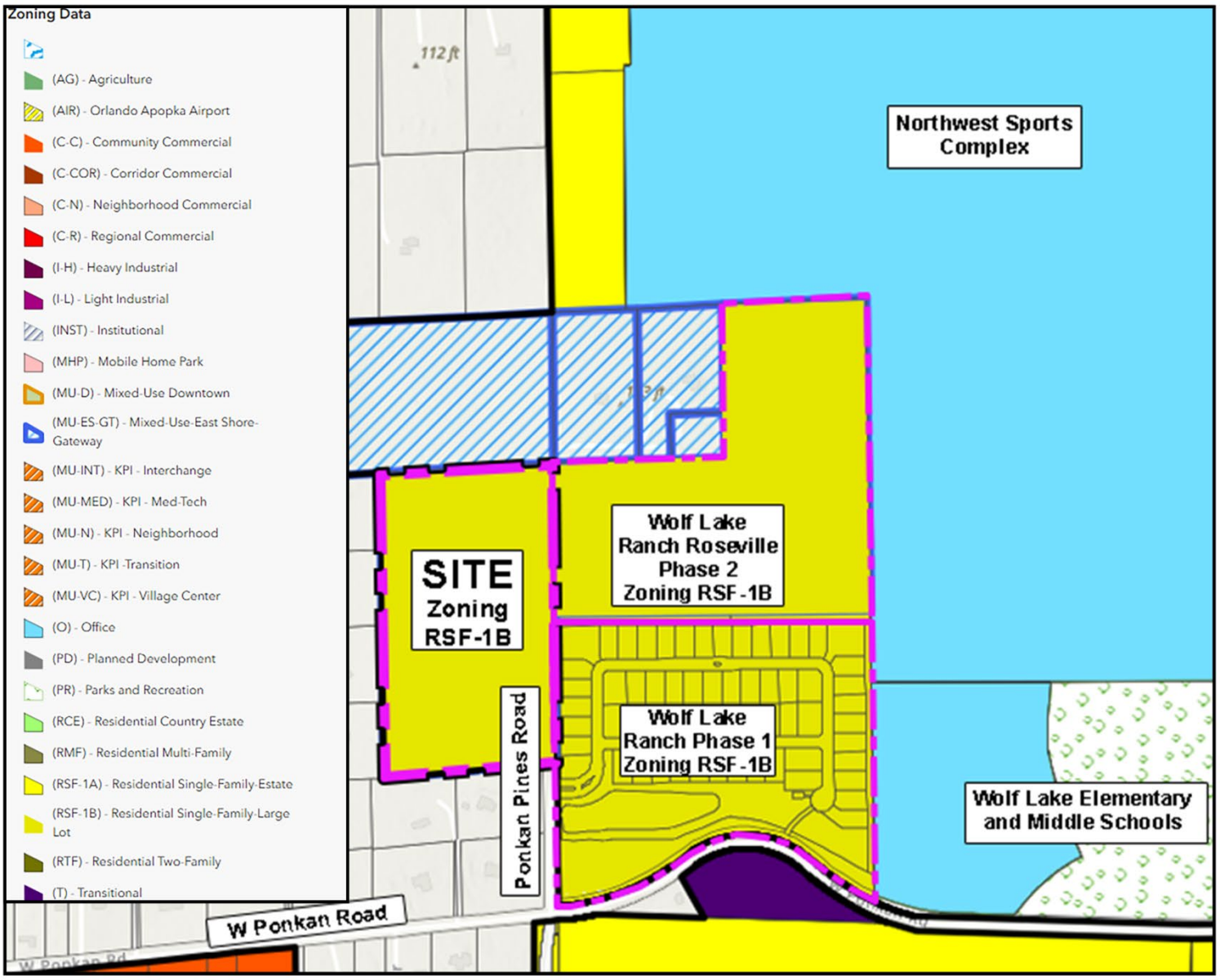


# The Summit at Wolf Lake Ranch

## Apopka, Florida

**Exhibit 5**
**Proposed Zoning**

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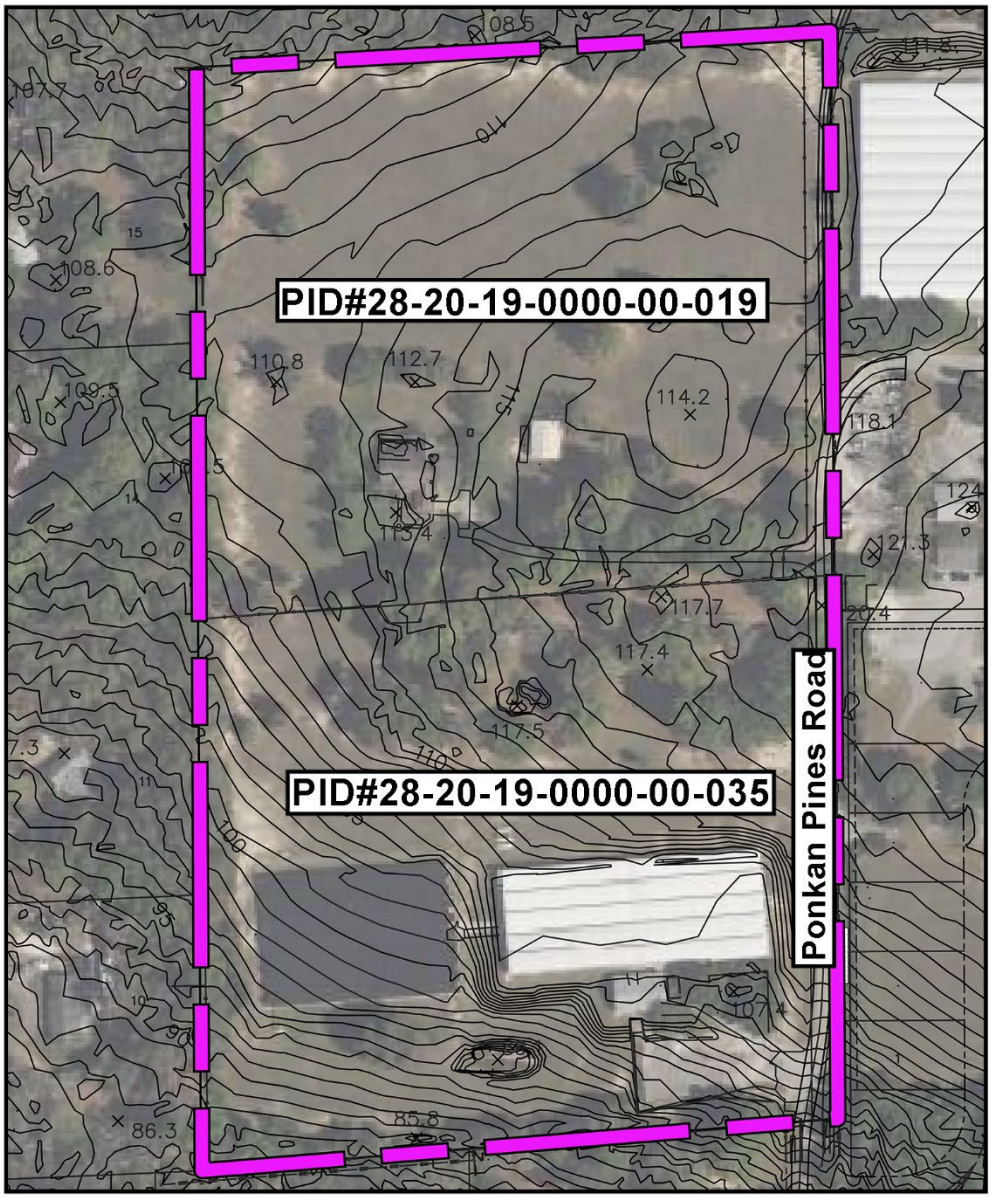


# The Summit at Wolf Lake Ranch

## Apopka, Florida

**Exhibit 6**
**Topography Map**

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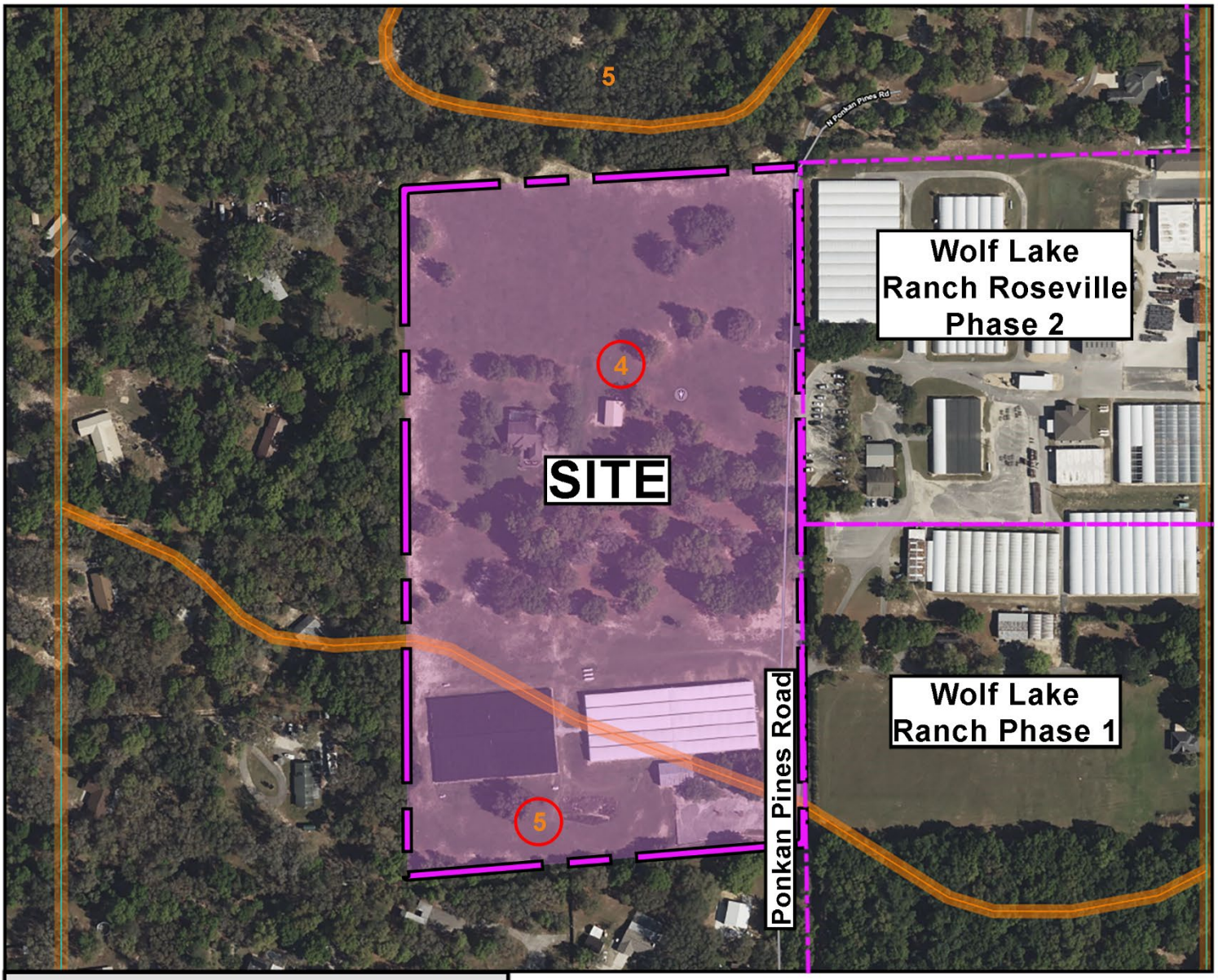


| Map Unit Symbol | Map Unit Name |
|---|---|
| 4 | Candler fine sand, 0 to 5 percent slopes |
| 5 | Candler fine sand, 5 to 12 percent slopes |
| **Totals for Area of Interest** | |

# The Summit at Wolf Lake Ranch
## Apopka, Florida

**Exhibit 7**
**Soils Map**

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Job No.: 21251-3 Scale: nts Date: 02.19.2025

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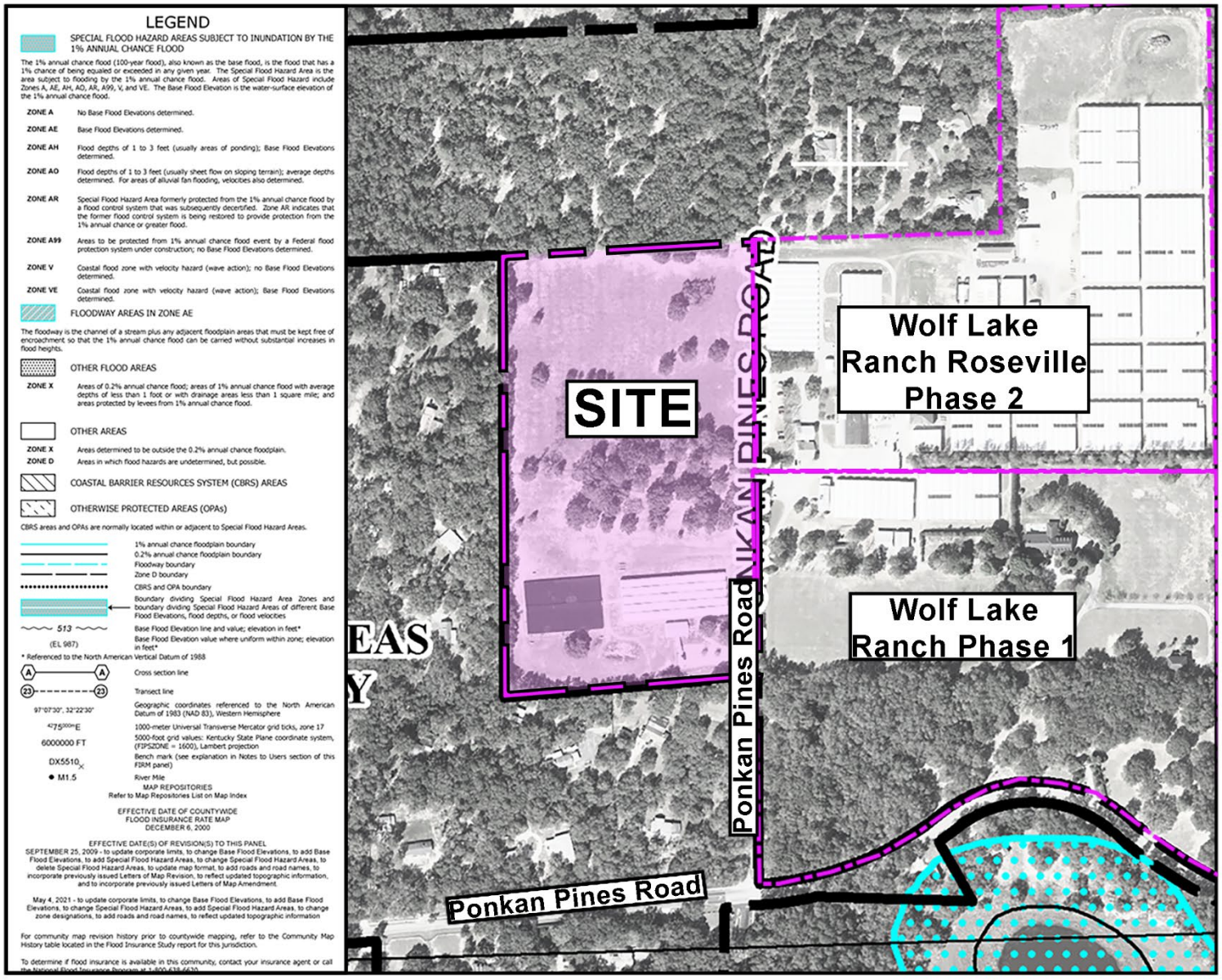


# The Summit at Wolf Lake Ranch

## Apopka, Florida

**Exhibit 8**
**FEMA Map**

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Job No.: 21251-3 Scale: nts Date: 02.19.2025

NORTH

**1.5 Adjacent Uses:**

The tax parcel adjacent to the north of the subject site is an unimproved property within the City of Apopka (PID 19-20-28-0000-00-013). The property has an existing Future Land Use of Mixed Use (MU) and an existing Zoning of Mixed-Use Eastern Gateway (MU-ES-GT).

East of the subject site is Phase 1 and 2 of the Wolf Lake Ranch Subdivision (120 lots). Phase 1 is currently under construction and has primary access provided via a gated entrance on Ponkan Pines Road. Phase 2 has recently been rezoned for Low Density Residential development. Access to Phase 2 is through the main entrance for Phase 1. The properties have an existing Future Land Use of RVLS and an existing Zoning of RSF-1B.

The property adjacent to the south and west of the subject site are existing platted single-family homes and are located within unincorporated Orange County. The properties have access via W Ponkan Road south of the subject site. The properties have an existing Orange County Future Land Use of Rural (R), and an existing Orange County Zoning of Agricultural-Residential (A-R).

See Table 1.5 (a) for existing Future Land Use and Zoning on the adjacent properties.

**Table 1.5 (a): Adjacent FLU and Zoning Table**

| Location | City / County | FLU | Zoning | Existing Use |
|---|---|---|---|---|
| NORTH | CITY | MU | MU-ES-GT | VACANT |
| EAST | CITY | RVLS | RSF-1B | WOLF LAKE RANCH SUBDIVISION PHASES 1 & 2 (120 SINGLE-FAMILY LOTS) |
| SOUTH | COUNTY | R | A-R | SINGLE-FAMILY RESIDENTIAL |
| WEST | COUNTY | R | A-R | SINGLE-FAMILY RESIDENTIAL |

## 1.6 Consistency with the 2030 Comprehensive Plan:

### 1.6.1 Future Land Use Element:

**Policy 1.2**

*The public facilities that are needed to serve future development shall be provided by the applicant seeking a development permit and/or the City, in a timely manner that is concurrent with development.*

**Response:**
**Public utilities will be provided by the City of Apopka. Public utilities are available adjacent to the subject site as they were extended up Ponkan Pines Road to serve the Wolf Lake Ranch subdivision the east. There is an existing 8" watermain, 6" reclaim water main within Wolf Lake Ranch. There is an existing 8" sanitary sewer gravity line within Wolf Lake Ranch. These utilities will be extended to the subject property to serve the future residents of this community. See Table 1.7 (a) for estimated LOS for this project.**

**Policy 1.5**

*Public facilities and utilities shall be located to consider maximizing the efficiency of services provided, minimize their costs and minimize their impacts upon the natural environment.*

**Response:**

**Public utilities exist adjacent to the subject site. Utilities shall be extended into the site to serve the future residents. The developer shall incur the cost of extending services to the community.**

**Policy 1.15**

*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 soil and topography to support the proposed density / intensity and land uses.*

**Response:**

**Based upon publicly available information, soils and topography are sufficient to support the proposed land use. A Geotechnical Report will be submitted with subsequent permitting to further demonstrate suitability of the site. The stormwater ponds and amenities have been designed based on the current topography and natural features of the site.**

**Very Low Density Suburban Residential**

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

**Response:**

**Based on the existing acreage of the site at 21.43 acres at 2 dwelling units per acre, the applicant is proposing to develop a maximum of 42 single-family residential homes. The proposed Future Land Use and associated residential uses are consistent with the Comprehensive Plan and is compatible with the adjacent uses.**

**Policy 4.15**

*The City of Apopka recognizes the need to protect specific rare natural communities within the Wekiva Study Area. These include the Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Communities. The City shall require that a site assessment produced by an environmental professional verify the existence or lack thereof of these natural communities on all sites over 10 acres in size.*

- *If portions of these communities (less than or equal to 50%) exist on potential development sites, they shall be protected. The development potential lost through this protection shall be allowed to be transferred to more appropriate areas of the site. If more than 50% of the site is encompassed by one of these communities, 50% of the natural community shall be protected with the density transferred from the protected portion of the site to the developed portion.*

**Response:**

**The subject site is within the Wekiva Study Area. The site has been utilized as an indoor commercial plant nursery and a large lot single family homestead.**

**Based on preliminary review of the site, the majority of the existing tree canopy are Live Oaks and Cabbage Palms. Preliminary review of the existing vegetation is not consistent with a protected Xeric community.**

**A tree survey will be provided for review with a Master Development Plan. Tree preservation and mitigation shall be consistent with the rules and regulations of the City of Apopka's LDC. An Environmental Assessment is attached for review (Appendix B).**

- *As part of this assessment, the developer shall identify any karst features that include but are not limited to sinkholes with a direct connection to the aquifer and other karst features located on the site. All development shall maintain buffers in accordance with Policy 15.2 of this element.*

**Response:**

**Based upon publicly available information and site inspections, there are no karst features located within this property. A detailed Geotechnical Report will be submitted with subsequent permitting.**

**Objective 6**

- *The City of Apopka shall provide water and sewer services within the corporate limits or to areas within its Utility Service Area as defined in the Amended and Restated Water, Wastewater and Reclaimed Water Territorial Agreement with Orange County. Amendment to the Agreement shall required amendment to the Comprehensive Plan.*

**Response:**

**Existing utilities are available adjacent to the subject parcel. Utility services for potable water, reclaim water, and sanitary sewer service shall be provided by the City of Apopka.**

**Objective 10**

- *All new development within the Wekiva River Protection Area shall be very low suburban residential density of two units per acre or less in nature unless a proposed development would have less impact on natural resources.*

**Response:**

**The subject site is within the Wekiva River Study Area, which limits residential development to 2 du/ac. The applicant is seeking approvals to develop the 21.43-acre site with a maximum of 42 dwelling units, consistent with the policies established in the Wekiva Study Area.**

**Objective 15**

Site plans, subdivisions, or their functional equivalent, such as Planned Unit Developments, within the Wekiva Study Area shall meet the design standards as set forth in the following policies.

**Policy 15.1**

*Conservation subdivision designs 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 Policies 3.1.s;*
3) *Central water and sewer treatment facilities connected to the regional system; and*
4) *Minimal site disturbance.*

**Response:**

**The subject site is within the Wekiva Study Area. The applicant is proposing to develop 42 single family units on 21.43 acres of land. The minimum lot size shall be consistent with the City of Apopka zoning RSF-1B, which permits a maximum of 2 du/ac and minimum 75'-wide lots. A Master Development Plan will be submitted to demonstrate compliance with the RSF-1B standards.**

**Open space shall be provided in the form of landscape buffers, recreation area, community gathering spaces, tree preservation areas, and connected open space**

**tracts. These community amenities have been designed around and within the desired tree preservation areas so they will be a focal point within the community. The developer will extend the existing potable water, reclaim water, and sanitary sewer utilities to serve the subject site.**

### 1.6.2 Transportation Element:

**Objective 4**

*To discourage urban sprawl, the City of Apopka shall coordinate transportation system improvements through the adopted Future Land Use Map to support existing and projected population densities, housing and employment patterns; and ensure that land development is consistent with existing and proposed transportation facilities.*

**Response:**

**The subject site access shall be provided through the dedication of right of way to extend Ponkan Pines Rd to the northern boundary of the subject site. The existing Ponkan Pines Rd has been reconstructed, and the future road will be extended to provide access to the subject site. A comprehensive traffic study shall be provided with the review of the Master Development Plan. Improvements will be made, as required, to support the proposed development and ensure it is consistent with the existing and proposed transportation facilities.**

### 1.7 Estimated Level of Services (LOS):

The City of Apopka has an adopted LOS for Potable Water at 153 gallons per day (GPD) per capita. The estimated population of this community is 113 persons. It is estimated that this community will require 17,289 gallons of potable water per day.

| Potable Water LOS | | | |
|---|---|---|---|
| **Units** | **Population** | **LOS per Capita (GPD)** | **Estimated Demand (GPD)** |
| 42 | 113 | 153 | 17,289 |

The City of Apopka has an adopted LOS for Sanitary Sewer at 90 gallons per day (GPD) per capita. The estimated population of this community is 113 persons. It is estimated that this community will require 10,170 gallons of sanitary sewer per day.

| Sanitary Sewer LOS | | | |
|---|---|---|---|
| **Units** | **Population** | **LOS per Capita (GPD)** | **Estimated Demand (GPD)** |
| 42 | 113 | 90 | 10,170 |

The City of Apopka has an estimated LOS for Reclaim Water at 177 gallons per day (GPD) per capita. The estimated population of this community is 113 persons. It is estimated that this community will require 20,001 gallons of reclaim water per day.

| **Reclaim Water LOS** | | | |
|---|---|---|---|
| **Units** | **Population** | **LOS per Capita (GPD)** | **Estimated Demand (GPD)** |
| 42 | 113 | 177 | 20,001 |

**1.8 Project Compatibility Analysis**

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

**Response:**

**The proposed Comprehensive Plan Amendment and associated residential uses are similar and compatible with the existing surrounding residential uses. While the uses are a step up in density from the current use, they are a substantial step down in density from the existing Future Land Use designation of Mixed Use. The proposed Future Land Use designation of RSLV is consistent with the City's 2030 Comprehensive Plan and supporting documents and provides a transitional density between the existing single-family residential to the south and east and the Mixed-Use Future Land Use to the north. The proposed density of 2 du/ac is consistent with the RVLS Future Land Use Designation and Wekiva Study Area. The analysis of adjacent uses, levels of service and Comprehensive Plan policies, which is provided within this report, demonstrates how the proposed development furthers the goals, objectives, and policies of the Comprehensive Plan. The proposed development will be designed and constructed in conformance with the City's adopted Land Development Code and the Wekiva Study Area.**

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

**Response:**

**The applicant is requesting to amend the existing Future Land Use (FLU) map designation from Mixed-Use (MU) to Very Low Density Suburban Residential (RVLS) and to amend the existing Zoning from Mixed-Use East Shore Gateway (MU-ES-GT) to Large Lot Residential Single Family (RSF-1B). The proposed amendments will reduce the potential residential density from the current 15 du/ac to 2 du/ac and the commercial intensity from 2.0 FAR to 0.0 FAR. This request is consistent with the Wekiva Study Area policy that does not permit density for residential development north of Ponkan Rd to be greater than 2 du/ac. The request has followed procedural requirements for processing the Comprehensive Plan Amendment and Rezoning and is consistent with the Land Development Code (LDC). There are no conflicts. A Master Development Plan and Construction**

**Site Plan will be submitted to further demonstrate compliance with the Land Development Code (LDC).**

c. Addresses a demonstrated community need;

**Response:**

**According to the cities published statistical information, since 2014 the City of Apopka has experienced a significant increase in the number of residents that have relocated to the city. The current growth rate in the city averages 2.3% annually; the population has been projected to be approximately 60,510 residents by the end of 2024. The increase in population increases the demand for more housing opportunities to support the projected growth. The proposed development will help serve the demand while providing compatible residential uses.**

d. Is required by changed conditions;

**Response:**

**The subject site is located north of Ponkan Rd within the Wekiva Study Area. Residential development greater than 2 du/ac is not permitted on the subject site. The existing Future Land Use (FLU) and Zoning require a higher residential density (15 du/ac) and commercial intensity (2.0 FAR) that would not be permitted under the existing Wekiva Study Area policies. As such, modification to the Future Land Use and Zoning is required. The applicant is proposing residential development that would be limited to a maximum of 2 du/ac, consistent with the Wekiva Study Area. The location of the Northwest Regional Park Complex, Wolf Lake Ranch Elementary, and Wolf Lake Ranch Middle School to the east demonstrates how this area is changing from nurseries to residential subdivisions and validates the changing character of the area from rural to residential. The existing plant nursery on the subject site has closed down. The requested very low residential density development is consistent with the adjacent single family residential communities within the city. The Phase 1 and Phase 2 of the Wolf Lake Ranch Subdivision demonstrates the changing character of the Ponkan Pines Road Corridor as the nurseries are closing and new subdivisions are coming into and thriving in this area of Apopka.**

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

**Response:**

**The applicant is requesting to amend the existing Future Land Use (FLU) map designation from Mixed-Use (MU) to Very Low Density Suburban Residential (RVLS) and to amend the existing Zoning from Mixed-Use East Shore Gateway (MU-ES-GT) to Large Lot Residential Single Family (RSF-1B). The proposed amendments will reduce the potential residential density from the current 15 du/ac to 2 du/ac and the commercial intensity from 2.0 FAR to 0.0 FAR. This request is consistent with the Wekiva Study Area policy that does not permit density for**

**residential development north of Ponkan Rd to be greater than 2 du/ac. The request has followed procedural requirements for processing the Comprehensive Plan Amendment and Rezoning and is consistent with the Land Development Code (LDC). The proposed residential uses and proposed density are consistent with the existing surrounding single-family residential uses. The RVLS and RSF-1B provides a transitional density between the single-family residential uses to the south and the existing mixed use to the north. This is the same Future Land Use and Zoning as the property to the east. These findings combined make the RSF-1B the appropriate zoning district for the subject property.**

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

**Response:**

**The Summit at Wolf Lake Ranch, with the proposed RVLS Future Land Use and RSF-1B Zoning, is consistent with the existing adjacent development. The site will be developed with similar lot sites and homes with the recently approved adjacent residential subdivisions. Access to the site will be provided along Ponkan Pines Rd, which will be further improved.. Please see Table 1.5 (a) for Adjacent Uses, and Table 1.7 (a) for Concurrency. The development pattern of the proposed subdivision demonstrates a consistent transition from defunct nurseries to high-value large-lot subdivisions. The development pattern demonstrates a pattern of consistent lot sizes as the uses transition from old nurseries to residential uses along the Ponkan Pines Road Corridor. The extension of Ponkan Pines Road to the north leaves only one vacant property between this site and the City's desired future roadway connection to the north.**

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;

**Response:**

**The preliminary site layout preserves the most significant historic trees as a central park and amenity for the residents. The subdivisions will be designed with that as a central element and focal point. The stormwater is proposed to be located in the lowest portions of the property. An Environmental Assessment will be provided with subsequent permitting, and a Sand Skink Study will be conducted starting in March 2025. The development is consistent with the surrounding uses and is not expected to have adverse impacts to water, air, noise, stormwater, wildlife, vegetation, and the natural function of the environment. Through the Master Development Plan and Construction Site Plan processes and the associated Water Management District review, the project will demonstrate compliance with the City's Land Development Code.**

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

**Response:**

**The project will be served by existing public facilities. The existing potable water, reclaim water, and sanitary sewer will be extended with the expansion of Ponkan Pines Rd to serve this community. Stormwater will be designed to meet the City of Apopka's and St John's River Water Management Districts requirements. An estimated level of service analysis has been provided. See Table 1.7 (a). Impact Fees will be paid at the time of home construction, consistent with the City of Apopka's Land Development Code.**

## 1.9 Summary

The request for this Comprehensive Plan Amendment is consistent with the goals, objectives, and policies of the City's 2030 Comprehensive Plan. The request followed all code procedures, and the site will be designed in compliance with the City's Land Development Code. The project is consistent with the existing surrounding developments. The expansion of the development remains compatible with the existing surrounding residential uses and continues a consistent development pattern along the extension of the Ponkan Pines Road Corridor.

**From:** Vitale, Stefani
**To:** Jean Sanchez
**Subject:** FW: APK-25-005 Wolf Lake Ranch Lutz
**Date:** Wednesday, May 21, 2025 4:29:15 PM
**Attachments:** image002.png
image001.png

Hi Jean,

Responding to your previous email about APK-25-005 Wolf Lake Ranch Lutz, since all units were vested, we didn't have to run this analysis.

Thank you,

*Stefani Vitale*
Senior Specialist, Facilities Planning
**Orange County Public Schools**
Tel: 407-317-3700 ext. 2023974
planning.ocps.net

---

**From:** Vitale, Stefani
**Sent:** Friday, February 21, 2025 12:13 PM
**To:** Bill Maki <bmaki@dalydesign.com>
**Cc:** Mills, Christopher C. <Christopher.Mills@ocps.net>; Colon, Selimar <Selimar.Colon@ocps.net>; Pelc, Tamara L. <Tamara.Pelc@ocps.net>; Moore, Thomas H. <thomas.moore2@ocps.net>; Jean Sanchez (JeSanchez@apopka.net) <JeSanchez@apopka.net>; Tina Demostene <tdemostene@mihomes.com>; Tina Demostene <tdemostene@mihomes.com>; Catherine Felter <Catherine.Felter@kimley-horn.com>; Tom Daly <tdaly@dalydesign.com>
**Subject:** RE: APK-25-005 Wolf Lake Ranch Lutz

Good Afternoon Mr. Maki,

Thank you for bringing this to our attention. Actually, since all units are already vested, there was no need to apply for capacity determination with us.

This qualifies as "de minimis". We apologize for not catching that.

We will issue a refund for the application fee as soon as possible.

Thank you,

*Stefani Vitale*
Senior Specialist, Facilities Planning
**Orange County Public Schools**
Tel: 407-317-3700 ext. 2023974
planning.ocps.net

**From:** Bill Maki <bmaki@dalydesign.com>
**Sent:** Thursday, February 20, 2025 3:47 PM
**To:** Vitale, Stefani <Stefani.Vitale@ocps.net>
**Cc:** Mills, Christopher C. <Christopher.Mills@ocps.net>; Colon, Selimar <Selimar.Colon@ocps.net>; Pelc, Tamara L. <Tamara.Pelc@ocps.net>; Moore, Thomas H. <thomas.moore2@ocps.net>; Jean Sanchez (JeSanchez@apopka.net) <JeSanchez@apopka.net>; Tina Demostene <tdemostene@mihomes.com>; Tina Demostene <tdemostene@mihomes.com>; Catherine Felter <Catherine.Felter@kimley-horn.com>; Tom Daly <tdaly@dalydesign.com>
**Subject:** RE: APK-25-005 Wolf Lake Ranch Lutz

⚠ **CAUTION:** This email originated from outside of Orange County Public Schools. Do not click links or open attachments unless you know the content is safe.

Good afternoon Stefani,
I wanted to follow up with you on the capacity determination letter sent yesterday. We understand that we will need to enter into a CMA to provide the necessary school capacity. I wanted to ask if you can add the student generation numbers for the Capacity letter? We can see the percentages, but not the number of students. (see below)

Also, do you look at available capacity in the adjacent schools? If so, is there any availability in those schools?

Thank you for your help, and please let me know if you have any questions.

*School Capacity Determination* User ID SV February 19, 2025 10:21:17

Project ID: **CEA – APK – 25 – 005** Valid Until: August 18, 2025

| *Project Name:* | | | **WOLF LAKE RANCH LUTZ** | | |
|---|---|---|---|---|---|
| Unvested Units | Single Family Units: | 0 | Vested Units | Single Family Units: | 42 |
| | Multi Family Units: | 0 | | Multi Family Units: | 0 |
| | Multi Family High Rise Units: | 0 | | Multi Family High Rise Units: | 0 |
| | Town Homes Units: | 0 | | Town Homes Units: | 0 |
| | Mobile Home Units: | 0 | | Mobile Home Units: | 0 |

| Capacity Enhancement | | | | |
|---|---|---|---|---|
| | School Level | Elementary | Middle | High |
| | CSA: | DD | | |
| | School: | WOLF LAKE ES | WOLF LAKE MS | APOPKA HS |
| | ***Analysis of Existing Conditions*** | | | |
| | School Capacity (2023-2024) | 828 | 1,112 | 3,390 |
| | Enrollment (2023-2024) | 710 | 1,151 | 3,449 |
| | Utilization (2023-2024) | 118.0% | 122.0% | 110.0% |
| | LOS Standard | 110.0% | 100.0% | 100.0% |
| | Available Seats | 201 | 0 | 0 |
| | ***Analysis of Reserved Capacity*** | | | |
| | School Level | Elementary | Middle | |
| | Encumbered Capacity | 274 | 188 | 232 |
| | Reserved Capacity | 38 | 18 | 0 |
| | Adjusted Utilization | 123.4% | 122.0% | 108.6% |
| | Adjusted Available Seats | 0 | 0 | 0 |
| | ***Analysis of Proposed Development*** | | | |
| | Students Generated | 0.000 | 0.000 | 0.000 |
| | Adjusted Utilization | 123.4% | 122.0% | 108.6% |
| | AVAILABLE/NOT AVAILABLE | NOT AVAILABLE | NOT AVAILABLE | NOT AVAILABLE |
| | Number of Seats to Mitigate | 0.000 | 0.000 | 0.000 |

Best regards,
Bill Maki, RLA
Landscape Architect
Daly Design Group
913 N. Pennsylvania Ave.
Winter Park, FL. 32789

Office: (407) 740-7373
Cell: (407) 697-1986
www.dalydesign.com
Florida Water Star Accredited Professional

**From:** Vitale, Stefani <Stefani.Vitale@ocps.net>
**Sent:** Wednesday, February 19, 2025 2:32 PM
**To:** Bill Maki <bmaki@dalydesign.com>
**Cc:** Mills, Christopher C. <Christopher.Mills@ocps.net>; Colon, Selimar <Selimar.Colon@ocps.net>; Pelc, Tamara L. <Tamara.Pelc@ocps.net>; Moore, Thomas H. <thomas.moore2@ocps.net>; Jean Sanchez (JeSanchez@apopka.net) <JeSanchez@apopka.net>
**Subject:** APK-25-005 Wolf Lake Ranch Lutz

Good Afternoon,

Please find the attached capacity determination letter for APK-25-005 Wolf Lake Ranch Lutz.

Thank you,

*Stefani Vitale*
Senior Specialist, Facilities Planning
**Orange County Public Schools**
Tel: 407-317-3700 ext. 2023974
planning.ocps.net

The information contained in this e-mail message is intended solely for the recipient(s) and may contain privileged information. Tampering with or altering the contents of this message is prohibited. This information is the same as any written document and may be subject to all rules governing public information according to Florida Statutes. Any message that falls under Chapter 119 shall not be altered in a manner that misrepresents the activities of Orange County Public Schools. [References: Florida State Constitution I.24, Florida State Statutes Chapter 119, and OCPS Management Directive A-9.] If you have received this message in error, or are not the named recipient notify the sender and delete this message from your computer.

See Proof on Next Page

## AFFIDAVIT OF PUBLICATION

**The Apopka Chief**
**400 N. Park Avenue, Apopka, FL 32712**
**(407) 886-2777**

I, J.C. Derrick, of lawful age, being duly sworn upon oath, deposes and says that I am the Publisher of The Apopka Chief, a publication that is a "legal newspaper" as that phrase is defined for the city of Apopka, for county of Orange, in the state of Florida, that this affidavit is 1 of 3 with the full text of the sworn-to notice set forth on the page(s) that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**Publication Dates:**
- Jul 11, 2025

**Notice ID:** nIU9dyvZ9oEbAv0DZTrf

**Notice Name:** City of Apopka ords. 3110 and 3111

J. C. Derrick
Publisher

**VERIFICATION**

STATE OF FLORIDA
COUNTY OF ORANGE

Signed or attested before me on this

11 day of July, A.D. 2025.

Nancy C Thomas
Notary Public

Notary Public State of Florida
Nancy C Thomas
My Commission HH 688639
Expires 7/4/2029

# 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.

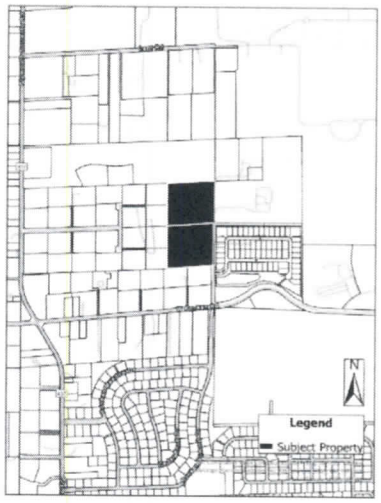
**ORDINANCE NO. 3110**

**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 LUTZ DAVID L LIFE ESTATE; LUTZ MARY T LIFE ESTATE; REM: DAVID M LUTZ; REM: MICHELLE M GREGORY; PONKAN PINES NURSERY INC.; 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 LUTZ DAVID L LIFE ESTATE; LUTZ MARY T LIFE ESTATE; REM: DAVID M LUTZ; REM: MICHELLE M GREGORY; PONKAN PINES NURSERY INC.; 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): 19-20-28-0000-00-019 and 19-20-28-0000-00-035**
**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, August 12, 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, August 20, 2025 at 7:00 P.M. and Wednesday, September 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

Newspaper page size: Width: 11.25 in., Height: 20.125 in.

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**

**July 11, 2025**

See Proof on Next Page

## AFFIDAVIT OF PUBLICATION

**The Apopka Chief**
**400 N. Park Avenue, Apopka, FL 32712**
**(407) 886-2777**

I, J.C. Derrick, of lawful age, being duly sworn upon oath, deposes and says that I am the Publisher of The Apopka Chief, a publication that is a "legal newspaper" as that phrase is defined for the city of Apopka, for county of Orange, in the state of Florida, that this affidavit is 1 of 3 with the full text of the sworn-to notice set forth on the page(s) that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**Publication Dates:**
- Aug 8, 2025

**Notice ID:** EKxzRCCUtTWXYJRWyI3f

**Notice Name:** City of Apopka ords. 3110 and 3111

J. C. Derrick
Publisher

**VERIFICATION**

STATE OF FLORIDA
COUNTY OF ORANGE

Signed or attested before me on this

8 day of August, A.D. 2025.

Nancy C Thomas
Notary Public

Notary Public State of Florida
Nancy C Thomas
My Commission HH 688639
Expires 7/4/2029

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

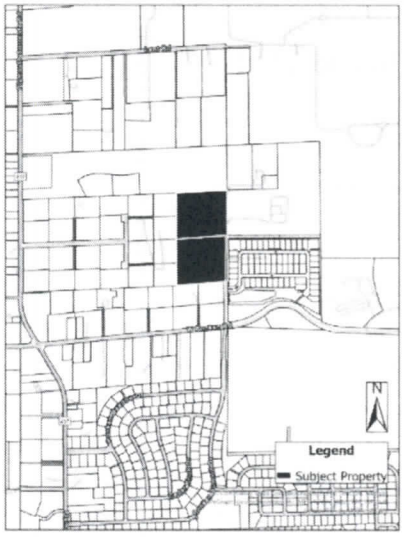
NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Bill Maki** has made application relating to the following described property.

**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 LUTZ DAVID L LIFE ESTATE; LUTZ MARY T LIFE ESTATE; REM: DAVID M LUTZ; REM: MICHELLE M GREGORY; PONKAN PINES NURSERY INC.; 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.**

**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 LUTZ DAVID L LIFE ESTATE; LUTZ MARY T LIFE ESTATE; REM: DAVID M LUTZ; REM: MICHELLE M GREGORY; PONKAN PINES NURSERY INC.; 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): 19-20-28-0000-00-019 and 19-20-28-0000-00- 035**
**Contains: 21.43 +/- Acres**

NOTICE is given that a public hearing for Ordinance Numbers 3110 and 3111 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, August 12, 2025 beginning at 5:30 P.M.**

FURTHER NOTICE is given that a public hearing for Ordinance Numbers 3110 and 3111 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, August 20, 2025 at 7:00 P.M. and Wednesday, September 3, 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

Newspaper page size: Width: 11.25 in., Height: 20.125 in.

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**

**August 8, 2025**

# City of Apopka
# CITY COUNCIL STAFF REPORT

**Section:** PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
**Item #:** 2.
**Meeting Date:** September 3, 2025
**Department:** Community Development

**SUBJECT:**
**Ordinance No. 3111 – Second Reading – Change of Zoning – The Summit at Wolf Lake Ranch (Wolf Lake Ranch Phase III)**

**ACTION ITEM INFORMATION:**
Owner(s): Lutz David L Life Estate; Lutz Mary T Life Estate; Rem: David M Lutz; Rem: Michelle M Gregory
Applicant(s): William Maki
Parcel Identification Number(s): 19-20-28-0000-00-019
Location: North of Ponkan Road, west of Ponkan Pines Road and west of Jason Dwelley Parkway
Existing Future Land Use: Mixed-Use
Proposed Future Land Use: Residential Very Low Suburban
Existing Zoning: MU-ES-GT (Mixed-Use - East Shore - Gateway)
Proposed Zoning: RSF-1B (Residential Single-Family — Large Lot)
Existing Use(s): Single-family residence
Density: 2 dwelling units per acre
Tract Size: 21.43 +/- acre(s)
Project Manager: Jean Sanchez

**REQUEST:**
Adopt Ordinance Number 3111.

**SUMMARY:**
Owner(s): Lutz David L Life Estate; Lutz Mary T Life Estate; Rem: David M Lutz; Rem: Michelle M Gregory
Applicant(s): William Maki
Parcel Identification Number(s): 19-20-28-0000-00-019
Location: North of Ponkan Road, west of Ponkan Pines Road and west of Jason Dwelley Parkway
Existing Future Land Use: Mixed-Use
Proposed Future Land Use: Residential Very Low Suburban
Existing Zoning: MU-ES-GT (Mixed-Use - East Shore - Gateway)
Proposed Zoning: RSF-1B (Residential Single-Family — Large Lot)
Existing Use(s): Single-family residence
Density: 2 dwelling units per acre
Tract Size: 21.43 +/- acre(s)

| Direction | Future Land Use | Zoning | Present Use |
|---|---|---|---|
| **North** | Mixed-Use | MU-ES-GT (Mixed-Use – East Shore – Gateway) | Vacant |
| **East** | Residential Very Low Suburban | RSF-1B (Residential Single-Family — Large Lot) | Wolf Lake Ranch Phase II |

| | | | |
|---|---|---|---|
| **South** | Mixed-Use | MU-ES-GT (Mixed-Use – East Shore – Gateway) | Wolf Lake Ranch Phase I Residential Subdivision |
| **West** | County Rural | County A-R (Agricultural-Residential) | Single-Family Residences |

**PROJECT SUMMARY:**
The applicant requests a rezoning of approximately 21.47 acres from MU-ES-GT (Mixed-Use – East Shore – Gateway) to RSF-1B (Residential Single-Family – Large Lot) to facilitate the development of a low-density, detached single-family residential subdivision. The proposed development will consist of 42 single-family homes, consistent with the character and density of the adjacent Wolf Lake Ranch Phases 1 and 2. The subject site lies west of the existing Wolf Lake Ranch community and is currently undeveloped. The property is designated Mixed-Use on the Future Land Use Map (FLUM), allowing up to 15 dwelling units per acre. A companion Future Land Use Amendment (FLU) Amendment has been submitted to reclassify the land use to Residential Very Low Suburban (RVLS), permitting up to 2 dwelling units per acre. Necessary public infrastructure, including potable water, wastewater, and stormwater facilities, will be extended or upgraded to serve the development. A traffic study will be submitted with the Major Development Plan (MDP). The rezoning request is consistent with the goals and policies of the Apopka Comprehensive Plan, contingent upon the approval of the accompanying FLU amendment.

The requested zoning district, RSF-1B, is compatible with the proposed FLU designation and the surrounding land use pattern. The site is envisioned as Phase 3 of the Wolf Lake Ranch community, providing a seamless continuation of development in this area.

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

- **Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans**;
    - The proposed Comprehensive Plan Amendment and associated residential uses are similar and compatible with the existing surrounding residential uses. While the uses are a step up in density from the current use, they are a substantial step down in density from the existing Future Land Use designation of Mixed Use. The proposed Future Land Use designation of RSLV is consistent with the City's 2030 Comprehensive Plan and supporting documents and provides a transitional density between the existing single-family residential to the south and east and the Mixed-Use Future Land Use to the north. The proposed density of 2 du/ac is consistent with the RVLS Future Land Use Designation and Wekiva Study Area. The analysis of adjacent uses, levels of service and Comprehensive Plan policies, which is provided within this report, demonstrates how the proposed development furthers the goals, objectives, and policies of the Comprehensive Plan. The proposed development will be designed and constructed in conformance with the City's adopted Land Development Code and the Wekiva Study Area.
    - *Staff response:* Staff has no objection/comments.
- **Is in conflict with any provisions of the LDC**;
    - *Applicant's response:* The applicant is requesting to amend the existing Future Land Use (FLU) map designation from Mixed-Use (MU) to Very Low Density Suburban Residential (RVLS) and to amend the existing Zoning from Mixed-Use East Shore Gateway (MU-ES-GT) to Large Lot Residential Single Family (RSF-1B). The proposed amendments will reduce the potential residential density from the current 15 du/ac to 2 du/ac and the commercial intensity from 2.0 FAR to 0.0 FAR. This request is consistent with the Wekiva Study Area policy that does not permit density for residential development north of Ponkan Rd to be greater than 2 du/ac. The request has followed procedural requirements for processing the Comprehensive Plan Amendment and Rezoning and is consistent with the Land Development Code (LDC). There are no conflicts. A Master Development Plan and Construction Site Plan will be submitted to further demonstrate compliance with the Land Development Code (LDC).
    - *Staff response:* Staff has no objection/comments.
- **Addresses a demonstrated community need**;
    - *Applicant's response:* According to the cities published statistical information, since 2014 the City of Apopka has experienced a significant increase in the number of residents that have relocated to the city. The current growth rate in the city averages 2.3% annually; the population has been

projected to be approximately 60,510 residents by the end of 2024. The increase in population increases the demand for more housing opportunities to support the projected growth. The proposed development will help serve the demand while providing compatible residential uses.
    - *Staff response:* Staff has no objection/comments.
- **Is required by changed conditions;**
    - *Applicant's response:* The subject site is located north of Ponkan Rd within the Wekiva Study Area. Residential development greater than 2 du/ac is not permitted on the subject site. The existing Future Land Use and Zoning require a higher residential density (15 du/ac) and commercial uses that would not be supported by the existing Wekiva Study Area policies. As such, the modification to the future land use and zoning is required. The applicant is proposing residential development that would be limited to a maximum of 2 du/ac consistent with the Wekiva Study Area. The siting of the Northwest Regional Park Complex and Wolf Lake Ranch Elementary and Middle School to the east validate the changing character of the area from rural to residential. The plan nursery on the subject property has closed down. The requested very low residential density development is consistent with the existing Wolf Lake Ranch subdivision to the south.
    - *Staff response:* Staff has no objection/comments.
- **Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land**;
    - *Applicant's response:* The applicant is requesting to amend the existing Future Land Use (FLU) map designation from Mixed-Use (MU) to Very Low Density Suburban Residential (RVLS) and to amend the existing Zoning from Mixed-Use East Shore Gateway (MU-ES-GT) to Large Lot Residential Single Family (RSF-1B). The proposed amendments will reduce the potential residential density from the current 15 du/ac to 2 du/ac and the commercial intensity from 2.0 FAR to 0.0 FAR. This request is consistent with the Wekiva Study Area policy that does not permit density for residential development north of Ponkan Rd to be greater than 2 du/ac. The request has followed procedural requirements for processing the Comprehensive Plan Amendment and Rezoning and is consistent with the Land Development Code (LDC). The proposed residential uses and proposed density are consistent with the existing surrounding single-family residential uses. The RVLS and RSF-1B provides a transitional density between the single-family residential uses to the south and the existing mixed use to the north. This is the same Future Land Use and Zoning as the property to the east. These findings combined make the RSF-1B the appropriate zoning district for the subject property.
    - *Staff response:* Staff has no objection/comments.
- **Would result in a logical and orderly development pattern**;
    - *Applicant's response:* The Summit at Wolf Lake Ranch, with the proposed RVLS Future Land Use and RSF-1B Zoning, is consistent with the existing adjacent development. The site will be developed with similar lot sites and homes with the recently approved adjacent residential subdivisions. Access to the site will be provided along Ponkan Pines Rd, which will be further improved.. Please see Table 1.5 (a) for Adjacent Uses, and Table 1.7 (a) for Concurrency. The development pattern of the proposed subdivision demonstrates a consistent transition from defunct nurseries to high-value large-lot subdivisions. The development pattern demonstrates a pattern of consistent lot sizes as the uses transition from old nurseries to residential uses along the Ponkan Pines Road Corridor. The extension of Ponkan Pines Road to the north leaves only one vacant property between this site and the City's desired future roadway connection to the north.
    - *Staff response:* Staff has no objection/comments.
- **Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and**
    - *Applicant's response:* The preliminary site layout preserves the most significant historic trees as a central park and amenity for the residents. The subdivisions will be designed with that as a central element and focal point. The stormwater is proposed to be located in the lowest portions of the property. An Environmental Assessment will be provided with subsequent permitting, and a Sand Skink Study will be conducted starting in March 2025. The development is consistent with the surrounding uses and is not expected to have adverse impacts to water, air, noise, stormwater, wildlife, vegetation, and the natural function of the environment. Through the Master Development Plan and Construction Site Plan processes and the associated Water Management District review, the project will demonstrate compliance with the City's Land Development Code.
    - *Staff response:* Staff has no objection/comments.

- **Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).**
    - *Applicant's response:* The project will be served by existing public facilities. The existing potable water, reclaim water, and sanitary sewer will be extended with the expansion of Ponkan Pines Rd to serve this community. Stormwater will be designed to meet the City of Apopka's and St John's River Water Management Districts requirements. An estimated level of service analysis has been provided. See Table 1.7 (a). Impact Fees will be paid at the time of home construction, consistent with the City of Apopka's Land Development Code.
    - *Staff response:* Staff has no objection/comments.

**SCHOOL CAPACITY REPORT:**

Orange County Public Schools (OCPS) has indicated all units are vested, qualifying the capacity requirement as "de minimis".

**ORANGE COUNTY NOTIFICATION:**
The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on April 21, 2025.

**PUBLIC HEARING SCHEDULE:**
June 10, 2025 (5:30 P.M.) – Planning Commission (Tabled to August 12, 2025)
August 12, 2025 (5:30 P.M.) – Planning Commission
August 20, 2025 (7:00 P.M.) – City Council, First Reading
September 3, 2025 (1:30 P.M.) – City Council, Second Reading/Adoption

**DULY ADVERTISED:**
May 30, 2025 – Apopka Chief
May 27, 2025 – Posted placard notifications; mailed notification to adjacent property owners
June 6, 2025 – Apopka Chief
July 11, 2025 – Apopka Chief
July 29, 2025 – Posted placard notifications; mailed notification to adjacent property owners
August 8, 2025 – Apopka Chief

**FUNDING SOURCE:**
N/A

**RECOMMENDED MOTION:**

## Development Review Committee:

Recommends approval of the Change of Zoning from MU-ES-GT (Mixed-Use - East Shore - Gateway) to RSF-1B (Residential Single-Family — Large Lot) for The Summit at Wolf Lake Ranch.

## Planning Commission:

At its meeting on August 12, 2025, the Planning Commission found the proposed amendment consistent with the Comprehensive Plan and Land Development Code and compatible with the character of the surrounding area, and unanimously recommended approval of the Change of Zoning from MU-ES-GT (Mixed-Use - East Shore - Gateway) to RSF-1B (Residential Single-Family — Large Lot) for The Summit at Wolf Lake Ranch.

## City Council:

At its meeting on August 20, 2025, the City Council unanimously accepted the first reading of Ordinance Number 3111 and held it over for second reading and adoption.

## City Council:

Adopt Ordinance Number 3111.

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

**ATTACHMENTS:**

1. Ordinance No 3111
2. Map Series
3. The Summit - OCPS Capacity Determination
4. July 11 Advertisement Affidavit
5. August 8 Advertisement Affidavit

**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 LUTZ DAVID L LIFE ESTATE; LUTZ MARY T LIFE ESTATE; REM: DAVID M LUTZ; REM: MICHELLE M GREGORY; PONKAN PINES NURSERY INC.; 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.**

**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, William Maki, on behalf of the fee simple owners of the Properties, submitted an application for a future land use amendment on the Properties identified and depicted in Exhibit "A," attached hereto, from MU-ES_GT (Mixed-Use – East Shore – Gateway) to RSF-1B (Residential Single-Family – Large Lot) and

**WHEREAS**, the proposed RSF-1B (Residential Single-Family – Large Lot) of the Properties are consistent with the City's Comprehensive Plan and Land Development Code; and

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

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

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

**WHEREAS,** the City Council of the City of Apopka finds that the applicants have met the necessary criteria for rezoning under City's Land Development Code and that rezoning serves a legitimate public purpose and will not adversely affect the public interest.

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

**Section I. Findings and Intent.** The City of Apopka has complied with all requirements and procedures of Florida Law in processing this Ordinance. The recitals set forth above are hereby adopted.

**Section II. Rezoning.** The Property described and shown in Exhibit "A", being situated in the City of Apopka, Florida, is hereby rezoned and assigned the RSF-1B (Residential Single-Family – Large Lot) Zoning District, as defined in the Apopka Land Development Code.

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

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

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

**Section VI. Effective Date.** This Ordinance shall become effective immediately following such time that its companion future land use map amendment ordinance (Ordinance 3110) takes effect.

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

READ FIRST TIME: _____

READ SECOND TIME AND ADOPTED: _____

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

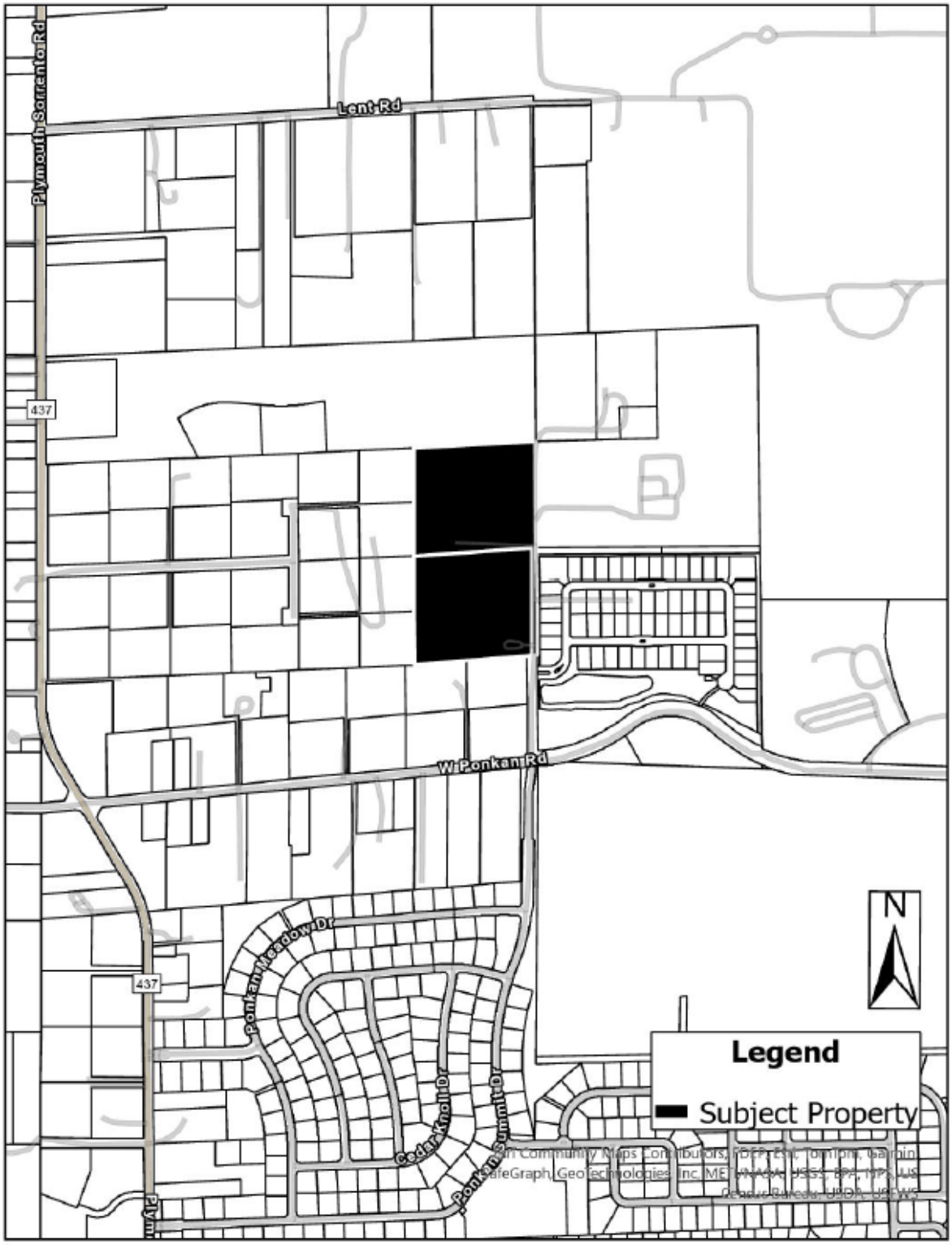
Approved as to form and legal sufficiency:

_____

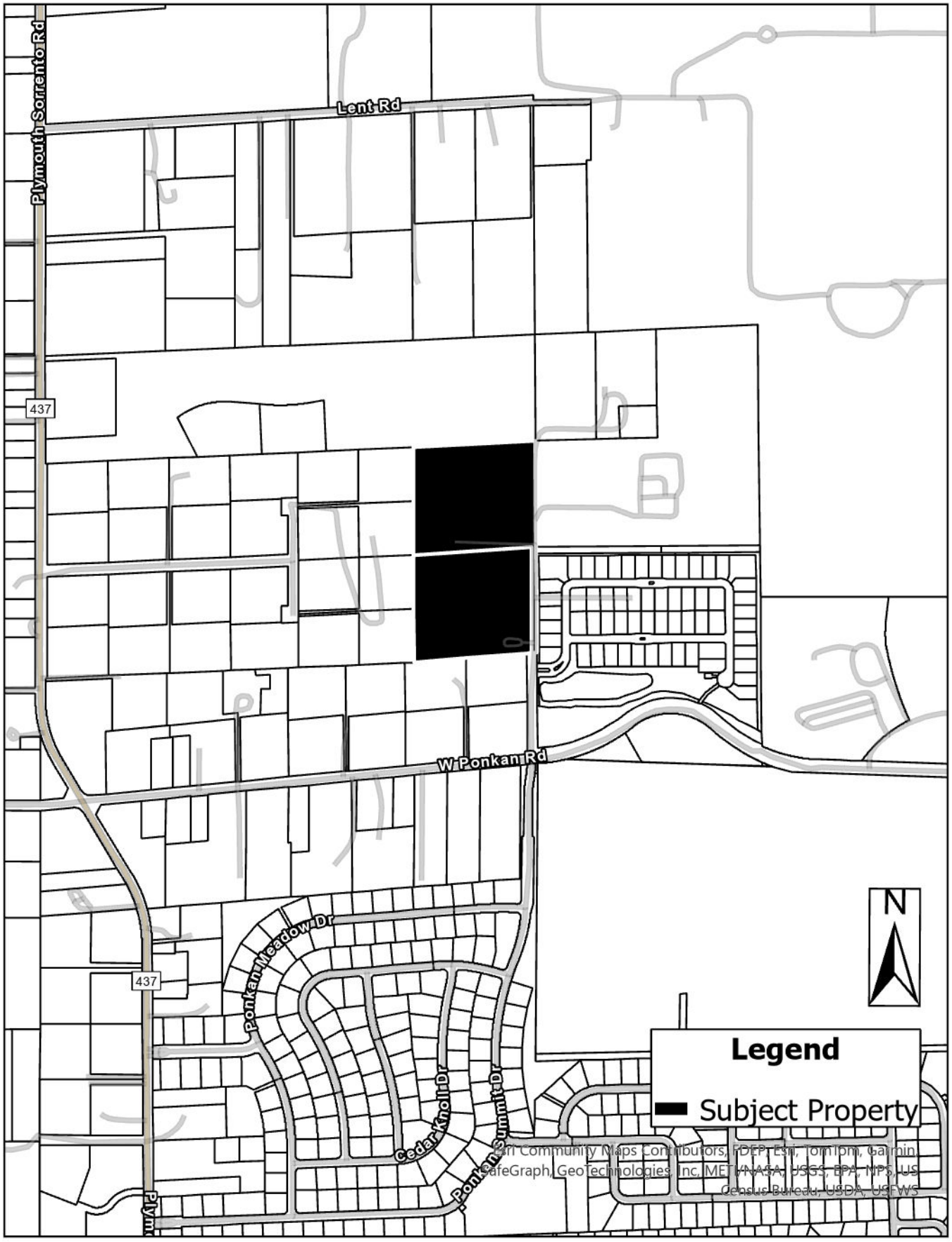
Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: July 11, 2025

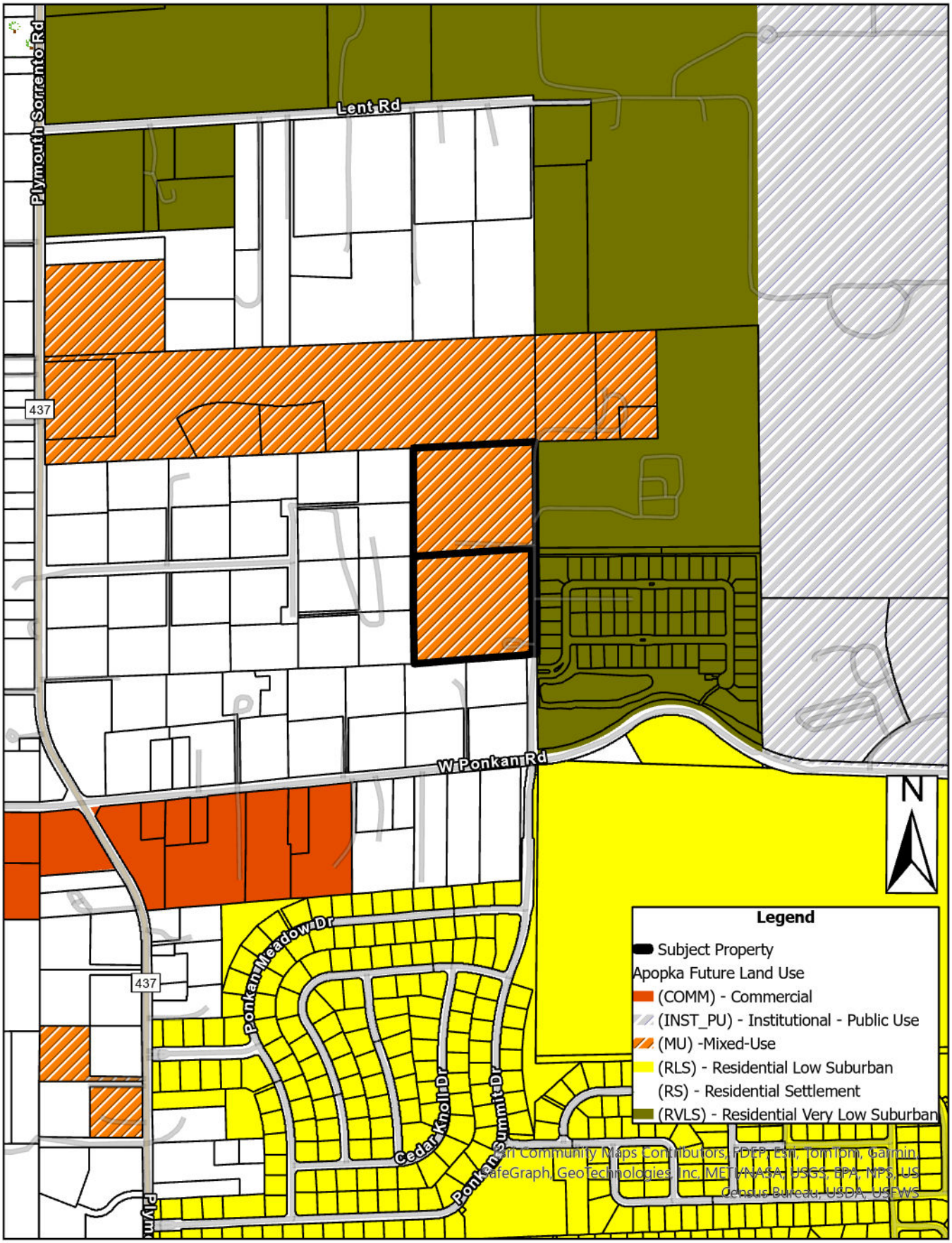
**EXHIBIT "A"**
**Parcel Identification Number(s): 19-20-28-0000-00-019 and 19-20-28-0000-00-035**
**Acreage: 21.43 +/- Acres**



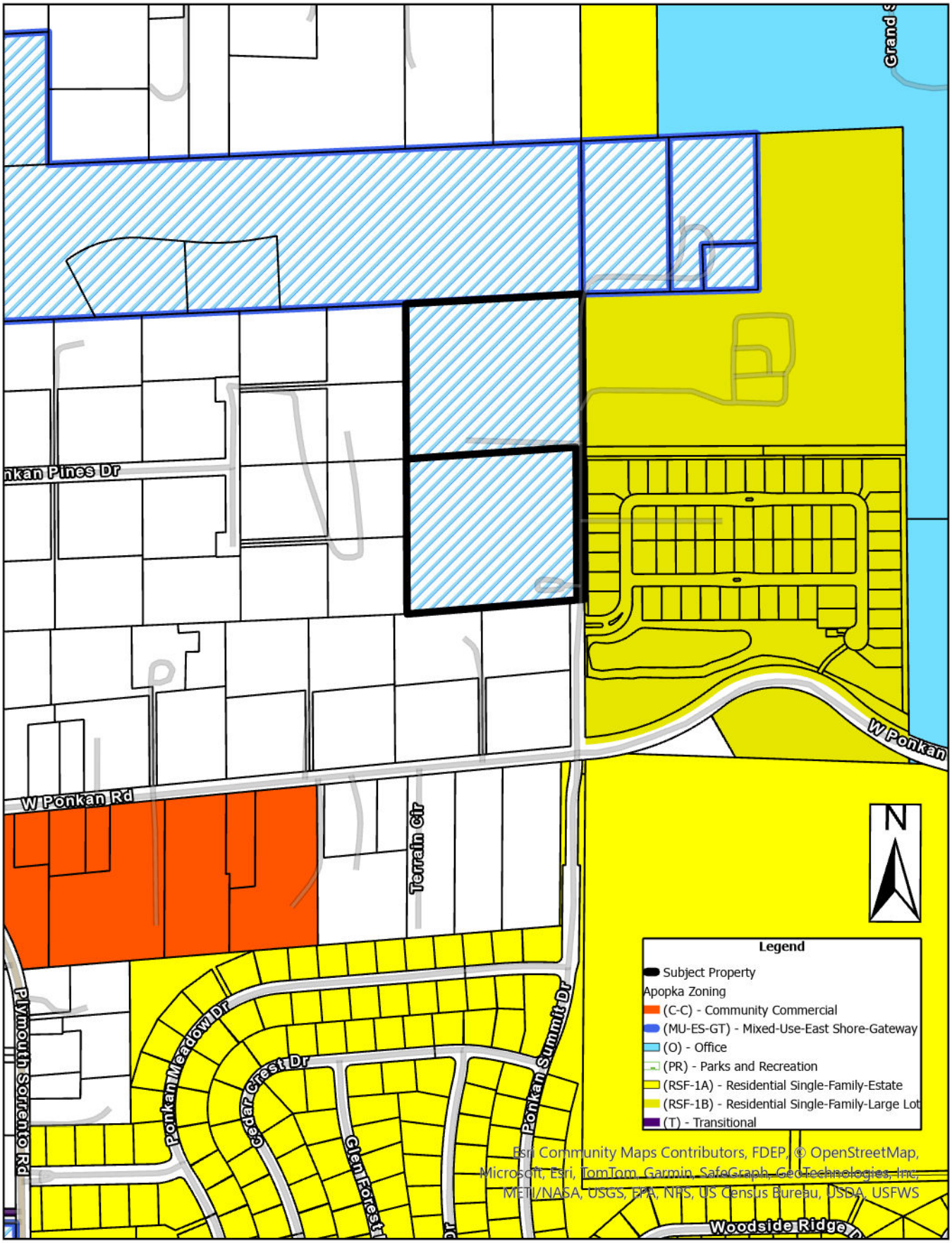
# Vicinity


Plymouth Sorrento Rd
Lent Rd
437
W Ponkan Rd
Ponkan Meadow Dr
437
Cedar Knoll Dr
Ponkan Summit Dr
Plym
N
Legend
Subject Property
Esri Community Maps Contributors, HERE, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

# Future Land Use



# Zoning


Grand
nkan Pines Dr
W Ponkan
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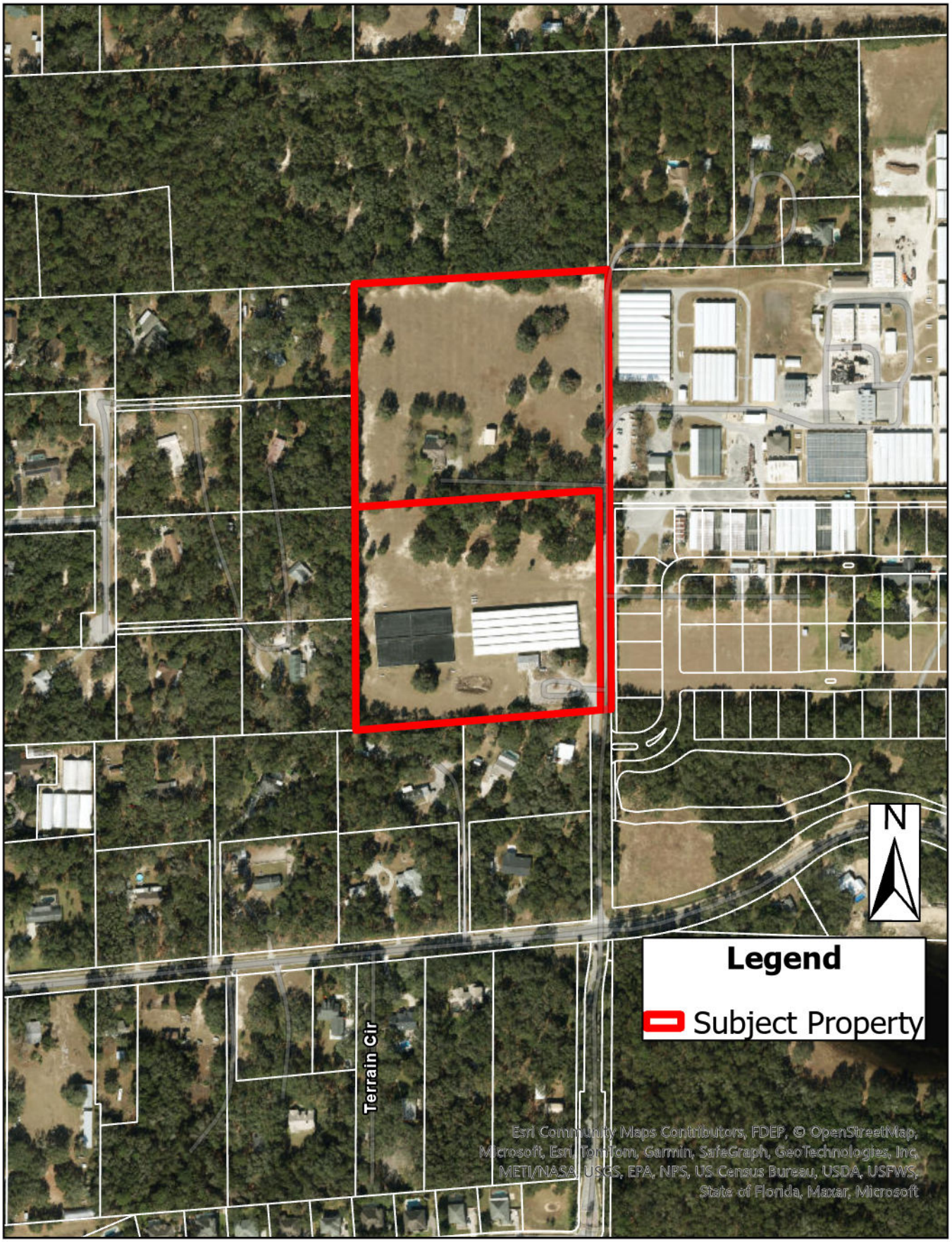
N
Legend
Subject Property
Apopka Zoning
(C-C) - Community Commercial
(MU-ES-GT) - Mixed-Use-East Shore-Gateway
(O) - Office
(PR) - Parks and Recreation
(RSF-1A) - Residential Single-Family-Estate
(RSF-1B) - Residential Single-Family-Large Lot
(T) - Transitional
Plymouth Sorrento Rd
Ponkan Meadow Dr
Cedar Crest Dr
Glen Forest
Ponkan Summit Dr
Woodside Ridge
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

# Aerial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Legend
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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

**From:** Vitale, Stefani
**To:** Jean Sanchez
**Subject:** FW: APK-25-005 Wolf Lake Ranch Lutz
**Date:** Wednesday, May 21, 2025 4:29:15 PM
**Attachments:** image002.png
image001.png

Hi Jean,

Responding to your previous email about APK-25-005 Wolf Lake Ranch Lutz, since all units were vested, we didn't have to run this analysis.

Thank you,

*Stefani Vitale*
Senior Specialist, Facilities Planning
**Orange County Public Schools**
Tel: 407-317-3700 ext. 2023974
planning.ocps.net

---

**From:** Vitale, Stefani
**Sent:** Friday, February 21, 2025 12:13 PM
**To:** Bill Maki <bmaki@dalydesign.com>
**Cc:** Mills, Christopher C. <Christopher.Mills@ocps.net>; Colon, Selimar <Selimar.Colon@ocps.net>; Pelc, Tamara L. <Tamara.Pelc@ocps.net>; Moore, Thomas H. <thomas.moore2@ocps.net>; Jean Sanchez (JeSanchez@apopka.net) <JeSanchez@apopka.net>; Tina Demostene <tdemostene@mihomes.com>; Tina Demostene <tdemostene@mihomes.com>; Catherine Felter <Catherine.Felter@kimley-horn.com>; Tom Daly <tdaly@dalydesign.com>
**Subject:** RE: APK-25-005 Wolf Lake Ranch Lutz

Good Afternoon Mr. Maki,

Thank you for bringing this to our attention. Actually, since all units are already vested, there was no need to apply for capacity determination with us.

This qualifies as "de minimis". We apologize for not catching that.

We will issue a refund for the application fee as soon as possible.

Thank you,

*Stefani Vitale*
Senior Specialist, Facilities Planning
**Orange County Public Schools**
Tel: 407-317-3700 ext. 2023974
planning.ocps.net

**From:** Bill Maki <bmaki@dalydesign.com>
**Sent:** Thursday, February 20, 2025 3:47 PM
**To:** Vitale, Stefani <Stefani.Vitale@ocps.net>
**Cc:** Mills, Christopher C. <Christopher.Mills@ocps.net>; Colon, Selimar <Selimar.Colon@ocps.net>; Pelc, Tamara L. <Tamara.Pelc@ocps.net>; Moore, Thomas H. <thomas.moore2@ocps.net>; Jean Sanchez (JeSanchez@apopka.net) <JeSanchez@apopka.net>; Tina Demostene <tdemostene@mihomes.com>; Tina Demostene <tdemostene@mihomes.com>; Catherine Felter <Catherine.Felter@kimley-horn.com>; Tom Daly <tdaly@dalydesign.com>
**Subject:** RE: APK-25-005 Wolf Lake Ranch Lutz

⚠ **CAUTION:** This email originated from outside of Orange County Public Schools. Do not click links or open attachments unless you know the content is safe.

Good afternoon Stefani,
I wanted to follow up with you on the capacity determination letter sent yesterday. We understand that we will need to enter into a CMA to provide the necessary school capacity. I wanted to ask if you can add the student generation numbers for the Capacity letter? We can see the percentages, but not the number of students. (see below)

Also, do you look at available capacity in the adjacent schools? If so, is there any availability in those schools?

Thank you for your help, and please let me know if you have any questions.

*School Capacity Determination* User ID SV February 19, 2025 10:21:17

Project ID: **CEA – APK – 25 – 005** Valid Until: August 18, 2025

| *Project Name:* | | | **WOLF LAKE RANCH LUTZ** | | |
|---|---|---|---|---|---|
| Unvested Units | Single Family Units: | 0 | Vested Units | Single Family Units: | 42 |
| | Multi Family Units: | 0 | | Multi Family Units: | 0 |
| | Multi Family High Rise Units: | 0 | | Multi Family High Rise Units: | 0 |
| | Town Homes Units: | 0 | | Town Homes Units: | 0 |
| | Mobile Home Units: | 0 | | Mobile Home Units: | 0 |

| Capacity Enhancement | | | | |
|---|---|---|---|---|
| | School Level | Elementary | Middle | High |
| | CSA: | DD | | |
| | School: | WOLF LAKE ES | WOLF LAKE MS | APOPKA HS |
| | ***Analysis of Existing Conditions*** | | | |
| | School Capacity (2023-2024) | 828 | 1,112 | 3,390 |
| | Enrollment (2023-2024) | 710 | 1,151 | 3,449 |
| | Utilization (2023-2024) | 118.0% | 122.0% | 110.0% |
| | LOS Standard | 110.0% | 100.0% | 100.0% |
| | Available Seats | 201 | 0 | 0 |
| | ***Analysis of Reserved Capacity*** | | | |
| | School Level | Elementary | Middle | |
| | Encumbered Capacity | 274 | 188 | 232 |
| | Reserved Capacity | 38 | 18 | 0 |
| | Adjusted Utilization | 123.4% | 122.0% | 108.6% |
| | Adjusted Available Seats | 0 | 0 | 0 |
| | ***Analysis of Proposed Development*** | | | |
| | Students Generated | 0.000 | 0.000 | 0.000 |
| | Adjusted Utilization | 123.4% | 122.0% | 108.6% |
| | AVAILABLE/NOT AVAILABLE | NOT AVAILABLE | NOT AVAILABLE | NOT AVAILABLE |
| | Number of Seats to Mitigate | 0.000 | 0.000 | 0.000 |

Best regards,
Bill Maki, RLA
Landscape Architect
Daly Design Group
913 N. Pennsylvania Ave.
Winter Park, FL. 32789

Office: (407) 740-7373
Cell: (407) 697-1986
www.dalydesign.com
Florida Water Star Accredited Professional

**From:** Vitale, Stefani <Stefani.Vitale@ocps.net>
**Sent:** Wednesday, February 19, 2025 2:32 PM
**To:** Bill Maki <bmaki@dalydesign.com>
**Cc:** Mills, Christopher C. <Christopher.Mills@ocps.net>; Colon, Selimar <Selimar.Colon@ocps.net>; Pelc, Tamara L. <Tamara.Pelc@ocps.net>; Moore, Thomas H. <thomas.moore2@ocps.net>; Jean Sanchez (JeSanchez@apopka.net) <JeSanchez@apopka.net>
**Subject:** APK-25-005 Wolf Lake Ranch Lutz

Good Afternoon,

Please find the attached capacity determination letter for APK-25-005 Wolf Lake Ranch Lutz.

Thank you,

*Stefani Vitale*
Senior Specialist, Facilities Planning
**Orange County Public Schools**
Tel: 407-317-3700 ext. 2023974
planning.ocps.net

The information contained in this e-mail message is intended solely for the recipient(s) and may contain privileged information. Tampering with or altering the contents of this message is prohibited. This information is the same as any written document and may be subject to all rules governing public information according to Florida Statutes. Any message that falls under Chapter 119 shall not be altered in a manner that misrepresents the activities of Orange County Public Schools. [References: Florida State Constitution I.24, Florida State Statutes Chapter 119, and OCPS Management Directive A-9.] If you have received this message in error, or are not the named recipient notify the sender and delete this message from your computer.

See Proof on Next Page

## AFFIDAVIT OF PUBLICATION

**The Apopka Chief**
**400 N. Park Avenue, Apopka, FL 32712**
**(407) 886-2777**

I, J.C. Derrick, of lawful age, being duly sworn upon oath, deposes and says that I am the Publisher of The Apopka Chief, a publication that is a "legal newspaper" as that phrase is defined for the city of Apopka, for county of Orange, in the state of Florida, that this affidavit is 1 of 3 with the full text of the sworn-to notice set forth on the page(s) that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**Publication Dates:**
- Jul 11, 2025

**Notice ID:** nIU9dyvZ9oEbAv0DZTrf

**Notice Name:** City of Apopka ords. 3110 and 3111

J. C. Derrick
Publisher

**VERIFICATION**

STATE OF FLORIDA
COUNTY OF ORANGE

Signed or attested before me on this

11 day of July, A.D. 2025.

Nancy C Thomas
Notary Public

Notary Public State of Florida
Nancy C Thomas
My Commission HH 688639
Expires 7/4/2029

# 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.

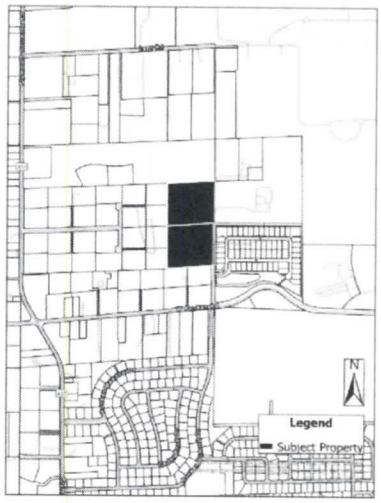
**ORDINANCE NO. 3110**

**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 LUTZ DAVID L LIFE ESTATE; LUTZ MARY T LIFE ESTATE; REM: DAVID M LUTZ; REM: MICHELLE M GREGORY; PONKAN PINES NURSERY INC.; 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 LUTZ DAVID L LIFE ESTATE; LUTZ MARY T LIFE ESTATE; REM: DAVID M LUTZ; REM: MICHELLE M GREGORY; PONKAN PINES NURSERY INC.; 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): 19-20-28-0000-00-019 and 19-20-28-0000-00-035**
**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, August 12, 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, August 20, 2025 at 7:00 P.M. and Wednesday, September 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

Newspaper page size: Width: 11.25 in., Height: 20.125 in.

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**

**July 11, 2025**

See Proof on Next Page

## AFFIDAVIT OF PUBLICATION

**The Apopka Chief**
**400 N. Park Avenue, Apopka, FL 32712**
**(407) 886-2777**

I, J.C. Derrick, of lawful age, being duly sworn upon oath, deposes and says that I am the Publisher of The Apopka Chief, a publication that is a "legal newspaper" as that phrase is defined for the city of Apopka, for county of Orange, in the state of Florida, that this affidavit is 1 of 3 with the full text of the sworn-to notice set forth on the page(s) that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**Publication Dates:**
- Aug 8, 2025

**Notice ID:** EKxzRCCUtTWXYJRWyI3f

**Notice Name:** City of Apopka ords. 3110 and 3111

J. C. Derrick
Publisher

**VERIFICATION**

STATE OF FLORIDA
COUNTY OF ORANGE

Signed or attested before me on this

8 day of August, A.D. 2025.

Nancy C Thomas
Notary Public

Notary Public State of Florida
Nancy C Thomas
My Commission HH 688639
Expires 7/4/2029

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

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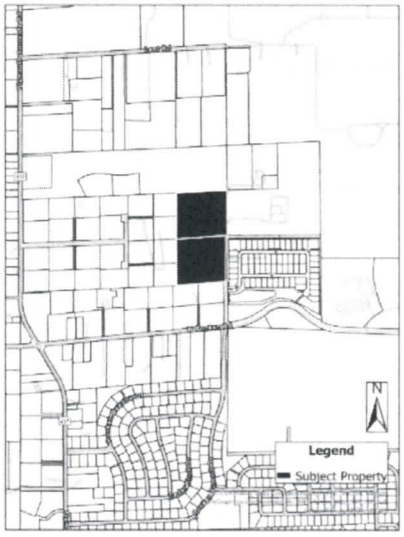


**Parcel Identification Number(s): 19-20-28-0000-00-019 and 19-20-28-0000-00- 035**
**Contains: 21.43 +/- Acres**

NOTICE is given that a public hearing for Ordinance Numbers 3110 and 3111 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, August 12, 2025 beginning at 5:30 P.M.**

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**Apopka City Council**
**Apopka Planning Commission**
**Community Development Department**

**August 8, 2025**

# City of Apopka
# CITY COUNCIL STAFF REPORT

**Section:** PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
**Item #:** 3.
**Meeting Date:** September 3, 2025
**Department:** Community Development

**SUBJECT:**
**Ordinance No. 3124 – Second Reading – Change of Zoning/PD (Planned Development) Amendment – Shoppes at East Shore**

**ACTION ITEM INFORMATION:**
Owner(s): Shoppes at East Shore, LLC
Applicant(s): Lowndes c/o Jonathan Huels, Esq.
Parcel Identification Number(s): 20-21-28-0000-00-021, 20-21-28-0000-00-024, 20-21-28-0000-00-025 and 20-21-28-0000-00-028
Location: Northeast corner of Ocoee Apopka Road and West Keene Road
Current Future Land Use: Mixed Use
Current Zoning: Planned Development (PD)
Existing Use(s): Approved for a mixed use development including grocery, multi-family and other commercial and medical uses
Project: 27.99 +/- acre(s)
Density/Intensity: 8.2 dwelling units per acre/0.07 floor area ratio
Project Manager: Jean Sanchez

**REQUEST:**
Adopt Ordinance Number 3124.

**SUMMARY:**
Owner(s): Shoppes at East Shore, LLC
Applicant(s): Lowndes c/o Jonathan Huels, Esq.
Parcel Identification Number(s): 20-21-28-0000-00-021, 20-21-28-0000-00-024, 20-21-28-0000-00-025 and 20-21-28-0000-00-028
Location: Northeast corner of Ocoee Apopka Road and West Keene Road
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Project: 27.99 +/- acre(s)
Density/Intensity: 8.2 dwelling units per acre/0.07 floor area ratio
Project Manager: Jean Sanchez

| Direction | Future Land Use | Zoning | Present Use |
|---|---|---|---|
| **North** | Mixed-Use | T (Transitional) | Single-family residences |
| **East** | County Rural | County R-CE-2 (Rural Residential) | Single-family residences |

| | | | |
|---|---|---|---|
| **South** | Commercial | O (Office) | Lake Carter Exchange Multi-Tenant Center |
| **West** | High Density Residential | PD (Planned Development) | J Ardin Apartments |

**PROJECT SUMMARY:**
The original PD (Planned Development) Agreement for The Shoppes at East Shore was approved and recorded on November 21, 2023. The property is planned for mixed-use development including commercial and senior housing components. During site development and subsequent engineering, it was determined that the stormwater needs of the project could be met without use of Lot 6, previously reserved for a stormwater pond. The developer now proposes to amend the PD to allow commercial development on that lot. Therefore, the applicant is requesting to convert Lot 6 from a stormwater tract to a commercial outparcel with 5,000 square feet of new commercial entitlements; add "Tire Sales and Service" as an allowed use within the PD and incorporate updated PD Master Plan and updated Exhibit A (legal description) and Exhibit B (Permitted Uses).

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

- **Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans**;
    - The Property has a future land use designation of Mixed Use (MU). This land category proposes to allow a mixture of uses to serve residential and non-residential needs. In that regard, the Proposed Amendment is consistent with Comprehensive Plan FLUE Policy 3.1r Mixed-Use category. The Proposed Amendment proposes to expand upon the expressed automobile service uses that are already permitted per Exhibit "B" of the PD Agreement.
    - *Staff response:* Staff has no objection/comments.
- **Is in conflict with any provisions of the LDC**;
    - *Applicant's response:* The Proposed Amendment to the PD Agreement is not in conflict with provisions of the LDC. The modification is consistent with LDC Section 3.7.2 E.1.b, and consistent with the existing PD permitted uses and continues to support high-quality mixed-use development of the district.
    - *Staff response:* Staff has no objection/comments.
- **Addresses a demonstrated community need**;
    - *Applicant's response:* The City's approval of the PD Amendment will allow expansion of the already permitted automobile services use to include tire servicing and repair thereby offering additional opportunities for retail uses that will serve the surrounding community.
    - *Staff response:* Staff has no objection/comments.
- **Is required by changed conditions;**
    - *Applicant's response:* Lot 6 was designated for use as a stormwater pond in the original PD Master Plan but has now been determined to not be needed during the subsequent engineering design of the project. Consequently, this area is now being proposed to be developed as a commercial outparcel that will offer additional opportunities for retail uses that will serve the surrounding community.
    - *Staff response:* Staff has no objection/comments.
- **Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land**;
    - *Applicant's response:* The proposed permitted use is compatible and consistent with the adjacent and surrounding development. There are several commercial uses in the surrounding area, as well as residential uses that will be served by the additional commercial uses included in the Proposed Amendment. Permitted uses listed in the PD Agreement for The Shoppes at East Shore are permitted under the MU-ES-GT zoning district in Table 4.2.2.C. of the LDC.
    - *Staff response:* Staff has no objection/comments.
- **Would result in a logical and orderly development pattern**;
    - *Applicant's response:* The Proposed Amendment would allow logical and orderly commercial development consistent with the Shoppes at East Shore PD Agreement and surrounding adjacent properties along the commercial corridor of Ocoee Apopka Road.
    - *Staff response:* Staff has no objection/comments.

- **Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and**
    - *Applicant's response:* The Proposed Amendment will not result in adverse impacts on the natural environment and is consistent with the Shoppes at East Shore PD Agreement that currently includes Automobile Service Station as a permitted use.
    - *Staff response:* Staff has no objection/comments.
- **Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).**
    - *Applicant's response:* The Shoppes at East Shore development is currently adequately served by existing public facilities. Subsequent engineering design of the project has determined that Lot 6 stormwater tract is not needed. The Proposed Amendment requests the conversion of the proposed use of Lot 6 from stormwater tract to a commercial outparcel and amending commercial entitlements provided in Exhibit "B" of the PD Agreement to include tire sales and service as a permitted use.
    - *Staff response:* Staff has no objection/comments.

**SCHOOL CAPACITY REPORT:**

Residential developments that are age-restricted for residents 55 years of age or older are generally not subject to school concurrency, as they are presumed not to generate additional students. §163.3180(6)(h), F.S.

**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 June 06, 2025.

**PUBLIC HEARING SCHEDULE:**
August 12, 2025 (5:30 P.M.) – Planning Commission
August 20, 2025 (7:00 P.M.) – City Council, First Reading
September 3, 2025 (1:30 P.M.) – City Council, Second Reading and Adoption

**DULY ADVERTISED:**
July 25, 2025 – Apopka Chief
July 24, 2025 – Posted placard notifications; mailed notification to adjacent property owners
August 8, 2025 – Apopka Chief

**FUNDING SOURCE:**
N/A

**RECOMMENDED MOTION:**

## Development Review Committee:

Recommends approval of the proposed amendment to the Shoppes at East Shore PD (Planned Development).

## Planning Commission:

At its meeting on August 12, 2025, the Planning Commission found the proposed amendment to the PD (Planned Development) consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and unanimously recommended approval of the Shoppes at East Shore PD (Planned Development) amendment.

## City Council:

At its meeting on August 20, 2025, the City Council unanimously accepted the first reading of Ordinance Number 3124 and held it over for second reading and adoption.

## City Council:

Adopt Ordinance Number 3124.

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

**ATTACHMENTS:**

1. Ordinance No 3124
2. Maps
3. Shoppes at East Shore - First Amendment to PD Agreement
4. Shoppes at East Shore PD - Amended Master Plan
5. Shoppes at East Shore - Recorded PD Agreement
6. Shoppes at East Shore PD Amendment Justification
7. July 25 Advertisement Affidavit
8. August 8 Advertisement Affidavit

**ORDINANCE NO. 3124**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE SHOPPES AT EAST SHORE PD (PLANNED DEVELOPMENT) ZONING DISTRICT, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF OCOEE APOPKA ROAD AND KEENE ROAD, COMPRISING 27.99 ACRES MORE OR LESS, AND OWNED BY SHOPPES AT EAST SHORE, LLC; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, 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, Jonathan Huels, Esq., on behalf of the fee simple owners of the Property, submitted an application for a PD (Planned Development) amendment on the Property identified and depicted in Exhibit "A," attached hereto; and

**WHEREAS**, the proposed PD (Planned Development) amendment 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 PD (Planned Development) Zoning District, as defined in the Apopka Land Development Code.

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

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

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

**Section VI. Effective Date.** This Ordinance shall become effective immediately following such time that its companion future land use map amendment ordinance (Ordinance 3058) takes effect.

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

READ FIRST TIME: _____

READ SECOND TIME AND ADOPTED: _____

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

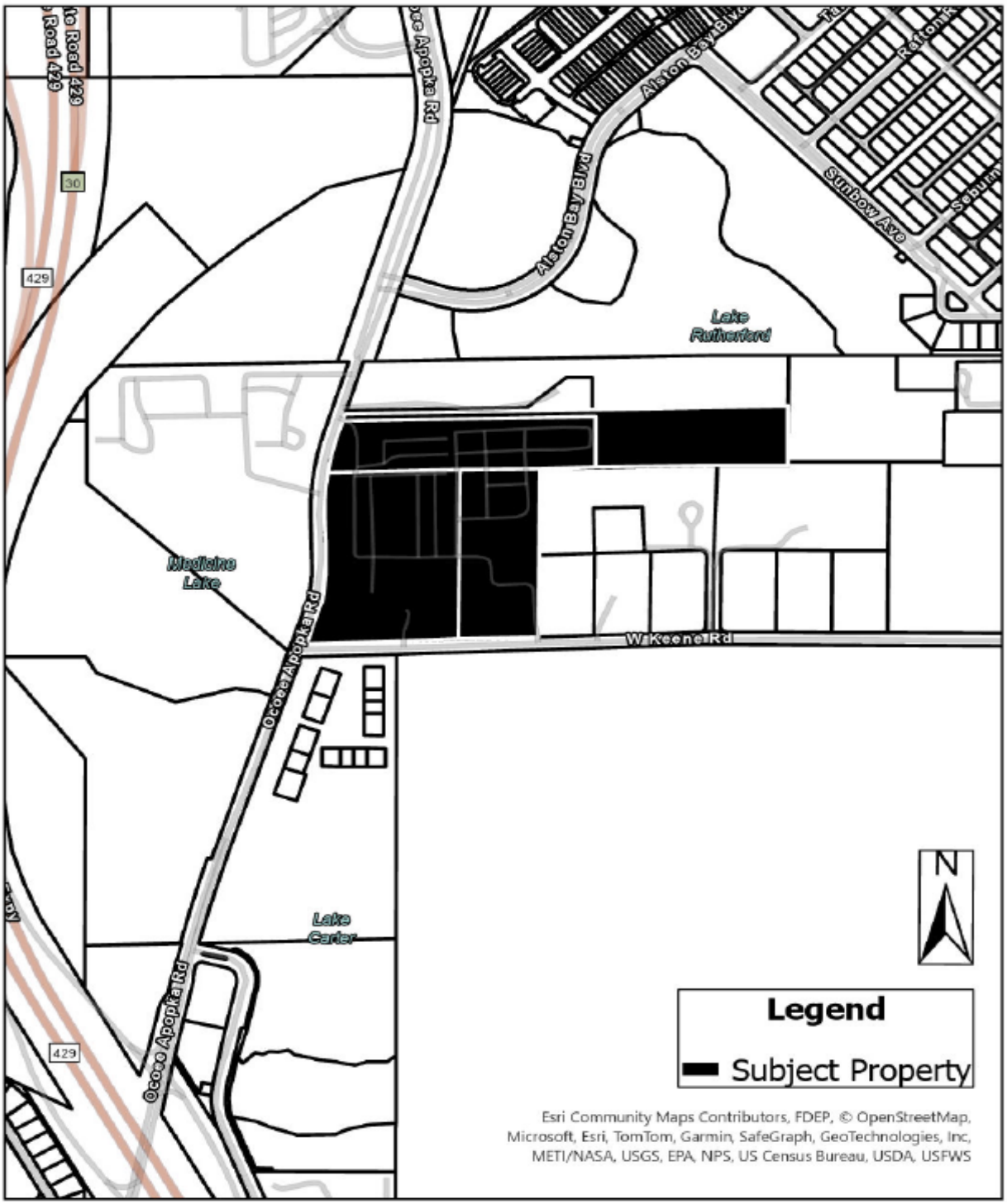
_____

Clifford B. Shepard, City Attorney

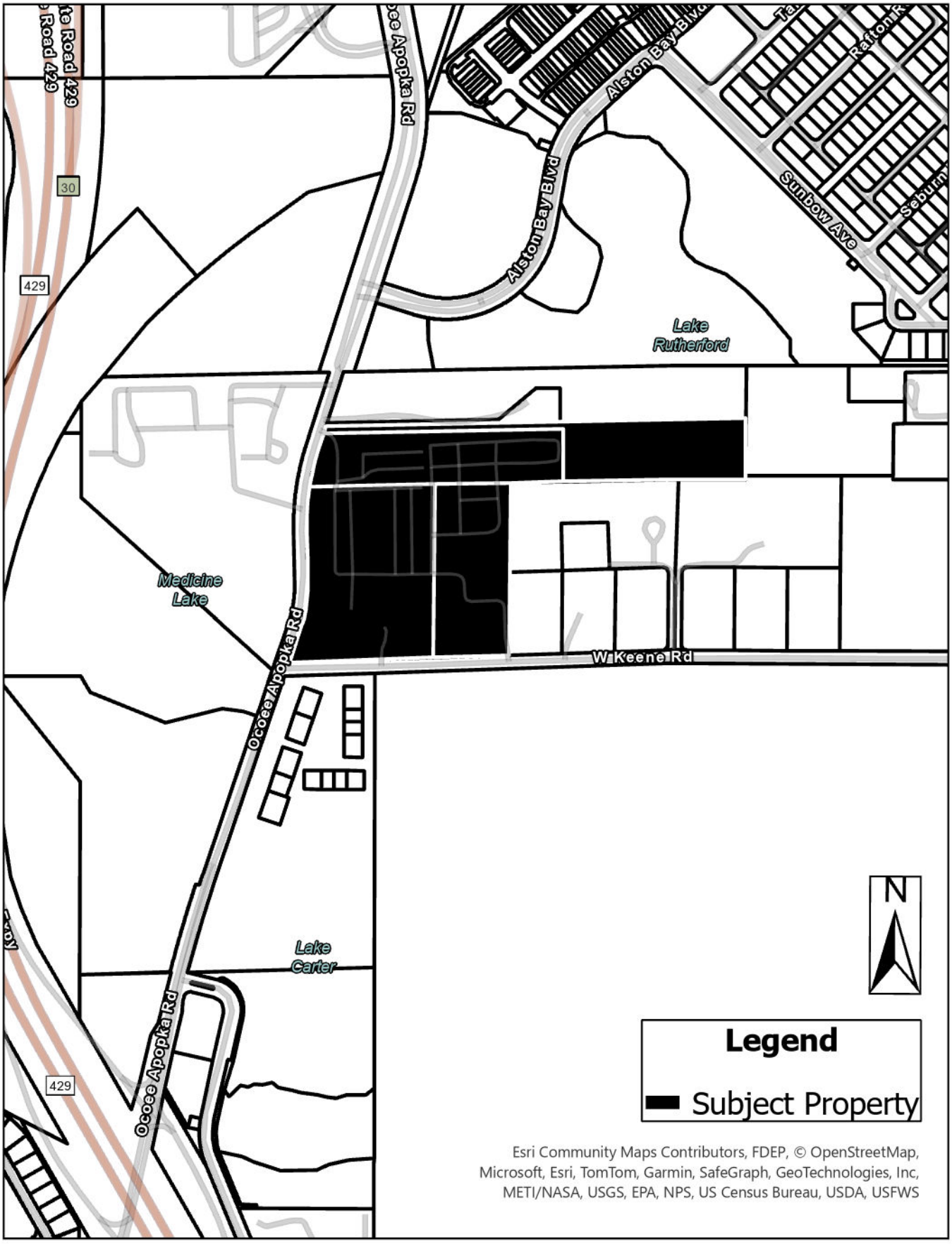
DULY ADVERTISED FOR PUBLIC HEARING: July 25, 2025 and August 8, 2025

## EXHIBIT A

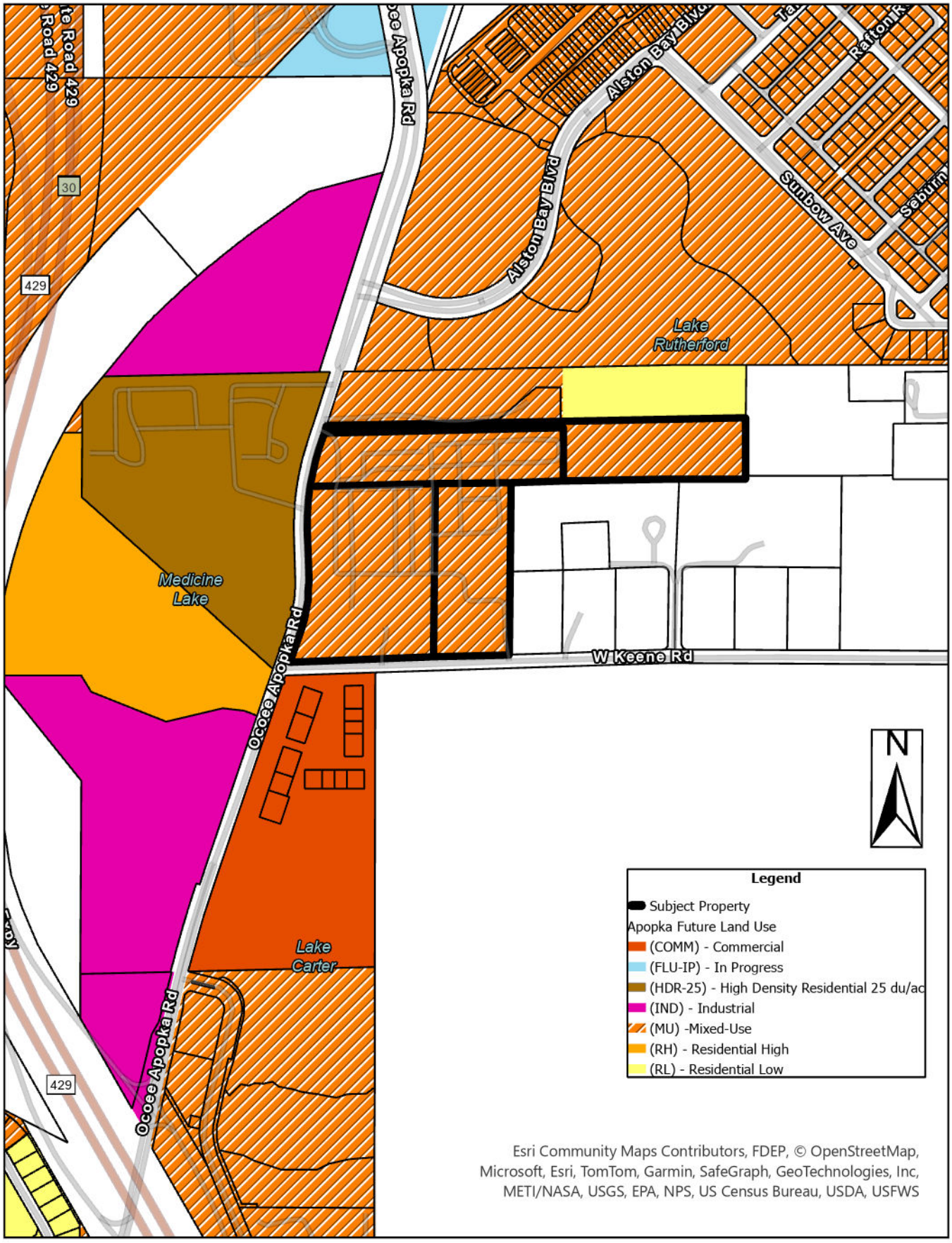
**Parcel Identification Number(s): 20-21-28-0000-00-02820-21-28-0000-00-021, 20-21-28-0000-00-021, 20-21-28-0000-00-025 and 20-21-28-0000-00-024**



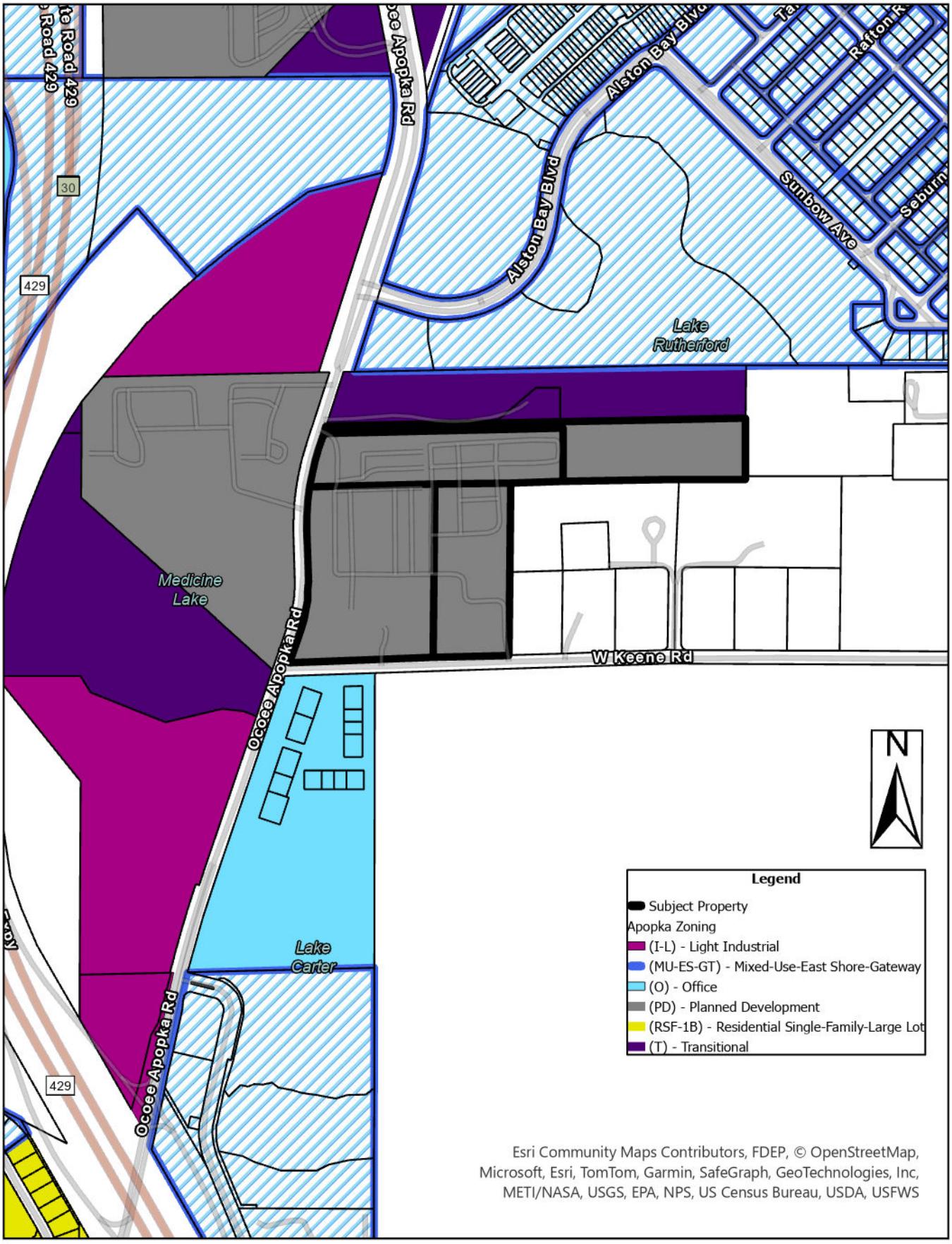
# Vicinity


Alston Bay Blvd
Sunbow Ave
Lake Rutherford
Medicine Lake
W Keene Rd
Ocoee Apopka Rd
Lake Carter
429
30
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


Alston Bay Blvd
Sunbow Ave
Lake Rutherford
Medicine Lake
Ocoee Apopka Rd
W Keene Rd
Lake Carter
429
30
N
Legend
Subject Property
Apopka Zoning
(I-L) - Light Industrial
(MU-ES-GT) - Mixed-Use-East Shore-Gateway
(O) - Office
(PD) - Planned Development
(RSF-1B) - Residential Single-Family-Large Lot
(T) - Transitional
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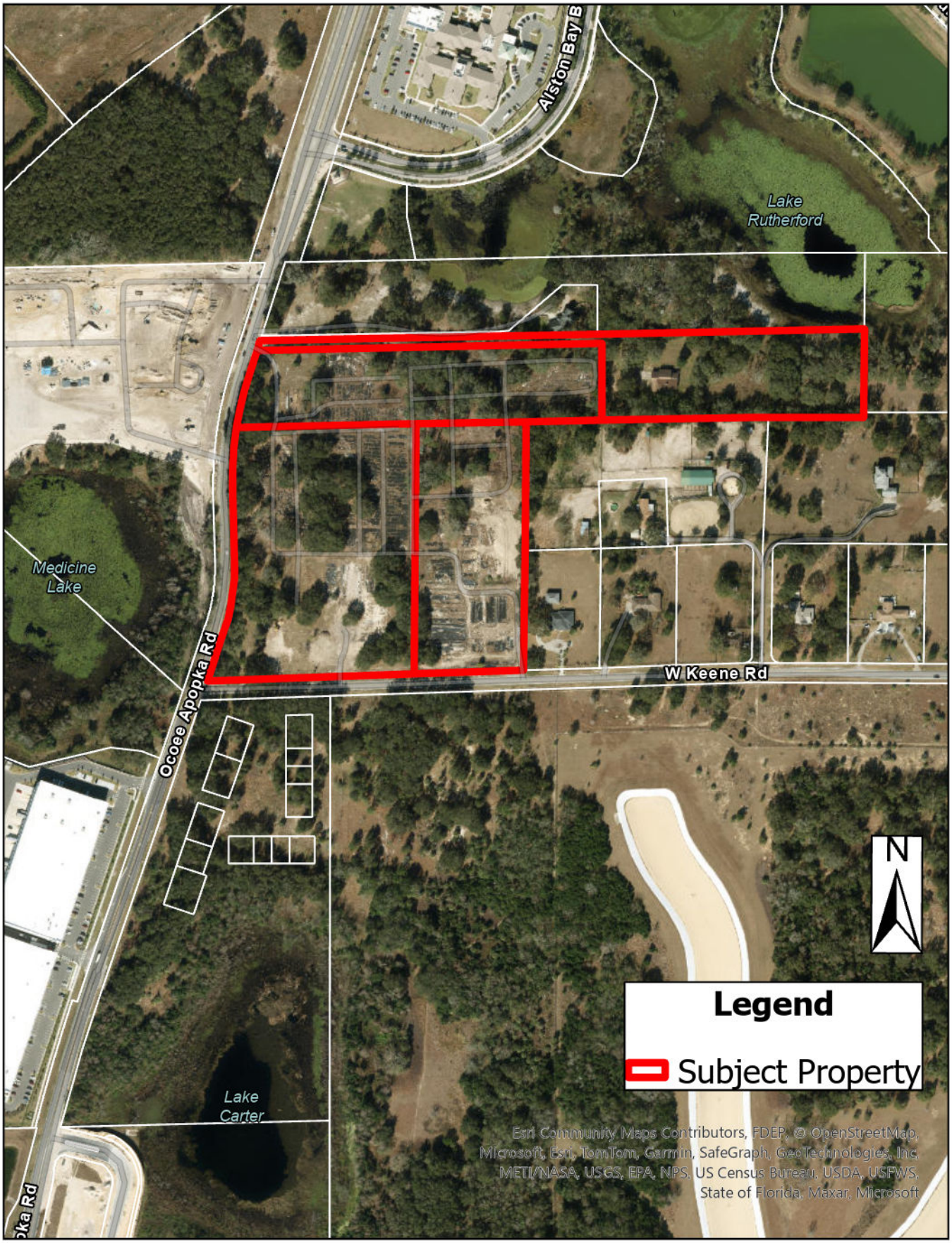
# Aerial


Alston Bay B
Lake Rutherford
Medicine Lake
Ocoee Apopka Rd
W Keene Rd
Lake Carter
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

Prepared by and Return to:
Jonathan P. Huels, Esq.
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 N. Eola Drive
Orlando, FL 32801

# FIRST AMENDMENT TO PLANNED DEVELOPMENT AGREEMENT (THE SHOPPES AT EAST SHORE)

This **First Amendment to Planned Development Agreement** (the "**First Amendment**") is made and entered into this ____ day of _____, 2025 (the "**Effective Date**") by and among, City of Apopka, a Florida municipal corporation, whose mailing is 120 East Main Street, Apopka, Florida 32703 (hereinafter referred to as "**City**"), and Shoppes at East Shore, LLC, a Florida limited liability company, whose mailing address is 270 West Plant Street, Suite 210, Winter Garden, Florida 34787 (hereinafter referred to as "**Developer**").

## RECITALS

A. The City and Developer entered into that certain PD Agreement (The Shoppes at East Shore) recorded as Document Number #20240362206 in the Public Records of Orange County, Florida on June 21, 2024 (the "PD Agreement") for the development of The Shoppes at East Shore multi-phase mixed-use project (the "Project") on certain real property more particularly described in Exhibit "A" attached thereto (the "Property");

B. The City and the Developer desire to enter into this First Amendment to the PD Agreement to update the legal description of the Property, to add a retail outparcel to the PD Master Plan and to revise the Permitted Uses allowed in the PD as well as incorporate certain design standards for the Project according to the terms, covenants and conditions as more particularly set forth herein;

C. The City and the Developer are sometimes collectively referred to herein as the "**Parties**"; and

NOW THEREFORE, for and in consideration of, the mutual obligations contained herein and the sum of ten dollars ($10.00) and other good and valuable consideration the sufficiency of which is hereby conclusively acknowledged the parties agree as follows:

## AGREEMENT

1. **Recitals**. The Recitals contained above are true and correct and are incorporated in this First Amendment as full as if set forth herein verbatim.

**2. Definitions**. Capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the PD Agreement.

3. **Amendments to PD Agreement**. The PD Agreement shall be amended as follows:

a. **Legal Description of the Property**. Exhibit "A" of the PD Agreement (the legal description of the Property) is hereby superseded and replaced with the legal description set forth on **Exhibit "A"** attached hereto and incorporated herein by this reference.

b. **Exhibit "B" Permitted Uses**. Exhibit "B" of the PD Agreement is hereby superseded and replaced with the Permitted Uses set forth on **Exhibit "B"** attached hereto and incorporated herein by reference.

c. **PD Master Plan**. The PD Master Plan referenced in the PD Agreement is hereby superseded and replaced with the new PD Master Plan set forth on **Exhibit "C"** attached hereto and incorporated herein by reference. A full-sized version of the PD Master Plan is on file with the City. In the event of conflict between the version of the PD Master Plan attached to this First Amendment and the full-sized version, the full-sized version shall control.

4. **Ratification**. The PD Agreement remains in full force and effect except as expressly modified by this First Amendment and is ratified and confirmed. If there is a conflict between the terms of the PD Agreement and this First Amendment, the terms of this Frist Amendment shall control.

5. **Multiple Counterparts; Electronic Signatures**. This Second Amendment may be executed in multiple counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same agreement. The counterparts of this Second Amendment may be executed by electronic signatures and may be delivered electronically by any party to any other party and the receiving party may rely on the receipt of such document so executed and delivered by electronic means as if the original had been received.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

Witnesses:

SHOPPES AT EAST SHORE, LLC, a Florida limited liability company

_____
Printed Name: _____

By: _____
Name: _____
Title: _____

_____
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 _____, as _____ of Shoppes at East Shore, LLC, a Florida limited liability company, on behalf of the company. He (She) ☐ is personally known to me or ☐ has produced _____ as identification.

(NOTARY SEAL)

_____
Notary Public Signature

_____
(Name typed, printed or stamped)

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

CITY OF APOPKA

By: _____

_____

**ATTEST**:

_____

_____, City Clerk

**Approved as to Form**:

_____

_____, City Attorney

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____, who is known to me __ or produced ___ as identification as _____ of the City of Apopka, Florida, a municipal corporation of the State of Florida, on behalf of the City of Apopka, Florida.

_____

Notary Public
State of Florida at Large

My Commission Expires

## Exhibit "A"

## Legal Description

A PORTION OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 20; THENCE RUN NORTH 00°31'31" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 30.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST KEENE ROAD (A 60.00 FOOT WIDE PUBLIC RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 536, PAGES 680 AND 681, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA); THENCE DEPARTING SAID EAST LINE, RUN ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 88°07'21" WEST, A DISTANCE OF 713.24 FEET TO THE POINT OF BEGINNING; 2) THENCE CONTINUE SOUTH 88°07'21" WEST, A DISTANCE OF 980.83 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF OCOEE-APOPKA ROAD (COUNTY ROAD 437A, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY); THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) THENCE RUN NORTH 18°51'04" EAST, A DISTANCE OF 160.47 FEET TO A POINT OF CURVATURE OF A 602.96 FOOT RADIUS CURVE, CONCAVE TO THE WEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 08°44'34" EAST AND A CHORD LENGTH OF 211.65 FEET; 2) THENCE RUN NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°13'00", AN ARC DISTANCE OF 212.75 FEET TO A POINT OF TANGENCY; 3) THENCE RUN NORTH 01°21'56" WEST, A DISTANCE OF 224.57 FEET TO A POINT OF CURVATURE OF A 1115.92 FOOT RADIUS CURVE, CONCAVE TO THE EAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 08°12'56" EAST AND A CHORD LENGTH OF 371.48 FEET; 4) THENCE RUN NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°09'45", AN ARC DISTANCE OF 373.22 FEET TO A POINT OF TANGENCY; 5) THENCE RUN NORTH 17°47'49" EAST, A DISTANCE OF 103.95 FEET TO A POINT ON THE SOUTH LINE OF THE LANDS DESCRIBED IN INSTRUMENT #20140486742, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN NORTH 88°54'46" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1872.34 FEET TO A POINT ON THE EAST LINE OF THE LANDS DESCRIBED IN INSTRUMENT #20220679927, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°34'25" WEST, ALONG SAID EAST LINE, A DISTANCE OF 272.54 FEET TO A POINT ON THE NORTH LINE OF HILLTOP STABLE SUBDIVISION, AS RECORDED IN PLAT BOOK 17, PAGE 129, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN ALONG THE NORTH AND WEST LINE OF SAID LANDS THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 89°58'58" WEST, A DISTANCE OF 332.67 FEET; 2) THENCE RUN SOUTH 88°52'51" WEST, A DISTANCE OF 713.20 FEET; 3) THENCE RUN SOUTH 00°30'13" WEST, A DISTANCE OF 769.07 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 27.991 ACRES, MORE OR LESS.

## Exhibit "B"

### Permitted Uses

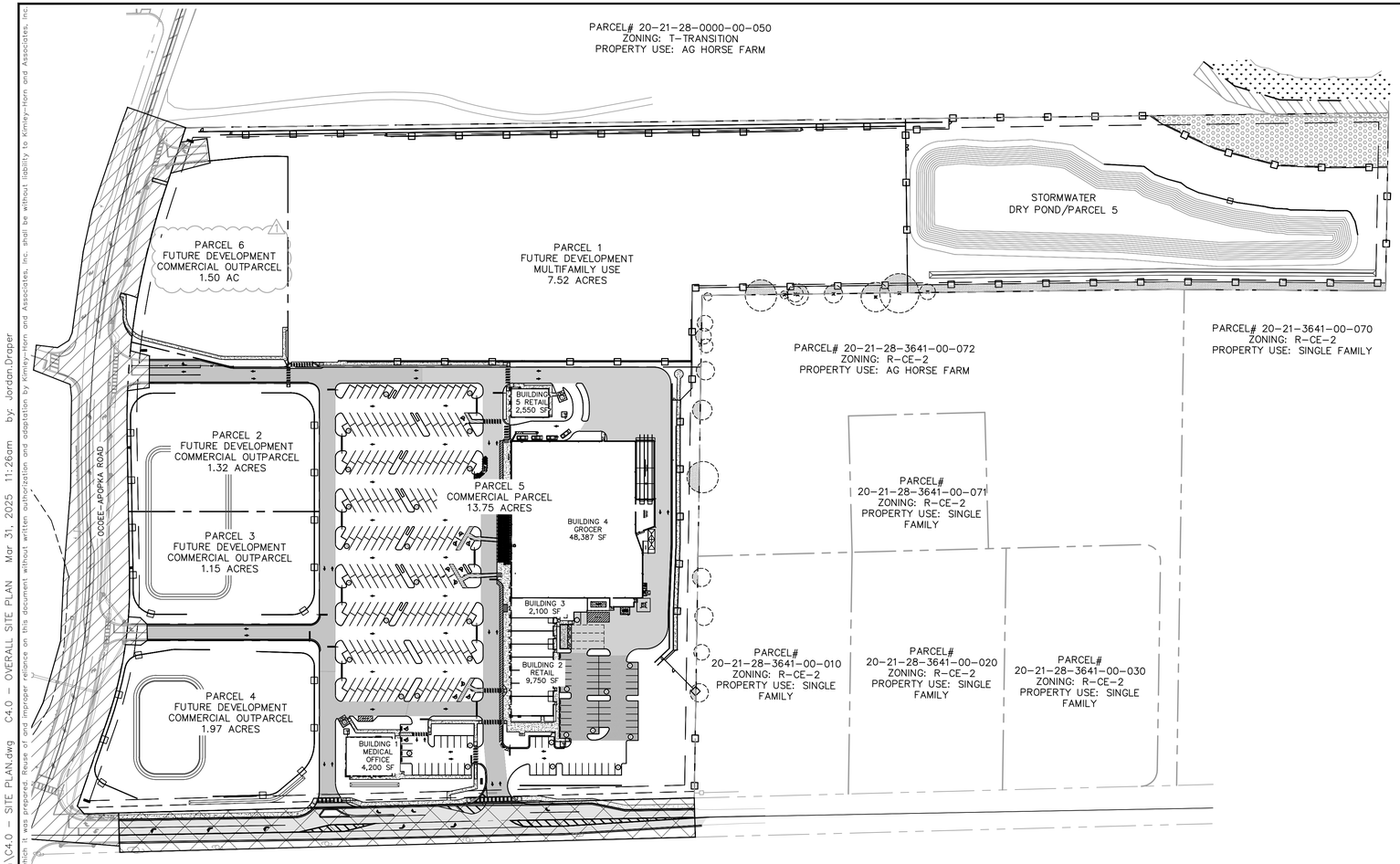
Permitted uses shall be those listed as Permitted under the MU-ES-GT zoning districts in Table 4.2.2.C: Principal Use Table in the City of Apopka's Land Development Code. The additional following uses are permitted,

- Car wash – must be enclosed
- Cigar shop
- Restaurant, fast-food –menu order board, drive-through and pick-up windows must not face any right-of-way; stacking must comply with requirements of Table 5.1.10.A.1.
- Park and ride facility – vehicle charging stations must be included
- Automobile service station, subject to design standards:
    - Frontage-oriented building: position the main building at the front of the site along the sidewalk to define the street edge and engage pedestrians.
    - Minimal setback: keep the building close to the sidewalk to create a walkable block and hide parking and service areas behind.
    - Rear or side service bays: orient service bays away from the street and public sidewalks at the rear of the building.
    - Screening: use decorative walls, green hedges, or trellises with vines to screen views of service areas from pedestrians.
    - Rear or side parking: locate parking and vehicle staging areas behind or beside the building, not in front.
    - Active frontage: add storefront-style windows, a customer lobby with glass transparency, or retail elements (e.g., cafe/outdoor seating area).
- Tire Sales and Service, subject to the following design standards:
    - Building orientation and placement of rear or side service bays: service bays must be oriented away from primary streets and pedestrian pathways. they must be located at the rear or side of the building, with appropriate screening to obscure views from the public realm.
    - Parking placement: parking areas must be situated behind or beside the building, rather than in front, to maintain a continuous street frontage.
    - Screening structures: incorporate architectural elements such as parapet walls or extended facades to shield services bay openings.
    - Landscaping and buffering perimeter landscaping: implement landscaping buffers with a combination of trees shrubs, and hedges along property boundaries, especially adjacent to public rights-of-way.
    - Fencing and walls: use decorative fencing or walls in conjunction with landscaping to further obscure service areas.

- Architectural design consistent aesthetics: ensure that the building's design, materials, and colors are consistent with the surrounding architectural context, promoting a cohesive appearance.
- Facade articulation: incorporate design elements such as varied rooflines, window treatments, and material changes to enhance visual interest and reduce the industrial appearance of service areas.
- Lighting design: use lighting to accentuate the building's facade and customer entrance, while minimizing illumination of services areas.

**Exhibit "C"**

**PD Master Plan**




NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

## THE SHOPPES AT EAST SHORE PD DATA:

| | | |
|---|---|---|
| ZONING | | PD |
| PROPOSED UNITS: | | |
| PARCEL 1 (future) | RESIDENTIAL | 224 DU |
| PARCEL 2 (future) | COMMERCIAL | 3,000 SF |
| PARCEL 3 (future) | COMMERCIAL | 3,000 SF |
| PARCEL 4 (future) | COMMERCIAL | 5,000 SF |
| PARCEL 5 (phase 1) | COMMERCIAL | 62,782 SF |
| | MEDICAL OFFICE | 4,200 SF |
| PARCEL 6 (future) | COMMERCIAL | 5,000 SF |
| TOTAL | | 82,982 SF 224 DU |
| TOTAL MDP GROSS ACRES | | 27.99 Ac. |
| TOTAL MDP WETLAND ACRES | | 0.00 Ac. |
| TOTAL MDP FLOODPLAIN/TREE PRESERVATION | | 0.54 Ac. |
| TOTAL ROW DONATION | | 0.78 Ac. |
| TOTAL MDP DEVELOPABLE ACRES | | 27.21 Ac. |

| DEVELOPMENT PLAN CHART | | |
|---|---|---|
| PARCEL ID NUMBERS | 20-21-28-0000-00-021, 20-21-28-0000-00-024, 20-21-28-0000-00-025, 20-21-28-0000-00-028, | |
| FUTURE LAND USE | MIXED USE | |
| ZONING | PD | |
| ADJACENT FUTURE LAND USE | NORTH (CITY): MIXED USE | |
| | EAST (COUNTY): RURAL | |
| | SOUTH (CITY & COUNTY): OFFICE/INSTITUTIONAL | |
| | WEST (CITY): MIXED USE | |
| ADJACENT ZONING | NORTH (CITY): MU-ES-GT (MIXED USE EAST SHORE GATEWAY) | |
| | EAST (COUNTY): R-CE-2 (RURAL RESIDENTIAL) | |
| | SOUTH (CITY & COUNTY): O (OFFICE) AND A-1 (AGRICULTURAL) | |
| | WEST (CITY): T (TRANSITION) | |
| ACREAGE/SQUARE FOOTAGE | 27.99 | |
| | | |
| BUILDING HEIGHT (commercial) | PROPOSED: 35 FEET | MAX: 45' |
| BUILDING HEIGHT (multi-family) | PROPOSED: 55 FEET | MAX: 4 STORIES/55' |
| BUILDING SETBACKS (commercial) | PROPOSED: FRONT: 15' SIDE: 20' (SOUTH), 15' (NORTH) REAR: 15' | |
| | REQUIRED: FRONT: 15' SIDE: 10'(1) REAR: 10' | |
| BUILDING SETBACKS (multi-family) | PROPOSED: FRONT: 15' SIDE: 10' REAR: 25' | |
| | REQUIRED: FRONT: 15' SIDE: 10' REAR: 25' | |
| PARKING SPACES (parcel 5) | PROVIDED: 344 | |
| | REQUIRED: 333 | |
| NUMBER OF EMPLOYEES | N/A | |
| WAIVER REQUEST | YES: NO: X | |
| VARIANCE REQUEST | YES: NO: X | |
| MIN. LOT WIDTH (commercial) | 75' | |
| MIN. LOT WIDTH (multi-family) | 100' | |

NOTES:
(1) MINIMUM OF 15 FT BETWEEN STRUCTURES, ONLY APPLIES TO EXTERIOR UNITS.

## PHASING:

THIS PROJECT WILL BE DEVELOPED IN PHASES. FOLLOWING CONSTRUCTION OF PHASE 1, EACH PHASE WILL HAVE SUFFICIENT INFRASTRUCTURE TO STAND ALONE.

## MISCELLANEOUS:

| | |
|---|---|
| POTABLE WATER SERVICE: | CITY OF APOPKA |
| WASTEWATER, RECLAIMED SERVICE: | CITY OF APOPKA |
| ELECTRIC SERVICE: | DUKE ENERGY |
| FIRE PROTECTION: | CITY OF APOPKA |
| AVERAGE DAILY TRAFFIC PER ITE (11TH EDITION): | 7,417 |

## PUBLIC OPEN SPACE CALCULATIONS (OVERALL PD):

| PARCEL | LAND USE | GROSS AREA (AC) | WETLAND/ WATER (AC) | DEVELOPABLE AREA (AC) | OPEN SPACE REQ'D | | OPEN SPACE PROVIDED | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | % | AC | PARK/REC/ OPEN/LA | AMENITIZED STORM | TOTAL |
| 1 | RESIDENTIAL | 7.52 | 0.00 | 7.52 | 30% | 2.26 | TBD | 0.00 | |
| 2 | COMMERCIAL | 1.15 | 0.00 | 1.15 | 20% | 0.23 | TBD | 0.00 | |
| 3 | COMMERCIAL | 1.32 | 0.00 | 1.32 | 20% | 0.26 | TBD | 0.00 | |
| 4 | COMMERCIAL | 1.97 | 0.00 | 1.97 | 20% | 0.39 | TBD | 0.00 | |
| 5 | COMMERCIAL | 13.75 | 0.00 | 13.75 | 20% | 2.75 | 3.69 | 0.00 | 3.69 |
| 6 | COMMERCIAL | 1.50 | 0.00 | 1.50 | 20% | 0.30 | TBD | 0.00 | |
| **TOTAL** | | **27.21** | **0.00** | **27.21** | | **5.89** | **3.69** | **0.00** | **3.69** |

NOTES:
(1) TBD - TO BE DETERMINED WITH FUTURE MDP'S
(3) OPEN SPACE REQUIRED IS CALCULATED PARCEL BY PARCEL AND OPEN SPACE PROVIDED IS APPLIED OVER THE OVERALL PD.

## DEVELOPMENT NOTES

1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL DEVELOPMENT PLAN (FDP).
2. OFF STREET PARKING SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 5.1.6A: MINIMUM NUMBER OF OFF-STREET VEHICULAR PARKING SPACES OF THE CITY OF APOPKA LDC.
3. LANDSCAPING AND BUFFER STANDARDS SHALL BE IN ACCORDANCE WITH TABLE 5.2.5.B.3.D-1: BUFFERYARD APPLICATION OF THE CITY OF APOPKA LDC.
4. GREEN BUILDING STANDARDS SHALLBE PROVIDED PER SECTION 5.11.4 OF THE CITY OF APOPKA LDC. DEVELOPER SHALL BE PERMITTED TO USE ALTERNATIVE GREEN BUILDING STANDARDS AND/OR ADDITIONAL GREEN BUILDING STANDARDS TO COMPLY WITH SECTION 5.11.4, TO BE FINALIZED DURING THE CONSTRUCTION PLAN APPROVAL PROCESS. GREEN BUILDING STANDARDS WILL BE PROVIDED FOR FUTURE PARCELS AT TIME OF MDP.
5. TREE CANOPY RETENTION STANDARDS SHALL BE CALCULATED ON THE OVERALL PD AREA AND NOT ON AN INDIVIDUAL PARCEL BASES. TREE CANOPY RETENTION SHALL BE MAINTAINED THROUGH EACH PHASE OF DEVELOPMENT IN
6. FENCES SHALL BE PERMITTED AND ADHERE TO THE STANDARDS LISTED IN SECTION 5.5 OF THE CITY OF APOPKA LDC.
7. NEIGHBORHOOD COMPATIBILITY STANDARDS SHALL ADHERE TO THOSE LISTED IN SECTION 5.8.3 OF THE CITY OF APOPKA LDC.
8. THE ACCESS, MOBILITY AND CIRCULATION STANDARDS PROPOSED SHALL ADHERE TO THOSE LISTED IN SECTION 5.13.1.C OF THE CITY OF APOPKA LDC.
9. STREET DESIGN AND CONSTRUCTION STANDARDS SHALL ADHERE TO THOSE LISTED IN SECTION 5.13.2 OF THE CITY OF APOPKA LDC.
10. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED PER CHAPTER 16, NFPA 1 2012 EDITION (FFPC 5TH EDITION).
11. THE DEVELOPER SHALL OBTAIN WATER, RECLAIMED WATER, AND WASTEWATER SERVICE FROM CITY OF APOPKA. FIRE FLOWS AND HYDRANT INFORMATION SHOWN ON THE PLANS SHALL BE COORDINATED WITH CITY OF APOPKA FIRE RESCUE. THE SIZE, LOCATION AND POINTS OF CONNECTION FOR WATER AND WASTEWATER MAINS SHALL BE FINALIZED AT TIME OF FINAL DEVELOPMENT PLAN (FDP).
12. ANY MISCELLANEOUS GARBAGE, WASTE AND CONSTRUCTION DEBRIS OR DEMOLITION DEBRIS, OR WASTE MATIERIAL FOUND ON SITE DURING CLERING AND GRADING SHALL BE PROPERLY DISPOSED OF OFF-SITE AS REQUIRED BY SECTION 58-25(D) OF THE CITY OF APOPKA LDC.
13. DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING WILDLIFE AND PLANTS LISTED AS IMPERILED SPECIES (ENDANGERED, THREATENED, OR SPECIES OF SPECIAL CONCERN), THE APPLICANT IS RESPONSIBLE FOR DETERMINING THE PRESENCE OF THESE CONCERN AND TO VERIFY AND OBTAIN, IF NECESSARY, ANY REQUIRED HABITAT PERMITTING OF THE US FISH AND WILDLIFE SERVICE (USFWS) AND THE FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION (FWC).
14. THE DESIGN OF ANY ROOF OR AWNING OVER THE DRIVE-THROUGH FACILITY AND LANES, INCLUDING ANY SUPPORTING COLUMNS AND BRACKETS, SHALL MATCH THE DESIGN AND EXTERIOR BUILDING MATERIALS OF THE PRINCIPAL BUILDING.
15. DRIVE-THROUGH FACILITIES SHALL PROVIDE THE MINIMUM NUMBER OF STACKING SPACES ESTABLISHED IN TABLE 5.1.10.A.1: MINIMUM STACKING SPACES FOR DRIVE-THROUGH AND SIMILAR FACILITIES.
16. CROSSWALKS WILL BE PROVIDED BETWEEN THE PARKING LOT AND OUTPARCELS AS EACH PARCEL IS DEVELOPED.

| Green Building Standards | | |
|---|---|---|
| Minimum Points Required | 4 | 4.0 points required for Non-Residential Developments more than 25,000 . |
| Item | Points | Notes |
| Development in the MU-ES: Mixed-Use East Shore District | 1 | |
| Elevate new and/or existing structures more than 3 feet above base flood elevation (BFE) | 3 | 0.50 per foot above BFE<br>36.9 FEET ABOVE BFE |
| Total Recommended Potential Points | 4 | |

## PLANNED DEVELOPMENT DISTRICT STANDARDS:

The purpose of this PD is to provide flexibility in the development of a mixed-use project with residential, commercial and medical office uses. The project is efficiently designed providing easycirculation for all users. Pedestrian connections are provided both internally and externally to on-site amenities and surrounding future development areas. The proposed development is compatible with the character of the established surrounding neighborhoods.

Development within this PD shall be subject to the development standards outlined herein; however, if not addressed in this PD document, subject to the provisions of Section 3.7. - Planned Development of the City of Apopka Land Development Code.

### SIGNAGE:

COMMERCIAL SIGNAGE STANDARDS SHALL COMPLY WITH THE MASTER SIGN PLAN INCLUDED WITH THE PD/MDP. SIGNAGE SHALL MEET LDC SECTION 5.10, AS AMENDED AND APPROVED VARIANCES.

### LIGHTING:

EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 5.6 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

### FIRE:

1. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE CITY OF APOPKA CODE OF ORDINANCES AND THE FFPC 6th EDITION (NFPA 1 AND 101 2015 EDITION).
2. ANY COMMERCIAL STRUCTURE OR RESIDENTIAL BUILDING OF THREE OR MORE STORIES MAY BE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER PROTECTION DEPENDING UPON THE BUILDING CONSTRUCTION TYPE, OCCUPANCY CLASSIFICATION, AND ADDITIONAL BUILDING OR FIRE CODE REQUIREMENTS.

### ARCHITECTURAL:

ARCHITECTURAL DESIGN SHALL MEET THE INTENT OF THE CITY OF APOPKA'S DEVELOPMENT DESIGN GUIDELINES.

### LANDSCAPE:

LANDSCAPING AND BUFFER STANDARDS SHALL BE IN ACCORDANCE WITH SECTION 5.2.5: LANDSCAPING AND BUFFER STANDARDS OF THE CITY OF APOPKA LDC. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

### OWNERSHIP/MAINTENANCE:

| | | |
|---|---|---|
| STORMWATER TRACTS | PRIVATE | TO BE OWNED AND MAINTAINED BY THE DEVELOPER |
| DRAINAGE EASEMENTS | PUBLIC | TO BE DEDICATED TO THE CITY OF APOPKA |
| UTILITY EASEMENTS | PUBLIC | TO BE DEDICATED TO THE CITY OF APOPKA |
| SANITARY SEWER, RECLAIMED WATER & POTABLE WATER SYSTEM | PUBLIC: | TO BE OWNED AND MAINTAINED BY CITY OF APOPKA |
| STORM SEWER SYSTEM | PRIVATE | TO BE OWNED AND MAINTAINED BY THE DEVLEOPER |
| OPEN SPACE/LANDSCAPE TRACTS | PRIVATE: | TO BE OWNED AND MAINTAINED BY THE DEVELOPER. |

LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED PERVIOUS ASPHALT PAVEMENT
- OFF-SITE IMPROVEMENTS
- TREE PRESERVATION AREA
- CRITICAL ROOT ZONE, ALL PROPOSED WORK WITHIN THIS AREA TO BE COORDINATED WITH OWNERSHIP AND ARBORIST
- WETLANDS
- PROPOSED INDUSTRIAL ALUMINUM FENCE
- EXISTING WETLAND BOUNDARY
- EXISTING FEMA FLOOD PLAIN

| No. | REVISIONS | DATE | |
|---|---|---|---|
| 1 | ADD PARCEL 6, MASTER POND MOD. | 3/31/25 | KH |

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
JORDAN DRAPER
LICENSE NO. 7
STATE OF FLORIDA
PROFESSIONAL LANDSCAPE ARCHITECT
DATE: 3/31/2025

KHA PROJECT 049335015
DATE 3/31/2025
SCALE AS SHOWN
DESIGNED BY MWW
DRAWN BY MWW
CHECKED BY LJD

# OVERALL SITE PLAN

# THE SHOPPES AT EAST SHORE PD

FLORIDA

CITY OF APOPKA

SHEET NUMBER

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\2025-03-05_PD Revision\C4.0 - SITE PLAN.dwg C4.0 - OVERALL SITE PLAN Mar 31, 2025 11:26am by: Jordan.Draper
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Prepared by and Return to:
Jonathan P. Huels, Esq.
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 N. Eola Drive
Orlando, FL 32801

DOC# 20230674093
11/21/2023 01:33:22 PM Page 1 of 12
Rec Fee: $103.50
Deed Doc Tax: $0.00
DOR Admin Fee: $0.00
Intangible Tax: $0.00
Mortgage Stamp: $0.00
Phil Diamond, Comptroller
Orange County, FL
MB - Ret To: CITY OF APOPKA CITY CLERK

# PD AGREEMENT
# (THE SHOPPES AT EAST SHORE)

This **PD Agreement** (the "**PD Agreement**") is made and entered into this 1ST day of March, 2023 (the "**Effective Date**") by and among, City of Apopka, a Florida municipal corporation, whose mailing is 120 East Main Street, Apopka, Florida 32703 (hereinafter referred to as "**City**"), and Shoppes at East Shore, LLC, a Florida limited liability company, whose mailing address is 1200 Network Centre Dr Effingham, IL 62401-4602 (hereinafter referred to as "**Developer**").

## RECITALS

A. Developer is currently the owner and developer of that certain real property located in the City of Apopka, Orange County, Florida legally described in **Exhibit "A"** attached hereto and made a part hereof (the "**The Property**");

B. The Property is subject to that certain Planned Development zoning ordinance duly enacted by the City, as may be amended from time to time (the "**PD**"), consisting of a multi-phase retail commercial, office and residential use project (collectively, the "**Project**");

C. The City and the Developer are sometimes collectively referred to herein as the "**Parties**"; and

NOW THEREFORE, for and in consideration of, the mutual obligations contained herein and the sum of ten dollars ($10.00) and other good and valuable consideration the sufficiency of which is hereby conclusively acknowledged the parties agree as follows:

## AGREEMENT

1. **Recitals**. The Recitals contained above are true and correct and are incorporated in this PD Agreement as full as if set forth herein verbatim.

2. **Project Phasing, Parking and On Site Infrastructure.** Developer may construct the Project in phases consistent with the Master Plan attached to the PD (the "**PD Master Plan**"). Although the Project may be constructed in phases consistent with the PD Master Plan and this PD Agreement, each individual phase of the Project shall be required to provide sufficient on-site infrastructure to satisfy the applicable City Code requirements. Further, each individual phase shall be required to provide the number of parking spaces set forth within the PD and PD Master Plan.

3. **Permitted Uses**. Consistent with the PD, the permitted uses for the Project are attached hereto as **Exhibit "B"** and incorporated herein by this reference (the "**Permitted Uses**").

4. **Age Restricted Senior Housing**. The residential component of the Project is characterized as luxury age-restricted senior housing rental apartments and shall contain the following amenity features: (1) balconies/porches; (2) resort-style swimming pool; (3) recreational clubhouse and (4) washer and dryer in each apartment.

5. **Landscaping/Buffers**. Developer has reviewed City's Land Development Code relating to landscaping and agrees to comply with such regulations.

6. **Utility Service; Connection Points and Oversizing**. The City shall provide water, sewer and reclaimed water service for all phases of the Project through buildout. In connection with the PD, the City has reviewed the master utility plan provided by the Developer and Developer agrees to connect to the existing City system at the connection points set forth on the PD. The route(s) of any off-site lines shall be consistent with engineering plans produced by Developer and approved the City. The Developer shall construct the facilities, lines and appurtenances necessary to serve the Project and provide such documentation necessary for the City to determine that the lines shall meet the minimum line size requirements as specified in the City's Land Development Code. Developer shall provide the City such easements or right of way in form reasonably acceptable to the City Attorney, as the City deems necessary for the installation and maintenance of utility services located on the Property, including but not limited to sewer, water, and reclaimed water services. No building permits shall be issued for the Project by the City until water, sewer and reclaimed water are provided to an individual phase of the Project requiring such service, or until a bond or letter of credit is in place to guarantee the completion of off-site improvements. Developer shall be responsible for all costs of onsite and offsite improvements, including but not limited to the design, material, permitting and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the City to serve the Project.

7. **Stormwater Management**. Developer agrees to provide at its expense a comprehensive stormwater management system consistent with all regulatory requirements of the City and the St. John's River Water Management District. Impacts to flood plains are allowed in accordance with the Water Management District procedures for compensating storage and will be based on the 100-year floodplain established by Orange County.

8. **Environmental Considerations**. Developer agrees to comply with all federal, state, county, and City laws, rules and regulations regarding any environmental matters affecting the Project following the City's Land Development Code section 3.7.2.E.1.a, Article 6.

9. **Covenants Running with the Land/Assignment**. The terms, provisions, covenants, conditions and restrictions set forth in this PD Agreement and the rights, privileges and benefits and duties, obligations and burdens assigned, granted, imposed and created pursuant to this PD Agreement shall and are hereby declared to be covenants running with the title to the Property. This PD Agreement shall legally benefit and bind the Developer and its respective successors and assigns.

10. **Legal Proceedings, Attorneys' Fees**. In the event that either of party shall institute litigation or other legal proceedings against the other to interpret or enforce any term, provision, warranty, covenant or condition set forth in this PD Agreement, the prevailing party in such litigation or other legal proceedings following all appeals therefrom, if any, shall be entitled to recover from the non-prevailing party in such litigation or other legal proceedings reasonable attorneys', paralegals', and experts' fees and expenses and court costs incidental thereto, including those incurred on any bankruptcy proceeding and/or appeal of a lower court decision.

11. **Notices**.

a. All notices provided for in this PD Agreement shall be in writing and delivered personally (including delivery by courier) or by registered or certified mail, return receipt requested, postage prepaid, or via facsimile to the parties, at the addresses and facsimile numbers set forth below, with a copy forwarded to their respective attorneys, at the addresses and facsimile numbers set forth below, or at such other addresses as the parties shall designate to each other in writing:

| | |
|---|---|
| City: | Edward Bass, City Administrator<br>120 East Main Street<br>Apopka, Florida 32703<br>Telephone: (407) 703-1712 |
| With a copy to: | Michael Rodriguez, City Attorney<br>120 East Main Street<br>Apopka, Florida 32703<br>Telephone: (407) 703-1658 |
| Developer: | Shoppes at East Shore, LLC<br>Attention: Craig Kopko<br>1200 Network Centre Dr<br>Effingham, Illinois 62401-4602<br>Telephone: (407) 614-7414 |
| With a copy to: | WMG Development, LLC<br>Attention: Craig Kopko<br>270 W. Plant Street<br>Winter Garden, Florida 34787<br>Telephone: (407) 614-7414 |
| With a copy to: | Jonathan P. Huels, Esq.<br>Lowndes, Drosdick, Doster, Kantor & Reed, P.A.<br>215 N. Eola Drive<br>Orlando, Florida 32801<br>Telephone (407) 418-6483 |

b. Any notice, request, demand, instruction or other communication to be given to either party hereunder, shall be in writing and shall be hand-delivered, sent by Federal Express or a comparable overnight mail or delivery service, mailed by U.S. registered or certified mail, return receipt requested, postage prepaid, or transmitted by facsimile or telecopier to the parties and their listed co-recipients, at their respective addresses and/or facsimile numbers set forth herein. Any notice delivered as aforesaid shall be deemed delivered immediately upon mailing, delivery to an appropriate carrier, or receipt or refusal of delivery of said notice, whichever is earliest. The inability to deliver because of change in address of which no notice is given shall be deemed to be a receipt of the notice, demand and request. The party claiming delivery of notice via telecopier or facsimile shall have the burden of proving notice was in fact sent, which burden can be carried without further evidence if confirmed by the transmitting telecopier or facsimile machine. Any communication sent by facsimile or telecopier shall promptly be followed by a copy delivered by one of the other approved methods. Receipt shall be deemed to have occurred if delivered to an authorized agent or any employee of the addressee or of the addressee's company. A time period in which a response to any notice, demand or request must be given pursuant to the terms of the PD Agreement, shall commence to run from the date of receipt. Any party may change the address for receiving notices, request, demands, or other communication by not less than three (3) days prior notice in accordance with this Paragraph. Telephone numbers are provided for convenience only.

c. City and Developer may from time to time notify the other of changes regarding where and to whom notices should be sent by sending notification of such changes pursuant to this Paragraph.

12. **Miscellaneous Provisions**.

a. **Entire Agreement**. This PD Agreement constitutes the complete and entire understanding and agreement between City and Developer concerning or with respect to the topics addressed in this PD Agreement and supersede any and all prior or contemporaneous covenants, agreements, undertakings, statements, representations or warranties, whether written or oral, of any party hereto concerning or with respect thereto.

b. **Relationship of the Parties**. This PD Agreement does not evidence the creation of, nor shall it be construed as creating a partnership or joint venture between the City and Developer. Developer cannot create an obligation or responsibility on behalf of City or bind City in any manner. Each Party is acting for its own account, and it has made its own independent decisions to enter into this PD Agreement and as to whether the same is appropriate or proper for it based upon its own judgment and upon advice from such advisers as it has deemed necessary. Each Party acknowledges that none of the other Parties hereto is acting as a fiduciary

for or as an adviser to it in respect of this PD Agreement or any responsibility or obligation contemplated herein.

c. **Agency**. Developer and City, and their agents, contractors and subcontractors, shall perform all activities described in this PD Agreement as independent entities and not as agents of one another.

d. **Sovereign Immunity**. Nothing contained in this PD Agreement shall be construed as a waiver of City's right to sovereign immunity for tort claims under and subject to § 768.28, Florida Statutes.

e. **Captions and Paragraph Headings**. Captions and paragraph headings contained in this PD Agreement are for convenience of reference only and are in no way intended, and shall in no way be deemed, to define, describe, extend or limit the scope, content or intent of this PD Agreement or of any particular term, provision or paragraph hereof.

f. **Modification, Amendment or Termination**. This PD Agreement may not be changed, modified, amended or terminated except as expressly set forth in a separate writing signed by both of the parties to this PD Agreement or their respective successors in interest or title.

g. **Recording in Public Records**. Developer shall that this PD Agreement and the Transportation Agreement are recorded among the public records of Orange County, Florida promptly after the execution of the PD Agreement and Transportation Agreement by all parties.

h. **Indemnification**. Developer hereby indemnifies and holds City and its elected and appointed officials, employees and agents harmless from and against any and all claims (at law or in equity), disputes, lawsuits, injuries, damages, attorneys' fees and all adverse matters in any way arising out of or relating to the risks assumed by Developer under this PD Agreement.

i. **Default**. Failure by a Party to perform any of its obligations hereunder shall constitute default hereunder. Prior to termination of this PD Agreement, the non-defaulting Party exercising such right shall first provide the defaulting Party with written notice specifying such default and the actions needed to cure same, in reasonable detail. Upon receipt of said notice, the defaulting Party shall be provided thirty (30) day opportunity within which to cure such default.

j. **Bankruptcy**. In the event (a) an order or decree is entered appointing a receiver for Developer or its assets or (b) a petition is filed by Developer for relief under federal bankruptcy laws or any other similar law or statute of the United States, which action is not dismissed, vacated or discharged within sixty (60) days after the filing thereof, then City shall have the right to terminate immediately this PD Agreement.

k. **No Liability or Monetary Remedy**. Notwithstanding anything herein to the contrary, Developer and City, on behalf of themselves, and their respective successors and assigns, hereby agree that neither Party shall be liable to the other for any direct, indirect, special, punitive or consequential damages, including but not limited to, damages based on loss of service, revenues, profits or business opportunities, and hereby waive any and all claims and causes of action for the recovery of such direct, indirect, special, punitive or consequential damages.

l. **Governing Law; Binding Effect**. This PD Agreement and the construction, interpretation and enforcement thereof shall be construed in accordance with and governed by the laws of the State of Florida and shall be binding upon, inure to the benefit of and be enforceable by the parties hereto and their respective successors in interest or title.

m. **Venue**. The location for settlement of any and all claims, controversies, or disputes, arising out of or relating to any part of this PD Agreement, or any breach hereof, shall be Orange County, Florida.

n. **Construction of Agreement**. The fact that any one of the parties to this PD Agreement shall have drafted or structured or shall be deemed to have drafted or structured this PD Agreement or any particular term or provision of this PD Agreement shall not be considered by any court or other tribunal in the construction or interpretation of this PD Agreement or any particular term or provision of this PD Agreement, either in favor or to the disadvantage of such party.

o. **Severability**. If any of the terms, provisions, covenants or conditions set forth in this PD Agreement or the application thereof to any particular circumstance shall be held by any Court having jurisdiction to be illegal, invalid or unenforceable under applicable law, the remainder of this PD Agreement shall not be affected thereby and each provision of this PD Agreement shall be valid and enforceable to the fullest extent otherwise permitted by law.

p. **Counterparts**. This PD Agreement may be executed in two or more counterparts, each of which shall be and be taken to be an original and collectively but one instrument.

q. **Time of the Essence**. Time, and timely performance, is of the essence of this PD Agreement and of the covenants and provisions hereunder. When a date upon which a specified event shall occur or be performed falls upon a weekend or legal holiday, the time allowed for the event or performance to occur shall be extended to 5:00 p.m. on the next succeeding business day. For purposes of this PD Agreement, a "business day" shall mean any weekday that the banks in the county in which the Property is located are

open for business (thereby excluding Saturdays, Sundays and legal holidays).

r. **Statutory Development Agreement**. This PD Agreement is not a statutory development agreement pursuant to Chapter 163, Florida Statutes (Florida Local Government Development Agreement Act) and is being entered into by the City pursuant to the City's home rule authority.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

Witnesses:

Printed Name: DIMITRA BENNETT

Printed Name: Gayle L. Kuhl

SHOPPES AT EAST SHORE, LLC, a Florida limited liability company

By: _____

Name: CRAIG KOPKO

Title: Executive Vice President of Development

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of November, 2023, by Craig Kopko, as EVP of Development of Shoppes at East Shore, LLC, a Florida limited liability company, on behalf of the company. He (She) ☒ is personally known to me or ☐ has produced _____ as identification.

(NOTARY SEAL)

GAYLE L. KUHL
MY COMMISSION # HH 153475
EXPIRES: October 2, 2025
Bonded Thru Notary Public Underwriters

Notary Public Signature

Gayle L. Kuhl

(Name typed, printed or stamped)

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

CITY OF APOPKA

By: Bryan Nelson
Bryan Nelson, Mayor

**ATTEST:**

Susan M. Boire
Susan M. Boire, City Clerk

**Approved as to Form:**

Clifford B. Shepard
11/20/23, City Attorney

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 20 day of November, 2023, by Bryan Nelson, who is known to me X or produced ___ as identification as _____ of the City of Apopka, Florida, a municipal corporation of the State of Florida, on behalf of the City of Apopka, Florida.

VICTORIA D. PARKS
Commission # HH 212444
Expires January 3, 2026

Victoria D. Parks
**Notary Public**
State of Florida at Large

My Commission Expires Jan. 3, 2026

**Exhibit "A"**

PARCEL 1 (Tax Parcel ID. No: 20-21-28-0000-00-025)

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE RUN NORTH 00"31'40" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 30.03 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST KEENE ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 536, PAGES 680 THROUGH 681 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 88'07'11" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 1052.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88'07'11" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 641.66 FEET TO THE EAST RIGHT OF WAY LINE OF OCOEE-APOPKA ROAD; THENCE RUN ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 18'51'04" EAST FOR A DISTANCE OF 160.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 602.96 FEET, A CENTRAL ANGLE OF 20'13'00", THE CHORD OF WHICH BEARS NORTH 08'44'34" EAST FOR A DISTANCE OF 211.65 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 212.75 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 01'21'56" WEST FOR A DISTANCE OF 224.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1115.92 FEET, A CENTRAL ANGLE OF 10'12'21", THE CHORD OF WHICH BEARS NORTH 03"44'15" EAST FOR A DISTANCE OF 198.51 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 198.78 FEET TO A NON-TANGENT POINT AND A POINT BEING 508.3 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE RUN NORTH 88'52'45" EAST ALONG A LINE BEING 508.3 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20 FOR A DISTANCE OF 556.41 FEET; THENCE DEPARTING SAID LINE RUN SOUTH 00'29'22" WEST FOR A DISTANCE OF 773.55 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (Tax Parcel ID. No: 20-21-28-0000-00-021)

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE RUN NORTH 00'31'40" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 789.64 FEET; THENCE DEPARTING SAID EAST LINE RUN SOUTH 88'52'45" WEST FOR A DISTANCE OF 479.17 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 88"52'45" WEST FOR A DISTANCE OF 1129.70 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF OCOEE-APOPKA ROAD,

BEING A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY WITH A RADIUS OF 1115.92 FEET, A CENTRAL ANGLE OF 08'57'24", THE CHORD OF WHICH BEARS NORTH 13'19'07" EAST FOR A DISTANCE OF 174.26 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 174.44 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 17'47'49" EAST FOR A DISTANCE OF 72.30 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN NORTH 88'52'45" EAST FOR A DISTANCE OF 1068.94 FEET; THENCE RUN SOUTH 00"21'34" WEST FOR A DISTANCE OF 237.23 FEET TO THE POINT OF BEGINNING.

PARCEL 3 (Tax Parcel ID. No: 20-21-28-0000-00-024)

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE RUN NORTH 00"31'40" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 30.03 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST KEENE ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 536, PAGES 680 THROUGH 681 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 88"07'11" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 713.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88'07'11" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 339.20 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN NORTH 00'29'22" EAST FOR A DISTANCE OF 773.55 FEET; THENCE RUN NORTH 88'52'45" EAST FOR A DISTANCE OF 339.20 FEET; THENCE RUN SOUTH 00'30'03" WEST FOR A DISTANCE OF 769.06 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PARCEL 4 (Tax Parcel ID No. 20-21-28-0000-00-028):

FROM THE SOUTH 1/4 COMER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, RUN NORTH 00°00'00" EAST 786.70 FEET ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 20 FOR THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE RUN NORTH 89°26'00" EAST 331.67 FEET, THENCE NORTH 00°03'00" EAST 272.54 FEET, THENCE SOUTH 88°31 '11" WEST 1849.36 FEET TO AN IRON PIN IN THE PRESENT EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-437 A, THENCE RUN SOUTH 17°26'07" WEST 31. 70 FEET ALONG THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE, THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE RUN NORTH 88°31 '11" EAST 1046.71 FEET, THENCE SOUTH 00°00'00" WEST 23 7 .23 FEET THENCE NORTH 88°31' 11" EAST 4 79 .15 FEET TO THE POINT OF BEGINNING. ORANGE COUNTY, FLORIDA.

**Exhibit "B"**

**Permitted Uses**

Permitted uses shall be those listed as Permitted under the MU-ES-GT zoning districts in Table 4.2.2.C: Principal Use Table in the City of Apopka's Land Development Code. The addjtional following uses are permitted,

- Automobile service station
- Car wash – must be enclosed
- Cigar shop
- Restaurant, fast-food –menu order board, drive-through and pick-up windows must not face any right-of-way; stacking must comply with requirements of Table 5.1.10.A.1.
- Park and ride facility – vehicle charging stations must be included

**CITY OF APOPKA**

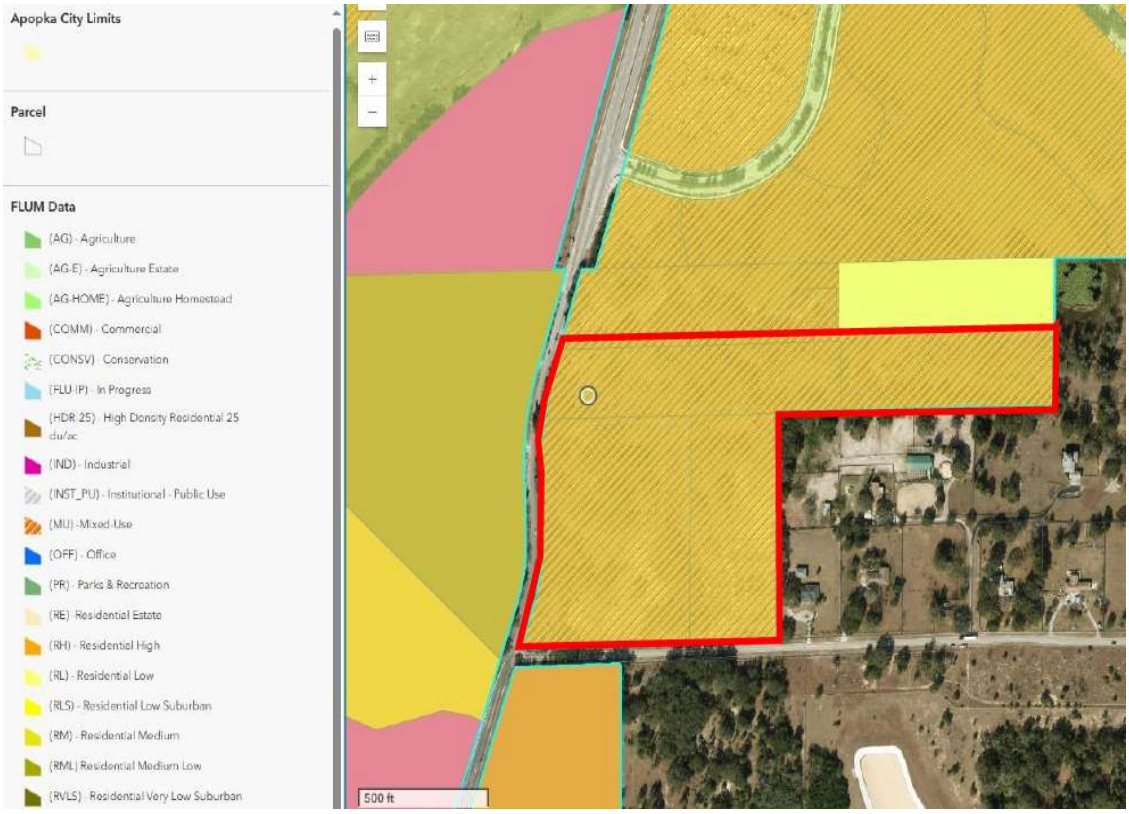
Shoppes at East Shore PD Amendment

Justification Statement

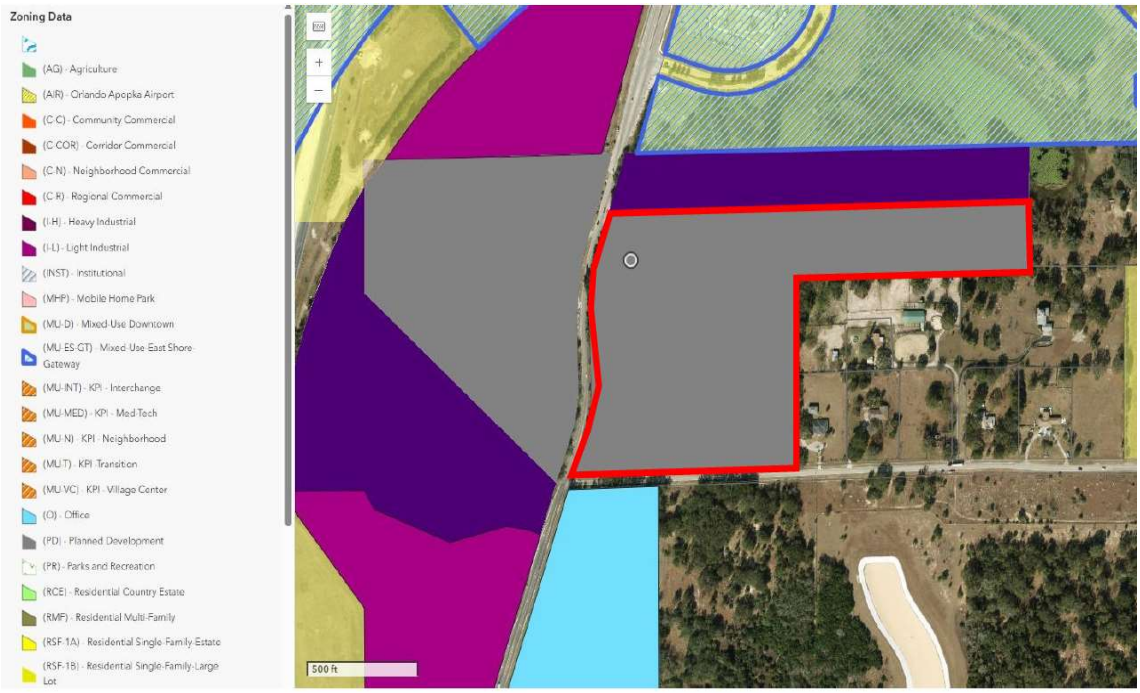
I. Background

The subject property, Shoppes at East Shore, is located on Ocoee Apopka Road and West Keene Road and identified as Parcel ID 20-21-28-0000-00-021, 20-21-28-0000-00-024, 20-21-28-0000-00-025 and 20-21-28-0000-00-028 in the City of Apopka. Property has a future land use designation of Mixed Use (MU) and is zoned Planned Development (PD) under the PD Agreement "The Shoppes at East Shore" recorded on November 21, 2023 as Document #20230674093 in the Public Records of Orange County, Florida.

**APOPKA FUTURE LAND USE MAP**



**APOPKA ZONING MAP**




II. Proposed Change

This amendment to the Shoppes at East Shore PUD requests the conversion of the proposed use of Lot 6 from stormwater tract to commercial outparcel with up to an additional 5,000 square feet of commercial entitlements and amend Exhibit "B" of the existing PUD Agreement to include tire sales and service as a permitted use.

Lot 6 was designated for use as a stormwater pond in the original PD Master Plan that was approved as part of the rezoning of the Property. However, this pond was determined to not be needed during the subsequent engineering design of the project. Consequently, this area is now being proposed to be developed as an commercial outparcel that will offer additional opportunities for retail uses that will serve the surrounding community.

Permitted uses listed in the PD Agreement for The Shoppes at East Shore are permitted under the MU-ES-GT zoning district in Table 4.2.2.C. of the City's of Apopka's Land Development Code. Further LDC Section 10.3.1.F.10. defines Commercial Use Classifications to include Automobile Service Stations with Vehicle Sales and Service Uses including tire servicing and repair, but not recapping or regrooving, as a permitted accessory use.

In conclusion this modification to the PD Agreement is consistent with LDC Section 3.7.2 E.1.b, the development standards provided in the PD Agreement, expands the purpose of the district by providing additional automobile services already permitted under Exhibit "B" Permitted Uses, and continues to support high-quality development of the district.

See Proof on Next Page

## AFFIDAVIT OF PUBLICATION

**The Apopka Chief**
**400 N. Park Avenue, Apopka, FL 32712**
**(407) 886-2777**

I, J.C. Derrick, of lawful age, being duly sworn upon oath, deposes and says that I am the Publisher of The Apopka Chief, a publication that is a "legal newspaper" as that phrase is defined for the city of Apopka, for county of Orange, in the state of Florida, that this affidavit is 1 of 3 with the full text of the sworn-to notice set forth on the page(s) that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**Publication Dates:**
- Jul 25, 2025

**Notice ID:** CbfRw4ipYYdrLCe4xSCo

**Notice Name:** City of Apopka ord. 3124

J. C. Derrick
Publisher

**VERIFICATION**

STATE OF FLORIDA
COUNTY OF ORANGE

Signed or attested before me on this

25 day of July, A.D. 2025.

Nancy C Thomas
Notary Public

Notary Public State of Florida
Nancy C Thomas
My Commission HH 688639
Expires 7/4/2029

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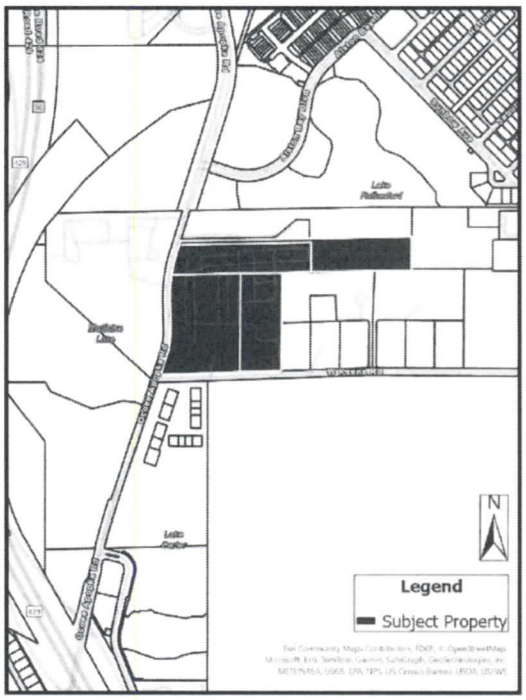
# CITY OF APOPKA
# PUBLIC HEARING NOTICE
# CHANGE OF ZONING

NOTICE is hereby given that **LOWNDES C/O JONATHAN HUELS, ESQ.** has made an application, in accordance with Florida Statutes 163.3187(c) and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7(B) to the City of Apopka Planning Commission, and City Council for a **PD (PLANNED DEVELOPMENT) AMENDMENT/CHANGE OF ZONING.** This application relates to the following described property:

**ORDINANCE NO. 3124**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE SHOPPES AT EAST SHORE PD (PLANNED DEVELOPMENT) ZONING DISTRICT, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF OCOEE APOPKA ROAD AND KEENE ROAD, COMPRISING 27.99 ACRES MORE OR LESS, AND OWNED BY SHOPPES AT EAST SHORE, LLC; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**




**Parcel Identification Number(s): 20-21-28-0000-00-02820-21-28-0000-00-021, 20-21-28-0000-00-021, 20-21-28-0000-00-025 and 20-21-28-0000-00-024 Contains: 27.99 +/- 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, August 12, 2025 beginning at 5:30 P.M.,** or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3124 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, August 20, 2025 beginning at 7:00 P.M.** and September 3, 2025 beginning at 1:30 P.M.

Affected parties and the public may appear at the above listed hearings to speak. The proposed rezoning 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

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appeals 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**

**July 25, 2025**

See Proof on Next Page

## AFFIDAVIT OF PUBLICATION

**The Apopka Chief**
**400 N. Park Avenue, Apopka, FL 32712**
**(407) 886-2777**

I, J.C. Derrick, of lawful age, being duly sworn upon oath, deposes and says that I am the Publisher of The Apopka Chief, a publication that is a "legal newspaper" as that phrase is defined for the city of Apopka, for county of Orange, in the state of Florida, that this affidavit is 1 of 3 with the full text of the sworn-to notice set forth on the page(s) that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**Publication Dates:**
- Aug 8, 2025

**Notice ID:** pFlCpj07GNuhTP2yMg1Z

**Notice Name:** City of Apopka ord. 3124

J. C. Derrick
Publisher

**VERIFICATION**

STATE OF FLORIDA
COUNTY OF ORANGE

Signed or attested before me on this

8 day of August, A.D. 2025.

Nancy C Thomas
Notary Public

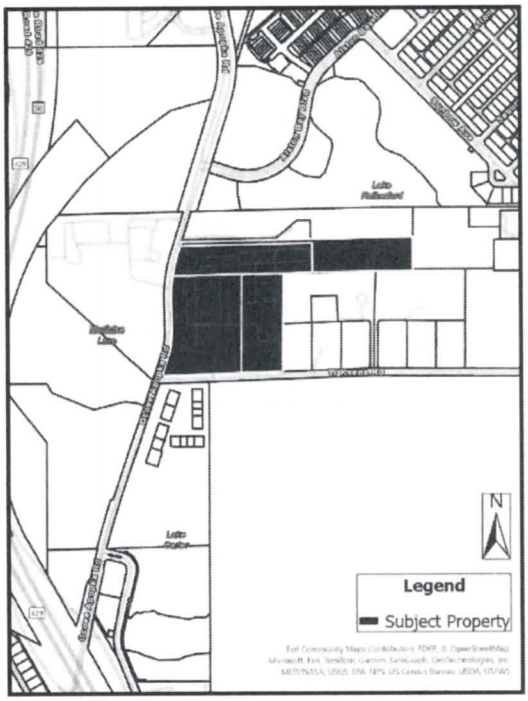
Notary Public State of Florida
Nancy C Thomas
My Commission HH 688639
Expires 7/4/2029

# CITY OF APOPKA
# PUBLIC HEARING NOTICE
# CHANGE OF ZONING

NOTICE is hereby given that **LOWNDES C/O JONATHAN HUELS, ESQ.** has made an application, in accordance with Florida Statutes 163.3187(c) and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7(B) to the City of Apopka Planning Commission, and City Council for a **PD (PLANNED DEVELOPMENT) AMENDMENT/CHANGE OF ZONING.** This application relates to the following described property:

**ORDINANCE NO. 3124**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE SHOPPES AT EAST SHORE PD (PLANNED DEVELOPMENT) ZONING DISTRICT, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF OCOEE APOPKA ROAD AND KEENE ROAD, COMPRISING 27.99 ACRES MORE OR LESS, AND OWNED BY SHOPPES AT EAST SHORE, LLC; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**




**Parcel Identification Number(s): 20-21-28-0000-00-02820-21-28-0000-00-021, 20-21-28-0000-00-021, 20-21-28-0000-00-025 and 20-21-28-0000-00-024 Contains: 27.99 +/- 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, August 12, 2025 beginning at 5:30 P.M.,** or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3124 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, August 20, 2025 beginning at 7:00 P.M.** and September 3, 2025 beginning at 1:30 P.M.

Affected parties and the public may appear at the above listed hearings to speak. The proposed rezoning 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

Newspaper page size: Width: 11.25 in., Height: 20.125 in.

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**

**August 8, 2025**

# City of Apopka
# CITY COUNCIL STAFF REPORT

**Section:** PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
**Item #:** 4.
**Meeting Date:** September 3, 2025
**Department:** Community Development

**SUBJECT:**
**Ordinance No. 3105 - First Reading - Future Land Use Amendment - 724 W. Keene Road**

**ACTION ITEM INFORMATION:**
Owner(s): Dewar Keene 40 LLC
Applicant(s): Logan Opsahl
Location: 724 W. Keene Road, 632 W. Keene Road, 608 W. Keene Road and 2751 Marden Road
Project: 38.59 Acres +/-
Density: 7.5 Dwelling Units Per Acre
Project Manager: Amer Hamza

**REQUEST:**
Accept First Reading of Ordinance No. 3105 and hold it over for second reading and adoption.

**SUMMARY:**
Owner(s): Dewar Keene 40 LLC
Applicant: Logan Opsahl
Parcel Identification Number(s): 28-21-28-0000-00-002, 28-21-28-0000-00-024, 28-21-28-0000-00-029, 28-21-28-0000-00-006
Location: 724 W. Keene Road, 632 W. Keene Road, 608 W. Keene Road and 2751 Marden Road
Existing Future Land Use: Agriculture/In-Progress
Proposed Future Land Use: Residential Medium Low
Existing Use(s): Abandoned Nursery
Existing Zoning: AG (Agriculture) and T (Transitional)
Tract Size: 38.59 +/- Acres

**Zoning Report**
This chart includes the relationships to adjacent properties.

| Direction | Future Land Use | Zoning | Present Use |
|---|---|---|---|
| **North** | Agriculture | AG (Agriculture) | Nursery |
| **East** | County Rural Settlement, County Rural Settlement | County A-1, County A-1 | Single Family Residence and Vacant Parcel |
| **South** | County Industrial | County A-1 | Northern Water Reclamation Facility |
| **West** | County Rural Settlement, County Rural Settlement, Agriculture, Residential Low | County A-1, County A-1, T (Transitional), RSF-1B (Residential Single-Family Large Lot) | Single Family Residences and Vacant Parcel |

**PROJECT SUMMARY:**
The applicant has submitted a Small-Scale Future Land Use Amendment from Agriculture/In Progress to

Residential Medium Low for four parcels which equal a total of 38.59 acres. The four parcels are adjacent to each other and are located at the addresses of 724 W. Keene Road, 632 W. Keene Road, 608 W. Keene Road and 2751 Marden Road. A nursery previously existed on all four properties and is currently abandoned. The applicant is requesting the Small-Scale Future Land Use Amendment to allow the permitting of a subdivision which will consist of single family homes and townhomes, and to be compatible with the proposed zoning of the property which is RMF (Residential Multi-Family) zoning per Land Development Code Table 1.8.2. Currently, nearby properties in the surrounding area do not have the proposed Residential Medium Low future land use designation, but staff is expecting an application to be submitted in the near future for a proposed subdivision located adjacent to the northwest of the subject parcels that will consist of single-family homes and townhomes with a proposed Residential Medium Low future land use designation. This development also proposing the same Residential Medium Low future land use designation. The nearby proposed subdivision is 0.30 miles away from the subject parcels and is located at the northwest section of Marden Road and W. Keene Road, while the subject parcels for this project are located at the southwest corner of Marden Road and W. Keene Road. Currently, some of the properties nearby have future land use designations which give a higher density than the proposed Residential Medium Low. These properties are located north of the subject parcels and already include existing subdivisions or subdivisions under construction. The majority of these subdivisions have a future land use designation of Mixed-Use which allows a max density of 15 dwelling units per acre which is double the density allowed under the proposed Residential Medium Low Future Land Use, which is at a maximum of 7.5 dwelling units per acre. The subdivisions in the surrounding area are listed below along with the distance from the subject properties:

- Emerson Park (0.30 miles) (Northwest) (Mixed Use FLU - 15 Dwelling Units per Acre)
- Hilltop Reserve (0.50 miles) (North) (County Low Medium Residential FLU - 10 Dwelling Units per Acre)
- Residences at Emerson Park (0.80 miles) (Northwest) (Mixed Use FLU - 15 Dwelling Units per Acre)
- Emerson Pointe (0.80 miles) (North) (Mixed Use FLU - 15 Dwelling Units per Acre)
- Crossing at Emerson Park (0.80 miles) (Northwest) (Mixed Use FLU - 15 Dwelling Units per Acre)

Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and the extent to which the proposed amendment:
a. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
- Applicant's response: Proposed development of the Property into residential uses under the RMF (Residential Multi-Family) zoning district with a Future Land Use ("FLU") designation of RML (Residential Medium Low) would be consistent with and furthers the goals, objectives and policies of the City of Apopka.
- Staff response: Staff has no objection.

b. Is in conflict with any provisions of the LDC;
- Applicant's response: The business operations on the Property as an agricultural nursery have ceased. The proposed future land use amendment and rezoning would allow redevelopment of Property in compliance with LDC 3.3.7 for small to medium multifamily developments. Further in accordance with FLU Policy 3.1.g for medium density residential development, the RML future land use would permit 7.5 dwelling units per acre.
- Staff response: Staff has no objection.

c. Addresses a demonstrated community need;
- Applicant's response: In accordance with the City's Comprehensive Plan Housing Element, a need for single family and multifamily units is identified to accommodate projected population growth. Its objective is to provide diverse housing choices with varying densities, types and designs.
- Staff response: Staff has no objection.

d. Is required by changed conditions;
- Applicant's response: Agricultural nursery operations in the general area have decreased significantly over recent years and decades while residential needs have increased. In compliance with Objective 3 and Policy 3.2 of the comprehensive plan, redevelopment of the Property shall integrate with adjacent land uses and development patterns. In order to reduce incompatibility of a commercial operation with adjacent residential uses, Applicant requests this future land use amendment to RML and rezoning to RMF.
- 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: Existing use of adjacent property to the north is an agricultural nursery with an AG zoning

within City of Apopka. Existing use of adjacent property to the east is horse farm and residential zoned A-1 within Orange County. Existing use of adjacent properties to the west are residential and undeveloped residential within an A-1 zoning in the Orange County jurisdiction and zoned T and RSF-1B in City of Apopka. Additional properties within the immediate area contain higher intensity and densities of residential and commercial uses. City Code provides that RMF zoning is intended to provide lands that accommodate small to medium multifamily developments. The rezoning of the Property will allow use of the Property in accordance with LDC Section 3.3.7 zoning district while providing for a compatible use with existing and proposed uses surrounding the Property.

- Staff response: Staff has no objection.

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

- Applicant's response: Property lies southeast of residential neighborhood, Emerson Park, and south of Hilltop Reserve. The proposed redevelopment from agricultural nursery with commercial nursery buildings would create more logical and orderly development pattern relative to the surrounding residential uses as envisioned in the Comprehensive Plan.
- Staff response: Staff wants clarification that redevelopment is for residential use.

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: In accordance with FLU Policy 3.3, new development and redevelopment must mitigate any adverse impact to property and adjacent land uses. The proposed redevelopment of this Property from an agricultural nursery to a residential use will be more compatible with the adjacent residential land uses. Further redevelopment of the site into a residential use will not cause adverse impacts on the natural environment, including, but not limited to, water and air resources, stormwater management, wildlife, vegetation, wetlands, and natural functioning of the environment. Proposed project will provide a compact and efficient development of the property with stormwater ponds and amenities. Therefore, this proposed development would not create adverse environmental impacts.
- 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: Property is located south of S.R. 414 and east of S.R. 429. The proposed development would support FLU Policy 2.9 creating a desirable proximity of housing to already existing infrastructure facilities, employment centers, shopping, public parks and open space.
- 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 March 6, 2025.

**SCHOOL CAPACITY REPORT:**
OCPS determined that school concurrency capacity is available for elementary, middle, and high school with regard to the proposed development. The properties are zoned for the following schools:

Prairie Lake Elementary School
Piedmont Lakes Middle School
Wekiva High School

**PUBLIC HEARING SCHEDULE:**
August 12, 2025 – Planning Commission (5:30 P.M.)
September 3, 2025 – City Council (1:30 P.M.), First Reading
September 17, 2025 – City Council (7:00 P.M.), Second Reading and Adoption

**DULY ADVERTISED:**
July 18, 2025 – Apopka Chief
July 17, 2025 – Mailed notices to adjacent property owners
July 18, 2025 – Posters placed on property

**LAND USE REPORT**

**I. RELATIONSHIP TO ADJACENT PROPERTIES**

| Direction | Future Land Use | Zoning | Present Use |
|---|---|---|---|
| **North** | Agriculture | AG (Agriculture) | Nursery |
| **East** | County Rural Settlement, County Rural Settlement | County A-1, County A-1 | Single Family Residence and Vacant Parcel |
| **South** | County Industrial | County A-1 | Northern Water Reclamation Facility |
| **West** | County Rural Settlement, County Rural Settlement, Agriculture, Residential Low | County A-1, County A-1, T (Transitional), RSF-1B (Residential Single-Family Large Lot) | Single Family Residences and Vacant Parcel |

**II. LAND USE ANALYSIS**

The subject properties are located on the Southeast corner of W. Keene Road and Marden Road. Other parcels with Commercial Future Land Use exist in this area of the City. The properties all together used to be a nursery and have a combined size of 38.59 acres. This future land use amendment is being requested to allow for a clustered subdivision proposing single family homes and townhomes and to be compatible with the proposed zoning of the property which is RMF (Residential Multi-Family). While there are no nearby properties in the surrounding area having the proposed Residential Medium Low future land use designation, as mentioned staff is expecting an application to be submitted in the near future for a proposed subdivision located to the northwest of the subject parcels consisting of single-family homes and townhomes and is also proposing the same Residential Medium Low future land use designation. The parcel is not located in the following areas:

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

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

**City of Apopka Comprehensive Plan Policies:**

**Future Land Use Element:**
**Policy 3.1.f**
**Low-Medium Density Residential**

The primary use shall be residential dwelling units up to 7.5 dwelling units per acre, elementary schools; middle schools, high schools; supporting infrastructure of less than five acres, neighborhoods.

Special exception uses shall include:

1) Institutional uses of ten acres or less
2) Supporting infrastructure and public facilities of five acres or more
3) Horticultural nurseries as a primary use;

Planned Development uses may include:

(1) All primary uses
(2) All special exception uses
(3) Neighborhood commercial uses at a rate not in excess of 50 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
(4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods.

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

have existing access from W Keene Road and Marden Road.

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

**Conservation Element:**
A habitat study will be required as the development is more than ten (10) acres.

**Land Use Calculations:**
CURRENT: Future Land Use – Agriculture
1 DU/AC X 38.59 ac = 38.59 Units
Future Land Use – In-Progress
N/A

PROPOSED: Future Land Use – Residential Medium Low
7.5 DU/AC X 38.59 ac = 289.43 Units

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

**FUNDING SOURCE:**
N/A

**RECOMMENDED MOTION:**
**Development Review Committee:**
Recommends approval of the change in Future Land Use from Agriculture/In Progress to Residential Medium Low 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 the August 12, 2025 meeting, the Planning Commission unanimously recommended approval of the future land use amendment, based on the findings and facts presented in the staff report and exhibits.

**Recommended Motion – City Council:**
Accept First Reading of Ordinance No. 3105 and hold it over for Second Reading and Adoption on September 17, 2025.

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

**ATTACHMENTS:**
1. Ordinance Number 3105
2. Map Series
3. Advertisement
4. Future Land Use Amendment Criteria Questions - 724 W Keene Rd(15251717.2)
5. APK-25-007 Capacity Determination Letter

**ORDINANCE NO. 3105**

**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 AGRICULTURE AND IN PROGRESS TO RESIDENTIAL MEDIUM LOW FOR PROPERTY OWNED BY DEWAR KEENE 40 LLC; LOCATED AT 608 W KEENE ROAD, 632 W KEENE ROAD, 724 W KEENE ROAD, AND 2751 MARDEN ROAD; COMPRISING 38.59 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 August 12, 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 Agriculture and In-Progress to Residential Medium Low for Dewar Keene 40 LLC at 608 W Keene Road, 632 W Keene Road, 724 W Keene Road, and 2751 Marden Road, comprising 38.59 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: September 3, 2025

READ SECOND TIME AND ADOPTED:

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

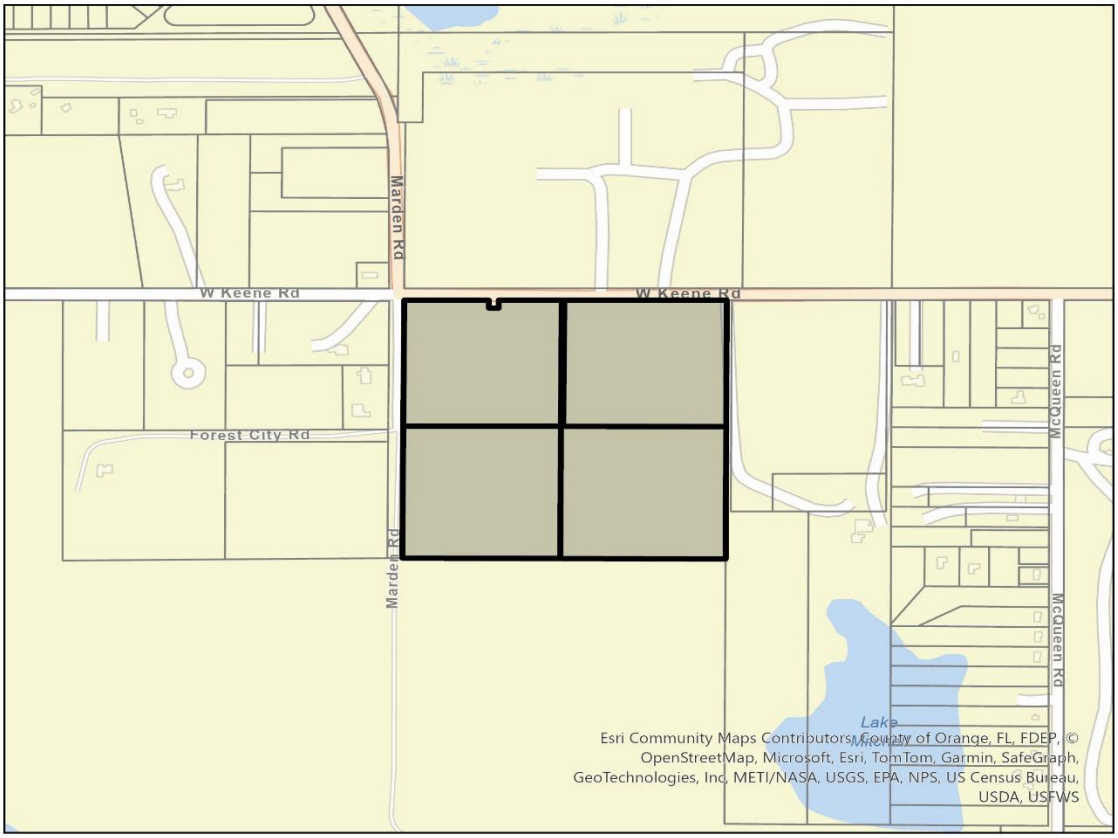
Approved as to form and legal sufficiency:

_____

Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: July 18, 2025

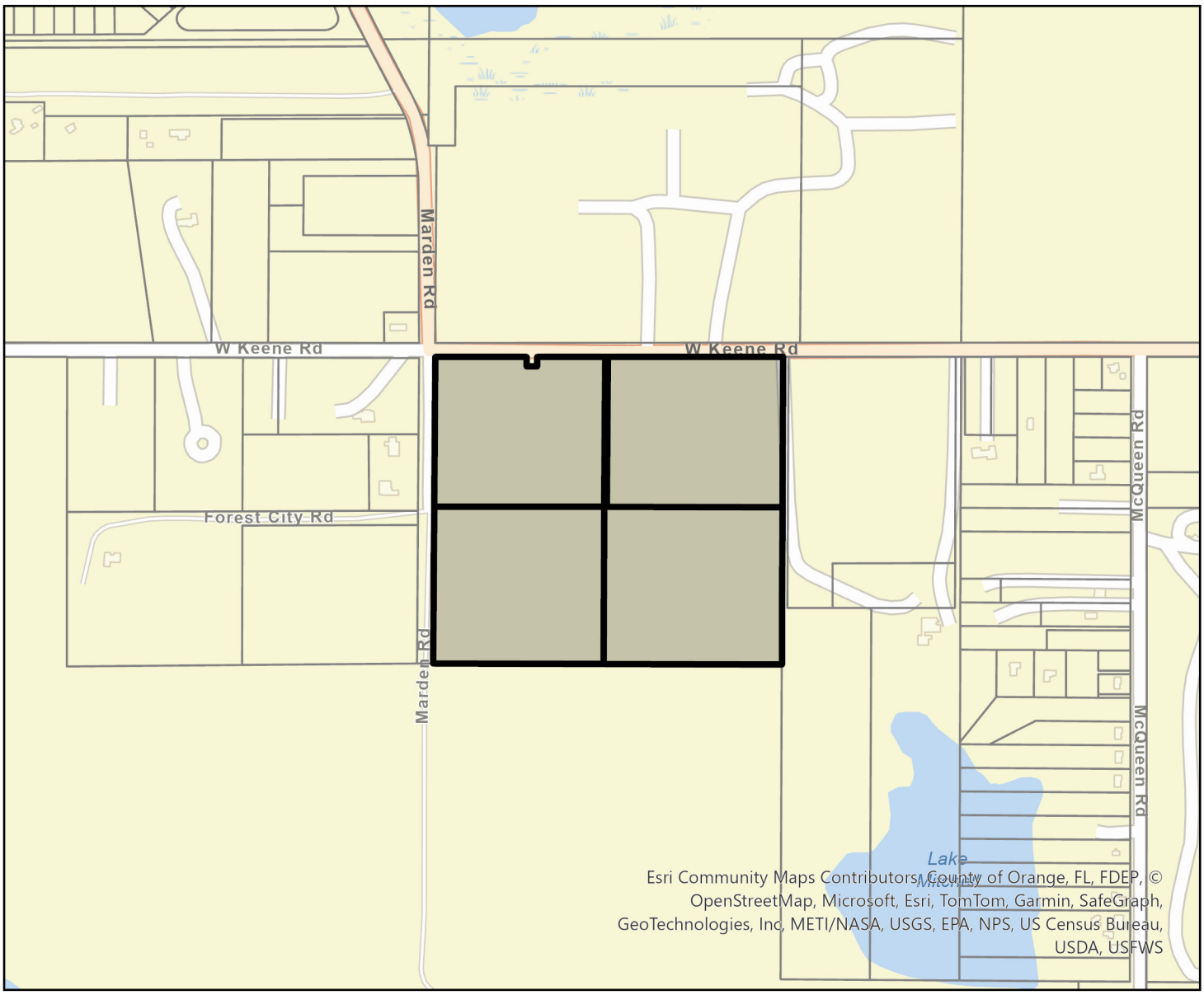
**EXHIBIT "A"**
**Parcel Identification Number(s): 28-21-28-0000-00-002, 28-21-28-0000-00-024, 28-21-28-0000-00-029, 28-21-28-0000-00-006**
**Acreage: 38.59 +/- Acres**




Parcel
724 W Keene Road

0 0.1 0.2 0.39 Miles

N

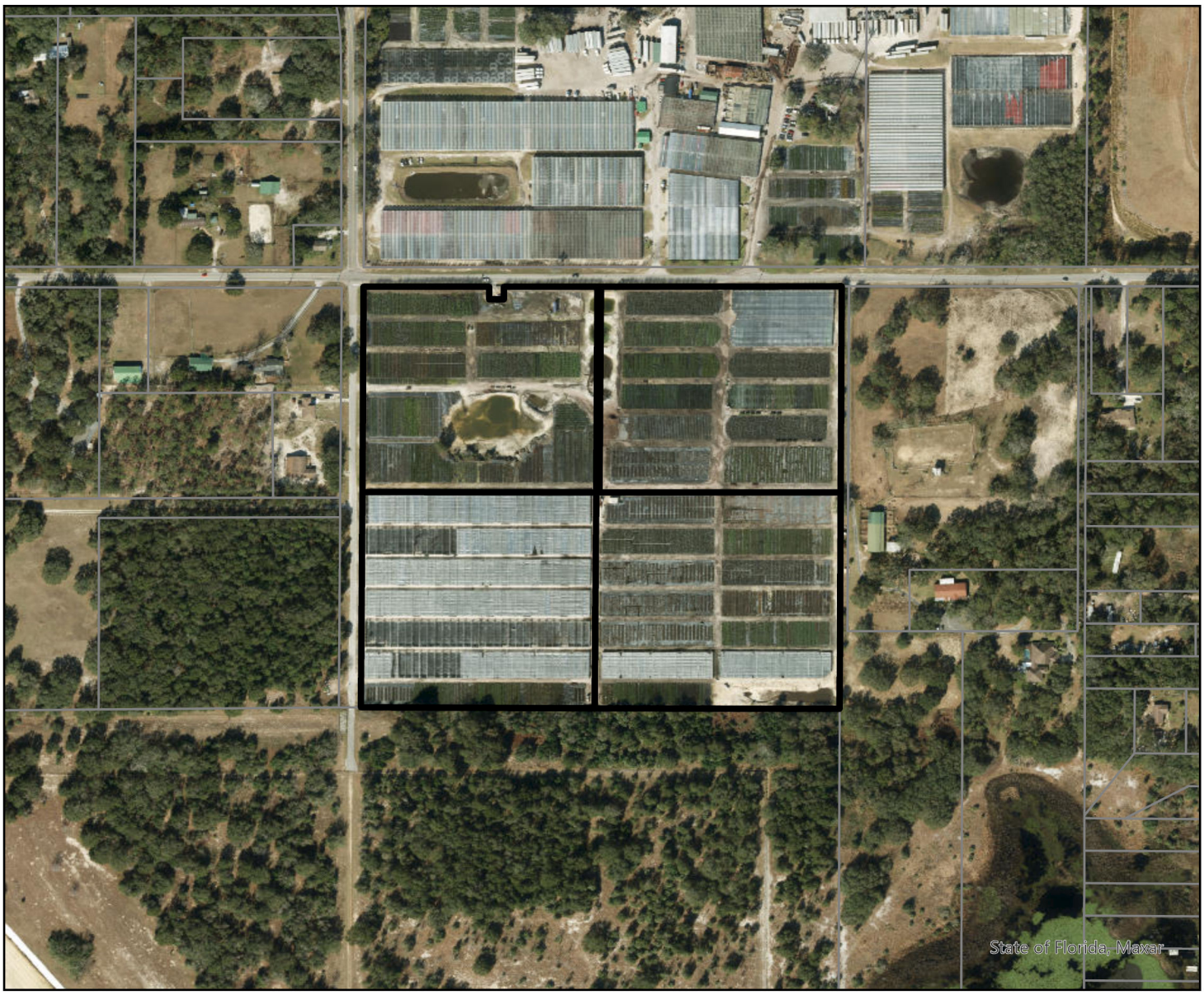



Parcel

724 W Keene Road

0 0.1 0.2 0.39 Miles

N

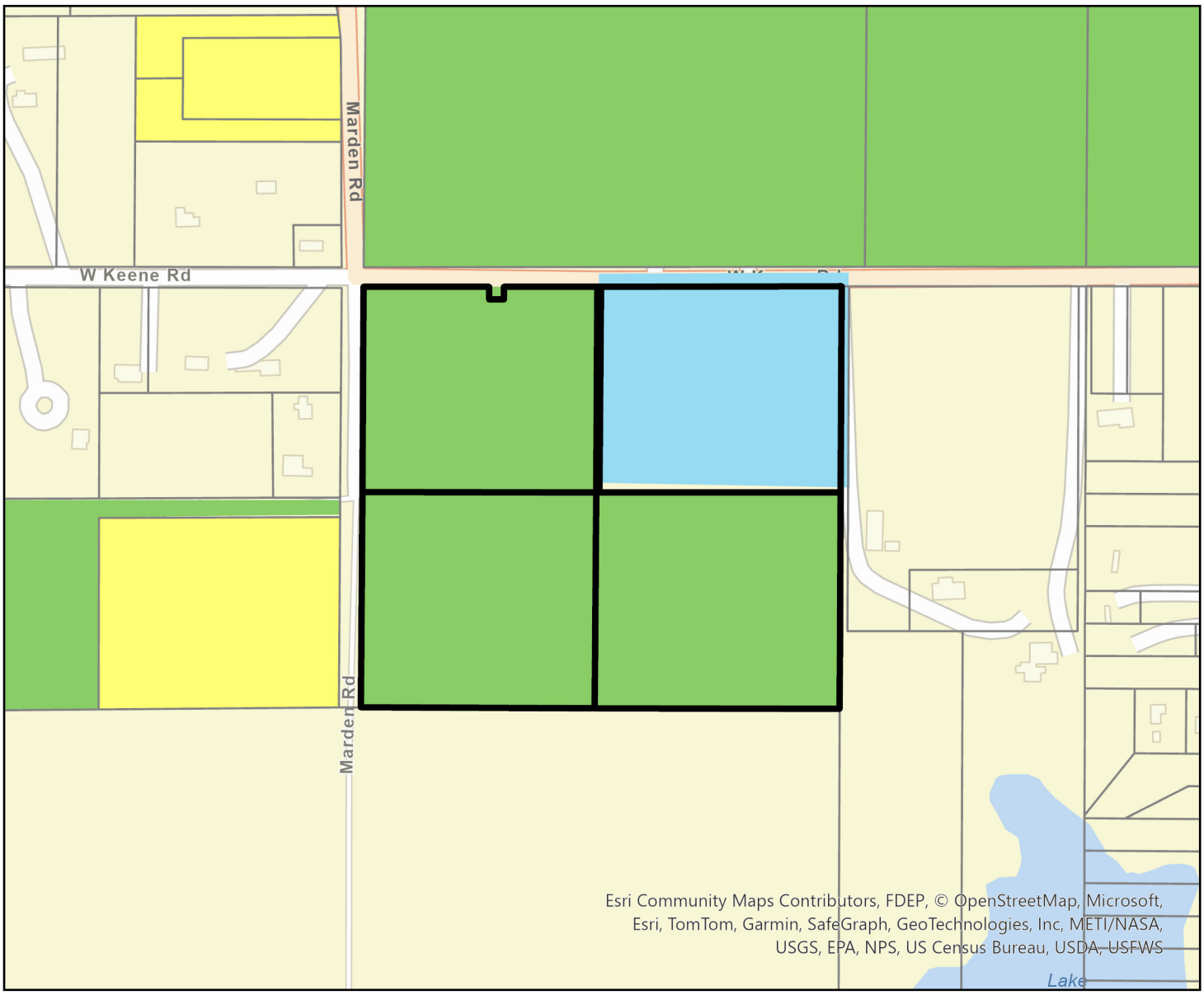



Parcel

724 W Keene Road Project Parcels

0 0.07 0.14 0.28 Miles

N



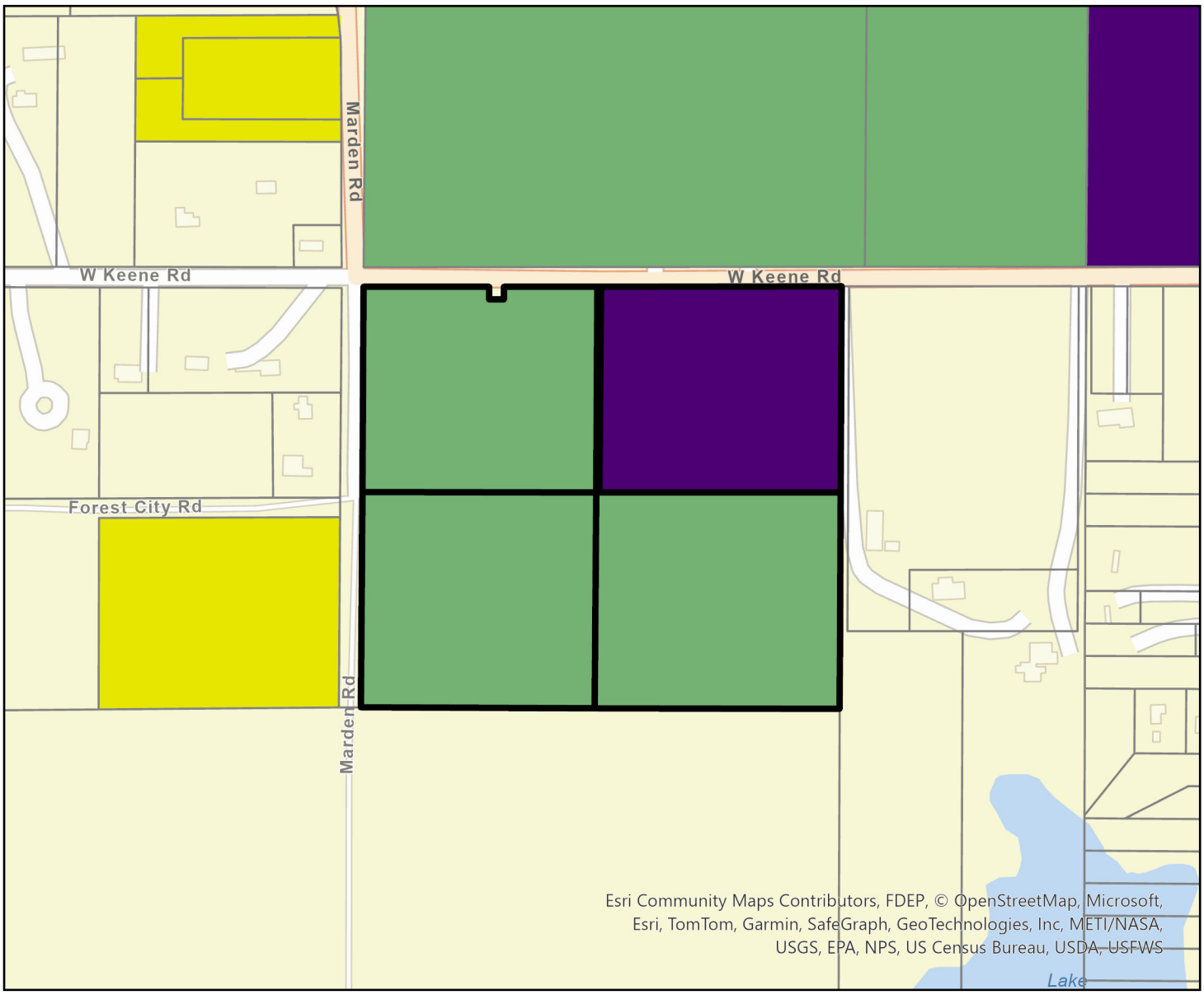

Parcel

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
- 724 W Keene Road Project Parcels

0 0.07 0.14 0.28 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
- 724 W Keene Road Project Parcels

0 0.07 0.14 0.28 Miles

N

See Proof on Next Page

## AFFIDAVIT OF PUBLICATION

**The Apopka Chief**
**400 N. Park Avenue, Apopka, FL 32712**
**(407) 886-2777**

I, J.C. Derrick, of lawful age, being duly sworn upon oath, deposes and says that I am the Publisher of The Apopka Chief, a publication that is a "legal newspaper" as that phrase is defined for the city of Apopka, for county of Orange, in the state of Florida, that this affidavit is 1 of 3 with the full text of the sworn-to notice set forth on the page(s) that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**Publication Dates:**
- Jul 18, 2025

**Notice ID:** uDdgd5QtAoJvlQTpI5qL

**Notice Name:** City of Apopka ords. 3105 and 3106

J. C. Derrick

Publisher

**VERIFICATION**

STATE OF FLORIDA
COUNTY OF ORANGE

Signed or attested before me on this

18 day of July, A.D. 2025.

Nancy C Thomas

Notary Public

Notary Public State of Florida
Nancy C Thomas
My Commission HH 688639
Expires 7/4/2029

Newspaper page size: Width: 11.25 in., Height: 20.125 in.

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

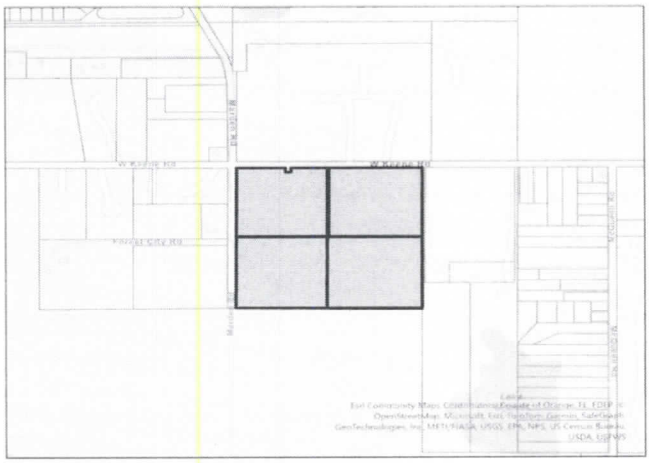
NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Logan Opsahl** have made application relating to the following described property.

**ORDINANCE NO. 3105**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE FUTURE LAND USE FROM AGRICULTURE/IN PROGRESS TO RESIDENTIAL MEDIUM LOW, FOR PROPERTIES LOCATED AT 724 W KEENE ROAD, 632 W KEENE ROAD, 2751 MARDEN ROAD, AND 608 W KEENE ROAD; OWNED BY DEWAR KEENE 40 LLC COMPRISING 38.59 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**ORDINANCE NO. 3106**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM AG (AGRICULTURE), AND T (TRANSITIONAL) TO RMF (RESIDENTIAL MULTI-FAMILY), FOR PROPERTIES LOCATED AT 724 W KEENE ROAD, 632 W KEENE ROAD, 2751 MARDEN ROAD, AND 608 W KEENE ROAD; OWNED BY DEWAR KEENE 40 LLC COMPRISING 38.59 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**




**Parcel Identification Number(s): 28-21-28-0000-00-002, 28-21-28-0000-00- 024, 28-21-28-0000-00-029, 28-21-28-0000-00-006**
**Contains: 38.59 +/- 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, August 12, 2025 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Numbers 3105 & 3106 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, September 3, 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

Newspaper page size: Width: 11.25 in., Height: 20.125 in.

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**

**July 18, 2025**

**CITY OF APOPKA**
**Comprehensive Plan**
**FLU Amendment and Rezoning Justification**
**For 724 W. Keene Road (assemblage)**

**Objective 3:**

The City of Apopka 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.

**Policy 3.14:**

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;**

  RESPONSE: Agricultural nursery operations have decreased significantly over recent years and economic growth of City of Apopka has added desire and demand for additional housing supply, diversity of housing options, and the appropriate blend of uses. Existing large residential neighborhoods like Emerson Park and Hilltop Reserve lie to the north and west of Keene Road. The new Ascend at Oakpointe community is offering single family homes and townhomes south of West Keene Road. Additionally, the new J.Ardin with 304 garden style 3-story and 4-story apartment buildings is being developed across from Shoppes at East Shore at the intersection of West Keene Road on Ocoee Apopka Road. These new development represent the City's growing and changing demographics and population and demonstrate the practical connection of economic need and evolving land use amendments.

  This proposed development would provide a fully-amenitized single family townhome community on a small to medium scale consistent with City of Apopka Code Section 3.3.7 and provide a variety of housing types consistent with Comprehensive Plan Housing Element Objective 1.1. The proposed future land use amendment requests a change to RM (Residential Medium) and rezoning to RMF (Residential Multi-Family). Pursuant to FLU Policy 3.1.g for medium density residential development, the RMD future land use would permit a maximum of 10 dwelling units per acre.

- **The availability of public facilities and water supplies to service a more dense or intense land use; and**

RESPONSE: Property is located less than a mile to Ocoee Apopka Road with convenient utility connection to the south to S.R. 414 and east of S.R. 429. The proposed development would support FLU Policy 2.9 – creating a desirable proximity of housing to already existing infrastructure facilities, employment centers, shopping, public parks and open space. Population density on West Keene Road between Ocoee Apopka Road and Marden Road varies with increasing densities moving west and major highway to the east. The proposed development is within an area with increasing commercial and retail development. The property has convenient access to Shoppes at East Shore and large employers, such as the Advent Health hospital and Amazon Distribution Center – further illustration of increasing densities and intensities in the area. Small scale residential development supports employment centers, reduces travel time, road congestion and improves quality of life.

**Multi-modal transportation linkages between proposed residential use and neighborhood.**

RESPONSE: The parcels are located on West Keene Road with less than a mile connection to of Ocoee Apopka Road with convenient connection to the Western Beltway (S.R. 429) and the Apopka Expressway (S.R. 414). To support the City's Mobility Strategies we note the proposed development is located 3 miles from the Lynx Apopka Superstop on Main Street in Downtown Apopka. The proposed development is also located west of the West Orange Trail, a popular biking and hiking trail connecting to Lake County.

It is also worth noting that Keene Road is identified as a priority for the City for improvements, potential widening and renovations to support increased traffic and activity. This further demonstrates the anticipated increased growth and densities in the area by the City. The Project also proposes portion of the property to be dedicated to the City for a future roundabout and road improvements.

Orange County Public Schools

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

# FORMAL SCHOOL CAPACITY DETERMINATION
# CAPACITY LETTER

March 24, 2025

**E-MAIL: LOGAN.OPSAHL@LOWNDES-LAW.COM**
Logan Opsahl, Esq
Lowndes
215 N. Eola Dr.
Orlando, FL 32801

**Application APK-25-007 724 West Keene Road Multifamily**

This letter serves as the official determination by Orange County Public Schools that school capacity for the following development is **AVAILABLE**:

| | | | |
|---|---|---|---|
| Type of Development Application | ☐ FLUM<br>☒ Rezoning<br>☐ Amendment or Extension CEA | | |
| Development Application #: | TBD | | |
| Project Name: | 724 West Keene Road Multifamily | | |
| OCPS Completed Application Date: | 03/10/2025 | | |
| Parcel #(s): | 28-28-21-0000-00-002, 28-28-21-0000-00-006, 28-28-21-0000-00-024, 28-28-21-0000-00-029 | | |
| Requested New Units (#): | SF: | MF: 270 | TH: |
| Vested Unit(s): | SF: | MF: 7 | TH: |
| Total Project Units: | 277 | | |
| School Board District: | #7 | | |

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

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

This project is subject to School Concurrency. The Applicant will need to apply for School Concurrency review and satisfy any requirements of School Concurrency prior to Site Plan approval by the City.

"The Orange County School Board is an equal opportunity agency."

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

Please contact me at (407) 317-3700 ext. 2022139 or e-mail me at tamara.pelc@ocps.net with any questions.

Sincerely,

Tamara L. Pelc
Administrator, Facilities Planning

SV/tp

Attachments – Attachment A: Detailed Capacity Analysis

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

# Attachment A

Orange County Public Schools
Facilities Planning

## School Capacity Determination

User ID SV March 24, 2025 11:03:47

Project ID: CEA – APK – 25 – 007 Valid Until: September 20, 2025

| Project Name: | 724 WEST KEENE ROAD MULTIFAMILY |
|---|---|

| Unvested Units | | | Vested Units | | |
|---|---|---|---|---|---|
| | Single Family Units: | 0 | | Single Family Units: | 0 |
| | Multi Family Units: | 270 | | Multi Family Units: | 7 |
| | Multi Family High Rise Units: | 0 | | Multi Family High Rise Units: | 0 |
| | Town Homes Units: | 0 | | Town Homes Units: | 0 |
| | Mobile Home Units: | 0 | | Mobile Home Units: | 0 |

| Capacity Enhancement | | | | |
|---|---|---|---|---|
| | School Level | Elementary | Middle | High |
| | CSA: | CC | | |
| | School: | PRAIRIE LAKE ES | PIEDMONT LAKES MS | WEKIVA HS |
| | ***Analysis of Existing Conditions*** | | | |
| | School Capacity (2023-2024) | 863 | 1,072 | 2,797 |
| | Enrollment (2023-2024) | 775 | 862 | 2,159 |
| | Utilization (2023-2024) | 94.0% | 89.0% | 76.0% |
| | LOS Standard | 110.0% | 100.0% | 100.0% |
| | Available Seats | 174 | 210 | 638 |
| | ***Analysis of Reserved Capacity*** | | | |
| | School Level | Elementary | Middle | |
| | Encumbered Capacity | 51 | 71 | 512 |
| | Reserved Capacity | 34 | 2 | 25 |
| | Adjusted Utilization | 99.7% | 87.2% | 96.4% |
| | Adjusted Available Seats | 89 | 137 | 101 |
| | ***Analysis of Proposed Development*** | | | |
| | Students Generated | 38.070 | 17.550 | 21.600 |
| | Adjusted Utilization | 104.1% | 88.9% | 97.2% |
| | AVAILABLE/NOT AVAILABLE | AVAILABLE | AVAILABLE | AVAILABLE |
| | Number of Seats to Mitigate | 0.000 | 0.000 | 0.000 |

| | |
|---|---|
| PRAIRIE LAKE ES | |
| PIEDMONT LAKES MS | |
| WEKIVA HS | |

# City of Apopka
# CITY COUNCIL STAFF REPORT

**Section:** PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
**Item #:** 5.
**Meeting Date:** September 3, 2025
**Department:** Community Development

**SUBJECT:**
**Ordinance No. 3106 - First Reading - Change of Zoning - 724 W. Keene Road**

**ACTION ITEM INFORMATION:**
Owner(s): Dewar Keene 40 LLC
Applicant(s): Logan Opsahl
Location: 724 W. Keene Road, 632 W. Keene Road, 608 W. Keene Road and 2751 Marden Road
Project: 38.59 Acres +/-
Density: 7.5 Dwelling Units Per Acre
Project Manager: Amer Hamza

**REQUEST:**
Accept First Reading of Ordinance No. 3106 and hold it over for second reading and adoption.

**SUMMARY:**
Owner(s): Dewar Keene 40 LLC
Applicant: Logan Opsahl
Parcel Identification Number(s): 28-21-28-0000-00-002, 28-21-28-0000-00-024, 28-21-28-0000-00-029, 28-21-28-0000-00-006
Location: 724 W. Keene Road, 632 W. Keene Road, 608 W. Keene Road and 2751 Marden Road
Existing Future Land Use: Agriculture/In-Progress
Proposed Future Land Use: Residential Medium Low
Existing Use(s): Abandoned Nursery
Existing Zoning: AG (Agriculture) and T (Transitional)
Tract Size: 38.59 +/- Acres

| Direction | Future Land Use | Zoning | Present Use |
|---|---|---|---|
| **North** | Agriculture | AG (Agriculture) | Nursery |
| **East** | County Rural Settlement, County Rural Settlement | County A-1, County A-1 | Single Family Residence and Vacant Parcel |
| **South** | County Industrial | County A-1 | Northern Water Reclamation Facility |
| **West** | County Rural Settlement, County Rural Settlement, Agriculture, Residential Low | County A-1, County A-1, T (Transitional), RSF-1B (Residential Single-Family Large Lot) | Single Family Residences and Vacant Parcel |

**PROJECT SUMMARY:**
The subject properties, which combined is approximately 38.59 acres in size, are located at 724. W Keene Road, 632. W Keene Road, 608. W Keene Road and 2751 Marden Road and previously had an agricultural nursery located on the combined properties. The applicant is requesting the rezoning of the property to permit a subdivision on the combined properties. The proposed subdivision will consist of single family homes and townhomes which

are permitted under the RMF (Residential Multi-Family) zoning district. Currently, nearby properties in the surrounding area do not have the proposed RMF (Residential Multi-Family) zoning, but staff are expecting an application to be submitted in the near future for a proposed subdivision near the subject parcels consisting of single-family homes and townhomes that is also proposing the same RMF (Residential Multi-Family) zoning. The nearby proposed subdivision would be 0.30 miles away from the subject parcels and is located at the northwest section of Marden Road and W Keene Road, while the subject parcels for this project are located at the southwest corner of Marden Road and W Keene Road. The proposed RMF (Residential Multi-Family) zoning district also complements the proposed future land use of the combined properties which is Residential Medium Low. There are properties in the surrounding area with other residential zoning districts as well such as MU-ES-GT (Mixed Use East Shore Gateway) zoning district and Planned Development. Some of these properties have residential subdivisions that are already built or under construction and are listed below:

- Emerson Park (0.30 miles) (Northwest) (Zoning: MU-ES-GT Mixed Use East Shore Gateway)
- Hilltop Reserve (0.50 miles) (North) (Zoning: County Planned Development)
- Residences at Emerson Park (0.80 miles) (Northwest) (Zoning: MU-ES-GT Mixed Use East Shore Gateway)
- Emerson Pointe (0.80 miles) (North) (Zoning: PD Planned Development)
- Crossing at Emerson Park (0.80 miles) (Northwest) (Zoning: MU-ES-GT Mixed Use East Shore Gateway)

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

a. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
- Applicant's response: Proposed development of the Property into residential uses under the RMF (Residential Multi-Family) zoning district with a Future Land Use ("FLU") designation of RML (Residential Medium Low) would be consistent with and furthers the goals, objectives and policies of the City of Apopka.
- Staff response: Staff has no objection.

b. Is in conflict with any provisions of the LDC;
- Applicant's response: The business operations on the Property as an agricultural nursery have ceased. The proposed future land use amendment and rezoning would allow redevelopment of Property in compliance with LDC 3.3.7 for small to medium multifamily developments. Further in accordance with FLU Policy 3.1.g for medium density residential development, the RML future land use would permit 7.5 dwelling units per acre.
- Staff response: Staff has no objection.

c. Addresses a demonstrated community need;
- Applicant's response: In accordance with the City's Comprehensive Plan Housing Element, a need for single family and multifamily units is identified to accommodate projected population growth. Its objective is to provide diverse housing choices with varying densities, types and designs.
- Staff response: Staff has no objection.

d. Is required by changed conditions;
- Applicant's response: Agricultural nursery operations in the general area have decreased significantly over recent years and decades while residential needs have increased. In compliance with Objective 3 and Policy 3.2 of the comprehensive plan, redevelopment of the Property shall integrate with adjacent land uses and development patterns. In order to reduce incompatibility of a commercial operation with adjacent residential uses, Applicant requests this future land use amendment to RML and rezoning to RMF.
- 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: Existing use of adjacent property to the north is an agricultural nursery with an AG zoning within City of Apopka. Existing use of adjacent property to the east is horse farm and residential zoned A-1 within Orange County. Existing use of adjacent properties to the west are residential and undeveloped residential within an A-1 zoning in the Orange County jurisdiction and zoned T and RSF-1B in City of Apopka. Additional properties within the immediate area contain higher intensity and densities of residential and commercial uses. City Code provides that RMF zoning is intended to provide lands that accommodate small to medium multifamily developments. The rezoning of the Property will allow use of the Property in accordance with LDC Section 3.3.7 zoning district while providing for a compatible use with existing and proposed uses surrounding the Property.

- Staff response: Staff has no objection.

f. Would result in a logical and orderly development pattern;
- Applicant's response: Property lies southeast of residential neighborhood, Emerson Park, and south of Hilltop Reserve. The proposed redevelopment from agricultural nursery with commercial nursery buildings would create more logical and orderly development pattern relative to the surrounding residential uses as envisioned in the Comprehensive Plan.
- Staff response: Staff wants clarification that redevelopment is for residential use.

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: In accordance with FLU Policy 3.3, new development and redevelopment must mitigate any adverse impact to property and adjacent land uses. The proposed redevelopment of this Property from an agricultural nursery to a residential use will be more compatible with the adjacent residential land uses. Further redevelopment of the site into a residential use will not cause adverse impacts on the natural environment, including, but not limited to, water and air resources, stormwater management, wildlife, vegetation, wetlands, and natural functioning of the environment. Proposed project will provide a compact and efficient development of the property with stormwater ponds and amenities. Therefore, this proposed development would not create adverse environmental impacts.
- 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: Property is located south of S.R. 414 and east of S.R. 429. The proposed development would support FLU Policy 2.9 creating a desirable proximity of housing to already existing infrastructure facilities, employment centers, shopping, public parks and open space.
- 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 March 6, 2025.

**SCHOOL CAPACITY REPORT:**
OCPS determined that school concurrency capacity is available for elementary, middle, and high school with regard to the proposed development with 270 unvested units and 7 vested units. The properties are zoned for the following schools:

Prairie Lake Elementary School
Piedmont Lakes Middle School
Wekiva High School

**PUBLIC HEARING SCHEDULE:**
August 12, 2025 – Planning Commission (5:30 P.M.)
September 3, 2025 – City Council (1:30 P.M.), First Reading
September 17, 2025 – City Council (7:00 P.M.), Second Reading and Adoption

**DULY ADVERTISED:**
July 18, 2025 – Apopka Chief
July 17, 2025 – Mailed notices to adjacent property owners
July 18, 2025 – Posters placed on property

**FUNDING SOURCE:**

N/A

**RECOMMENDED MOTION:**

**Development Review Committee (DRC):**
Recommends approval of the Change of Zoning from AG (Agriculture), and T (Transitional) to RMF (Residential Multi-Family), 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 August 12, 2025 meeting, the Planning Commission unanimously recommended approval of the change of zoning, based on the findings and facts presented in the staff report and exhibits.

**Recommended Motion – City Council:**
Accept first reading of Ordinance No. 3106 and hold it over for second reading and adoption on September 17, 2025.

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

**ATTACHMENTS:**

1. Ordinance Number 3106
2. Map Series
3. Advertisement
4. APK-25-007 Capacity Determination Letter

**ORDINANCE NO. 3106**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM AG (AGRICULTURE) AND T (TRANSITIONAL) TO RMF (RESIDENTIAL MULTI-FAMILY), FOR PROPERTY LOCATED AT 608 W KEENE ROAD, 632 W KEENE ROAD, 724 W KEENE ROAD, AND 2751 MARDEN ROAD; OWNED BY DEWAR KEENE 40 LLC; COMPRISING 38.59 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, Logan Opsahl, 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 AG (Agriculture) and T (Transitional) to RMF (Residential Multi-Family); and

**WHEREAS**, the proposed RMF (Residential Multi-Family) 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 RMF (Residential Multi-Family) 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 3105) takes effect.

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

READ FIRST TIME: September 3, 2025

READ SECOND TIME AND
ADOPTED:

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

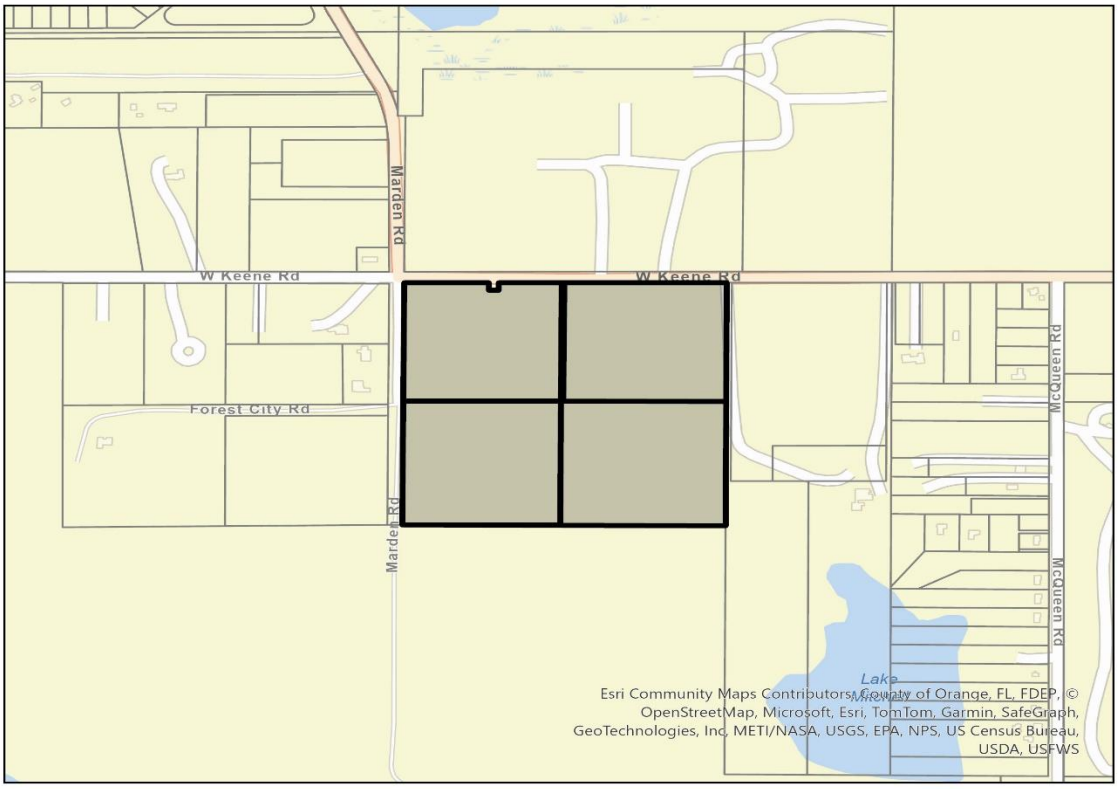
Approved as to form and legal sufficiency:

_____

Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: July 18, 2025

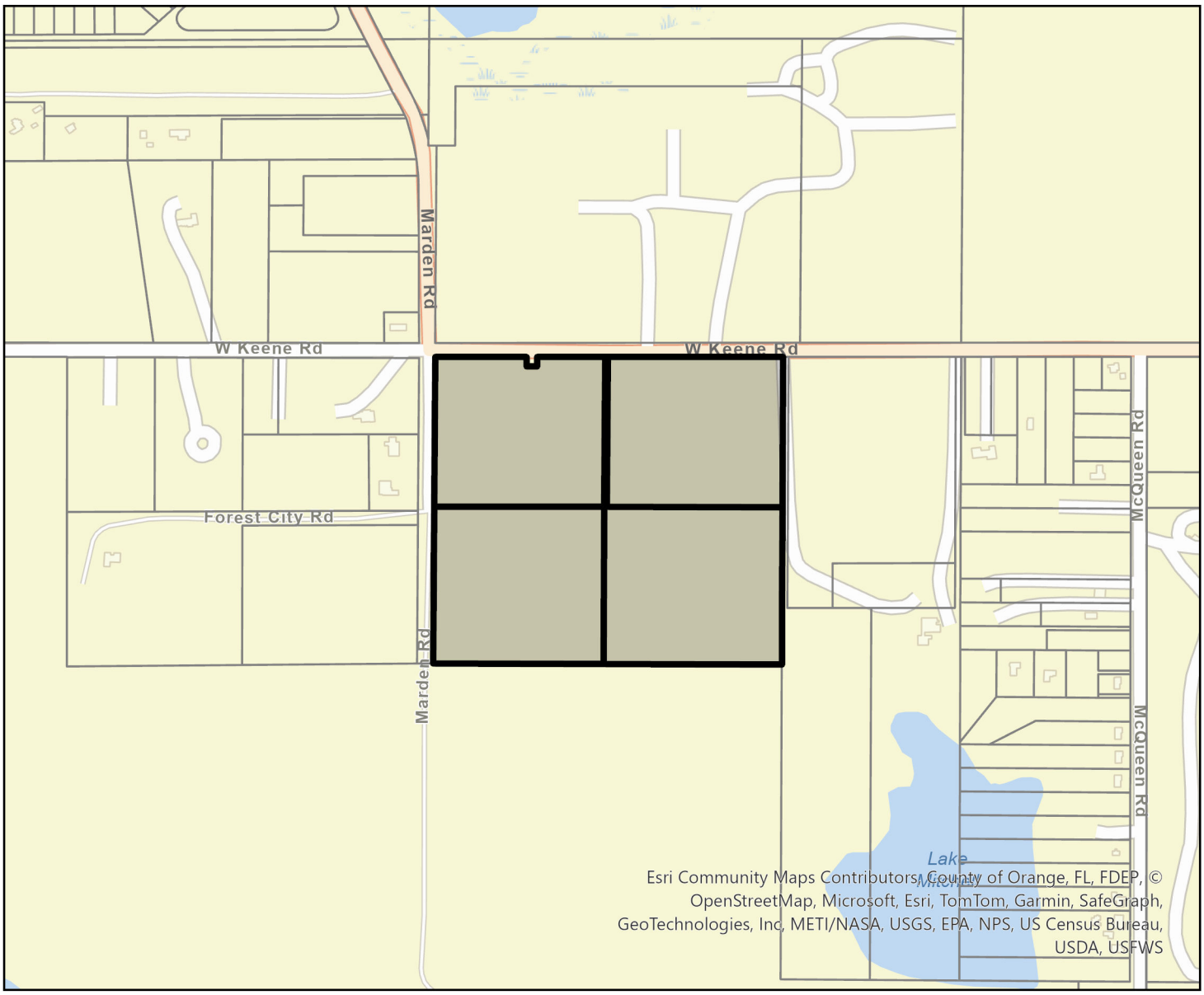
**EXHIBIT A**
**Parcel Identification Number(s): 28-21-28-0000-00-002, 28-21-28-0000-00-024, 28-21-28-0000-00-029, 28-21-28-0000-00-006**
**Acreage: 38.59 +/- Acres**




Parcel
724 W Keene Road

0 0.1 0.2 0.39 Miles

N

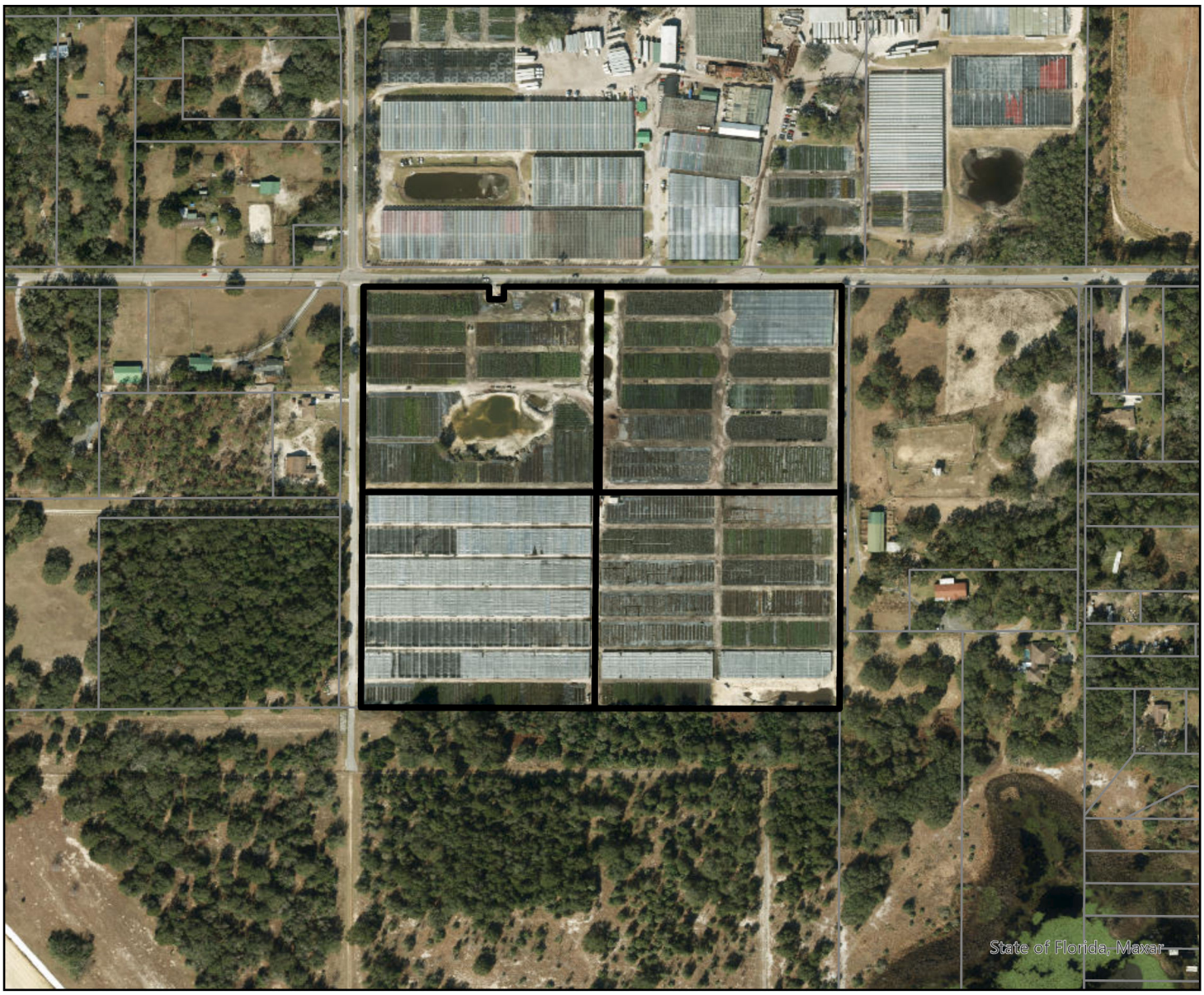



Parcel

724 W Keene Road

0 0.1 0.2 0.39 Miles

N

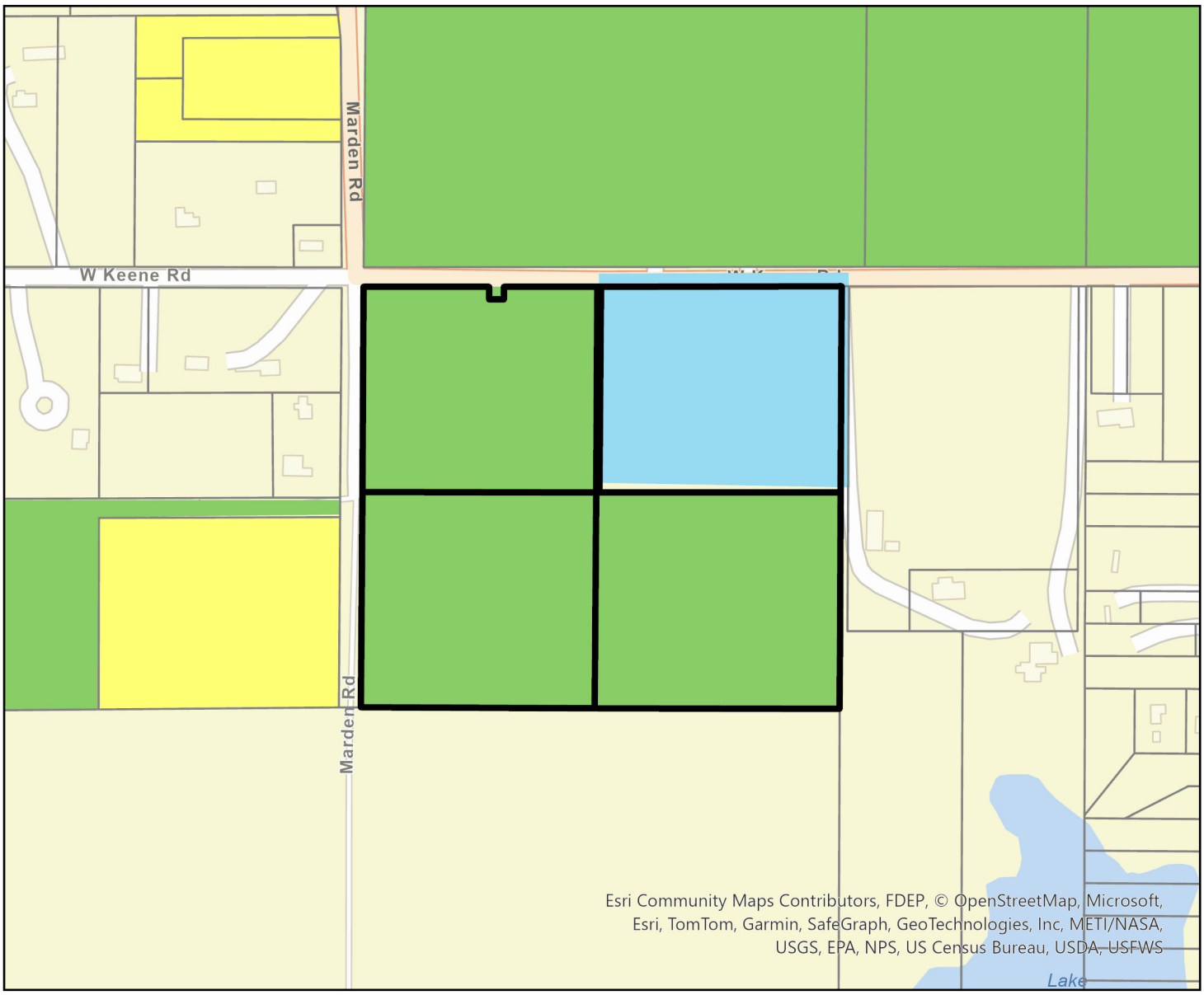



Parcel

724 W Keene Road Project Parcels

0 0.07 0.14 0.28 Miles

N



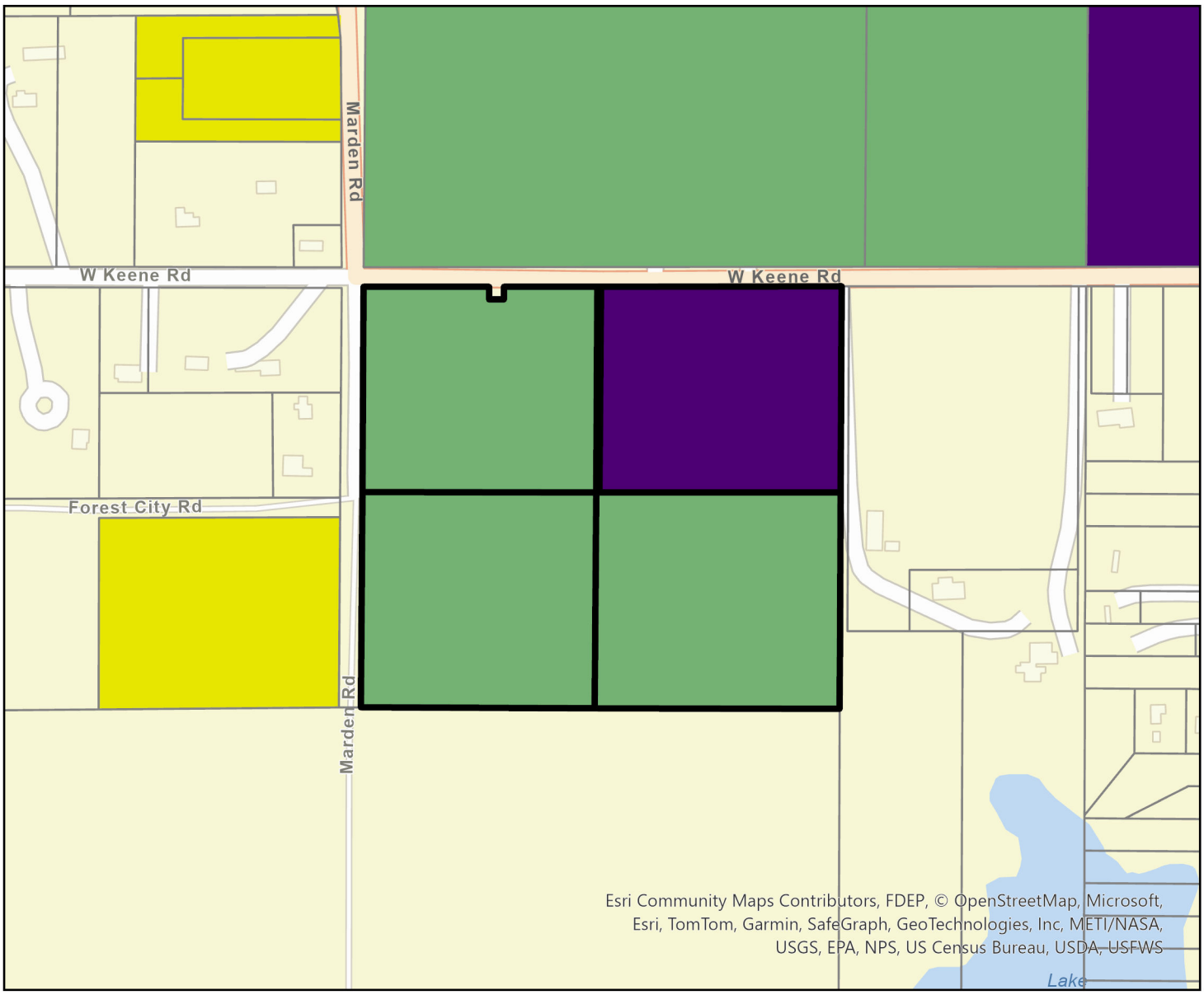

Parcel

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
- 724 W Keene Road Project Parcels

0 0.07 0.14 0.28 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
- 724 W Keene Road Project Parcels

0 0.07 0.14 0.28 Miles

N

See Proof on Next Page

## AFFIDAVIT OF PUBLICATION

**The Apopka Chief**
**400 N. Park Avenue, Apopka, FL 32712**
**(407) 886-2777**

I, J.C. Derrick, of lawful age, being duly sworn upon oath, deposes and says that I am the Publisher of The Apopka Chief, a publication that is a "legal newspaper" as that phrase is defined for the city of Apopka, for county of Orange, in the state of Florida, that this affidavit is 1 of 3 with the full text of the sworn-to notice set forth on the page(s) that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**Publication Dates:**
- Jul 18, 2025

**Notice ID:** uDdgd5QtAoJvlQTpI5qL

**Notice Name:** City of Apopka ords. 3105 and 3106

J. C. Derrick

Publisher

**VERIFICATION**

STATE OF FLORIDA
COUNTY OF ORANGE

Signed or attested before me on this

18 day of July, A.D. 2025.

Nancy C Thomas

Notary Public

Notary Public State of Florida
Nancy C Thomas
My Commission HH 688639
Expires 7/4/2029

Newspaper page size: Width: 11.25 in., Height: 20.125 in.

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

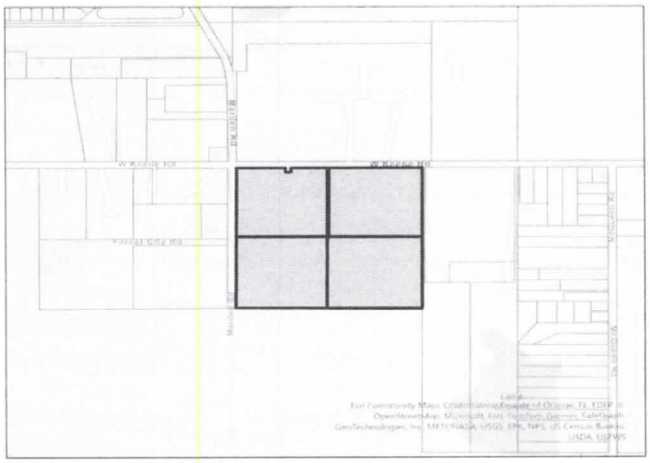
NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Logan Opsahl** have made application relating to the following described property.

**ORDINANCE NO. 3105**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE FUTURE LAND USE FROM AGRICULTURE/IN PROGRESS TO RESIDENTIAL MEDIUM LOW, FOR PROPERTIES LOCATED AT 724 W KEENE ROAD, 632 W KEENE ROAD, 2751 MARDEN ROAD, AND 608 W KEENE ROAD; OWNED BY DEWAR KEENE 40 LLC COMPRISING 38.59 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**ORDINANCE NO. 3106**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM AG (AGRICULTURE), AND T (TRANSITIONAL) TO RMF (RESIDENTIAL MULTI-FAMILY), FOR PROPERTIES LOCATED AT 724 W KEENE ROAD, 632 W KEENE ROAD, 2751 MARDEN ROAD, AND 608 W KEENE ROAD; OWNED BY DEWAR KEENE 40 LLC COMPRISING 38.59 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**




**Parcel Identification Number(s): 28-21-28-0000-00-002, 28-21-28-0000-00- 024, 28-21-28-0000-00-029, 28-21-28-0000-00-006**
**Contains: 38.59 +/- 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, August 12, 2025 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Numbers 3105 & 3106 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, September 3, 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

Newspaper page size: Width: 11.25 in., Height: 20.125 in.

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**

**July 18, 2025**

Orange County Public Schools

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

# FORMAL SCHOOL CAPACITY DETERMINATION
# CAPACITY LETTER

March 24, 2025

**E-MAIL: LOGAN.OPSAHL@LOWNDES-LAW.COM**
Logan Opsahl, Esq
Lowndes
215 N. Eola Dr.
Orlando, FL 32801

**Application APK-25-007 724 West Keene Road Multifamily**

This letter serves as the official determination by Orange County Public Schools that school capacity for the following development is **AVAILABLE**:

| | | | |
|---|---|---|---|
| Type of Development Application | ☐ FLUM<br>☒ Rezoning<br>☐ Amendment or Extension CEA | | |
| Development Application #: | TBD | | |
| Project Name: | 724 West Keene Road Multifamily | | |
| OCPS Completed Application Date: | 03/10/2025 | | |
| Parcel #(s): | 28-28-21-0000-00-002, 28-28-21-0000-00-006, 28-28-21-0000-00-024, 28-28-21-0000-00-029 | | |
| Requested New Units (#): | SF: | MF: 270 | TH: |
| Vested Unit(s): | SF: | MF: 7 | TH: |
| Total Project Units: | 277 | | |
| School Board District: | #7 | | |

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

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

This project is subject to School Concurrency. The Applicant will need to apply for School Concurrency review and satisfy any requirements of School Concurrency prior to Site Plan approval by the City.

"The Orange County School Board is an equal opportunity agency."

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

Please contact me at (407) 317-3700 ext. 2022139 or e-mail me at tamara.pelc@ocps.net with any questions.

Sincerely,

Tamara L. Pelc
Administrator, Facilities Planning

SV/tp

Attachments – Attachment A: Detailed Capacity Analysis

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

# Attachment A

Orange County Public Schools
Facilities Planning

## School Capacity Determination

User ID SV March 24, 2025 11:03:47

Project ID: CEA – APK – 25 – 007 Valid Until: September 20, 2025

| Project Name: | 724 WEST KEENE ROAD MULTIFAMILY |
|---|---|

| Unvested Units | | | Vested Units | | |
|---|---|---|---|---|---|
| | Single Family Units: | 0 | | Single Family Units: | 0 |
| | Multi Family Units: | 270 | | Multi Family Units: | 7 |
| | Multi Family High Rise Units: | 0 | | Multi Family High Rise Units: | 0 |
| | Town Homes Units: | 0 | | Town Homes Units: | 0 |
| | Mobile Home Units: | 0 | | Mobile Home Units: | 0 |

| Capacity Enhancement | | | | |
|---|---|---|---|---|
| | School Level | Elementary | Middle | High |
| | CSA: | CC | | |
| | School: | PRAIRIE LAKE ES | PIEDMONT LAKES MS | WEKIVA HS |
| | ***Analysis of Existing Conditions*** | | | |
| | School Capacity (2023-2024) | 863 | 1,072 | 2,797 |
| | Enrollment (2023-2024) | 775 | 862 | 2,159 |
| | Utilization (2023-2024) | 94.0% | 89.0% | 76.0% |
| | LOS Standard | 110.0% | 100.0% | 100.0% |
| | Available Seats | 174 | 210 | 638 |
| | ***Analysis of Reserved Capacity*** | | | |
| | School Level | Elementary | Middle | |
| | Encumbered Capacity | 51 | 71 | 512 |
| | Reserved Capacity | 34 | 2 | 25 |
| | Adjusted Utilization | 99.7% | 87.2% | 96.4% |
| | Adjusted Available Seats | 89 | 137 | 101 |
| | ***Analysis of Proposed Development*** | | | |
| | Students Generated | 38.070 | 17.550 | 21.600 |
| | Adjusted Utilization | 104.1% | 88.9% | 97.2% |
| | AVAILABLE/NOT AVAILABLE | AVAILABLE | AVAILABLE | AVAILABLE |
| | Number of Seats to Mitigate | 0.000 | 0.000 | 0.000 |

| | |
|---|---|
| PRAIRIE LAKE ES | |
| PIEDMONT LAKES MS | |
| WEKIVA HS | |

# City of Apopka
# CITY COUNCIL STAFF REPORT

**Section:** PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
**Item #:** 6.
**Meeting Date:** September 3, 2025
**Department:** Community Development

**SUBJECT:**
**Ordinance No. 3108 – First Reading – Large-Scale Future Land Use Amendment – 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.
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)
Location: Northwest corner of Ondich Road and SR 453/SR 429
Future Land Use: County Rural
Zoning: County R-2 (Residential District)
Proposed Future Land Use: Residential Estate
Existing Use: Mostly vacant and some parcels with single-family residences
Tract Size: 196.83 +/- acre(s)
Density: one dwelling unit per acre

**REQUEST:**
Accept the first reading of Ordinance Number 3108, hold it over for second reading and approve transmittal to FloridaCommerce.

**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 (portion of)
Location: Northwest corner of Ondich Road and SR 453/SR 429
Future Land Use: County Rural
Zoning: County A-1 (Citrus Rural)
Proposed Future Land Use: Rural Settlement
Existing Use: Vacant, single-family residences and agricultural facilities
Tract Size: 196.83 +/- acre(s)
Density: one dwelling unit per acre

| Direction | Future Land Use | Zoning | Present Use |
|---|---|---|---|
| **North** | County Rural | County A-1 (Citrus Rural) | Vacant |
| **East** | County Rural | County A-1 | SR 429/453 |

| | | | |
|---|---|---|---|
| **South** | County Rural and City Mixed-Use | County A-1 (Citrus Rural) and KPI-MU (Kelly Park Interchange - Mixed Use) | Proposed Ondich South Residential Subdivision |
| **West** | County Rural | County A-1 | Vacant, single-family residences and agricultural facilities |

**SUMMARY:**
The Applicant requests a Future Land Use Map Amendment from Orange County Rural to City of Apopka Residential Estate to allow low-density residential development with enhanced open space preservation in accordance with the City's Comprehensive Plan. The subject property lies within the Northern Planning Area of the Joint Planning Area (JPA) between Orange County and the City of Apopka. The area is characterized by large tracts of open land with minimal existing development. The proposed amendment is intended to facilitate a clustered single-family residential development that will provide a transitional density between the Kelly Park Interchange to the south and the surrounding rural lands. The proposed FLU creates a clear and logical pattern of transitioning densities from high intensity near KPI to rural levels northward, especially given its proximity to SR 453.

The amendment aligns with the goals of the City's Comprehensive Plan, particularly FLU Goal 1 and Objective 3, by promoting orderly growth and discouraging urban sprawl; supporting clustered development that maximizes open space; and providing a transition in development intensity from the KPI southward. The amendment addresses the need for a transition in density and development type north of KPI, responding to projected population growth and land use shifts in the JPA. The project will be served by City utilities and services. The Applicant will be required to meet all concurrency and capacity requirements for roads, water, sewer, schools, stormwater, and emergency services during the development plan review.

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

- **Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans**;
    - *Applicant's response:* The proposed amendment to add the subject parcels to the City of Apopka Comprehensive Plan Future Land Use (FLU) Map with designation Rural Settlement (RS) is consistent with and furthers the goals, objectives, and policies of the City's Comprehensive Plan. The annexation of the parcels is consistent with the City's vision for growth through expected future annexations as set forth in the Comprehensive Plan, and the proposed RS district is consistent with the location.
      The parcels are located within the Northern Area of the Joint Planning Agreement (JPA) area between Orange County and the City of Apopka, and this area is characterized by large open spaces and minimal development, both of which are characteristics of the proposed RS district. Per Policy 3.1.s, the RS 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. The proposed amendment also furthers the City's Comprehensive Plan FLU Element Objective 3, which states the City shall 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 facilities. Specifically, the requested Comprehensive Plan Future Land Use Map Amendment is consistent with FLU Goal 1, which provides that the character and location of new development maximizes the economic benefit to the land and meets the housing needs of the current and projected population.
    - *Staff response:* Staff has no objection/comments.
- **Is in conflict with any provisions of the LDC**;
    - *Applicant's response:* The proposed amendment is not in conflict with any provisions of the City of Apopka LDC.
    - *Staff response:* Staff has no objection/comments.
- **Addresses a demonstrated community need**;

- *Applicant's response:* The proposed amendment addresses a demonstrated community need as the City of Apopka experiences growth consistent with the anticipated changes to the JPA. The proposed FLU Amendment limits the density and provides for larger lot sizes to serve as a transition area from the Kelly Park Interchange planning area (KPI) to the south of the subject parcels. Compared to the City's Kelly Park Interchange planning area, the RS district provides a development with very low density and a minimum of 50% open space preservation, a combination that serves the community by providing a transition in densities and housing development types that is not currently provided elsewhere within the JPA-defined Northern Planning Area.
- *Staff response:* Staff has no objection/comments.

- **Is required by changed conditions;**
  - *Applicant's response:* The proposed amendment addresses a demonstrated community need as the City of Apopka experiences growth consistent with the anticipated changes to the JPA.
  - *Staff response:* Staff has no objection/comments.
- **Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land**;
  - *Applicant's response:* The subject parcels are located just north of the one-mile radius of the City's KPI, which provides allowances for low to high density and intensity developments. The proposed amendment to RS restricts the subject parcels to a maximum density of one dwelling unit per acre, which serves as a transition between the KPI's Neighborhood district's five dwelling units per acre and the surrounding Rural parcels currently unincorporated.
    Additionally, the subject parcels are located within the Northern Area of the Joint Planning Agreement (JPA) area between Orange County and the City of Apopka, and this area is characterized by large open spaces and minimal development, both of which are characteristics of the proposed RS district. Per Policy 3.1.s, the RS 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. The proposed amendment also furthers the City's Comprehensive Plan FLU Element Objective 3, which states the City shall 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 facilities.
  - *Staff response:* Staff has no objection/comments.
- **Would result in a logical and orderly development pattern**;
  - *Applicant's response:* The proposed amendment would result in a logical and orderly development pattern due to its location next to SR 453 and north of the City's development-focused KPI. The lowest maximum density within the City's KPI is five dwelling units per acre, which is greater than the allowable maximum of the proposed RS district at one dwelling unit per acre. This creates a transition between this project and the adjacent rural parcels.
  - *Staff response:* Staff has no objection/comments.
- **Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and**
  - *Applicant's response:* The proposed amendment would not result in significant adverse impacts to the natural environment. Contrarily, the RS district imposes a minimum requirement of 50% open space, which the Applicant intends to satisfy in part by the provision of multiple areas of tree preservation, which maintain the natural functioning environment and provide natural buffers between the subject parcels and adjacent properties.
  - *Staff response:* During the initial review of the applicant's proposed PD (Planned Development) Master Plan, the applicant worked with Staff to maximize the preservation of land for open space, recreation, or environmental protection. The applicant, therefore, designed the site with the approach of clustered development planning technique that demonstrates the compatibility with the character of the area's rural nature.
- **Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).**
  - *Applicant's response:* The development, which is located within the JPA, will be adequately served by public facilities. The Applicant will comply with all capacity and concurrency requirements for public facilities under the City's Comprehensive Plan and LDC, as well as required by Florida Statutes.

- *Staff response:* Staff has no objection/comments.

**SCHOOL CAPACITY REPORT:**

Orange County Public Schools (OCPS) has indicated that capacity is not available at the elementary, middle and high school levels. Ondich North is deficient by 32.040, 16.920 and 23.940 students, respectively.

**ORANGE COUNTY NOTIFICATION:**
The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on March 11, 2025.

**PUBLIC HEARING SCHEDULE:**
June 10, 2025 (5:30 P.M.) – Planning Commission (Tabled to August 12, 2025)
August 12, 2025 (5:30 P.M.) – Planning Commission
September 3, 2025 (1:30 P.M.) – City Council, First Reading
TBD – City Council, Second Reading and Adoption

**DULY ADVERTISED:**
July 11, 2025 – Apopka Chief
July 29, 2025 – Posted placard notifications; mailed notification to adjacent property owners
August 15, 2025 – Apopka Chief

**LAND USE REPORT:**

**1. Relationship of adjacent properties**

| Direction | Future Land Use | Zoning | Present Use |
|---|---|---|---|
| **North** | Mixed-Use | MU-ES-GT (Mixed-Use – East Shore – Gateway) | Vacant |
| **East** | Residential Very Low Suburban | RSF-1B (Residential Single-Family — Large Lot) | Wolf Lake Ranch Phase II |
| **South** | Mixed-Use | MU-ES-GT (Mixed-Use – East Shore – Gateway) | Single-family residences |
| **West** | County Rural | County A-R (Agricultural-Residential) | Single-family residences |

**2. Land Use Analysis**
The Summit at Wolf Lake Ranch is located north of Ponkan Road and east of Ponkan Pines Road, west of the City's Northwest Recreation Facility. Land use of the subject property is being recommended for Residential Very Low Suburban two dwelling units per acre to be consistent with the Comprehensive Plan policies and Land Development Code. The property is approximately 196.83 acres in size and are *not* subject to standards in the Wekiva Parkway Interchange Plan Area, Wekiva River Protection Area, or Area of Critical State Concern.

## JPA:

The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The proposed Small-Scale Future Land Use Amendment request for a change from Mixed-Use to Residential Very

Low Suburban is consistent with the terms of the JPA (Second Amendment).

## City of Apopka Comprehensive Plan Policies: Future Land Use Element Policy 3.1.s

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, 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. Public facilities will be considered as Special Exceptions. 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 Unit Development (PUD), 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 Unit Development (PUD) with clustering required, with a minimum open space requirement of 50%.

All required open space within this land use category shall be permanently protected.

Special exception uses allowed:

1. Institutional uses of two acres or less.
2. Elementary schools; middle schools, high schools.
3. Supporting infrastructure and public facilities of two acres or more.
4. Horticultural nurseries as a primary use.

**Transportation Element:**

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

**Infrastructure Element:**

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

**Conservation Element**:

**A habitat study will be required as the development is over ten (10) acres.**

**Land Use Calculations:**

CURRENT: Future Land Use – County Rural (1 dwelling unit per 10 acres) X 196.83 acres = 19 dwelling units
PROPOSED: Future Land Use – Residential Estate (1 dwelling unit per acre) X 196.83 acres = 196 dwelling units

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

**FUNDING SOURCE:**
N/A

**RECOMMENDED MOTION:**

## Development Review Committee:

Recommends approval of the Future Land Use Map Amendment County Rural to Residential Estate for Ondich North.

## Planning Commission:

At its meeting on August 12, 2025, the Planning Commission found the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area and unanimously recommend approval of the change in Future Land Use designation from County Rural to Residential Estate for Ondich North and transmittal to FloridaCommerce.

## City Council:

Accept the first reading of Ordinance Number 3108, hold it over for second reading and approve transmittal to FloridaCommerce.

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

**ATTACHMENTS:**
1. Ordinance 3108
2. Maps
3. Ondich North - OCPS Capacity Determination
4. July 11 Advertisement Affidavit

**ORDINANCE NO. 3108**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM COUNTY RURAL TO RURAL SETTLEMENT FOR CERTAIN REAL PROPERTY; 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.**

**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, Aaron Struckmeyer, on behalf of the fee simple owners of the Properties, submitted an application for a future land use amendment on the Properties identified and depicted in Exhibit "A," attached hereto, from County Rural to Rural Settlement and

**WHEREAS**, the proposed Rural Settlement future land use designation 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 future land use designation of the Properties and found that the future land use amendment 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 future land use amendment Ordinance and public hearings associated with the amendment; and

**WHEREAS,** the City Council has received public input on the future land use amendment 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. Future Land Use Amendment.** The Property described and shown in Exhibit "A", being situated in the City of Apopka, Florida, is hereby assigned the Rural Settlement future land use designation, as defined in the Comprehensive Plan.

**Section III. Future Land Use Map.** The Official Future Land Use Map of the City of Apopka shall be amended to conform to the future land use designation 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 future land use 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.** 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: _____

READ SECOND TIME AND ADOPTED: _____

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

_____
Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: July 11, 2025 and August 8, 2025

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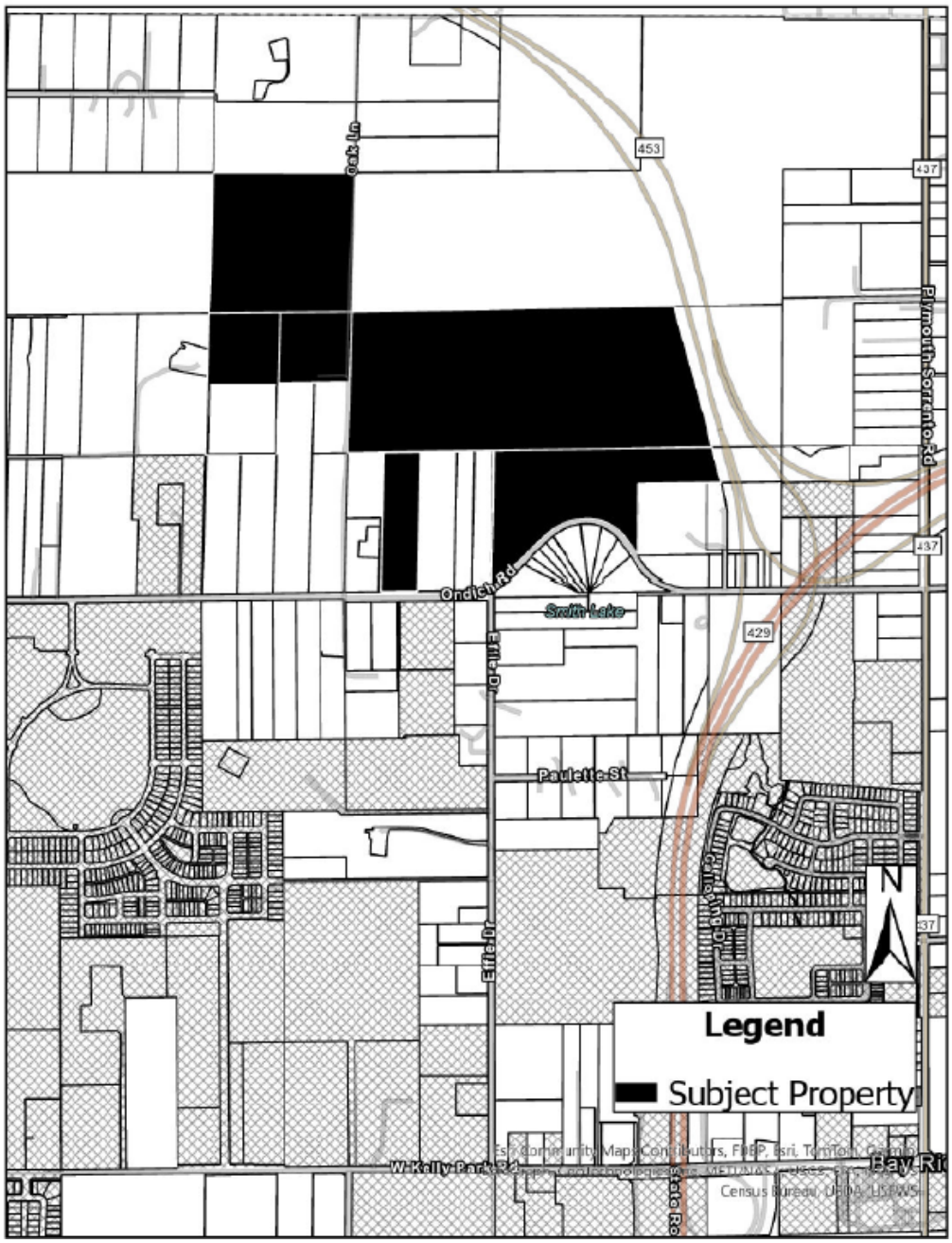
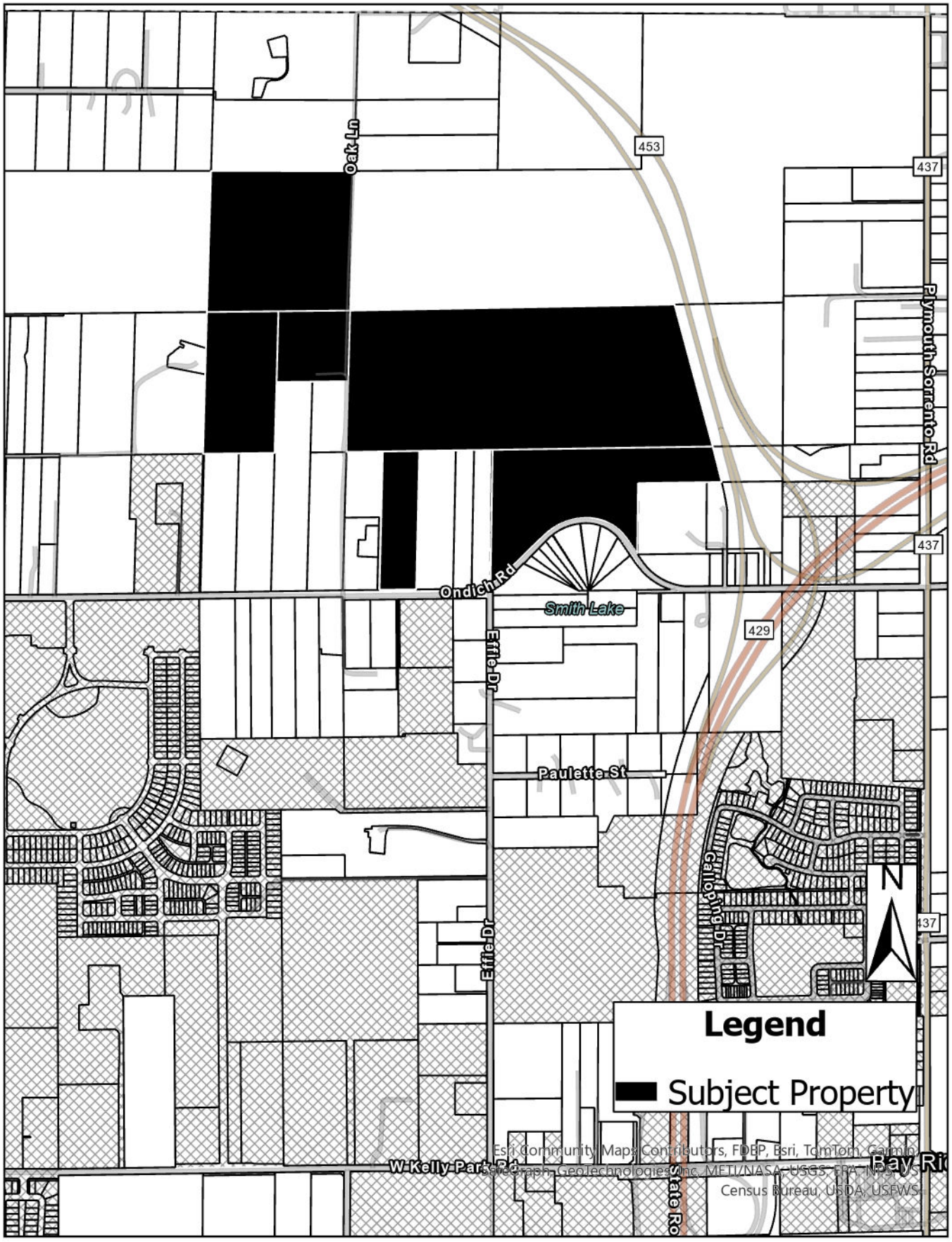
## EXHIBIT A

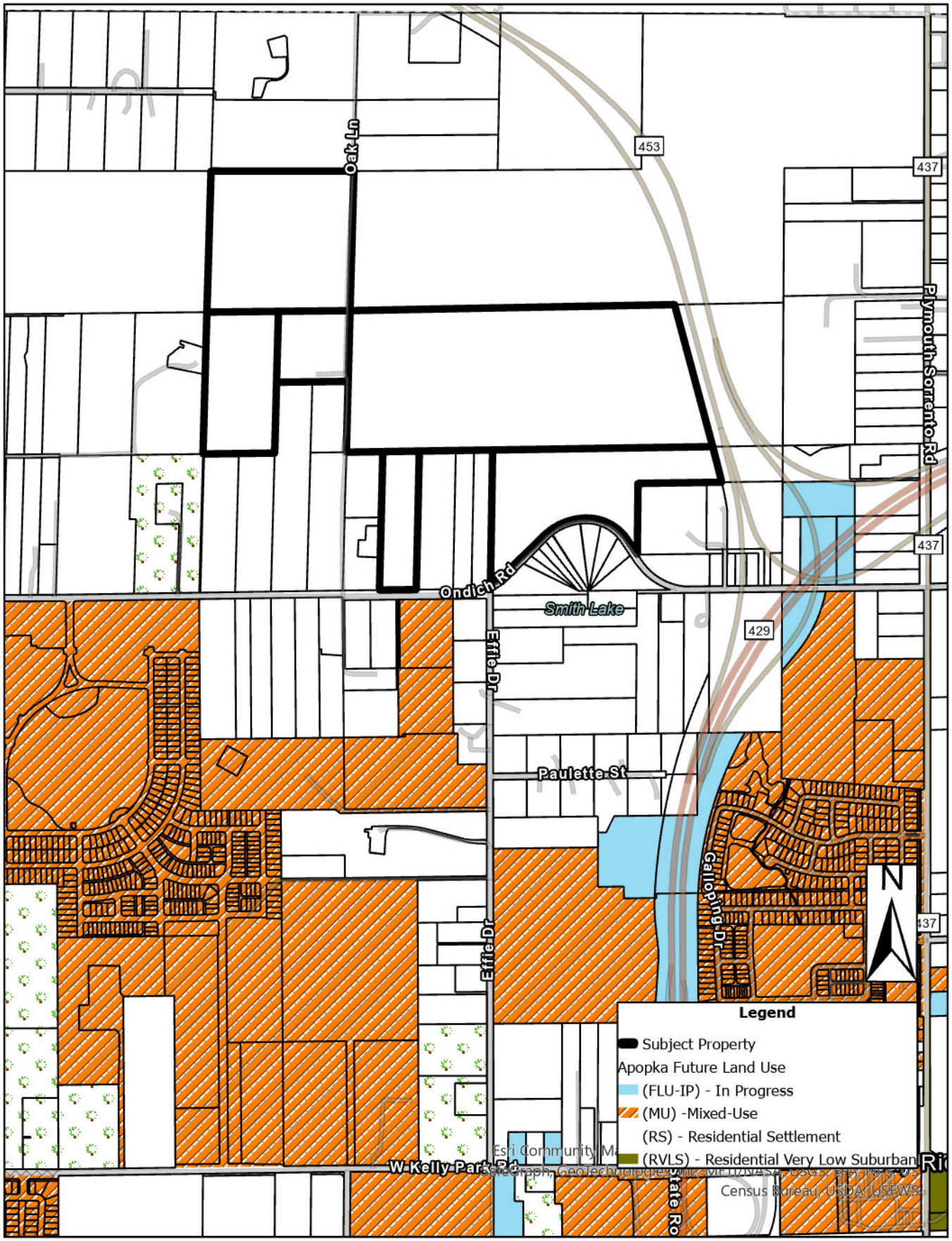
**Parcel Identification Number(s): 01-20-27-0000-00-007, 01-20-27-0000-00-034, 01-20-27-0000-00-053, 02-20-27-0000-00-010, 02-20-27-0000-00-011, 02-20-27-0000-00-020 (portion of)**



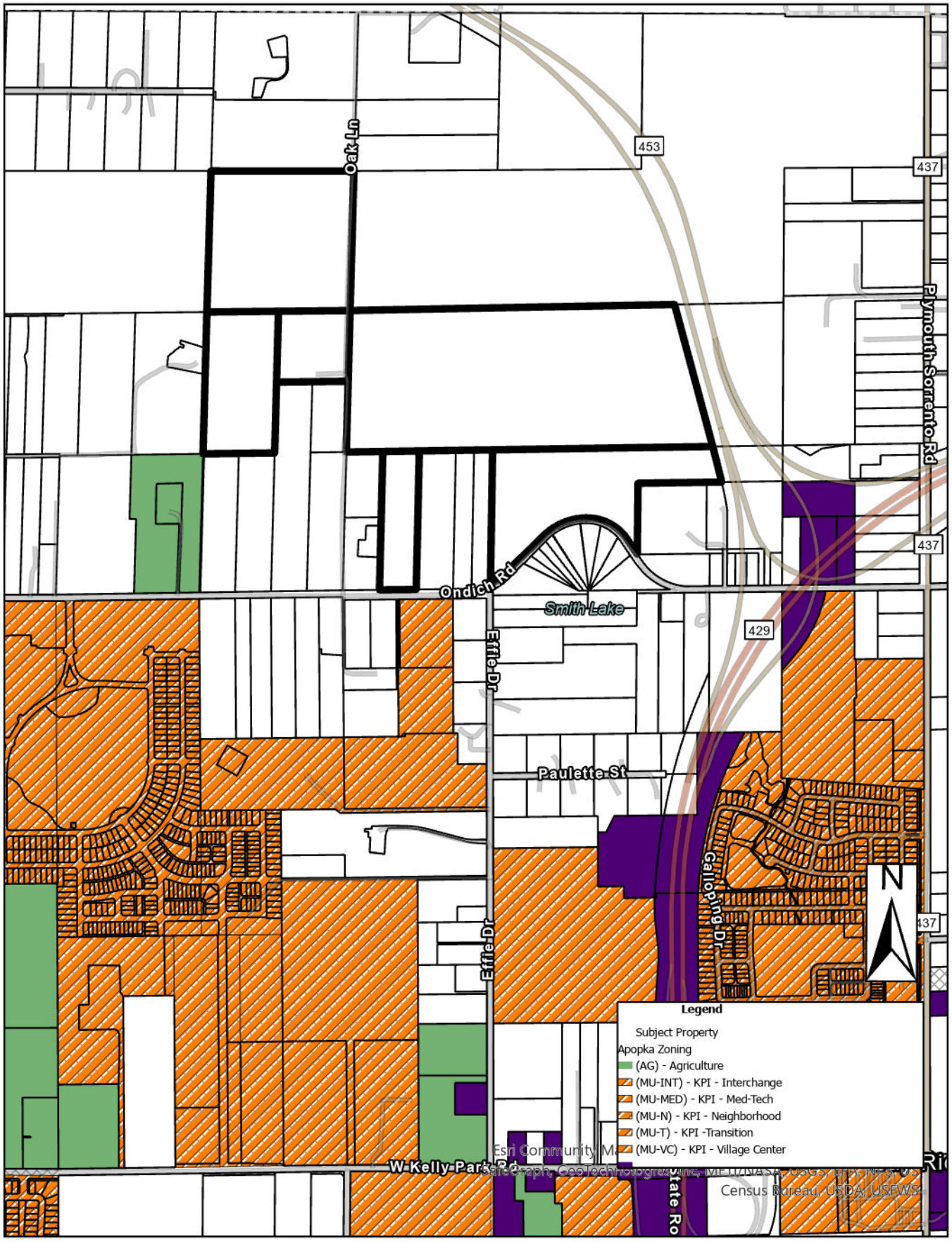
# Vicinity


Oak Ln
453
437
Plymouth Sorrento Rd
Ondich Rd
Smith Lake
429
Effie Dr
Paulette St
Gallopping Dr
N
Legend
Subject Property
W Kelly Park Rd
State Ro
Esri Community Maps Contributors, FDEP, Esri, TomTom, Garmin, Esri Japan, GeoTechnologies, Inc, METI/NASA, USGS, FEMA, USDA, Census Bureau, USDA, USFWS

# Future Land Use



# Zoning


Oak Ln
453
437
Plymouth Sorrento Rd
Ondich Rd
Smith Lake
429
Effie Dr
Paulette St
Galloping Dr
N
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
State Ro
Esri Community Ma
Census Bureau, USDA, USFWS

# Aerial

Oak Ln
453
Ondich Rd
Smith Lake
429
Effie Dr
Paulette St
Galloping Dr
N
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

Orange County Public Schools

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

# FORMAL SCHOOL CAPACITY DETERMINATION
# CAPACITY LETTER

February 12, 2025

**E-MAIL: lclasson@appianfl.com**
Luke M. Classon, P.E.
Appian Engineering, LLC
2221 Lee Road, Suite 17
Winter Park, FL 32789

**Application APK-25-004 Ondich North**

This letter serves as the official certification by Orange County Public Schools that school capacity for the following development is **NOT AVAILABLE**:

| | | | |
|---|---|---|---|
| Type of Development Application | ☒ FLUM<br>☒ Rezoning<br>☐ Amendment or Extension | | |
| Development Application #: | TBD | | |
| Project Name: | Ondich North | | |
| OCPS Completed Application Date: | 02/12/25 | | |
| Parcel #(s): | 20-27-01-0000-00-007, 034, 053, 20-27-02-0000-00-010, 011, 020 | | |
| Requested New Units (#): | SF: 180 | MF: | TH: |
| Vested Unit(s): | SF: 19 | MF: | TH: |
| Total Project Units: | 199 | | |
| School Board District: | #7 | | |

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

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

| | Zellwood ES | Wolf Lake MS | Apopka HS |
|---|---|---|---|
| Jurisdictional Analysis | Apopka-15.88%<br>Unincorporated-83.30% | Apopka-64.98%<br>Unincorporated-34.43% | Apopka-61.11%<br>Unincorporated-37.74% |

"The Orange County School Board is an equal opportunity agency."

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

**This determination expires on August 11, 2025** OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from City of Apopka by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

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

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

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

Sincerely,

Tamara L. Pelc
Administrator, Facilities Planning

SK/tp

Attachments – Attachment A: Detailed Capacity Analysis

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

# Attachment A

Orange County Public Schools
Facilities Planning

## School Capacity Determination

User ID SV February 12, 2025 12:31:36

Project ID: **CEA – APK – 25 – 004** Valid Until: August 11, 2025

| *Project Name:* | | | | | |
|---|---|---|---|---|---|
| | | | **ONDICH NORTH** | | |
| Unvested Units | Single Family Units: | 180 | Vested Units | Single Family Units: | 19 |
| | Multi Family Units: | 0 | | Multi Family Units: | 0 |
| | Multi Family High Rise Units: | 0 | | Multi Family High Rise Units: | 0 |
| | Town Homes Units: | 0 | | Town Homes Units: | 0 |
| | Mobile Home Units: | 0 | | Mobile Home Units: | 0 |

| Capacity Enhancement | | | | |
|---|---|---|---|---|
| | School Level | Elementary | Middle | High |
| | CSA: | BB | | |
| | School: | ZELLWOOD ES | WOLF LAKE MS | APOPKA HS |
| | ***Analysis of Existing Conditions*** | | | |
| | School Capacity (2023-2024) | 633 | 1,112 | 3,390 |
| | Enrollment (2023-2024) | 546 | 1,151 | 3,449 |
| | Utilization (2023-2024) | 96.0% | 122.0% | 110.0% |
| | LOS Standard | 110.0% | 100.0% | 100.0% |
| | Available Seats | 150 | 0 | 0 |
| | ***Analysis of Reserved Capacity*** | | | |
| | School Level | Elementary | Middle | |
| | Encumbered Capacity | 164 | 182 | 232 |
| | Reserved Capacity | 0 | 18 | 0 |
| | Adjusted Utilization | 112.2% | 121.5% | 108.6% |
| | Adjusted Available Seats | 0 | 0 | 0 |
| | ***Analysis of Proposed Development*** | | | |
| | Students Generated | 32.040 | 16.920 | 23.940 |
| | Adjusted Utilization | 117.2% | 123.0% | 109.3% |
| | AVAILABLE/NOT AVAILABLE | NOT AVAILABLE | NOT AVAILABLE | NOT AVAILABLE |
| | Number of Seats to Mitigate | 32.040 | 16.920 | 23.940 |

| | |
|---|---|
| ZELLWOOD ES | |
| WOLF LAKE MS | |
| APOPKA HS | |

See Proof on Next Page

## AFFIDAVIT OF PUBLICATION

**The Apopka Chief**
**400 N. Park Avenue, Apopka, FL 32712**
**(407) 886-2777**

I, J.C. Derrick, of lawful age, being duly sworn upon oath, deposes and says that I am the Publisher of The Apopka Chief, a publication that is a "legal newspaper" as that phrase is defined for the city of Apopka, for county of Orange, in the state of Florida, that this affidavit is 1 of 3 with the full text of the sworn-to notice set forth on the page(s) that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**Publication Dates:**
- Jul 11, 2025

**Notice ID:** x4MtJKC3pQgQTvVlUqC7

**Notice Name:** City of Apopka ord. 3108

J. C. Derrick
Publisher

**VERIFICATION**

STATE OF FLORIDA
COUNTY OF ORANGE

Signed or attested before me on this

11 day of July, A.D. 2025.

Nancy C Thomas
Notary Public

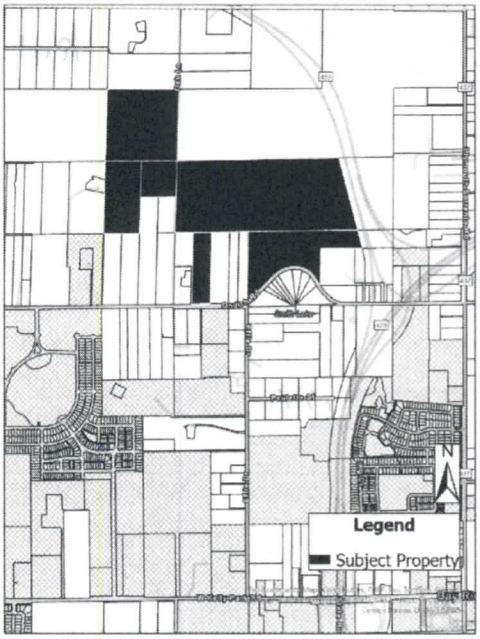
Notary Public State of Florida
Nancy C Thomas
My Commission HH 688639
Expires 7/4/2029

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

NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **PULTE HOMES COMPANY, LLC C/O AARON STRUCKMEYER, P.E.** has made application relating to the following described property:

**ORDINANCE NO. 3108**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM COUNTY RURAL TO RESIDENTIAL ESTATES FOR CERTAIN REAL PROPERTY; 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 a public hearing for Ordinance Number 3108 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, August 12, 2025 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3108 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, September 3, 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

Newspaper page size: Width: 11.25 in., Height: 20.125 in.

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**

**July 11, 2025**

# City of Apopka
# CITY COUNCIL STAFF REPORT

**Section:** PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
**Item #:** 7.
**Meeting Date:** September 3, 2025
**Department:** Community Development

**SUBJECT:**
**Ordinance No. 3119 - First Reading - Future Land Use Amendment - Cold Link Logistics**

**ACTION ITEM INFORMATION:**
Owner(s): MG88 Central Florida Cold Storage II LLC
Applicant(s): Joshua Enot
Location: 2424 & 2428 W Orange Blossom Trail
Project: 0.38 Acres +/-
Density: 0.6 MAX FAR
Project Manager: Amer Hamza

**REQUEST:**
Accept First Reading of Ordinance No. 3119 and hold it over for second reading and adoption.

**SUMMARY:**
Owner(s): MG88 Central Florida Cold Storage II LLC
Applicant: Joshua Enot
Parcel Identification Number(s): 21-28-7180-09-050, 06-21-28-7180-09-070
Location: 2424 & 2428 W Orange Blossom Trail
Existing Future Land Use: County Industrial
Proposed Future Land Use: City Industrial
Existing Use(s): Single Family Home and Commercial Business
Existing Zoning: T (Transitional) Zoning District
Tract Size: 0.38 +/- Acres

**Zoning Report**
This chart includes the relationships to adjacent properties.

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

**PROJECT SUMMARY:**
The applicant has submitted a Small-Scale Future Land Use Amendment from County Industrial to City Industrial for two parcels which have a total area of 0.38 acres. The two properties are located at 2424 & 2428 W. Orange Blossom Trail. A single-family home exists on one of the properties and a commercial business exists on the other property. The applicant is requesting the Small-Scale Future Land Use Amendment to allow for the expansion of the existing Cold Link Logistics building surrounding the two properties and to be compatible with the proposed zoning of the property which is I-L (Light Industrial) zoning per Land Development Code Table 1.8.2. The proposed Industrial future land use designation is compatible with the surrounding area as the property that surrounds the

two properties have a future land use designation of Industrial. Other properties in the surrounding area also have a future land use designation of Industrial as well.

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, this is consistent with the goals, objectives and policies of the comprehensive plan and other adopted City plans. The land around the subject parcels is listed for industrial use.
- Staff response: Staff has no objection.

b. Is in conflict with any provisions of the LDC;
- Applicant's response: No, this is not in conflict with any portion of the LDC.
- Staff response: Staff has no objection.

c. Addresses a demonstrated community need;
- Applicant's response: Yes, it will benefit the community with a cold storage facility expansion and add additional jobs to the community.
- Staff response: Staff has no objection.

d. Is required by changed conditions;
- Applicant's response: Yes, the site has been annexed into the city and needs to be assigned a future land use and a 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, the surrounding use of all parcels is industrial.
- Staff response: Staff has no objection.

f. Would result in a logical and orderly development pattern;
- Applicant's response: Yes, as the site is currently zoned it is not logical or orderly. Adjusting the future land use and zoning will result in a logical and orderly development.
- Staff response: Staff has no objection.

g. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and
- Applicant's response: It would not result in a significant adverse impact on the natural environment.
- 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, the public facilities in the area are adequate for the proposed land use and zoning.
- 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 June 30, 2025.

**PUBLIC HEARING SCHEDULE:**
August 12, 2025 – Planning Commission (5:30 P.M.)
September 3, 2025 – City Council (1:30 P.M.), First Reading
September 17, 2025 – City Council (7:00 P.M.), Second Reading and Adoption

**DULY ADVERTISED:**
July 18, 2025 – Apopka Chief

July 16, 2025 – Mailed notices to adjacent property owners
July 16, 2025 – Posters placed on property

**LAND USE REPORT**

**I. RELATIONSHIP TO ADJACENT PROPERTIES**

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

**II. LAND USE ANALYSIS**

The subject properties are located on the W. Orange Blossom Trail corridor that is comprised of Industrial businesses/warehouses and commercial businesses just northwest of the Mixed-Use Downtown Zoning District. Other parcels with Industrial Future Land Use exist in this area of the City. The subject properties currently have an existing single-family home and commercial business and have a total combined area of approximately 0.38 acres in size. This future land use amendment is being requested to be compatible with the proposed zoning of the property which is I-L (Light Industrial) and to allow for the expansion of the existing Cold Link Logistics building surrounding the two properties. The parcel is not located in the following areas:

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

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

**City of Apopka Comprehensive Plan Policies:**

**Future Land Use Element:**
**Policy 3.1.l**
**Industrial**

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

Planned Unit Development uses may include:
(1) All primary uses
(2) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

**Transportation Element:**
Policies 1.1 and 1.2 state that the City of Apopka is a Transportation Concurrency Exception Area. The subject properties have existing access from W Orange Blossom Trail.

**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 Industrial
0.75 maximum FAR X 0.38 ac = 12,414.6 square feet

PROPOSED: Future Land Use – City Industrial
0.6 maximum FAR X 0.38 ac = 9,931.68 square feet

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

**FUNDING SOURCE:**
N/A

**RECOMMENDED MOTION:**
**Development Review Committee:**
Recommends approval of the change in Future Land Use from County Industrial to City Industrial and finds the proposed amendment consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommending approval of the future land use amendment, based on the findings and facts presented in the staff report and exhibits.

**Planning Commission:**
At the August 12, 2025 meeting, the Planning Commission unanimously recommended approval of the future land use amendment, based on the findings and facts presented in the staff report and exhibits.

**Recommended Motion – City Council:**
Accept First Reading of Ordinance No. 3119 and hold it over for Second Reading and Adoption.

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

**ATTACHMENTS:**
1. Ordinance Number 3119
2. Maps
3. Advertisement

**ORDINANCE NO. 3119**

**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 INDUSTRIAL TO CITY INDUSTRIAL FOR PROPERTY OWNED BY MG88 CENTRAL FLORIDA COLD STORAGE II LLC; LOCATED AT 2424 & 2428 W ORANGE BLOSSOM TRAIL; COMPRISING 0.38 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 August 12, 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 Industrial to City Industrial for MG88 Central Florida Cold Storage II LLC at 2424 & 2428 W Orange Blossom Trail, comprising 0.38 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: September 3, 2025

READ SECOND TIME AND
ADOPTED:

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

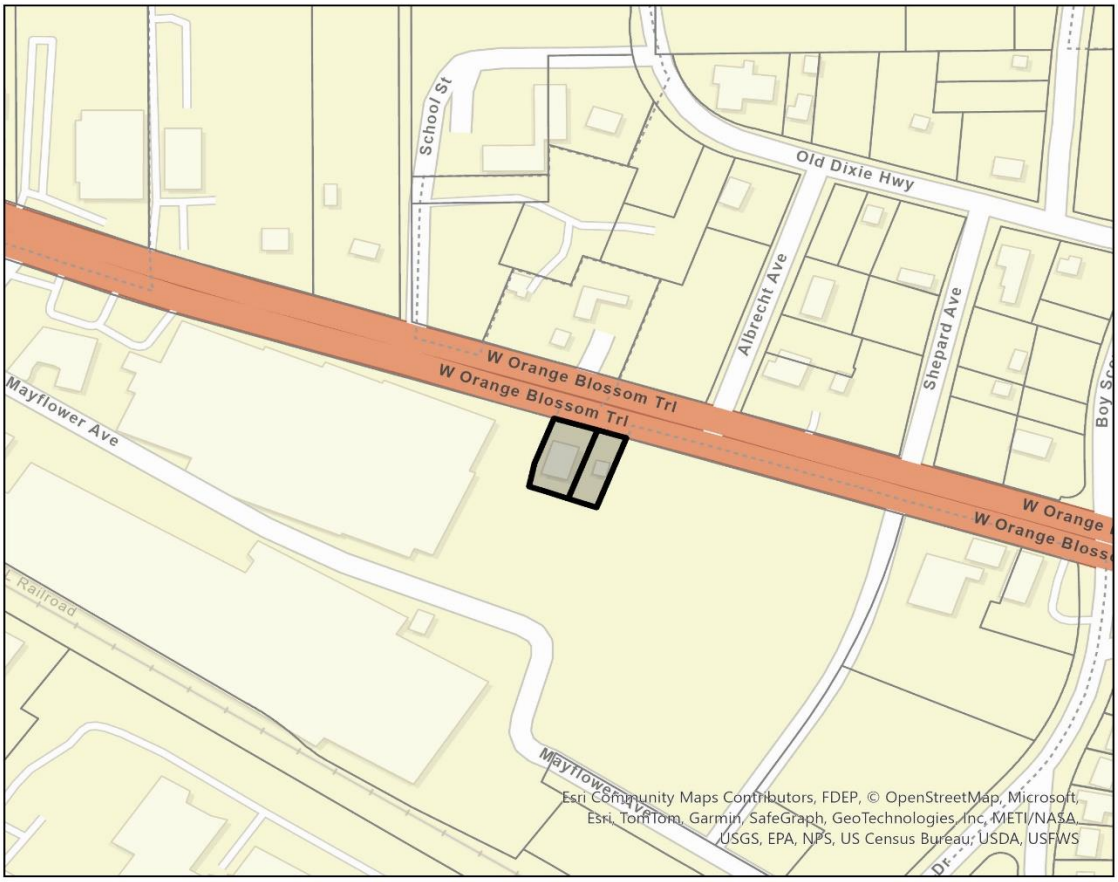
Approved as to form and legal sufficiency:

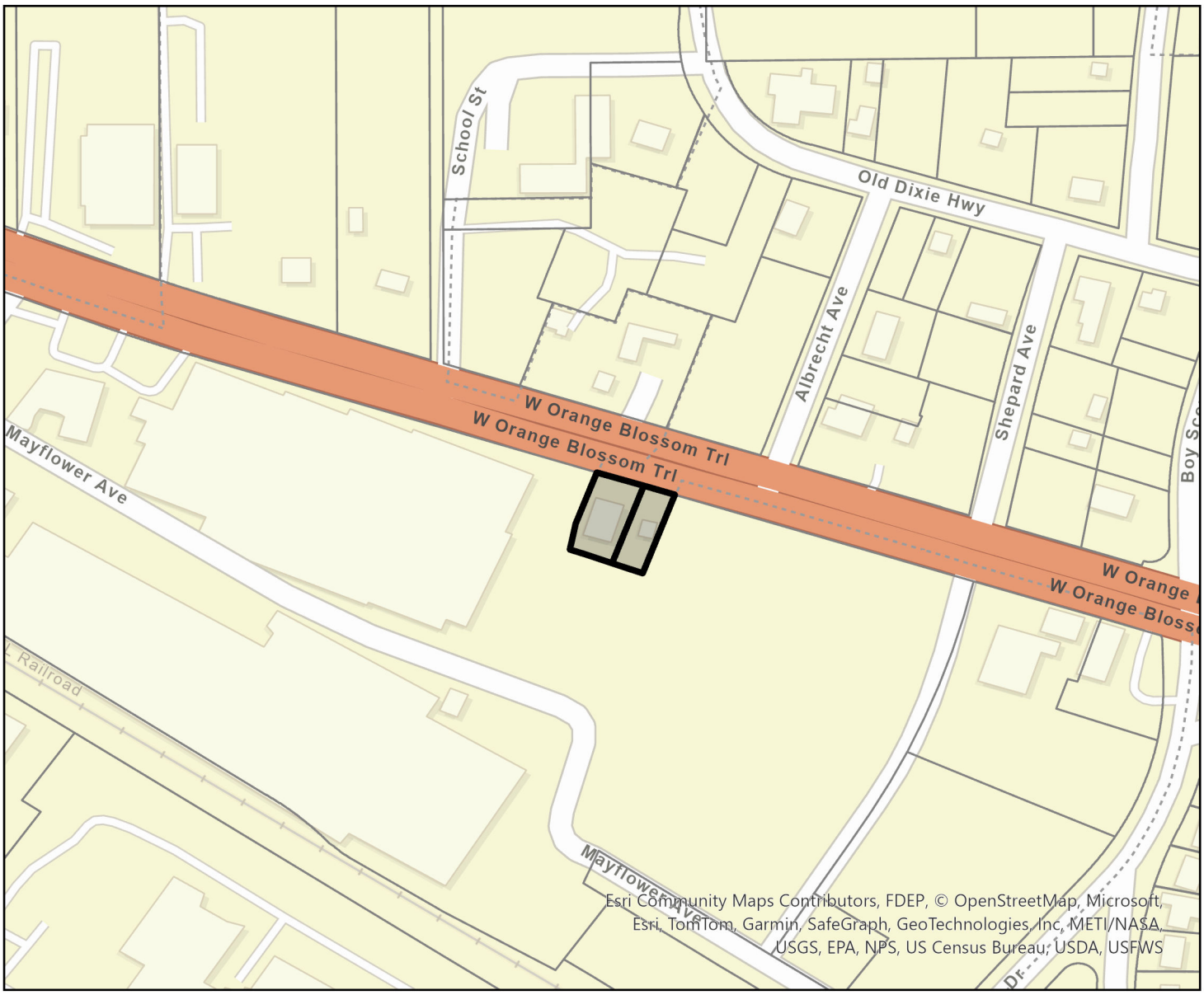
_____

Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: July 18, 2025

**EXHIBIT "A"**
**Parcel Identification Number(s): 21-28-7180-09-050, 06-21-28-7180-09-070**
**Acreage: 0.38 +/- Acres**






Parcel

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

0 0.04 0.08 0.16 Miles

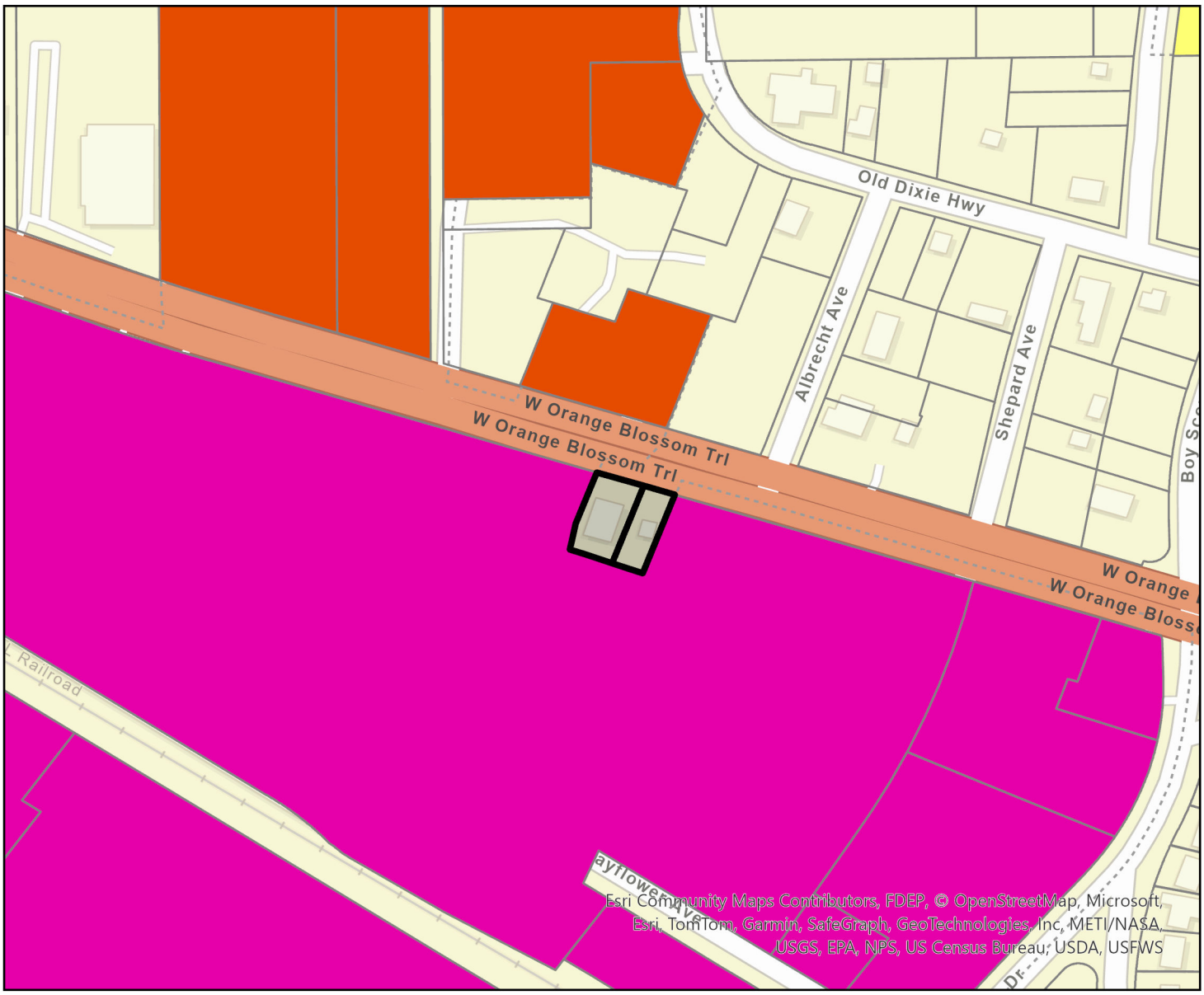
N

Parcel

2428 & 2424 W Orange Blossom Trail

0 0.04 0.08 0.16 Miles

N



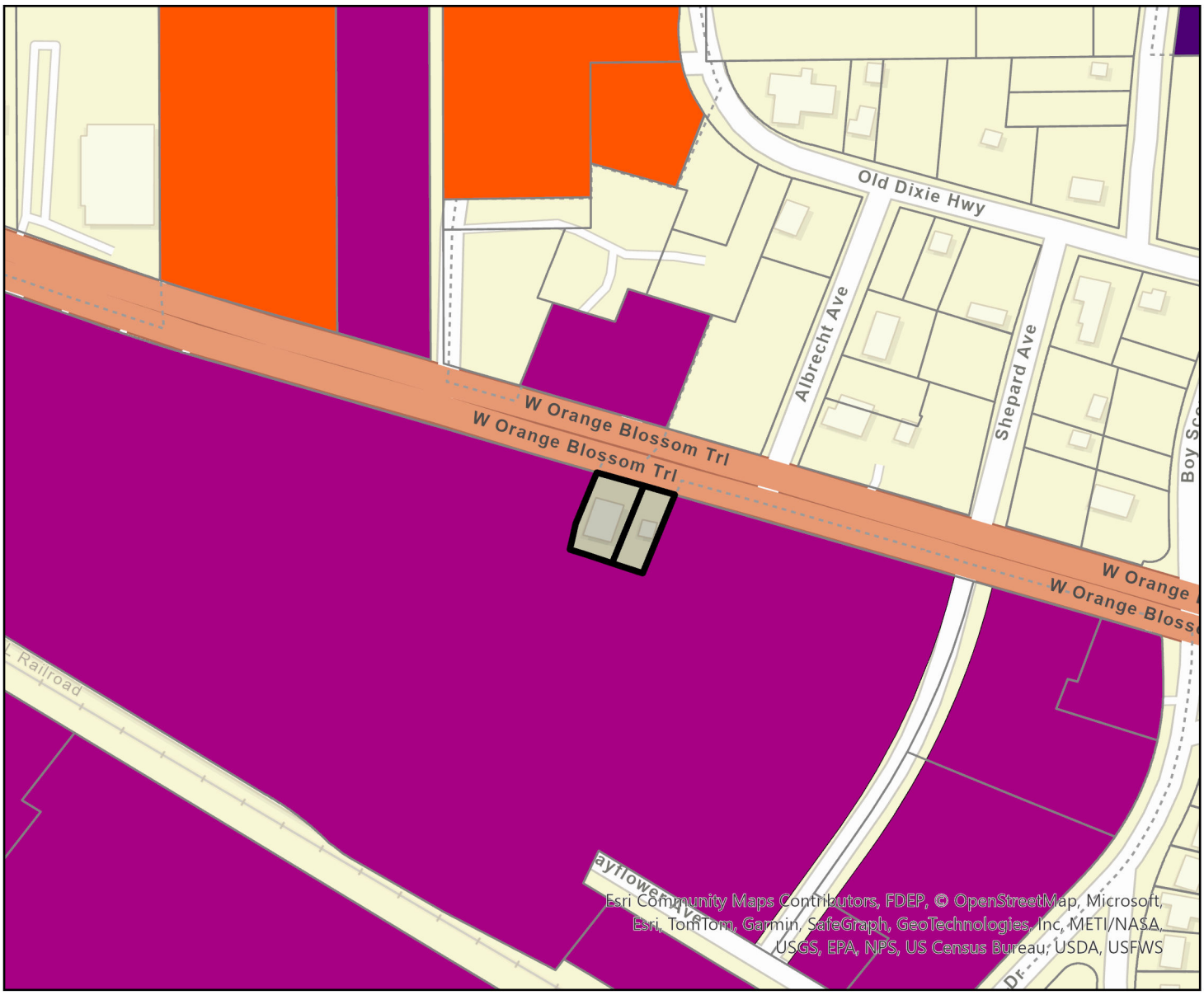

Parcel

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
- 2428 & 2424 W Orange Blossom Trail

0 0.04 0.08 0.16 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
- 2428 & 2424 W Orange Blossom

0 0.04 0.08 0.16 Miles

N

See Proof on Next Page

## AFFIDAVIT OF PUBLICATION

**The Apopka Chief**
**400 N. Park Avenue, Apopka, FL 32712**
**(407) 886-2777**

I, J.C. Derrick, of lawful age, being duly sworn upon oath, deposes and says that I am the Publisher of The Apopka Chief, a publication that is a "legal newspaper" as that phrase is defined for the city of Apopka, for county of Orange, in the state of Florida, that this affidavit is 1 of 3 with the full text of the sworn-to notice set forth on the page(s) that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**Publication Dates:**
- Jul 18, 2025

**Notice ID:** hmbR0nrSqV7NNySgMYPp

**Notice Name:** City of Apopka ords. 3119 and 3120

J. C. Derrick

Publisher

**VERIFICATION**

STATE OF FLORIDA
COUNTY OF ORANGE

Signed or attested before me on this

18 day of July, A.D. 2025.

Nancy C Thomas

Notary Public

Notary Public State of Florida
Nancy C Thomas
My Commission HH 688639
Expires 7/4/2029

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

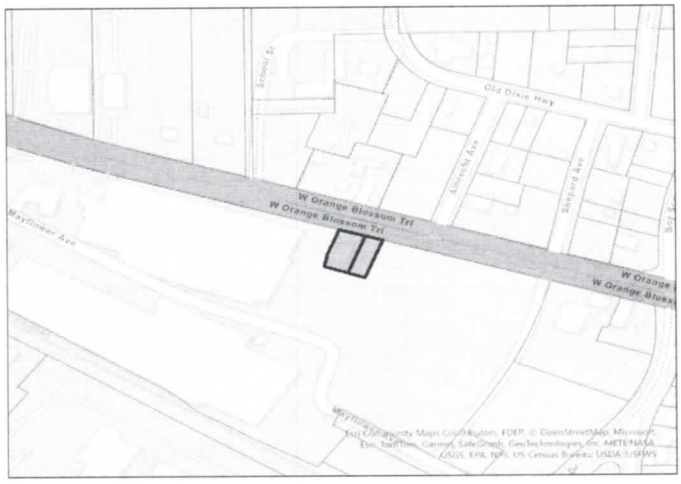
NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Joshua Enot** have made application relating to the following described property.

**ORDINANCE NO. 3119**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE FUTURE LAND USE FROM COUNTY INDUSTRIAL TO CITY INDUSTRIAL, FOR PROPERTY LOCATED AT 2424 & 2428 W ORANGE BLOSSOM TRAIL; OWNED BY MG88 CENTRAL FLORIDA COLD STORAGE II LLC, COMPRISING 0.38 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**ORDINANCE NO. 3120**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO I-L (LIGHT INDUSTRIAL), FOR PROPERTY LOCATED AT 2424 & 2428 W ORANGE BLOSSOM TRAIL; OWNED BY MG88 CENTRAL FLORIDA COLD STORAGE II LLC, COMPRISING 0.38 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**




**Parcel Identification Number(s): 21-28-7180-09-050, 06-21-28-7180-09-070**
**Contains: 0.38 +/- 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, August 12, 2025 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Numbers 3119 & 3120 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, September 3, 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

Newspaper page size: Width: 11.25 in., Height: 20.125 in.

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**

**July 18, 2025**

# City of Apopka
# CITY COUNCIL STAFF REPORT

**Section:** PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
**Item #:** 8.
**Meeting Date:** September 3, 2025
**Department:** Community Development

**SUBJECT:**
**Ordinance No. 3120 - First Reading - Change of Zoning - Cold Link Logistics**

**ACTION ITEM INFORMATION:**
Owner(s): MG88 Central Florida Cold Storage II LLC
Applicant(s): Joshua Enot
Location: 2424 & 2428 W Orange Blossom Trail
Project: 0.38 Acres +/-
Density: N/A
Project Manager: Amer Hamza

**REQUEST:**
Accept First Reading of Ordinance No. 3120 and hold it over for second reading and adoption.

**SUMMARY:**
Owner(s): MG88 Central Florida Cold Storage II LLC
Applicant: Joshua Enot
Parcel Identification Number(s): 21-28-7180-09-050, 06-21-28-7180-09-070
Location: 2424 & 2428 W Orange Blossom Trail
Existing Future Land Use: County Industrial
Proposed Future Land Use: City Industrial
Existing Use(s): Single Family Home and Commercial Business
Existing Zoning: T (Transitional) Zoning District
Tract Size: 0.38 +/- Acres

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

**PROJECT SUMMARY:**
The subject properties, which combined, are approximately 0.38 acres total in size. The properties are located at 2424 & 2428 W Orange Blossom Trail and currently have a single-family home and a commercial business. The applicant is requesting the rezoning of the property to allow for space towards the expansion of the existing Cold Link Logistics building surrounding the two properties. The proposed I-L (Light Industrial) zoning district is compatible with the surrounding area as the property adjacent to the rear and side property lines has a zoning designation of I-L (Light Industrial). Other properties located in the surrounding area have a zoning designation of I-L (Light Industrial) as well.

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, this is consistent with the goals, objectives and policies of the comprehensive plan and other adopted City plans. The land around the subject parcels is listed for industrial use.
- Staff response: Staff has no objection.

b. Is in conflict with any provisions of the LDC;
- Applicant's response: No, this is not in conflict with any portion of the LDC.
- Staff response: Staff has no objection.

c. Addresses a demonstrated community need;
- Applicant's response: Yes, it will benefit the community with a cold storage facility expansion and add additional jobs to the community.
- Staff response: Staff has no objection.

d. Is required by changed conditions;
- Applicant's response: Yes, the site has been annexed into the city and needs to be assigned a future land use and a 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, the surrounding use of all parcels is industrial.
- Staff response: Staff has no objection.

f. Would result in a logical and orderly development pattern;
- Applicant's response: Yes, as the site is currently zoned it is not logical or orderly. Adjusting the future land use and zoning will result in a logical and orderly development.
- Staff response: Staff has no objection.

g. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and
- Applicant's response: It would not result in a significant adverse impact on the natural environment.
- 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, the public facilities in the area are adequate for the proposed land use and zoning.
- 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 June 30, 2025.

**PUBLIC HEARING SCHEDULE:**
August 12, 2025 – Planning Commission (5:30 P.M.)
September 3, 2025 – City Council (1:30 P.M.), First Reading
September 17, 2025 – City Council (7:00 P.M.), Second Reading and Adoption

**DULY ADVERTISED:**
July 18, 2025 – Apopka Chief
July 16, 2025 – Mailed notices to adjacent property owners
July 16, 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 I-L (Light Industrial), 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 August 12, 2025 meeting, the Planning Commission unanimously recommended approval of the change of zoning, based on the findings and facts presented in the staff report and exhibits.

**Recommended Motion – City Council:**
Accept First Reading of Ordinance No. 3120 and hold it over for Second Reading and adoption.

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

**ATTACHMENTS:**
1. Ordinance Number 3120
2. Advertisement
3. Maps

**ORDINANCE NO. 3120**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO I-L (LIGHT INDUSTRIAL), FOR PROPERTY LOCATED AT 2424 & 2428 W ORANGE BLOSSOM TRAIL; OWNED BY MG88 CENTRAL FLORIDA COLD STORAGE II LLC; COMPRISING 0.38 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, MG88 Central Florida Cold Storage II LLC, 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 I-L (Light Industrial); and

**WHEREAS**, the proposed I-L (Light Industrial) 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 I-L (Light Industrial) 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 3119) takes effect.

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

READ FIRST TIME: September 3, 2025

READ SECOND TIME AND
ADOPTED:

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

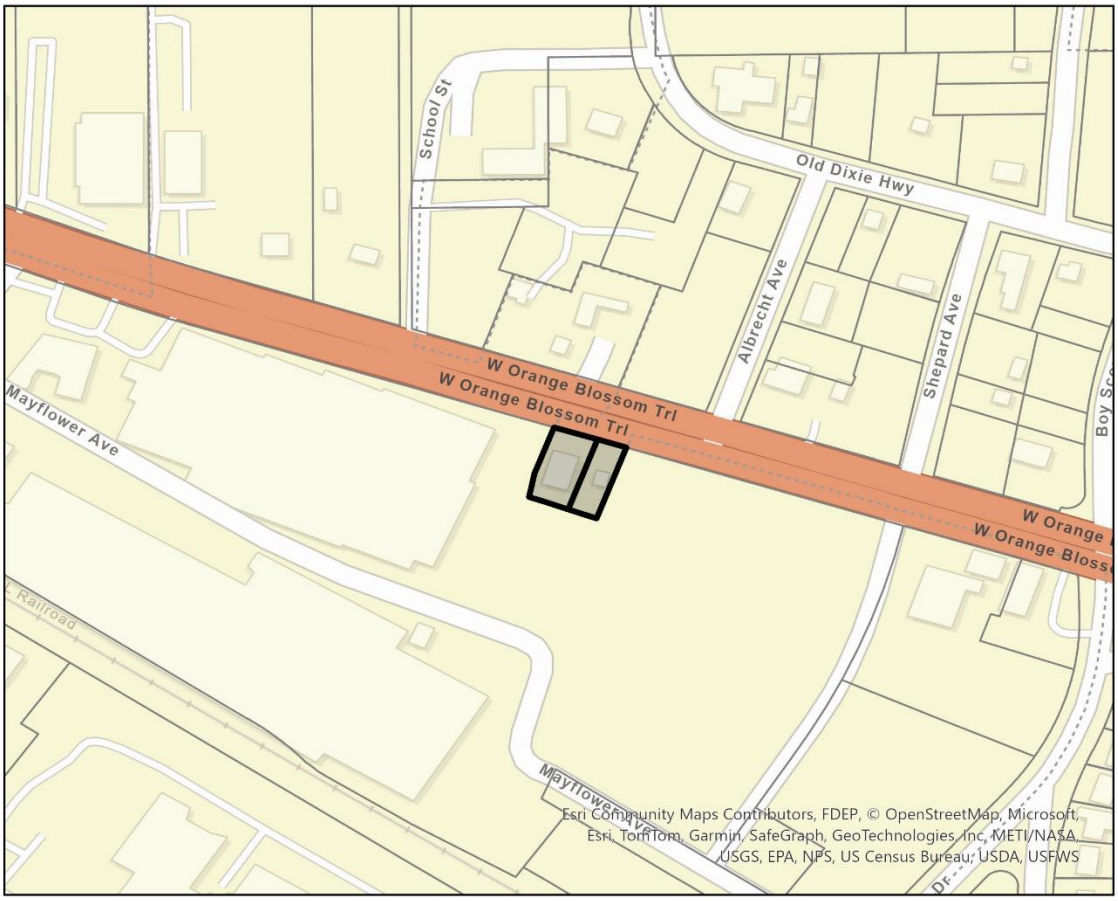
Approved as to form and legal sufficiency:

_____

Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: July 18, 2025

**EXHIBIT A**
**Parcel Identification Number(s): 21-28-7180-09-050, 06-21-28-7180-09-070**
**Acreage: 0.38 +/- Acres**



See Proof on Next Page

## AFFIDAVIT OF PUBLICATION

**The Apopka Chief**
**400 N. Park Avenue, Apopka, FL 32712**
**(407) 886-2777**

I, J.C. Derrick, of lawful age, being duly sworn upon oath, deposes and says that I am the Publisher of The Apopka Chief, a publication that is a "legal newspaper" as that phrase is defined for the city of Apopka, for county of Orange, in the state of Florida, that this affidavit is 1 of 3 with the full text of the sworn-to notice set forth on the page(s) that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**Publication Dates:**
- Jul 18, 2025

**Notice ID:** hmbR0nrSqV7NNySgMYPp

**Notice Name:** City of Apopka ords. 3119 and 3120

J. C. Derrick

Publisher

**VERIFICATION**

STATE OF FLORIDA
COUNTY OF ORANGE

Signed or attested before me on this

18 day of July, A.D. 2025.

Nancy C Thomas

Notary Public

Notary Public State of Florida
Nancy C Thomas
My Commission HH 688639
Expires 7/4/2029

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

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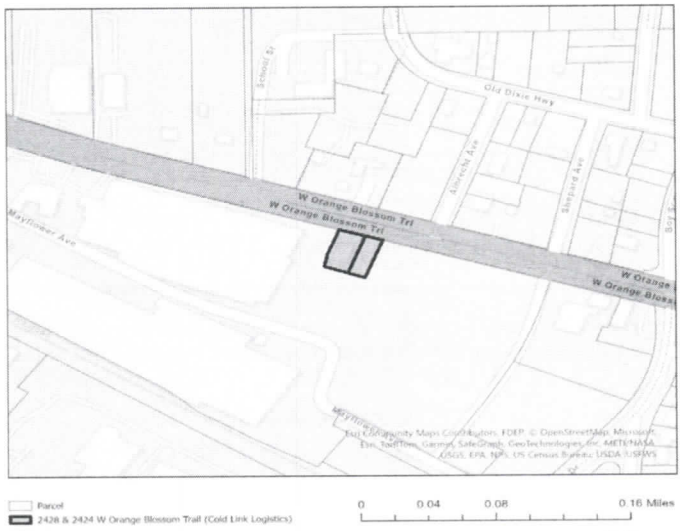


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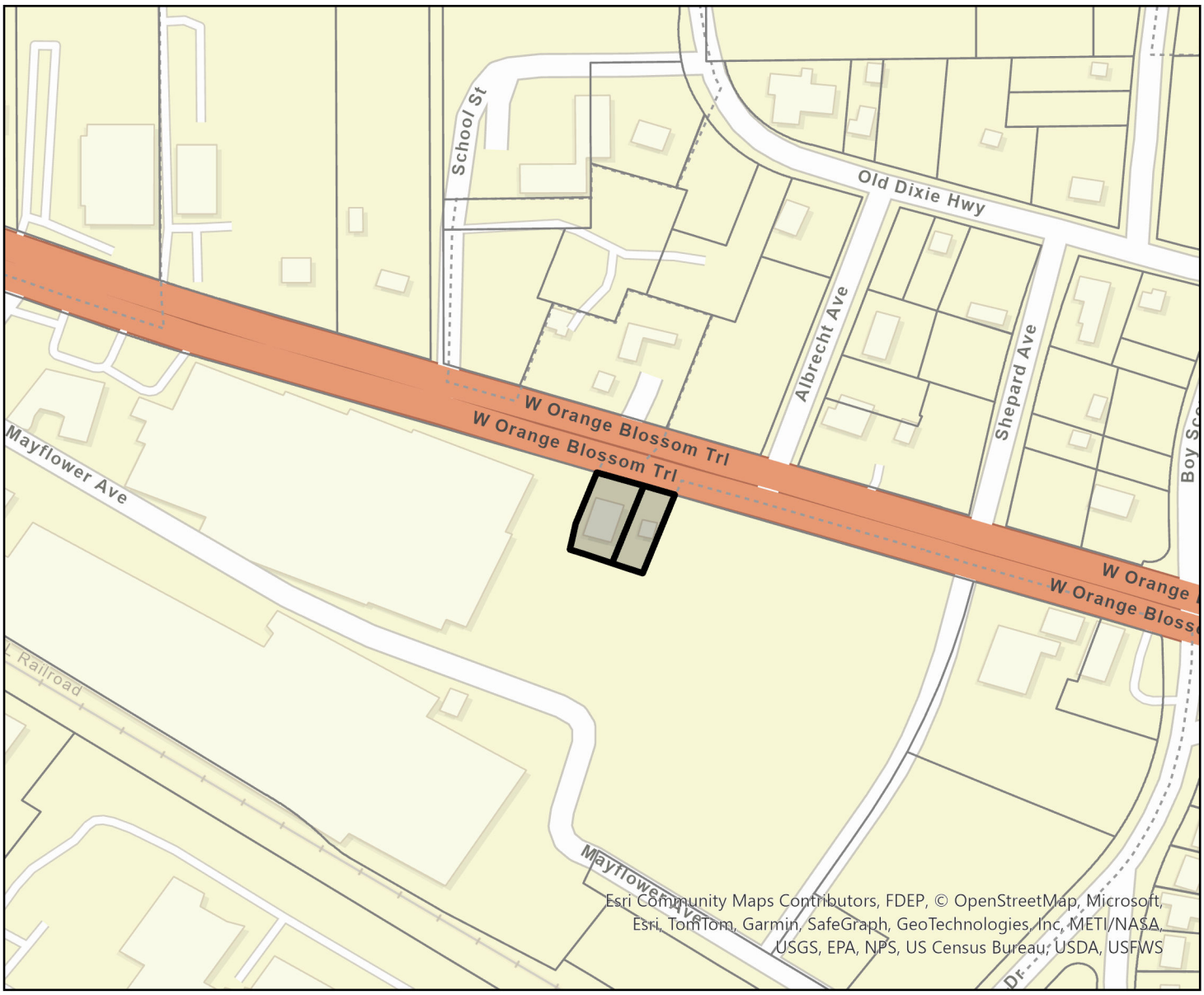
**Apopka City Council**
**Apopka Planning Commission**
**Community Development Department**

**July 18, 2025**




Parcel

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

0 0.04 0.08 0.16 Miles

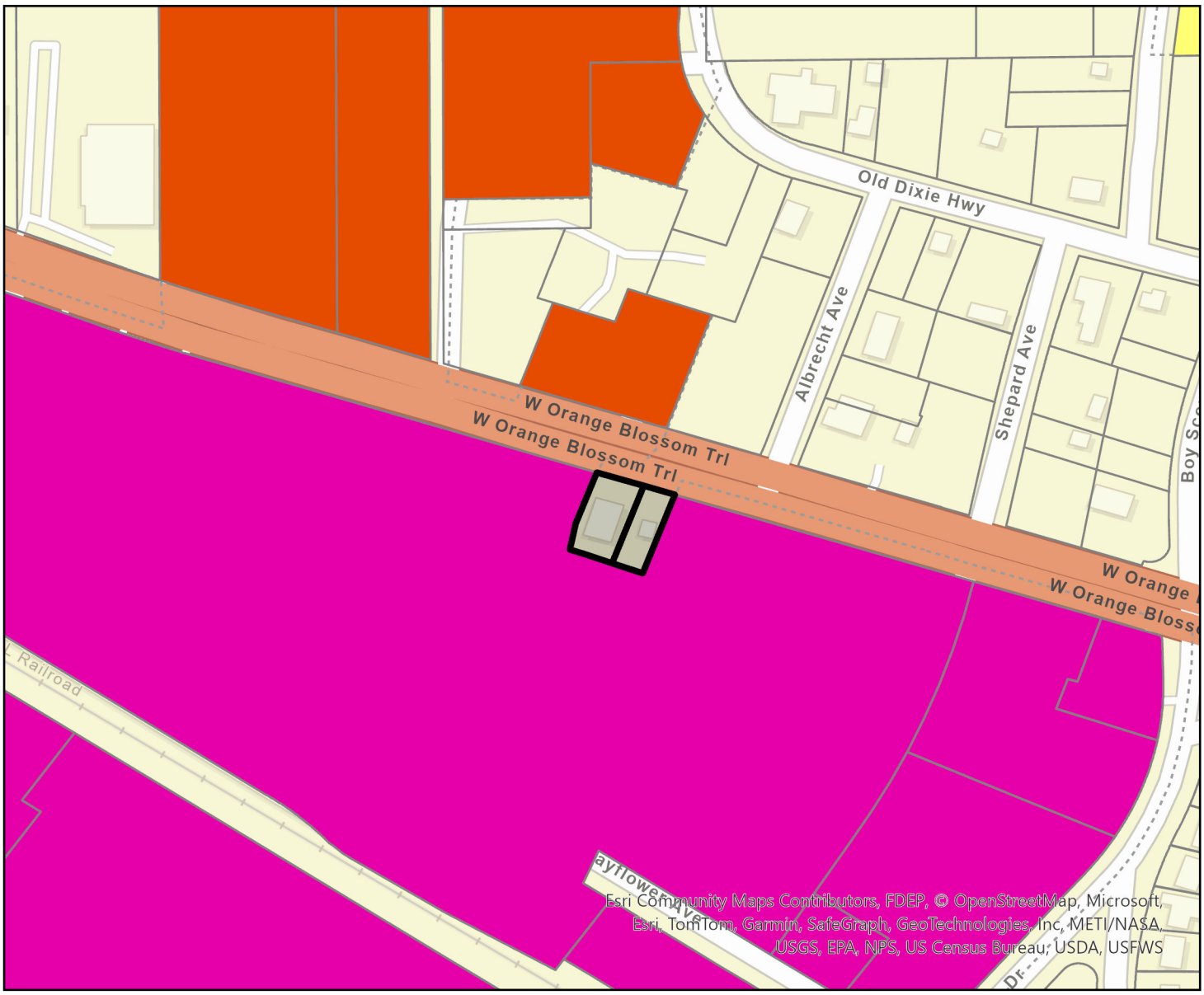
N

Parcel

2428 & 2424 W Orange Blossom Trail

0 0.04 0.08 0.16 Miles

N



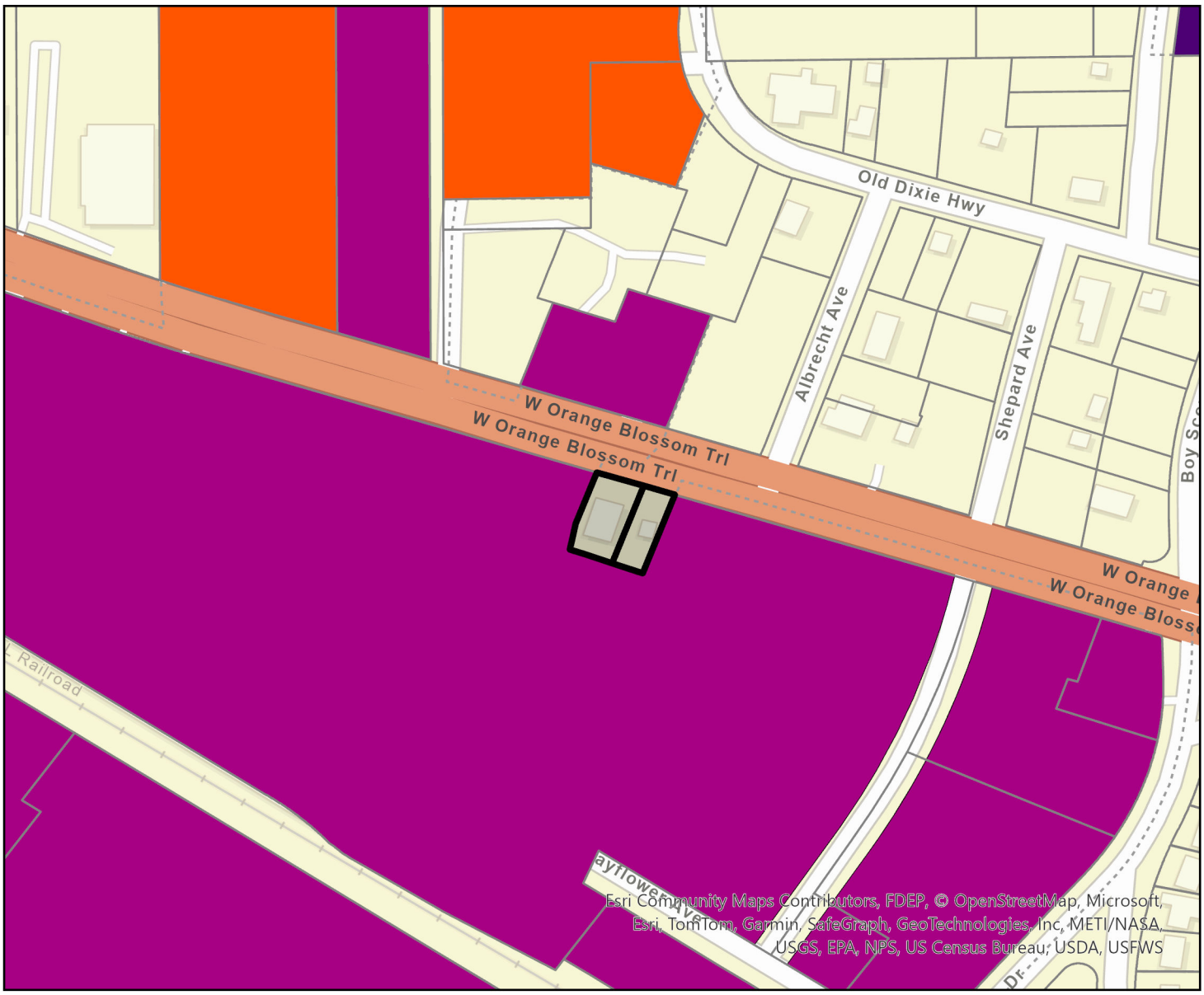

Parcel

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
- 2428 & 2424 W Orange Blossom Trail

0 0.04 0.08 0.16 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
- 2428 & 2424 W Orange Blossom

0 0.04 0.08 0.16 Miles

N

# City of Apopka
# CITY COUNCIL STAFF REPORT

**Section:** PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
**Item #:** 9.
**Meeting Date:** September 3, 2025
**Department:** Community Development

**SUBJECT:**
**Ordinance No. 3122 –First Reading Small-Scale Future Land Use Amendment – 1920 Sheeler Avenue**

**ACTION ITEM INFORMATION:**
Owner(s): Marvin Wayne Reid and Susan Thomas Reid
Applicant(s): Jonathan Huels
Location: 1920 Sheeler Avenue (PID 22-21-28-0000-00-073, 22-21-28-0000-00-227)
Project: Small-Scale Future Land Use Amendment
Density: 3.5 DU/A
Project Manager: Jun Sohn, Ph.D.

**REQUEST:**
Accept the first reading of Ordinance Number 3122 and hold it over for second reading and adoption.

**SUMMARY:**
Owner(s): Marvin Wayne Reid and Susan Thomas Reid
Applicant: Jonathan Huels
Parcel Identification Number(s): 22-21-28-0000-00-073, 22-21-28-0000-00-227
Location: 1920 Sheeler Avenue
Existing Future Land Use: County Rural, County Low Density
Proposed Future Land Use: RLS (Residential Low Suburban)
Existing Use(s): Residential, Vacant
Existing Zoning: County A-1
Tract Size: 40.16 +/- Acres
Proposed Number of Units: 115 single-family residential

| Direction | Future Land Use | Zoning | Present Use |
|---|---|---|---|
| **North** | Residential Low | RSF-1B | Residential |
| **East** | County Rural, County Low Density | County A-1, R-1A, Agriculture | Residential |
| **South** | Residential High | RMF | Residential |
| **West** | County Rural, County Low Density | County Agriculture | Agricultural |

**PROJECT SUMMARY:**
The subject property, which is approximately 40.16 acres in size, is located at 1920 Sheeler Avenue and is currently residential and vacant. The applicant is requesting the amendment of the future land use of the property to be consistent and comparable with its surrounding properties. The property was annexed to the City of Apopka in 2025 by Ordinance Number 3112. The consistent and comparable future land use of this property is RLS

(Residential Low Suburban).

The Future Land Use of RLS allows 3.5 dwelling units per acre according to the Comprehensive Plan. The applicant has proposed a new development of Single-Family residential subdivision. The maximum number of allowed dwelling units under the proposed future land use designation is 140 and the proposed number of units is 115 per the applicant.

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

1. Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and other adopted City plans;

- Applicant's response: The proposed development for a 115 single-family lot subdivision with open space, a park, a lift station, and a stormwater management area is consistent with the Apopka Comprehensive Plan, FLUE Policy 3.1.d for the Low Density Suburban Residential future land use designation and allows up to 3.5 dwelling units per acre.
- Staff response: Staff has no objection.

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

- Applicant's response: The proposed development will not conflict with any portion of the Land Development Code policy and is consistent with LDC Section 3.3.6 by creating a residential character as intended by the zoning district.
- Staff response: Staff has no objection.

3. Addresses a demonstrated community need;

- Applicant's response: The City's approval of the Comprehensive Plan Amendment will allow the property to be developed under the RTF (residential two-family) zoning district to provide compact residential development with open space, infrastructure and amenities
- Staff response: Staff has no objection.

4. Is required by changed conditions;

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

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

- Applicant's response: The 37 +/- acre parcel is no longer used as a grazing pasture. Rezoning the property to RTF would allow for compatible, low-density suburban development at 3.5 du/acre, which is consistent with the adjacent developed properties that also have a City zoning of RTF, as well as those parcels that remain in the County with zoning of Agriculture.
- Staff response: Staff has no objection.

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

- Applicant's response: The proposed development would allow a logical and orderly residential development pattern consistent with existing adjacent properties to the north, south, and east.
- Staff response: Staff has no objection.

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

- Applicant's response: The proposed development will not result in impacts on the natural environment and is consistent with residential zoning district standards and state permitting requirements.
- Staff response: Staff has no objection.

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

- Applicant's response: Proposed development would be served by the currently existing Apopka utilities and services in the area. The proposed development is designed with its own stormwater management area, a wetland buffer, and a lift station as recommended by City staff.
- Staff response: Staff has no objection.

**SCHOOL CAPACITY REPORT:**
An inquiry was sent to Orange County Public Schools (OCPS) regarding the school capacity requirement for this application. OCPS determined that school capacity for the subject development is available.
A result of the School Capacity Determination is as follows:

- Wekiva High School: Available
- Piedmont Lakes Middle School: Available
- Lakeville Elementary School: Available

**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:**
August 12, 2025 – Planning Commission (5:00 P.M.)
September 3, 2025 – City Council (1:30 P.M.), First Reading
September 17, 2025 – City Council (7:00 P.M.), Second Reading and Adoption

**DULY ADVERTISED:**
July 18, 2025 – Apopka Chief
July 18, 2025 – Mailed notices to adjacent property owners
July 14, 2025 – Posters placed on property

**LAND USE REPORT:**

1. **Relationship of adjacent properties**

| Direction | Future Land Use | Zoning | Present Use |
|---|---|---|---|
| **North** | Residential Low | RSF-1B | Residential |
| **East** | County Rural, Rural Settlement Low Density | County A-1, R-1A, Agriculture | Residential |
| **South** | Residential High | RMF | Residential |
| **West** | County Rural, Rural Settlement Low Density | County Agriculture | Agricultural |

2. **Land Use Analysis**

The subject property is located in the Joint Planning Area. The property is surrounded by County Agricultural or Residential and City Residential uses. The properties on the North are RL (Residential Low allowing 5 DU/A, and on the South are RH (Residential High), allowing 15 DU/A.

Land use of the subject properties is recommended for RLS (Residential Low Suburban) for 3.5 dwelling units per acre to be comparable with its adjacent properties, as well as the Comprehensive Plan policies, Development Design Guidelines, and the Land Development Code.

The property is approximately 40.16 acres in size and is located in one of the following areas:

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

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

**City of Apopka Comprehensive Plan Policies:**
**Future Land Use Element:**
**Policy 3.1.d . Low Density Suburban Residential**
The primary use shall be residential dwelling units up to 3.5 dwelling units per acre, elementary schools, middle schools, high schools, supporting infrastructure of less than two acres, and neighborhood parks.
Special exception uses shall include:
1) Institutional uses of five acres or less
2) Supporting infrastructure and public facilities of two acres or more
3) Horticultural nurseries as a primary use.

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

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

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

**Land Use Calculations:**

- CURRENT: Future Land Use: County Low Density = 19.5 AC * 4 DU/AC = 78 SF units + County Rural = 20.5 AC * 1/10 DU/AC = 2 SF units; Total of 80 SF units.
- PROPOSED: Future Land Use – Residential Low Suburban 3.5 DU/AC * 40.16 AC = 140.56 SF units

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

**FUNDING SOURCE:**
Not applicable.

**RECOMMENDED MOTION:**
**Development Review Committee (DRC):**
Recommends approval of the change in Future Land Use designation from County Rural and County Low Density to City RLS (Residential Low Suburban), finding the proposed amendment consistent with the Comprehensive Plan

and Land Development Code, and compatible with the character of the surrounding areas, based on the findings and facts presented in the staff report and exhibits.

**Planning Commission:**
As its meeting on August 12, 2025, the Planning Commission found the proposed Change in Future Land Use designation from County Rural and County Low Density to City RVS (Residential Low Suburban) consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and unanimously recommended approval of the Future Land Use Amendment, based on the findings and facts presented in the staff report and exhibits.

**Recommended Motion – City Council:**
Accept the first reading of Ordinance Number 3122 and hold it over for the second reading and adoption.

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

**ATTACHMENTS:**
1. Ordinance Number 3122
2. Map Series
3. Advertisement
4. APK-25-010 Capacity Determination Letter

**ORDINANCE NO. 3122**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM COUNTY RURAL AND COUNTY LOW DENSITY TO CITY RESIDENTIAL LOW SUBURBAN FOR PROPERTY LOCATED AT 1920 SHEELER AVENUE; OWNED BY MARVIN WAYNE REID AND SUSAN THOMAS REID, COMPRISING 40.16 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 August 12, 2025, to consider this small-scale amendment to the Future Land Use Map of the Comprehensive Plan and determined that this amendment is internally consistent with the City's Comprehensive Plan; and

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

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

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

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

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

forth above recitals are hereby adopted.

**Section II. Future Land Use Map Amendment.** Page 1-32 (Map 1-6) of the Future Land Use Element of the City of Apopka Comprehensive Plan, is hereby amended to change the land use from County Rural and County Low Density to City Residential Low Suburban for certain real property generally located West of Sheeler Avenue and North of Keene Road, comprising 40.16 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: September 3, 2025

READ SECOND TIME AND ADOPTED: _____

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

_____

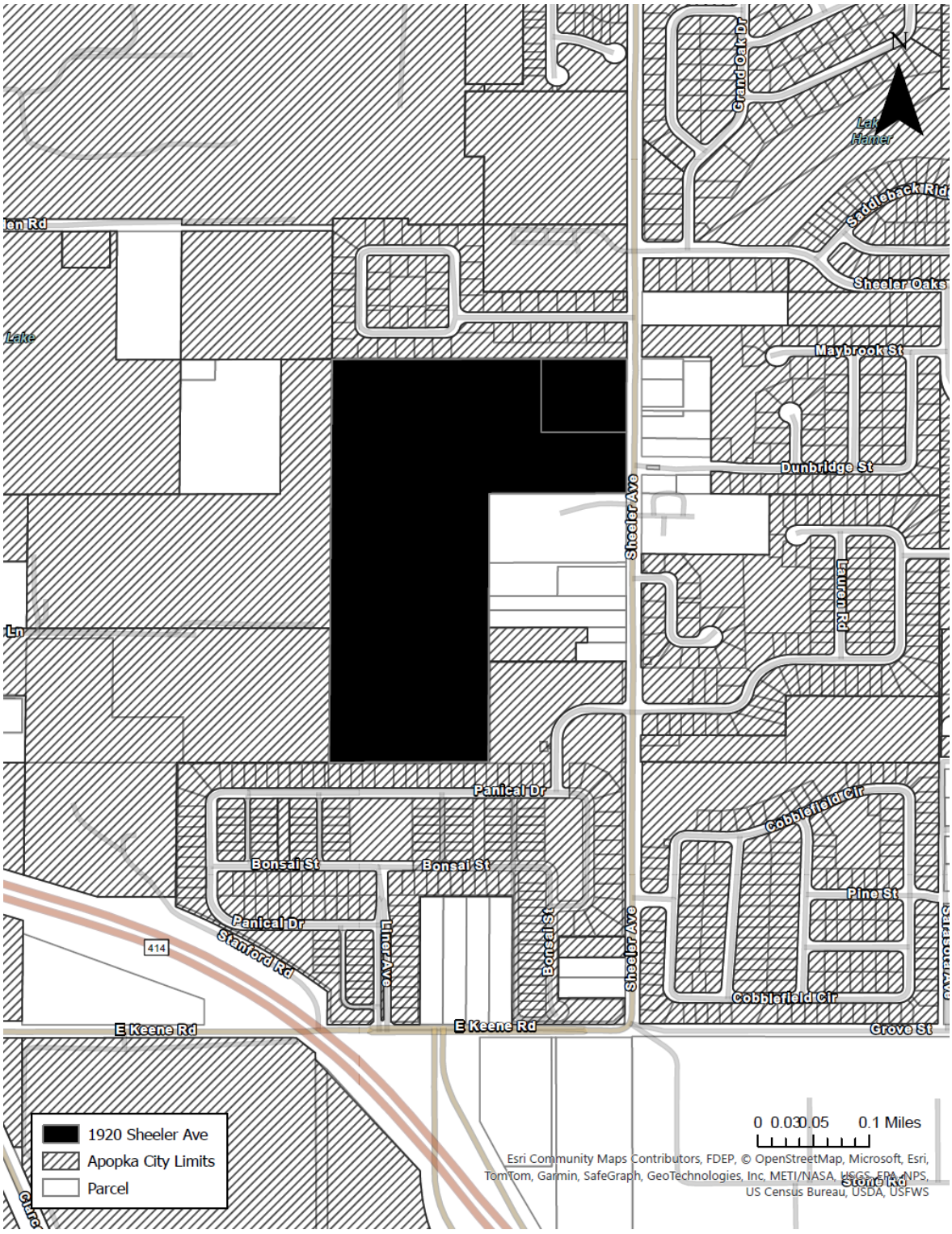
Clifford B. Shepard, City Attorney

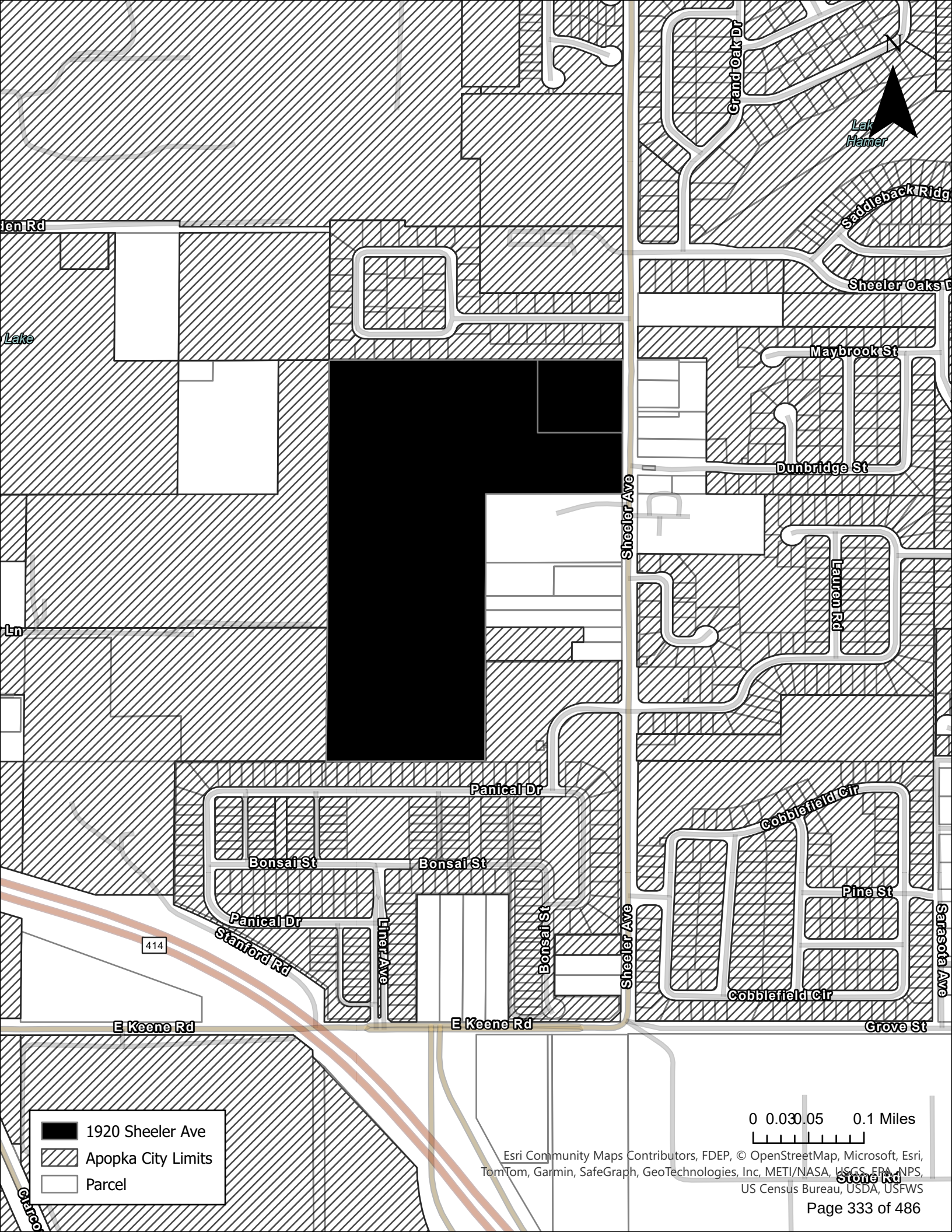
DULY ADVERTISED FOR PUBLIC HEARING: July 18, 2025

1

## EXHIBIT "A"
## Parcel Identification Number(s): 22-21-28-0000-00-073, 22-21-28-0000-00-227

### Location Map

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Saddleback Ridge
Sheeler Oaks
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Pine St
Panical Dr
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E Keene Rd
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Grove St
Stone Rd
1920 Sheeler Ave
Apopka City Limits
Parcel
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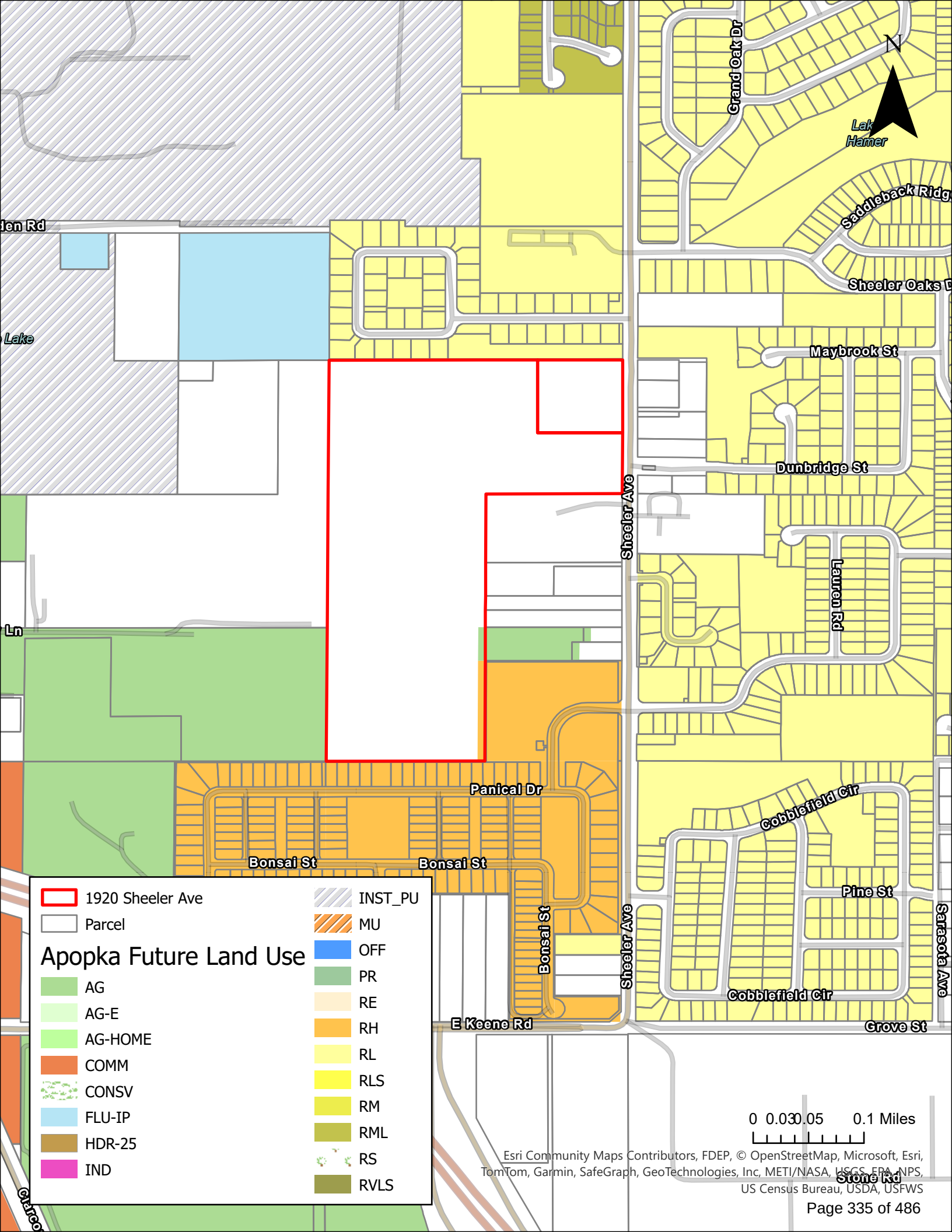
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

State of Florida, Maxar, 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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Pine St
Sarasota Ave
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Grove St
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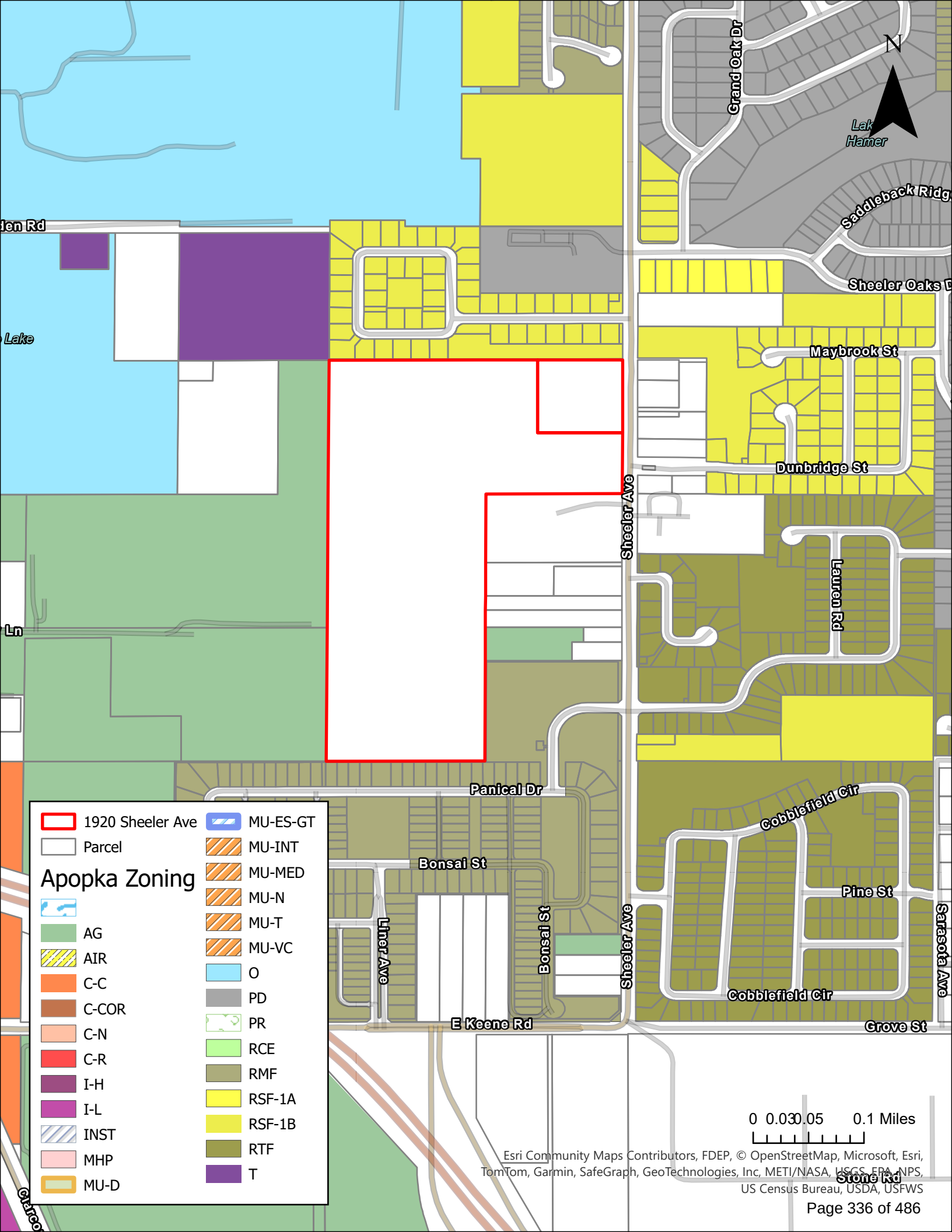
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Sarasota Ave
Cobblefield Cir
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Grove St
Stone Rd
1920 Sheeler Ave
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Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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

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

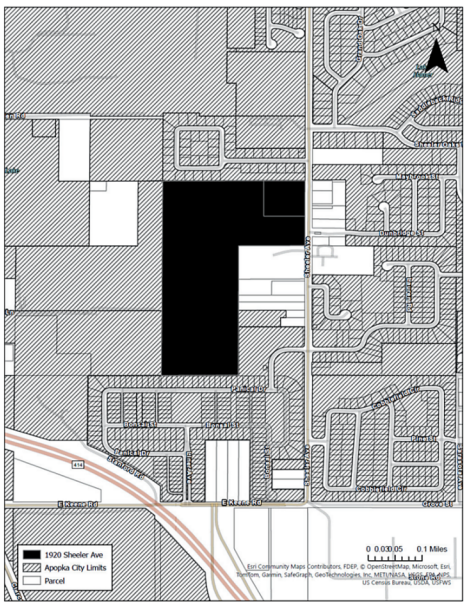
**ORDINANCE NO. 3122**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE FUTURE LAND USE FROM "COUNTY" RURAL TO RLS (RESIDENTIAL LOW SUBURBAN), FOR CERTAIN REAL PROPERTY LOCATED 1920 SHELLER AVENUE; OWNED BY MARVIN WAYNE AND SUSAN THOMAS REID, COMPRISING 40.16 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**and**

**ORDINANCE NO. 3123**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITION) TO RTF (Residential Two-Family DISTRICT), FOR CERTAIN REAL PROPERTY LOCATED 1920 SHELLER AVENUE; OWNED BY MARVIN WAYNE AND SUSAN THOMAS REID, COMPRISING 40.16 ACRES, MORE OR LESS; PROVIDING FOR 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 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, August 12, 2025 beginning at 5:00 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for **Ordinance Number 3122 and 3123** 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, September 3, 2025 beginning at 1:30 P.M.**

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

**Apopka City Council**
**Apopka Planning Commission**
**Community Development Department**

**July 18, 2025**

Orange County Public Schools

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

# FORMAL SCHOOL CAPACITY DETERMINATION
# CAPACITY LETTER

June 5, 2025

**E-MAIL:JONATHAN.HUELS@LOWNDES-LAW.COM**
Jonathan P. Huels
Lowndes Law Firm
215 N. Eola Dr.
Orlando, FL 32801

**Application APK-25-010 1920 Sheeler Ave. FLUM**

This letter serves as the official determination by Orange County Public Schools that school capacity for the following development is **AVAILABLE**:

| | | | |
|---|---|---|---|
| Type of Development Application | ☒ FLUM<br>☒ Rezoning<br>☐ Amendment or Extension CEA | | |
| Development Application #: | TBD | | |
| Project Name: | 1920 Sheeler Ave. FLUM | | |
| OCPS Completed Application Date: | 06/04/2025 | | |
| Parcel #(s): | 22-21-28-0000-00-073 and 22-21-28-0000-00-227 | | |
| Requested New Units (#): | SF: 111 | MF: | TH: |
| Vested Unit(s): | SF: 4 | MF: | TH: |
| Total Project Units: | 115 | | |
| School Board District: | #7 | | |

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

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

This project is subject to School Concurrency. The Applicant will need to apply for School Concurrency review and satisfy any requirements of School Concurrency prior to Site Plan approval by the City.

"The Orange County School Board is an equal opportunity agency."

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

Please contact me at (407) 317-3700 ext. 2022139 or e-mail me at tamara.pelc@ocps.net with any questions.

Sincerely,

Tamara L. Pelc
Administrator, Facilities Planning

SV/tp

Attachments – Attachment A: Detailed Capacity Analysis

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

# Attachment A

Orange County Public Schools
Facilities Planning

## School Capacity Determination

User ID SV June 4, 2025 15:08:48

Project ID: CEA – APK – 25 – 010 Valid Until: December 1, 2025

| Project Name: | 1920 SHEELER AVE FLUM/RZ (SHEELER PARK) |
|---|---|

| Unvested Units | | | Vested Units | | |
|---|---|---|---|---|---|
| | Single Family Units: | 111 | | Single Family Units: | 4 |
| | Multi Family Units: | 0 | | Multi Family Units: | 0 |
| | Multi Family High Rise Units: | 0 | | Multi Family High Rise Units: | 0 |
| | Town Homes Units: | 0 | | Town Homes Units: | 0 |
| | Mobile Home Units: | 0 | | Mobile Home Units: | 0 |

| Capacity Enhancement | | | | |
|---|---|---|---|---|
| | School Level | Elementary | Middle | High |
| | CSA: | CC | | |
| | School: | LAKEVILLE ES | PIEDMONT LAKES MS | WEKIVA HS |
| | ***Analysis of Existing Conditions*** | | | |
| | School Capacity (2023-2024) | 607 | 1,072 | 2,797 |
| | Enrollment (2023-2024) | 592 | 862 | 2,159 |
| | Utilization (2023-2024) | 104.0% | 89.0% | 76.0% |
| | LOS Standard | 110.0% | 100.0% | 100.0% |
| | Available Seats | 76 | 210 | 638 |
| | ***Analysis of Reserved Capacity*** | | | |
| | School Level | Elementary | Middle | |
| | Encumbered Capacity | 0 | 71 | 512 |
| | Reserved Capacity | 0 | 2 | 25 |
| | Adjusted Utilization | 97.5% | 87.2% | 96.4% |
| | Adjusted Available Seats | 76 | 137 | 101 |
| | ***Analysis of Proposed Development*** | | | |
| | Students Generated | 19.758 | 10.434 | 14.763 |
| | Adjusted Utilization | 100.8% | 88.2% | 96.9% |
| | AVAILABLE/NOT AVAILABLE | AVAILABLE | AVAILABLE | AVAILABLE |
| | Number of Seats to Mitigate | 0.000 | 0.000 | 0.000 |

| | |
|---|---|
| LAKEVILLE ES | |
| PIEDMONT LAKES MS | |
| WEKIVA HS | |

# City of Apopka
# CITY COUNCIL STAFF REPORT

**Section:** PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
**Item #:** 10.
**Meeting Date:** September 3, 2025
**Department:** Community Development

**SUBJECT:**
**Ordinance No. 3123 –First Reading Change of Zoning – 1920 Sheeler Avenue**

**ACTION ITEM INFORMATION:**
Owner(s): Marvin Wayne Reid and Susan Thomas Reid
Applicant(s): Jonathan Huels
Location: 1920 Sheeler Avenue
Project: Change of Zoning
Density: 3.5 DU/A
Project Manager: Jun Sohn, Ph.D.

**REQUEST:**
Accept the first reading of Ordinance Number 3123 and hold it over for second reading and adoption.

**SUMMARY:**
Owner(s): Marvin Wayne Reid and Susan Thomas Reid
Applicant: Jonathan Huels
Parcel Identification Number(s): 22-21-28-0000-00-073, 22-21-28-0000-00-227
Location: 1920 Sheeler Avenue
Existing Zoning: T (Transitional)
Proposed Zoning: RTF (Residential Two-Family)
Existing Use(s): Residential, Vacant
Existing Future Land Use: County Rural and County Low Density
Tract Size: 40.16 +/- Acres
Proposed Number of Units: 115 single-family residential

| Direction | Future Land Use | Zoning | Present Use |
|---|---|---|---|
| **North** | Residential Low | RSF-1B | Residential |
| **East** | County Rural, County Low Density | County A-1, R-1A, Agriculture | Residential |
| **South** | Residential High | RMF | Residential |
| **West** | County Rural, County Low Density | County Agriculture | Agricultural |

**PROJECT SUMMARY:**
The subject properties, which are approximately 40.16 acres in size, are located at 1920 Sheeler Avenue and are currently residential and vacant. The applicant is requesting rezoning of the property to be consistent and comparable with its surrounding properties, for a new single-family residential subdivision on the properties. The property was annexed to the City of Apopka in 2025 by Ordinance Number 3112.

The proposed use of the properties, which is single-family detached residential subdivision, is a permitted use in the RTF zoning district per Land Development Code Table 4.2.2.C. Land Development Code Section 10.3.1.D.1 defines ‘dwelling, single-family detached’ as follows: “a dwelling designed for or occupied exclusively by one family on a lot. There shall only be one single-family detached dwelling on one individual lot.”

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

1.Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and other adopted City plans;

- Applicant’s response: The proposed development for a 115 single family lot subdivision with open space, a park, lift station and stormwater management area is consistent with the Apopka Comprehensive Plan FLUE Policy 3.1.d for the Low Density Suburban Residential future land use designation and allows up to 3.5 dwelling units per acre.
- Staff response: Staff has no objection.

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

- Applicant’s response: The proposed development will not conflict with any portion of the Land Development Code policy and is consistent with LDC Section 3.3.6 by creating a residential character as intended by the zoning district.
- Staff response: Staff has no objection.

3. Addresses a demonstrated community need;

- Applicant’s response: The City’s approval of the Comprehensive Plan Amendment will allow the property to be developed under the RTF (residential two-family) zoning district to provide compact residential development with open space, infrastructure and amenities
- Staff response: Staff has no objection.

4. Is required by changed conditions;

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

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

- Applicant’s response: The 37 +/- acre parcel is no longer used as a grazing pasture. Rezoning the property to RTF would allow for compatible, low density suburban development at 3.5 du/acre which is consistent with the adjacent developed properties that also have a City zoning of RTF as well as those parcels that remain in the County with zoning of Agriculture.
- Staff response: Staff has no objection.

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

- Applicant’s response: The proposed development would allow logical and orderly residential development pattern consistent with existing adjacent properties to the north, south and east.
- Staff response: Staff has no objection.

7. Would not result in significant adverse impacts on the natural environment, including, but not limited to, water,

air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and

- Applicant's response: The proposed development will not result in impacts on the natural environment and is consistent with residential zoning district standards and state permitting requirements.
- Staff response: Staff has no objection.

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

- Applicant's response: Proposed development would be served by the currently existing Apopka utilities and services in the area. Proposed development is designed with its own stormwater management area, a wetland buffer, and lift station as recommended by City staff.
- Staff response: Staff has no objection.

**SCHOOL CAPACITY REPORT:**
An inquiry was sent to Orange County Public Schools (OCPS) regarding the school capacity requirement for this application. OCPS determined that school capacity for the subject development is available.
The result of the School Capacity Determination is as follows:

- Wekiva High School: Available
- Piedmont Lake Middle School: Available
- Lakeville Elementary School: Available

**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:**
August 12, 2025 – Planning Commission (5:00 P.M.)
September 3, 2025 – City Council (1:30 P.M.), First Reading
September 17, 2025 – City Council (7:00 P.M.), Second Reading and Adoption

**DULY ADVERTISED:**
July 18, 2025 – Apopka Chief
July 18, 2025 – Mailed notices to adjacent property owners
July 14, 2025 – Posters placed on property

**FUNDING SOURCE:**
Not applicable.

**RECOMMENDED MOTION:**
**Development Review Committee (DRC):**
Recommends approval of the Change of Zoning from T (Transitional) to RTF (Residential Two-Family District), finding the proposed change consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, based on the findings and facts presented in the staff report and exhibits.

**Planning Commission:**
As its meeting on August 12, 2025, the Planning Commission found the proposed Change of Zoning from T (Transitional) to RTF (Residential Two-Family District) consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and unanimously recommended approval of the proposed Change of Zoning, based on the findings and facts presented in the staff report and exhibits.

**Recommended Motion – City Council:**
Accept the first reading of Ordinance Number 3123 and hold it over for second reading and adoption.

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

**ATTACHMENTS:**
1. Ordinance Number 3123
2. Map Series
3. Advertisement
4. APK-25-010 Capacity Determination Letter

**ORDINANCE NO. 3123**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO RTF (RESIDENTIAL TWO-FAMILY DISTRICT), FOR CERTAIN REAL PROPERTIES GENERALLY LOCATED AT 1920 SHEELER AVENUE; OWNED BY MARVIN WAYNE REID AND SUSAN THOMAS REID, COMPRISING 40.16 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**, Jonathan Huels has requested a change in zoning on said properties as identified in Section I of this ordinance; and

**WHEREAS**, the proposed RTF (Residential Two-Family District) zoning has been found to be consistent with the City of Apopka Comprehensive Plan, and the City of Apopka Land Development Code.

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

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

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

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

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

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

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

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

READ FIRST TIME: September 3, 2025

READ SECOND TIME AND ADOPTED: _____

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

_____

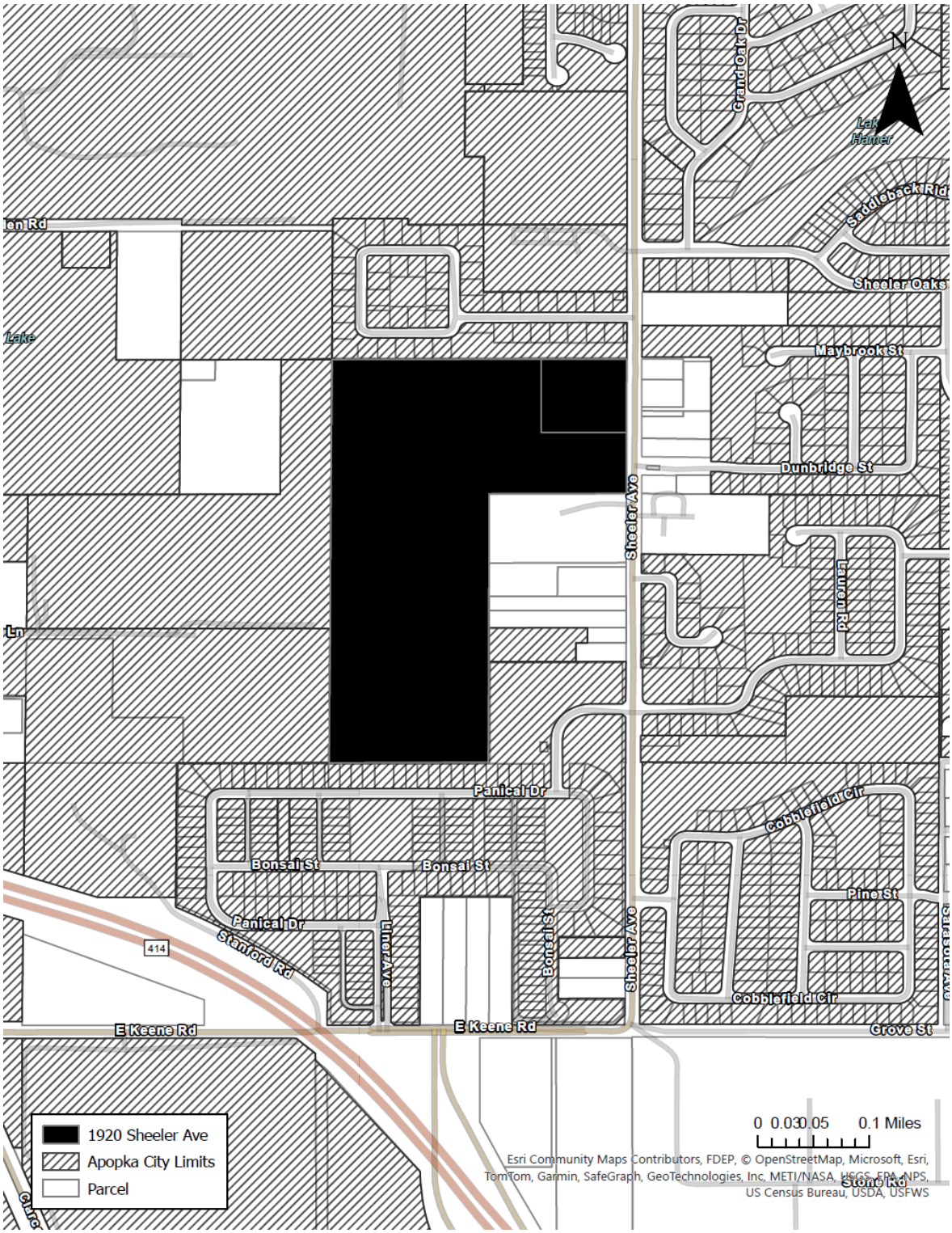
Cliff Shepard, City Attorney

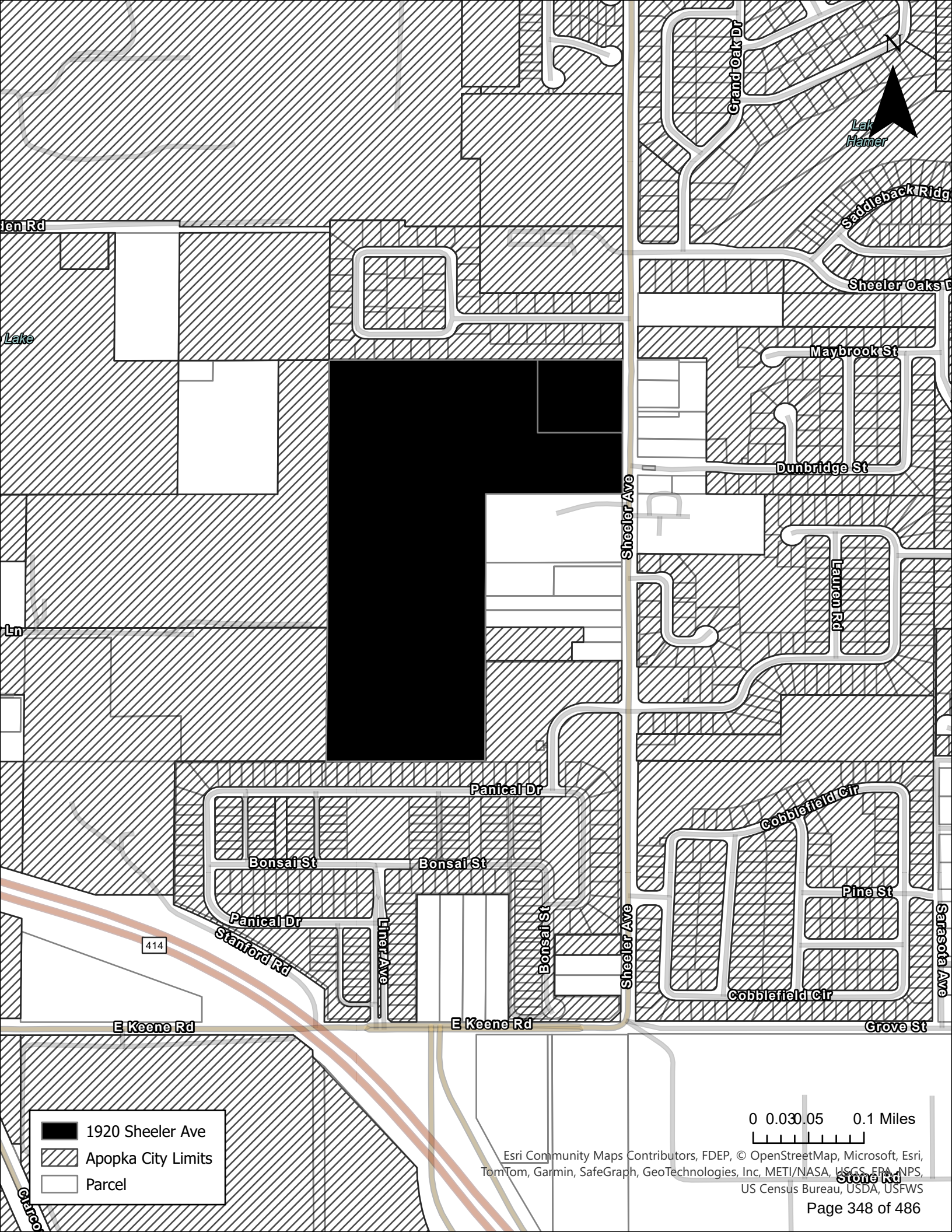
DULY ADVERTISED FOR PUBLIC HEARING: July 18, 2025

55

## EXHIBIT "A"
**Parcel Identification Number(s): 22-21-28-0000-00-073, 22-21-28-0000-00-227**

### Location Map

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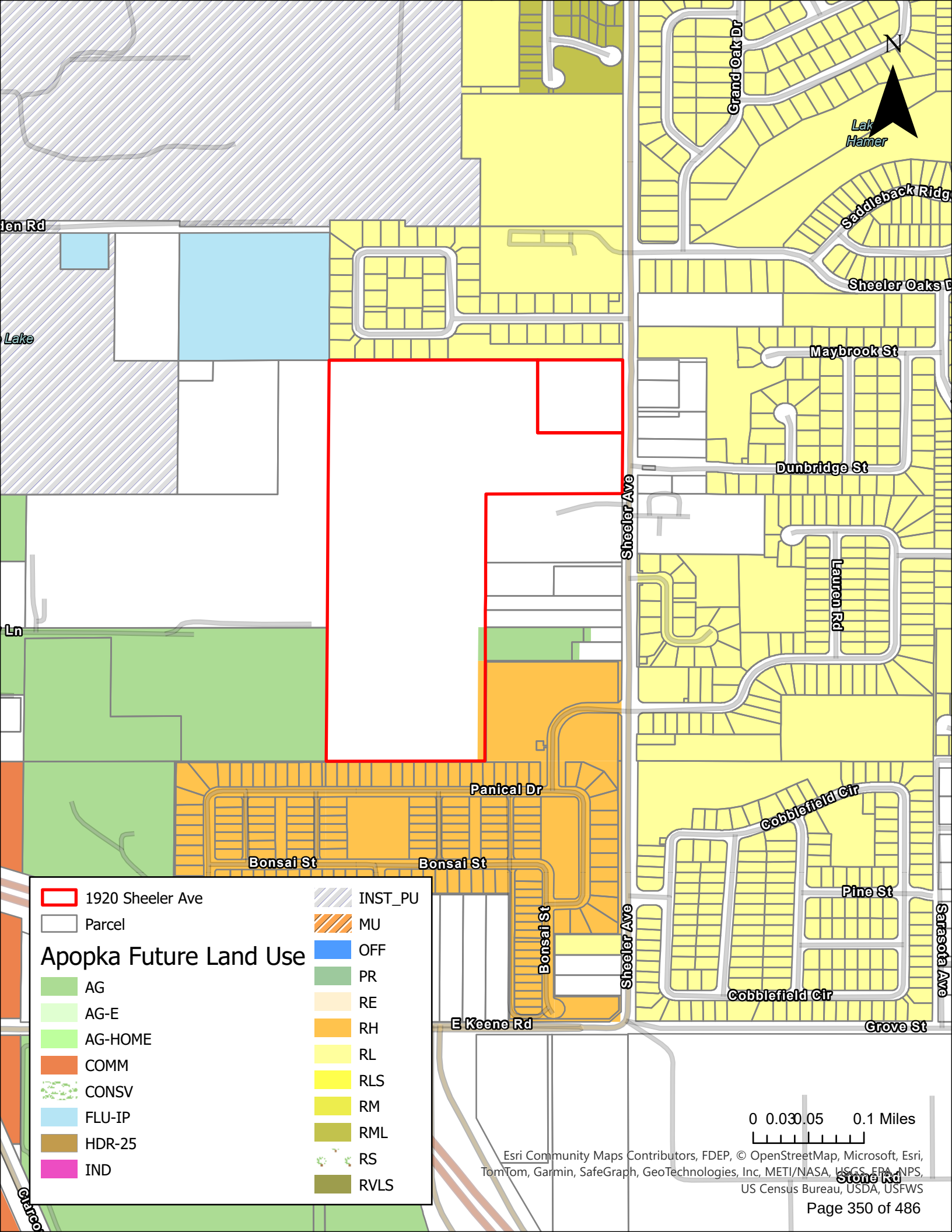
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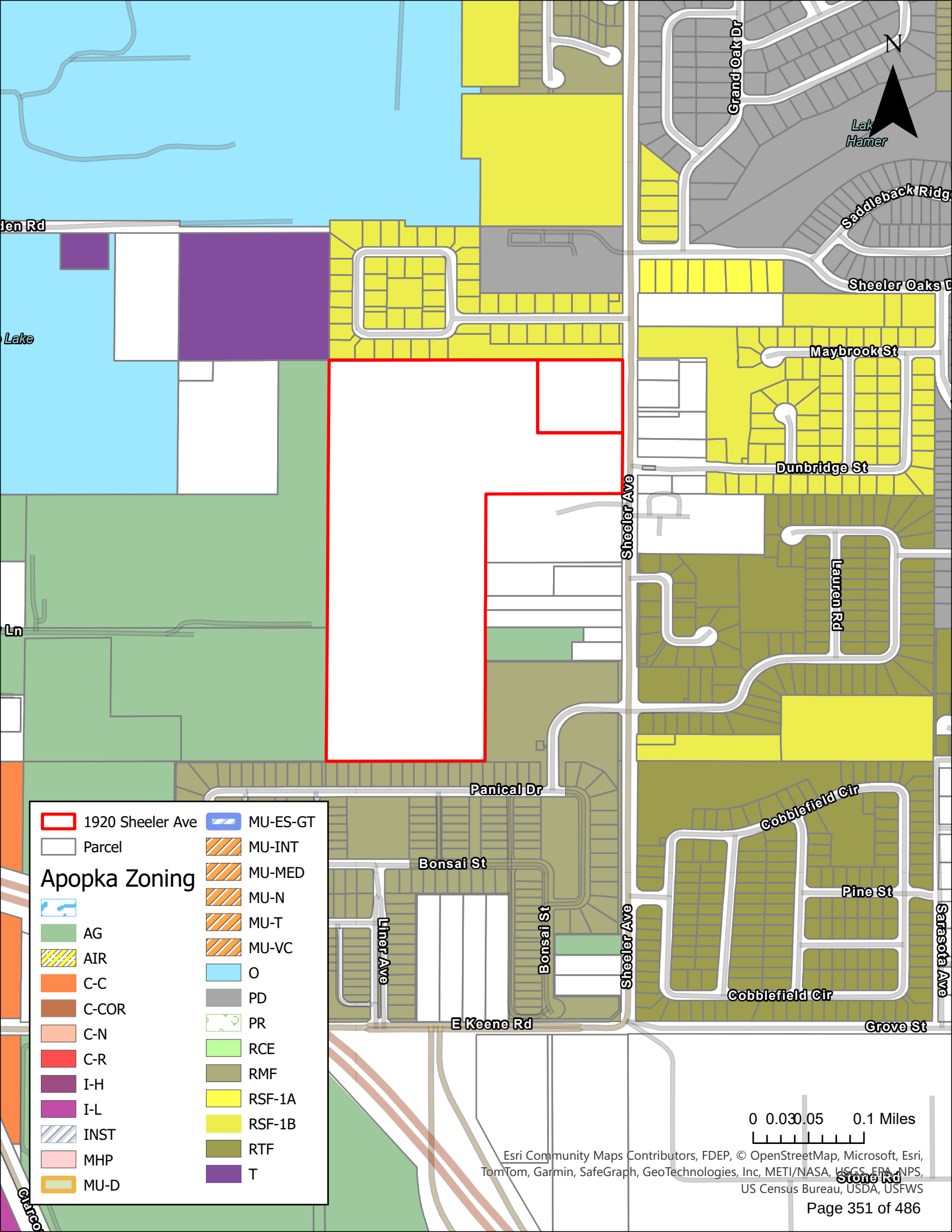
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# CITY OF APOPKA
# PUBLIC HEARING NOTICE
# FUTURE LAND USE AMENDMENT
# AND CHANGE OF ZONING

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

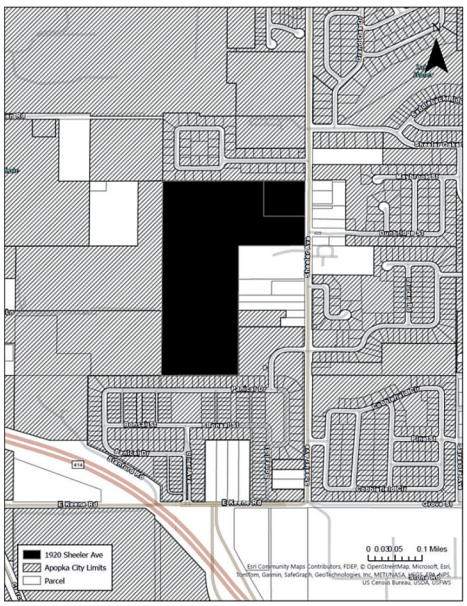
**ORDINANCE NO. 3122**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE FUTURE LAND USE FROM "COUNTY" RURAL TO RLS (RESIDENTIAL LOW SUBURBAN), FOR CERTAIN REAL PROPERTY LOCATED 1920 SHELLER AVENUE; OWNED BY MARVIN WAYNE AND SUSAN THOMAS REID, COMPRISING 40.16 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**and**

**ORDINANCE NO. 3123**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITION) TO RTF (Residential Two-Family DISTRICT), FOR CERTAIN REAL PROPERTY LOCATED 1920 SHELLER AVENUE; OWNED BY MARVIN WAYNE AND SUSAN THOMAS REID, COMPRISING 40.16 ACRES, MORE OR LESS; PROVIDING FOR 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 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, August 12, 2025 beginning at 5:00 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for **Ordinance Number 3122 and 3123** 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, September 3, 2025 beginning at 1:30 P.M.**

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

**Apopka City Council**
**Apopka Planning Commission**
**Community Development Department**

**July 18, 2025**

Orange County Public Schools

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

# FORMAL SCHOOL CAPACITY DETERMINATION
# CAPACITY LETTER

June 5, 2025

**E-MAIL:JONATHAN.HUELS@LOWNDES-LAW.COM**
Jonathan P. Huels
Lowndes Law Firm
215 N. Eola Dr.
Orlando, FL 32801

**Application APK-25-010 1920 Sheeler Ave. FLUM**

This letter serves as the official determination by Orange County Public Schools that school capacity for the following development is **AVAILABLE**:

| | | | |
|---|---|---|---|
| Type of Development Application | ☒ FLUM<br>☒ Rezoning<br>☐ Amendment or Extension CEA | | |
| Development Application #: | TBD | | |
| Project Name: | 1920 Sheeler Ave. FLUM | | |
| OCPS Completed Application Date: | 06/04/2025 | | |
| Parcel #(s): | 22-21-28-0000-00-073 and 22-21-28-0000-00-227 | | |
| Requested New Units (#): | SF: 111 | MF: | TH: |
| Vested Unit(s): | SF: 4 | MF: | TH: |
| Total Project Units: | 115 | | |
| School Board District: | #7 | | |

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

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

This project is subject to School Concurrency. The Applicant will need to apply for School Concurrency review and satisfy any requirements of School Concurrency prior to Site Plan approval by the City.

"The Orange County School Board is an equal opportunity agency."

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

Please contact me at (407) 317-3700 ext. 2022139 or e-mail me at tamara.pelc@ocps.net with any questions.

Sincerely,

Tamara L. Pelc
Administrator, Facilities Planning

SV/tp

Attachments – Attachment A: Detailed Capacity Analysis

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

# Attachment A

Orange County Public Schools
Facilities Planning

## School Capacity Determination

User ID SV June 4, 2025 15:08:48

Project ID: CEA – APK – 25 – 010 Valid Until: December 1, 2025

**Project Name: 1920 SHEELER AVE FLUM/RZ (SHEELER PARK)**

| Unvested Units | | | Vested Units | | |
|---|---|---|---|---|---|
| | Single Family Units: | 111 | | Single Family Units: | 4 |
| | Multi Family Units: | 0 | | Multi Family Units: | 0 |
| | Multi Family High Rise Units: | 0 | | Multi Family High Rise Units: | 0 |
| | Town Homes Units: | 0 | | Town Homes Units: | 0 |
| | Mobile Home Units: | 0 | | Mobile Home Units: | 0 |

| Capacity Enhancement | School Level | Elementary | Middle | High |
|---|---|---|---|---|
| | CSA: | CC | | |
| | School: | LAKEVILLE ES | PIEDMONT LAKES MS | WEKIVA HS |
| | ***Analysis of Existing Conditions*** | | | |
| | School Capacity (2023-2024) | 607 | 1,072 | 2,797 |
| | Enrollment (2023-2024) | 592 | 862 | 2,159 |
| | Utilization (2023-2024) | 104.0% | 89.0% | 76.0% |
| | LOS Standard | 110.0% | 100.0% | 100.0% |
| | Available Seats | 76 | 210 | 638 |
| | ***Analysis of Reserved Capacity*** | | | |
| | School Level | Elementary | Middle | |
| | Encumbered Capacity | 0 | 71 | 512 |
| | Reserved Capacity | 0 | 2 | 25 |
| | Adjusted Utilization | 97.5% | 87.2% | 96.4% |
| | Adjusted Available Seats | 76 | 137 | 101 |
| | ***Analysis of Proposed Development*** | | | |
| | Students Generated | 19.758 | 10.434 | 14.763 |
| | Adjusted Utilization | 100.8% | 88.2% | 96.9% |
| | AVAILABLE/NOT AVAILABLE | AVAILABLE | AVAILABLE | AVAILABLE |
| | Number of Seats to Mitigate | 0.000 | 0.000 | 0.000 |

| | |
|---|---|
| LAKEVILLE ES | |
| PIEDMONT LAKES MS | |
| WEKIVA HS | |

# City of Apopka
# CITY COUNCIL STAFF REPORT

**Section:** PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
**Item #:** 11.
**Meeting Date:** September 3, 2025
**Department:** Community Development

**SUBJECT:**
**Ordinance No. 3125 – First Reading - Future Land Use Amendment – Paulucci Acres residential**

**ACTION ITEM INFORMATION:**
Owner(s): Paulucci Acres, LLC
Applicant(s): Daniel O'Keefe
Location: East side of Vick Road, approximately 1/4 mile north of the intersection of Vick Road and W. Lester Road
Project: 39.85 +/- acre(s)
Density: 3.5 dwelling units per acre
Project Manager: Bobby Howell, AICP

**REQUEST:**
Accept First Reading of Ordinance No. 3125 and hold it over for second reading and adoption.

**SUMMARY:**
Owner(s): Paulucci Acres, LLC
Applicant(s): Daniel O'Keefe
Parcel Identification Number(s): 28-20-28-0000-00-089, 28-20-28-0000-00-090
Location: East side of Vick Road, approximately 1/4 mile north of the intersection of Vick Road and W. Lester Road
Existing Future Land Use: County Low Density
Proposed Future Land Use: City Residential Low Suburban (maximum 3.5 du/ac)
Existing Zoning: County A-1
Existing Use(s): Vacant
Density: 3.5 dwelling units per acre
Tract Size: 39.85 +/- acre(s)

| Direction | Future Land Use | Zoning | Present Use |
|---|---|---|---|
| **North** | Residential Low | RSF-1A (Residential Single-Family Estate) | Vacant |
| **East** | County LD | County R-1AA | Residential |
| **South** | County LD, City Agriculture | City AG (Agriculture), City RSF-1B (Residential Single-Family, Large Lot), County A-1 | Residential, Agriculture |

| | | | |
|---|---|---|---|
| **West** | Institutional - Public Use, Low Density Residential | RCE (Residential Country Estate), O (Office) | Vacant, retention pond |

**PROJECT SUMMARY:**

The subject property is approximately 39.85 acres in size and is vacant. The applicant is requesting the amendment of the future land use of the property to City Residential Low Suburban in order to develop a portion of a Planned Development (PD) consisting of single-family detached and townhome units on the subject property. The City Council unanimously voted to annex the subject properties into the City via Ordinance 3113. The surrounding properties consist of agricultural and residential uses. The request to change the future land use designation to Residential Low Suburban allows a maximum of 3.5 dwelling units per acre. The existing Orange County future land use designation permits a maximum of 4 dwelling units per acre.

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

- **Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans**;
    - *Applicant's response: The requested action to amend the City of Apopka Comprehensive Plan Future Land Use Map to add a FLU designation of RLS to the Residential Parcels, which are proposed to be annexed into the City pursuant to the Annexation Application submitted in connection with this Application, is consistent with and furthers the goals, objectives, and policies of the City's Comprehensive Plan. The annexation of the Residential Parcels into the City is consistent with the City's strategic vision for growth as set forth in the City's Comprehensive Plan. The City's Comprehensive Plans states that "[t]he City expects an increase in residential acreage in the future" and that one of the methods to address the future demand for residential land use is expected future annexations. Specifically, the requested Comprehensive Plan Future Land Use Map Amendment is consistent with Future Land Use Goal 1, which provides that the character and location of new development maximizes the economic benefit to the land and meets the housing needs of the current and projected population. Further, the Residential Parcels are located within the Joint Planning Agreement between Orange County and the City of Apopka (the "JPA").*
    - *Staff response:* Staff has no objection/comments.
- **Is in conflict with any provisions of the LDC**;
    - *Applicant's response: No, the requested action is consistent with the City's Land Development Code. An Annexation Application for the Residential Parcels has been submitted in connection with this Application.*
    - *Staff response:* Staff has no objection/comments.
- **Addresses a demonstrated community need**;
    - *Applicant's response: The proposed FLU Amendment for the Residential Parcels addresses a demonstrated community need, as the City has experienced considerable economic growth consistent with anticipated changes in the JPA. The proposed FLU Amendment for the Residential Parcels will provide more residential housing—meeting the demonstrated need outlined in the Future Land Use Housing Element Goals, Objectives and Policies Objective 1.*
    - *Staff response:* Staff has no objection/comments.
- **Is required by changed conditions;**
    - *Applicant's response: Yes, there are changed conditions that necessitate the Future Land Use Amendment. The subject property is vacant and surrounded primarily by residential neighborhoods rather than expansive agricultural lands. The annexation of the Residential Parcels and the corresponding FLU Amendment to RLS is consistent with the JPA and the City's vision for growth in this area as evidenced by the City's existing FLU designations for this area and will further the City's goal of meeting housing demands.*
    - *Staff response:* Staff has no objection/comments.
- **Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land**;
    - *Applicant's response: Yes, the requested FLU Amendment for the Residential Parcels is compatible with the existing and proposed uses surrounding the Residential Parcels. The "Proposed FLU Map Exhibit" attached hereto as Exhibit "A" reflects the compatibility of the proposed FLU Amendment with the surrounding uses. Specifically, the proposed Residential*

*Parcels are adjacent to existing single-family residential developments with a FLU of RLS. These surrounding uses make the proposed RLS designation and proposed PD zoning appropriate and suitable for the Residential Parcels. Further, the current future land use designation of LD (County) permits density of up to four units per acre whereas the proposed RLS designation permits density of up to 3.5 units per acre.*
    - *Staff response:* Staff has no objection/comments.
- **Would result in a logical and orderly development pattern**;
    - *Applicant's response: Yes, the proposed FLU Amendment to RLS for the Residential Parcels seeks to continue the existing pattern of development with the existing surrounding residential subdivisions as contemplated in the JPA.*
    - *Staff response:* Staff has no objection/comments.
- **Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and**
    - *Applicant's response: The proposed FLU Amendment minimizes the environmental impacts on the natural environment. The proposed FLU Amendment results in a decrease in permitted density on the Residential Parcels. The Applicant intends to maintain a significant portion of the Proposed Development in its natural environment by providing for open spaces, recharge areas and avoiding environmental degradation consistent with Future Land Use Goal 1, Objective 4. The preservation of natural lands and the surrounding habitats will serve to maintain the natural vegetation, wetlands, and natural functioning environment.*
    - *Staff response:* Staff has no objection/comments.
- **Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).**
    - *Applicant's response: Yes, the Residential Parcels, which is located within the JPA, will be adequately served by public facilities. Adequate transportation, utilities, drainage and other public facilities either exist or will be provided for or mitigated as required in accordance with City's Comprehensive Plan, the City's Land Development Code and Florida Statutes. The Applicant will comply with all capacity and concurrency requirements for public facilities under the City's Comprehensive Plan and LDC and Florida Statutes. The Residential Parcels, as part of the Proposed Development, will undergo a school capacity determination in coordination with Orange County Public Schools and will comply with all school concurrency requirements, which will include financial contributions to mitigate any impacts on school capacity.*
    - *Staff response:* Staff has no objection/comments.

**SCHOOL CAPACITY REPORT:**

Orange County Public Schools (OCPS) has indicated all units are vested, qualifying the capacity requirement as "de minimis".

**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 July 10, 2025.

**PUBLIC HEARING SCHEDULE:**
August 12, 2025 (5:30 P.M.) – Planning Commission
September 3, 2025 (1:30 P.M.) – City Council, First Reading
September 17, 2025 (7:00 P.M.) – City Council, Second Reading and Adoption

**DULY ADVERTISED:**
July 25, 2025 – Apopka Chief

**LAND USE REPORT:**

**1. Relationship of adjacent properties**

| Direction | Future Land Use | Zoning | Present Use |
|---|---|---|---|
| **North** | Residential Low | RSF-1A (Residential Single-Family Estate) | Vacant |
| **East** | County LD | County R-1AA | Residential |
| **South** | County LD, City Agriculture | City AG (Agriculture), City RSF-1B (Residential Single-Family, Large Lot), County A-1 | Residential, Agriculture |
| **West** | Institutional - Public Use, Low Density Residential | RCE (Residential Country Estate), O (Office) | Vacant, retention pond |

**2. Land Use Analysis**
The subject parcels are located on the east side of Vick Road, approximately 1/4 mile north of the intersection of Vick Road and W. Lester Road. The applicant is requesting a future land use designation of Residential Low Suburban which permits a maximum of 3.5 dwelling units per acre. The existing Orange County future land use designation is Low Density which permits a maximum of 4 dwelling units per acre. The property is approximately 39.85 acres in size and subject to standards in the following areas:

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

## JPA:

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

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

- Policy 3.1.d. The primary use shall be residential dwelling units up to 3.5 dwelling units per acre, elementary schools; middle schools; high schools; supporting infrastructure of less than two acres, neighborhood parks. Special exception uses shall include:

A. Institutional uses of five acres or less
B. Supporting infrastructure and public facilities of two acres or more
C. Horticultural nurseries as a primary use; Planned Development uses may include:
    1. All primary uses
    2. All special exception uses
    3. Neighborhood commercial uses at a rate not in excess of 25 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
    4. Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods.

**Transportation Element:**

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

**Infrastructure Element:**

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

**Conservation Element**:

**A habitat study will be required as the development is over ten (10) acres.**

**Land Use Calculations:**

CURRENT: Future Land Use – County Low Density (4 dwelling units per acre) 4 DU/AC X 39.85 acres = 159 dwelling units
PROPOSED: Future Land Use – Residential Very Low Suburban (3.5 dwelling units per acre) 3.5 DU X 39.85 acres = 139 dwelling units

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

**FUNDING SOURCE:**
N/A

**RECOMMENDED MOTION:**

## Development Review Committee:

Recommends approval of the Future Land Use Map Amendment from County Low Density to City Residential Low Suburban for Paulucci Acres.

## Planning Commission:

At the August 12, 2025 meeting, the Planning Commission found the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and unanimously (4-0) recommended approval of the change in Future Land Use designation from County Low Density to City Residential Low Suburban for Paulucci Acres.

## Recommended Motion – City Council:

Accept First Reading of Ordinance No. 3125 and hold it over for Second Reading and Adoption.

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

**ATTACHMENTS:**
1. Ordinance No 3125

2. Map series
3. OCPS RE_ Application for capacity - Paulucci Acres future land use
4. FLU Amendment Justification (Annexation) - Paulucci
5. Advertisement July 25

**ORDINANCE NO. 3125**

**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 TO CITY RESIDENTIAL LOW SUBURBAN FOR CERTAIN REAL PROPERTY OWNED BY PAULUCCI ACRES, LLC; LOCATED ON THE EAST SIDE OF VICK ROAD, APPROXIMATELY ¼ MILE NORTH OF THE INTERSECITON OF VICK ROAD AND W. LESTER ROAD; COMPRISING 39.85 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 August 12, 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 to City Residential Low Suburban for certain real property generally located on the east side of Vick Road, approximately ¼ mile north of the intersection of Vick Road and W. Lester Road, comprising 39.85 acres more or less; as shown and further described in Exhibit "A" attached hereto.

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

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

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

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

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

READ FIRST TIME: _____

READ SECOND TIME AND ADOPTED: _____

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

_____

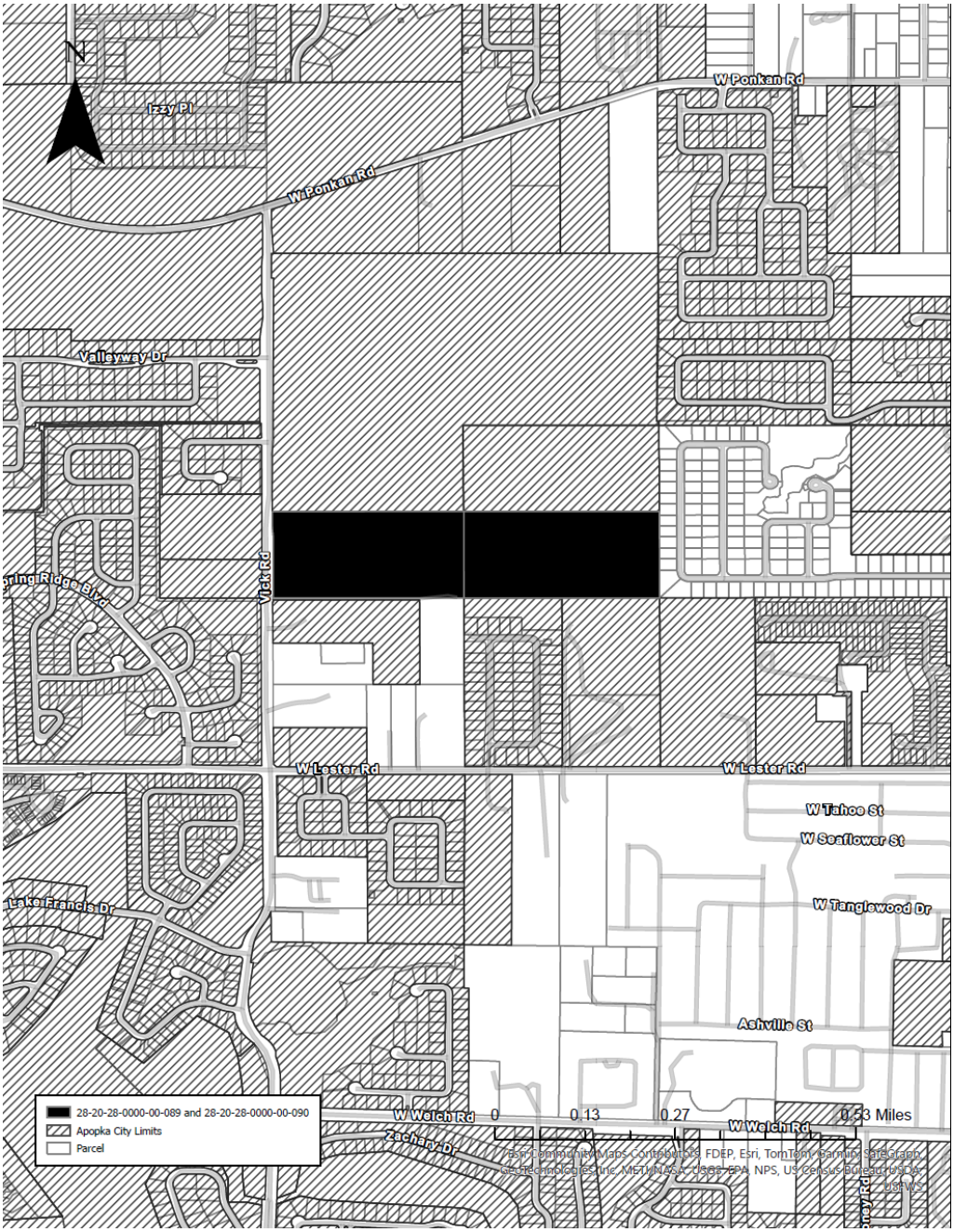
Clifford B. Shepard, City Attorney

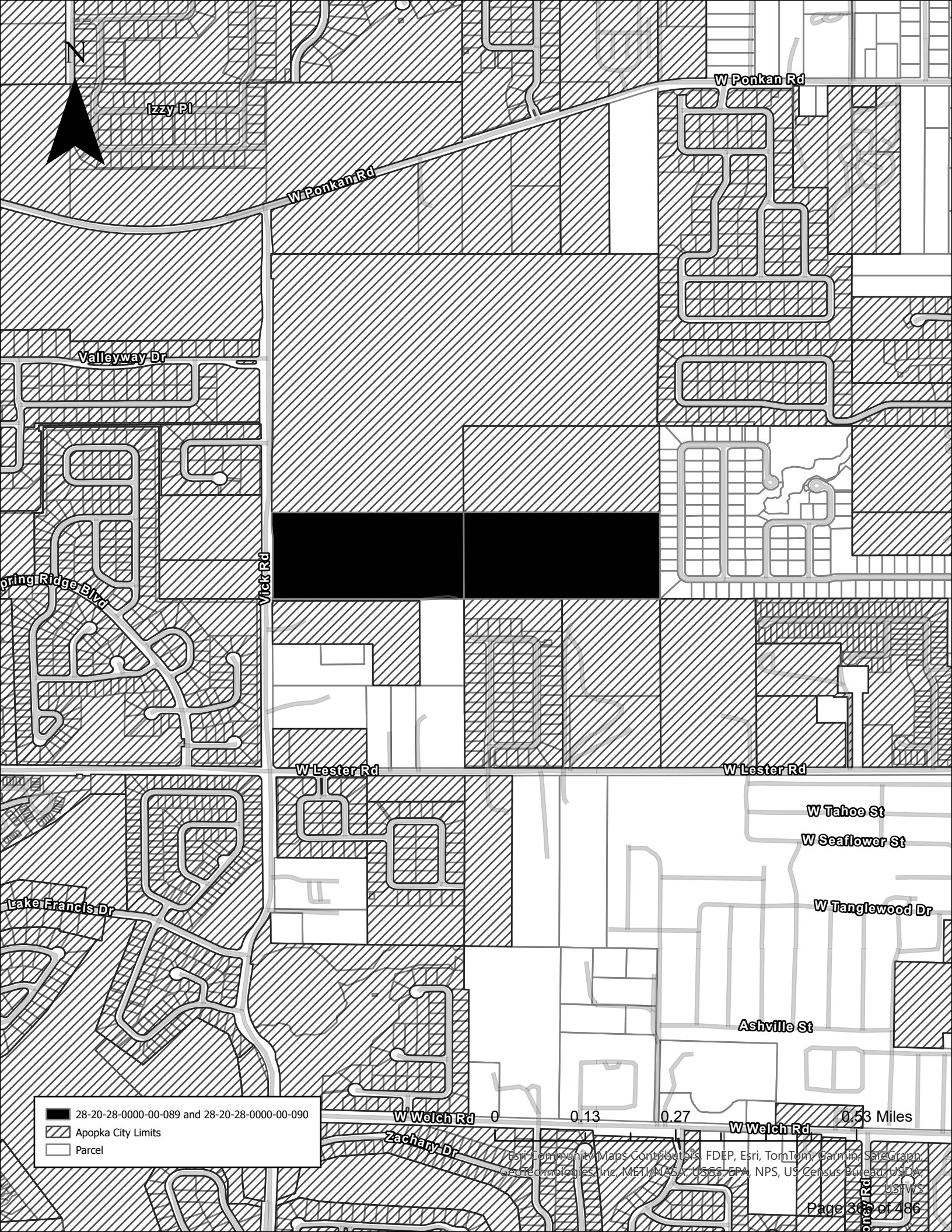
DULY ADVERTISED FOR PUBLIC HEARING: July 25, 2025

93

## EXHIBIT "A"

**Parcel Identification Number(s): 28-20-28-0000-00-089 and 28-20-28-0000-00-090**
**Acreage: 39.85 +/- Acres**

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Vick Rd
Spring Ridge Blvd
W Lester Rd
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W Tahoe St
W Seaflower St
W Tanglewood Dr
Lake Francis Dr
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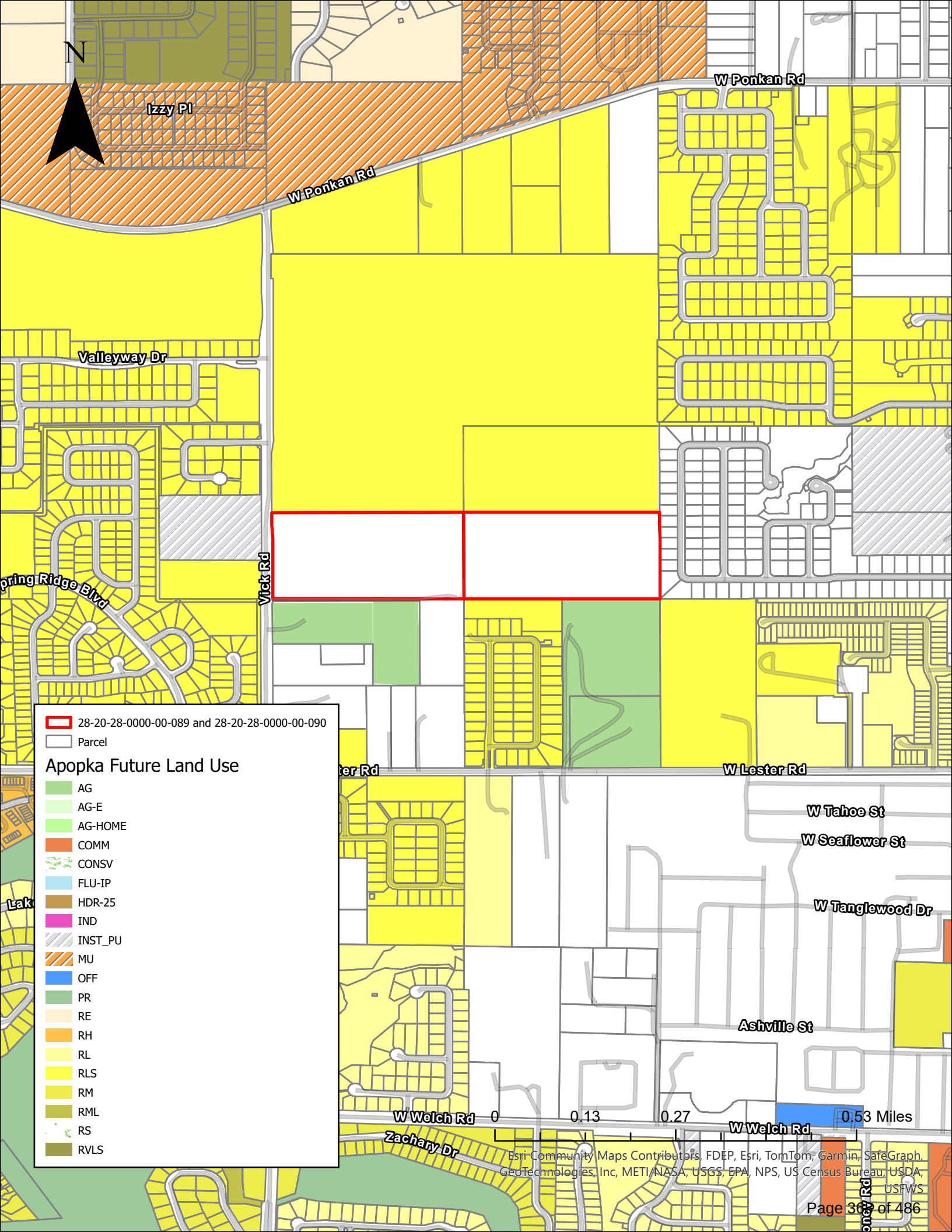
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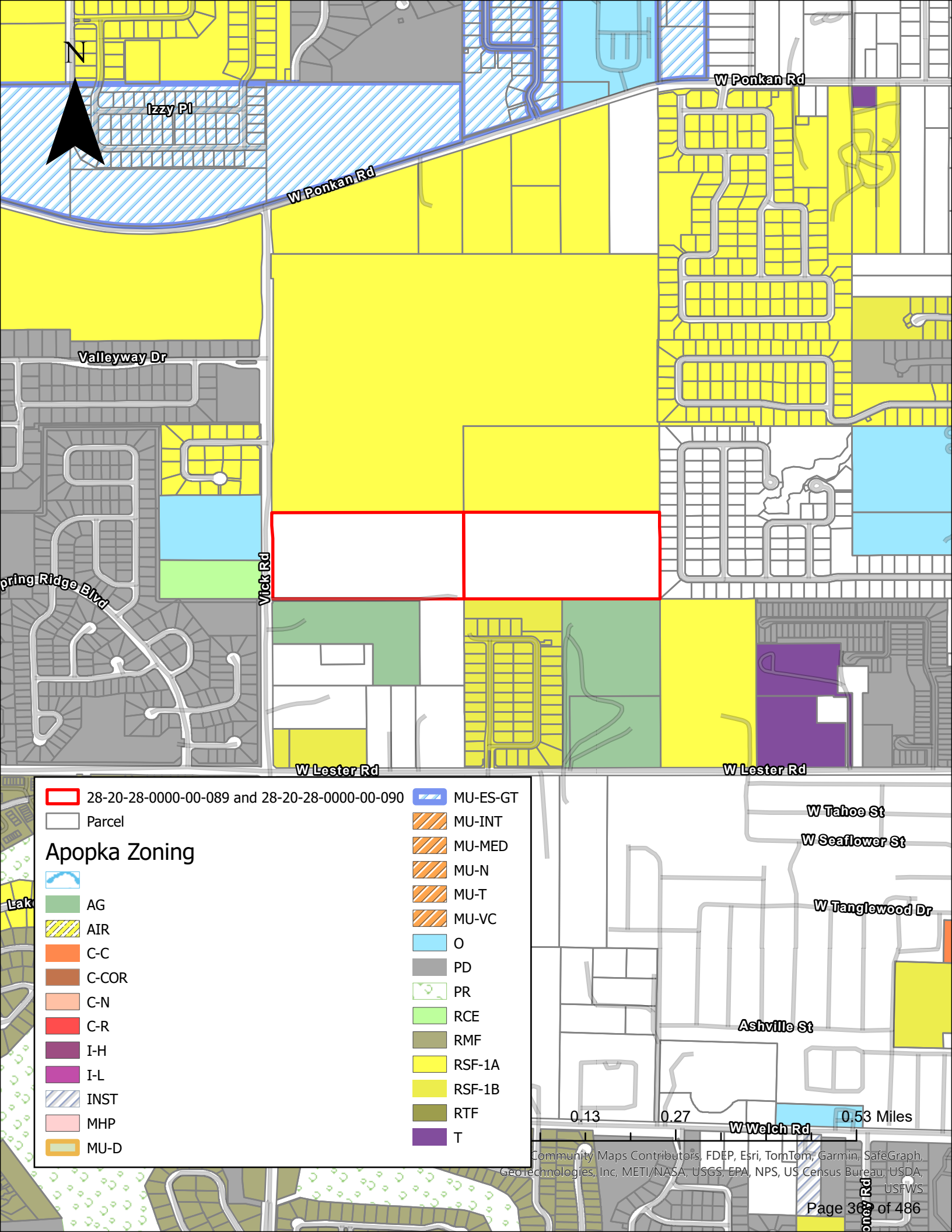
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Community Maps Contributors, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

| | |
|---|---|
| **From:** | Vitale, Stefani |
| **To:** | Bobby Howell |
| **Cc:** | Colon, Selimar; Mills, Christopher C.; Pelc, Tamara L. |
| **Subject:** | RE: Application for capacity - Paulucci Acres future land use |
| **Date:** | Monday, July 14, 2025 5:16:20 PM |
| **Attachments:** | image001.png |

Sorry, I meant “de-minimis”

**From:** Vitale, Stefani
**Sent:** Monday, July 14, 2025 5:14 PM
**To:** Bobby Howell <BHowell@Apopka.net>
**Cc:** Colon, Selimar <Selimar.Colon@ocps.net>; Mills, Christopher C. <Christopher.Mills@ocps.net>; Pelc, Tamara L. <Tamara.Pelc@ocps.net>
**Subject:** RE: Application for capacity - Paulucci Acres future land use

Good Afternoon Bobby,

Thank you. It appears this is a de-minimums development and we don’t need an analysis.

Thank you,

*Stefani Vitale*
Senior Specialist, Real Estate Management and Land Planning
**Orange County Public Schools**
Tel: 407-317-3700 ext. 2023974
planning.ocps.net

*__District Office Summer Hours__ from June 5 – July 30 will be Monday – Thursday 7:00 AM – 5:30 PM **CLOSED on Fridays**

**From:** Pelc, Tamara L. <Tamara.Pelc@ocps.net>
**Sent:** Monday, July 14, 2025 4:01 PM
**To:** Colon, Selimar <Selimar.Colon@ocps.net>; Vitale, Stefani <Stefani.Vitale@ocps.net>
**Subject:** Fw: Application for capacity - Paulucci Acres future land use

Get Outlook for iOS

**From:** Bobby Howell <BHowell@Apopka.net>
**Sent:** Monday, July 14, 2025 3:36:48 PM
**To:** Pelc, Tamara L. <Tamara.Pelc@ocps.net>

**Cc:** Jean Sanchez <JeSanchez@apopka.net>; Elesa R. Sowell <ESowell@shutts.com>; Kyla E. Szubinski <KSzubinski@shutts.com>; Mills, Christopher C. <Christopher.Mills@ocps.net>
**Subject:** Application for capacity - Paulucci Acres future land use

⚠ **CAUTION:** This email originated from outside of Orange County Public Schools. Do not click links or open attachments unless you know the content is safe.

Good afternoon,

Please find the attached application for capacity for Paulucci Acres future land use. If you have any questions, please let me know.

Bobby Howell, AICP
Planning Manager
City of Apopka
120 E. Main Street, 2nd floor
Apopka, FL 32703
407-703-1764

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2025

# Paulucci Acres Future Land Use Amendment Justification (Residential Parcels)

PREPARED FOR THE CITY OF APOPKA, FLORIDA

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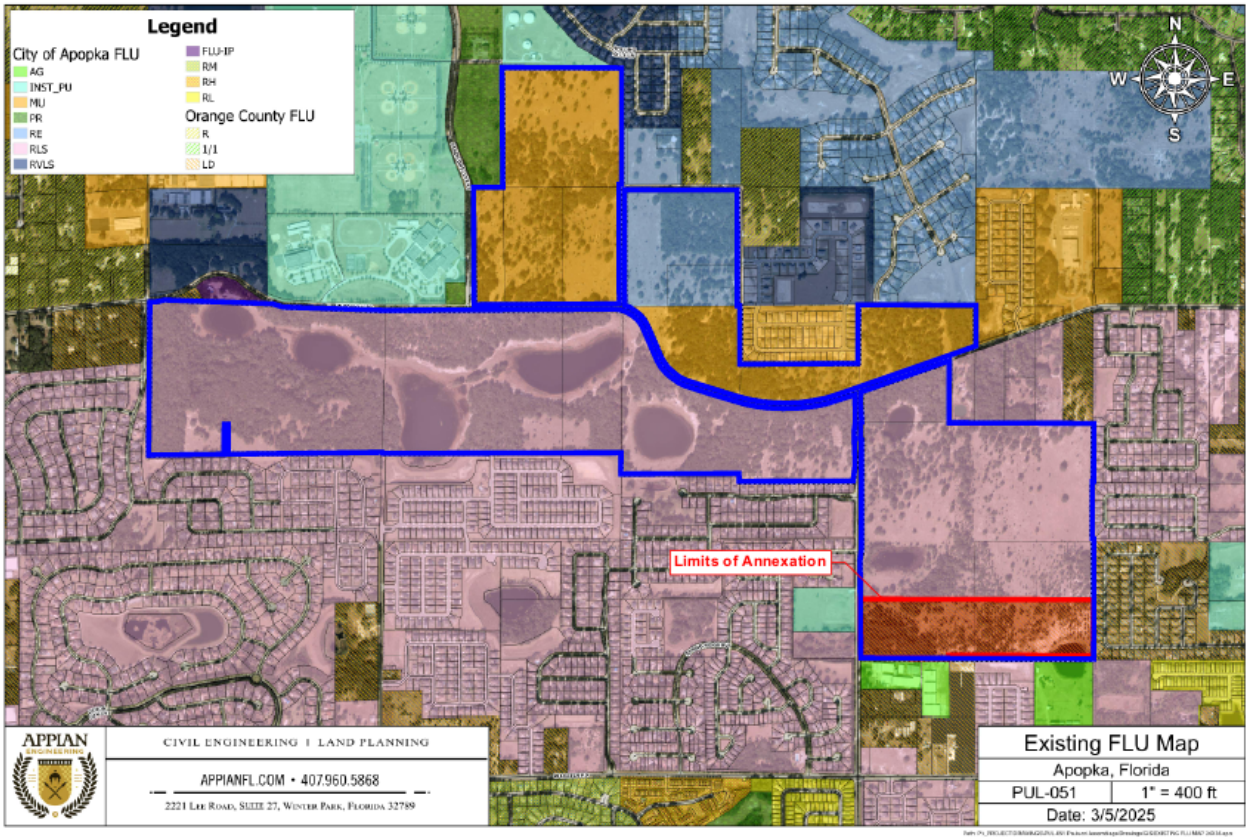
## Summary and Location

The proposed development, currently referred to as “Paulucci Acres” (the “Proposed Development”), is a 618.36± acre site situated north and south of W. Ponkan Road. Approximately 580 acres of the Proposed Development is located in the City Apopka, Florida (the “City”), while approximately 39.85 +/- acres, or only 6.4% of the overall project, are located in unincorporated Orange County (the “Residential Parcels”), which are proposed to be annexed into the City. Paulucci Acres will consist of a master planned residential community of up to 1,052 single-family residential units and two commercial parcels, which will be comprised of approximately 10 acres total, for future development.

The Residential Parcels are comprised of Orange County Property Appraiser Parcel Identification Numbers 28-20-28-0000-00-089 and 28-20-28-0000-00-090.

The location of the Residential Parcels is outlined in red in the Existing FLU Map Exhibit below.



## Application Request

The Residential Parcels have a future land use designation of Low Density Residential ("LD") (County) and is zoned A-1 (County).

In conjunction with this Application, Applicant submitted an Annexation Application (AN-25-3) for the Residential Parcels and a Master Plan and Planned Development Application to request to rezone the proposed development, including the Residential Parcels, to Planned Development ("PD") zoning district.

This Small-Scale Comprehensive Plan Future Land Use Map Amendment Application (FLU-25-5) (this "Application") requests a future land use designation of Residential Low Suburban ("RLS") for the Residential Parcels upon annexation of the Residential Parcels into the City. The requested action is consistent with and furthers the goals, objectives, and policies of the City's Comprehensive Plan.

## Review Criteria

### A. 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.**

*RESPONSE: The requested action to amend the City of Apopka Comprehensive Plan Future Land Use Map to add a FLU designation of RLS to the Residential Parcels, which are proposed to be annexed into the City pursuant to the Annexation Application submitted in connection with this Application, is consistent with and furthers the goals, objectives, and policies of the City's Comprehensive Plan. The annexation of the Residential Parcels into the City is consistent with the City's strategic vision for growth as set forth in the City's Comprehensive Plan. The City's Comprehensive Plans states that "[t]he City expects an increase in residential acreage in the future" and that one of the methods to address the future demand for residential land use is expected future annexations. Specifically, the requested Comprehensive Plan Future Land Use Map Amendment is consistent with Future Land Use Goal 1, which provides that the character and location of new development maximizes the economic benefit to the land and meets the housing needs of the current and projected population. Further, the Residential Parcels are located within the Joint Planning Agreement between Orange County and the City of Apopka (the "JPA").*

**b. Is in conflict with any provisions of the LDC.**

*RESPONSE: No, the requested action is consistent with the City's Land Development Code. An Annexation Application for the Residential Parcels has been submitted in connection with this Application.*

**c. Addresses a demonstrated community need.**

*RESPONSE: The proposed FLU Amendment for the Residential Parcels addresses a demonstrated community need, as the City has experienced considerable economic growth consistent with anticipated changes in the JPA. The proposed FLU Amendment for the Residential Parcels will provide more residential housing—meeting the demonstrated need outlined in the Future Land Use Housing Element Goals, Objectives and Policies Objective 1.*

**d. Is required by changed conditions.**

*RESPONSE: Yes, there are changed conditions that necessitate the Future Land Use Amendment. The subject property is vacant and surrounded primarily by residential neighborhoods rather than expansive agricultural lands. The annexation of the Residential Parcels and the corresponding FLU Amendment to RLS is consistent with the JPA and the City's vision for growth in this area as evidenced by the City's existing FLU designations for this area and will further the City's goal of meeting housing demands.*

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

*RESPONSE: Yes, the requested FLU Amendment for the Residential Parcels is compatible with the existing and proposed uses surrounding the Residential Parcels. The "Proposed FLU Map Exhibit" attached hereto as Exhibit "A" reflects the compatibility of the proposed FLU Amendment with the surrounding uses. Specifically, the proposed Residential Parcels are adjacent to existing single-family residential developments with a FLU of RLS. These surrounding uses make the proposed RLS designation and proposed PD zoning appropriate and suitable for the Residential Parcels. Further, the current future land use designation of LD (County) permits density of up to four units per acre whereas the proposed RLS designation permits density of up to 3.5 units per acre.*

**f. Would result in a logical and orderly development pattern.**

*RESPONSE: Yes, the proposed FLU Amendment to RLS for the Residential Parcels seeks to continue the existing pattern of development with the existing surrounding residential subdivisions as contemplated in the JPA.*

**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.**

*RESPONSE: The proposed FLU Amendment minimizes the environmental impacts on the natural environment. The proposed FLU Amendment results in a decrease in permitted density on the Residential Parcels. The Applicant intends to maintain a significant portion of the Proposed Development in its natural environment by providing for open spaces, recharge areas and avoiding environmental degradation consistent with Future Land Use Goal 1, Objective 4. The preservation of natural lands and the surrounding habitats will serve to maintain the natural vegetation, wetlands, and natural functioning environment.*

**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).**

*RESPONSE: Yes, the Residential Parcels, which is located within the JPA, will be adequately served by public facilities. Adequate transportation, utilities, drainage and other public facilities either exist or will be provided for or mitigated as required in accordance with City's Comprehensive Plan, the City's Land Development Code and Florida Statutes. The Applicant will comply with all capacity and concurrency requirements for public facilities under the City's Comprehensive Plan and LDC and Florida Statutes.*

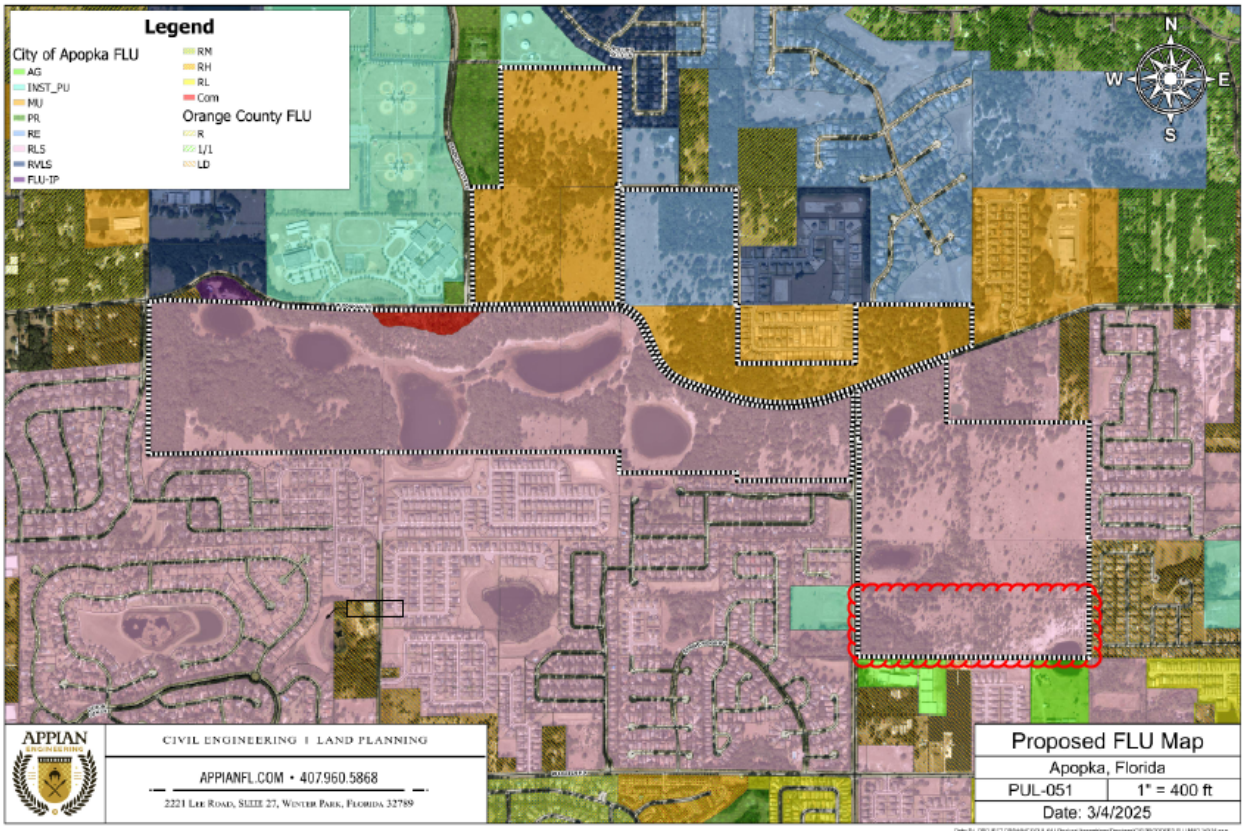
*The Residential Parcels, as part of the Proposed Development, will undergo a school capacity determination in coordination with Orange County Public Schools and will comply with all school concurrency requirements, which will include financial contributions to mitigate any impacts on school capacity.*

## Conclusion

The requested Future Land Use Amendment related to the Residential Parcels is compatible with the surrounding development and uses. The Applicant respectfully requests your consideration of this Application for approval of a future land use designation of RLS for the Residential Parcels. Should you have any questions regarding this Application, please contact Dan O'Keefe or Elesa Sowell with Shutts & Bowen LLP.

# Exhibit “A”

Proposed FLU Map Exhibit

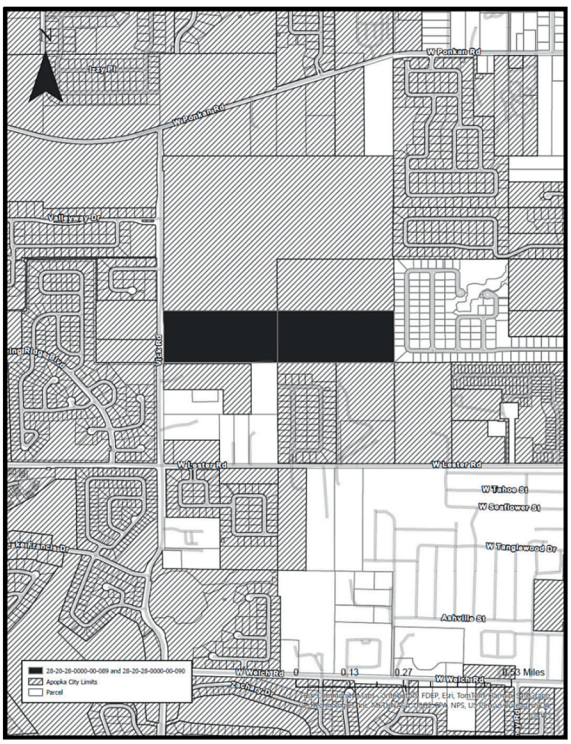


# CITY OF APOPKA
# PUBLIC HEARING NOTICE
# SMALL-SCALE FUTURE LAND USE AMENDMENT

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

**ORDINANCE NO. 3125**

**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 TO CITY RESIDENTIAL LOW SUBURBAN FOR CERTAIN REAL PROPERTY OWNED BY PAULUCCI ACRES, LLC; LOCATED ON THE EAST SIDE OF VICK ROAD, APPROXIMATELY ¼ MILE NORTH OF THE INTERSECITON OF VICK ROAD AND W. LESTER ROAD; COMPRISING 39.85 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**




**Parcel Identification Number(s): 28-20-28-0000-00-089 and 28-20-28-0000- 00-090**
**Contains: 39.85 +/- acres**

NOTICE is given that a public hearing for Ordinance Number 3125 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, August 12, 2025 beginning at 5:30 P.M.,** or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3125 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, September 3, 2025 beginning at 1:30 P.M.** and **Wednesday, September 17, 2025 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 future land use amendment 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**

**July 25, 2025**

# City of Apopka
# CITY COUNCIL STAFF REPORT

**Section:** PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
**Item #:** 12.
**Meeting Date:** September 3, 2025
**Department:** Community Development

**SUBJECT:**
**Ordinance No. 3126 – First Reading - Future Land Use Amendment – Paulucci Acres commercial**

**ACTION ITEM INFORMATION:**
Owner(s): Paulucci Acres, LLC
Applicant(s): Daniel O'Keefe
Location: South side of Ponkan Road, west of Jason Dwelley Parkway
Project: 5.789 +/- acre(s)
Density: N/A (Commercial proposed)
Project Manager: Bobby Howell, AICP

**REQUEST:**
Accept First Reading of Ordinance No. 3126 and hold it over for Second Reading and Adoption.

**SUMMARY:**
Owner(s): Paulucci Acres
Applicant(s): Daniel O'Keefe
Parcel Identification Number(s): Portion of 29-20-28-0000-00-002 and 30-28-28-0000-00-018
Location: South side of Ponkan Road, west of Jason Dwelley Parkway
Existing Future Land Use: Residential Low Suburban
Proposed Future Land Use: Commercial (maximum 0.25 FAR)
Existing Zoning: RSF-1A (Residential Single-Family Estate)
Existing Use(s): Vacant
FAR: 0.25
Tract Size: 5.789 +/- acre(s)

| Direction | Future Land Use | Zoning | Present Use |
|---|---|---|---|
| **North** | Mixed-Use, Institutional/Public-Use | MU-ES-GT (Mixed-Use – East Shore – Gateway) | Vacant |
| **East** | Residential Low Suburban | RSF-1A (Residential Single-Family — Large Lot) | Vacant |
| **South** | Residential Low Suburban | PD (Planned Development) | Vista Reserve Phase II Residential Subdivision |
| **West** | Residential Low Suburban | RSF-1A (Residential Single-Family — Large Lot) | Vacant |

**PROJECT SUMMARY:**

The subject property is approximately 5.789 acres in size and is currently vacant. The applicant is requesting the amendment of the future land use of the property to Commercial to allow the property to be developed as a non-residential portion of a PD (Planned Development) that is currently under review. The property is located on the south side of Ponkan Road, west of Jason Dwelley Parkway, across from the Wolf Lake Elementary and Middle Schools. The properties to the north have future land use designations of Mixed-Use and Institutional/Public-Use. The request to change the future land use designation to Commercial allows a maximum of 0.25 FAR (floor area ratio). The applicant is requesting a future land use amendment from Residential  Low Suburban, which permits a maximum of 3.5 dwelling units per acre to Commercial, which permits a maximum FAR of 0.25 to allow the property to be used as commercial development in a PD (Planned Development) that is proposed that is currently under review.

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

- **Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans**;
    - *Applicant's response: Response: The requested action to amend the City of Apopka Comprehensive Plan Future Land Use Map to amend the FLU designation for the proposed Commercial Parcel-South from RLS to COMM is consistent with and furthers the goals, objectives, and policies of the City's Comprehensive Plan. The Comprehensive Plan Future Land Use Map Amendment is consistent with Goal 1 because it would provide commercial services to the new residential development in the area—thus maximizing the economic benefit to the land and meeting the service needs of the current and, importantly here, the projected population. Specifically, the proposed Commercial Parcel-South is consistent with Future Land Use Goal 1, Objective 3, Policy 3.1.i, because the proposed Commercial Parcel-South would be primarily used "for business, commerce, and convenience shopping which may be neighborhood or community oriented." The main uses of commercial land are businesses, shops, and commerce which would confer an economic benefit to the surrounding area while ensuring that the commercial uses are neighborhood oriented through the proposed PD.*
    - *Staff response:* Staff has no objection/comments.
- **Is in conflict with any provisions of the LDC**;
    - *Applicant's response: No, the requested action is consistent with the City's Land Development Code.*
    - *Staff response:* Staff has no objection/comments.
- **Addresses a demonstrated community need**;
    - *Applicant's response: The proposed FLU Amendment for the Commercial Parcel-South addresses a demonstrated community need, as the City has experienced considerable economic growth. The proposed FLU Amendment will provide neighborhood-friendly commercial services to support the proposed residential housing—meeting the demonstrated need outlined in the Future Land Use Housing Element Goals, Objectives and Policies Objective 1.*
    - *Staff response:* Staff has no objection/comments.
- **Is required by changed conditions;**
    - *Applicant's response: Yes, there are changed conditions that necessitate the Future Land Use Amendment. The surrounding uses and development, including the City's Northwest Recreation Complex with multiple ball fields, tennis courts and an amphitheater, have created a need for neighborhood-friendly commercial development logically placed at or near the intersection of Ponkan Road and Jason Dwelley Parkway.*
    - *Staff response:* Staff has no objection/comments.
- **Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land**;
    - *Applicant's response: Yes, the requested FLU Amendment is compatible with the existing and proposed uses surrounding Commercial Parcel-South. The "Proposed FLU Map Exhibit" attached hereto as Exhibit "A" reflects the compatibility of the proposed FLU Amendment with the surrounding uses. Specifically, the location of the proposed Commercial Parcel-South at or near the intersection of Ponkan Road and Jason Dwelley Parkway, is appropriate and suitable for neighborhood-friendly commercial use. The existing surrounding uses are compatible with the proposed Commercial Parcel-South, including the multiple ball fields, tennis courts and amphitheater at the City's Northwest Recreational Complex, which draw large groups of people for tournaments and performances throughout the year. The property to the north of the Commercial*

*Parcel-South has a FLU of Mixed Use, which uses will be compatible with the Commercial Parcel-South. There will continue to be a significant natural buffer between the Commercial Parcel-South and the residential development to the south.*
    - *Staff response: Staff has no objection/comments.*
- **Would result in a logical and orderly development pattern**;
    - *Applicant's response: The location of the proposed Commercial Parcel-South with a future land use designation of COMM is logical and orderly because it is at or near the intersection of Ponkan Road, a major County roadway, and Jason Dwelley Parkway. Further, the land to the south of the proposed Commercial Parcel-South is proposed to remain in its natural state, creating a significant natural buffer between future residential development and the proposed Commercial Parcel-South.*
    - *Staff response: Staff has no objection/comments.*
- **Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and**
    - *Applicant's response: The proposed FLU Amendment minimizes the environmental impacts on the natural environment. The Applicant intends to maintain a significant portion of the natural environment surrounding the existing lakes located south of Ponkan Road adjacent to the Commercial Parcel-South providing for open spaces, recharge areas and avoiding environmental degradation consistent with Future Land Use Goal 1, Objective 4. The preservation of these lakes and the surrounding habitats will serve to maintain the natural vegetation, wetlands, and natural functioning environment and provide a natural buffer between the commercial and residential segments of the surrounding area.*
- **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, the development will be adequately served by public facilities. Adequate transportation, utilities, drainage and other public facilities either exist or will be provided for or mitigated as required in accordance with City's Comprehensive Plan, the City's Land Development Code and Florida Statutes. The Applicant will comply with all capacity and concurrency requirements for public facilities under the City's Comprehensive Plan and LDC and Florida Statutes.*
    - *Staff response:* Staff has no objection/comments.

**SCHOOL CAPACITY REPORT:**

This is not applicable as no residential development is proposed.

**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 July 10, 2025.

**PUBLIC HEARING SCHEDULE:**
August 12, 2025 (5:30 P.M.) – Planning Commission
September 3, 2025 (1:30 P.M.) – City Council, First Reading
September 17, 2025 (7:00 P.M.) – City Council, Second Reading and Adoption

**DULY ADVERTISED:**
July 25, 2025 – Apopka Chief

**LAND USE REPORT:**

**1. Relationship of adjacent properties**

| Direction | Future Land Use | Zoning | Present Use |
|---|---|---|---|

| | | | |
|---|---|---|---|
| **North** | Mixed-Use, Institutional/Public-Use | MU-ES-GT (Mixed-Use – East Shore – Gateway) | Vacant |
| **East** | Residential Low Suburban | RSF-1A (Residential Single-Family — Large Lot) | Vacant |
| **South** | Residential Low Suburban | PD (Planned Development) | Vista Reserve Phase II Residential Subdivision |
| **West** | Residential Low Suburban | RSF-1A (Residential Single-Family — Large Lot) | Vacant |

**2. Land Use Analysis**
The subject property is located on the south side of Ponkan Road west of Jason Dwelley Parkway. The applicant is requesting a future land use amendment from Residential  Low Suburban, which permits a maximum of 3.5 dwelling units per acre to Commercial, which permits a maximum FAR of 0.25 to allow the property to be used as commercial development in a PD (Planned Development) that is proposed that is currently under review. The property is approximately 5.789 acres in size and subject to standards in the following areas:

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

## JPA:

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

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

Policy 3.l.i
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.

**Infrastructure Element:**

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

**Conservation Element**:

**A habitat study will be required as the development is over ten (10) acres.**

**Land Use Calculations:**

CURRENT: Future Land Use – Residential Low Suburban (3.5 dwelling units per acre per FLUE Policy 3..1.d) 3.5 DU/AC X 5.789 acres = 20 dwelling units
PROPOSED: Future Land Use – Commercial (0.25 FAR) X 5.789 acres = 0.25 x (5.789 x43,560 = 252,168.84) = 63,042.21 sq ft non-residential

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

**FUNDING SOURCE:**
N/A

**RECOMMENDED MOTION:**

## Development Review Committee:

Recommends approval of the Future Land Use Map Amendment from Residential Low Suburban to Commercial for Paulucci Acres.

## Planning Commission:

At the August 12, 2025 meeting, the Planning Commission found the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and unanimously (4-0) recommended approval of the change in Future Land Use designation from Residential Low Suburban to Commercial for Paulucci Acres.

## Recommended Motion – City Council:

Accept First Reading of Ordinance No. 3126 and hold it over for Second Reading and Adoption.

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

**ATTACHMENTS:**
1. Ordinance No 3126
2. Maps
3. FLU Amendment Justification (Commercial Parcel) - Paulucci
4. Advertisement July 25

**ORDINANCE NO. 3126**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM RESIDENTIAL LOW SUBURBAN TO COMMERCIAL FOR CERTAIN REAL PROPERTY OWNED BY PAULUCCI ACRES, LLC; LOCATED ON THE SOUTH SIDE OF PONKAN ROAD WEST OF THE INTESECTION OF JASON DWELLEY PARKWAY AND PONKAN ROAD; COMPRISING 5.789 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 August 12, 2025, to consider this small-scale amendment to the Future Land Use Map of the Comprehensive Plan and determined that this amendment is internally consistent with the City's Comprehensive Plan; and

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

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

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

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

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

forth above recitals are hereby adopted.

**Section II. Future Land Use Map Amendment.** Page 1-32 (Map 1-6) of the Future Land Use Element of the City of Apopka Comprehensive Plan, is hereby amended to change the land use from County Rural to Mixed-Use for certain real property generally located on the south side of Ponkan Road, west of the intersection of Ponkan Road and Jason Dwelley Parkway, comprising 5.789 acres more or less; as shown and further described in Exhibit "A" attached hereto.

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

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

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

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

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

READ FIRST TIME: _____

READ SECOND TIME AND ADOPTED: _____

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

_____

Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: July 25, 2025

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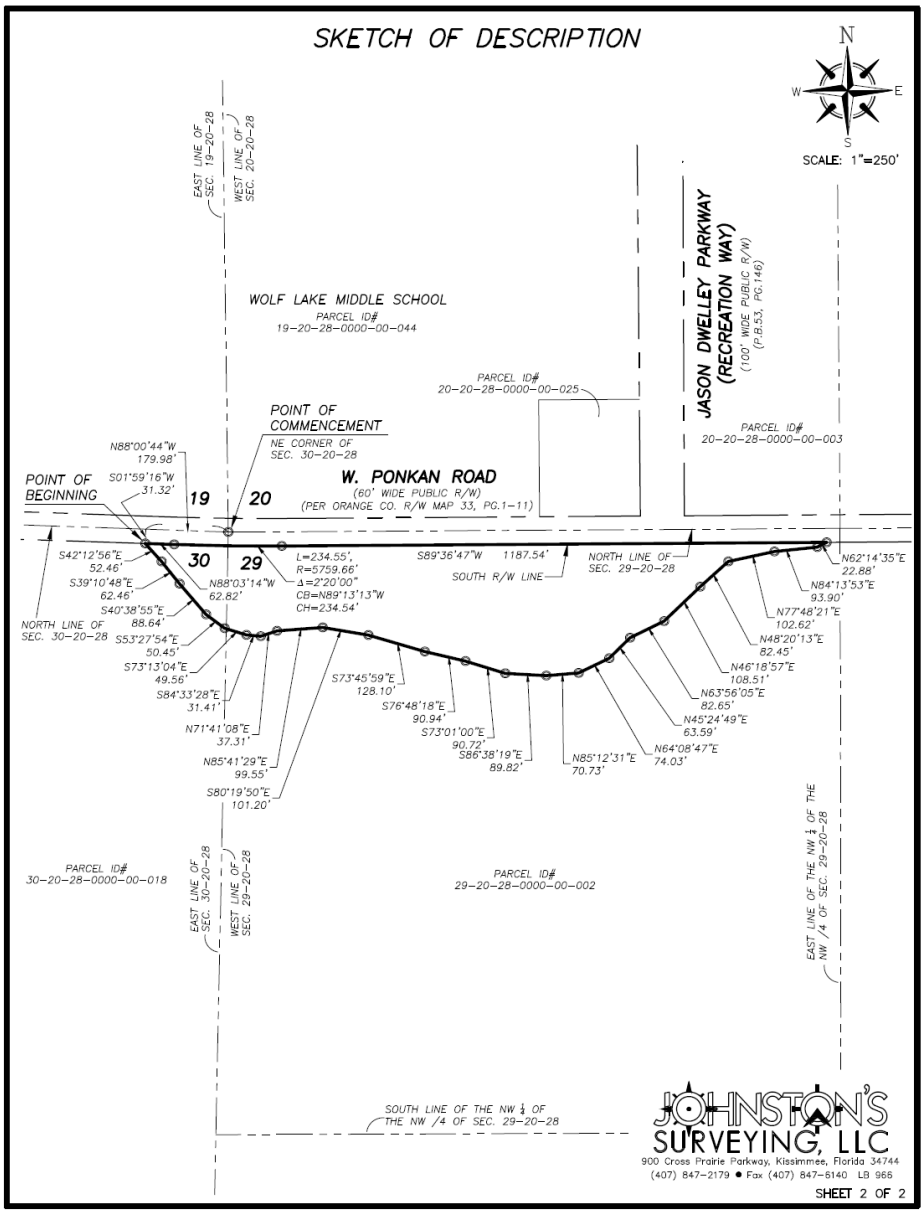
## EXHIBIT "A"

**Parcel Identification Number(s): Portion of 29-20-28-0000-00-002 and 30-20-28-0000-00-018**
**Acreage: 5.789+/- Acres**



# Vicinity

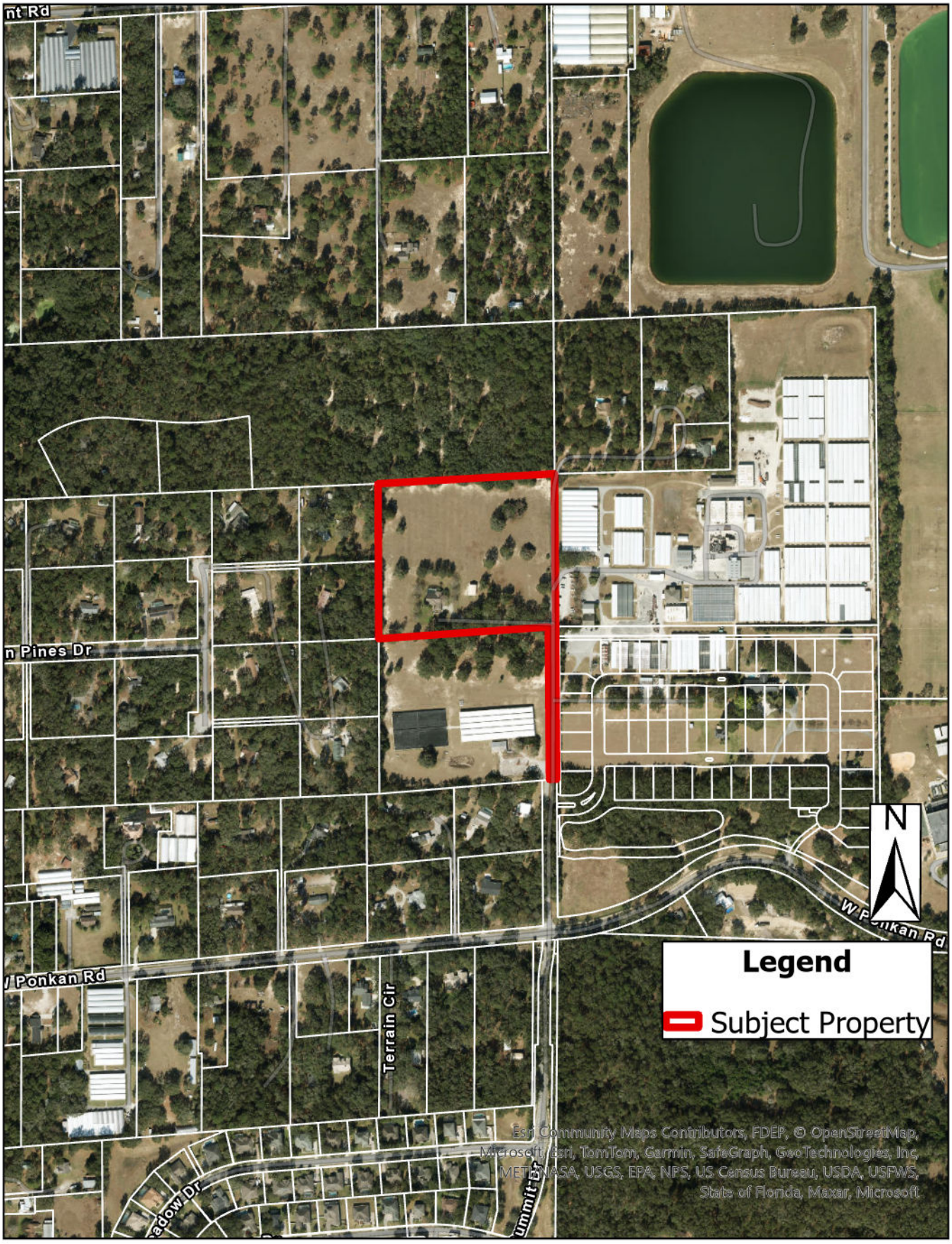
nt Rd
n Pines Dr
/ Ponkan Rd
W Ponkan Rd
Terrain Cir
N
Legend
Subject Property
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

# Future Land Use

# Zoning

nt Rd
n Pines Dr
Ponkan Rd
Terrain Cir
W Ponkan Rd
N
Legend
Subject Property
Apopka Zoning
(C-C) - Community Commercial
(MU-ES-GT) - Mixed-Use-East Shore-Gateway
(O) - Office
(PR) - Parks and Recreation
(RSF-1A) - Residential Single-Family-Estate
(RSF-1B) - Residential Single-Family-Large Lot
(T) - Transitional
Esri Community Maps Contributors, FDEP, © OpenStreetMap,
Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc,
MET NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

# Aerial


nt Rd
n Pines Dr
/ Ponkan Rd
Terrain Cir
W Ponkan 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

2025

# Paulucci Acres Future Land Use Amendment Justification (Commercial Parcel)

PREPARED FOR THE CITY OF APOPKA, FLORIDA

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CONCLUSION ..... 5
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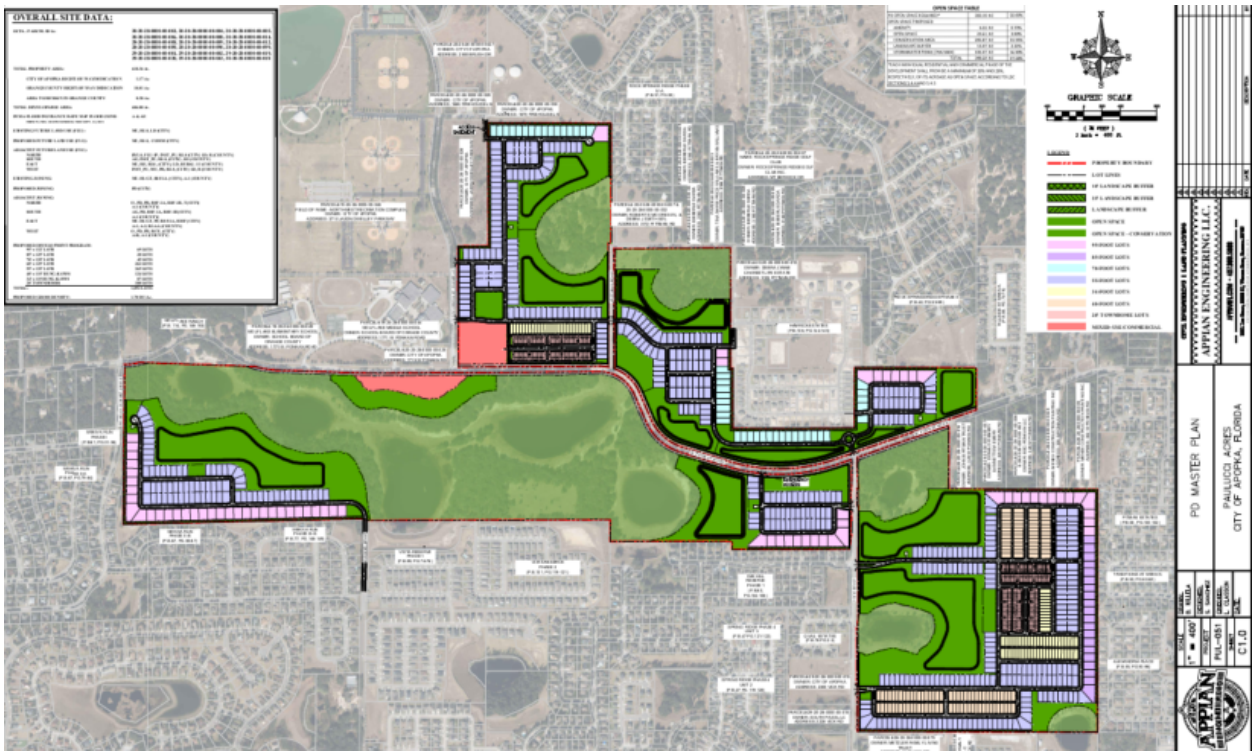
## Summary and Location

The proposed development, currently referred to as “Paulucci Acres” (the “Proposed Development”), is a 618.36± acre site situated north and south of W. Ponkan Road. Paulucci Acres will consist of a master planned residential community of up to 1,052 single-family residential units and two commercial parcels, which will be comprised of approximately 10 acres total, for future development.

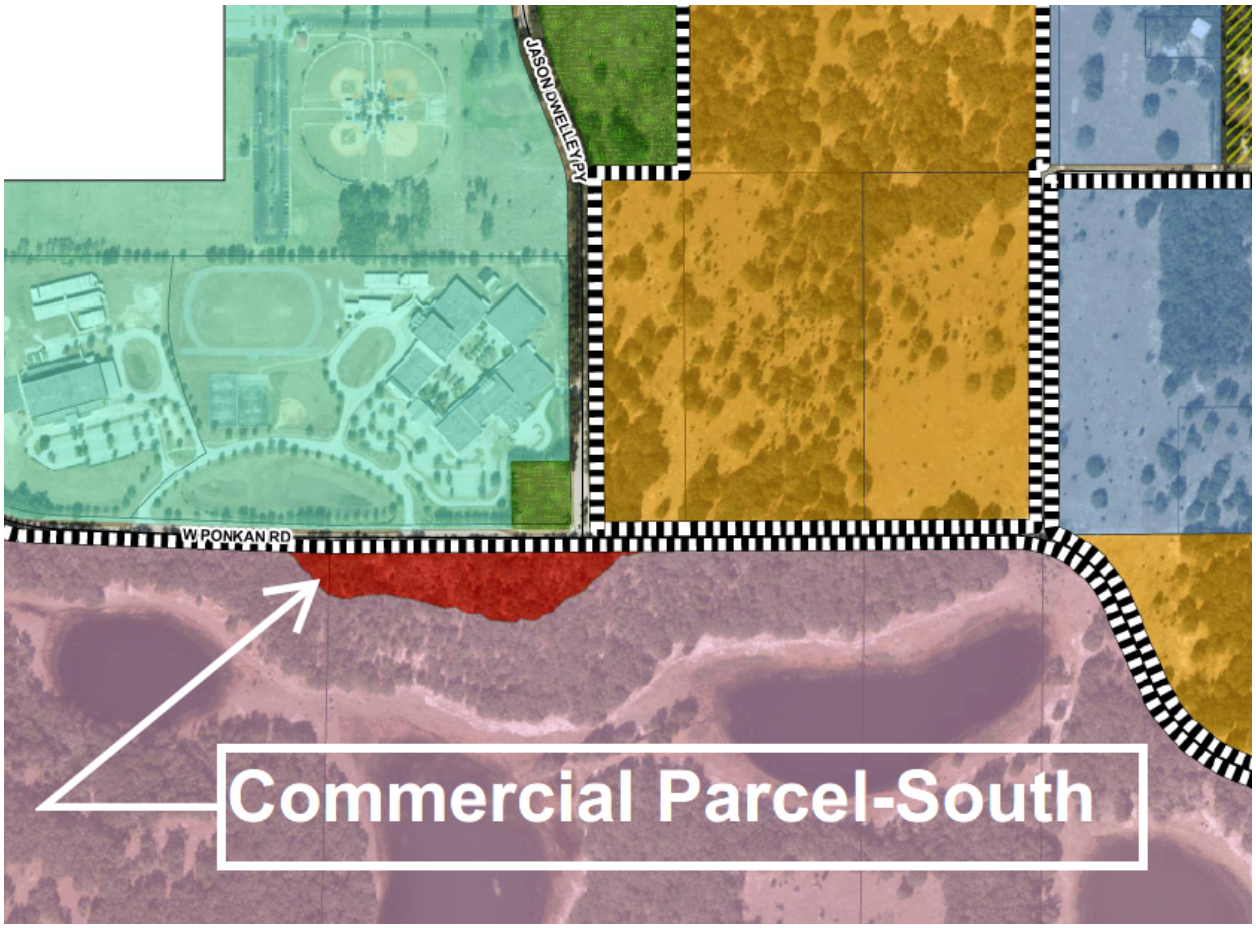
The commercial parcels are contemplated to be located at the intersection of W. Ponkan Road and Jason Dwelley Parkway, with one commercial parcel located on the northern boundary of W. Ponkan Road and the other commercial parcel located on the southern boundary of W. Ponkan Road (the “Commercial Parcel-South”).

The commercial parcels are identified in red in the below exhibit.




The proposed Commercial Parcel-South is approximately 5.873 +/- acres. The Commercial Parcel-South is comprised of a small part of Orange County Property Appraiser Parcel Identification Numbers 30-20-28-0000-00-018 and 29-20-28-0000-00-002.

The location of Commercial Parcel-South is identified in red in the Proposed FLU Exhibit below.




## Application Request

The Commercial Parcel-South has a future land use designation of Residential Low Suburban ("RLS") and is zoned RSF-1A.

The Small-Scale Comprehensive Plan Future Land Use Map Amendment Application (FLU-25-5) (this "Application") requests to amend the City of Apopka Comprehensive Plan Future Land Use Map designation for the proposed Commercial Parcel-South from RLS to Commercial ("COMM"). The requested action is consistent with and furthers the goals, objectives, and policies of the City's Comprehensive Plan.

In conjunction with this Application, Applicant has also submitted a Master Plan and Planned Development Application to request to rezone the proposed development, including Commercial Parcel-South, to Planned Development ("PD") zoning district.

## Review Criteria

### A. 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.**

*RESPONSE: Response: The requested action to amend the City of Apopka Comprehensive Plan Future Land Use Map to amend the FLU designation for the proposed Commercial Parcel-South from RLS to COMM is consistent with and furthers the goals, objectives, and policies of the City's Comprehensive Plan. The Comprehensive Plan Future Land Use Map Amendment is consistent with Goal 1 because it would provide commercial services to the new residential development in the area—thus maximizing the economic benefit to the land and meeting the service needs of the current and, importantly here, the projected population. Specifically, the proposed Commercial Parcel-South is consistent with Future Land Use Goal 1, Objective 3, Policy 3.1.i, because the proposed Commercial Parcel-South would be primarily used "for business, commerce, and convenience shopping which may be neighborhood or community oriented." The main uses of commercial land are businesses, shops, and commerce which would confer an economic benefit to the surrounding area while ensuring that the commercial uses are neighborhood oriented through the proposed PD.*

**b. Is in conflict with any provisions of the LDC.**

*RESPONSE: No, the requested action is consistent with the City's Land Development Code.*

**c. Addresses a demonstrated community need.**

*RESPONSE: The proposed FLU Amendment for the Commercial Parcel-South addresses a demonstrated community need, as the City has experienced considerable economic growth. The proposed FLU Amendment will provide neighborhood-friendly commercial services to support the proposed residential housing—meeting the demonstrated need outlined in the Future Land Use Housing Element Goals, Objectives and Policies Objective 1.*

**d. Is required by changed conditions.**

*RESPONSE: Yes, there are changed conditions that necessitate the Future Land Use Amendment. The surrounding uses and development, including the City's Northwest Recreation Complex with multiple ball fields, tennis courts and an amphitheater, have created a need for neighborhood-friendly commercial development logically placed at or near the intersection of Ponkan Road and Jason Dwelley Parkway.*

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

*RESPONSE: Yes, the requested FLU Amendment is compatible with the existing and proposed uses surrounding Commercial Parcel-South. The "Proposed FLU Map Exhibit" attached hereto as Exhibit "A" reflects the compatibility of the proposed FLU Amendment with the surrounding uses. Specifically, the location of the proposed Commercial Parcel-South at or near the intersection of Ponkan Road and Jason Dwelley Parkway, is appropriate and suitable for neighborhood-friendly commercial use. The existing surrounding uses are compatible with the proposed Commercial Parcel-South, including the multiple ball fields, tennis courts and amphitheater at the City's Northwest Recreational Complex, which draw large groups of people for tournaments and performances throughout the year. The property to the north of the Commercial Parcel-South has a FLU of Mixed Use, which uses will be compatible with the Commercial Parcel-South. There will continue to be a significant natural buffer between the Commercial Parcel-South and the residential development to the south.*

**f. Would result in a logical and orderly development pattern.**

*RESPONSE: The location of the proposed Commercial Parcel-South with a future land use designation of COMM is logical and orderly because it is at or near the intersection of Ponkan Road, a major County roadway, and Jason Dwelley Parkway. Further, the land to the south of the proposed Commercial Parcel-South is proposed to remain in its natural state, creating a significant natural buffer between future residential development and the proposed Commercial Parcel-South.*

**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.**

*RESPONSE: The proposed FLU Amendment minimizes the environmental impacts on the natural environment. The Applicant intends to maintain a significant portion of the natural environment surrounding the existing lakes located south of Ponkan Road adjacent to the Commercial Parcel-South providing for open spaces, recharge areas and avoiding environmental degradation consistent with Future Land Use Goal 1, Objective 4. The preservation of these lakes and the surrounding habitats will serve to maintain the natural vegetation, wetlands, and natural functioning environment and provide a natural buffer between the commercial and residential segments of the surrounding area.*

**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).**

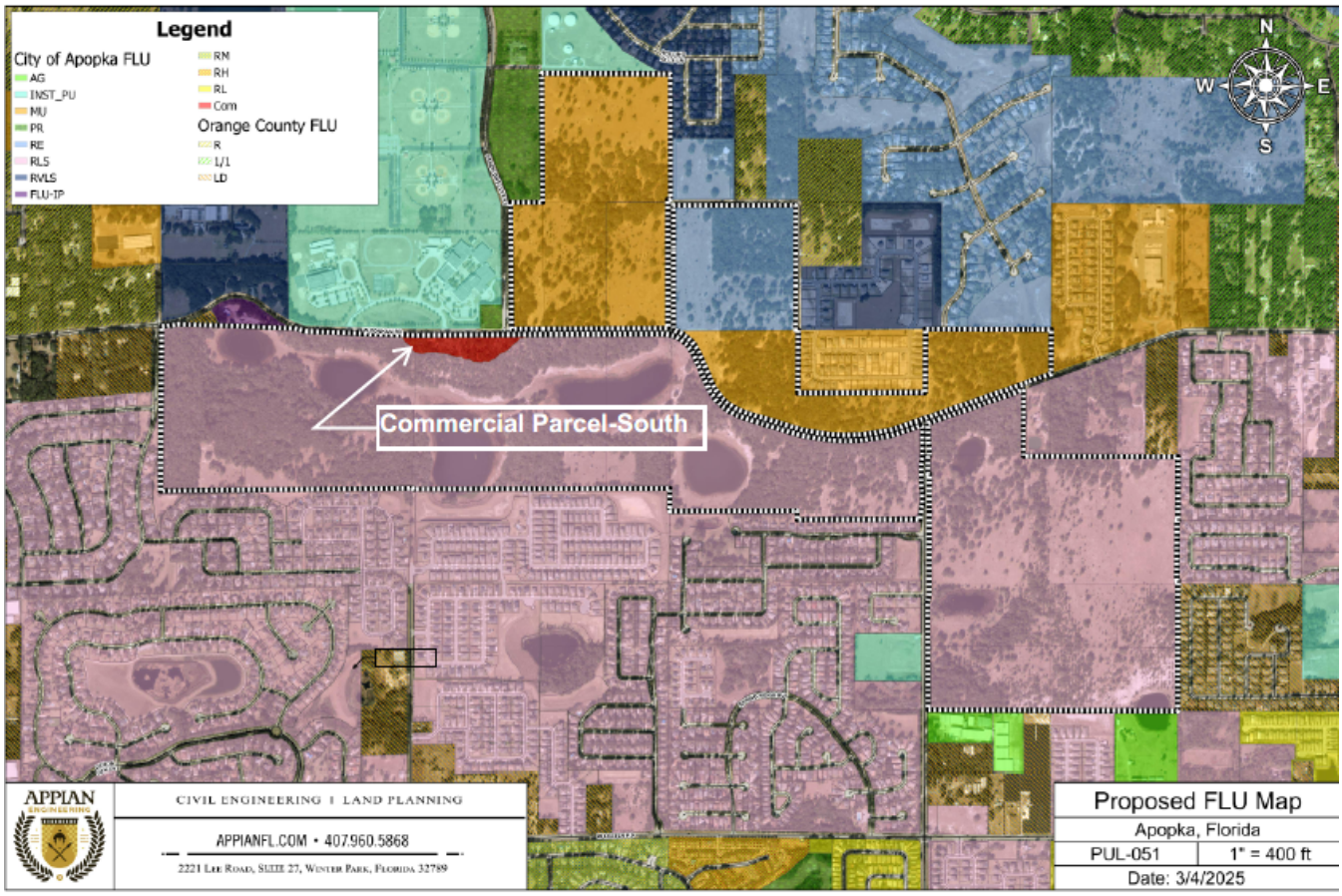
*RESPONSE: Yes, the development will be adequately served by public facilities. Adequate transportation, utilities, drainage and other public facilities either exist or will be provided for or mitigated as required in accordance with City's Comprehensive Plan, the City's Land Development Code and Florida Statutes. The Applicant will comply with all capacity and concurrency requirements for public facilities under the City's Comprehensive Plan and LDC and Florida Statutes.*

## Conclusion

The requested Future Land Use Amendment related to the Commercial Parcel-South is compatible with the surrounding development and uses. The Applicant respectfully requests your consideration of this Application for approval of a future land use designation of COMM for the Commercial Parcel-South. Should you have any questions regarding this Application, please contact Dan O'Keefe or Elesa Sowell with Shutts & Bowen LLP.

# Exhibit “A”

Proposed FLU Map Exhibit

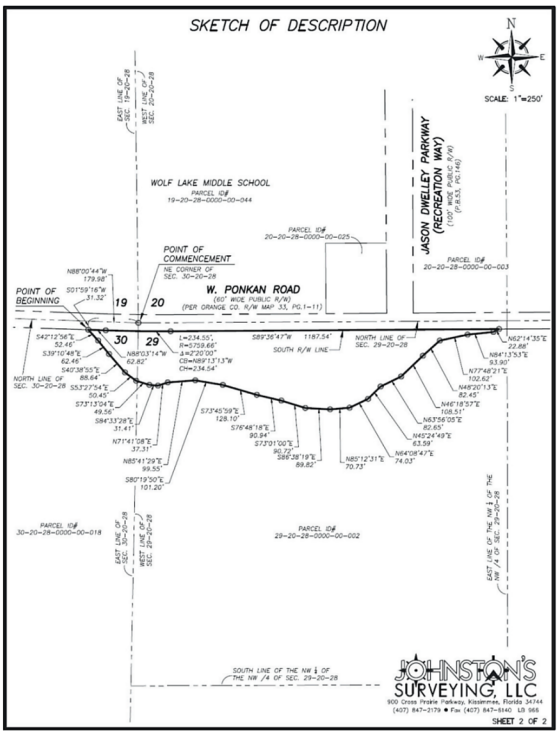


# CITY OF APOPKA
# PUBLIC HEARING NOTICE
# SMALL-SCALE FUTURE LAND USE AMENDMENT

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

**ORDINANCE NO. 3126**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM RESIDENTIAL LOW SUBURBAN TO COMMERCIAL FOR CERTAIN REAL PROPERTY OWNED BY PAULUCCI ACRES, LLC; LOCATED ON THE SOUTH SIDE OF PONKAN ROAD WEST OF THE INTESECTION OF JASON DWELLEY PARKWAY AND PONKAN ROAD; COMPRISING 5.789 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**




**Parcel Identification Number(s): Portion of 29-20-28-0000-00-002 and 30- 20-28-0000-00-018**
**Contains: 5.789 +/- acres**

NOTICE is given that a public hearing for Ordinance Number 3126 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, August 12, 2025 beginning at 5:30 P.M.,** or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3126 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, September 3, 2025 beginning at 1:30 P.M.** and **Wednesday, September 17, 2025 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 future land use amendment 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**

**July 25, 2025**

# City of Apopka
# CITY COUNCIL STAFF REPORT

**Section:** PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
**Item #:** 13.
**Meeting Date:** September 3, 2025
**Department:** City Clerk

**SUBJECT:**
**Resolution No. 2025-33 - Amending the Minutes Policy to incorporate the Commissions request**

**ACTION ITEM INFORMATION:**
Resolution No. 2025-33 - Amending the Minutes Policy to incorporate the Commissions request

**REQUEST:**
Accept Resolution No. 2025-33 - Meeting Minutes Policy update

**SUMMARY:**
As directed by City Council at the August 20, 2025 regular City Council meeting, this resolution updates the official meetings minutes policy to include, "Name of speaker and brief description of the subject (not to exceed 10 words)" for all public comment participants.

**FUNDING SOURCE:**
N/A

**RECOMMENDED MOTION:**
Accept Resolution No. 2025-33 - Meeting Minutes Policy update

**ATTACHMENTS:**
1. Resolution No. 2025-33- Revised Minutes Policy.
2. Resolution No. 2025-33 -Staff Report

**RESOLUTION NO. 2025-33**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, ESTABLISHING A POLICY FOR OFFICIAL MEETING MINUTES, PROVIDING FOR DIRECTIONS TO THE CITY CLERK, AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Apopka recognizes the importance of transparency, accountability and public record-keeping in local government; and

**WHEREAS**, accurate and consistent meeting minutes serve as the official record of action taken by the Council and are essential for historical reference, legal compliance and public access; and

**WHEREAS**, the Council seeks to ensure that all minutes are prepared in a uniform, timely and professional manner that complies with Section 286.011, Florida Statutes; and

**WHEREAS**, the City Council desires to establish a uniform policy for the preparation of brief meeting minutes that will ensure the official record reflects the official actions of the Council without recording individual or impartial discussions, opinions, or disagreements.

**WHEREAS**, the purpose of this resolution is to establish the official policy for the preparation of City Council meeting minutes in accordance with Section 286.011, Florida Statutes; and

**WHEREAS**, it is appropriate that administrative policies be reviewed and amended from time to time as needed.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA,** as follows:

**SECTION 1 – CITY COUNCIL MEETING MINUTE-TAKING POLICY**

1. Responsibility:
   The City Clerk or designee shall be responsible for overseeing the preparation of the official minutes for all Official Regular, Special or Workshop City Council meetings.
2. Required Content of Minutes to include:

   The meeting minutes shall reflect a brief and impartial record of the meeting to include the following elements:
   a) The Date, Time, Type of Meeting and the Location of the Meeting.

b) Name of the Presiding Officer, Members present and members absent.
d) Official actions, decisions, and resolutions adopted by the Council.
    a. Exact wording of all motions, who made the motion, and who seconded the motion.
    b. Results of each vote taken.
    c. Name of speaker and brief description of the subject (not to exceed 10 words).
    d. Time of Adjournment.

3. Minutes shall not include:
   Detailed discussions, debate, personal opinions, comments, attacks, disagreements, characterizations of the discussion, or remarks of Council members or the public.

4. Format of Minutes
   The meeting minutes shall be written in a concise, neutral and professional style and provide an action summary in accordance with this resolution.

5. Approval Process
   Draft meeting minutes shall be submitted to the Council for review and approval at the next regular meeting. Upon approval, the minutes shall be signed by the Presiding Officer and City Clerk and made available to the public in accordance with Section 286.011(1), Florida Statutes.

6. Retention and Publication
   Approved minutes shall be posted to the City's official website and retained in accordance with the City of Apopka records retention policy and in accordance with Section 286.011(1), Florida Statutes.

**SECTION 2. TRAINING AND IMPLEMENTATION**

The City Clerk or designee shall ensure that individuals responsible for minute-taking receive appropriate training in this policy in accordance with applicable legal requirements and pursuant to Section 286.011(1), Florida Statutes.

**SECTION 3. EFFECTIVE DATE**

This Resolution shall take effect immediately upon adoption.

**PASSED** and **ADOPTED** this ___ day of August, 2025

CITY OF APOPKA

_____
Bryan Nelson, Mayor

_____

Susan M. Bone, City Clerk

# City of Apopka
# CITY COUNCIL STAFF REPORT

**Section:** PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
**Item #:** 18.
**Meeting Date:** September 3, 2025
**Department:** City Clerk

**SUBJECT:**
**Resolution No. 2025-33 - Amending the Minutes Policy to incorporate the Commissions request**

**ACTION ITEM INFORMATION:**
N/A

**REQUEST:**
Accept Resolution No. 2025-33 - Meeting Minutes Policy update

**SUMMARY:**
As directed by City Council at the August 20, 2025 regular City Council meeting, this resolution updates the official meetings minutes policy to include, "Name of speaker and brief description of the subject (not to exceed 10 words)" for all public comment participants.

**FUNDING SOURCE:**
N/A

**RECOMMENDED MOTION:**
Accept Resolution No. 2025-33 - Meeting Minutes Policy update

**ATTACHMENTS:**
1. Resolution No. 2025-33- Revised Minutes Policy.

# City of Apopka
# CITY COUNCIL STAFF REPORT

**Section:** PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
**Item #:** 14.
**Meeting Date:** September 3, 2025
**Department:** Administration

**SUBJECT:**
**Resolution No. 2025-34 - City Commission Discretionary Fund Policy**

**ACTION ITEM INFORMATION:**
Resolution No. 2025-34 - City Commission Discretionary Fund Policy

**REQUEST:**
Accept Resolution No. 2025-34 - City Commission Discretionary Fund Policy

**SUMMARY:**
To help establish clear policies and procedures for the use of City Commission discretionary funds, staff have prepared a proposed policy by resolution, for consideration by the City Council. The policy aims to establish clear guidelines regarding the appropriate use of discretionary funds that are allocated during the annual budgetary process.

Eligible uses include:

1. Donations to Federally Tax-Exempt Organizations
2. Registrations for conferences, workshops, or training that enhance the professional development of the Mayor or City Commissioners
3. Registrations for community luncheons and events that promote civic engagement or community development
4. Food for City of Apopka staff appreciation or working meetings that serve a clear governmental purpose

Ineligible uses include:

1. Political or campaign-related activities
2. Personal expenses or benefits, including expenses unrelated to official City business

The proposed policy also includes procedures for processing donation and reimbursement requests.

**FUNDING SOURCE:**
n/a

**RECOMMENDED MOTION:**
Adopt Resolution 2025-34 establishing the City Commission Discretionary Fund Policy

**ATTACHMENTS:**

1. Resolution No. 2025-34 City Commission Discretionary Funds Policy

**RESOLUTION NO. 2025-34**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF APOPKA, ESTABLISHING A POLICY FOR THE USE OF DISCRETIONARY FUNDS BY THE CITY COMMISSION; PROVIDING FOR SCOPE AND PURPOSE, ELIGIBLE AND INELIGIBLE USES, AND PROCEDURAL REQUIRMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** the Mayor and City Commissioners may be allocated discretionary funds through the annual budget process to be used in the course of their official duties; and

**WHEREAS**, the City of Apopka finds it necessary to establish clear guidelines regarding the appropriate use of such discretionary funds to prevent misuse; and

**WHEREAS,** the City of Apopka recognizes the importance of fiscal responsibility and transparency in the use of public resources.

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

**SECTION 1. SCOPE AND PURPOSE**

This policy applies when discretionary funds are explicitly budgeted and are to be used by the Mayor or City Council members only in their official capacities. The purpose of this policy is to emphasize the responsible use of public resources and to ensure that discretionary expenditures provide substantial benefit to the community.

**SECTION 2. ELIGIBLE USES**

Discretionary funds may only be used for the following purposes:

1. Donations to Federally Tax-Exempt Organizations
2. Registrations for conferences, workshops, or trainings that enhance the professional development of the Mayor or City Commissioners
3. Registrations for community luncheons and events that promote civic engagement or community development
4. Food for City of Apopka staff appreciation or working staff meetings that serve a clear governmental purpose

**SECTION 3. INELIGIBLE USES**

Discretionary funds shall not be used for:

1. Political or campaign-related activities
2. Personal expenses or benefits, including expenses unrelated to official City business

**SECTION 4. FUND MANAGEMENT**

- The Mayor's discretionary fund shall be managed and administered by the Mayor's Office.
- The City Council members' discretionary funds shall be managed and administered by the City Administrator's Office.

**SECTION 5. PROCEDURE FOR DONATION REQUESTS**

All requests for donations using discretionary funds shall be submitted in writing or via email to the City Administrator's Office and must include:

1. The name of the Federally Tax-Exempt Organization; and
2. The name and contact information for a representative of the organization; and
3. The amount requested for donation.

**SECTION 6. PROCEDURE FOR REIMBURSEMENT REQUESTS**

Requests for reimbursement for eligible expenses must be submitted in writing or via email to the City Administrator's Office and must:

1. Be submitted within thirty (30) days of incurring the expense; and
2. Include an invoice/expense report, and receipt.

Failure to comply with this procedure may result in denial of reimbursement.

**SECTION 7. EFFECTIVE DATE**

This Resolution shall become effective immediately upon adoption by the City Council.

**PASSED** and **ADOPTED** this ___ day of September, 2025

CITY OF APOPKA

_____
Bryan Nelson, Mayor

ATTEST:

_____
Susan M. Bone, City Clerk

# City of Apopka
# CITY COUNCIL STAFF REPORT

**Section:** PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
**Item #:** 15.
**Meeting Date:** September 3, 2025
**Department:** Finance Department

**SUBJECT:**
**Resolution No. 2025-35 Amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025.**

**ACTION ITEM INFORMATION:**
Resolution No. 2025-26 Amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025.

**REQUEST:**
Council adoption of Resolution Number 2025-35
Budget Amendment #: 13
Fiscal Year (FY): 2025
Total Amendment **$1,540,866** * 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: Fire and Police Retirement Plan Contribution**
**Funding Source: Fire and Police Retirement Plans**
**Description:** This amendment includes changes in revenues and appropriations for the general fund related to the fire and police retirement plans to be in compliance with the provisions of chapters 175/185 in which we received 2024 state premium tax monies for our fire and police pension plans in fiscal year 2025.

In addition, surplus monies that accrued in the Firefighters Supplemental Compensation Trust Fund during the calendar year 2023 were received in Fiscal Year 2025. Once the funds are received, we are required to submit them to the retirement plan as employer contributions. This transaction recognizes the revenue received and the associated appropriation for the contribution.

| Account Number | Description/Project | Debit | Credit |
|---|---|---|---|
| 001-312-5100 | CASUALTY INSURANCE PREMIUM TAX (FIRE) | | $ 517,966 |
| 001-2110-522-2200 | CITY RETIREMENT CONTRIBUTION (FIRE) | 517,966 | |
| 001-312-5200 | CASUALTY INSURANCE PREMIUM TAX (POLICE) | | $ 931,962 |
| 001-2210-521-2200 | CITY RETIREMENT CONTRIBUTION (POLICE) | 931,962 | |
| 001-335-2100 | FIREFIGHTER SUPPLEMENTAL COMPENSATION | | $ 90,938 |
| 001-2110-522-2200 | CITY RETIREMENT CONTRIBUTION (FIRE) | $ 90,938 | |
| | **Total Amendment** | **$1,540,866** | **$1,540,866** |

**FUNDING SOURCE:**
FY2024-2025 Budget

**RECOMMENDED MOTION:**
Adopt Resolution Number 2025-35

**ATTACHMENTS:**
1. Resolution Number 2025-35_Budget Amendment #13

# RESOLUTION NO. 2025-35

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 **$1,540,866** 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 **16th DAY OF JULY, 2025**

**CITY OF APOPKA, FLORIDA**

_____
BRYAN NELSON, MAYOR

ATTEST:

_____
SUSAN BONE, CITY CLERK

# City of Apopka
# CITY COUNCIL STAFF REPORT

**Section:** PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
**Item #:** 16.
**Meeting Date:** September 3, 2025
**Department:** City Clerk

**SUBJECT:**
**Resolution No. 2025-36 - Special Election for the Charter Amendments**

**ACTION ITEM INFORMATION:**
Resolution No. 2025-36 - Special Election for the Charter Amendments

**REQUEST:**
Adopt Resolution 2025-36 Special Election for the Charter Amendments and authorize the City Clerk to set up the special election on November 4, 2025.

**SUMMARY:**
As directed by City Council at the August 20, 2025, regular City Council meeting, the City Clerk inquired with Orange County Supervisor of Elections Office to determine whether there was still time to hold a special election on November 4, 2025, for the approved Charter Amendment Questions.

The Orange County Supervisor of Elections confirmed the deadline had not passed, but all ballot materials (in Spanish and English) and the election agreement are due by Friday, September 5, 2025. The total quoted cost from the Orange County Supervisor of Elections to hold the special election on November 4, 2025, is $53,037.41, which includes $8,158.12 for one week of early voting.

**FUNDING SOURCE:**

**RECOMMENDED MOTION:**
Adopt Resolution 2025-36 Special Election for the Charter Amendments and authorize the City Clerk to set up the special election on November 4, 2025.

**ATTACHMENTS:**
1. Resolution Number 2025-36 -Charter Amendments
2. 2025 Apopka Special Election Contract 11.04.25
3. 2025 Apopka Special Key Dates-Draft
4. Draft 2 2025 APO Spcl Cost Estimate-3000VBM

# RESOLUTION NO. 2025-36

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, PROVIDING FOR AMENDMENTS TO THE CITY CHARTER AND CALLING FOR A SPECIAL ELECTION FOR THE PURPOSES OF ALLOWING THE ELECTORS AN OPPORTUNITY TO VOTE FOR THE PROPOSED AMENDMENTS; DIRECTING THE CITY CLERK TO PROVIDE THE APPROVED CHARTER AMENDMENTS TO THE ORANGE COUNTY SUPERVISOR OF ELECTIONS FOR A STAND-ALONE ELECTION ON NOVEMBER 4, 2025.

**WHEREAS,** Florida Statute 166.031 dictates the process of updating a City Charter either through passage of an Ordinance by the Governing Body or by Petition by the Electors; and

**WHEREAS, the** City Council of the City of Apopka, desires to amend the City Charter; and

**WHEREAS,** the City Council of the held a series of three Workshops to determine the language for the amendments; and

**WHEREAS,** the City Council directed the City Attorney to draft an ordinance to provide for the amendments outlined in the workshops; and

**WHEREAS,** the City Council held two Public Hearings and adopted Ordinance No. 3072 at its City Council meeting of August 20, 2025.

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

**SECTION 1:** That the City Council of the City of Apopka hereby directs the City Clerk to provide the Charter Amendments to the Orange County Supervisor of Elections by September 5, 2025, both in English and Spanish in order to have this placed on a Stand-Alone Election on November 4, 2025.

**SECTION 2:** Effective Date. This Resolution shall take effect immediately upon adoption.

**PASSED** and **ADOPTED** this **3rd day of September, 2025**

**CITY OF APOPKA, FLORIDA**

_____
BRYAN NELSON, MAYOR

ATTEST:

_____
SUSAN BONE, CITY CLERK

Karen Castor Dentel
SUPERVISOR OF ELECTIONS
ORANGE COUNTY—FLORIDA
119 West Kaley Street Orlando, Florida 32806
OCFELECTIONS.GOV

# 2025-2026 VOTE PROCESSING EQUIPMENT USE AGREEMENT AND ELECTIONS SERVICES CONTRACT FOR MUNICIPAL ELECTIONS

*This Vote Processing Equipment Use Agreement and Elections Services Contract (hereinafter referred to as the "Agreement") is hereby entered into by and between the Orange County Supervisor of Elections Office, (hereinafter referred to as "SOE") and the City of Apopka, Orange County, Florida, (hereinafter referred to as "MUNICIPALITY").*

RECITALS:

WHEREAS, pursuant to Section 101.34, Florida Statutes, SOE is the legal custodian of certified vote processing equipment owned by Orange County, Florida and is hereby charged with the responsibility for custody and maintenance of said equipment; and

WHEREAS, MUNICIPALITY desires, or is otherwise statutorily obligated, to conduct an election that requires the use of vote processing equipment to count ballots; and

WHEREAS, all vote processing equipment requires specially trained and knowledgeable individuals to program, operate and maintain said equipment; and

WHEREAS, the Orange County Board of County Commissioners has authorized SOE to provide any necessary terms and conditions for the use of such voting equipment; and

WHEREAS, SOE can provide the necessary personnel to program, operate and maintain said equipment; and

WHEREAS, MUNICIPALITY hereby acknowledges full responsibility for any and all applicable requirements under the Florida Election Code and any provisions of the city charter or municipal ordinances which may not be addressed or included in this agreement,

NOW, THEREFORE, in consideration of the premises and of the mutual promises, terms and conditions stated herein SOE and MUNICIPALITY agree as follows:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein.

SECTION 2. Agreement. SOE shall provide to MUNICIPALITY such necessary vote processing equipment and services according to the terms and conditions stated in this Agreement, for the purposes of conducting a Special Election to be held on November 4, 2025, along with the necessary equipment and services to facilitate any early voting sites and polling places as may be necessary and agreed upon by the parties.

SECTION 3. Operation and Programming Services.

3.1 Programming. For each election, MUNICIPALITY shall pay SOE Three Hundred Dollars and no/100 Cents ($300.00) for programming, ballot layout, testing and transmission of Election night results for DS300 equipment. For each election, MUNICIPALITY shall pay SOE Three Hundred Dollars and no/100 Cents ($300.00) for programming, ballot layout, including audio files and testing for the ADA equipment.

3.2 DS300. For each precinct, MUNICIPALITY shall pay Two Hundred Fifty Dollars and no/100 Cents ($250.00) for the maintenance and rental of one (1) DS300 tabulator, eight (8) voting booths, one (1) Emergency ballot box and one (1) precinct sign and One Hundred Dollars and no/100 Cents ($100.00) for each additional identically programmed DS300 tabulator. For early voting, MUNICIPALITY shall pay SOE Two Hundred Fifty Dollars and no/100 Cents ($250.00) for maintenance and rental, and operation of each DS300 tabulator, ten (10) voting booths and one (1) Emergency ballot box and One Hundred Dollars and no/100 Cents ($100.00) for each additional identically programmed DS300.

3.3 ADA Equipment. For each precinct, MUNICIPALITY shall pay SOE One Hundred Fifty Dollars and no/100 Cents ($150.00) for the maintenance and rental of one (1) ADA Voting machine and Seventy-Five Dollars and no/100 Cents ($75.00) for each additional identically programmed precinct machine. For early voting, MUNICIPALITY shall pay SOE One Hundred Fifty Dollars and no/100 Cents ($150.00) for maintenance and rental of each ADA machine and Seventy-Five Dollars and no/100 Cents ($75.00) for each additional identically programmed early voting machine.

3.4 Vote-by-Mail Ballot Counting Equipment. For each election, MUNICIPALITY shall pay SOE Three Hundred Fifty Dollars and no/100 Cents ($350.00) for the program, maintenance, and operation of any DS950 high-speed ballot counting equipment. Such fee shall include up to four (4) hours of processing time, election setup and coordination, programming of high-speed ballot counting equipment, and processing of envelopes through the automatic envelope openers. For each additional hour needed to provide the services described in this paragraph, MUNICIPALITY shall pay SOE Fifty Dollars and no/100 Cents ($50.00) per hour.

3.5 ePoll Books. For each precinct, MUNICIPALITY shall pay SOE One Hundred Fifty Dollars and no/100 Cents ($150.00) for database setup and maintenance of two (2) ePoll books (check-in tablets) and one (1) Help Desk tablet per precinct. Additional ePoll books will be charged at Fifty Dollars and no/100 Cents ($50.00) each.

3.6 Repairs. For any election, all maintenance, repairs, or other troubleshooting services for vote processing equipment, including any processors or tablets, will be performed exclusively by SOE and such services are included in all stated charges. However, SOE does reserve the right to seek reimbursement from MUNICIPALITY for any repairs or maintenance caused by any negligent or unauthorized acts by any employee or representative of MUNICIPALITY.

SECTION 4. Additional Early Voting Services for Off-Site Locations.

4.1. DS300. For each early voting site other than the office of the SOE, MUNICIPALITY shall pay One Hundred Dollars and no/100 Cents ($100.00) for each identically programmed DS300.

4.2 Tablets. For each early voting site other than the office of the SOE, MUNICIPALITY shall pay SOE Three Hundred Dollars and no/100 Cents ($300.00) for the program and operation of two (2) check-in tablets and two (2) BOD printers and One Hundred Dollars and no/100 Cents ($100.00) for each additional check-in tablet setup and one (1) BOD printer. Such service fee includes the downloading or uploading of any necessary data. These charges are per election.

4.3 EV Site Setup and Breakdown. For each early voting site other than the office of the SOE, MUNICIPALITY shall pay SOE actual cost incurred ranging between $1,000 to $1,500 per EV site for the delivery, setup, and/or pickup of any early voting equipment. These charges are per election.

SECTION 5. Other Election Charges.

5.1. Consumable Supplies. For each election, MUNICIPALITY shall pay SOE for consumable precinct supplies at a rate of One Hundred Fifty Dollars and no/100 Cents ($150.00) for each precinct, and Two Hundred Forty Dollars and no/100 Cents ($240.00) for each early voting site. SOE will arrange pickup of precinct supplies no later than two days after the election. MUNICIPALITY shall also identify and provide a secure place for precinct clerk(s) to return supplies and voted and unvoted ballots on election night.

5.2 Paper Precinct Registers (PL/PR). For each election, MUNICIPALITY shall promptly pay third party vendor as exclusively selected by SOE the actual costs incurred to produce, print, and bind Poll Lists/Precinct Registers ("PL/PR"), including any paper or delivery costs. SOE shall have sole discretion in selecting a third-party vendor to perform the requisite printing and binding services.

5.3 Communication. For each election, MUNICIPALITY shall pay SOE for any actual costs incurred by SOE from a third-party telecommunications provider for the setup, activation, use, and deactivation of any telephone or wireless internet lines which in the SOE's sole discretion are necessitated at any voting site. MUNICIPALITY shall also pay SOE for the cost incurred for paying Poll Workers for use of personal cell phones as needed for Election Day communication. Selection of the third-party telecommunications providers shall be the preference of SOE.

5.4 Indexes. For any Street Indexes ordered or required, MUNICIPALITY shall promptly pay third party vendor as exclusively selected by SOE Nine Dollars and no/100 Cents ($9.00) as a setup fee, plus Twenty-Five Cents ($0.25) for each printed page.

5.5 Vote-by-Mail Ballots. For each election, MUNICIPALITY shall pay SOE One Dollar and Ninety-Five Cents ($1.95) for each Vote-by-Mail Ballot request processed plus actual postage costs. MUNICIPALITY shall also pay SOE Ten Cents ($0.10) for each Vote-by-Mail Ballot signature verified. MUNICIPALITY may choose to pay return postage for Vote-by-Mail Ballots at the actual cost incurred.

5.6 Early Voting. MUNICIPALITY shall reimburse SOE for any overtime hours by SOE staff due to weekend hours for early voting sites including any hours accrued by SOE staff at the offices of SOE. SOE may elect to evenly apportion the costs for early voting overtime hours among various municipalities, if appropriate, but in no event shall SOE be obligated to apportion such costs. SOE shall ensure that experienced SOE personnel staff each early voting site, in accordance with Florida law.

5.7 Notices. For each election, MUNICIPALITY shall pay SOE Twenty-Five Cents ($0.25) for each Notice of Election that is mailed to each eligible voter, plus actual postage costs. SOE will provide a sample to MUNICIPALITY for review and approval prior to ordering or printing.

5.8 Fee Schedule. For each election, MUNICIPALITY shall pay SOE for any other goods or services not specifically provided for in this Agreement but that may be described or listed in the latest Municipal Fee Schedule as distributed to MUNICIPALITY. MUNICIPALITY agrees that the Municipal Fee Schedule and the prices contained therein are subject to change.

5.9 Other. For each election and upon proper notice to MUNICIPALITY, MUNICIPALITY shall pay SOE for any other election services not contemplated herein which may be needed to conduct an orderly election.

SECTION 6. Term. For each election, the term of this Agreement begins on the Effective Date and concludes when ballots have been processed, election results have been certified, all vote processing equipment has been returned to the SOE's warehouse, and an audit or recount, if applicable, has been completed. In the event of an election contest or challenge, SOE agrees to cooperate in complying with court orders, and providing any public records which the SOE maintains or otherwise controls.

SECTION 7. Applicable Requirements of Florida's Election Code. MUNICIPALITY shall properly call the election in accordance with any Florida Statutes, applicable charter provisions, or city ordinances. MUNICIPALITY agrees that the Municipal Clerk is responsible for the conduct of the city's elections and for ensuring compliance with all applicable Florida Statutes, including the Florida Election Code and any municipal charter provisions and ordinances. Any obligations or duties not set forth in this Agreement shall be the sole responsibility of MUNICIPALITY. To the extent that the SOE is contractually assisting the MUNICIPALITY per this agreement, SOE shall maintain compliance with each of the statutes, codes, municipal charter provisions, and ordinances referenced above. MUNICIPALITY and SOE agree that the terms of this contract may require modification to allow compliance with any new legislation or rules promulgated by the Division of Elections as a result of any new enactments by the Florida Legislature pertaining to the Florida Election Code.

SECTION 8. Notice and Advertisement of Elections. MUNICIPALITY shall prepare and arrange for publication of all legal advertising required by state and federal statutes, city charter, and city ordinances. MUNICIPALITY agrees that all advertisements of elections conducted in Orange County shall be published in both English and Spanish and that MUNICIPALITY shall be responsible for the accurate and complete translation of any such notices. SOE shall, if available, provide samples of required advertising upon request.

SECTION 9. Qualifying Candidates. MUNICIPALITY may provide qualifying packets to candidates. MUNCIPALITY shall accept and process all qualifying papers and fees. For audio ballots, MUNCIPALITY shall collect pronunciation guides from candidates at the time of qualifying and shall submit them to SOE at the close of qualifying.

If petitions are part of the qualifying process, MUNICIPALITY shall pay to SOE Ten Cents ($0.10) per name checked to verify any signatures on qualifying petitions. SOE agrees to verify any signatures for any qualifying petitions submitted by MUNICIPALITY.

In no event shall SOE issue any recommendations or make any legal determinations as to the qualifications or eligibility of any candidate for municipal office.

SECTION 10. Printing of Ballots and Ballot Services. MUNICIPALITY shall place an order for a sufficient quantity of Election Day ballots with a third-party printer as selected exclusively by SOE. MUNICIPALITY shall provide prompt payment to the third-party printer for the cost of any printed ballots or election materials. MUNICIPALITY shall also pay SOE a per ballot fee for each Vote-by-Mail and early voting ballot printed.

MUNICIPALITY shall furnish, immediately upon the conclusion of the qualifying period, all ballot information in English and Spanish including the names of the candidates as they are to appear on the ballot; the name of the Municipality; the name of the election; the title of office and/or referendum title; explanation; and questions.

SOE agrees to provide the layout of the ballot(s) based on the information furnished by MUNICIPALITY and deliver ballot layout to the approved printer. MUNICIPALITY will place the ballot order with the SOE approved printer. Both SOE and MUNICIPALITY must sign off on ballot proof(s).

Once test ballots are received from the printer, SOE will test all vote processing equipment in accordance with the standards established by the Florida Division of Elections and any applicable Florida Statutes. Upon receipt of the printed ballots from the printer, SOE shall receive, securely store, and account for all ballots until disbursed to early voting locations or to poll clerks. SOE shall also control and limit all access to unvoted ballots while in the possession of SOE.

SECTION 11. Poll Workers. SOE will select poll workers from a group of experienced poll workers. SOE will assign back-up poll workers to be available on Election morning. SOE shall provide MUNICIPALITY with a list of poll workers and Adopt-A-Precinct organizations and will train all poll workers in accordance with the Florida Election Code and other guidelines, procedures or regulations as followed or adopted for the conduct of elections in Orange County. Clerk for MUNCIPALITY, or a representative, shall be in attendance for poll worker training sessions, at minimum the Poll Clerk training. SOE shall distribute all necessary supplies and ballots at poll worker training sessions. MUNICIPALITY shall pay poll workers and Adopt-A-Precinct groups directly for their services at pay rates previously established by SOE. When multiple Elections are held on the same day, the backup poll worker cost will be divided amongst all Municipalities having an election.

SOE will select and train early voting staff. SOE will pay early voting staff directly for their services. MUNICIPALITY will be billed for any overtime charges incurred due to early voting. If additional staff through a temporary employment agency is required for any early voting, SOE will recruit staff through the agency and MUNICIPALITY will be billed directly for the cost incurred.

SECTION 12. Selection of Polling Places and Early Voting Sites. SOE and MUNICIPALITY shall agree on polling place(s) and early voting site(s) intended for use as a voting location. SOE shall provide MUNICIPALITY with contact information for any established County polling places. Each location shall meet the necessary ADA requirements. MUNICIPALITY shall conduct an onsite inspection of all polling places, including any early voting locations used other than the office of SOE, and confirm that such locations are accessible to disabled voters. SOE reserves the right to select a suitable alternative if any proposed site fails to meet SOE

approval. If there is not already a polling place identified by SOE, then MUNICIPALITY shall provide a list of proposed polling places and early voting sites no later than ninety (90) days prior to the date of the election. MUNICIPALITY shall enter into polling place agreements, if needed, and pay any rental fees or usage fees directly to the polling place. Should a Law Enforcement officer be requested or a required at a polling place or early voting site, the Municipality shall coordinate payment with their local Law Enforcement. If an Orange County Sheriff provides services, the Municipality shall reimburse the SOE.

MUNICIPALITY shall notify SOE in writing if any tables or chairs will be required. Note that each polling place must, as determined by SOE, provide a minimum number of tables and chairs. MUNICIPALITY shall pay any rental fees incurred by SOE for tables and chairs.

SECTION 13. Sample Ballots. SOE shall lay out, check, and deliver sample ballot layout to a third-party vendor for distribution to registered voters. MUNICIPALITY shall review the sample ballots and confirm the accuracy of the election date, office, candidate names, polling place, and all other information contained therein. SOE shall coordinate the mailing of the sample ballots to all registered voters without a Vote-by-Mail request in the municipality prior to the election including accurate polling place information. MUNICIPALITY shall provide prompt payment to the vendor as selected exclusively by SOE all costs incurred in producing and mailing sample ballots. If Municipality publishes sample ballot per Florida Statutes §.101.20, MUNICIPALITY acknowledges that a mailing to notice voters of municipal polling place change may be required to all eligible voters per Florida Statutes §101.71.

SECTION 14. Vote-by-Mail Ballots. MUNICIPALITY shall refer all requests for Vote-by-Mail Ballots to SOE. Unless MUNICIPALITY or the Clerk for MUNCIPALITY provides written directions to the contrary, SOE agrees to accept all requests for Vote-by-Mail Ballots by telephone, mail, fax, online or in person. SOE also agrees to mail Vote-by-Mail and overseas ballots as requested by registered voters, receive, and securely store any voted Vote-by-Mail Ballots. SOE will verify the signatures on any returned voted Vote-by-Mail Ballot certificates based on current canvassing criteria and notify voters, by all available methods, including but not limited to telephone call, email, and mail, of any issues that may be susceptible to "cure" as provided by Florida law, and to account for all Vote-by-Mail Ballots.

At the request of the MUNICIPALITY, SOE shall provide adequate staff assistance for the opening and handling of Vote-by-Mail Ballots during the counting process and shall coordinate a date for the opening and counting of such Vote-by-Mail Ballots with MUNICIPALITY. If additional staff through a temporary employment agency is required, SOE will recruit staff through the agency and MUNICIPALITY will be billed directly for the cost incurred.

The MUNICIPALITY agrees, after obtaining confirmation from its Canvassing Board, to deliver responses to the following questions regarding the directions provided from the MUNICIPALITY to the SOE regarding Vote-by-Mail ballots. MUNICIPALITY acknowledges that a direction of "no" may result in the MUNICIPALITY canvassing all Vote-by-Mail ballots without SOE staff assistance. These directions must be received by the SOE no later than the close of the municipal qualifying period for the municipal elections.

| Please initial in the appropriate column | YES | NO |
|---|---|---|
| MUNICIPALITY will use the most current SOE Canvassing Criteria. | ☐ | ☐ |

SECTION 15. Transportation of Elections Equipment and Supplies. SOE will be responsible for delivery and pickup of any voting equipment. Either Friday or Monday prior to Election Day, voting equipment will be delivered by SOE, or a third-party representative of SOE. On the Wednesday or Thursday following Election Day, voting equipment will be picked up by SOE, or a third-party representative of SOE. MUNICIPALITY shall reimburse SOE, for any and all costs incurred for equipment delivery and pickup. SOE shall have full discretion and authority to hire and employ any outside third parties to assist with or perform delivery and pickup of voting equipment. MUNICIPALITY IS NOT PERMITTED TO DELIVER ANY ELECTION EQUIPMENT.

SECTION 16. Location and Storage of Voting Equipment. All voting equipment shall be stored, maintained, and located in a well-protected, secure, temperature-controlled indoor room or facility. Once the voting equipment is delivered to a polling place or early voting site, no equipment shall be relocated without the prior written approval of SOE.

SECTION 17. Canvassing of Election Results. MUNICIPALITY shall schedule and coordinate the date(s) on which the municipal canvassing board is to assemble to canvass the results of the election. If applicable, MUNCIPALITY shall coordinate for the use of SOE facilities to conduct the canvassing board activities. Canvassing Board activities including Logic and Accuracy testing and public viewing will be livestreamed via SOE website. MUNCIPALITY shall notice and advertise, as needed, the dates of any canvassing board meetings and provide SOE with copies of the Canvassing Board's adopted procedures (subject to reasonable approval by SOE). SOE shall provide the canvassing board with information and documents necessary to canvass the results of the election. MUNICIPALITY shall convene the canvassing board to determine which voted Vote-by-Mail Ballots are to be tabulated.

SECTION 18. Audits. SOE shall provide the necessary personnel to assist Municipal Canvasing Board with the conduct of the audit as prescribed by law. MUNICIPALITY agrees to pay SOE for any additional costs as may be necessary, including overtime expenses, for conducting the audit. Audit will be livestreamed via SOE website.

SECTION 19. Post-Election Records Retention. SOE shall process affirmation forms and sort, inventory, and pack all election materials for pick up by the Municipal Clerk for retention and disposition. MUNICIPALITY shall store or cause to be stored all necessary election records and ballots until expiration of retention period as prescribed by applicable Florida Statutes and rules.

SECTION 20. Voter History. SOE will make arrangements for recording voter history. The date selected for undertaking this activity may occur subsequent to the conclusion of all

election dates and outside of the terms of this agreement; provided however, recording voter history will be completed in a timely manner.

SECTION 21. Other Necessary Costs. Any additional costs or fees that may be incurred by SOE in compliance with the Florida Election Code and as a direct result of either any Election, if necessary, that are not specified in this contract shall be paid for by MUNICIPALITY at rates and fees as established by SOE. Examples of such additional costs or reimbursements include, but are not limited to, the following:

A. Recounts. Any expenditure for conducting a recount, including any overtime expenses for reprogramming voting equipment, and other expenses as may be necessary to conduct a recount; and,

B. Attorney's Fees and Costs. Actual attorney's fees and costs incurred by SOE for research on any election related matter shall be invoiced by SOE for reimbursement by MUNICIPALITY. Attorney's fees incurred shall not exceed Five Thousand Dollars ($5,000.00) without mutual agreement of the MUNICIPALITY and the SOE.; and,

C. Law Enforcement Officer Labor Costs. Actual labor costs incurred for law enforcement officers monitoring the Vote-by-Mail ballot opening process, canvassing board proceedings, and audit, and escorting the transport of voted ballots.

SECTION 22. Indemnification and Hold Harmless Covenant. To the extent permitted by law, MUNICIPALITY shall indemnify, hold harmless and, at SOE's option, defend or pay for an attorney selected by SOE to defend SOE, its officers, agents, and employees against any and all claims, damages, injuries, losses, liabilities, and expenditures of any kind, including attorney fees, court costs, and expenses, arising out of or resulting from any or all acts of omission or commission of or by the MUNICIPALITY, its officers, agents, or employees, with respect to any election conducted pursuant to this Agreement. If any election contest pleadings are filed, MUNICIPALITY agrees to provide the SOE with a courtesy defense at no charge to the SOE provided that there is no active negligence or willful acts alleged regarding the SOE in the pleadings and there is either no conflict of interest between MUNICIPALITY and the SOE's interests or that SOE elects to waive such conflict.

Parties recognize that MUNICIPALITY is a Florida municipal corporation and SOE is a state agency or subdivision as defined in Section 768.28, Florida Statutes and that nothing herein is intended to serve as a waiver of sovereign immunity by either party for acts or omissions to which sovereign immunity applies. Furthermore, nothing herein shall be construed as consent by SOE, as a state agency or subdivision of the State of Florida, to be sued by third parties in any matter arising out of any contract.

SECTION 23. Designation of Municipal Districts. MUNICIPALITY acknowledges that the districts for the election provided for herein shall be the current districts as they exist on the date of this Agreement, and that the SOE may rely on the current district designations established by MUNICIPALITY for the provision of assistance described within this Agreement.

SECTION 24. Compliance with Law. As to the performance of each party's obligations of this Agreement, each party shall comply with the latest local, state, and federal guidance, rules, regulations and executive orders regarding any health, safety or welfare issue, and adjust such protocols as necessary.

SECTION 25. Entirety and Amendments. The Agreement embodies the entire agreement between SOE and MUNICIPALITY and supersedes all prior agreements and understandings relating to the conduct of elections. No modification, amendment or alteration to this Agreement shall be effective or binding unless submitted in writing and executed by duly authorized representatives of both SOE and MUNICIPALITY.

SECTION 26. Effective Date. The Effective Date of this Agreement shall be the latest date of execution by duly authorized representatives of SOE and MUNICIPALITY as shown on the signature page hereto.

[Signatures on following page.]

IN WITNESS WHEREOF, we, the undersigned, do hereby state that we have the authority to bind and obligate as promised herein, SOE and MUNICIPALITY for purposes of executing this Agreement on the dates set forth below.

| | |
|---|---|
| Signature | Signature |
| Karen Castor Dentel<br>Name (Type or Printed) | Name (Type or Printed) |
| Orange County Supervisor of Elections<br>Title | Title |
| Date | Date |
| Witness Signature | Witness Signature |
| Witness Name (Printed or Typed) | Witness Name (Printed or Typed) |

VOTE!
SUPERVISOR OF ELECTIONS
ORANGE COUNTY FLORIDA

Revised: 8/23/25 LM

| APOPKA SPECIAL ELECTION DAY<br>NOVEMBER 4, 2025 | | |
|---|---|---|
| **Task** | **Days Prior** | **Target Date** |
| | | |
| **Ballot Language due to SOE** (including translations) | **60** | **Friday, September 5, 2025** |
| Notice of Elections Mailed - UOCAVA (F.S. 100.025) | 60 | Friday, September 5, 2025 |
| Final Ballot language approval | 54 | Thursday, September 11, 2025 |
| Overseas Vote-by-Mail Mailing | 46 | Friday, September 19, 2025 |
| First day to provide VBM for pick up | When VBM are mailed | Friday, September 19, 2025 |
| Notice of Special Election (Newspaper or website, 100.342) | 5th week prior | Tuesday, September 30, 2025 |
| Local Vote by Mail mailing begins | 40th-33rd day prior (34) | Wednesday, October 1, 2025 |
| Book Closing (New voter registrations) | 29th day prior | Monday, October 6, 2025 |
| Early Voting Poll Watcher deadline (noon) | 2 weeks prior to EV start | Monday, October 13, 2025 |
| Columbus Holiday (USPS holiday) | 22 | Monday, October 13, 2025 |
| Begin Signature Verification Observation for Special Election (Every Mon.-Wed. 10 AM-12 PM Noon) | 22 | Monday, October 13, 2025 |
| Notice of Special Election (Newspaper or website, 100.342) | 3rd week prior | Tuesday, October 14, 2025 |
| Sample Ballot mailing date/Newspaper Ad | 20 | Wednesday, October 15, 2025 |
| Early Voting Poll Watcher approved by SOE | 7 days prior to EV start (15) | Monday, October 20, 2025 |
| Election Day Poll Watcher deadline (noon) | 14 days prior | Tuesday, October 21, 2025 |
| Public Test Legal ad published (10 AM) F.S. 101.5612 | At least 48 hours prior to TEST | Tuesday, October 21, 2025 |
| Tentative poll worker training start date | 13 | Wednesday, October 22, 2025 |
| Public Viewing (8-9 AM) If necessary depending on volume | 12 | Thursday, October 23, 2025 |
| Public Test (10 AM) | 12 | Thursday, October 23, 2025 |
| Last day to request VBM mailed (5 PM) | 12th day prior | Thursday, October 23, 2025 |
| Last day to mail VBM ballots | 10th day prior | Saturday, October 25, 2025 |
| Early Voting Begins - at SOE Office 119 W Kaley St. Orlando, Monday-Friday (8 AM-5 PM) | 8 | Monday, October 27, 2025 |
| Election Day Poll Watcher approved by SOE | on or before Tuesday prior | Tuesday, October 28, 2025 |
| Public Viewing (8-9 AM) If necessary depending on volume | 6 | Wednesday, October 29, 2025 |
| Possible Canvassing Board Meeting | 6 | Wednesday, October 29, 2025 |
| Early Voting Ends (5 PM) | 4 | Friday, October 31, 2025 |
| Equipment Delivery and setup (Time TBD) | 1 | Monday, November 3, 2025 |
| **Apopka Special Election Day** | | **Tuesday, November 4, 2025** |
| **Task** | **Days After** | **Target Date** |
| Public Viewing (8-9 AM)<br>VBM Processing/Ballot Duplication as needed (9AM-until completion) | 0 | Tuesday, November 4, 2025 |
| Last Day of Signature Verification Observation for Special Election (10 AM-12 PM) | 0 | Tuesday, November 4, 2025 |
| Canvassing Boards convene - 10 am and 6 pm @ Supervisor of Elections Office, 119 W. Kaley Street, Orlando, FL | 0 | Tuesday, November 4, 2025 |
| Equipment Supply Pickup | 1 | Wednesday, November 5, 2025 |
| Independent Audit processing [EV, VBM & EDAY] (10 AM tentative) | 1 | Wednesday, November 5, 2025 |
| Deadline to cure VBM signatures no match, no signature & Provisional ballots (5 PM) | 2 days after | Thursday, November 6, 2025 |
| Canvassing Board conducts Independent Audit or Manual [& recount if necessary] (10 AM Tentative) and Certify results | 3 | Friday, November 7, 2025 |
| Voting History Completed | 10 business days after certification | Friday, November 21, 2025 |

# Draft 2 2025 APO Spcl Cost Estimate-3000VBM

| | Department | Services | APOPKA - QUANTITY | APOPKA - UNIT COST | APOPKA - TOTAL | Notes |
|---|---|---|---|---|---|---|
| 1 | | Contract | | | | |
| 2 | | **Elections** | | | | |
| 3 | | **Vote by Mail Ballots:** | | | | |
| 4 | VBM | Notice of Elections (UOCAVA) | 485 | $0.250 | $121.25 | |
| 5 | VBM | Notice of Elections Postgage | 0 | | $0.00 | |
| 6 | VBM | VBM Ballot Processing (Initial) | 3000 | $1.950 | $5,850.00 | as of 8/21/25 - 2214 on file |
| 7 | VBM | Postage, Actual Cost incurred (Initial) | 3000 | $1.030 | $3,090.00 | |
| 8 | VBM | Ballots 8.5 x 17" double sided (In-House Printing)(Initial) | 3000 | $0.318 | $952.50 | |
| 9 | VBM | "VBM Ballots Test Deck and Pick and Pull" | 20 | $0.318 | $6.35 | Paid directly by the City |
| 10 | VBM | VBM Ballot Processing Daily Printed In-House | 348 | $1.950 | $678.60 | |
| 11 | VBM | Postage, Daily Mailing, Actual Cost incurred | 297 | $1.030 | $305.91 | |
| 12 | VBM | Postage, Daily Mailing, (Bulk Rate) Cost incurred | 0 | $0.636 | $0.00 | |
| 13 | VBM | Ballots 8.5 x 17" double sided (Daily In-House Printing) | 348 | $0.318 | $110.49 | |
| 14 | VBM | Par Avion Ballot postage | 30 | $0.000 | $0.00 | |
| 15 | VBM | Return Postage | 1600 | $2.010 | $3,216.00 | |
| 16 | VBM | Postage for letters mailed | 65 | $0.780 | $50.70 | |
| 17 | VBM | Signatures verified | 1600 | $0.100 | $160.00 | |
| 18 | VBM | In house 8 1/2 x 11 Double sided copies/letters printed | 100 | $0.200 | $20.00 | |
| 19 | CR | Supervised Voting Staff | 0 | | $0.00 | |
| 20 | | **Voting Equipment** | | | | |
| 21 | TS | DS300 Programming (includes ballot layout, testing, and transmission of results) | 1 | $300.00 | $300.00 | |
| 22 | TS | ADA Equipment Programming (includes ballot layout, audio files, and testing) | 1 | $300.00 | $300.00 | |
| 23 | TS | DS300 Rental (includes 8 voting booths, 1 EBB, and 1 pct sign) - Election Day | 2 | $250.000 | $500.00 | |
| 24 | TS | Additional DS300 - Election Day | 0 | $100.000 | $0.00 | |
| 25 | TS | DS300 Rental (includes 10 voting booths and 1 EBB) - Early Voting | 1 | $250.000 | $125.00 | 2/split between municipalities |
| 26 | TS | Additional DS300 - Early Voting | 0 | $75.000 | $0.00 | |
| 27 | TS | ADA Equipment Rental - Election Day | 2 | $150.000 | $300.00 | |
| 28 | TS | Additional ADA Equipment - Election Day | 0 | $75.000 | $0.00 | |
| 29 | TS | ADA Equipment Rental - Early Voting | 1 | $150.000 | $75.00 | 2/split between municipalities |
| 30 | TS | Additional ADA Equipment - Early Voting | 0 | $75.000 | $0.00 | |
| 31 | TS | VBM Ballot Counting (up to 4 hours) | 1 | $350.000 | $175.00 | 2/split between municipalities |
| 32 | TS | VBM Ballot counting machine ($50/additional hour) | 0 | $50.000 | $0.00 | |
| 33 | | **Other Early Voting & Polling Place needs** | | | | |
| 34 | TS | Internet Mifi access at the polls (covers EV site, if same location) | 2 | $61.820 | $123.64 | Varies/Actual Cost |
| 35 | ED | Precinct Supplies (per pct) | 2 | $150.000 | $300.00 | |
| 36 | EV | *Early Voting Toner/Supplies (Per EV site) | 1 | $240.000 | $120.00 | 2/split between municipalities for EV at SOE |
| 37 | | **Data Processing** | | | | |
| 38 | EV | Early Voting Ballots printed | 2000 | $0.318 | $635.00 | |
| 39 | ED | Election Day ballot order | 19101 | $0.318 | $6,064.57 | Paid directly by the City |
| 40 | TS | Election Day tablet setup (1 set = 2 ePoll, 1 HDOP) | 2 | $150.000 | $300.00 | |
| 41 | TS | Additional ePoll Books | 2 | $50.000 | $100.00 | |
| 42 | ED | *Early Voting at SOE check-in tablets (1 set = 2 tablets and 2 BOD printers) | 1 | $300.000 | $150.00 | 2/split between municipalities |
| 43 | TS | Additional Early Voting check-in tablet (1 set = 1 tablets and 1 BOD printer) | 0 | $100.000 | $0.00 | |

| | Department | Services | APOPKA - QUANTITY | APOPKA - UNIT COST | APOPKA - TOTAL | Notes |
|---|---|---|---|---|---|---|
| 44 | | **Back up Precinct Registers:** | | | | |
| 45 | GIS | Back up Precinct Registers setup fee | 2 | $150.000 | $300.00 | Paid directly by the City |
| 46 | GIS | Back up Precinct Registers Printing Costs (pages), (or Actual Cost incurred in house) | 2 | $35.000 | $70.00 | Paid directly by the City |
| 47 | GIS | Printed Street Index Set up fee | 0 | $9.00 | $0.00 | Paid directly by the City |
| 48 | GIS | Street index cost per page | 0 | $0.25 | $0.00 | Paid directly by the City |
| 49 | | **Sample Ballot Post Card Costs:** | | | | |
| 50 | ED | Sample Ballot Post Card Printing, actual Cost incurred | 38303 | $0.08 | $3,236.60 | Paid directly by the City |
| 51 | ED | Sample Ballot Post Card Postage, actual cost incurred | 38303 | $0.23 | $8,809.69 | Paid directly by the City |
| 52 | | **Other Costs** | | | | |
| 53 | ED | *Election Day Backup Poll Workers | | VARIES | $2,075.00 | |
| 54 | ED | *Election Day AAP Groups | | VARIES | $0.00 | |
| 55 | ED | Election Day Poll Worker Pay | | $4,800.00 | $4,800.00 | Paid directly by the City |
| 56 | ED | Supply Distribution Staff | 0 | $135.00 | $0.00 | |
| 57 | ED | Ballot Escort Pay | 1 | $25.00 | $0.00 | |
| 58 | ED | Supplemental Pay | | | $0.00 | |
| 59 | ED | Tables for polling places, rental fee | 0 | $12.00 | $0.00 | |
| 60 | ED | Chairs for polling places, rental fee | 0 | $2.00 | $0.00 | |
| 61 | ED | Election equipment delivery to polling places | 0 | VARIES | $300.00 | |
| 62 | TS | *Election equipment pickup Truck Rental | 0 | VARIES | $300.00 | |
| 63 | ALL | Mileage, Field Techs, Circuit Rider, SOE Clerks | 250 | $0.700 | $175.00 | |
| 64 | ALL | *SOE Staff Overtime | | VARIES | $580.54 | |
| 65 | | Mileage and Overtime Backup Spreadsheet | | | | |
| 66 | ED | Election Night Supply Return staffing, actual cost incurred | | | $0.00 | |
| 67 | ED | Sheriff Deputy (Ballot opening and processing) | | VARIES | $100.00 | 2/split between municipalities |
| 68 | ED | Ballot Translation Costs (Contracted) as needed | | | $0.00 | |
| 69 | ED | Postage cost for mailing Public Test Parameters | | | $2.45 | |
| 70 | | **Total** | | | **$44,879.29** | |
| 71 | | | | | | |
| 72 | | *Invoice Amount split among municipalities | | | | |
| 73 | | | | | | |
| 74 | | **Additional Early Voting - Monday - Friday 8 AM - 5 PM** | | | | |
| 75 | TS | DS300 Rental (includes 10 voting booths and 1 EBB) - Early Voting | 1 | $250.000 | $250.00 | |
| 76 | TS | Additional ADA Equipment - Early Voting | 1 | $75.000 | $75.00 | |
| 77 | TS | Early Voting at off-site location check-in tablets (1 set = 2 tablets and 2 BOD printers) | 1 | $300.000 | $300.00 | |
| 78 | TS | Additional Early Voting check-in tablet (1 set = 1 tablets and 1 BOD printer) | 1 | $100.000 | $100.00 | |
| 79 | TS | Mileage - EV Set up/breakdown | 80 | $0.700 | $56.00 | |
| 80 | TS | Internet Access for off-site Early Voting location | | VARIES | $300.00 | or actual cost incurred |
| 81 | TS | EV Tech Staffing/ hr | 15 | $45.000 | $675.00 | |
| 82 | ED | Early Voting Staff Pay for off-site location(s) M-F 8- 5 PM | | VARIES | $5,062.12 | Paid directly by the City |
| 83 | EV | Early Voting Toner/Supplies (Per EV site) | 1 | $240.000 | $240.00 | additional off-site EV location |
| 84 | EV | Apopka Sheriff Estimate (4 hr minimum, 5 days) | 20 | $55.000 | $1,100.00 | Paid directly by the City |
| 85 | | | | | | |
| 86 | | **Total for off-site EV location** | | | **$8,158.12** | |
| 87 | | | | | | |

| | Department | Services | APOPKA - QUANTITY | APOPKA - UNIT COST | APOPKA - TOTAL | Notes |
|---|---|---|---|---|---|---|
| 88 | | | | | | |
| 89 | | **Total Overall** | | | **$53,037.41** | |
| 90 | | | | | | |
| 91 | | | | | | |
| 92 | | | | | | |
| 93 | | | | | | |
| 94 | | | | | | |
| 95 | | | | | | |
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| 98 | | | | | | |
| 99 | | | | | | |

# City of Apopka
# CITY COUNCIL STAFF REPORT

**Section:** PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
**Item #:** 17.
**Meeting Date:** September 3, 2025
**Department:** Finance Department

**SUBJECT:**
**Resolution No. 2025-37 Sanitation Rate Increase**

**ACTION ITEM INFORMATION:**

**REQUEST:**
Increase the residential and commercial sanitation rates for collection and disposal of solid waste and recycling effective October 1, 2025.

**SUMMARY:**
The Sanitation Enterprise fund is funded by user fees for the curbside collection and disposal of residential waste and recycling and commercial dumpsters. Based on a rate study by consultant Raftelis, a rate increase is needed to cover operating expenses due to increase in the population served, and the rising costs of labor, fuel, disposal and other operating expenses. The rates in the attached resolution reflect a 15% increase over FY 2025.

**FUNDING SOURCE:**
Sanitation Enterprise Fund

**RECOMMENDED MOTION:**
Approve Resolution No. 2025-37 effective October 1, 2025.

**ATTACHMENTS:**
1. Resolution No. 2025-37 Establishing Rate Schedules Pertaining to City of Apopka Municipal Refuse Collection Services
2. FY 2026 Rate Sheets - Sanitation
3. Sanitation Utility System Rate Study Results Presentation

**RESOLUTION NO. 2025-37**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA ESTABLISHING RATE SCHEDULES PERTAINING TO CITY OF APOPKA MUNICIPAL REFUSE COLLECTION SERVICES; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Section 58-67, Code of Ordinances of the City of Apopka, establishes rate schedules to be adopted by resolution of the city council for residential municipal refuse collection services;

WHEREAS, Section 58-103, Code of Ordinances of the City of Apopka, establishes rate schedules to be adopted by resolution of the city council for non-residential municipal refuse collection services; and

WHEREAS, the City Council has determined that adopting a Rate Schedules for the above listed city utilities serves a municipal and public purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA THAT:

**SECTION I**. The City Council hereby adopts the City's Residential Municipal Refuse Collection Services, Schedule A, attached hereto and by this reference incorporated herein.

**SECTION II**. The City Council hereby adopts the City's Non-Residential Municipal Refuse Collection Services, Schedule B, attached hereto and by this reference incorporated herein.

**SECTION III**. Resolution 2024-21 is hereby repealed in its entirety.

**SECTION IV**. This Resolution shall become effective upon final adoption by the City Council.

ATTEST

CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA

_____
Susan M. Bone
City Clerk

_____
Bryan Nelson
Mayor

APPROVED as to form and legal sufficiency

_____
City Attorney

## Existing and Proposed Sanitation Rates

| Line No | Description | Existing Rates FY 2025 [1] | Proposed Rate Increase | Proposed Rates FY 2026 [2] |
|---|---|---|---|---|
| | **SCHEDULE A - RESIDENTIAL MUNICIPAL REFUSE COLLECTION SERVICES** | | | |
| | **Single-Family Units:** | | | |
| 1 | 1 Household Trash Container | $23.13 | 15.0% | $26.60 |
| 2 | 2 Household Trash Containers | 34.71 | 15.0% | 39.92 |
| | **Multifamily Dwellings and Mobile Home Parks:** | | | |
| 3 | Apartment House per Apartment | $23.13 | 15.0% | $26.60 |
| 4 | Condominium, Townhouse, etc. per Condominium, Townhouse, etc.. | 23.13 | 15.0% | 26.60 |
| 5 | Mobile Home Park (Per Residential Unit for Each Water Bill Charged) | 23.13 | 15.0% | 26.60 |
| 6 | Additional Container (Curbside Service - Refuse and/or Recycling) Per Container | $81.64 | 15.0% | $93.89 |
| 7 | **Senior Citizen Discount and/or Permanently Disabled** | $5.30 | 0.0% | $5.30 |
| 8 | **Backyard Services** | $38.89 | 15.0% | $44.72 |
| | **Bulky Waste / Yard Waste:** | | | |
| 9 | Up to 4 Cubic Yards | $0.00 | N/A | $0.00 |
| 10 | Each Additional Cubic Yard | 14.01 | 15.0% | 16.11 |
| | **Non-Bundled Yard Waste:** | | | |
| 11 | Up to 4 Cubic Yards | $14.01 | | $16.11 |
| 12 | Each Additional Cubic Yard | 14.01 | 15.0% | 16.11 |
| | **White Goods:** | | | |
| 13 | Extraordinary Handling (Includes Freon-Containing Items) | $14.01 | 15.0% | $16.11 |
| 14 | **Customer Deposit** | $57.20 | 15.0% | $65.78 |
| 15 | **Container Return (Due to Non-Payment)** | $40.79 | 15.0% | $46.91 |
| 16 | **Roll-back (For Containers Not Removed by 7pm on Day of Collection)** | $27.20 | 15.0% | $31.28 |
| | **SCHEDULE B - NONRESIDENTIAL MUNICIPAL REFUSE COLLECTION SERVICES** | | | |
| | **Fees - Curbside Pickups (Two Weekly Pickups):** | | | |
| 17 | 1 Container | $36.41 | 10.0% | $40.05 |
| 18 | 2 Containers | 74.22 | 10.0% | 81.64 |
| 19 | Greater Than Two | 36.41 | 10.0% | 40.05 |
| 20 | Additional Container (Curbside Service - Refuse and/or Recycling) Per Container | $81.64 | 10.0% | $89.80 |
| | **Extra Pickups (Containers Two Cubic Yards or Larger):** | | | |
| 21 | Two Cubic Yard Container | $42.01 | 15.0% | $48.31 |
| 22 | Four Cubic Yard Container | 56.01 | 15.0% | 64.41 |
| 23 | Six Cubic Yard Container | 70.03 | 15.0% | 80.53 |
| 24 | Eight Cubic Yard Container | 84.02 | 15.0% | 96.62 |
| | **Eight Cubic Yard Containers:** | | | |
| 25 | 1 Pickup Per Week | $184.28 | 25.0% | $230.35 |
| 26 | 2 Pickups Per Week | 368.59 | 25.0% | 460.74 |
| 27 | 3 Pickups Per Week | 552.87 | 25.0% | 691.09 |
| 28 | 4 Pickups Per Week | 737.17 | 25.0% | 921.46 |
| 29 | 5 Pickups Per Week | 921.45 | 25.0% | 1,151.81 |
| 30 | 6 Pickups Per Week | 1,105.73 | 25.0% | 1,382.16 |
| 31 | 7 Pickups Per Week | 1,290.04 | 25.0% | 1,612.55 |

## Existing and Proposed Sanitation Rates

| Line No | Description | Existing Rates FY 2025 [1] | Proposed Rate Increase | Proposed Rates FY 2026 [2] |
|---|---|---|---|---|
| | **Six Cubic Yard Containers:** | | | |
| 32 | 1 Pickup Per Week | $160.15 | 19.0% | $190.58 |
| 33 | 2 Pickups Per Week | 320.30 | 19.0% | 381.16 |
| 34 | 3 Pickups Per Week | 480.45 | 19.0% | 571.74 |
| 35 | 4 Pickups Per Week | 640.59 | 19.0% | 762.30 |
| 36 | 5 Pickups Per Week | 800.73 | 19.0% | 952.87 |
| 37 | 6 Pickups Per Week | 960.88 | 19.0% | 1,143.45 |
| 38 | 7 Pickups Per Week | 1,121.03 | 19.0% | 1,334.03 |
| | **Four Cubic Yard Containers:** | | | |
| 39 | 1 Pickup Per Week | $110.09 | 43.0% | $157.43 |
| 40 | 2 Pickups Per Week | 220.15 | 43.0% | 314.81 |
| 41 | 3 Pickups Per Week | 330.24 | 43.0% | 472.24 |
| 42 | 4 Pickups Per Week | 440.32 | 43.0% | 629.66 |
| 43 | 5 Pickups Per Week | 550.41 | 43.0% | 787.09 |
| 44 | 6 Pickups Per Week | 660.50 | 43.0% | 944.52 |
| 45 | 7 Pickups Per Week | 770.56 | 43.0% | 1,101.90 |
| | **Two Cubic Yard Containers:** | | | |
| 46 | 1 Pickup Per Week | $74.49 | 15.0% | $85.66 |
| 47 | 2 Pickups Per Week | 148.96 | 15.0% | 171.30 |
| 48 | 3 Pickups Per Week | 217.84 | 15.0% | 250.52 |
| 49 | 4 Pickups Per Week | 297.94 | 15.0% | 342.63 |
| 50 | 5 Pickups Per Week | 372.43 | 15.0% | 428.29 |
| 51 | 6 Pickups Per Week | 446.90 | 15.0% | 513.94 |
| 52 | 7 Pickups Per Week | 521.39 | 15.0% | 599.60 |
| 53 | **Compacted Refuse (Commercial Customers)** - 3 Times Normal Rate for Same Size Container | | | |
| 54 | **Sharing of Containers (Minimum Charge Per Involved Party)** | $23.13 | 25.0% | $28.91 |
| | **Additional Container Services:** | | | |
| 55 | Install Lock | $67.98 | 25.0% | $84.98 |
| 56 | Replace Lock | 14.01 | 25.0% | 17.51 |
| 57 | Steam Clean Container | 211.75 | 25.0% | 264.69 |
| 58 | Container Rental for Special Events (One Pickup) | 176.75 | 25.0% | 220.94 |
| | **Bulky Waste / Yard Waste:** | | | |
| 59 | Minimum Up to 4 Cubic Yards | $40.79 | 25.0% | $50.99 |
| 60 | Each Additional Cubic Yard | 20.41 | 25.0% | 25.51 |
| | **White Goods:** | | | |
| 61 | Minimum for First Two (2) Items | $40.79 | 25.0% | $50.99 |
| 62 | Each Additional Item | 14.01 | 25.0% | 17.51 |
| 63 | Extraordinary Handling (Includes Freon-Containing Items) | 14.01 | 25.0% | 17.51 |
| 64 | **Container Return (Due to Non-Payment)** | $40.79 | 25.0% | $50.99 |

Footnotes:

[1] Per Schedules A and B of Resolution 2024-21.

[2] Rates shown based on an overall rate revenue adjustment of 15% to residential revenues and an overall non-residential revenue increase of 25%. It should be noted that while the overall non-residential targeted revenue increase is 25% the non-residential rate increases are unique by container size/type.

# City of Apopka

## Sanitation Utility Rate Study

**Presented: Sept. 3rd, 2025**

RAFTELIS

# Agenda

1. Review of Major Tasks, Goals, and Considerations
2. Discuss Major Assumptions
3. Summary Findings and Recommendations

# Sanitation Utility System

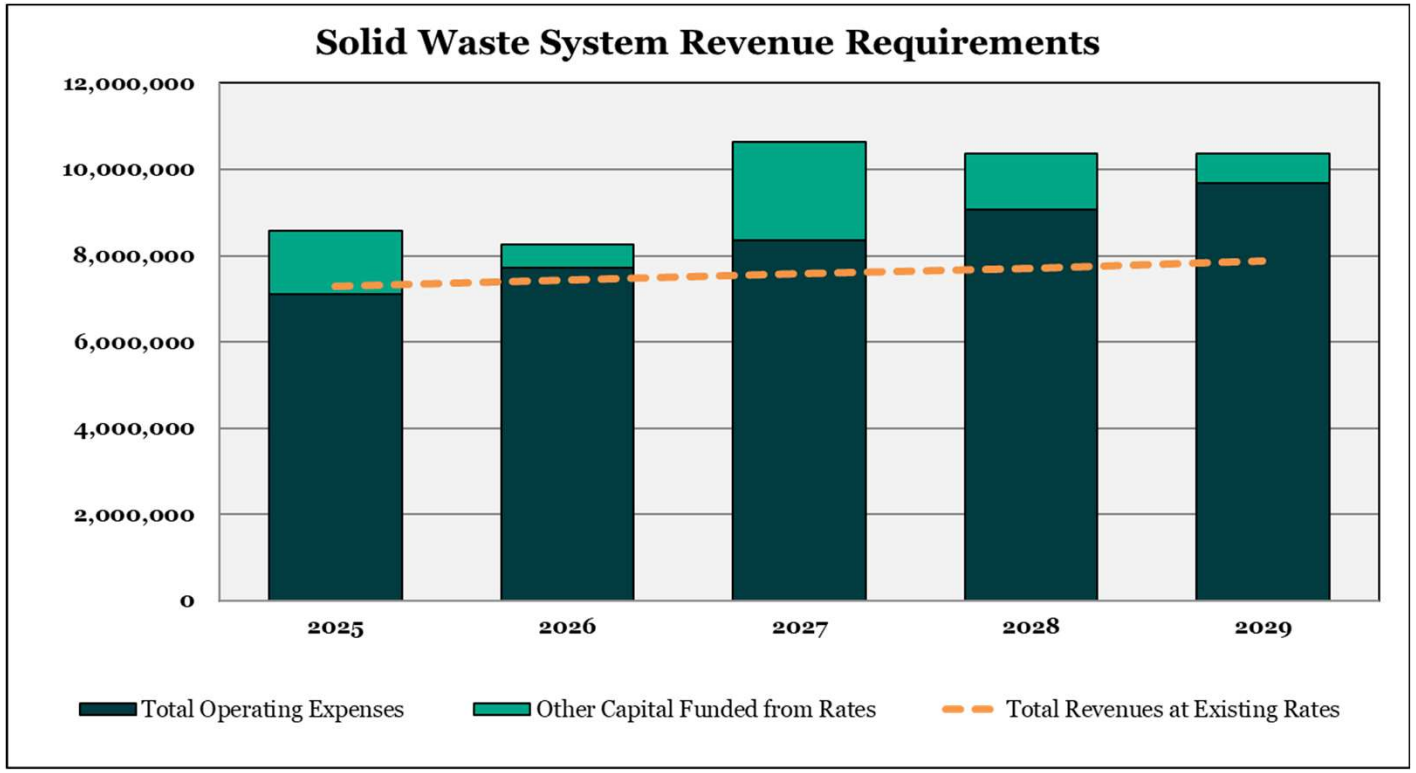
# System Growth and Revenues

- Approximately 21,400 customers in 2024
- Customer account growth of approximately 1.8% per year
- Combined system revenues at existing rates of approximately $6.8 million in FY 2025 increasing to $7.3 million by FY 2029 due to customer growth
  - Only due to growth projections / no rate adjustments
- Other Revenues of approximately $0.4 million per year
  - Franchise fees, services charges, late charges, miscellaneous
  - Interest income

# Revenue Requirements

- Operating expenses of $7.1 million in FY 2025 increasing to $9.7 million by FY 2029
  - Average annual increase of approximately 8.0% per year
    - 4 new FTEs over the forecast period (Approx. $429,000 by 2029)
    - Major Escalators:
      - Labor: 5% per year / Health Insurance: 12% per year
      - Fuel: 7% in 2026 and 5% per year thereafter
      - Repairs: 3.5% per year
      - Tipping Fees:
        - MSW: 12% per year through 2028 and 5% in 2029
        - Yard waste / Bulk / Recycling: 5% per year
- Capital Improvement Plan of $6.8 million from FY 2025 through FY 2029
    - Vehicle replacement and expansion program fully funded from rates

# Adequacy of Existing Rates



# Issues Affecting Rates

- Additional personnel costs
- Inflationary increases in operating expenses
- Increases in tipping fees charged to the City
- Increased acquisition costs due to inflation for sanitation fleet

# Preliminary Overall Rate Revenue Adjustments Identified in the Financial Forecast

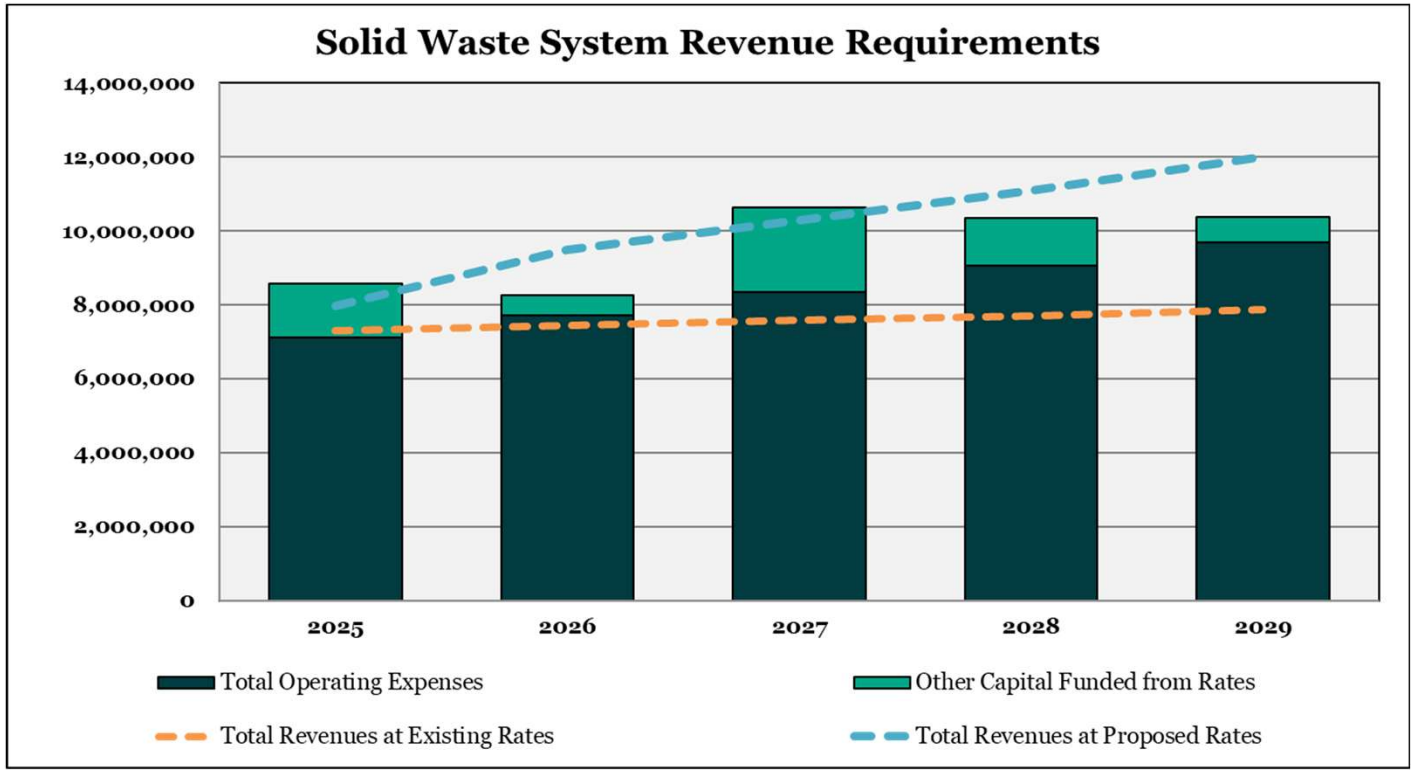
| | 2026 | 2027 | 2028 | 2029 |
|---|---|---|---|---|
| Residential Class | 15.0% | 6.5% | 6.5% | 6.5% |
| Commercial Class [*] | 25.0% | 6.5% | 6.5% | 6.5% |
| Effective Date | Oct. 1, 2025 | Oct. 1, 2026 | Oct. 1, 202 | Oct. 1, 2027 |

[*] Revenue adjustment shown for Commercial class is based on the average increase in revenue across all customers. Increases for the Commercial class will vary based on container size / type.

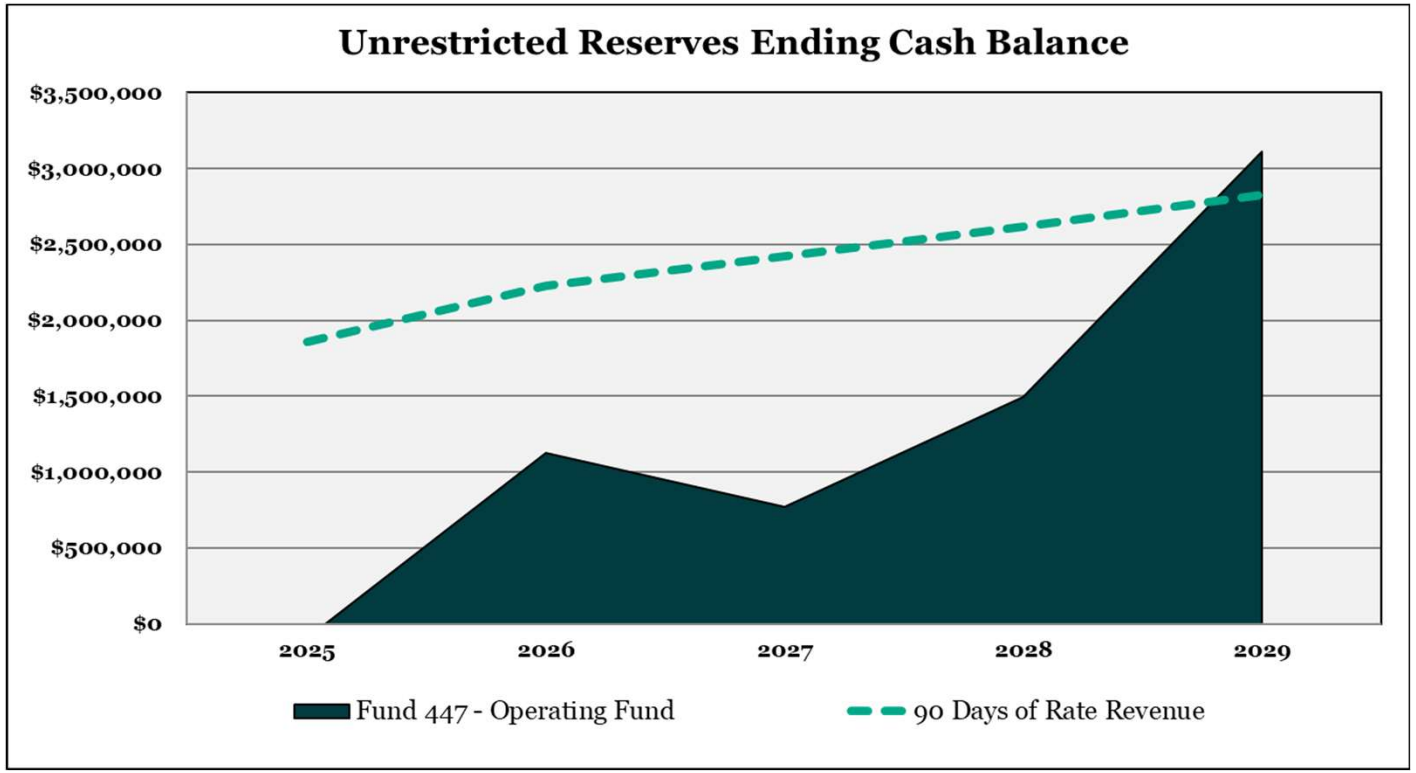
# Commercial Class Rate Adjustments

| | 2026 | 2027 | 2028 | 2029 |
|---|---|---|---|---|
| Commercial Carts | 10.0% | 6.5% | 6.5% | 6.5% |
| Commercial Dumpster Service | | | | |
| 2 Yard | 15.0% | 6.5% | 6.5% | 6.5% |
| 4 Yard | 43.0% | 6.5% | 6.5% | 6.5% |
| 6 Yard | 19.0% | 6.5% | 6.5% | 6.5% |
| 8 Yard | 25.0% | 6.5% | 6.5% | 6.5% |
| Effective Date | Oct. 1, 2025 | Oct. 1, 2026 | Oct. 1, 2027 | Oct. 1, 2028 |

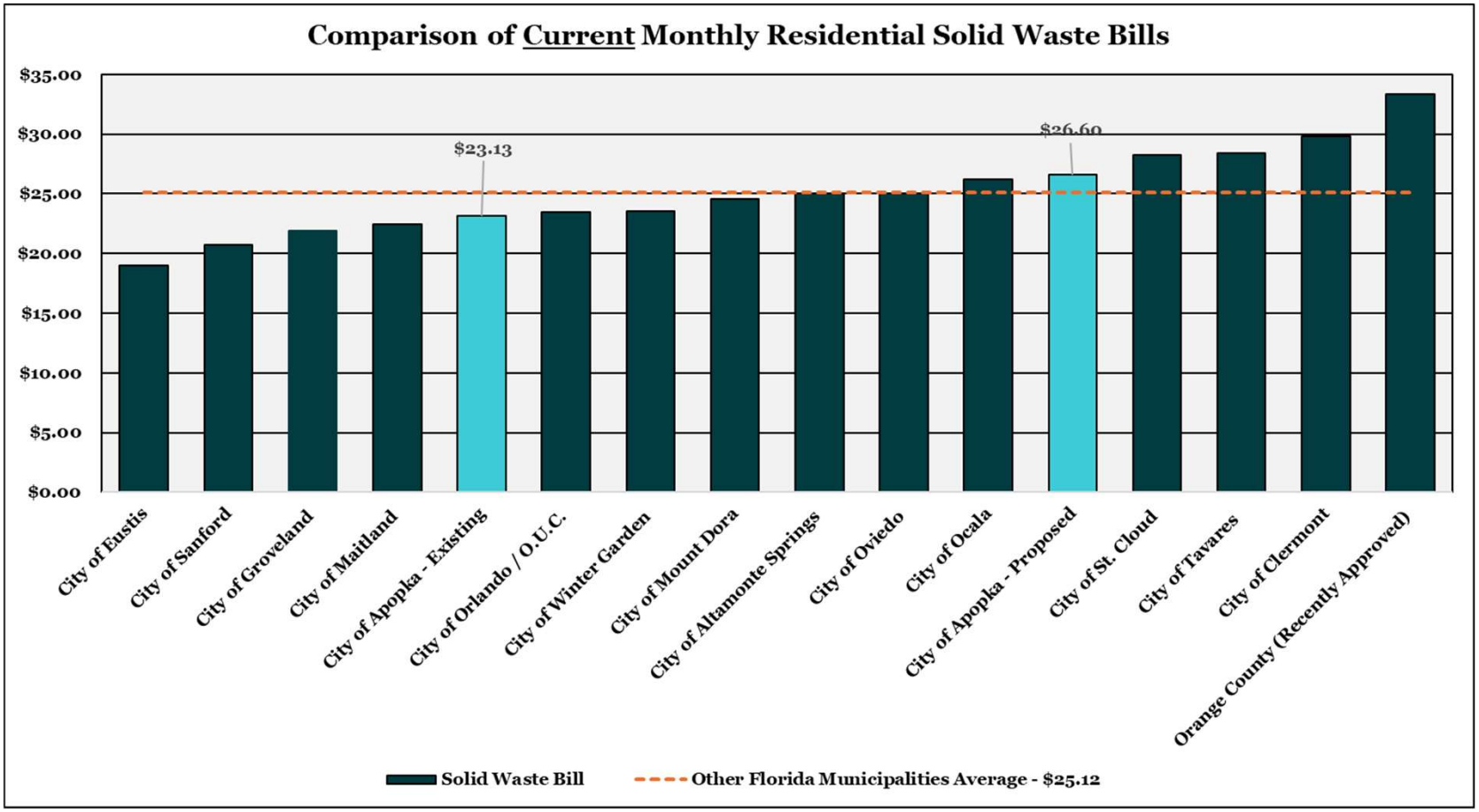
# Adequacy of Proposed Rates



# Adequacy of Proposed Rates (cont.)



# Residential Bill Comparison



# Alternative: Reduced Service Level

- Alternative scenario of going from twice per week pickup to once per week pickup and eliminating recycling service
- Cost Benefits:
  - Reduction in projected tipping fees paid due to recycling reclassification
  - Reduction in personnel costs in short term and slower hiring curve
  - Slower replacement schedule for vehicles – reduced fleet replacement costs
- Revised Rate Adjustments:
  - FY 2026 revenue increases of 15% Res. / 25% Comm. remain the same
  - FY 2027 through 2029 reduced from 6.5% per year to 2.0% per year

# Alternative: Reduced Service Level

- Qualitative issues:
  - If City chooses to bring back recycling then can be expensive and time consuming to bring service back
  - Customers must store larger quantity of waste for longer period of time
  - Increase in smells, flies, and fly larvae
    - Smells may lead to nuisance animals
      - Smaller animals such as rats, racoons, opossums
      - Larger animals such as bears
  - Reduced pickup days leading to longer shifts on pickup days which can lead to potential safety and morale concerns

# Observations and Recommendations

- Existing rates are projected to be insufficient through Fiscal Year 2029
- Due to increasing operating expenses and capital costs related to fleet replacements and expansions rate adjustments are proposed for Fiscal Years 2026 through 2029
  - Residential Class: 15.0% in 2026 and 6.5% per year thereafter through 2029
  - Commercial Class:
    - Unique adjustments based on container type and container size generating an overall class revenue increase of 25% for 2026
    - 6.5% across the board per year thereafter through 2029

# Observations and Recommendations (cont.)

- Adopt proposed rate adjustment plan
- Positive cashflow maintained through end of forecast period
- Operating reserves build to and remain at targeted levels

Q&A

RAFTELIS

# Thank you!

**Contact:** Henry Thomas
407 628 2600 / hthomas@raftelis.com

# City of Apopka
# CITY COUNCIL STAFF REPORT

**Section:** PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
**Item #:** 18.
**Meeting Date:** September 3, 2025
**Department:** Finance Department

**SUBJECT:**
**Resolution Number 2025-38 Establishing the rate increases for services provided by the Water, Wastewater and Reclaimed Water.**

**ACTION ITEM INFORMATION:**

**REQUEST:**
Adopt Resolution Number 2025-38 establishing the rates for service provided by the Water, Wastewater, and Reclaimed Water for Utility Billing.

**SUMMARY:**
The City Council established rates for Water, Wastewater and Reclaimed Water Services by City Ordinance 2475. After passage, at the current Council meeting, these proposed rates will be adopted by resolution. The proposed rates reflect a 15.5% increase to support the Proposed FY2025-2026 Utility Operating Fund Services.

Attached is Resolution 2025-38 with the proposed rates submitted for adoption by the City Council. In accordance with the 180.136 Florida Statute, the City's Finance staff noticed all customers through the Utility Billing Process.

**FUNDING SOURCE:**
FY2025-2026 Proposed Budget

**RECOMMENDED MOTION:**
Adopt Resolution Number 2025-38 establishing the current rates for service provided by the Water, Wastewater, and Reclaimed Water, effective October 1, 2025.

**ATTACHMENTS:**
1. Resolution No. 2025-38 Establishing the Rate Increase for Water, Wastewater, & Reclaimed Services
2. Water, Wastewater, and Reclaimed Water Utility System Rate Study Results Presentation

**RESOLUTION NO. 2025-38**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA ESTABLISHING 2026 RATE SCHEDULES PERTAINING TO CITY OF APOPKA WATER USE CHARGES AND DEPOSITS, WASTEWATER USE CHARGES AND DEPOSITS, DISTRIBUTED WASTEWATER TREATMENT SYSTEM USE CHARGES AND DEPOSITS, AND RECLAIMED WATER RATES; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Section 78-54, Code of Ordinances of the City of Apopka, establishes rate schedules to be adopted by resolution of the city council for Water Use Charges and Deposits, Wastewater Use Charges and Deposits, Distributed Wastewater Treatment System Use Charges and Deposits, and Reclaimed Water Rates; and

WHEREAS, the City Council has determined that adopting a Rate Schedules for the above listed city utilities serves a municipal and public purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA THAT:

**SECTION I**. The City Council hereby adopts the City's Water Use Charges and Deposits, Schedule A, attached hereto and by this reference incorporated herein.

**SECTION II**. The City Council hereby adopts the City's Wastewater Use Charges and Deposits, Schedule B, attached hereto and by this reference incorporated herein.

**SECTION III**. The City Council hereby adopts the City's Distributed Wastewater Treatment Use System Charges and Deposits, Schedule C, attached hereto and by this reference incorporated herein.

**SECTION IV**. The City Council hereby adopts the City's Reclaimed Water Rates, Schedule D, attached hereto and by this reference incorporated herein.

**SECTION V.** Resolution 2024-23 is hereby repealed in its entirety.

**SECTION VI**. This Resolution shall become effective October 1, 2025.

ATTEST

_____
Susan M. Bone
City Clerk

CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA

_____
Bryan Nelson
Mayor

APPROVED as to form and legal sufficiency

_____
Clifford B. Shepard
City Attorney

**SCHEDULE A**
**CITY OF APOPKA**
**WATER USE CHARGES AND DEPOSITS**

The connection charge for water service includes the tap fee. A meter set fee shall be required for metered connections.

(a) *Tap fee.*

(1) The water tap fee does not include the cost of the meter and shall be as follows:

| Water Service Size | Short Service | Long Service |
|---|---|---|
| ¾" | $300.00 | $912.00 |
| 1" | $300.00 | $912.00 |
| 1½″ | $389.00 | $1,001.00 |
| 2″ | $389.00 | $1,001.00 |
| Over 2″ | Actual cost plus 10% | |

(2) The term "short service" is defined as service located on the same side of a road or driveway of an existing reclaimed water line where the connections is to be made. The term "long service" is defined as service located on the opposite side of a road or driveway of an existing reclaimed water line where the connection is to be made. There will be an additional charge of $10.00 for every linear foot for service over 50 linear feet.

(3) An additional charge will be added equal to the county right-of-way permit fee whenever it is required.

(b) *Meter set fee.*

(1) The meter set fee shall be as follows:

| Size of Meter | Single Service | Dual Service |
|---|---|---|
| ¾″ | $410.00 | $321.00 |
| 1″ | $483.00 | n/a |
| 1½″ | $1,044.00 | n/a |
| 2″ | $1,632.00 | n/a |
| Over 2″ | Actual cost plus 10% | |

(2) All reclaimed water connections larger than two inches or involving potable water service larger than two inches will be performed by the contractor; however, in circumstances where the city elects to perform the work, the fee charged shall be the actual cost. The connection charge shall be waived for development activities that will furnish and install taps and backflow prevention devices in accordance with this chapter.

(3) Wireless service meters shall be installed for all development.

(b) *Service charges*. The following shall be the schedule of monthly rates and charges for water service provided by the city:

(1) *Residential service*. The charges for residential service shall be based upon the monthly amount of water used per dwelling unit as follows: a monthly service fee of $12.98 per dwelling unit, plus:

a. A charge of $2.39 per thousand gallons for the first 6,000 gallons used per dwelling unit per month.

b. A charge of $2.95 per thousand gallons for each thousand gallons of water used greater than 6,000 gallons per dwelling unit per month, up to and including 15,000 gallons.

c. A charge of $4.39 per thousand gallons for each thousand gallons of water used greater than 15,000 gallons per dwelling unit per month, up to and including 30,000 gallons.

d. A charge of $8.89 per thousand gallons for any water used over and above 30,000 gallons per dwelling unit per month.

(2) *Commercial water service*. The monthly charge for commercial service shall be determined per each separate commercial or business unit, for office buildings (per commercial or business unit), service stations, department stores, service businesses, churches, clubs, hospitals, professional office units, etc. A separate business would usually, but not always, be identified as any operation requiring an occupational license from the city, where applicable. Irrigation of common areas in both residential and nonresidential developments shall fall within the commercial rate structure. The usage shall be as measured by the water consumption at the water meter, and the monthly charges shall be as follows: a monthly service fee of $15.55 per unit, plus:

a. A charge of $2.86 per thousand gallons for the first 6,000 gallons used per unit per month.

b. A charge of $3.57 per thousand gallons for each thousand gallons of water used greater than 6,000 gallons per unit per month, up to and including 15,000 gallons.

c. A charge of $5.30 per thousand gallons for each thousand gallons of water used over and above 15,000 gallons per unit month.

(3) *City recreation and parks service*. City-maintained grounds, rights-of-way, parks, and recreational facilities shall be charged for service at $1.12 per thousand gallons.

(4) *Wholesale service*. Rates for wholesale users shall be negotiated on a case-by-case basis with final approval of the rate by the city council.

(b) *Initiation of service*. A service charge of $35.00 shall be imposed for each initiation of water service.

(c) *Meter reading re-check*. Manual meter re-check in excess of one per calendar year shall incur a fee of $35.00.

(d) *Proration of charges*. There shall be no proration of fees.

(e) *Deposit*. For each residential customer requesting water service, a utility deposit of $60.00 per dwelling unit shall be paid by each customer, unless otherwise provided in this chapter. For each commercial customer requesting water service, a utility deposit of $120.00 per unit shall be paid by each customer, unless otherwise provided in this chapter. A utility deposit of $2,000.00 per meter for a temporary construction site hydrant meter shall be paid by each customer, unless otherwise provided in Chapter 78, Code of Ordinances, City of Apopka.

(f) *Deposit for newly annexed property*. The city will waive the deposit requirement for any county customer who connects to the city water system within twelve (12) months of annexing into the city, provided the customer maintains a good payment history.

(g) *Miscellaneous Charges.*

| | |
|---|---|
| Late Charge (for payments not received by due date) | Ten (10%) of total bill amount |
| Non-sufficient Funds charge / Returned Check Fee | • $25.00, for checks less than $49.99<br>• $30.00, for checks between $50.00 and $300.00<br>• $40.00, for checks more than $300.01 |
| Delinquent Reconnection Charge | $70.00 |
| Meter Tampering Charge<br>(minimum additional reconnect fee) | Actual cost plus ten (10%) percent |
| Miscellaneous Site Visit | $35.00 |
| After Hours Site Visit Fee | $50.00 |

**SCHEDULE B**
**CITY OF APOPKA**
**WASTEWATER USE CHARGES AND DEPOSITS**

(a) *Service charges*. The following shall be the schedule of monthly rates and charges for wastewater treatment provided by the city:

(1) *Residential service*. The charges for residential service shall be based upon the monthly amount of water used per dwelling unit as follows:

a. A monthly service fee of $27.60 per dwelling unit, plus a charge of $4.59 for each 1,000 gallons of water used per dwelling unit per month, up to and including 12,000 gallons, excluding separately metered irrigation usage.

b. The maximum service fee for residential service shall be $82.68 per dwelling unit per month.

(2) *Commercial wastewater service*. The monthly charge for city commercial service shall be determined per each separate commercial or business unit, for office buildings (per commercial or business unit), service stations, department stores, service businesses, churches, clubs, hospitals, professional office units, etc. A separate business would usually, but not always, be identified as any operation requiring an occupational license from the city, where applicable. The usage shall be as measured by the water consumption at the water meter, and the monthly charges shall be as follows:

| Water Meter Size | Monthly Base Charge |
|---|---|
| ¾” | $30.55 |
| 1” | $50.91 |
| 1-1/2” | $101.82 |
| 2” | $162.92 |
| 3” | $305.47 |
| 4” | $509.12 |
| 6” | $1,018.26 |
| 8” | $1,629.20 |
| 10” | $2,341.96 |
| 12” | $4,378.45 |

Additionally, a charge of $5.31 for each 1,000 gallons of potable water used per unit per month, excluding separately metered irrigation usage, shall be included.

(3) *Wholesale service*. Rates for wholesale users shall be negotiated on a case-by-case basis with final approval of the rate by the city council.

(b) *Sewer tap fee*. The costs of extending or installing six-inch sewer lateral shall be $860.00 up to 25 feet and including clean out. For additional footage beyond 25 feet, the charge shall be $12.00 per linear foot. The costs of any applicable county or state permits will also be an additional charge.

(c) *Meter reading re-check*. Manual meter re-check in excess of one per calendar year shall incur a fee of $35.00.

(d) *Proration of charges*. There shall be no proration of fees.

(e) *Deposit*. For each residential customer requesting wastewater service, a utility deposit of $95.00 per unit shall be paid by each customer, unless otherwise provided in Chapter 78, Code of Ordinances, City of Apopka. For each commercial customer requesting wastewater service, a utility deposit of $190.00 per unit shall be paid by each customer, unless otherwise provided in this chapter.

(f) *Deposit for newly annexed property*. The city will waive the deposit requirement for any county customer who connects to the city water system within twelve (12) months of annexing into the city, provided the customer maintains a good payment history.

**SCHEDULE C**
**CITY OF APOPKA**

**DISTRIBUTED WASTEWATER TREATMENT SYSTEM USE CHARGES AND DEPOSITS**

(a) *Residential Service charges*. The charges for residential service shall be based upon the monthly operations and maintenance of the unit per dwelling unit as follows, a monthly service fee of $7.81 per dwelling unit, plus a charge of $36.60 for the maintenance and operation of the unit.

(b) *Rate adjustments*. All distributed wastewater treatment system charges established in subsection (a) of this Schedule C shall be adjusted on October 1 of each year through the adoption of the city's annual budget, in accordance with the monthly rate set by the distributed wastewater treatment system service provider.

(c) *Proration of charges*. There shall be no proration of fees.

(d) *Deposit*. There is no deposit required at this time.

**SCHEDULE D**
**CITY OF APOPKA**
**RECLAIMED WATER RATES**

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. A meter set fee shall be required for metered connections.

(a) *Tap fee.*

(1) The reclaimed water tap fee does not include the cost of the meter and shall be as follows:

| Reclaimed Water Service Size | Short Service | Long Service |
|---|---|---|
| ¾" | $305.00 | $927.00 |
| 1" | $305.00 | $927.00 |
| 1½″ | $396.00 | $1,018.00 |
| 2″ | $396.00 | $1,018.00 |
| Over 2″ | Actual cost plus 10% | |

(2) The term "short service" is defined as service located on the same side of a road or driveway of an existing reclaimed water line where the connections is to be made. The term "long service" is defined as service located on the opposite side of a road or driveway of an existing reclaimed water line where the connection is to be made. There will be an additional charge of $10.00 for every linear foot for service over 50 linear feet.

(3) An additional charge will be added equal to the county right-of-way permit fee whenever it is required.

(b) *Backflow prevention fee**. The backflow prevention fee shall be as follows:

| Water Service Size | Fee (inside city limits) | Fee (outside city limits) |
|---|---|---|
| ¾″ | $245.00 | $245.00 |
| 1″ | $290.00 | $290.00 |
| 1½″ | $445.00 | $445.00 |
| 2″ | $512.00 | $512.00 |
| Over 2″ | Actual cost plus 10% | Actual cost plus 10% |

Fee applies to dual service accounts with a potable water meter.

(c) *Meter set fee.*

(1) The meter set fee shall be as follows:

| Size of Meter | Single Service | Dual Service |
|---|---|---|
| ¾″ | $410.00 | $321.00 |
| 1″ | $483.00 | n/a |
| 1½″ | $1,044.00 | n/a |
| 2″ | $1,632.00 | n/a |
| Over 2″ | Actual cost plus 10% | |

(2) All reclaimed water connections larger than two inches or involving potable water service larger than two inches will be performed by the contractor; however, in circumstances where the city elects to perform the work, the fee charged shall be the actual cost. The connection charge shall be waived for development activities that will furnish and install taps and backflow prevention devices in accordance with this chapter.

(3) Wireless service meters shall be installed for all development.

(d) *Service charges*. The following shall be the schedule of monthly rates and charges for reclaimed water provided by the city:

(1) *Residential service*. The charges for residential service shall be based upon the monthly amount of reclaimed water consumed per dwelling unit as follows: a monthly service fee of $12.99, which will include 6,000 gallons of reclaimed water per dwelling unit, plus:

a. A charge of $2.24 for each 1,000 gallons over 6,000 gallons per dwelling unit per month, up to and including 15,000 gallons of reclaimed water.

b. A charge of $3.35 or each 1,000 gallons over 15,000 gallons per dwelling unit per month of reclaimed water.

c. A charge of $6.68 for each 1,000 gallons over 30,000 gallons per dwelling unit per month of reclaimed water.

(2) *Commercial reclaimed water service*. The monthly charge for commercial service shall be determined per each separate commercial or business unit, for office buildings (per commercial or business unit), service stations, department stores, service businesses, churches, clubs, hospitals, professional office units, etc. A separate business would usually, but not always, be identified as any operation requiring an occupational license from the city, where applicable. Irrigation of common areas in both residential and nonresidential developments shall fall within the commercial rate structure. The usage shall be as measured by the reclaimed water consumption at the meter, and the monthly

charges shall be as follows: a monthly service fee of $15.63, which will include 6,000 gallons of reclaimed water per unit, plus:

a. A charge of $2.69for each 1,000 gallons over 6,000 gallons per unit per month, up to and including 15,000 gallons of reclaimed water.

b. A charge of $3.98 for each 1,000 gallons over 15,000 gallons per unit per month of reclaimed water.

(3) Consumptive use rate for contract and bulk users will be $0.96 per 1,000 gallons with on-site storage and $1.46 per 1,000 gallons without on-site storage. Required storage shall accommodate a minimum 14-day demand. At no time should a bulk user be charged less than $678.83 per month.

(4) Contracts for bulk users who use less than 100,000 gallons per day may be negotiated with the approval of council.

(5) *Wholesale service*. Rates for wholesale users shall be negotiated on a case-by-case basis with final approval of the rate by the city council.

(e) *Waiver of fees*. The mayor or his designee may adjust or waive reclaimed charges to bulk users willing to take reclaimed water for storage at the request of the city.

(f) *Proration of charges*. There shall be no proration of fees.

(g) *Deposit*. For each residential customer requesting reclaimed water service, a utility deposit of $60.00 per dwelling unit shall be paid by each customer, unless otherwise provided in this chapter. For each commercial customer requesting reclaimed water service, a utility deposit of $120.00 per unit shall be paid by each customer, unless otherwise provided in Chapter 78, Code of Ordinances, City of Apopka.

(h) *Deposit for newly annexed property*. The city will waive the deposit requirement for any county customer who connects to the city water system within twelve (12) months of annexing into the city, provided the customer maintains a good payment history.

# City of Apopka

## Water, Wastewater, Reclaimed Water, and Sanitation Utility Rate Study

**Presented: Sept. 3rd, 2025**

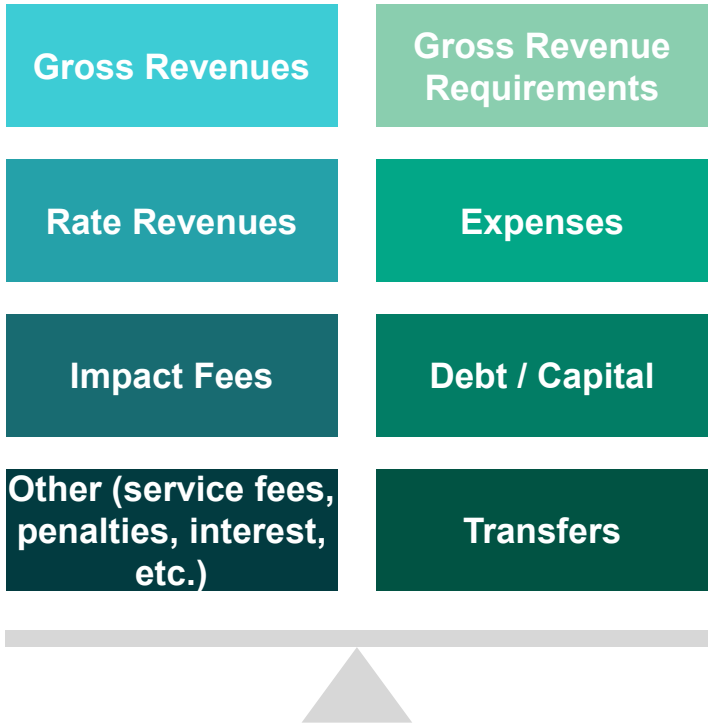
RAFTELIS

# Agenda

1. Review of Major Tasks, Goals, and Considerations
2. Discuss Major Assumptions
3. Summary Findings and Recommendations

# Study Tasks and Approach

- Develop financial forecast to project water, wastewater, reclaimed water, and sanitation utility system operations for Fiscal Years 2025 through 2029
- Evaluate historical expenditure trends and data
- Project revenues and revenue requirements
- Develop funding strategy for capital improvement program and equipment replacement plans
- Evaluate cash reserve targets and financial performance requirements
- Determine adequacy of revenues at existing rates



# Study Goals and Considerations

- Use existing cash reserves as appropriate to phase in rate adjustments to the extent possible
- Achieve and maintain positive cashflow for utility systems
- Achieve and maintain targeted cash reserves
  - 150+ days of revenue for water, wastewater, and reclaimed water system
  - 90+ days of revenue for sanitation system
- Compliance with debt service covenants (water, wastewater, and reclaimed)
  - Senior lien required coverage - 100% / 110% / 120%
  - Subordinate lien required coverage - 115%
  - All-In coverage target - 150%

# Water, Wastewater, and Reclaimed Water Utility Systems

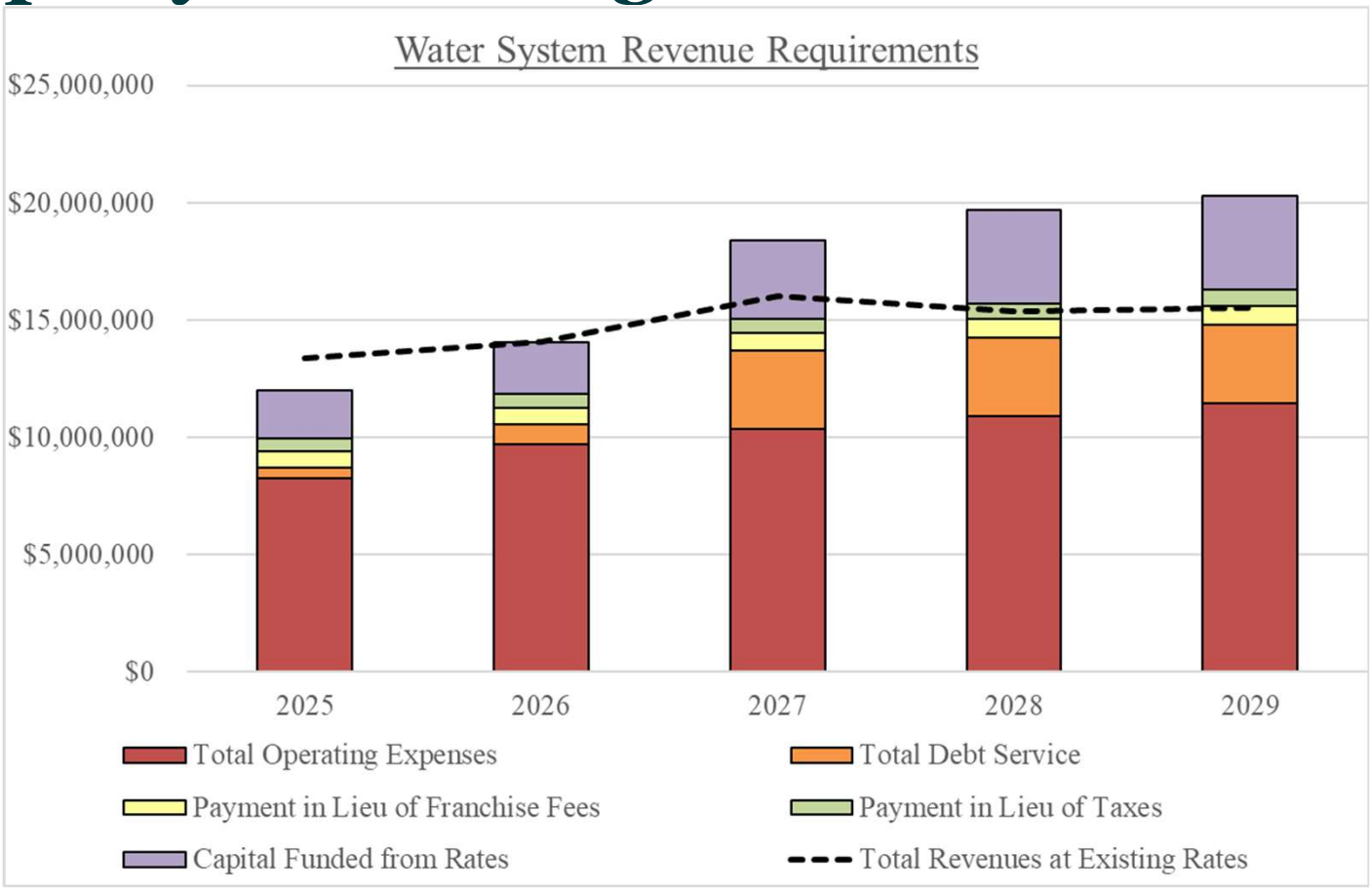
# System Customers, Growth, and Revenues

- Approximately 28,900 water accounts, 23,500 wastewater accounts, and 10,800 reclaimed accounts in FY 2025
- Customer account growth of approximately 2.3% per year
  - Approx. 6.7% in 2025 to 1.6% by 2029
- Combined system revenues at existing rates of approximately $33.7 million in FY 2025 increasing to $36.6 million by FY 2029 due to customer growth
  - Only due to growth projections / no rate adjustments
- Other Revenues of approximately $1.6 million per year
  - Misc. charges (late fees, meter set fees, meter tap fees, etc.)
  - Interest income
- Impact Fee Revenues of approximately $9.6 million per year
  - Approx. $19 million in 2025 to $5.3 million by 2029

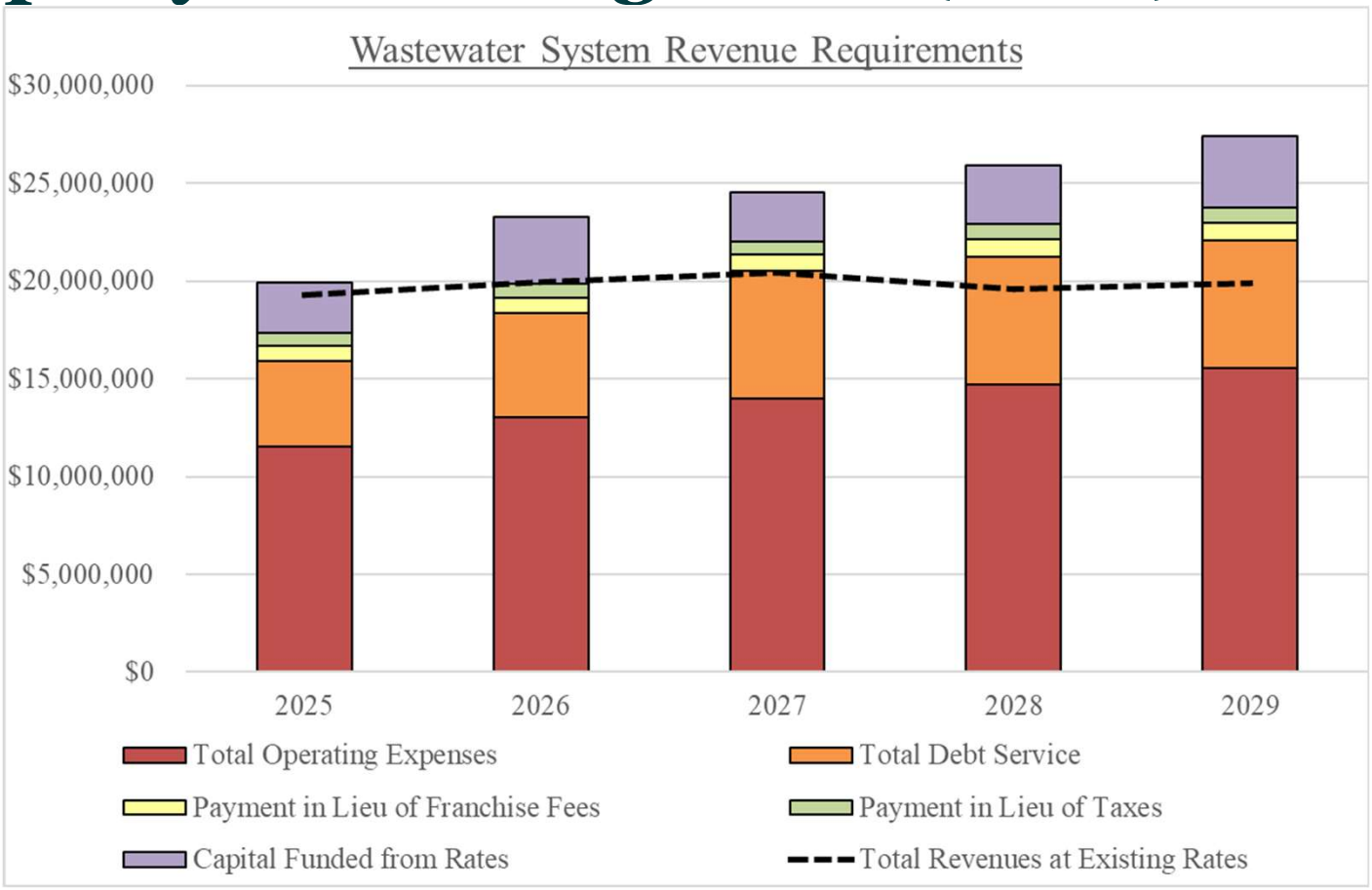
# Revenue Requirements

- Operating expenses of $24.7 million in FY 2025 increasing to $33.9 million by FY 2029 – Average annual increase of approximately 8.2% per year
  - 8 new FTEs over the forecast period (Approx. $608,000 by 2029)
  - Major Escalators:
    - Labor: 5% per year
    - Health Insurance: 12% per year
    - Repairs: 3.5% per year
    - Chemicals: 5% per year
- Existing water and wastewater debt service of approximately $5.0 million per year
- General fund transfers $3.3 million in FY 2025 increasing to $4.1 million by FY 2029
- Capital Improvement Plan (CIP) of $188.0 million from FY 2025 through FY 2029
  - $55.8 Million in impact fee funded projects (30% of plan)
  - $101.5 Million in proposed debt funded projects (54% of plan)
  - $30.7 Million in impact fee and rate funded projects (16% of plan)
  - Note: CIP was reviewed and reprioritized / reduced by Staff to mitigate rate impacts
- Proposed new annual debt service of $3.2 million per year starting in FY 2026 and increasing to $8.1 million by 2027 to fund major capital improvements included in the CIP

# Adequacy of Existing Rates



# Adequacy of Existing Rates (cont.)



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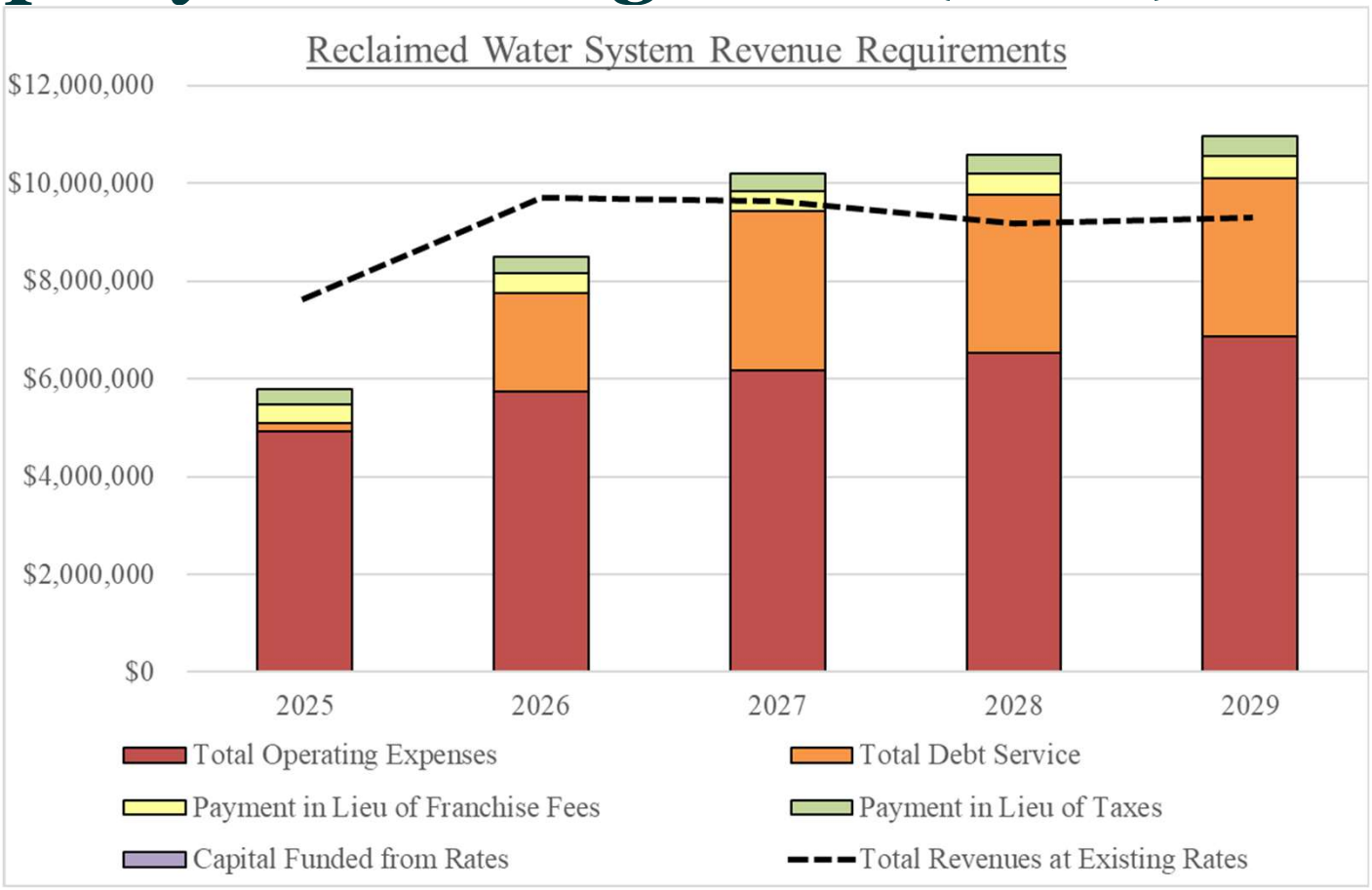


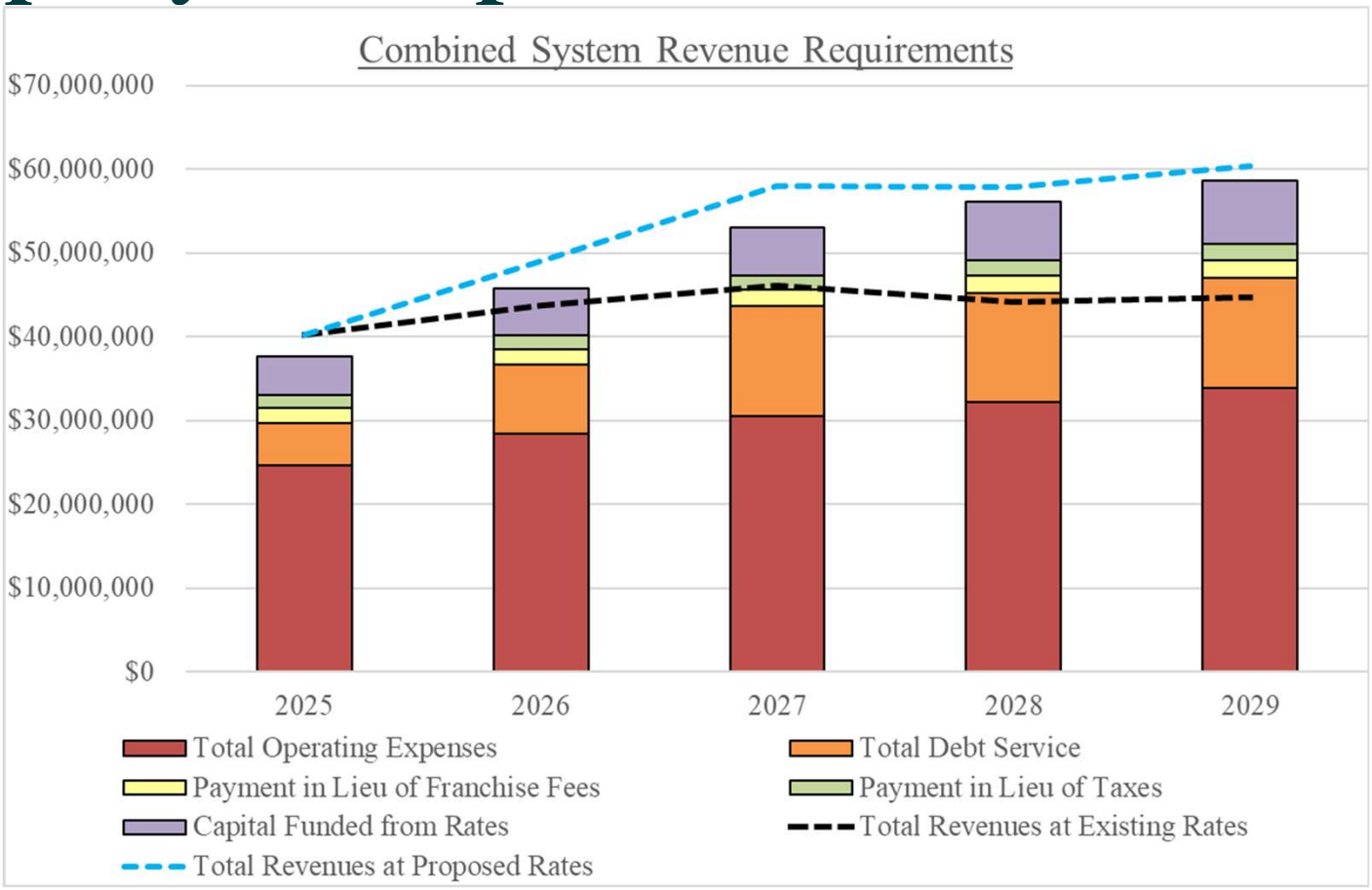
# Issues Affecting Rates

- Significant capital improvement program to upgrade and expand system
- Future increase in annual debt service payments due to additional borrowing to fund major capital projects in the capital improvement plan
- Significant increases in renewal and replacement funding related to maintaining existing assets
- Additional personnel and Inflationary increases in operating expenses

# Preliminary Rate Revenue Adjustments Identified in the Financial Forecast

| | 2026 | 2027 | 2028 | 2029 |
|---|---|---|---|---|
| Water System | 15.5% | 15.5% | 3.5% | 3.5% |
| Wastewater System | 15.5% | 15.5% | 3.5% | 3.5% |
| Reclaimed System | 15.5% | 15.5% | 3.5% | 3.5% |
| Effective Date | Oct. 1, 2025 | Oct. 1, 2026 | Oct. 1, 2027 | Oct. 1, 2028 |

# Adequacy of Proposed Rates



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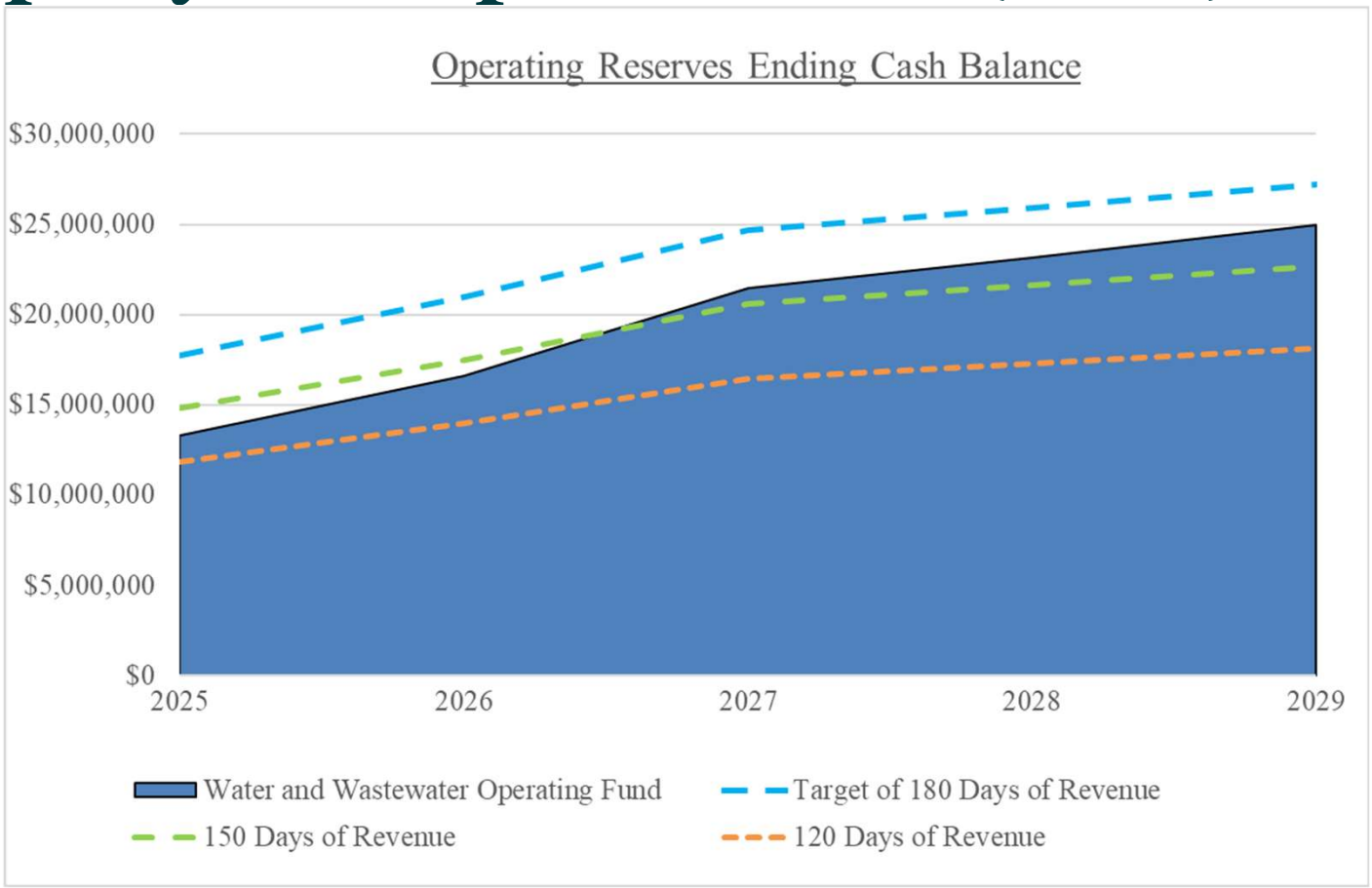
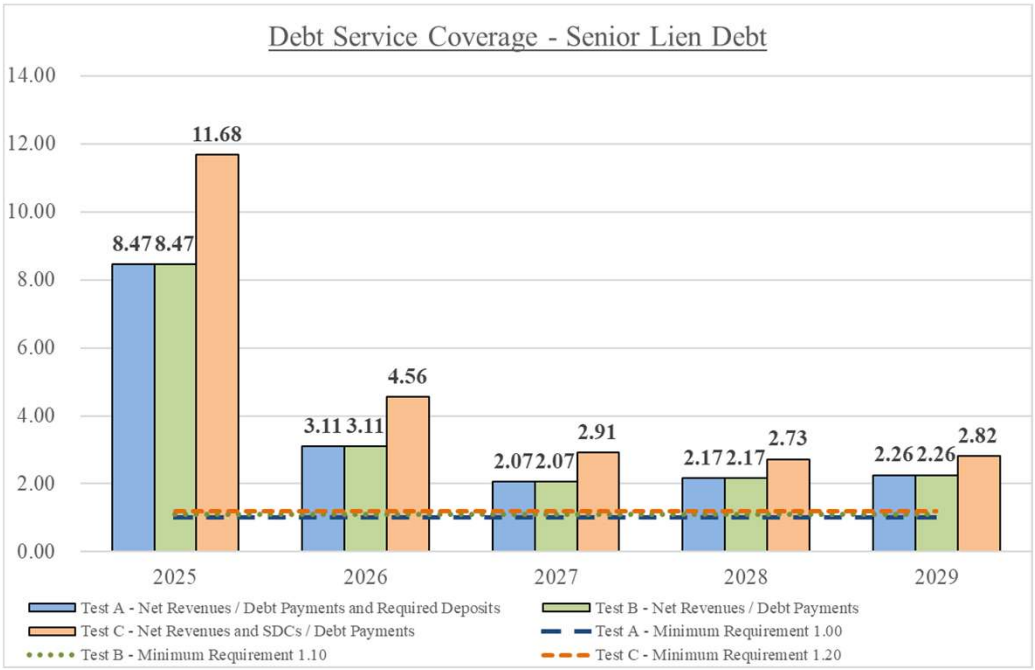
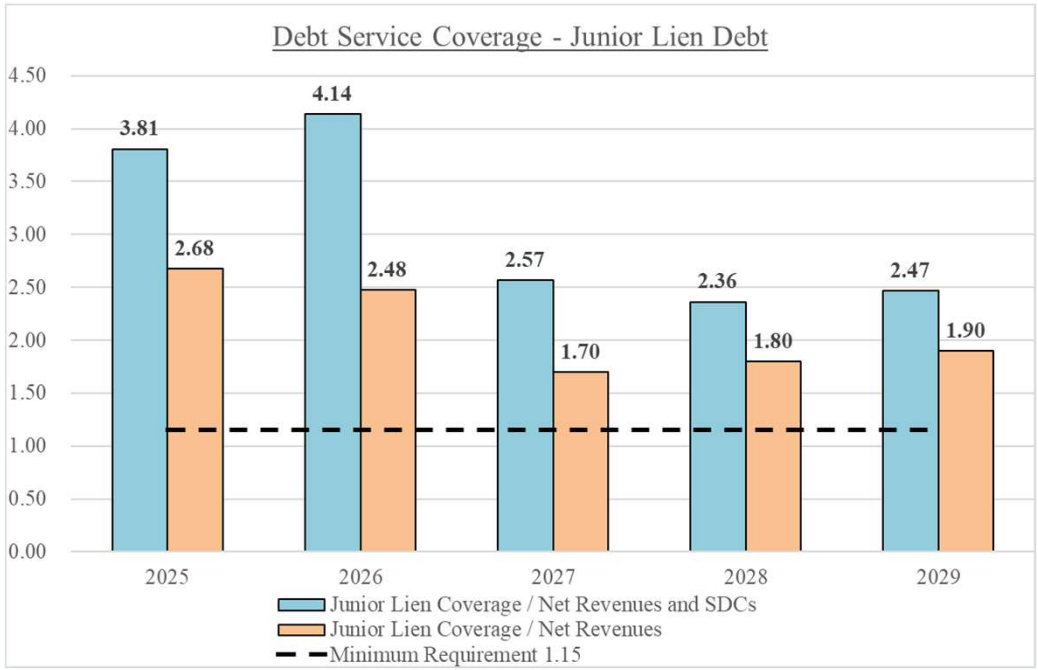
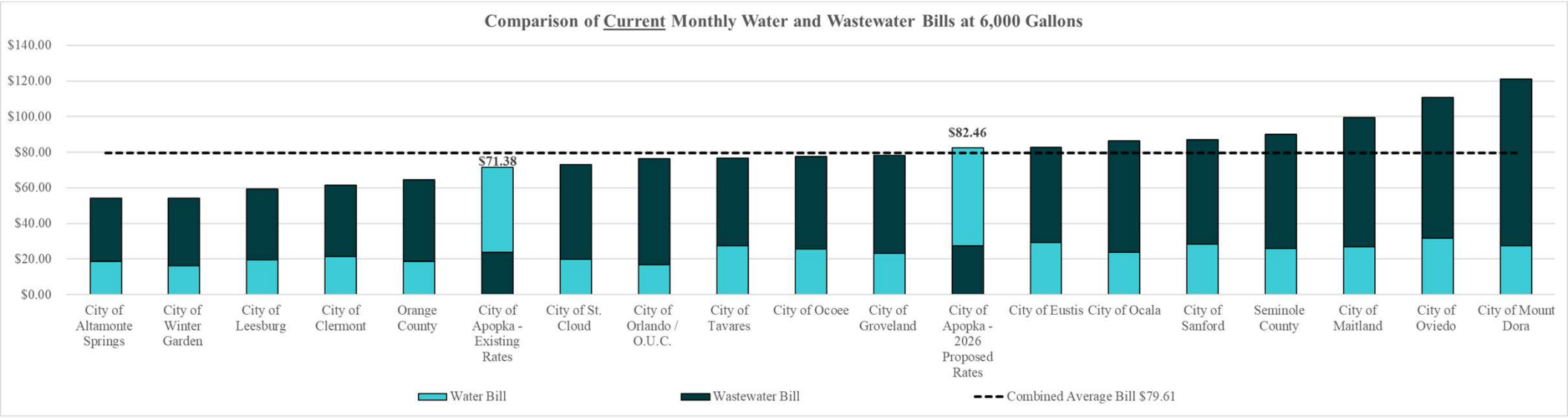


# Adequacy of Proposed Rates (cont.)



# Residential Rate Comparison



# Observations and Recommendations

- Existing rates are projected to be insufficient through Fiscal Year 2029
- Due to increasing operating expenses, capital costs related to system renewals and replacements, system upgrades and expansions, and additional debt service costs rate adjustments are proposed for Fiscal Years 2026 through 2029
  - Water, Wastewater, and Reclaimed Water – 15.5% in 2026 and 2027
  - Water, Wastewater, and Reclaimed Water – 3.5% in 2028 and 2029

# Industry Trends in Rate Adjustments

| Utility | Status | Water | Wastewater |
|---|---|---|---|
| City of Winter Garden | Adopted – November 2024 | • 3.24% – 10/1/2024<br>• 17.00% – 1/1/2025<br>• 20.00% – FY2026 & FY2027<br>• 7.00% – FY2028 & FY2029<br>• Greater of FPSC Index or 2.00% – annually beginning FY 2030 | • 3.24% – 10/1/2024<br>• 17.00% – 1/1/2025<br>• 20.00% – FY2026 & FY2027<br>• 7.00% – FY2028 & FY2029<br>• Greater of FPSC Index or 2.00% – annually beginning FY 2030 |
| City of Palm Coast | Adopted – March 2025 | • 8.00% – 4/1/2025<br>• 8.00% – 10/1/2025<br>• Greater of W/S Maint. Index or 4.00% – annually beginning FY 2027 | • 8.00% – 4/1/2025<br>• 8.00% – 10/1/2025<br>• Greater of W/S Maint. Index or 4.00% – annually beginning FY 2027 |
| City of Groveland | Adopted – August 2024 | • 40.00% – FY2025<br>• 10.00% – FY2026 through FY2028 | • 40.00% FY2025<br>• 10.00% FY2026 through FY2028 |
| City of Wilton Manors | Adopted – September 2024 | • 7.00% – FY2025 | • 30.00% – FY2025 |

# Industry Trends in Rate Adjustments

| Utility | Status | Water | Wastewater |
|---|---|---|---|
| City of LaBelle | Adopted – September 1, 2024<br>Presented – FY 2026 – FY 2028 | •50.00% – FY2025<br>•3.50% – FY2026<br>•3.50% – FY2027<br>•3.50% – FY2028 | •80.00% – FY2025<br>•50.00% –FY2026<br>•25.00% – FY2027<br>•3.50% – FY2028 |
| City of Lake Worth Beach | Adopted – September 2024 | •5.25% – FY2025 | •9.00% – FY2025 |
| Clay County Utility Authority | Adopted – September 2024 | •6.50% – FY2025 | •7.00% – FY 2025 |
| City of Oviedo | Adopted – February 2025 | •9.00% - FY 2025 through FY 2029 | •9.00% - FY 2025 through FY 2029 |

# Industry Trends in Rate Adjustments

| Utility | Status | Water | Wastewater |
|---|---|---|---|
| City of Fort Lauderdale | Adopted – September 2023 | • 8.60% – FY2024<br>• 22.50% – FY2025<br>• 9.00% – FY2026 & FY2027<br>• 5.00% – annually beginning FY2028 | • 7.00% – FY2024<br>• 9.00% – FY2025 & FY2026<br>• 5.00% – annually beginning FY2028 |
| City of Riviera Beach Utility Special District | Adopted – January 2025 | • 10.00% – FY2025<br>• 31.85% – FY2026 & FY2027<br>• 29.78% – FY2028<br>• 26.00% – FY2029 | • 8.00% – FY2025<br>• 6.09% – FY2026 through FY 2028<br>• 6.00% – FY2029 |

# Observations and Recommendations (cont.)

- Adopt proposed rate adjustment plan
- Positive cashflow maintained through end of forecast period
- All coverage requirements are fulfilled and improve during forecast period
- Operating reserves build to and remain at targeted levels

Q&A

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# Thank you!

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