APOPKA PLANNING COMMISSION AGENDA

December 9, 2025 5:30 PM

Apopka City Hall Council Chambers

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

CALL TO ORDER

OPENING AND INVOCATION

PUBLIC COMMENT PERIOD

The Public Comment Period is for City-related issues that may or may not be on today's Agenda. If you are here for a matter that requires a public hearing, please wait for that item to come up on the agenda. If you wish to address the Council, you must fill out an Intent to Speak form and provide it to the City Clerk prior to the start of the meeting. If you wish to speak during the Public Comment Period, please fill out a green-colored Intent-to-Speak form. If you wish to speak on a matter that requires a public hearing, please fill out a white-colored Intent-to-Speak form. Speaker forms may be completed up to 48 hours in advance of the Council meeting. Each speaker will have four minutes to give remarks, regardless of the number of items addressed. Please refer to Resolution No. 2025-19 for further information regarding our Public Participation Policy & Procedures for addressing the City Council.

APPROVAL OF MINUTES

1. **Meeting Minutes from October 14, 2025**

PUBLIC HEARING

1. **Quasi-Judicial - Special Exception - 95 and 135 Hermit Smith Road**
   Owner(s): Marilyn S. Boughan Trust
   Applicant(s): Jonathan P. Huels
   Location: 95 and 135 Hermit Smith Road
   Project: 12.27 +/- Acres
   Density: N/A
   Project Manager: Amer Hamza

2. **Quasi-Judicial – Ordinance No. 3117 – Change of Zoning/PD Rezoning, Master Plan and PD Agreement – Ondich North**
   Owner(s): IPM S-1 Reo, LLC; Hmf, LLC; Charles P. Stallings; Kim L. Stallings; Euell E. Stallings, Jr.; and Crystal Denise Stallings
   Applicant: Pulte c/o Aaron Struckmeyer
   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
   Existing Future Land Use: County Rural
   Proposed Future Land Use: Residential Estate
   Existing Use(s): Mostly vacant and some parcels with single-family residences
   Existing Zoning: Zoning: County R-2 (Residential District)
   Proposed Zoning: PD (Planned Development)
   Density: One dwelling unit per acre
   Tract Size: 196.83 +/- Acres
   Presented by: Jean Sanchez, Senior Planner

3. **Legislative - Ordinance No. 3140 - Future Land Use Amendment - 1030 E. Sandpiper Road**
   Owner(s): Lincoln Douglas Haynes and Lauren Elizabeth Haynes
   Applicant(s): Lincoln Douglas Haynes

Location: 1030 E. Sandpiper Road
Project: 1.79 +/- Acres
Density: N/A
Project Manager:Amer Hamza

4. **Quasi- Judicial - Ordinance No. 3141 - Change of Zoning - 1030 E. Sandpiper Road**
   Owner(s): Lincoln Douglas Haynes and Lauren Elizabeth Haynes
   Applicant(s): Lincoln Douglas Haynes
   Location: 1030 E. Sandpiper Road
   Project: 1.79 +/- Acres
   Density: N/A
   Project Manager: Amer Hamza

5. **Ordinance No. 3147 - Paulucci Acres Planned Development Rezoning and Planned Development Master Plan**
   Owner(s): Paulucci Acres, LLC.
   Applicant(s): Daniel O'Keefe, Shutts & Bowen, LLP
   Location: Generally located east of Vick Road, East of Jason Dwelley Parkway, North and South of Ponkan Road, South and East of Pittman Road, and East of Ponkan Summitt Drive
   Project: Paulucci Acres
   Density: 1.67 du/ac
   Project Manager: Bobby Howell, AICP

6. **Ordinance No. 3143 - Certified Recovery Residences**

   Presented by: Clif Shepard, City Attorney

7. **Ordinance No. 3145 - Police and Fire (EMS) Municipal Impact Fee Increases**
   Presented by: Blanche Sherman, Shawn Ocasio, and Henry Thomas

8. **Ordinance No. 3146 - Parks and Recreation Municipal Impact Fee Increases**
   Presented by: Blanche Sherman, Shawn Ocasio, and Henry Thomas

SITE PLANS

ITEMS FOR DISCUSSION

ADJOURNMENT

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

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

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON OCTOBER 14, 2025 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT

- Chairperson William Gusler
- Howard Washington
- Robert Ryan
- David Woods
- Eric Mock
- Wes Dumey
- Mary Norwood

MEMBERS ABSENT

- Orange County Public Schools (Non-voting)

CALL TO ORDER

OPENING AND INVOCATION

Chairperson Gusler called the meeting to order and asked for a moment of silent prayer. The Pledge of Allegiance followed.

APPROVAL OF MINUTES

1. Meeting Minutes from September 9, 2025

    a. Chairperson Gusler asked for a motion to approve the meeting minutes from September 9, 2025.
    b. Motion by **Howard Washington** and seconded by **Robert Ryan**.
    c. Motion carried unanimously.

PUBLIC COMMENT

Chairperson Gusler asked if anyone from the public wished to speak on a matter that is not on the agenda. With no one wishing to speak, Chairperson Gusler closed the public comment period.

PUBLIC HEARING

1. **Legislative – Ordinance No. 3131 – 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
   Project: Small Scale Future Land Use Amendment
   Density: 5 DU/A
   Acreage: 40.16 +/-
   Project Manager: Bobby Howell, AICP on behalf of Jun Sohn, Ph.D.

   Chairperson Gusler opened the public comment period. There being no one who wished to speak, Chairperson Gusler closed the public comment period.

   a. Chairperson Gusler asked for a motion.
   b. Motion by **Wes Dumey** to find the proposed change in Future Land Use designation from "County" Rural and "County" Low Density to "City" Residential Low, consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommend approval of the proposed Change of Future Land Use, based o the findings and facts presented in the staff report and exhibits.

c. Seconded by **Howard Washington**.
d. **Motion carried unanimously**.

2. **Legislative – Ordinance No. 3135 – Small-Scale Future Land Use Amendment – 5118 Plymouth-Sorrento Road "Cips Tavern"**
Owner(s): David Cipollone
Applicant(s): LPG Urban & Regional Planners
Location: 5118 Plymouth-Sorrento Road
Project: 5118 Plymouth-Sorrento Road Small-Scale Future Land Use Amendment
Density: N/A - non-residential development
Project Manager: Bobby Howell, AICP

Chairperson Gusler opened the public comment period. There being no one who wished to speak, Chairperson Gusler closed the public comment period.

a. **Chairperson Gusler** asked for a motion.
b. Motion by **Wes Dumey** to find the proposed Future Land Use Amendment from County Rural to City Mixed-Use, consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommends approval of the proposed Future Land Use Amendment, based on the findings and facts presented in the staff report and exhibits.
c. Seconded by **Robert Ryan**.
d. **Motion carried 5-2** with **Eric Mock** and **Howard Washington in opposition**.

3. **Quasi-Judicial – Ordinance No. 3136 – Rezoning/KPI Master Plan – 5118 Plymouth-Sorrento Road "Cips Tavern"**
Owner(s): David Cipollone
Applicant(s): LPG Urban & Regional Planner
Location: 5118 Plymouth-Sorrento Road
Project: Cip's Tavern
Density: Maximum of 20 dwelling units per acre, non-residential 0.15 FAR
Project Manager: Bobby Howell, AICP

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

Chairperson Gusler opened the public comment period. There being no one who wished to speak, Chairperson Gusler closed the public comment period.

a. **Chairperson Gusler** asked for a motion.
b. Motion by **Wes Dumey** to find the proposed Change in Zoning from County A-1 (Citrus Rural), to KPI-MU Village Center (Kelly Park Interchange-Mixed-Use), consistent with the Comprehensive Plan and Lane Development Code, and compatible with the character of the surrounding areas, and recommend approval of the proposed Change of Zoning, based o the findings and facts presented in the staff report and exhibits.
c. Seconded by **Robert Ryan**.
d. **Motion carried 5-2** with **Eric Mock** and **Howard Washington in opposition**.

4. **Quasi-Judicial – Special Exception – 458 Oakland Avenue**
Owner(s): MCCA Inc.
Applicant(s): Sofia Naseem

Location: 458 Oakland Avenue
Project: 458 Oakland Avenue Special Exception
Density: N/A
Project Manager: Amer Hamza

Chairperson Gusler read the item description and asked if anyone had ex-parte communication on this matter.

- **Robert Ryan** mentioned that he read a social media post where concerns were expressed but he did not respond.
- **Wes Dumey** said that he did respond to a post on social media.

Chairperson Gusler opened the public comment period. There being no one who wished to speak, Chairperson Gusler closed the public comment period.

a. **Chairperson Gusler** asked for a motion.
b. Motion by **Eric Mock** to approve a Special Exception to build a place of worship center in the MU-D (Mixed-Use Downtown) Zoning District subject to the exhibits and findings of the staff report.
c. Seconded by **David Woods**.
d. **Motion carried unanimously**.

SITE PLANS
ITEMS FOR DISCUSSION

ADJOURNMENT
The meeting adjourned at 6:24 p.m.

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

_____
William Gusler, Chairperson

_____
Bobby Howell, Planning Manager

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 1.
Meeting Date: December 9, 2025
Department: Community Development

SUBJECT:
Quasi-Judicial - Special Exception - 95 and 135 Hermit Smith Road

ACTION ITEM INFORMATION:
Owner(s): Marilyn S. Boughan Trust
Applicant(s): Jonathan P. Huels
Location: 95 and 135 Hermit Smith Road
Project: 12.27 +/- Acres
Density: N/A
Project Manager: Amer Hamza

REQUEST:
Approve a Special Exception Use Permit to allow industrial outdoor storage as a primary use in I-L (Light Industrial) Zoning District.

SUMMARY:
SUMMARY:
Owner(s): Marilyn S. Boughan Trust
Applicant: Jonathan P. Huels
Parcel Identification Number(s): 01-21-27-0000-00-081, 01-21-27-0000-00-029
Location: 95 and 135 Hermit Smith Road
Future Land Use: Industrial
Existing Use: Auto Repair Garage/Warehouse
Zoning: I-L (Light Industrial)
Tract Size:12.27 +/- acres
Proposed Use: Industrial Outdoor Storage

Zoning Report
This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	Industrial	PD (Planned Development)	Vacant Land
East	Industrial	PD (Planned Development)	Warehouses
South	Industrial	PD (Planned Development)	Vacant Land
West	Industrial	I-L (Light Industrial)	Warehouse, Warehouse/modular office

PROJECT SUMMARY:
The applicant proposes to use the site for industrial outdoor storage as a principal use which requires a Special Exception Use Permit within the I-L (Light Industrial) Zoning District. The site currently has an existing trucking terminal. The applicant is requesting the special exception for industrial outdoor storage as they plan to store equipment, vehicles, and building materials on the site in addition to what is existing on the site. The 95 Hermit

Smith Road property is currently being used as a garage repair operation while the property at 135 Hermit Smith Road is undeveloped with storage of vehicles from the garage repair operation. The outdoor storage use meets the character of the area as outdoor storage is the primary use at the adjacent properties to the west. The area overall is predominately industrial with mostly warehouses and outdoor storage facilities. The existing structure on the site will remain.

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

- Will be consistent with the goals, objectives, and policies of the comprehensive plan;

Applicant Response: The property is zoned I-L (Light Industrial) and has a future land use designation of Industrial. It is currently developed with a trucking terminal. The proposed special exception will allow industrial outdoor storage on the property (the "Project) as an additional primary permitted industrial use consistent with the goals, objectives and policies of the City's Comprehensive Plan including Policy 3.1.l and Policy 16.5.

Staff Response: Staff has no objection.

- Will comply with all applicable zoning district standards;

Applicant Response: This proposed Project will comply with or exceed all zoning district standards regarding site specific development standards. The properties are addressed 95 and 135 Hermit Smith Road and consist of an aggregate of 12.27 acres. Currently the property at 95 Hermit Smith Road is used as a garage repair operation and the property at 135 Hermit Smith is undeveloped with storage of vehicles from the garage repair operation. The property is on the east side of Hermit Smith Road and south of General Electric Road. The property is zoned I-L (Light Industrial) and has a future land use designation of Industrial.

Staff Response: Staff has no objection.

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

Applicant Response: Consistent with Section 4.2.3 of the City's Land Development Code, the proposed Project will comply with all performance and siting standards applicable to the use. As outlined in the City of Apopka Land Development Code under Article 4 Use Regulations and Table 4.2.2.C, a Special Exception permit is necessary to allow a proposed industrial outdoor storage as a primary use.

Staff Response: Staff has no objection.

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

Applicant Response: The proposed Project is compatible with the character of the surrounding area, which is already developed with predominately industrial uses, including similar outdoor storage uses.

Staff Response: Staff has no objection.

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

Applicant Response: The proposed Project will provide appropriate screening and buffering to minimize any adverse visual impacts on the adjacent properties. The property to the west is developed with outdoor storage uses. The Property to the north is vacant, and the property to the east is developed as a warehouse distribution center. The area is predominately industrial and sufficient setbacks exist to buffer the requested use. The proposed outdoor storage will be located primarily in areas of the property set back away from Hermit Smith Road which will provide for additional buffering. The proposed outdoor storage is for equipment, vehicles and building materials.

Staff Response: Staff has no objection.

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

Applicant Response: Site lighting, store lighting and signage lighting shall comply with Section 5.6 Exterior Lighting of the City's Land Development Code and will not negatively impact adjacent properties or rights-of-way.

Staff Response: Staff has no objection.

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

Applicant Response: The proposed Project will use existing, already approved ingress and egress driveways along Hermit Smith Road on the western property line to provide safe traffic flow onto and through the site by vehicles and safe road conditions around the site.

Staff Response: Staff has no objection.

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

Applicant Response: The proposed Project will not have significant adverse odor, noise, glare or vibration impacts on surrounding lands. The existing structure will remain and proposed signage and lighting will be provided according to the City's Land Development code. All future signage will comply with City Code requirements. Additionally, the proposed outdoor storage of equipment, vehicles and building materials will not generate significant adverse odor, noise, glare or vibration.

Staff Response: Staff has no objection.

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

Applicant Response: The proposed Project will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district. The area is developed with similar industrial operations, and this request is in keeping with such uses.

Staff Response: Staff has no objection.

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

Applicant Response: The proposed Project will not cause deterioration of water and air resources, scenic resources, and other natural resources. Redevelopment of the property with the proposed outdoor storage use will include construction of a modern stormwater system that will be designed, constructed and operated consist with SJRWMD and City requirements.

Staff Response: Staff has no objection.

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

Applicant Response: The proposed Project will not cause any additional burden on existing public facilities and services including streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management and police and fire protection facilities. The proposed special exception would allow the continued use of the existing building and infrastructure at the property. No additional intensity of use is proposed from the historic uses of the property as a trucking terminal.

Staff Response: Staff has no objection.

- Will comply with all other relevant City, State, and federal laws and regulations.

Applicant Response: The proposed Project will comply with all other relevant City, State and federal laws and

regulations.

Staff Response: Staff has no objection

PUBLIC HEARING SCHEDULE:
December 9, 2025 – Planning Commission (5:30 P.M.)

DULY ADVERTISED:
November 20, 2025 – Mailed Notices to Adjacent Property Owners
November 21, 2025 – Poster Placed on Property
November 14, 2025 – Apopka Chief

FUNDING SOURCE:
N/A

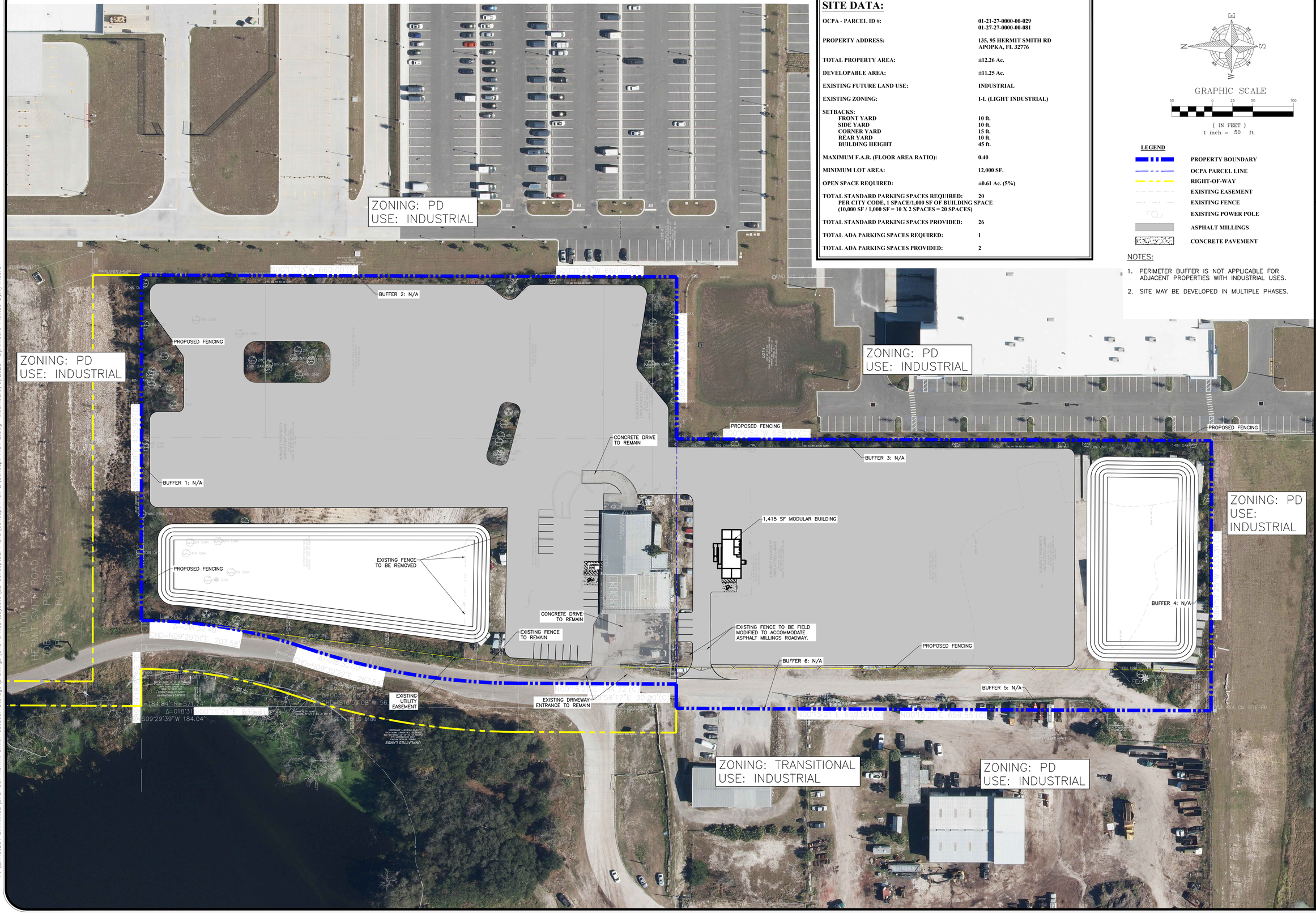
RECOMMENDED MOTION:
Development Review Committee: Recommends approval of a Special Exception to allow industrial outdoor storage as a primary use in I-L (Light Industrial) Zoning District, subject to the exhibits and findings of the staff report.

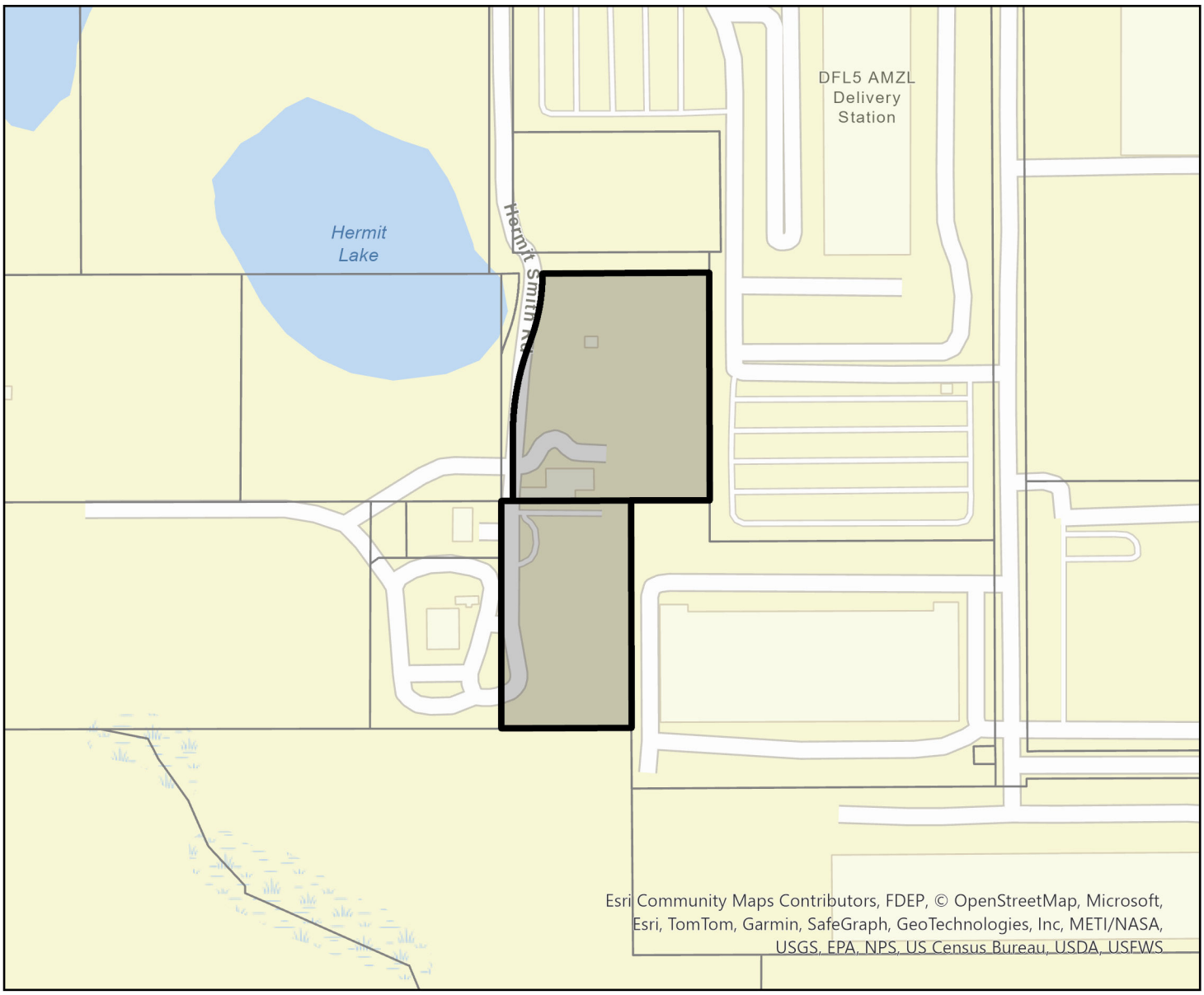
Recommended Motion – Planning Commission: Approve a Special Exception to allow industrial outdoor storage as a primary use in I-L (Light Industrial) Zoning District, subject to the exhibits and findings of the staff report.

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

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. Site Plan
2. 95 and 135 Hermit Smith Road Map Series
3. 95 & 135 Hermit Smith (Newspaper ad November 14)
4. Community Meeting Summary Report


ZONING: PD
USE: INDUSTRIAL
ZONING: PD
USE: INDUSTRIAL
ZONING: PD
USE: INDUSTRIAL
ZONING: TRANSITIONAL
USE: INDUSTRIAL
ZONING: PD
USE: INDUSTRIAL
ZONING: PD
USE: INDUSTRIAL
BUFFER 1: N/A
BUFFER 2: N/A
BUFFER 3: N/A
BUFFER 4: N/A
BUFFER 5: N/A
BUFFER 6: N/A
PROPOSED FENCING
EXISTING FENCE TO BE REMOVED
EXISTING FENCE TO REMAIN
EXISTING FENCE TO BE FIELD MODIFIED TO ACCOMMODATE ASPHALT MILLINGS ROADWAY.
CONCRETE DRIVE TO REMAIN
EXISTING DRIVEWAY ENTRANCE TO REMAIN
EXISTING UTILITY EASEMENT
1,415 SF MODULAR BUILDING
HERMIT SMITH ROAD
(PUBLIC R/W VARIES)
(PLAT BK 6, PG 385)
(ROAD BK 6, PG 34)
30.00' R/W
S00°10'52"W 659.17'(C)
N00°15'21"E 659.39'(C)
S89°49'08"E 267.94'
S09°29'39"W 184.04'
N09°29'01"E 203.58'
L=204.43'
R=571.74'
Δ=018°31'
CHD=N09°29'01"E 203.58
L=30.27'
R=571.74'
Δ=003°02'28"
CHD=S10°57'08"W 56.
L=184.84'
R=571.74'
Δ=018°31'
CHD=S09°29'39"W 184.04'
FND PK NAIL
SET IRS LB 8185
FND IRS LB 6887
FND IRS LB 6887
FND IRS LB 6887
SET IRS LB 8185
SET IRS LB 8185
FND IRS
FND IRS
FND IRS



Parcel

95 and 135 Hermit Smith Road

0 0.07 0.13 0.26 Miles

N

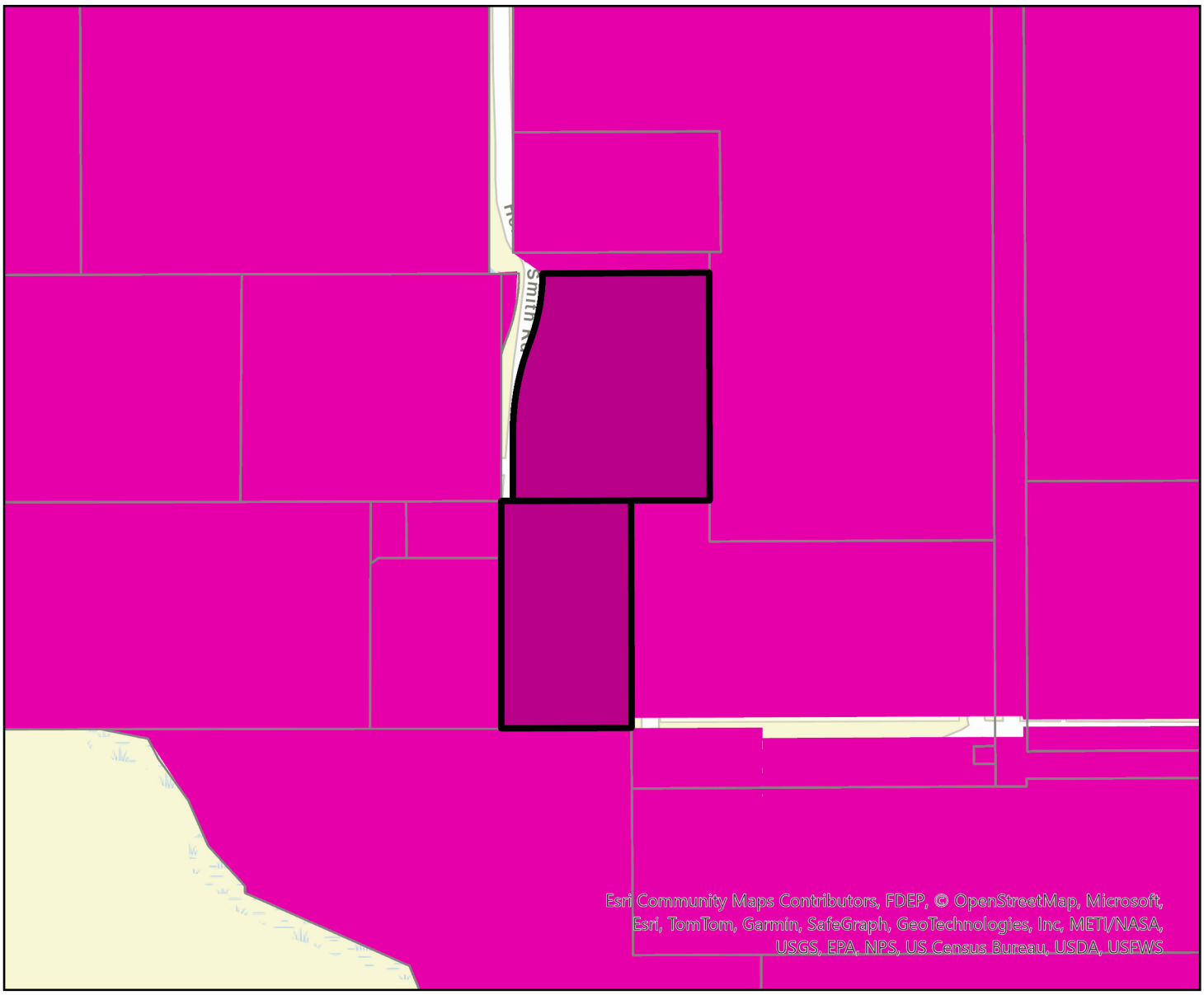


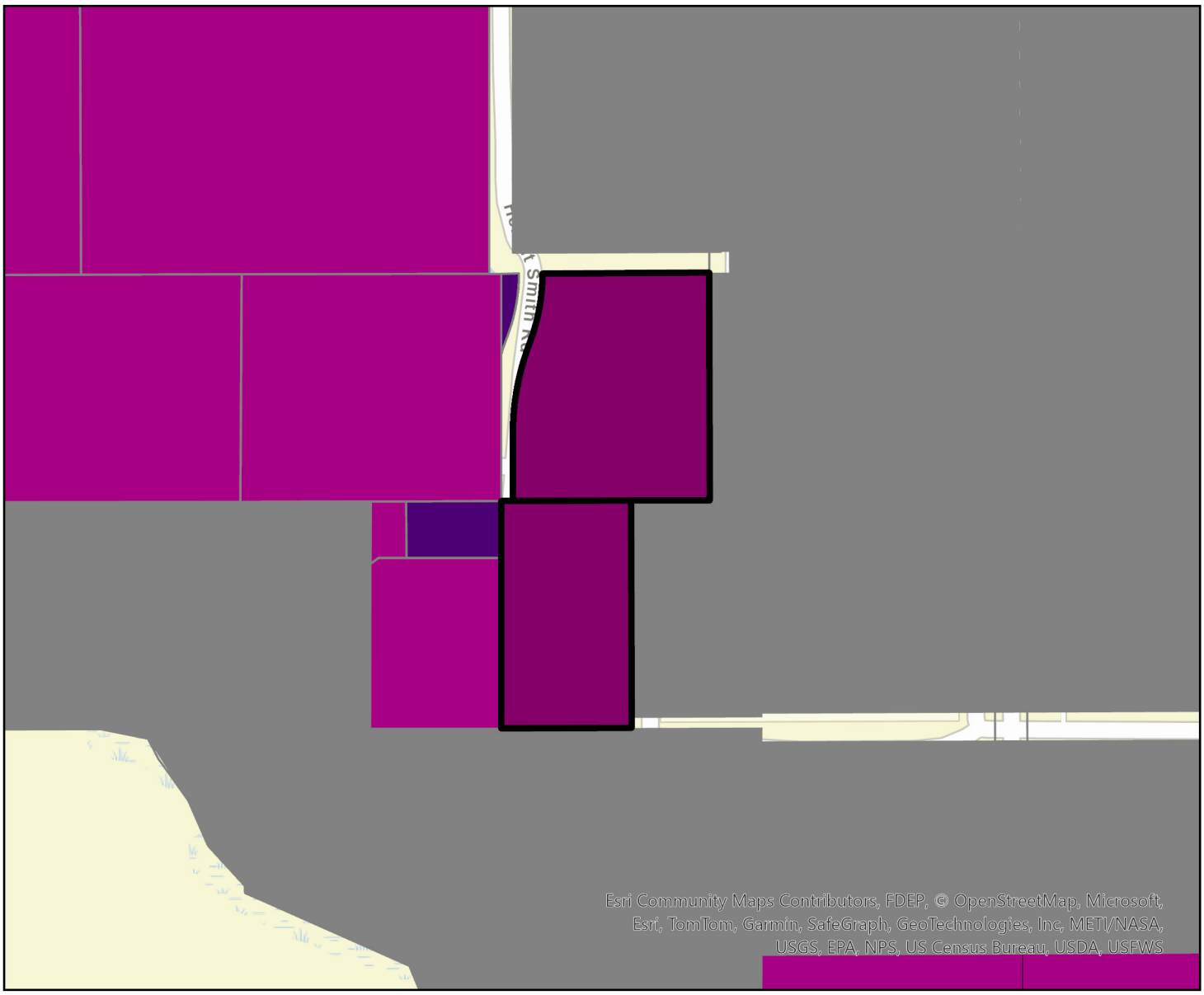
Parcel

95 and 135 Hermit Smith Road

0 0.07 0.13 0.26 Miles

N


Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
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
95 and 135 Hermit Smith Road
0
0.07
0.13
0.26 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
- 95 and 135 Hermit Smith Road

0 0.07 0.13 0.26 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:
- Nov 14, 2025

Notice ID: i9d9t2jwokVzQeVeKmJq

Notice Name: City of Apopka 95 and 135 Hermit Smith 11-14

J. C. Derrick
Publisher

VERIFICATION

STATE OF FLORIDA
COUNTY OF ORANGE

Signed or attested before me on this

14 day of November, A.D. 2025.

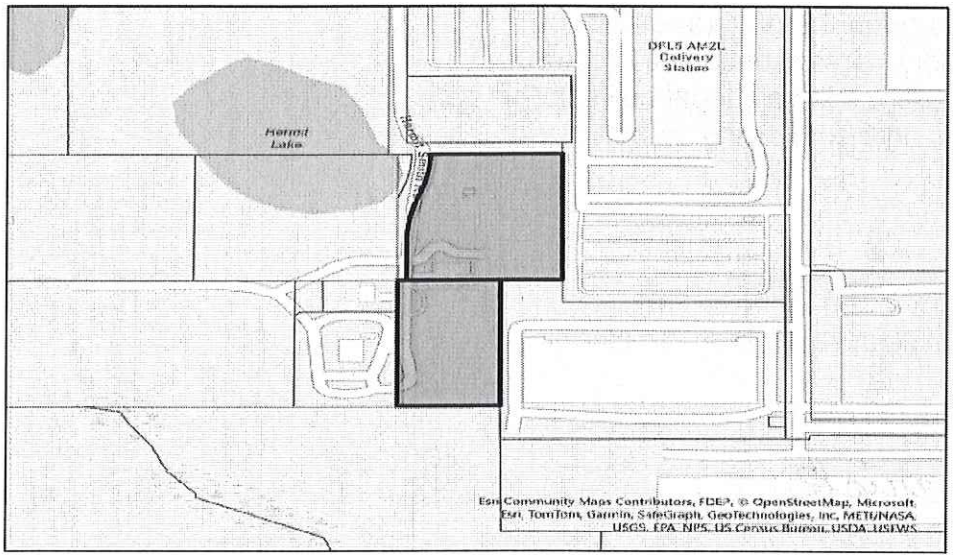
Nancy C Thomas
Notary Public

Notary Public State of Florida
Nancy C Thomas
My Commission HH 688639
Expires 7/4/2029

CITY OF APOPKA
PUBLIC HEARING NOTICE
SPECIAL EXCEPTION

NOTICE is hereby given that **Jonathan P. Huels** has made an application, in accordance with Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 4.2.2.C to the City of Apopka Planning Commission for a **SPECIAL EXCEPTION FOR INDUSTRIAL OUTDOOR STORAGE AS A PRIMARY USE.**

This application relates to the following described property located at 95 and 135 Hermit Smith Road:



Parcel Identification Number(s): 01-21-27-0000-00-029, 01-21-27-0000-00-081
Contains: 12.26 +/- acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider the Special Exception request at its scheduled meeting in the City Council Chambers of the Apopka City Hall on **Tuesday, December 9, 2025 beginning at 5:30 P.M.,** or as soon thereafter as possible.

Affected parties and the public may appear at the above listed hearing to speak. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street,

Apopka, Florida 32703; Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka Planning Commission
Community Development Department

November 14, 2025

JONATHAN P. HUELS

Shareholder
jonathan.huels@lowndes-law.com
215 North Eola Drive, Orlando, Florida 32801-2028
T: 407-418-6483 | F: 407-843-4444
MAIN NUMBER: 407-843-4600

MERITAS® LAW FIRMS WORLDWIDE

SEPTEMBER 25, 2025
6:00 TO 7:00 P.M.
COMMUNITY MEETING SUMMARY REPORT

I. Overview

A neighborhood meeting was held regarding a Special Exception application submitted to City of Apopka to permit industrial outdoor storage as a primary use on properties located at 95 and 135 Hermit Smith Road, Apopka with parcel identification numbers 01-21-27-0000-00-081 and 01-21-27-0000-00-029 (the "Property").

II. List of affected parties (with addresses) that were notified of the proposed project and invited to the Neighborhood Meeting.

Please see Appendix A

III. Number of Neighborhood Meeting Notices distributed.

Nine (9) notices were mailed to property owners within 300 feet of the subject property.

IV. A copy of the Neighborhood Meeting Notice.

Please see Appendix B.

V. Neighborhood Meeting Notice distribution date and method.

The notices were mailed via USPS mail on September 11, 2025.

VI. The date and location of the Neighborhood Meeting.

The meeting was held at Wolf Lake Elementary School located at 1771 West Ponkan Road, Apopka, Florida 32712 in the cafeteria.

VII. The number of people that participated in the Neighborhood Meeting.

One (1) member of the project team and no one representing the community attended the meeting.

VIII. A record of all phone calls and e-mails received, with a description of concerns, issues or problems discussed and contact information of caller.

No one reached out via email and/or via phone to RSVP or request project information.

XI. A summary of concerns, issues and or problems expressed at the Neighborhood Meeting.

None.

JPH/lak
Attachments

APPENDIX "A"
Mailing List

HENDREN MELINDA
HENDREN MADISON JANE
32045 OKALOOSA TRL
SORRENTO, FL 32776

RAYNOR APOPKA LAND MANAGEMENT
17615 DEER ISLE CIR
WINTER GARDEN, FL 34787

BOUGHAN MARILYN S TRUST
PO BOX 573
SORRENTO, FL 32776

100 HERMIT SMITH OWNER LLC
800 3RD AVE FL 2701
NEW YORK, NY 10022

BOUGHAN MARILYN S TRUST
PO BOX 573
SORRENTO, FL 32776

BOUGHAN MARILYN S TRUST
PO BOX 573
SORRENTO, FL 32776

APOPKA BUSINESS CENTER EAST LLC
200 S ORANGE AVE STE 2100
ORLANDO, FL 32801

RAYNOR APOPKA LAND MANAGEMENT
17615 DEER ISLE CIR
WINTER GARDEN, FL 34787

MID-FLORIDA LOGISTICS PARK OWNER
PO BOX 541557
ORLANDO, FL 32854

BEL APOPKA LLC
2 INTERNATIONAL PL
BOSTON, MA 02110

3040 SHELBY INDUSTRIAL INVESTORS I
ATTN: ASSET MANGEMENT | 600 UNICO
WOBURN, MA 01801

MDC COAST 16 LLC
11995 EL CAMINO REAL
SAN DIEGO, CA 92130

HENDREN MELINDA
HENDREN MADISON JANE
32045 OKALOOSA TRL
SORRENTO, FL 32776

RAYNOR APOPKA LAND MANAGEMENT
17615 DEER ISLE CIR
WINTER GARDEN, FL 34787

BOUGHAN MARILYN S TRUST
PO BOX 573
SORRENTO, FL 32776

100 HERMIT SMITH OWNER LLC
800 3RD AVE FL 2701
NEW YORK, NY 10022

BOUGHAN MARILYN S TRUST
PO BOX 573
SORRENTO, FL 32776

RAYNOR APOPKA LAND MANAGEMENT
17615 DEER ISLE CIR
WINTER GARDEN, FL 34787

MID-FLORIDA LOGISTICS PARK OWNER
PO BOX 541557
ORLANDO, FL 32854

BEL APOPKA LLC
2 INTERNATIONAL PL
BOSTON, MA 02110

3040 SHELBY INDUSTRIAL INVESTORS I
ATTN: ASSET MANGEMENT | 600 UNICO
WOBURN, MA 01801

APPENDIX "B"
Community Meeting Notice

COMMUNITY MEETING NOTICE

An application is being filed with City of Apopka for property located at 95 and 135 Hermit Smith Road and identified as Parcel ID 01-21-27-0000-00-081 and 01-21-27-0000-00-029 (see map for general depiction) located on the east side of Hermit Smith Road and south of General Electric Road for a special exception for industrial outdoor storage as a primary use in the I-L (Light Industrial) zoning district.

The development team is hosting a community meeting to present information about the proposed project on September 25, 2025 beginning at 6:00 p.m. until 7:00 p.m. at Wolf Lake Elementary School, 1771 West Ponkan Road, Apopka, 32712, in the cafeteria.

If you have any questions and cannot attend, please contact Lauren Korn via email at Lauren.Korn@lowndes-law.com. We look forward to talking to you.

PROPOSED PROJECT LOCATION



City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 2.
Meeting Date: December 9, 2025
Department: Community Development

SUBJECT:
Ordinance No. 3117 – Change of Zoning/PD Rezoning, Master Plan and PD Agreement – Ondich North

ACTION ITEM INFORMATION:
Owner(s): IPM S-1 Reo, LLC; Hmf, LLC; Charles P. Stallings; Kim L. Stallings; Euell E. Stallings, Jr.; and Crystal Denise Stallings
Applicant: Pulte c/o Aaron Struckmeyer
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
Existing Future Land Use: County Rural
Proposed Future Land Use: Residential Estate
Existing Use(s): Mostly vacant and some parcels with single-family residences
Existing Zoning: Zoning: County R-2 (Residential District)
Proposed Zoning: PD (Planned Development)
Density: One dwelling unit per acre
Tract Size: 196.83 +/- Acres

REQUEST:
Recommend approval of Ordinance No. 3117, Change of Zoning from County A-1 (Citrus Rural) to PD (Planned Development), Master Plan and PD Agreement

SUMMARY:
Owner(s): IPM S-1 Reo, LLC; Hmf, LLC; Charles P. Stallings; Kim L. Stallings; Euell E. Stallings, Jr.; and Crystal Denise Stallings
Applicant: Pulte c/o Aaron Struckmeyer
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
Existing Future Land Use: County Rural
Proposed Future Land Use: Residential Estate
Existing Use(s): Mostly vacant and some parcels with single-family residences
Existing Zoning: Zoning: County R-2 (Residential District)
Proposed Zoning: PD (Planned Development)
Density: One dwelling unit per acre
Tract Size: 196.83 +/- Acres

ZONING REPORT
This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use

North	County Rural	County A-1 (Citrus Rural) District	Vacant and Single-family residences
East	County Rural	County A-1	Single-family residences
South	City Mixed-Use and County Rural	City KPI-MU (Kelly Park Interchange - Mixed-Use)	Ondich South Residential Subd
West	County Rural	County A-1	Vacant and agricultural facilities

PROJECT SUMMARY:

Ondich North is a proposed Planned Development located at the northwest corner of Ondich Road and SR 429/SR 453, encompassing approximately 196.83 acres. The property was annexed into the City by a 4–1 City Council vote on July 2, 2025, and future land use amendment to Mixed-Use unanimously adopted on November 5, 2025. This PD and Master Plan have remained consistent with the development concept discussed at the time of annexation. The Ondich North Planned Development establishes clear and consistent development standards that reinforce the estate-style character envisioned for this portion of the City's Northern JPA. Building placement will observe setbacks of 25 feet along the front and rear yards and 7.5 feet along the sides, maintaining generous spacing between homes. The maximum structure height will not exceed 35 feet (two stories). All homes will be constructed with attached two-car garages, and design diversity will be achieved through varying elevations, roof forms, materials, and color palettes to prevent repetitive façades along the same streetscape.

The project will preserve its open and natural character through a minimum open space set-aside of 50 percent of the gross land area. This open space will be distributed among large tree preservation tracts, recreation areas, and landscaped buffers, consistent with the requirements of the Residential Estate (RE) Future Land Use category and the Northern JPA Settlement Agreement. The preserved tracts, located primarily along the northern and western portions of the property, will maintain mature tree canopy and provide a natural visual buffer from neighboring parcels. The preserved areas will serve as both passive recreation space and ecological buffers, maintaining the rural character of the surrounding area while providing residents with access to natural amenities and walking trails.

Along Ondich Road, a minimum 10-foot landscape buffer will be maintained, supplemented by shade trees and ornamental plantings. The project perimeter will include 50-foot-wide buffer areas, managed by the homeowners' association, to further transition between the proposed residential development and adjacent rural lands. A 2.77-acre amenity tract will be centrally located within the community and will include a cabana with restrooms, a swimming pool, and a covered mailbox kiosk, providing recreational and social gathering space for residents. All stormwater facilities will be designed in compliance with City of Apopka and SJRWMD standards, and all utilities will be installed underground to maintain a clean and cohesive streetscape.

Collectively, these standards ensure that the Ondich North PD achieves a balanced relationship between built environment and preserved landscape—reinforcing the City's commitment to sustainable growth, neighborhood character, and protection of environmental resources. In coordination with the adjoining Ondich South PD, the Master Plan provides for future stub-outs that can accommodate multi-modal connectivity, including pedestrian and bicycle linkages, ensuring long-term integration with the City's broader trail and mobility network

ACCESS & CIRCULATION:

The Ondich North PD has been designed with a clustered development pattern that balances efficient vehicular circulation with extensive open space preservation. The subdivision will be accessed from two primary entrances along Ondich Road, each constructed with dedicated eastbound left-turn and westbound right-turn lanes to enhance safety and traffic flow. Internally, a looped private street system with sidewalks on both sides ensures

walkability and connectivity between the residential clusters, amenity tract, and natural open space areas.

Rather than distributing development uniformly across the site, the project's clustered layout intentionally concentrates homes within the central and southern portions of the property while preserving large, contiguous tracts of open space and tree canopy to the north and west. This configuration reduces impervious surface area, shortens infrastructure corridors, and maximizes preservation of existing vegetation. The internal street network has been designed to minimize cut-through traffic, and gated entries will limit access to residents and guests only.

PLANNED DEVELOPMENT AGREEMENT

- Pursuant to LDC Section 3.7.2.F.2, a PD Agreement will accompany this rezoning and will establish:
    - Phasing and timing of infrastructure;
    - Dedication and maintenance of open space, buffers, and conservation tracts;
    - Provision of utilities and stormwater facilities; and
    - Environmental protection measures and community amenities.

PUBLIC PARTICIPATION:

A virtual Community Awareness and Participation (CAPP) meeting was held on January 6, 2025. Residents' concerns focused on traffic safety, tree removal, and construction impacts. The applicant committed to constructing turn lanes and upgrading the Ondich Road frontage, preserving approximately 50% acres of the site as open space and tree canopy, and managing all staging and equipment on-site during construction to minimize disruption.

COMPREHENSIVE PLAN COMPLIANCE

The Ondich North PD is consistent with the City of Apopka Comprehensive Plan, meets the density and use standards of the Residential Estate FLU, and appropriately implements the PD framework for low-density residential development. The PD aligns with FLUE Policy 3.1.b (Residential Estate) by providing:

- Single-family detached homes
- Large lots (75' × 130') and low-density development
- Over 50% open space, buffering, and tree preservation
- Infrastructure sized appropriately for estate-scale development

The project also satisfies the PD objectives of the Comprehensive Plan by clustering development, preserving open space and ensuring compatibility with surrounding rural and residential lands.

Utility extensions and roadway connections are coordinated with the adjacent Ondich South project, supporting Objective 3 regarding coordinated, orderly growth, and with Policy 3.1 of the Future Land Use Element of the Comprehensive Plan which notes the following:

Each Future Land Use Map classification shall have a permitted primary use or uses and permitted secondary support uses. Secondary support uses shall require a special exception review or permit issued through the Planned Unit Development process. All special exceptions shall be accompanied by a site plan. The Planned Unit Development process is a form of performance zoning which may be applied to any land use category and is designed to provide the following:
1. provide an alternate method of land development not available within the framework of other zoning districts to special projects which merit such treatment;
2. allow the development of sites that would normally be difficult to develop due to topography, soils, or other site specific features;
3. promote the most compatible, beneficial use to adjoining neighborhoods;
4. preserve significant environmental, topographical or natural features;
5. allow a variety of housing types;

6. accommodate mixed uses;
7. offer a maximum amount of open space and recreational amenities;

Policy 3.1.b Residential Estate

The primary use shall be single family dwelling units up to 1 dwelling unit per acre, supporting infrastructure and/or public facilities of less than two acres; elementary schools and middle schools.

Special exception uses shall include:
1) Institutional uses of two acres or less
2) High schools
3) Supporting infrastructure and public facilities of two acres or more
4) 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

SCHOOL CAPACITY REPORT

Orange County Public Schools (OCPS) has indicated that capacity is not available at elementary, middle and high school levels. Ondich North is deficient by 32.040, 16.920 and 23.940 students at Zellwood Elementary, Wolf Lake MIddle and Apopka High Schools, 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 properly notified Orange County on March 11, 2025.

PUBLIC HEARING SCHEDULE

December 9, 2025 – Planning Commission (5:30 PM)
December 17, 2025 – City Council (7:00 PM) – First Reading
January 7, 2026 – City Council (1:30 PM) – Second Reading/Adoption

DULY ADVERTISED

November 19, 2025 – Mailed notices to adjacent property owners
November 19, 2025 – Public notice signs posted on property
November 21, 2025 – Apopka Chief

FUNDING SOURCE:

N/A

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

DEVELOPMENT REVIEW COMMITTEE (DRC):

Recommend approval of Ordinance No. 3117, rezoning the subject property from County A-1 (Agricultural) to City PD (Planned Development), as well as, the Master Plan and PD Agreement, based on the findings and facts presented in this staff report and supporting exhibits.

PLANNING COMMISSION:

Recommend approval of Ordinance No. 3117, rezoning the subject property from County A-1 (Agricultural) to City PD (Planned Development), as well as, the Master Plan and PD Agreement, based on the findings and facts presented in this staff report and supporting exhibits.

ATTACHMENTS:

1. Ordinance No 3117
2. Ondich North PD Agreement
3. Ondich North - Community Meeting Report
4. Ondich North - OCPS Capacity Determination
5. Advertisement November 14

ORDINANCE NO. 3117

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM COUNTY A-1 (CITRUS RURAL) TO PD (PLANNED DEVELOPMENT), FOR CERTAIN REAL PROPERTY OWNED BY 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 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, Pulte Homes Company c/o Aaron Struckmeyer, P.E., on behalf of the fee simple owners of the Property, submitted an application for a PD (Planned Development) 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 3108) takes effect.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this _____ day of _____, 2026.

READ FIRST TIME: _____

READ SECOND TIME AND ADOPTED: _____

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

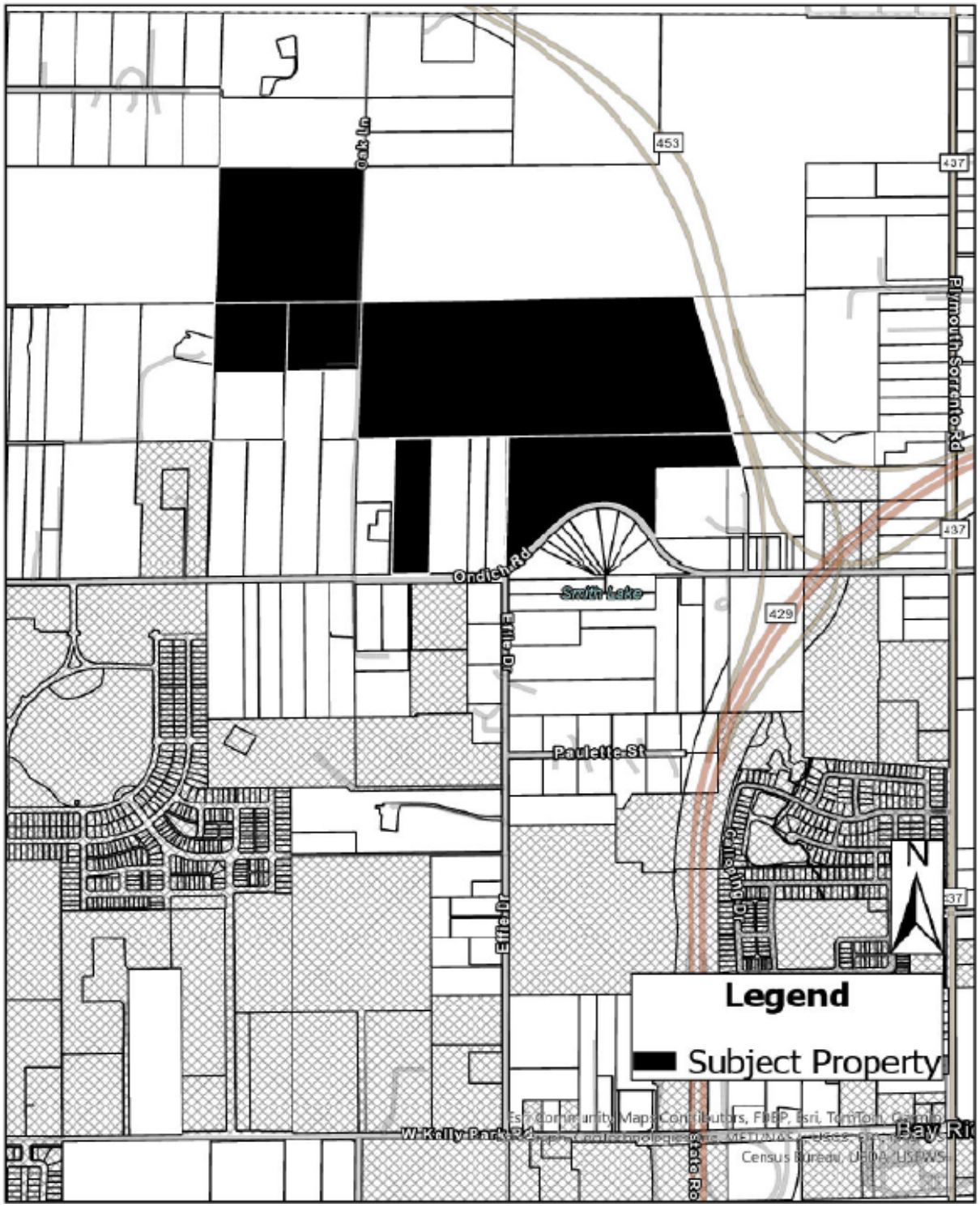
_____

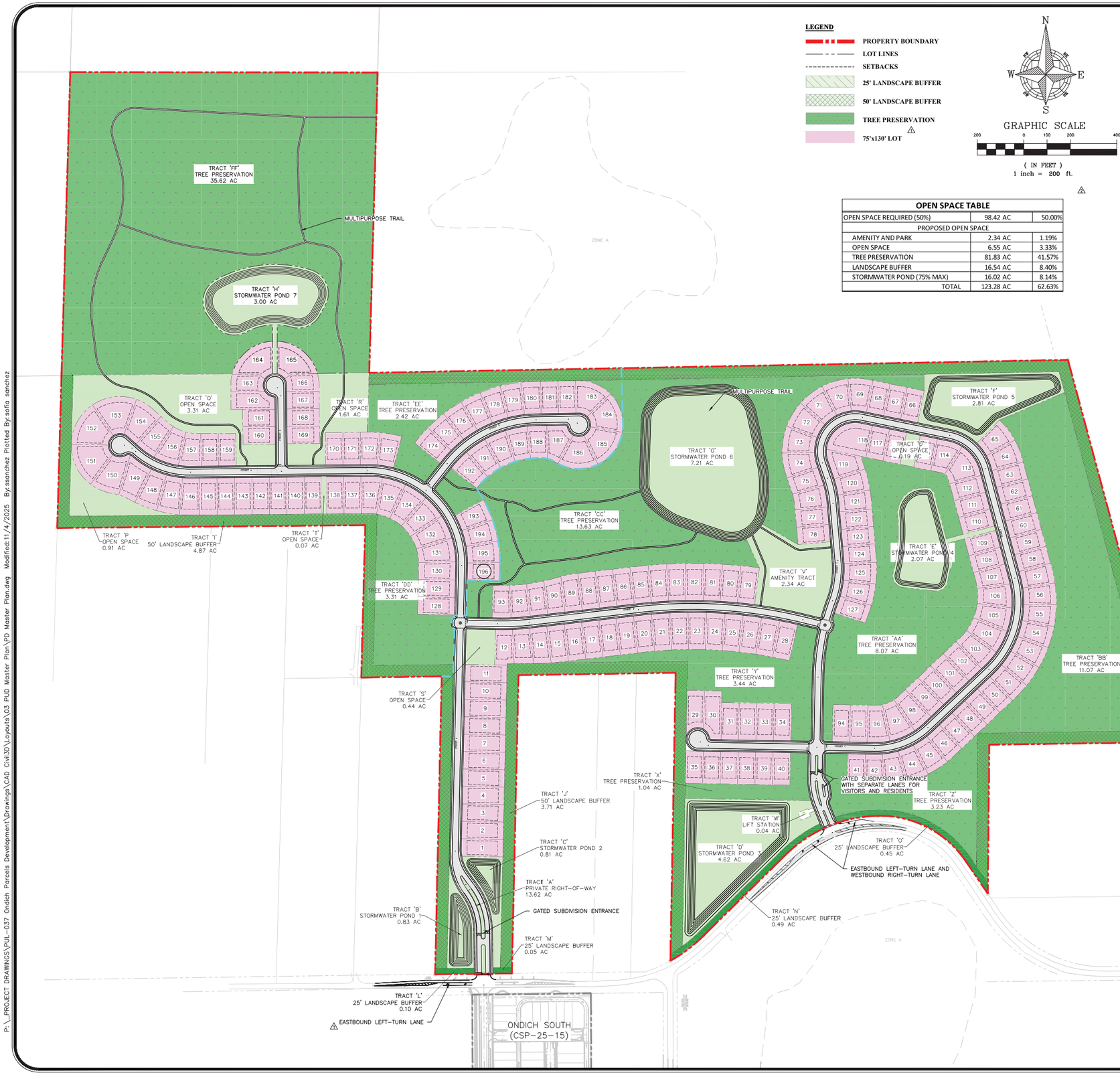
Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: November 21, 2025

EXHIBIT A

Parcel Identification Number(s): 01-20-27-0000-00-007, 01-20-27-0000-00-034, 01-20-27-0000-00-053, 02-20-27-0000-00-010, 02-20-27-0000-00-011, 02-20-27-0000-00-020 (portion of)





OPEN SPACE TABLE		
OPEN SPACE REQUIRED (50%)	98.42 AC	50.00%
PROPOSED OPEN SPACE		
AMENITY AND PARK	2.34 AC	1.19%
OPEN SPACE	6.55 AC	3.33%
TREE PRESERVATION	81.83 AC	41.57%
LANDSCAPE BUFFER	16.54 AC	8.40%
STORMWATER POND (75% MAX)	16.02 AC	8.14%
TOTAL	123.28 AC	62.63%

OVERALL SITE DATA:

OCPA - PARCEL ID #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**
TOTAL PROPERTY AREA:	**196.83 Ac.**
FEMA FLOOD INSURANCR RATE MAP FLOOD ZONE: FIRM PANEL #12095C0050H DATED SEPT. 24, 2021	**X**
EXISTING FUTURE LAND USE (FLU):	**R (COUNTY)**
PROPOSED FUTURE LAND USE (FLU):	**RS (CITY)**
ADJACENT FUTURE LANE USE (FLU):	
NORTH	R (COUNTY)
SOUTH	R (COUNTY), MU (CITY)
EAST	R (COUNTY)
WEST	R (COUNTY)
EXISTING ZONING:	**A-1 (COUNTY)**
PROPOSED ZONING:	**PD (CITY)**
ADJACENT ZONING:	
NORTH	A-1 (COUNTY), R-CE-5 (COUNTY)
SOUTH	A-1 (COUNTY), MU-N (CITY)
EAST	A-1 (COUNTY),
WEST	A-1 (COUNTY), R-CE-5 (COUNTY)
PROPOSED NUMBER OF DWELLING UNITS :	**196 LOTS**
PROPOSED NET DENSITY:	**0.99 DU/Ac.**
MINIMUM OPEN SPACE:	**50% (98.42 Ac.)**
PROPOSED MINIMUM LOT REQUIREMENTS:	**75'x130' LOTS**
MINIMUM LOT AREA	9,750 SF
MINIMUM LOT WIDTH	75 ft.
MINIMUM LOT DEPTH	130 ft.
MAXIMUM BUILDING HEIGHT	35 ft. (2-story)
SETBACKS	
FRONT/STREET SIDE	25 ft. min.
REAR	25 ft. min.
SIDE	7.5 ft. min.
CORNER	25 ft. min.

TRACT DATA					
TRACT	DESCRIPTION	OPEN SPACE TYPE	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	PRIVATE RIGHT-OF-WAY	N/A	13.62 AC	593,208 SF	H.O.A.
TRACT 'B'	STORMWATER POND 1	PASSIVE	0.83 AC	36,170 SF	H.O.A.
TRACT 'C'	STORMWATER POND 2	PASSIVE	0.81 AC	35,432 SF	H.O.A.
TRACT 'D'	STORMWATER POND 3	PASSIVE	4.62 AC	201,363 SF	H.O.A.
TRACT 'E'	STORMWATER POND 4	PASSIVE	2.07 AC	90,370 SF	H.O.A.
TRACT 'F'	STORMWATER POND 5	PASSIVE	2.81 AC	122,214 SF	H.O.A.
TRACT 'G'	STORMWATER POND 6	PASSIVE	7.21 AC	314,139 SF	H.O.A.
TRACT 'H'	STORMWATER POND 7	PASSIVE	3.00 AC	130,608 SF	H.O.A.
TRACT 'I'	50' LANDSCAPE BUFFER	PASSIVE	4.87 AC	211,969 SF	H.O.A.
TRACT 'J'	50' LANDSCAPE BUFFER	PASSIVE	3.71 AC	161,424 SF	H.O.A.
TRACT 'K'	50' LANDSCAPE BUFFER	PASSIVE	6.88 AC	299,558 SF	H.O.A.
TRACT 'L'	25' LANDSCAPE BUFFER	PASSIVE	0.10 AC	4,208 SF	H.O.A.
TRACT 'M'	25' LANDSCAPE BUFFER	PASSIVE	0.05 AC	2,047 SF	H.O.A.
TRACT 'N'	25' LANDSCAPE BUFFER	PASSIVE	0.49 AC	21,556 SF	H.O.A.
TRACT 'O'	25' LANDSCAPE BUFFER	PASSIVE	0.45 AC	19,694 SF	H.O.A.
TRACT 'P'	OPEN SPACE	PASSIVE	0.91 AC	39,740 SF	H.O.A.
TRACT 'Q'	OPEN SPACE	ACTIVE	3.31 AC	144,356 SF	H.O.A.
TRACT 'R'	OPEN SPACE	ACTIVE	1.61 AC	70,230 SF	H.O.A.
TRACT 'S'	OPEN SPACE	PASSIVE	0.44 AC	19,303 SF	H.O.A.
TRACT 'T'	OPEN SPACE	PASSIVE	0.07 AC	3,200 SF	H.O.A.
TRACT 'U'	OPEN SPACE	PASSIVE	0.19 AC	8,400 SF	H.O.A.
TRACT 'V'	AMENITY TRACT	ACTIVE	2.34 AC	102,073 SF	H.O.A.
TRACT 'W'	LIFT STATION	N/A	0.04 AC	1,944 SF	CITY
TRACT 'X'	TREE PRESERVATION	PASSIVE	1.04 AC	45,341 SF	H.O.A.
TRACT 'Y'	TREE PRESERVATION	PASSIVE	3.44 AC	149,985 SF	H.O.A.
TRACT 'Z'	TREE PRESERVATION	PASSIVE	3.23 AC	140,794 SF	H.O.A.
TRACT 'AA'	TREE PRESERVATION	PASSIVE	8.07 AC	351,703 SF	H.O.A.
TRACT 'BB'	TREE PRESERVATION	PASSIVE	11.07 AC	482,051 SF	H.O.A.
TRACT 'CC'	TREE PRESERVATION	ACTIVE	13.63 AC	593,805 SF	H.O.A.
TRACT 'DD'	TREE PRESERVATION	PASSIVE	3.31 AC	143,987 SF	H.O.A.
TRACT 'EE'	TREE PRESERVATION	PASSIVE	2.42 AC	105,327 SF	H.O.A.
TRACT 'FF'	TREE PRESERVATION	ACTIVE	35.62 AC	1,551,513 SF	H.O.A.

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	11/04/25	UPDATED OWNERSHIP ENTITY FOR TREE PRESERVATION TRACTS	SCS
2	07/31/25	CITY OF APOPKA COMMENTS DATED 07/14/2025	AF
3	05/30/25	UPDATED PER INFORMAL FEEDBACK FROM CITY STAFF	AF

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 588-2228
BOARD OF PROFESSIONAL ENGINEERS REGISTRY NO. 39060

PD MASTER PLAN

ONDICH NORTH
CITY OF APOPKA, FLORIDA

DRAWN: A. FRANCIS
DESIGNED: S. SANCHEZ
CHECKED: L.CLASSON
DATE: 11/4/2025

SCALE: 1" = 200'
PROJECT: PUL-037
SHEET: C1.0

LICENSE NO. 95
Sofia C Sierra-Gil
11/4/25
FLORIDA

P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\03 PUD Master Plan\PD Master Plan.dwg Modified:11/4/2025 By:ssanchez Plotted By:sofia sanchez

PHASING DATA			
	Phase 1	Phase 2	Total
AREA (AC)	117.28 AC	79.54 AC	**196.83 AC**
LOT COUNT	127	69	**196**
OPEN SPACE (AC)	69.10 AC	54.17 AC	**123.28 AC**
OPEN SPACE (PERCENTAGE)	58.9%	68.1%	**62.6%**

PHASING NOTES:

1. AMENITY TO BE CONSTRUCTED AS PART OF PHASE 1

N
W E
S

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

LEGEND

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

PHASE 2

PHASE 1

TRACT 'FF'
TREE PRESERVATION
35.62 AC

TRACT 'H'
STORMWATER POND 7
3.00 AC

TRACT 'Q'
OPEN SPACE
3.31 AC

TRACT 'R'
OPEN SPACE
1.61 AC

TRACT 'EE'
TREE PRESERVATION
2.42 AC

TRACT 'G'
STORMWATER POND 6
7.21 AC

TRACT 'F'
STORMWATER POND 5
2.81 AC

TRACT 'U'
OPEN SPACE
0.19 AC

TRACT 'CC'
TREE PRESERVATION
13.63 AC

TRACT 'E'
STORMWATER POND 4
2.07 AC

TRACT 'V'
AMENITY TRACT
2.34 AC

TRACT 'K'
50' LANDSCAPE BUFFER
6.88 AC

TRACT 'AA'
TREE PRESERVATION
8.07 AC

TRACT 'BB'
TREE PRESERVATION
11.07 AC

TRACT 'DD'
TREE PRESERVATION
3.31 AC

TRACT 'Y'
TREE PRESERVATION
3.44 AC

TRACT 'P'
OPEN SPACE
0.91 AC

TRACT 'I'
50' LANDSCAPE BUFFER
4.87 AC

TRACT 'T'
OPEN SPACE
0.07 AC

TRACT 'S'
OPEN SPACE
0.44 AC

TRACT 'X'
TREE PRESERVATION
1.04 AC

TRACT 'J'
50' LANDSCAPE BUFFER
3.71 AC

TRACT 'C'
STORMWATER POND 2
0.81 AC

TRACT 'A'
PRIVATE RIGHT-OF-WAY
13.62 AC

TRACT 'B'
STORMWATER POND 1
0.83 AC

TRACT 'M'
25' LANDSCAPE BUFFER
0.05 AC

TRACT 'L'
25' LANDSCAPE BUFFER
0.10 AC

TRACT 'W'
LIFT STATION
0.04 AC

TRACT 'D'
STORMWATER POND 3
4.62 AC

TRACT 'O'
25' LANDSCAPE BUFFER
0.45 AC

TRACT 'Z'
TREE PRESERVATION
3.23 AC

TRACT 'N'
25' LANDSCAPE BUFFER
0.49 AC

ZONE A

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	11/04/25	UPDATED OWNERSHIP ENTITY FOR TREE PRESERVATION TRACTS	SCS
2	07/31/25	CITY OF APOPKA COMMENTS DATED 07/14/2025	AF
3	05/30/25	UPDATED PER INFORMAL FEEDBACK FROM CITY STAFF	AF

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 588-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PD PHASING PLAN

ONDICH NORTH
CITY OF APOPKA, FLORIDA

DRAWN: A. FRANCIS
DESIGNED: S. SANCHEZ
CHECKED: L.CLASSON
DATE: 11/4/2025

SCALE: 1" = 200'
PROJECT: PUL-037
SHEET: C1.1

SOFIA CAROLINA SIERRA SANCHEZ
LICENSE
No. 90745
STATE OF FLORIDA
11/4/25
PROFESSIONAL ENGINEER

P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\03 PUD Master Plan\PD Master Plan.dwg Modified:11/4/2025 By:ssanchez Plotted By:sofia sanchez

P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\03 PUD Master Plan\PD Master Plan.dwg Modified:11/4/2025 By:ssanchez Plotted By:sofia sanchez

UTILITY NOTES:

1. UTILITY DESIGN IS PRELIMINARY AND SUBJECT TO CHANGE DURING CONSTRUCTION SITE PLAN PERMITTING.
2. UTILITY EXTENSIONS AS SHOWN ARE DEPENDENT ON THE CONSTRUCTION OF THE ONDICH SOUTH SUBDIVISION, CURRENTLY UNDER CITY REVIEW FOR APPROVAL AS CSP-25-15.

N W E S

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

LEGEND

- PROPERTY BOUNDARY
- WATER MAIN
- RECLAIMED WATER MAIN
- FORCE MAIN
- GRAVITY SEWER MAIN

TRACT 'FF' TREE PRESERVATION 35.62 AC

TRACT 'H' STORMWATER POND 7 3.00 AC

TRACT 'Q' OPEN SPACE 3.31 AC

TRACT 'R' OPEN SPACE 1.61 AC

TRACT 'EE' TREE PRESERVATION 2.42 AC

ZONE A

SANITARY SEWER MANHOLE (TYP)

TRACT 'G' STORMWATER POND 6 7.21 AC

TRACT 'F' STORMWATER POND 5 2.81 AC

TRACT 'U' OPEN SPACE 0.19 AC

TRACT 'E' STORMWATER POND 4 2.07 AC

PVC WATER MAIN (TYP)

TRACT 'P' OPEN SPACE 0.91 AC

TRACT 'I' 50' LANDSCAPE BUFFER 4.87 AC

TRACT 'T' OPEN SPACE 0.07 AC

TRACT 'CC' TREE PRESERVATION 13.63 AC

TRACT 'V' AMENITY TRACT 2.34 AC

TRACT 'DD' TREE PRESERVATION 3.31 AC

PVC GRAVITY SANITARY SEWER (TYP)

TRACT 'AA' TREE PRESERVATION 8.07 AC

TRACT 'BB' TREE PRESERVATION 11.07 AC

TRACT 'K' 50' LANDS 6.88 AC

TRACT 'Y' TREE PRESERVATION 3.44 AC

PVC RECLAIMED WATER MAIN (TYP)

TRACT 'S' OPEN SPACE 0.44 AC

TRACT 'X' TREE PRESERVATION 1.04 AC

TRACT 'Z' TREE PRESERVATION 3.23 AC

TRACT 'J' 50' LANDSCAPE BUFFER 3.71 AC

LIFT STATION WET WELL

TRACT 'W' LIFT STATION 0.04 AC

TRACT 'C' STORMWATER POND 2 0.81 AC

TRACT 'D' STORMWATER POND 3 4.62 AC

TRACT 'O' 25' LANDSCAPE BUFFER 0.45 AC

TRACT 'A' PRIVATE RIGHT-OF-WAY 13.62 AC

TRACT 'B' STORMWATER POND 1 0.83 AC

TRACT 'N' 25' LANDSCAPE BUFFER 0.49 AC

APPROXIMATE POINT OF CONNECTION TO 6" PVC RECLAIMED WATER MAIN STUBBED OUT BY ONDICH SOUTH

TRACT 'M' 25' LANDSCAPE BUFFER 0.05 AC

TRACT 'L' 25' LANDSCAPE BUFFER 0.10 AC

APPROXIMATE POINT OF CONNECTION TO 8" PVC WATER MAIN STUBBED OUT BY ONDICH SOUTH

MATCHLINE

TRACT 'M' LANDSCAPE BUFFER .2 AC

SITE BENCHMARK SET 1/2" IRON ROD WITH CAP LB8627 EL=163.32'

MATCHLINE

APPROXIMATE POINT OF CONNECTION TO 16" PVC WATER MAIN STUBBED OUT BY ONDICH SOUTH

APPROXIMATE POINT OF CONNECTION TO 12" PVC FORCE MAIN STUBBED OUT BY ONDICH SOUTH

APPROXIMATE POINT OF CONNECTION TO 16" PVC RECLAIMED WATER MAIN STUBBED OUT BY ONDICH SOUTH

EFFIE DRIVE UTILITY EXTENSION DETAIL

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	11/04/25	UPDATED OWNERSHIP ENTITY FOR TREE PRESERVATION TRACTS	SCS
2	07/31/25	CITY OF APOPKA COMMENTS DATED 07/14/2025	AF
3	05/30/25	UPDATED PER INFORMAL FEEDBACK FROM CITY STAFF	AF

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 588-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PD UTILITY PLAN

ONDICH NORTH
CITY OF APOPKA, FLORIDA

DRAWN: A. FRANCIS
DESIGNED: S. SANCHEZ
CHECKED: L.CLASSON
DATE: 11/4/2025

SCALE 1" = 200'
PROJECT PUL-037
SHEET C1.2

SOFIA CAROLINA SIERRA LICENSE No. 90745 STATE OF FLORIDA PROFESSIONAL ENGINEER 11/4/25

ONDICH NORTH MASTER PLAN DEVELOPMENT STANDARDS

A. Design Standards (1)

1. LOT CRITERIA:

Description	Single-Family Detached 75-Foot Lots
Front Porch Setback (2)	0' min.
Front/Street Side Setback	25' min.
Rear Setback (3)	25' min.
Side Setback	7.5' min.
Garage Front Setback	30' min.
Min. Average Lot Area	9,750 SF
Min. Lot Width	75'
Min. Lot Depth	130'
Max. Lot Coverage	75%
Max. Building Height	35'/2 Stories
Min. Living Area	1,500 SF

(1) See Master Plan sheet for depiction of conceptual typical site plans.
(2) Front porch setback as allowed per City of Apopka Development Design Guidelines 3.2.1.
(3) Swimming pools and other structures are allowed to encroach within the building setbacks as allowed in Section 4.3.4 of the City of Apopka Land Development Code.

B. Architectural, Buildings, and Accessory Structures

1. Architectural design shall meet the intent of City of Apopka Development Design Guidelines 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 lots shall have minimum two (2) car garages.
5. Mail delivery for all lots within the project shall occur at cluster mailbox units. Approval from the Postmaster of the location(s) shall be submitted prior to approval of the Construction Site Plan.
6. AC condenser units ("Units") and similar equipment shall be placed in the side or rear yard area. Units and 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.
7. Storage sheds or similar storage facilities are allowed within the development as long as street buffering and/or adequate screening is provided as specified through the HOA documents.
8. A property owner may request approval by the City to allow one (1) accessory dwelling unit (ADU) per lot provided the ADU meets all requirements as specified through the HOA documents.
9. Swimming pools shall be allowed on all lots.
10. Architectural Design Standards:
    a) Architectural styles shall be determined prior to Construction Site Plan approval, and these shall meet the intent of the City of Apopka's Development Design Guidelines except as noted on these Development Standards. Modification or replacement of the exterior elevations can be approved by the Community Development Director or the Planning Director, or a designee, if such changes represent equivalent architectural value. Substantial deviations from architectural renderings 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 4/12. 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 or 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 for driveways, lead walks, porches, and porticos.
11. Front Building Entrance Elevation Design Standards:
    a) A front-entry garage shall be flush with or behind the primary residential façade or porch.
    b) All lots shall be allowed to have front-entry, side-entry or courtyard-entry garages.
    c) A three car front-entry garage can comprise more than fifty percent of the front façade length if (1) habitable floor is located over the majority of the garage or (2) an architectural feature such as dormers gives an appearance of an occupied floor above the garage.
    d) Front porches and porticos may be at grade level.
    e) 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.
    f) 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.
    g) Specific elevations style types shall have similar wall finishes, window grid patterns, window bands & trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
    h) Modification or replacement of the exterior elevations can be approved by the Community Development Director or the Planning Director, or a designee, if such changes represent equivalent architectural value. Substantial deviations from exterior elevations must be approved by City Council.
12. 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 in front yards and street corner side yards of lots shall adhere to LDC Section 5.5.
    c) Vinyl fencing shall be allowed.

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 and FDEP 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. Sanitary service shall be provided by the City of Apopka. The sanitary system shall be designed to City of Apopka and FDEP standards.
4. Utility easements shall be dedicated to the City of Apopka.
5. Stabilized access roadways and fire protection, which can be provided via a temporary source (i.e., water tank), must be in place before building construction may begin.
6. Solid waste collection and public safety (police and fire) provided by the City of Apopka.
7. 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.
8. A final drainage report and soils report will be submitted with the Construction Site Plan.
9. Drainage easements to be dedicated to the Homeowners' Association ("HOA") unless otherwise required by the City of Apopka.
10. 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.
11. Internal rights of way are to be constructed per City of Apopka standards.
12. The internal rights-of-way are permitted to be private and the community is permitted to be gated. The installation of access gates at the entrances of the project is permitted. Any access gates shall be owned and maintained by the HOA.
13. Five-foot (5') wide sidewalks are to be constructed adjacent to internal rights-of-way throughout the entire development. Sidewalk alignment may be adjusted at Construction Site Plan to preserve existing trees.
14. Power service within the development shall be underground. No overhead service will be allowed.
15. Vehicular, pedestrian and accent lighting shall substantially conform to Section 3.10 of the City of Apopka Development Design Guidelines.

D. Recreation and Open Space

1. Required project open space shall be a minimum of 50% of the developed site area in accordance with the requirements for the Northern Area of the Joint Planning Area (JPA) as set forth in the Settlement Interlocal Agreement between the City of Apopka and Orange County effective October 26, 2004.
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.
3. The amenity tract shall be approximately 2.77 acres as shown on the Master Plan. A specific park site plan showing amenities/equipment shall be provided with the Construction Site Plan. Park amenities shall include a cabana with restrooms, a swimming pool, and a covered mailbox kiosk at a minimum. The swimming pool shall meet minimum sizing requirements based on the Florida Building Code. Documentation/calculations that the proposed pool size and deck complies with state health standards will be provided at the Building Permit Application.

E. Buffers and Landscaping

1. A buffer with a minimum width of ten (10) feet shall be provided along Ondich Road. This tract shall be dedicated to and maintained by the HOA.
2. A buffer with a minimum width of fifty (50) feet shall be provided along the property boundaries adjacent to proposed development unless otherwise specified in these Development Standards. This tract shall be dedicated to and maintained by the HOA.
3. The design of all buffer tracts shall comply with Water Wise Ordinance 2069 and Section 5.3 of the City of Apopka Land Development Code. Landscaping, Irrigation, and Hardscape Plans shall be provided at Construction Site Plan.
4. Entrance feature and community sign details will be provided with the Construction Site Plan.
5. Final landscape plans for the buffer areas along the proposed entrances on Ondich Road shall be provided with the Construction Site Plan.
6. Tree Planting Conditions – A minimum of four (4) 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. Street tree plantings shall conform to Section 3.6 of the City of Apopka Development Design Guidelines.
7. Tree Protection Plan - The Construction Site Plan shall include tree protection techniques to prevent harm to any trees designated 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. The HOA shall maintain all common areas and all fences/walls and landscaping within said areas.
2. The HOA shall be responsible for the maintenance of all private rights-of-way and stormwater collection systems within the private rights-of-way of the development.
3. The City of Apopka shall be responsible for maintenance of utilities (potable water main, reclaimed water main, force main, etc.) within the private rights-of-way of the development.

G. Wetlands and Environmental

1. There are no wetland areas within the site.
2. According to the FEMA Flood Insurance Rate Map for Orange County, FL, Panel No. 12095-C-0050-H, dated September 24, 2021, the entire site of the proposed development is located within Unshaded Zone 'X' (areas determined to outside the 500-year floodplain).
3. An erosion control plan will be submitted with the Construction Site Plan.
4. Tree removal, tree replacement, and landscaping shall comply with Water Wise Ordinance 2069 and Section 5.3 of the City of Apopka Land Development Code.
5. An individual lot clearing/arbor permit is required prior to clearing or grading any lot or issuance of a building permit. Placement of the house shall preserve existing trees to the greatest practical extent. Plot plan for each lot shall illustrate tree locations as presented within the Construction Site Plan.

H. Development Condition Continuity

1. The PD Development Standards shall be printed within the PD Master Plan and the Construction Site Plan.

I. Signage

1. Signage shall comply with Section 5.10 of the City of Apopka Land Development Code and with the City of Apopka Development Design Guidelines.
2. The general locations of the primary entry signs shall be identified on the PD Master Development Plan.

J. Lighting

1. Lighting shall comply with Section 5.6 of the City of Apopka Land Development Code and Section 3.10 of the City of Apopka Development Design Guidelines. Street and parking areas or pedestrian path light poles shall be decorative type. Details will be provided with the Construction Site Plan.

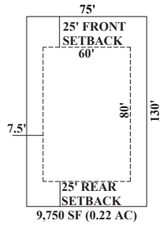
K. Building Permits & Model Homes

1. Building permits shall be issued and home construction shall be allowed for up to 50% of the homes within the project upon completion of stabilized access and fire protection, which can be provided via a temporary source (i.e., water tank), and prior to plat recording.
2. Each model home shall be allowed to be temporarily used for a sales office associated with the residential development.
3. A Temporary Certificate of Acceptance (TCO) for each model home shall be allowed with temporary utilities (i.e., sewer holding tank and generator power).
4. Model homes shall not receive a final Certificate of Acceptance (CO) until a final plat is recorded in the Public Records of Orange County, Florida.

L. Miscellaneous

5. 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.
6. All acreages are subject to change with Major Development Plan, Construction Site Plan and Final Plat review and approval.
7. Outdoor storage areas (boats, trailers, recreational vehicles, etc.) are allowed within the development as long as adequate screening is provided as specified through the HOA documents.
8. All lots shall have uniform address numbers on the front facades of the residence.

TYPICAL 75' LOT SIZE/PROPOSED BUILDABLE AREA



NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	11/04/25	UPDATED OWNERSHIP ENTITY FOR TREE PRESERVATION TRACTS	SCS
2	07/31/25	CITY OF APOPKA COMMENTS DATED 07/14/2025	AF
3	05/30/25	UPDATED PER INFORMAL FEEDBACK FROM CITY STAFF	AF

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 588-2228
BOARD OF PROFESSIONAL ENGINEERS REGISTRY NO. 39060

PD DEVELOPMENT STANDARDS

ONDICH NORTH
CITY OF APOPKA, FLORIDA

DRAWN: A. FRANCIS
DESIGNED: S. SANCHEZ
CHECKED: L.CLASSON
DATE: 11/4/2025

SCALE: N.T.S.
PROJECT: PUL-037
SHEET: C1.3

SOFIA CAROLINA SIERRA-GIL
LICENSE
No. 90745
STATE OF FLORIDA
11/4/25
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Sofia C. Sierra-Gil, 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\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\03 PUD Master Plan\PD Master Plan.dwg Modified: 11/4/2025 By: ssanchez Plotted By: sofia sanchez

This instrument prepared by
and after recording return to:

Shutts & Bowen LLP
Attn: Elesa R. Sowell, Esq.
300 S. Orange Ave., Suite 1600
Orlando, FL 32801

_____SPACE ABOVE THIS LINE FOR RECORDING DATA_____

PLANNED DEVELOPMENT AGREEMENT
(Ondich North)

THIS PLANNED DEVELOPMENT AGREEMENT (this "**Agreement**") is made and entered into as of the Effective Date (as defined below) by and among PM S-1 REO LLC, a Delaware limited liability company ("**PM**"), whose address is 400 North Ashley Drive, Suite 700, Tampa, Florida 33602, HMF LLC, a Florida limited liability company ("**HMF**" and together with PM, collectively, "**Owner**"), whose address is 888 S.E. Third Avenue, Suite 501, Ft. Lauderdale, Florida 33163, PULTE HOME COMPANY, LLC, a Michigan limited liability company ("**Developer**"), whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811, and the CITY OF APOPKA, FLORIDA, a Florida municipal corporation ("**City**"), whose address is 120 East Main Street, Apopka, Florida, 32703. Owner, Developer and City are sometimes together referred to herein as the "**Parties**", and separately as a "**Party**", as the context requires.

RECITALS

A. Owner is the fee simple owner of that certain real property, currently bearing Orange County Tax Parcel Identification Numbers 02-20-27-0000-00010, 01-20-27-0000-00053, 02-20-27-0000-00011, 01-20-27-0000-00034, 01-20-27-0000-00007, and a portion of 02-20-27-0000-00020 and located in incorporated City of Apopka, Orange County, Florida, as more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "**Property**").

B. Developer is the contract purchaser of the Property for the purpose of developing the Property in accordance with that certain Planned Development / Major Development Plan for Ondich North (the "**Master Plan**") prepared by 1828 Engineering, LLC.

C. Developer desires to develop the Property as a residential development consisting of 196 single family residential units, together with roadways, open spaces and other amenities as more specifically set forth in the Master Plan (the "**Development Improvements**"), which may be referred to herein collectively as the "**Project**".

D. The City requires that Developer develop the Property in accordance with the City's Comprehensive Land Use Plan ("**Comprehensive Plan**"), its Land Development Code ("**LDC**"), and the terms and conditions of this Agreement.

E. Developer submitted its application to change the zoning classification of the Property to Planned Development (PD) pursuant to the Master Plan.

F. Pursuant to Section 3.7.2.F.2 of the LDC, this Agreement is a required component for the establishment of a PD district to, *inter alia*, establish the conditions related to the approval of the Master Plan, provision of public facilities in the Project, environmental protection of the Property, community benefits and amenities in the Project, and other provisions determined by the City to be relevant and necessary to the development of the Property.

G. The Parties desire to enter into this Agreement to facilitate development of the Property in accordance with the Master Plan in a mutually agreeable manner, resolve any inconsistencies in applicable provisions of the LDC with the Master Plan, and set forth the agreements and conditions that shall be applicable throughout the Project.

H. The terms and conditions set forth in this Agreement are consistent with and further the goals, objectives, and policies of the Comprehensive Plan, and construction of the Project pursuant to the Master Plan, and this Agreement will provide the City and its residents with a quality residential development which meets or exceeds the requirements of the LDC, and which will provide recreational / open spaces for resident use, internal and dedicated pedestrian trails, and the preservation of natural habitat.

I. The Master Plan is consistent with and meets the intent of the PD zoning classification and complies with all requirements of the LDC.

J. The Project is approved for development pursuant to the Master Plan, a copy of which is contained in **Exhibit "B"** attached hereto and incorporated herein by this reference, subject to the terms and conditions set forth in this Agreement.

K. City is authorized by home-rule powers to enter into agreements regarding the development and redevelopment of property.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

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

2. **Project Specifications**. The Project consists of the following:

(a) Gross Acreage: 196.83

(b) Net Developable Acreage: 196.83

(c) Gross Residential Density (Max Allowed): Up to 1.0 dwelling unit / acre

(d) Proposed Net Residential Density: 0.99 dwelling units / acre

(e) Proposed Number of Dwelling Units: 196

(f) Phasing: The Project may be developed in two (2) phases.

(g) Open Space (Minimum): 50% of Net Developable Acreage (98.42 acres)

3. **Private Right of Way**. Rights-of-way internal to the Project (Tract A) will be private and will be owned and maintained by the homeowners association (the "**HOA**"). Rights-of-way internal to the Project are to be constructed in accordance with City's standards. The Project is permitted to be gated. The installation of access gates at the entrances of the Project is permitted. Any access gates shall be owned and maintained by the HOA.

4. **Utilities**.

(a) A lift station tract (Tract U) shall be dedicated to the City at final plat and shall be maintained by the City.

(b) Potable water, reclaimed water, and wastewater services shall be provided by the City. Developer shall be responsible for the design and installation of on-site potable water, reclaimed water, and wastewater facilities in compliance with applicable City, State of Florida, and federal regulation. Easements necessary for the construction, installation, and maintenance of the on-site potable water, reclaimed water, and wastewater facilities shall be granted to the City prior to the issuance of final certificate of occupancy.

(c) Electric services shall be provided by Duke Energy. Easements necessary for the construction, installation, and maintenance of the on-site electric facilities shall be granted to the provider prior to the issuance of final certificate of occupancy.

(d) Natural gas services, if offered by Developer, shall be provided by Lake Apopka Natural Gas. Easements necessary for the construction, installation, and maintenance of the on-site natural gas facilities shall be granted to the provider prior to the issuance of final certificate of occupancy.

(e) Cable television / telecommunications services shall be provided by Spectrum. Easements necessary for the construction, installation, and maintenance of the on-site cable television / telecommunications facilities shall be granted to the provider prior to the issuance of final certificate of occupancy.

(f) Fire protection services shall be provided by the City. Developer shall be responsible for the design and installation of on-site fire protection facilities in compliance with applicable City, State of Florida, and federal regulation. Easements necessary for the construction, installation, and maintenance of the on-site fire protection facilities shall be granted to the City prior to the issuance of final certificate of occupancy.

(g) Solid waste / trash collection services shall be provided by the City.

5. **Stormwater**. Stormwater ponds (Tract B, Tract C, Tract D, Tract E, Tract F, Tract G and Tract H) shall be owned and maintained by the HOA. City shall have the right, but not the obligation, to perform maintenance on the stormwater ponds if the HOA fails to properly maintain the same. Easement rights to access the stormwater ponds for such maintenance shall be granted to the City prior to the issuance of final certificate of occupancy.

6. **Recreation / Open Space / Buffer Tracts**.

(a) The amenity tract (Tract V) shall be owned and maintained by the HOA.

(b) The open space tracts (Tract P, Tract Q, Tract R, Tract S, Tract T, and Tract U) shall be owned and maintained by the HOA.

(c) The tree preservation tracts (Tract X, Tract Y, Tract Z, Tract AA, Tract BB, Tract CC, Tract DD, Tract EE and Tract FF) shall be owned and maintained by the HOA.

(d) The 50' landscape buffer tracts (Tract I, Tract J and Tract K) and the 25' landscape buffer tracts (Tract L, Tract M, Tract N and Tract O) shall be owned and maintained by the HOA.

7. **Community Benefits and Amenities**.

(a) Required open space shall be a minimum of 50% of the Net Developable Acreage in accordance with the requirements for the Northern Area of the Joint Planning Area (JPA) as set forth in the Settlement Interlocal Agreement between the City of Apopka and Orange County effective October 26, 2004. The Master Plan contemplates Open Space of 123.28 acres, which is 62.63% of Net Developable Acreage in the Project, which exceeds the requirements of the JPA and the LDC.

(b) Required Project recreation shall be provided at a rate of 3.6 acres per 1,000 population with 2.6 population per dwelling unit.

(c) The following amenities will be provided within the Project:

(i) Pool cabana with restrooms

(ii) Resort-style swimming pool

(iii) Recreation Lawns

(iv) Covered mailbox kiosk

(v) Multi-purpose trail system

8. **Environmental Protection / Natural Preservation**. As set forth in the Master Plan, the Project contains 81.83 acres of Tree Preservation, which is 42% of Net Developable Acreage in the Project, and incorporates these Tree Preservation areas into the design of Open Space.

9. **Development of Project**. Except as otherwise set forth herein as the responsibility of City, Developer shall design, permit, and construct, at its own cost and expense, all Development Improvements related to the Project.

(a) Improved Architectural Design. The Development Improvements shall comply with the City of Apopka Design Guidelines (the "**Design Guidelines**"), unless otherwise stated herein or in the Master Plan, to provide sufficient architectural diversity to avoid monotony and provide visual interest.

(b) Construction Plans. The Development Improvements shall be constructed in accordance with the construction plans approved by City through its standard Construction Site Plan review process.

(c) Impact Fees. At the time of issuance of any building permits for the Project, Developer shall pay to City all applicable City impact fees in amounts which are in effect at the time of building permit issuance. Impact fees payable may be paid in cash or with such impact fee credits, if any, which then may be available to the Developer regardless of whether such impact fee credits are awarded pursuant to this Agreement or otherwise.

10. **Consistency with City's Comprehensive Plan**. City hereby finds that this Agreement is consistent with the City's Comprehensive Plan and other City governing documents, and is a legislative act of the City Council. City further finds that this Agreement promotes the public health, safety, and welfare, and is consistent with, and a proper exercise of, City's powers under the Municipal Home Rule Powers Act, as provided in Section 2(b), Article VIII of the Florida Constitution, Chapter 166.021, *Florida Statutes*, and City's police powers. For avoidance of doubt, this is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220-163.3243, Florida Statutes.

11. **Minor (aka "Insubstantial") Amendments and Adjustments**. The Parties agree that a Project of this type requires ongoing day-to-day decisions that may result in minor or insignificant changes to the Project. Such "**Minor Adjustments**" are those which do not materially affect or modify the Project and are typical of developments of this type. No such Minor Adjustment may modify or otherwise adversely impact the criteria outlined in the approved Master Plan or approved Final Development Plan. Developer is authorized to make such Minor Adjustments as are necessary in its professional discretion and in the ordinary course of business with approval of City Administrator or his designee ("**City Designee**"). If Developer is in doubt as to whether a matter is a Minor Adjustment, Developer may from time to time request the concurrence of City Designee that a particular matter involves a Minor Adjustment, which request for concurrence shall be in writing, and which concurrence shall also be in writing, shall not be unreasonably withheld, conditioned, or delayed, and shall be binding upon City and Developer.

12. **Obligation to Adhere to Requirements of Law**. Developer agrees that it will comply with all applicable Federal, State, and local laws, as the same may be amended or created from time to time. No clause or provision of this Agreement shall be construed or excuse the observance of any requirement of any law by any Party, except as otherwise expressly provided herein. Failure of this Agreement to address a particular permit, condition, term, or restriction shall

not relieve any Party of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

13. **Covenants and Terms**. The terms, the conditions and covenants set forth herein shall be construed as covenants running with title to the Property. This Agreement shall be binding upon and inure to the benefit of Owner and its assigns and successors in interest. City hereby agrees that this Agreement will be assigned to Developer upon Developer's acquisition of the Property. For purposes of clarity, to the extent Developer does not acquire the Property, Developer shall not be responsible for any obligations hereunder.

14. **Further Documentation**. Each Party agrees that at any time following a request therefor by another Party, each Party shall execute and deliver to the requesting Party such further documents and instruments reasonably necessary to confirm and/or effectuate the obligations of any Party hereunder and the consummation of the transactions contemplated hereby.

15. **Amendments**. This Agreement may not be amended, unless evidenced in writing, executed by all Parties hereto, and recorded in the Public Records of Orange County, Florida.

16. **Indemnification**. Developer shall indemnify and hold harmless City and its elected and appointed officials, employees and agents from and against any and all suits, claims, damages, losses, liabilities, and reasonable costs and expenses whatsoever (including attorneys' fees), which City may incur (or which may be claimed against City by any person whomsoever) by reasons of or in connection with the design or construction of the Development Improvements and public infrastructure. Nothing herein shall require Developer to indemnify City or its agents for their own negligence. This paragraph shall survive expiration or earlier termination of this Agreement.

17. **Default**. Failure by any Party to perform any of its obligations hereunder shall constitute a default, entitling any non-defaulting Party to pursue, subject to the limitations provided by Section 34, such remedies as may be available to it under Florida law or equity, including, without limitation, an action for specific performance and/or injunctive relief. Prior to any Party filing an action as a result of a default under this Agreement, a non-defaulting Party shall first provide the defaulting Party with written notice of said default. Upon receipt of said notice, the defaulting Party shall be provided a thirty (30) day opportunity in which to cure the default, except where otherwise provided herein. Notwithstanding the foregoing, if Developer determines, in Developer's sole discretion and prior to commencing development of the Project, that market conditions or other factors have made proceeding with the Project unadvisable, then, in that instance, Developer shall be free to terminate this Agreement without penalty or claim of damages by City by providing written notice of termination to City no less than thirty (30) days prior to the effective date of termination.

18. **Attorneys' Fees**. In the event of default, the prevailing Party shall have the right to recover all reasonable attorneys' fees and court costs incurred as a result thereof, in addition to all other remedies provided herein.

19. **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 Agreement.

20. **No Liability or Monetary Remedy**. Each Party hereby acknowledges and agrees that no Party shall be liable for direct, indirect, special, punitive or consequential damages and hereby waive any and all claims and causes of action for the recovery of such direct, indirect, special, punitive or consequential damages.

21. **Force Majeure**. Except as otherwise expressly provided in this Agreement, no Party shall be liable for any breach of this Agreement for any delay or failure of performance resulting from any cause beyond such Party's reasonable control, including but not limited to the weather, strikes or labor disputes, pandemics, adverse rulings in third-party lawsuits, casualty, war, terrorist acts, riots or civil disturbances, acts of civil or military authorities, or acts of God (individually, a "force majeure") provided the Party affected takes all reasonably necessary steps to resume full performance.

22. **Notice**. Any notice required or allowed to be delivered hereunder shall be in writing and shall be: (a) hand delivered to the official hereinafter designated, effective upon such delivery; (b) deposited in the United States mail, postage prepaid, certified or registered mail, return receipt requested, effective upon receipt of such notice; or (c) deposited with a nationally recognized overnight courier service (*e.g.*, Federal Express, United Parcel Service, Purolator, Airborne, Express Mail, etc.), effective one (1) business day after such deposit; addressed to a Party at the address specified below, or at such other address as from time to time may be provided by written notice:

City:	City Administrator 120 E. Main St. Apopka, FL 32703
with a copy to:	City Attorney 120 E. Main St. Apopka, FL 32703
Owner:	PM S-1 REO, LLC et al. Attn: Adam Cohen 400 North Ashley Drive, Suite 700 Tampa, Florida 33602
with a copy to:	Hill, Ward & Henderson Attn: Jerilyn H. Reed, Esq. 101 East Kennedy Blvd, Suite 3700 Tampa, Florida 33602
Developer:	Pulte Home Company, LLC Attn: Aaron Struckmeyer, Director-Land Planning and Entitlements

4901 Vineland Road, Suite 500
Orlando, FL 32811

with a copy to: Shutts & Bowen LLP
Attn: Elesa R. Sowell, Esq.
300 S. Orange Ave., Suite 1600
Orlando, FL 32801

23. **Severability**. Invalidation of any word, clause, sentence, or section contained herein due to illegality, unconstitutionality, or for any other reason and as determined by a court of competent jurisdiction shall not act to cause this entire Agreement to be found to be invalid, illegal, or unconstitutional, and this Agreement shall be read without such invalid, illegal, or unconstitutional word, clause, sentence, or section.

24. **Recording in Public Records**. This Agreement, executed by all Parties, shall be recorded in the Public Records of Orange County, Florida. The City Clerk of City shall insure that proper recording of this Agreement is accomplished promptly after the execution of this Agreement by the Parties.

25. **Counterparts**. This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, and all of which shall together constitute on and the same instrument.

26. **Entire Agreement**. This Agreement constitutes the entire agreement between the Parties with respect to the specific matters contained herein and supersedes all previous discussions, understandings, and agreements with respect thereto.

27. **No Third-Party Beneficiaries**. The Agreement is solely for the benefit of the Parties signing hereto and their successors and assigns, and no right, nor any cause of action, shall accrue to or for the benefit of any third party.

28. **Relationship of the Parties**. This Agreement does not evidence the creation of, nor shall it be construed as creating, a partnership or joint venture between the Parties. Developer cannot create any obligation or responsibility on behalf of City or bind City in any manner except as otherwise expressly set forth herein. Each Party is acting for its own account, and it has made its own independent decisions to enter into this 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 the other Parties hereto are not acting as a fiduciary for or an adviser to it in respect of this Agreement or any responsibility or obligation contemplated herein. Developer and Owner further represents and acknowledges that no one was paid a fee, commission, gift, or other consideration by Developer or Owner as an inducement to entering into this Agreement.

29. **Controlling Law**. This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida, and all duly adopted ordinances, regulations, and policies of City now in effect and those hereinafter adopted.

30. **Venue**. The location for settlement of any and all claims, controversies, or disputes, arising out of or relating to any part of this Agreement, or any breach hereof, shall be Orange County, Florida.

31. **Personal Liability**. No provision of this Agreement is intended, nor shall any be construed, as a covenant of any official (either elected or appointed), director, employee, or agent of City in an individual capacity and neither shall any such individuals be subject to personal liability by reason of any covenant or obligation of City hereunder.

32. **No General Obligation**. In no event shall any obligation of City under this Agreement be or constitute a general obligation or indebtedness of City or a pledge of the ad valorem taxing power of City, within the meaning of the Constitution of the State of Florida or any other applicable laws, but shall be payable solely from legally available revenues and funds. Neither Developer nor any other party under or beneficiary of this Agreement shall ever have the right to compel the exercise of the ad valorem taxing power of City or any other governmental entity or taxation in any form on any real or personal property to pay City's obligations or undertakings hereunder.

33. **Agency**. The Parties, and their agents, contractors, or subcontractors, shall perform all activities described in this Agreement as independent entities and not as agents of each other.

34. **Sovereign Immunity**. Nothing contained in this 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*.

35. **City's Police Power and Regulatory Powers**. City hereby reserves all police and regulatory powers granted to City by law. Notwithstanding any other provision of this Agreement, nothing herein shall be construed as City's bargaining away, surrendering, or in any way diminishing its police or regulatory powers.

36. **Interpretation**. The Parties hereby acknowledge and agree that each has participated equally in the drafting of this Agreement, and neither Party shall be favored or disfavored regarding the interpretation of this Agreement in the event of a dispute between the Parties. Each Party hereto hereby acknowledges that it was properly represented in the negotiation of this Agreement and this Agreement shall not be more strictly construed against one Party or another as a result of such Party's participation in the drafting of this Agreement.

37. **References**. Whenever any reference is made in this Agreement to any article, section, paragraph, etc. of this Agreement (or of any other document or instrument), unless otherwise expressly provided, such reference shall be deemed to include all parts and portions of the article, section, paragraph, etc. to which such reference is made, including without limitation all subarticles, subsections, subparagraphs, sentences, and/or clauses thereof, if any.

38. **Time of the Essence**. Time is of the essence of this Agreement. Unless otherwise expressly specified in this Agreement: (i) in computing any period of time described in this Agreement, the day of the act or event after which the designated period of time begins to run is not to be included, and the last day of the period so computed is to be included, unless such last

day is a Saturday, Sunday, or holiday, in which event the period shall run and extend until the next day which is neither a Saturday, Sunday, or holiday; (ii) if any specified/fixed date or deadline set forth in this Agreement falls on a Saturday, Sunday, or holiday, then such date or deadline shall roll and extend to next day which is neither a Saturday, Sunday, or holiday; and (iii) the last day of any time period described in this Agreement, and the time for performance on any other date or deadline set forth in this Agreement, shall be deemed to end/be at 6:00 p.m. local time in Orange County, Florida. As used in this Agreement, "**holiday**" shall mean federal holidays as defined in 5 U.S.C. 6103, and "**Business Days**" shall mean and refer to all days other than Saturdays, Sundays, and holidays.

39. **Compliance with Public Records Law**. Pursuant to Section 119.0701, *Florida Statutes,* when Developer provides services to City by constructing public infrastructure or improving City property under the terms of this Agreement, Developer shall comply with the public records laws set forth in Chapter 119, *Florida Statutes*, and any successor statute. Specifically, Developer shall:

(a) Keep and maintain public records that ordinarily and necessarily would be required by City in order to perform the service provided to City;

(b) Provide the public with access to public records on the same terms and conditions that City would provide the records and at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or otherwise provided by law;

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law;

(d) Meet all requirements for retaining public records and transfer, at no cost to City, all public records in possession of Developer upon completion, inspection, and issuance of a Certificate of Occupancy for the completed services on City property, and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to City in a format that is compatible with the information technology systems of City;

(e) Upon request of City, Developer shall promptly provide City with copies of public records which pertain to this Agreement; and

(f) In the event that Developer receives a request from any person or entity other than City for a document, computerized information, audio or videotape, CD, DVD, or any other record in Developer's possession pursuant to this Agreement, Developer shall notify City immediately and submit the request to City for direction on how to comply with Florida's Public Records Law. Developer shall allow City to inspect the requested record to advise Developer if any material therein is exempt or confidential and therefore subject to redaction.

40. **Effective Date**. The "**Effective Date**" of this Agreement is the date when this Agreement is duly recorded in the Public Records of Orange County, Florida.

41. **Jury Waiver**. EACH PARTY HERETO, AND ITS SUCCESSORS AND/OR ASSIGNS, HEREBY VOLUNTARILY, INTENTIONALLY, IRREVOCABLY, AND FOREVER WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED HEREON OR ARISING OUT OF, UNDER, OR IN CONNECTION WITH THIS AGREEMENT AND/OR THE SUBJECT MATTER HEREOF.

[signature pages and exhibits follow]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed as of the Effective Date.

"CITY"

CITY OF APOPKA, FLORIDA,
a Florida municipal corporation

By: _____
Bryan Nelson, Mayor

ATTEST:

_____
_____, City Clerk

Approved as to Form:

_____
_____, City Attorney

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me, by means of ___ physical presence or ___ online notarization, this ___ day of _____, 202__, by Bryan Nelson, as Mayor of the City of Apopka, Florida, a Florida municipal corporation, on behalf of the City of Apopka, Florida. He ___ is personally known to me OR ___ has produced _____ as identification.

[AFFIX NOTARY SEAL]

_____
Notary Public

_____
Print Name
My Commission Expires:_____

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed as of the Effective Date.

"OWNER"

Signed, sealed, and delivered in the presence of:

PM S-1 REO LLC, a Delaware limited liability company

_____

Print Name:_____

Address: _____

_____

By:_____

Print Name: _____

Title: _____

_____

Print Name:_____

Address: _____

_____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ___ physical presence or ___ online notarization, this ___ day of _____, 20_____, by _____ _____, as _____ of PM S-1 REO LLC, a Delaware limited liability company, on behalf of the company. He ___ is personally known to me OR ___ has produced _____ as identification.

[AFFIX NOTARY SEAL]

_____

Notary Public

_____

Print Name

My Commission Expires:_____

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed as of the Effective Date.

"OWNER"

Signed, sealed, and delivered in the presence of:

HMF LLC, a Florida limited liability company

_____

Print Name:_____

Address: _____

_____

By:_____

Print Name: _____

Title: _____

_____

Print Name:_____

Address: _____

_____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ___ physical presence or ___ online notarization, this ___ day of _____, 20_____, by _____ _____, as _____ of HMF LLC, a Florida limited liability company, on behalf of the company. S/He ___ is personally known to me OR ___ has produced _____ as identification.

[AFFIX NOTARY SEAL]

_____

Notary Public

_____

Print Name

My Commission Expires:_____

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed as of the Effective Date.

"DEVELOPER"

Signed, sealed, and delivered in the presence of:

PULTE HOME COMPANY, LLC, a Michigan limited liability company

_____

Print Name:_____

Address: _____

_____

_____

Print Name:_____

Address: _____

_____

By:_____

Print Name: _____

Title: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ___ physical presence or ___ online notarization, this ___ day of _____, 20_____, by _____ _____, as _____ of PULTE HOME COMPANY, LLC, a Michigan limited liability company, on behalf of the company. He ___ is personally known to me OR ___ has produced _____ as identification.

[AFFIX NOTARY SEAL]

_____

Notary Public

_____

Print Name

My Commission Expires:_____

EXHIBIT "A"

Legal Description of the Property

The land referred to herein below is situated in the County of Orange, State of Florida, and described as follows:

Parcel 1:

That part of the Southeast ¼ of the Southwest ¼, lying North of Ondich Road and the North ¼ of the Southwest ¼ of the Southeast ¼ of Section 1, Township 20 South, Range 27 East, Orange County, Florida.

Less and except that portion as set forth in that certain Order of Taking recorded January 30, 2015 in Official Records Book 10869, page 79, of the Public Records of Orange County, Florida.

Parcel 2:

The Southeast ¼ of the Northeast ¼ of Section 2, Township 20 South, Range 27 East, Orange County, Florida.

Together with a non-exclusive easement for unimpeded pedestrian and vehicular access, ingress, and egress as created in that certain Easement Agreement, recorded March 7, 2018 in Instrument No. 20180135614, Public Records of Orange County, Florida.

Parcel 3:

A TRACT OF LAND, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN NORTH 88°56'20" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2684.78 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN NORTH 88°56'20" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 321.24 FEET TO A POINT LYING ON THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 429 (WEKIVA PARKWAY), STATE ROAD 46 CONNECTOR INTERCHANGE, PER CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT-OF-WAY MAP F.P. NUMBER 429-204; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 15°03'37" EAST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 1206.74 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 22824.00 FEET, A CENTRAL ANGLE OF 00°23'21", AN ARC LENGTH OF 155.00 FEET, A CHORD LENGTH OF 155.00 FEET AND

A CHORD BEARING OF SOUTH 14°51’56” EAST TO A POINT LYING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE DEPARTING SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, RUN NON-TANGENT TO SAID CURVE, SOUTH 89°08'51” WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 688.30 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN SOUTH 89°07'52” WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2036.77 FEET TO THE NORTHEAST CORNER OF THE WEST 330.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 01°23'13” WEST, ALONG THE EAST LINE OF THE WEST 330.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1283.24 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF ONDICH ROAD; THENCE RUN SOUTH 89°19'14” WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 330.21 FEET TO A POINT LYING ON THE WEST LINE OF THE WEST 330.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 01°23'13” EAST, ALONG THE WEST LINE OF THE WEST 330.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1282.15 FEET TO A POINT LYING ON AFORESAID SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN SOUTH 89°07'52” WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 338.14 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN NORTH 01°29'49” EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1311.14 FEET TO THE POINT OF BEGINNING.

Parcel 4:

The NE ¼ of the NE ¼ of the SE ¼ of Section 2, Township 20 South, Range 27 East, together with non-exclusive easements for ingress and egress over the East 20 feet of the SE ¼ of the SE ¼ of said Section 2, as recorded in Official Records Book 3995, page 3632 and over the East 20 feet of the South ½ of the NE ¼ of the SE ¼, as recorded in Official Records Book 5142, page 3281, all of the Public Records of Orange County, Florida.

Parcel 5:

The Northwest ¼ of the Northeast ¼ of the Southeast ¼ of Section 2, Township 20 South, Range 27 East, Orange County, Florida.

EXHIBIT "B"

Master Plan

[see attached one (1) document totaling four (4) pages]

ONDICH NORTH
PRE-APPLICATION COMMUNITY MEETING REPORT

APPIAN ENGINEERING

appianfl.com • 407.960.5868

2221 LEE ROAD, SUITE 27
WINTER PARK, FLORIDA 32789

City of Apopka
Planning Division
Attn: Ms. Jean Sanchez
120 E. Main Street
Apopka, FL 32703
Submitted Via Email: JESANCHEZ@APOPKA.NET

RE: ONDICH NORTH – COMMUNITY MEETING REPORT

To Ms. Sanchez:

On January 6, 2024, a community meeting was held via Zoom to discuss a proposed Future Land Use and Zoning Amendment with the surrounding property owners. The proposed development consists of 197 detached single-family homes and would be located north of the intersection of Ondich Road Effie Drive in Apopka, Florida.

The following report is to serve as the last step in the pre-application process. Below is a list of items that this meeting report needs to address and/or identify according to the guidelines. You will find a written response in **bold** that details how Appian Engineering, LLC has successfully satisfied each item, in the corresponding bullet point of the following section.

What techniques did you use to notify and involve the public regarding your application?

- **All property owners within three hundred (300) feet of the site. Scanned certified mail receipts of the notified property owners are included as Appendix A in this report. The envelopes were mailed on December 9th, 2024. Each envelope contained a letter explaining what was being proposed and provided the date, time, and location for the meeting. In addition to the letter, a location map and aerial map of the site were also included. An example of the community meeting notification letter and associated exhibits is included as Appendix B of this report.**
- **The sign-in sheet for the meeting is included on Page 5 of this report. It includes Luke Classon, P.E., from Appian Engineering, Sofia Sierra-Gil, P.E., from Appian Engineering, Andrew Francis, E.I., from Appian Engineering, Amir Lopez, E.I., from Appian Engineering, Aaron Struckmeyer from Pulte Group, Bernard Sullivan from Pulte Group, Serena Turke from Pulte Group, Elesa Sowell from Shutts and Bowen LLP and several of the notified surrounding residents.**

What concerns, issues and problems did you hear during the process?

- **Residents brought up concerns as it relates to traffic, especially along Ondich Road and if there was planned roadway expansion.**

- **One Resident inquired about the large portion of open space provided within the development and if the tree preservation area to the north would be developed.**
- **Two residents inquired about the utilities being provided to the development.**
- **One resident raised a concern about what will be done to limit impact to the surrounding residents during construction.**
- **Two residents who were unable to attend the meeting submitted emails about their concerns which have been included as appendix C in this report.**

How have you (or will you) address the concerns, issues and problems raised?

- **The development will include turn lanes on Ondich Road at both entrances to facilitate traffic flow. With this the portion of Ondich Road touching the development will be brought up to Orange County road standards. Additionally, the western entrance will be aligned with the entrance to the proposed Development Ondich South providing interconnectivity between the developments. The developer will also be paying the required impact fees to the City of Apopka which may facilitate improvements.**
- **The larger amount of open space being provided is to be compliant with the JPA between the City and the County as well as for the development to be competitive with the developments being provided in the area. Any development in the Tree Preservation area in the northern portion of the property would be limited to a recreational trail through the existing trees if anything.**
- **The development plans to extend utilities north from the proposed entrances of the development south of Ondich Road, Ondich South. While utility connections to existing homes on Ondich Road will not be provided as part of the development, the extension of the potable, reclaimed, and force mains will provide private homeowners the opportunity to coordinate with the City to connect their properties to the City's system.**
- **When the development reaches the construction stage construction equipment will be kept onsite during construction and a maintenance of traffic plan will be established to limit the construction impact to surrounding residents.**

If there are concerns, issues and problems you aren't able to address, tell us why.

- **All concerns, issues, and problems were answered.**

If the City has any questions, please do not hesitate to contact our office via phone at 407-960-5868 or via email at LClasson@appianfl.com.

VERY TRULY YOURS,
APPIAN ENGINEERING, LLC

LUKE CLASSON, P.E.
PRINCIPAL / SR. PROJECT MANAGER

SIGN-IN SHEET

Location: Online Via Zoom Date: January 6, 2025
Time: 6:00 PM - 7:00PM

Ondich South - CAPP Meeting

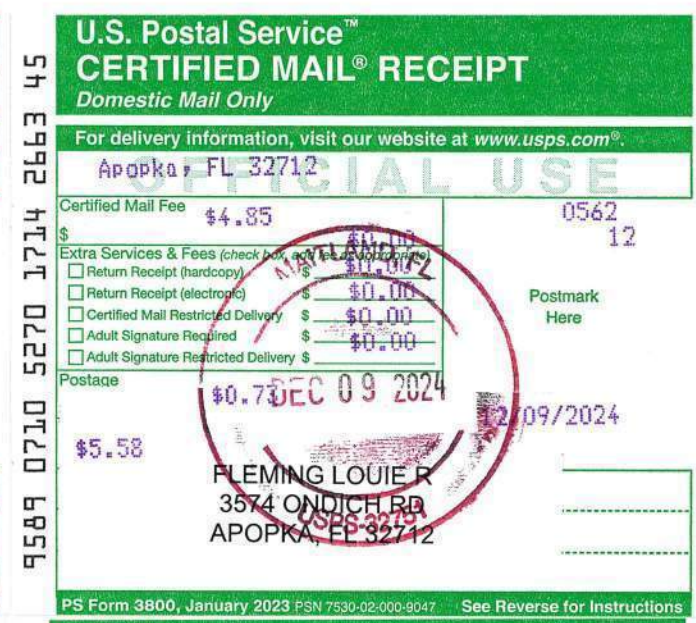
Attendees	Affiliation
Luke Classon, P.E.	Principal / Project Manager - Appian
Sofia Sierra-Gil, P.E.	Project Manager - Appian
Andrew Francis, E.I.	Project Engineer - Appian
Amir Lopez, E.I.	Appian
Bernard Sullivan	Developer - Pulte Group
Aaron Struckmeyer	Developer - Pulte Group
Serena Turke	Developer – Pulte Group
Elesa Sowell	Attorney – Shutts and Bowen LLP
Nancy Moore	Notified Property Owner
Deb Minton	Notified Property Owner
Jennifer (last name not stated)	Notified Property Owner
Sam (last name not stated)	Notified Property Owner
Adam Cohen	Notified Property Owner
Brian (last name not stated)	Notified Property Owner
Allison Mathurin	Notified Property Owner

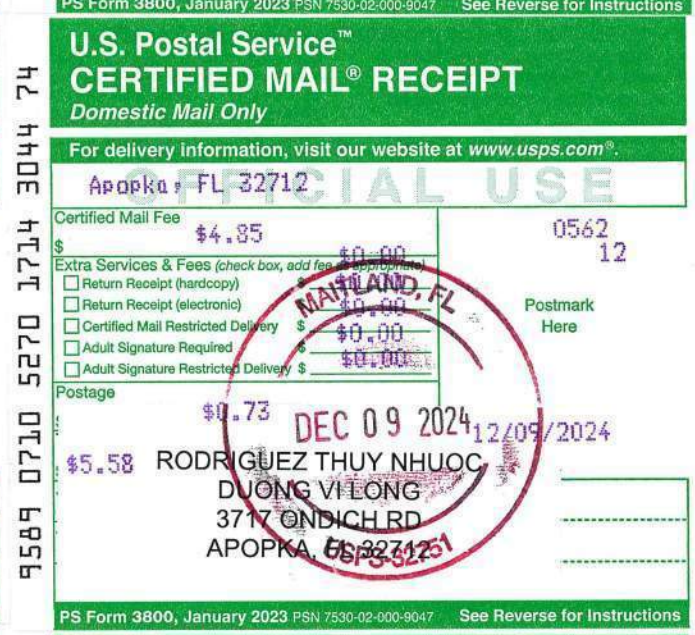
APPENDIX A – NOTIFIED PROPERTY OWNERS


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Apopka, FL 32712
OFFICIAL USE
Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.73
$5.58
0562 12
Postmark Here
MAITLAND, FL
DEC 09 2024
12/09/2024
REYES LUIS ODON
REYES ANGINETTE
3536 ONDICH RD
APOPKA, FL 32712
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 1714 2663 52


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Apopka, FL 32712
OFFICIAL USE
Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.73
$5.58
0562 12
Postmark Here
MAITLAND, FL
DEC 09 2024
12/09/2024
ORTIZ ARTURO LARA
PEREZ CINDY
3636 ONDICH RD
APOPKA, FL 32712
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 1714 3044 76


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Apopka, FL 32712
OFFICIAL USE
Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.73
$5.58
0562 12
Postmark Here
MAITLAND, FL
DEC 09 2024
12/09/2024
MERIDITH AMBER LEE
3903 ONDICH RD
APOPKA, FL 32712
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 1714 3044 69


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Apopka, FL 32712
OFFICIAL USE
Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.73
$5.58
0562 12
Postmark Here
MAITLAND, FL
DEC 09 2024
12/09/2024
FLEMING LOUIE R
3574 ONDICH RD
APOPKA, FL 32712
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 1714 2663 45


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Apopka, FL 32712
OFFICIAL USE
Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.73
$5.58
0562 12
Postmark Here
MAITLAND, FL
DEC 09 2024
12/09/2024
RODRIGUEZ THUY NHUOC
DUONG VI LONG
3717 ONDICH RD
APOPKA, FL 32712
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 1714 3044 74


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Orlando, FL 32802
OFFICIAL USE
Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.73
$5.58
0562 12
Postmark Here
MAITLAND, FL
DEC 09 2024
12/09/2024
ORANGE COUNTY BCC
C/O REAL ESTATE MNGT DEPT
PO BOX 4393
ORLANDO, FL 32802
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 1714 3044 43

9589 0710 5270 1714 2663 69

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Braselton, GA 30517

OFFICIAL USE

Certified Mail Fee $4.85 — 0562 12

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73 — DEC 09 2024 — 12/09/2024

$5.58

Postmark Here

MAITLAND, FL 32751

PARK IN HO
PARK CHONG SOON
112 BORDEAUX WAY
BRASELTON, GA 30517

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1714 2663 76

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Apopka, FL 32712

OFFICIAL USE

Certified Mail Fee $4.85 — 0562 12

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73 — DEC 09 2024 — 12/09/2024

$5.58

Postmark Here

MAITLAND, FL 32751

LOZANO RENE
4205 ONDICH RD
APOPKA, FL 32712

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1714 2663 83

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Zellwood, FL 32798

OFFICIAL USE

Certified Mail Fee $4.85 — 0562 12

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73 — DEC 09 2024 — 12/09/2024

$5.58

Postmark Here

MAITLAND, FL 32751

MOORE JOHN P W
MOORE JOSEPH A
P.O. BOX 298
ZELLWOOD, FL 32798

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1714 2663 90

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Apopka, FL 32712

OFFICIAL USE

Certified Mail Fee $4.85 — 0562 12

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73 — DEC 09 2024 — 12/09/2024

$5.58

Postmark Here

MAITLAND, FL 32751

CARTER ANTHONY RANDALL
3245 ONDICH RD
APOPKA, FL 32712

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1714 3038 14

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Apopka, FL 32712

OFFICIAL USE

Certified Mail Fee $4.85 — 0562 12

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73 — DEC 09 2024 — 12/09/2024

$5.58

Postmark Here

MAITLAND, FL 32751

MCOMBER AARON RANDALL
EDWARDS AMANDA JEAN
3435 ONDICH RD
APOPKA, FL 32712

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1714 3038 97

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Apopka, FL 32704

OFFICIAL USE

Certified Mail Fee $4.85 — 0562 12

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73 — DEC 09 2024 — 12/09/2024

$5.58

Postmark Here

MAITLAND, FL 32751

CARTER ARAN GLENN
P.O. BOX 2012
APOPKA, FL 32704

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Apopka, FL 32712

OFFICIAL USE

Certified Mail Fee $4.85

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

$5.58

0562 12

Postmark Here

MAITLAND, FL
DEC 09 2024
12/09/2024
USPS-32751

VILLEMAIN ANNA ELIZABETH
3656 ONDICH RD
APOPKA, FL 32712

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1714 3039 27

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Apopka, FL 32712

OFFICIAL USE

Certified Mail Fee $4.85

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

$5.58

0562 12

Postmark Here

MAITLAND, FL
DEC 09 2024
12/09/2024
USPS-32751

JACOBE JAY PASCUA
3556 ONDICH RD
APOPKA, FL 32712

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1714 3039 10

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Apopka, FL 32712

OFFICIAL USE

Certified Mail Fee $4.85

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

$5.58

0562 12

Postmark Here

MAITLAND, FL
DEC 09 2024
12/09/2024
USPS-32751

HAMPTON BRYAN RANDALL
3640 ONDICH RD
APOPKA, FL 32712

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1714 3039 34

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Jacksonville, FL 32256

OFFICIAL USE

Certified Mail Fee $4.85

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

$5.58

0562 12

Postmark Here

MAITLAND, FL
DEC 09 2024
12/09/2024
USPS-32751

GERLERO PROPERTIES LLC
7411 FULLERTON ST STE 300
JACKSONVILLE, FL 32256

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1714 3039 41

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Apopka, FL 32712

OFFICIAL USE

Certified Mail Fee $4.85

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

$5.58

0562 12

Postmark Here

MAITLAND, FL
DEC 09 2024
12/09/2024
USPS-32751

TATUM GLENN
TATUM JENNIFER
4251 ONDICH RD
APOPKA, FL 32712

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1714 3039 58

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Ocoee, FL 34761

OFFICIAL USE

Certified Mail Fee $4.85

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

$5.58

0562 12

Postmark Here

MAITLAND, FL
DEC 09 2024
12/09/2024
USPS-32751

DICKEY CHARLIE E
DICKEY KATHY ANN
712 MALCOM RD
OCOEE, FL 34761

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1714 3039 65

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Mount Dora, FL 32757

OFFICIAL USE

Certified Mail Fee $4.85 0562 12

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73 DEC 09 2024 12/09/2024

$5.58

Postmark Here

MAITLAND, FL 32751

MICHAEL AND JACQUELINE BENITEZ
REVOCABLE LIVING TRUST
C/O MICHAEL BENITEZ TRUSTEE
4310 MEADOWLAND DR
MOUNT DORA, FL 32757

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1714 3039 72

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Plymouth, FL 32768

OFFICIAL USE

Certified Mail Fee $4.85 0562 12

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73 DEC 09 2024 12/09/2024

$5.58

Postmark Here

MAITLAND, FL 32751

COUNCIL-SMITH SHERYLL MARIE
P.O. BOX 648
PLYMOUTH, FL 32768

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1714 3039 89

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Mount Dora, FL 32757

OFFICIAL USE

Certified Mail Fee $4.85 0562 12

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73 DEC 09 2024 12/09/2024

$5.58

Postmark Here

MAITLAND, FL 32751

RUTLEDGE STACEY IRRGANG
RUTLEDGE DARROLD M
4303 MEADOWLAND DR
MOUNT DORA, FL 32757

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2038 3808 23

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Mount Dora, FL 32757

OFFICIAL USE

Certified Mail Fee $4.85 0562 12

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73 DEC 09 2024 12/09/2024

$5.58

Postmark Here

MAITLAND, FL 32751

SHAUN WOLFE CARSON
IRREVOCABLE TRUST
C/O MICHAEL BENITES TRUSTEE
4310 MEADOWLAND DR
MOUNT DORA, FL 32757

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2038 3808 30

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Plymouth, FL 32768

OFFICIAL USE

Certified Mail Fee $4.85 0562 12

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73 DEC 09 2024 12/09/2024

$5.58

Postmark Here

MAITLAND, FL 32751

SEAWRIGHT BRADFORD SCOTT JR
SEAWRIGHT BRANDON S
C/O CYNTHIA A RESINGER GUARDIAN
P.O. BOX 1051
PLYMOUTH, FL 32768

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2038 3808 47

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Apopka, FL 32712

OFFICIAL USE

Certified Mail Fee $4.85 0562 12

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73 DEC 09 2024 12/09/2024

$5.58

Postmark Here

MAITLAND, FL 32751

YEAGER KARL V
3544 ONDICH RD
APOPKA, FL 32712

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2038 3808 54

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Orlando, FL 32807

OFFICIAL USE

Certified Mail Fee $4.85

0562 12

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Postmark Here

MAITLAND, FL DEC 09 2024

12/09/2024

$5.58

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
4974 ORL TOWER RD
ORLANDO, FL 32807

USPS-32751

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2038 3808 61

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Mount Dora, FL 32757

OFFICIAL USE

Certified Mail Fee $4.85

0562 12

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Postmark Here

MAITLAND, FL DEC 09 2024

12/09/2024

$5.58

MANN JAMES A
MANN DINH H
1430 MERCY VIEW DR
MOUNT DORA, FL 32757

USPS-32751

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2038 3808 78

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Howey-in-the-Hills, FL 34737

OFFICIAL USE

Certified Mail Fee $4.85

0562 12

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Postmark Here

MAITLAND, FL DEC 09 2024

12/09/2024

$5.58

TREJO JOEL
22730 N BUCKHILL RD
HOWEY IN THE HILLS, FL 34737

USPS-32751

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2038 3808 85

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Apopka, FL 32712

OFFICIAL USE

Certified Mail Fee $4.85

0562 12

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Postmark Here

MAITLAND, FL DEC 09 2024

12/09/2024

$5.58

HENSON SAMUEL JOSEPH LIFE ESTATE
REM: THE SAMUEL JOSEPH HENSON TRUST
3652 ONDICH RD
APOPKA, FL 32712

USPS-32751

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1714 3044 50

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Apopka, FL 32712

OFFICIAL USE

Certified Mail Fee $4.85

0562 12

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Postmark Here

MAITLAND, FL DEC 09 2024

12/09/2024

$5.58

HUNSAKER SUSAN
3610 ONDICH RD
APOPKA, FL 32712

USPS-32751

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Apopka, FL 32712

OFFICIAL USE

Certified Mail Fee $4.85

0562 12

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Postmark Here

MAITLAND, FL DEC 09 2024

$5.58

GAONA FELIPE
3658 ONDICH RD
APOPKA, FL 32712

USPS-32751

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

New Haven, CT 06511

OFFICIAL USE

Certified Mail Fee $4.85

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

$5.58

0562
12

MAITLAND, FL
DEC 09 2024
12/09/2024
USPS 32751

Postmark Here

MORGAN CHARLES A III 50% INT
MORGAN ELIZABETH ANN 50% INT
827 WHITNEY AVE
NEW HAVEN, CT 06511

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2038 3809 39



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Windermere, FL 34786

OFFICIAL USE

Certified Mail Fee $4.85

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

$5.58

0562
12

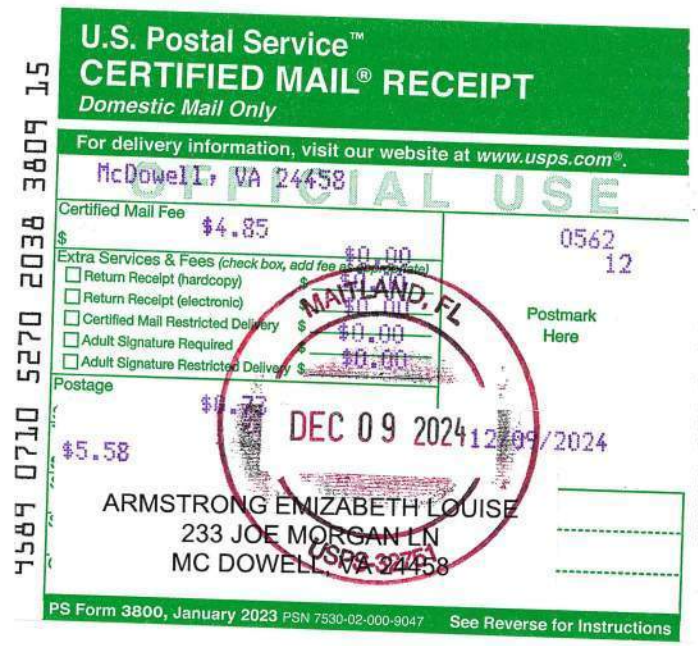
MAITLAND, FL
DEC 09 2024
12/09/2024
USPS 32751

Postmark Here

BEGELMAN KURT W LIFE ESTATE
BEGELMAN BETHANN R LIFE ESTATE
4308 INDIAN DEER RD
WINDMERE, FL 34786

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2038 3809 22



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

McDowell, VA 24458

OFFICIAL USE

Certified Mail Fee $4.85

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

$5.58

0562
12

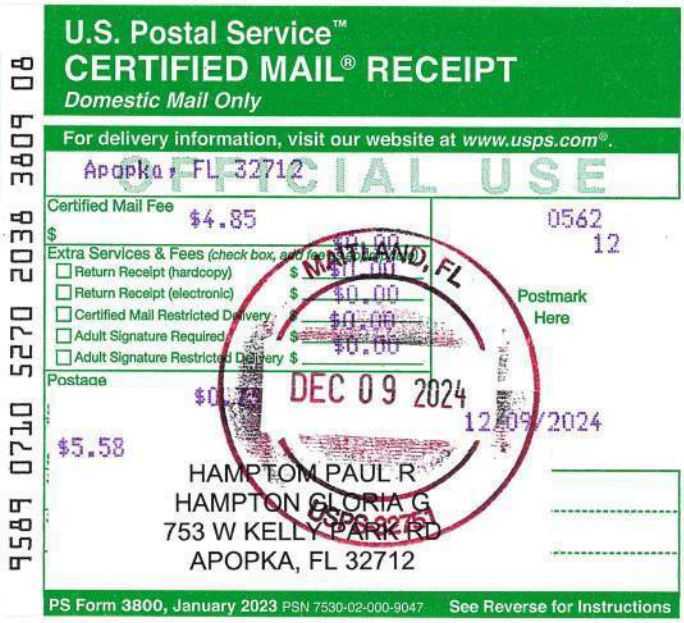
MAITLAND, FL
DEC 09 2024
12/09/2024
USPS 32751

Postmark Here

ARMSTRONG EMIZABETH LOUISE
233 JOE MORGAN LN
MC DOWELL, VA 24458

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2038 3809 15



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Apopka, FL 32712

OFFICIAL USE

Certified Mail Fee $4.85

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

$5.58

0562
12

MAITLAND, FL
DEC 09 2024
12/09/2024
USPS 32751

Postmark Here

HAMPTOM PAUL R
HAMPTON GLORIA G
753 W KELLY PARK RD
APOPKA, FL 32712

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2038 3809 08

APPENDIX B – PRE-APPLICATION COMMUNITY MEETING NOTIFICATION LETTER

COMMUNITY MEETING NOTIFICATION LETTER

RE: ONDICH NORTH– COMMUNITY AWARENESS AND PARTICIPATION MEETING

Dear Property Owner:

Appian Engineering, LLC, would like to invite you to attend a virtual Community Awareness and Participation (CAP) meeting to discuss the development of the proposed Subdivision. The planned subdivision will be located northwest of the intersection of Ondich Road and Effie Drive. The meeting will be held via Zoom on the following date and time:

Community Awareness and Participation Meeting
January 6th, 2025, at 6:00 PM – 7:15 PM

Join Zoom Meeting

https://us06web.zoom.us/j/83206433485?pwd=FD4evuJ5BfsYyMNhzRLg9fs7ZkpojL.1
Meeting ID: 832 0643 3485
Passcode: 600874

The proposed subdivision will have a primary entrance on Ondich Road just west of the intersection with Effie Drive, and a secondary entrance on Ondich Road just east of said intersection. It will be comprised of 197 detached single-family homes. The development will also include stormwater ponds, open space areas, and tree preservation areas.

I would like to address any comments or concerns you may have regarding this project. If you are unable to attend the virtual meeting, please feel free to email your comments to lclasson@appianfl.com or mail them to our office at 2221 Lee Road Suite 27, Winter Park, FL 32789.

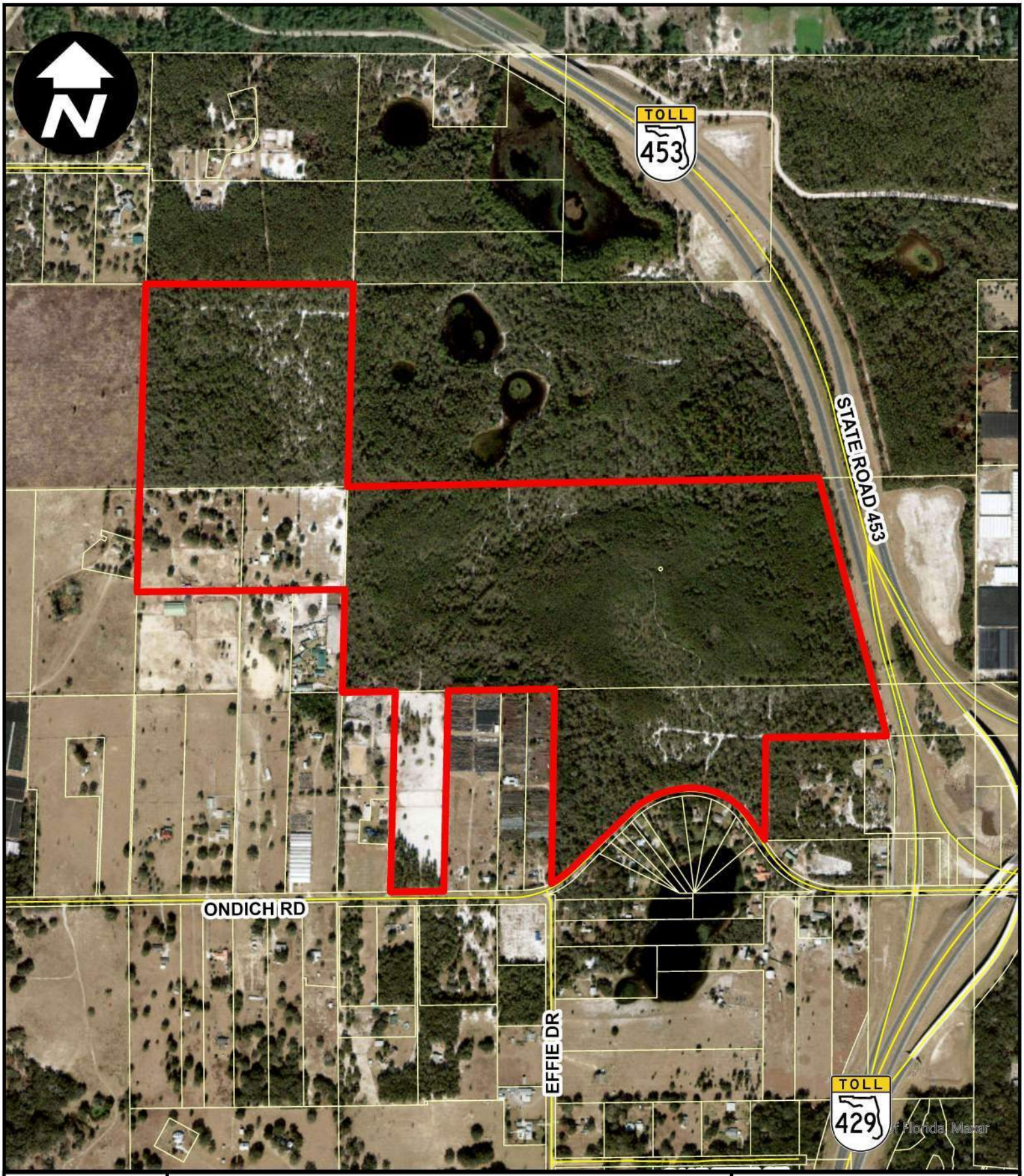
Please call me at (407) 960-5868 or email me at lclasson@appianfl.com if you have any questions regarding the development prior to the meeting.

I look forward to hearing from you or virtually meeting you to discuss this development.

VERY TRULY YOURS,
APPIAN ENGINEERING, LLC

LUKE M. CLASSON, P.E.
PRINCIPAL/SR PROJECT MANAGER

Attachments: Location Map, Aerial Map, and Conceptual Plan



APPIAN ENGINEERING

CIVIL ENGINEERING | LAND PLANNING

APPIANFL.COM • 407.960.5868

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

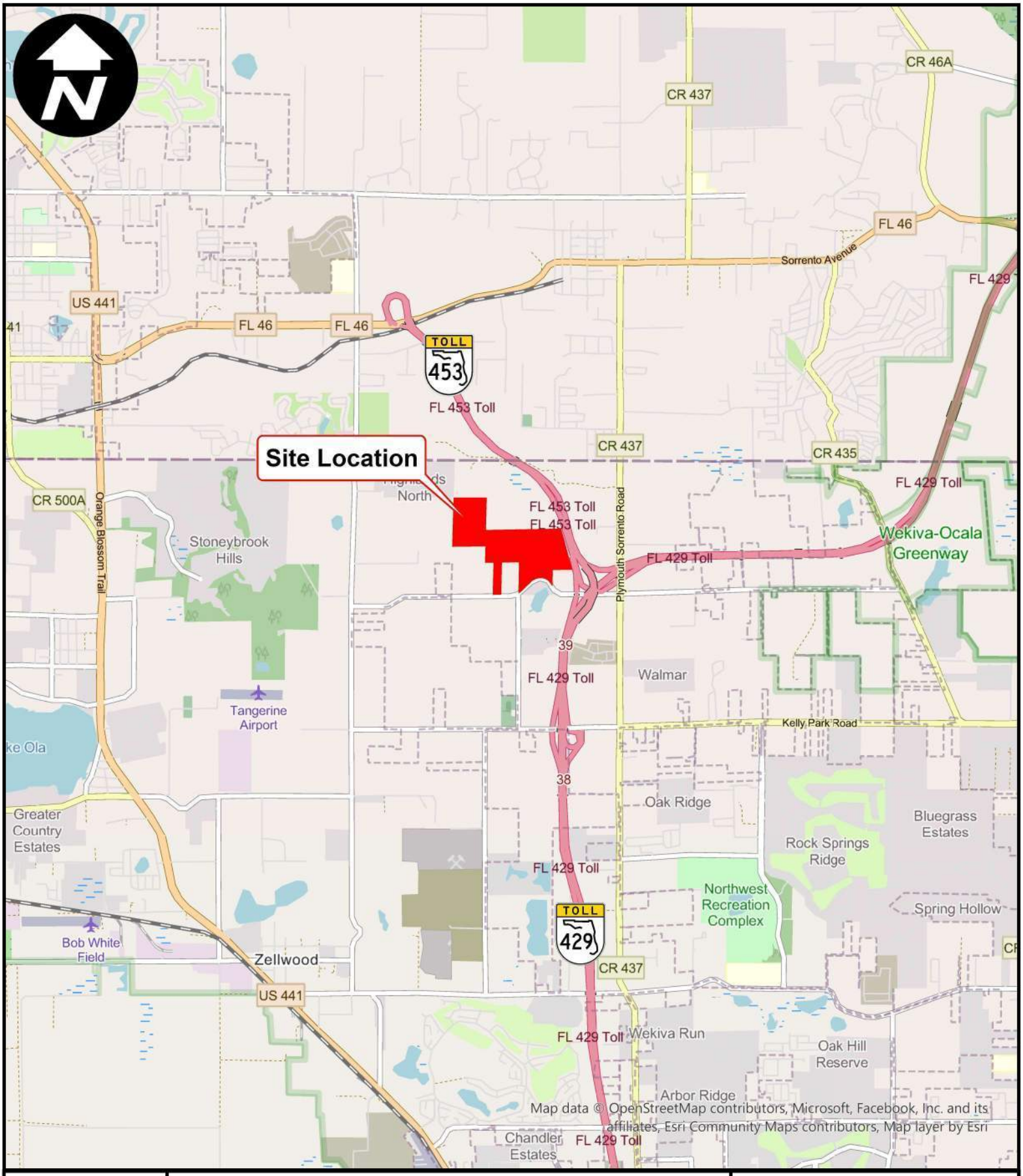
Aerial Map

Orange County, Florida

PUL-037 | 1" = 800 FT

Date: 1/9/2024

Path: P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\GIS\AERIAL MAP.aprx



APPIAN ENGINEERING

CIVIL ENGINEERING I LAND PLANNING

APPIANFL.COM • 407.960.5868

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

Location Map

Orange County, Florida

PUL-037 | 1" = 5,000 ft

Date: 1/9/2024

Path: P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\GIS\LOCATION MAP.aprx

APPENDIX C – RESPONSES TO EMAILS FROM RESIDENTS PRIOR TO MEETING

From: Kathy Dickey <kathy.dickey@asmapa.com>
Sent: Monday, December 23, 2024 4:01 PM
To: Luke M. Classon
Subject: Ondich North - Community Awareness and Participation Meeting
Attachments: Property Appraiser info sheet.pdf; Map.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Attached is the Property Appraiser's information sheet and map of the property that we own at 4221 Ondich Road in Apopka.

Please advise as to how we will be compensated for our property if the subdivision is approved.

Thank you and have a nice Christmas & New Year holiday.

Kathy Ann Dickey, Paralegal
Asma & Asma, P.A.
886 South Dillard Street
Winter Garden, Florida 34787
Phone: 407-656-5750 | Fax: 407-656-0486
Kathy.Dickey@asmapa.com

Asma & Asma, P.A. will be closed from December 25, 2024 through January 1, 2025 to allow our staff to spend time with their family during the holidays. Asma & Asma, P.A. will reopen January 2, 2025.

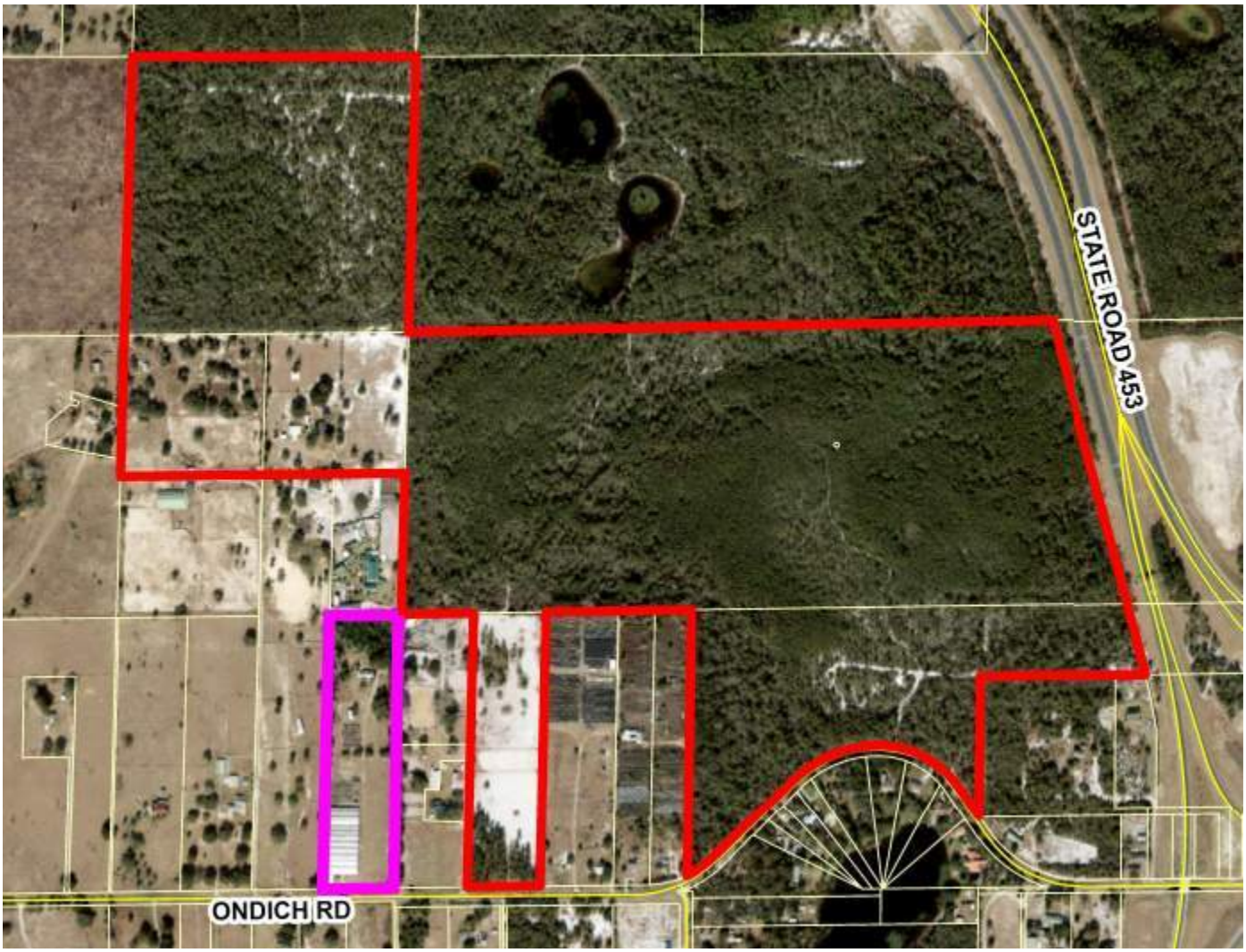
Asma & Asma, P.A.
ATTORNEYS AT LAW

****
NOTICE: This e-mail including attachments is covered by the Electronic Communications Privacy Act, 18 U.S.C. Section 2510-2521, is confidential and may be legally privileged. If you are not the intended recipient, you are hereby notified that you have received the message in error. Please delete it. Thank you.

From: Luke M. Classon
Sent: Tuesday, December 31, 2024 10:37 AM
To: chongpark925
Subject: PUL 037 Ondich North-community awareness and participation Meeting
Attachments: Aerial Map - Park Property.pdf

Chongsoon,

Thank you for reaching out. We are having a Community meeting via Zoom on January 6th at 6:00 pm that you is referenced in the mailing notice that you received. My clients property that they are looking to develop is not directly adjacent to your property however I will notify them of your interest to be included in their planning. For your use I have attached a map showing your property outlined in magenta and their property limits shown in red (image copied below as well). My client Pulte Homes is looking to propose a low density residential subdivision within their red outlined property and provide landscape buffers surrounding the development.



Please advise if you have additional questions or would like to discuss further.

Luke M. Classon, P.E.
Principal / Project Manager

APPIAN ENGINEERING
2221 Lee Road | Suite 27 | Winter Park, Florida | 32789

Office: (407) 960-5868 ext. 106
Direct: (407) 636-3226
Mobile: (407) 451-5718
appianfl.com

From: chongpark925 <chongpark925@yahoo.com>
Sent: Monday, December 30, 2024 5:49 PM
To: Luke M. Classon <lclasson@appianfl.com>
Subject: Ondich North-community awareness and participation Meeting

Hello, this is chongsoon park and Inho park.
My property address is 4103 ondich road, apopka,fl 32712. I am glad to hear that you have building project of Ondich area.
However, I couldn't see my property involved in your project or I don't know how to read Aerial Map or Conceptual plan. I am not a native speaker so ,if I will participate in the zoom meeting on 6th, January, I have no confidence to understand about your project. If you pre explain or oriented to me regarding this project via email, I will appreciate that helping me understand that kind of projects. First, Is my property contains in your project? If Yes, I definitely welcome to your planning.
My property address
4103 ondich rd 32712
02-20-27-0000-00008
The E1/2 of E1/2 of SE1/4 of SE1/4 SEC
02-20-27(Less S 30 FT For RD R/W)

Warm Regards,
Chongsoon Park

Sent from my Verizon, Samsung Galaxy smartphone

Orange County Public Schools

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

FORMAL SCHOOL CAPACITY DETERMINATION
CAPACITY LETTER - EXTENSION

July 28, 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 ☒ Rezoning ☐ 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% Unincorporated-83.30%	Apopka-64.98% Unincorporated-34.43%	Apopka-61.11% 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 February 07, 2026 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. 2022391 or e-mail me at Christopher.Mills@ocps.net with any questions.

Sincerely,



Christopher Mills, AICP
Senior Administrator, Real Estate Management and Land Planning

SK/cm

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

Project ID: **CEA – APK – 25 – 004**

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	

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 ☒ Rezoning ☐ 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% Unincorporated-83.30%	Apopka-64.98% Unincorporated-34.43%	Apopka-61.11% 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 Pelc

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:
- Nov 14, 2025

Notice ID: PRnERzrZ2T26JsflKoh1

Notice Name: City of Apopka ord. 3117 11-14

J. C. Derrick
Publisher

VERIFICATION

STATE OF FLORIDA
COUNTY OF ORANGE

Signed or attested before me on this

14 day of November, A.D. 2025.

Nancy C Thomas
Notary Public

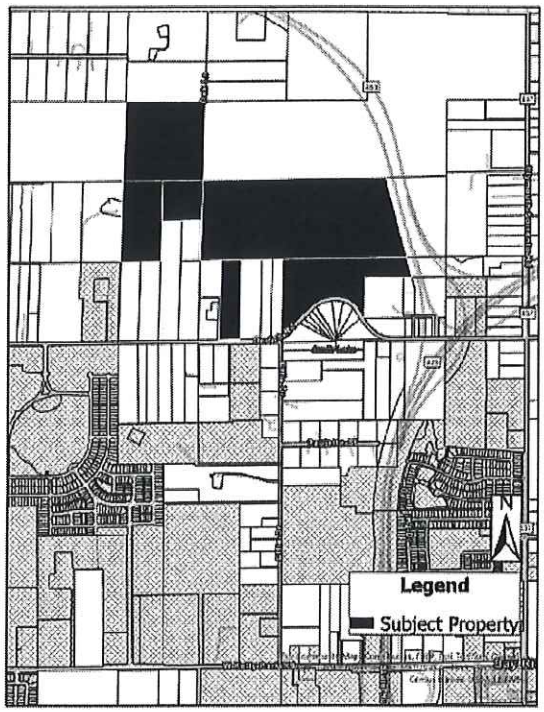
Notary Public State of Florida
Nancy C Thomas
My Commission HH 688639
Expires 7/4/2029

CITY OF APOPKA
PUBLIC HEARING NOTICE
CHANGE OF ZONING

NOTICE is hereby given 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.** made application relating to the following described property.

ORDINANCE NO. 3117

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM COUNTY A-1 (CITRUS RURAL) TO PD (PLANNED DEVELOPMENT), FOR CERTAIN REAL PROPERTY OWNED BY 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 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 3117 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, December 9, 2025 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3117 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, December 17, 2025 beginning at 7:00 P.M. and Wednesday, January 7, 2026 at 1:30 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Future Land Use and Rezoning Applications can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 A.M. and 4:30 P.M. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with

Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

November 14, 2025

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 3.
Meeting Date: December 9, 2025
Department: Community Development

SUBJECT:
Legislative - Ordinance No. 3140 - Future Land Use Amendment - 1030 E. Sandpiper Street

ACTION ITEM INFORMATION:
Owner(s): Lincoln Douglas Haynes and Lauren Elizabeth Haynes
Applicant(s): Lincoln Douglas Haynes
Location: 1030 E. Sandpiper Street
Project: 1.79 +/- Acres
Density: N/A
Project Manager:Amer Hamza

REQUEST:
Recommend approval of the Future Land Use Map Amendment from In Progress to Residential Very Low Suburban.

SUMMARY:
Owner(s): Lincoln Douglas Haynes and Lauren Elizabeth Haynes
Applicant: Lincoln Douglas Haynes
Parcel Identification Number(s): 02-21-28-0000-00-112
Location: 1030 E. Sandpiper Street
Existing Future Land Use: In-Progress
Proposed Future Land Use: Residential Very Low Suburban
Existing Use(s): Single Family Residence
Existing Zoning: T (Transitional)
Tract Size: 1.79 +/- Acres

Zoning Report
This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	County Low Density Residential	County A-1	Single Family Residence, Single Family Residence
East	County Low Density Residential	County R-CE	Single Family Residence, Single Family Residence, Single Family Residence
South	Residential Very Low Suburban, County Low Density Residential	PD (Planned Development), County R-CE	Single Family Residence, Single Family Residence
West	Residential Very Low Suburban	PD (Planned Development)	Single Family Residence

PROJECT SUMMARY:

The applicant is requesting a future land use amendment of the property from In-Progress to Residential Very Low Suburban. The subject property has a total of 1.79 acres and is located at 1030 E. Sandpiper Street just west of N. Thompson Road and east of Ustler Road. The site already has an existing single-family residence and there are other single-family residences nearby located west and south of the subject property with the same future land use designation of Residential Very Low Suburban. The applicant plans to apply for a special exception permit at a later date to be able to build an Accessory Dwelling Unit (ADU) on the subject property for his elderly parents. Approval of the future land use amendment does not constitute approval of the ADU on the property.

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 RCE zoning and Residential Very Low Suburban future land use is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans.
- Staff response: Staff has no objection.

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

- Applicant's response: No conflict with any portion of LDC.
- Staff response: Staff has no objection.

c. Addresses a demonstrated community need;

- Applicant's response: Yes, providing a space for elderly parents to remain Apopka residents and age in place.
- Staff response: Staff has no objection.

d. Is required by changed conditions;

- Applicant's response: The property is currently under transition zoning and requires changed conditions.
- 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: Zoning is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land.
- Staff response: Staff has no objection.

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

- Applicant's response: Zoning would result in a logical and orderly development pattern.
- 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: Zoning 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.
- 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, this would result in development that is adequately served by public facilities.
- 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 October 6, 2025.

SCHOOL CAPACITY REPORT:
OCPS determined that this future land use amendment is de minimis and does not require a school capacity report. The property is zoned for Clay Springs Elementary, Appoka Middle, and Apopka High School.

PUBLIC HEARING SCHEDULE:
December 9, 2025 – Planning Commission (5:30 P.M.)
January 7, 2026 – City Council (1:30 P.M.), First Reading
January 21, 2026 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:
November 7, 2025 – Apopka Chief
November 5, 2025 – Mailed notices to adjacent property owners
November 3, 2025 – Posters placed on property

LAND USE REPORT
I. RELATIONSHIP TO ADJACENT PROPERTIES

Direction	Future Land Use	Zoning	Present Use
North	County Low Density Residential	County A-1	Single Family Residence, Single Family Residence
East	County Low Density Residential	County R-CE	Single Family Residence, Single Family Residence, Single Family Residence
South	Residential Very Low Suburban, County Low Density Residential	PD (Planned Development), County R-CE	Single Family Residence, Single Family Residence
West	Residential Very Low Suburban	PD (Planned Development)	Single Family Residence

II. LAND USE ANALYSIS
The subject property is located at 1030 E. Sandpiper Street just west of N. Thompson Road and east of Ustler Road. All city jurisdiction properties nearby the subject property have the future land use designation of Residential Very Low Suburban. The subject property currently has an existing single-family residence. The Residential Very Low Suburban future land use allows a maximum density of up to 2 units an acre. The Residential Very Low Subruban Future Land Use would be consistent with the proposed zoning of the property, which is RCE (Residential Country Estate) zoning district.

The parcel is not located in the following areas:
Wekiva Parkway Interchange Vision Plan Area: No
Wekiva River Protection Area: No
Area of Critical State Concern: No

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

City of Apopka Comprehensive Plan Policies:

Future Land Use Element:
Policy 3.1.c
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.

Special exception uses shall include:

1) Institutional uses of five acres or less
2) High schools
3) Supporting infrastructure and public facilities of two acres or more
4) 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. 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 not required as the development is less than ten (10) acres.

Land Use Calculations:
CURRENT: Future Land Use – In-Progress
N/A

PROPOSED: Future Land Use – Residential Very Low Suburban
2 DU/AC X 1.79 ac = 3.58 Units

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

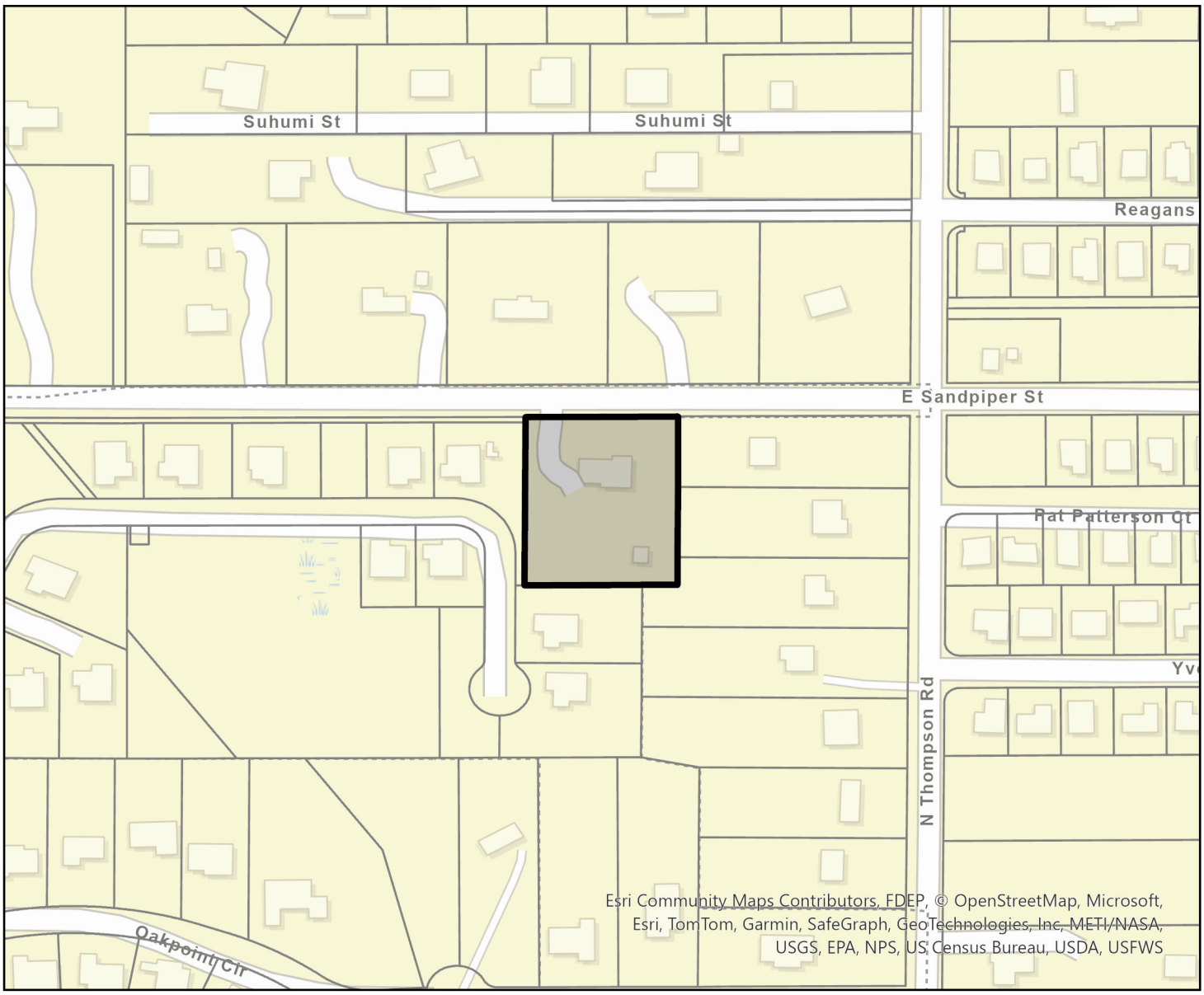
FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Development Review Committee:
Recommends approval of the change in Future Land Use from In Progress to Residential Very Low Suburban and finds the proposed amendment consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommending approval of the future land use amendment, based on the findings and facts presented in the staff report and exhibits.

Recommended Motion – Planning Commission:
Find the proposed Change of in Future Land Use from In Progress to Residential Very Low Suburban, consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and recommend approval of the proposed Change of Future Land Use, based on the findings and facts presented in the staff report and exhibits.

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. 1030 E Sandpiper Street Map Series
2. OCPS Capacity Determination Exemption
3. Newspaper Advertisement (November 7)
4. Ordinance Number 3140

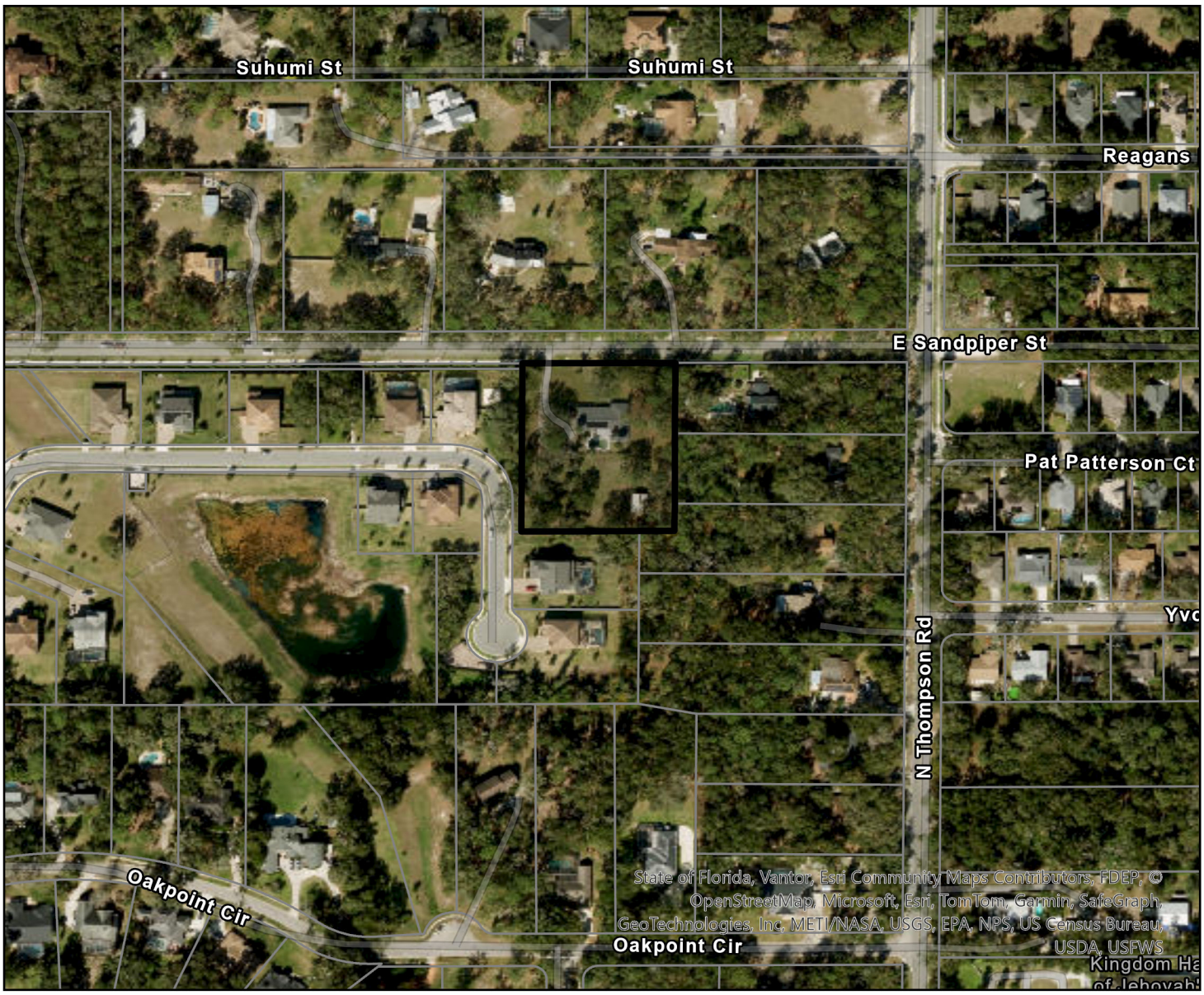


Parcel

1030 E. Sandpiper Street

0 0.04 0.09 0.17 Miles

N

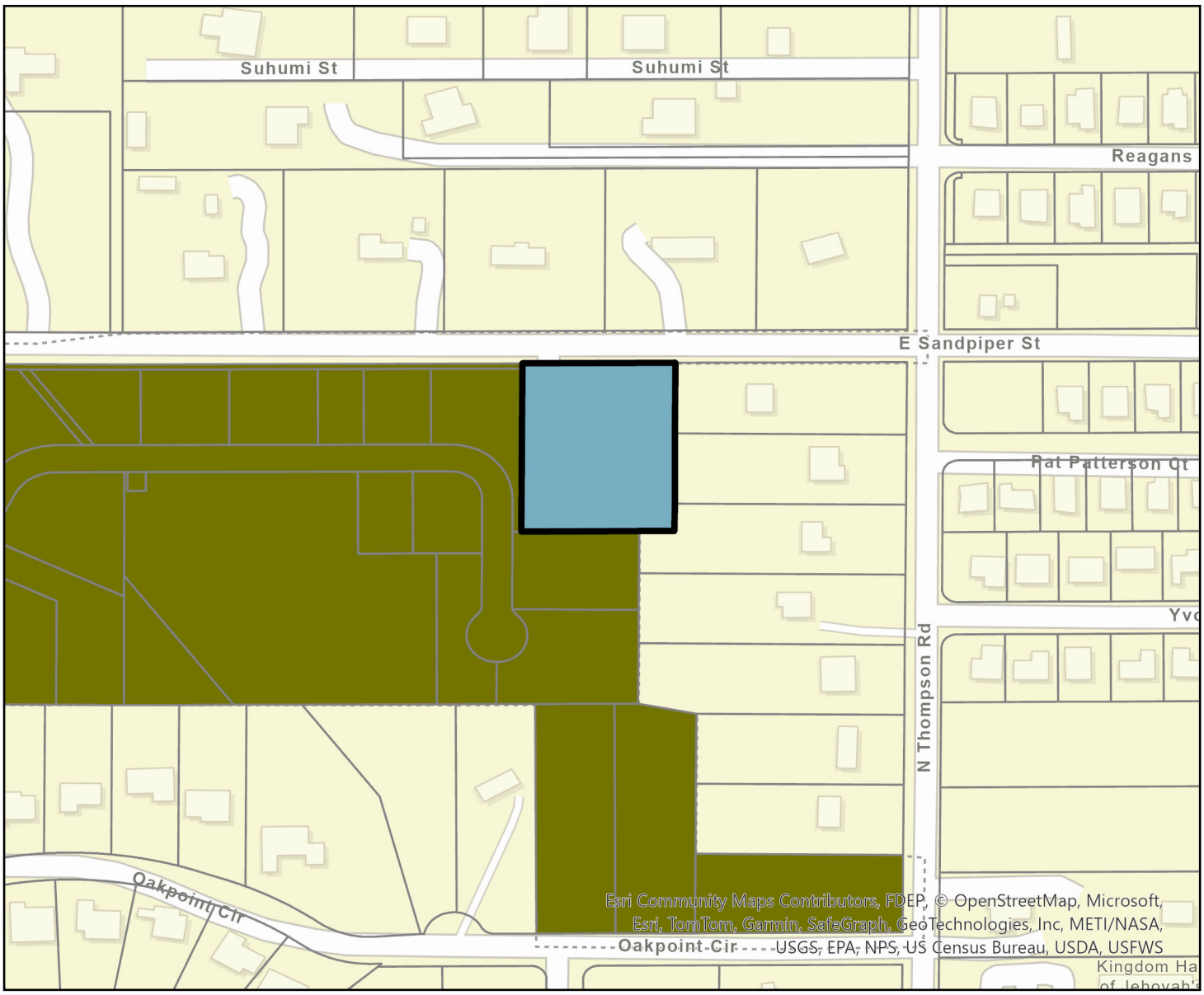


Parcel

1030 E. Sandpiper Street

0 0.04 0.09 0.17 Miles

N



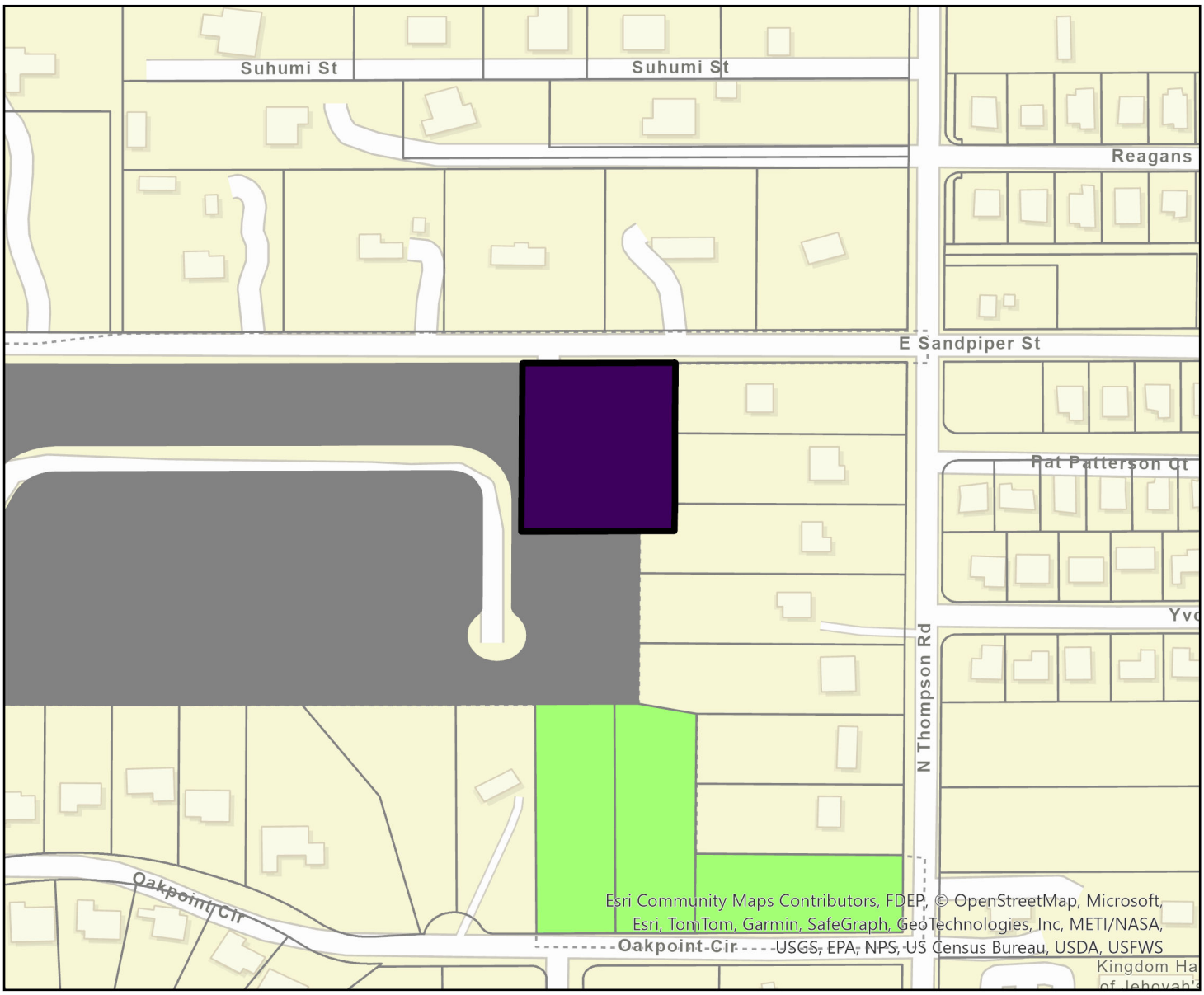
Parcel

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
- 1030 E. Sandpiper Street

0 0.04 0.09 0.17 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
- 1030 E. Sandpiper Street

0 0.04 0.09 0.17 Miles

N

Outlook

Re: FLU / RZ 1030 E Sandpiper Street

From Amer Hamza <AHamza@Apopka.net>
Date Mon 10/6/2025 3:19 PM
To Mills, Christopher C. <Christopher.Mills@ocps.net>
Cc Bobby Howell <BHowell@Apopka.net>; Jean Sanchez <JeSanchez@apopka.net>

Thank you for the update.

Amer Hamza
Planner I
City of Apopka
407-703-1684

From: Mills, Christopher C. <Christopher.Mills@ocps.net>
Sent: Monday, October 6, 2025 3:17 PM
To: Amer Hamza <AHamza@Apopka.net>
Cc: Bobby Howell <BHowell@Apopka.net>; Jean Sanchez <JeSanchez@apopka.net>
Subject: RE: FLU / RZ 1030 E Sandpiper Street

Thank you very much for that explanation.

OCPS considers this to be de minimis and as such a Capacity Determination is not necessary for this project.

Christopher

Christopher C. Mills, AICP
Senior Administrator, Facilities Planning
Orange County Public Schools
6501 Magic Way, Building 200
Orlando, FL 32809
Tel: 407-317-3700 ext. 2022391
planning.ocps.net

From: Amer Hamza <AHamza@Apopka.net>
Sent: Monday, October 6, 2025 3:16 PM
To: Mills, Christopher C. <Christopher.Mills@ocps.net>
Cc: Bobby Howell <BHowell@Apopka.net>; Jean Sanchez <JeSanchez@apopka.net>
Subject: Re: FLU / RZ 1030 E Sandpiper Street

⚠ **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.

The new Future Land Use designation of Residential Very Low Suburban which will allow a total of 3 units as the density would be 2 units an acre. However, the lot requirements for the proposed zoning (Residential Country Estate) would not allow the current lot to be subdivided as the frontage of each lot needs to have a minimum of 130 feet. The current lot has a frontage of 250 feet so minimum of 260 feet of frontage would be needed to divide a lot with the proposed zoning into two lots. The current primary structure would also need to be demolished which the applicant does not intend to do. The applicant applied for the FLU amendment/Rezoning change to be able to build an Accessory Dwelling Unit in the future as the current zoning is Transitional (T) and the current future land use is In-Progress.

Thank You,

Amer Hamza
Planner I
City of Apopka
407-703-1684

From: Mills, Christopher C. <Christopher.Mills@ocps.net>
Sent: Monday, October 6, 2025 3:07 PM
To: Amer Hamza <AHamza@Apopka.net>
Cc: Bobby Howell <BHowell@Apopka.net>; Jean Sanchez <JeSanchez@apopka.net>
Subject: RE: FLU / RZ 1030 E Sandpiper Street

Under the new designations for FLU and Zoning, would the applicant be able to subdivide and build three additional units in the future?

Christopher

_____
Christopher C. Mills, AICP
Senior Administrator, Facilities Planning
Orange County Public Schools
6501 Magic Way, Building 200
Orlando, FL 32809
Tel: 407-317-3700 ext. 2022391
planning.ocps.net

From: Amer Hamza <AHamza@Apopka.net>
Sent: Monday, October 6, 2025 3:06 PM
To: Mills, Christopher C. <Christopher.Mills@ocps.net>
Cc: Bobby Howell <BHowell@Apopka.net>; Jean Sanchez <JeSanchez@apopka.net>
Subject: FLU / RZ 1030 E Sandpiper Street

You don't often get email from ahamza@apopka.net. Learn why this is important
⚠ **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,

Responding to your question regarding 1030 E Sandpiper Street FLU/RZ, yes this is for one lot/one dwelling unit.

Thank You,

Amer Hamza
Planner I
City of Apopka
407-703-1684

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:
- Nov 7, 2025

Notice ID: pEfHYeLGluMKv1mogUJT

Notice Name: City of Apopka ord. 3140 and 3141 11-7

J. C. Derrick
Publisher

VERIFICATION

STATE OF FLORIDA
COUNTY OF ORANGE

Signed or attested before me on this

7 day of November, 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

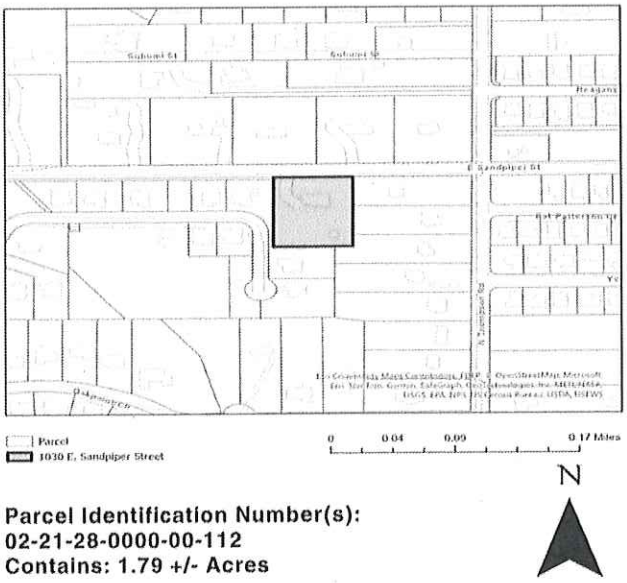
NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Lincoln Douglas Haynes** has made application relating to the following described property.

ORDINANCE NO. 3140

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE FUTURE LAND USE FROM IN PROGRESS TO RESIDENTIAL VERY LOW SUBURBAN, FOR PROPERTY LOCATED AT 1030 E. SANDPIPER STREET; OWNED BY LINCOLN DOUGLAS HAYNES AND LAUREN ELIZABETH HAYNES COMPRISING 1.79 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

ORDINANCE NO. 3141

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO RCE (RESIDENTIAL COUNTRY ESTATE), FOR PROPERTY LOCATED AT 1030 E. SANDPIPER STREET; OWNED BY LINCOLN DOUGLAS HAYNES AND LAUREN ELIZABETH HAYNES COMPRISING 1.79 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s):
02-21-28-0000-00-112
Contains: 1.79 +/- 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 T**uesday, December 9, 2025 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Numbers 3140 & 3141 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, January 7, 2026 beginning at 1:30 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Small-Scale Future Land Use and Rezoning Applications can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to

participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

November 7, 2025

ORDINANCE NO. 3140

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 IN PROGRESS TO RESIDENTIAL VERY LOW SUBURBAN FOR PROPERTY OWNED BY LINCOLN DOUGLAS HAYNES AND LAUREN ELIZABETH HAYNES; LOCATED AT 1030 E. SANDPIPER STREET; COMPRISING 1.79 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 December 9, 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 In Progress to Residential Very Low Suburban for Lincoln Douglas Haynes and Lauren Elizabeth Haynes at 1030 E. Sandpiper Street, comprising 1.79 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 _____, 2026.

READ FIRST TIME: January 7, 2026

READ SECOND TIME AND ADOPTED:

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

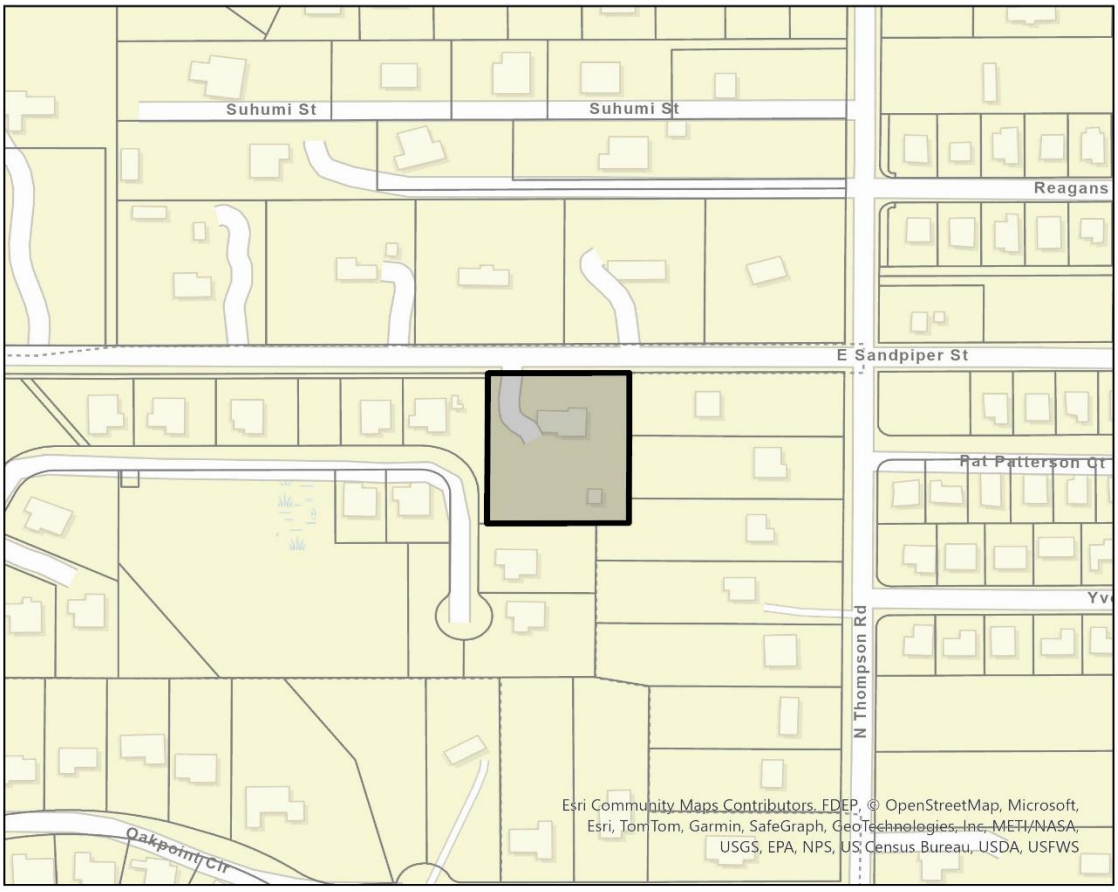
Approved as to form and legal sufficiency:

_____

Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: November 7, 2025

EXHIBIT "A"
Parcel Identification Number(s): 02-21-28-0000-00-112
Acreage: 1.79 +/- Acres



City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 4.
Meeting Date: December 9, 2025
Department: Community Development

SUBJECT:
Quasi- Judicial - Ordinance No. 3141 - Change of Zoning - 1030 E. Sandpiper Street

ACTION ITEM INFORMATION:
Owner(s): Lincoln Douglas Haynes and Lauren Elizabeth Haynes
Applicant(s): Lincoln Douglas Haynes
Location: 1030 E. Sandpiper Street
Project: 1.79 +/- Acres
Density: N/A
Project Manager: Amer Hamza

REQUEST:
Recommend approval of the Change of Zoning from T (Transitional) to RCE (Residential Country Estate).

SUMMARY:
Owner(s): Lincoln Douglas Haynes and Lauren Elizabeth Haynes
Applicant: Lincoln Douglas Haynes
Parcel Identification Number(s): 02-21-28-0000-00-112
Location: 1030 E. Sandpiper Street
Existing Future Land Use: In-Progress
Proposed Future Land Use: Residential Very Low Suburban
Existing Use(s): Single Family Residence
Existing Zoning: T (Transitional)
Tract Size: 1.79 +/- Acres

Direction	Future Land Use	Zoning	Present Use
North	County Low Density Residential	County A-1	Single Family Residence, Single Family Residence
East	County Low Density Residential	County R-CE	Single Family Residence, Single Family Residence, Single Family Residence
South	Residential Very Low Suburban, County Low Density Residential	PD (Planned Development), County R-CE	Single Family Residence, Single Family Residence
West	Residential Very Low Suburban	PD (Planned Development)	Single Family Residence

PROJECT SUMMARY:
The applicant is requesting the rezoning of the property from the current zoning of T (Transitional) Zoning District to RCE (Residential Country Estate). The subject property is located at 1030 E. Sandpiper Street just west of N. Thompson Road and east of Ustler Road. The subject property has a total area of 1.79 acres and currently has an existing single-family residence. There are other properties to the south of the subject property with the proposed

RCE (Residential Country Estate) Zoning. The applicant plans to apply for a special exception permit at a later date to be able to build an Accessory Dwelling Unit (ADU) on the subject property for his elderly parents to reside in. Approval of the rezoning does not constitute approval of the ADU on the property.

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: The proposed RCE zoning and Residential Very Low Suburban future land use is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans.
- Staff response: Staff has no objection.

b. Is in conflict with any provisions of the LDC;
- Applicant's response: No conflict with any portion of LDC.
- Staff response: Staff has no objection.

c. Addresses a demonstrated community need;
- Applicant's response: Yes, providing a space for elderly parents to remain Apopka residents and age in place.
- Staff response: Staff has no objection.

d. Is required by changed conditions;
- Applicant's response: The property is currently under transition zoning and requires changed conditions.
- 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: Zoning is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land.
- Staff response: Staff has no objection.

f. Would result in a logical and orderly development pattern;
- Applicant's response: Zoning would result in a logical and orderly development pattern.
- 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;
- Applicant's response: Zoning 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.
- 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, this would result in development that is adequately served by public facilities.
- 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 October 6, 2025.

SCHOOL CAPACITY REPORT:
OCPS determined that this rezoning application is de minimis and does not require a school capacity report. The property is zoned for Clay Springs Elementary, Apopka Middle, and Apopka High School.

PUBLIC HEARING SCHEDULE:
December 9, 2025 – Planning Commission (5:30 P.M.)

January 7, 2026 – City Council (1:30 P.M.), First Reading
January 21, 2026 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:
November 7, 2025 – Apopka Chief
November 5, 2025 – Mailed notices to adjacent property owners
November 3, 2025 – Posters placed on property

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Development Review Committee (DRC):
Recommends approval of the Change of Zoning from T (Transitional) to RCE (Residential Country Estate), 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.

Recommended Motion – Planning Commission:
Find the proposed Change of Zoning from T (Transitional) to RCE (Residential Country Estate), consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommend approval of the proposed Change of Zoning, based on the findings and facts presented in the staff report and exhibits.

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 3141
2. 1030 E Sandpiper Street Map Series
3. Advertisement on Newspaper (November 7)
4. OCPS Capacity Determination Exemption

ORDINANCE NO. 3141

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO RCE (RESIDENTIAL COUNTRY ESTATE), FOR PROPERTY LOCATED AT 1030 E. SANDPIPER STREET; OWNED BY LINCOLN DOUGLAS HAYNES AND LAUREN ELIZABETH HAYNES; COMPRISING 1.79 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, Lincoln Douglas Haynes, 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 RCE (Residential Country Estate); and

WHEREAS, the proposed RCE (Residential Country Estate) 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 RCE (Residential Country Estate) 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 3140) takes effect.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this ____ day of _____, 2026.

READ FIRST TIME: January 7, 2026

READ SECOND TIME AND ADOPTED:

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

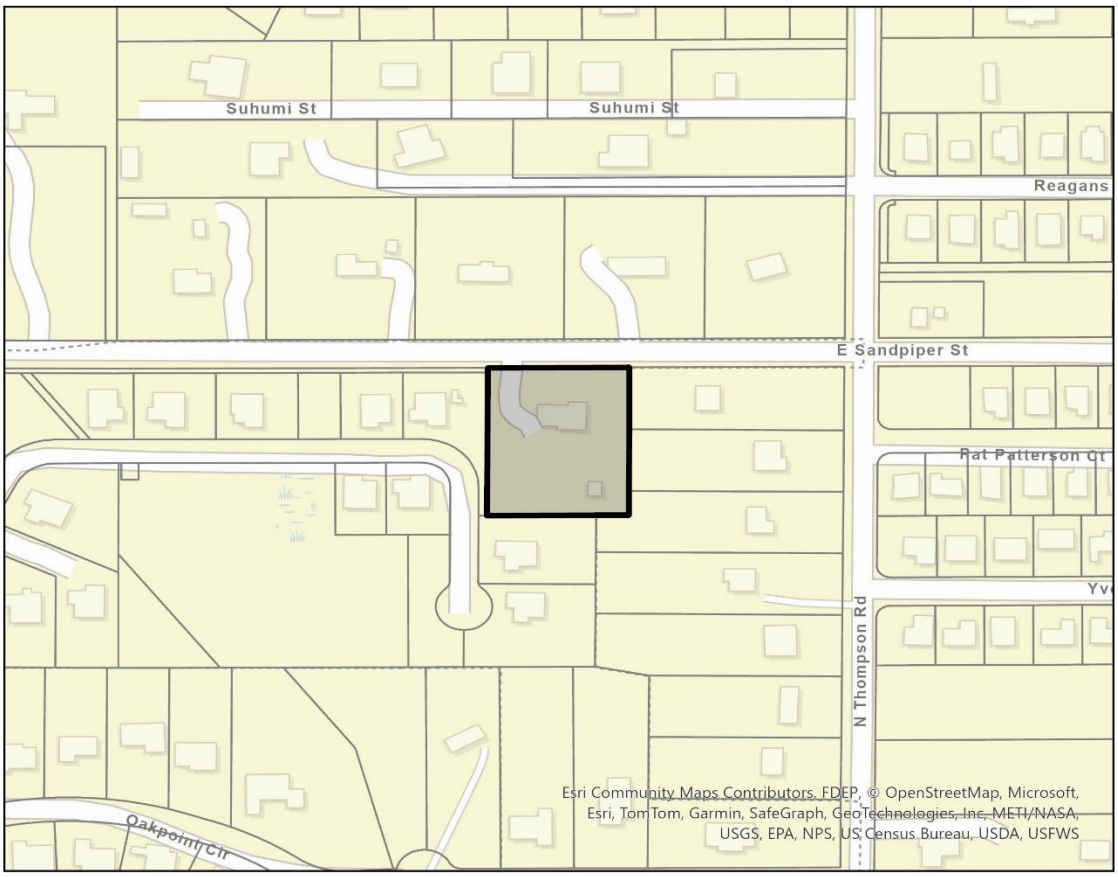
Approved as to form and legal sufficiency:

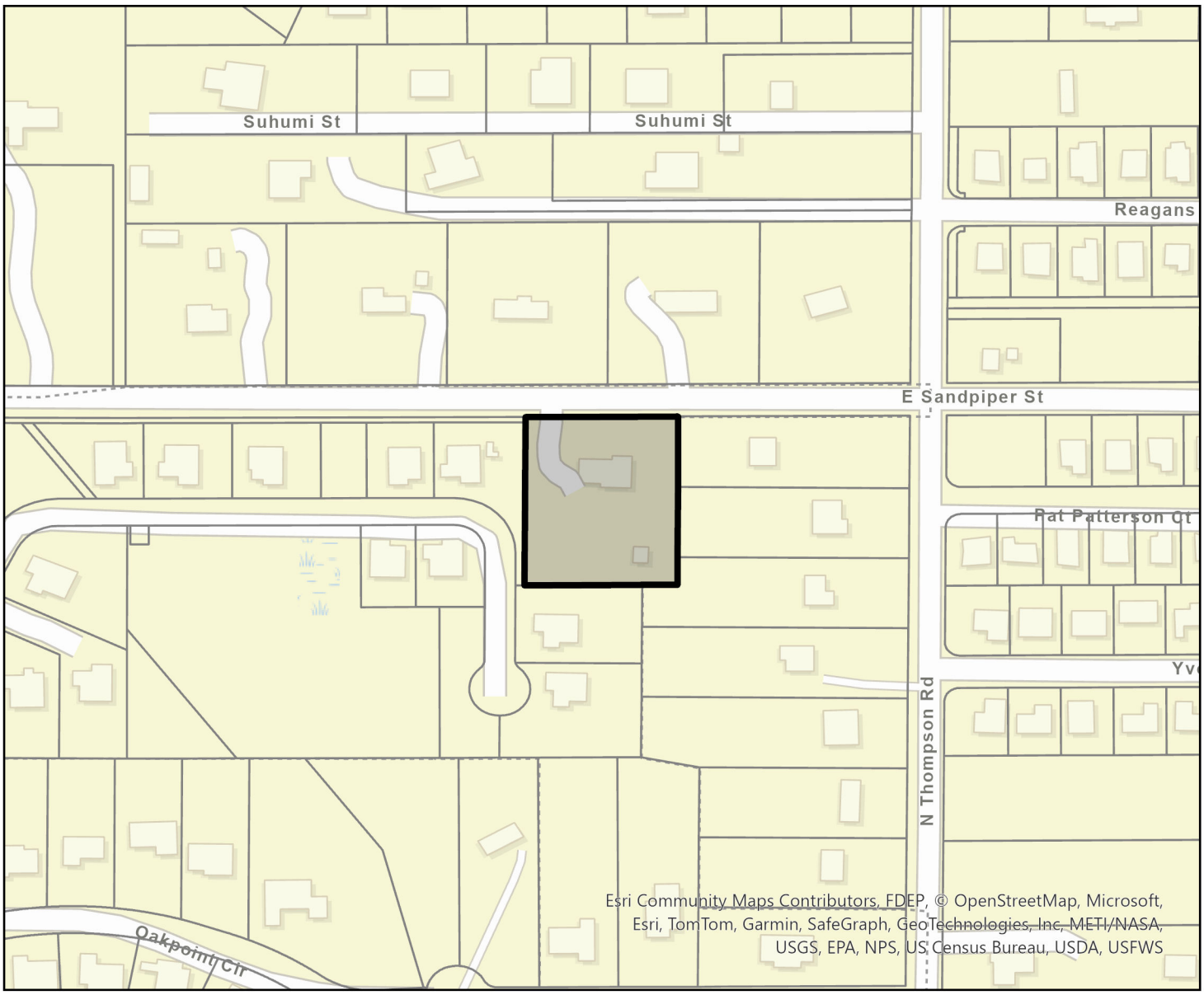
_____

Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: November 7, 2025

EXHIBIT A
Parcel Identification Number(s): 02-21-28-0000-00-112
Acreage: 1.79 +/- Acres



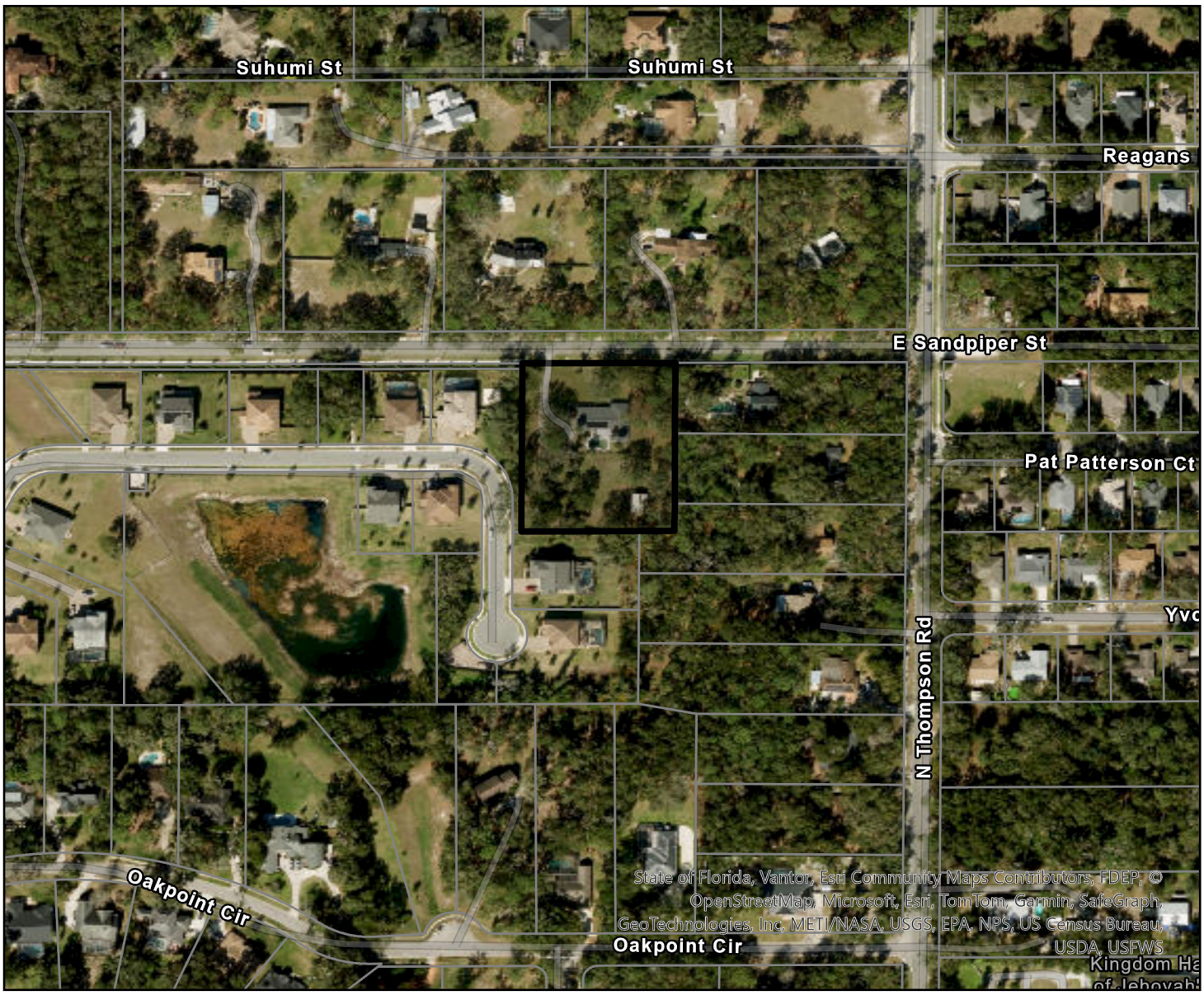


Parcel

1030 E. Sandpiper Street

0 0.04 0.09 0.17 Miles

N

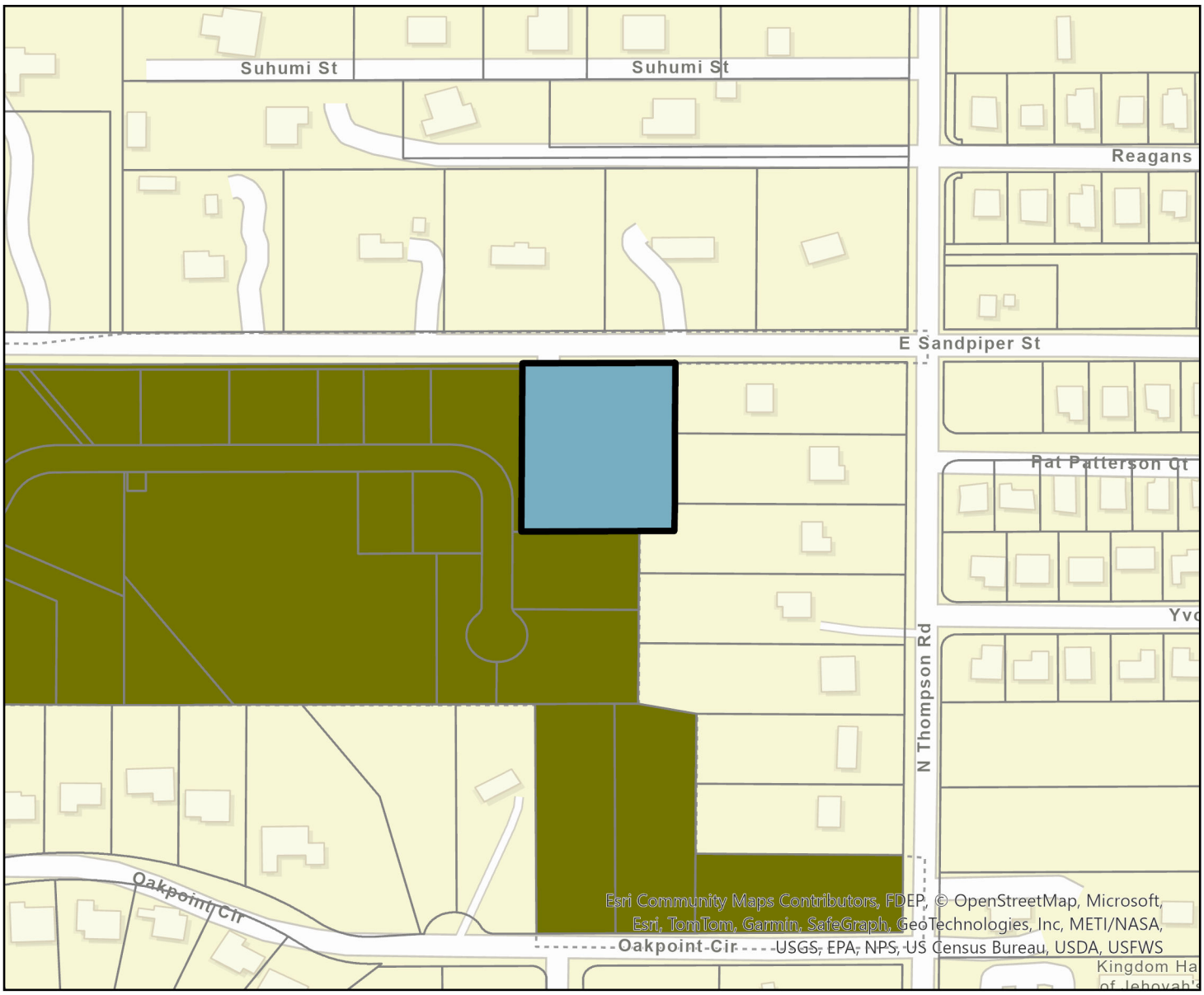


Parcel

1030 E. Sandpiper Street

0 0.04 0.09 0.17 Miles

N



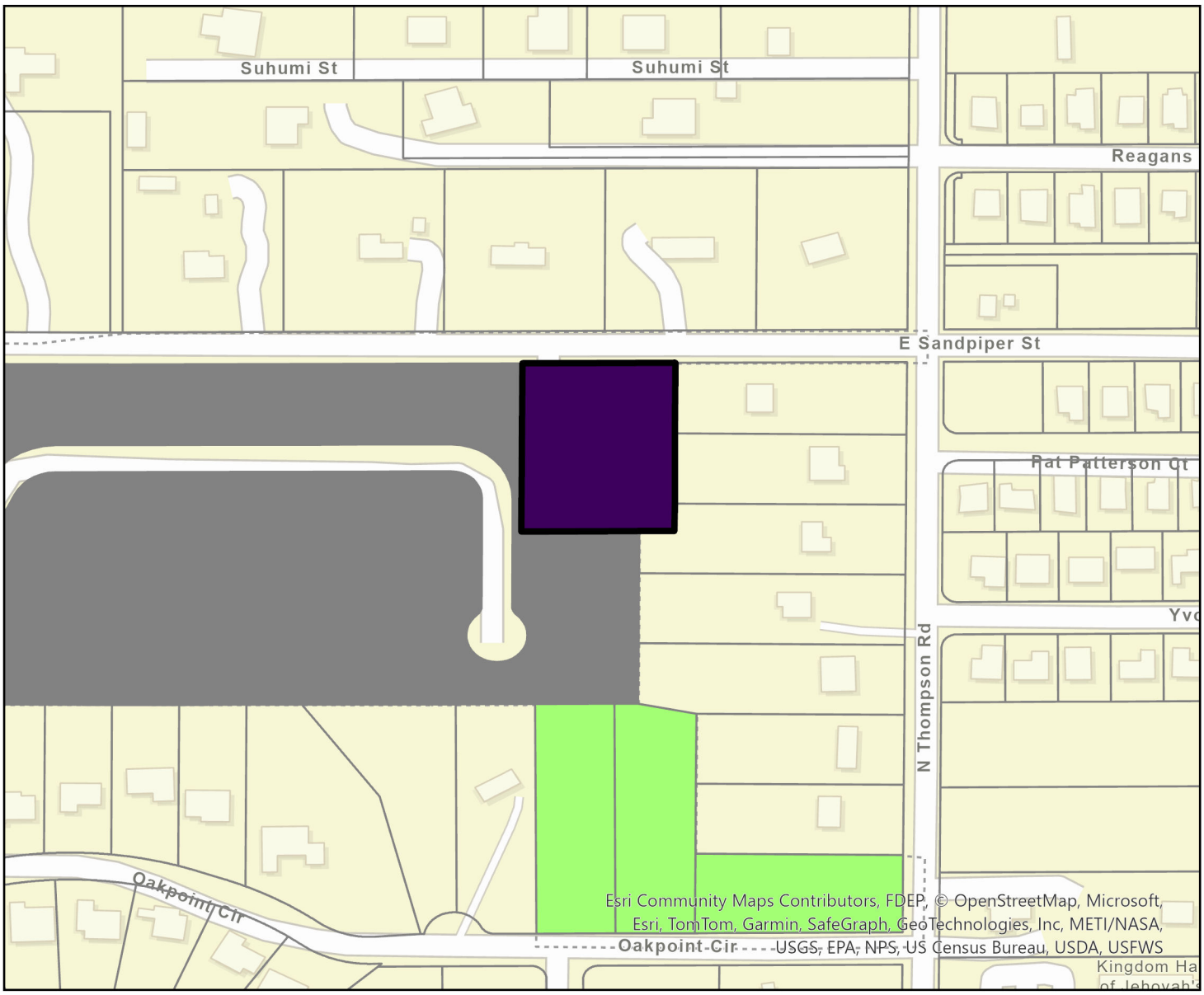
Parcel

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
- 1030 E. Sandpiper Street

0 0.04 0.09 0.17 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
- 1030 E. Sandpiper Street

0 0.04 0.09 0.17 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:
- Nov 7, 2025

Notice ID: pEfHYeLGluMKv1mogUJT

Notice Name: City of Apopka ord. 3140 and 3141 11-7

J. C. Derrick
Publisher

VERIFICATION

STATE OF FLORIDA
COUNTY OF ORANGE

Signed or attested before me on this

7 day of November, 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

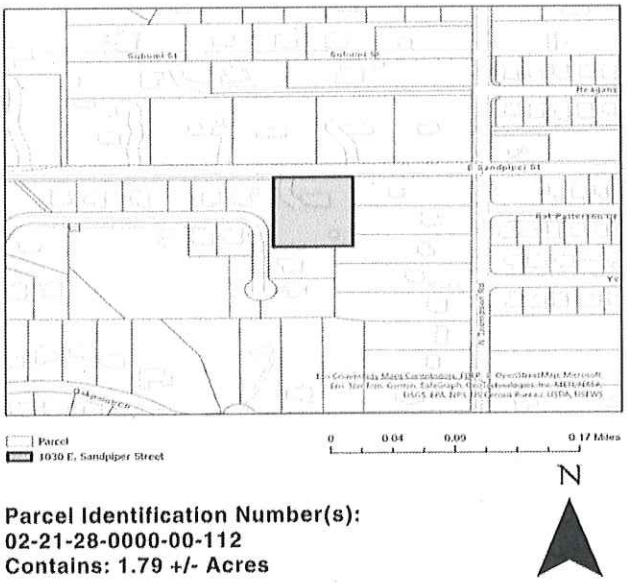
NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Lincoln Douglas Haynes** has made application relating to the following described property.

ORDINANCE NO. 3140

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE FUTURE LAND USE FROM IN PROGRESS TO RESIDENTIAL VERY LOW SUBURBAN, FOR PROPERTY LOCATED AT 1030 E. SANDPIPER STREET; OWNED BY LINCOLN DOUGLAS HAYNES AND LAUREN ELIZABETH HAYNES COMPRISING 1.79 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

ORDINANCE NO. 3141

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO RCE (RESIDENTIAL COUNTRY ESTATE), FOR PROPERTY LOCATED AT 1030 E. SANDPIPER STREET; OWNED BY LINCOLN DOUGLAS HAYNES AND LAUREN ELIZABETH HAYNES COMPRISING 1.79 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s):
02-21-28-0000-00-112
Contains: 1.79 +/- 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 T**uesday, December 9, 2025 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Numbers 3140 & 3141 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, January 7, 2026 beginning at 1:30 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Small-Scale Future Land Use and Rezoning Applications can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to

participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

November 7, 2025

Outlook

Re: FLU / RZ 1030 E Sandpiper Street

From Amer Hamza <AHamza@Apopka.net>
Date Mon 10/6/2025 3:19 PM
To Mills, Christopher C. <Christopher.Mills@ocps.net>
Cc Bobby Howell <BHowell@Apopka.net>; Jean Sanchez <JeSanchez@apopka.net>

Thank you for the update.

Amer Hamza
Planner I
City of Apopka
407-703-1684

From: Mills, Christopher C. <Christopher.Mills@ocps.net>
Sent: Monday, October 6, 2025 3:17 PM
To: Amer Hamza <AHamza@Apopka.net>
Cc: Bobby Howell <BHowell@Apopka.net>; Jean Sanchez <JeSanchez@apopka.net>
Subject: RE: FLU / RZ 1030 E Sandpiper Street

Thank you very much for that explanation.

OCPS considers this to be de minimis and as such a Capacity Determination is not necessary for this project.

Christopher

Christopher C. Mills, AICP
Senior Administrator, Facilities Planning
Orange County Public Schools
6501 Magic Way, Building 200
Orlando, FL 32809
Tel: 407-317-3700 ext. 2022391
planning.ocps.net

From: Amer Hamza <AHamza@Apopka.net>
Sent: Monday, October 6, 2025 3:16 PM
To: Mills, Christopher C. <Christopher.Mills@ocps.net>
Cc: Bobby Howell <BHowell@Apopka.net>; Jean Sanchez <JeSanchez@apopka.net>
Subject: Re: FLU / RZ 1030 E Sandpiper Street

⚠ **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.

The new Future Land Use designation of Residential Very Low Suburban which will allow a total of 3 units as the density would be 2 units an acre. However, the lot requirements for the proposed zoning (Residential Country Estate) would not allow the current lot to be subdivided as the frontage of each lot needs to have a minimum of 130 feet. The current lot has a frontage of 250 feet so minimum of 260 feet of frontage would be needed to divide a lot with the proposed zoning into two lots. The current primary structure would also need to be demolished which the applicant does not intend to do. The applicant applied for the FLU amendment/Rezoning change to be able to build an Accessory Dwelling Unit in the future as the current zoning is Transitional (T) and the current future land use is In-Progress.

Thank You,

Amer Hamza
Planner I
City of Apopka
407-703-1684

From: Mills, Christopher C. <Christopher.Mills@ocps.net>
Sent: Monday, October 6, 2025 3:07 PM
To: Amer Hamza <AHamza@Apopka.net>
Cc: Bobby Howell <BHowell@Apopka.net>; Jean Sanchez <JeSanchez@apopka.net>
Subject: RE: FLU / RZ 1030 E Sandpiper Street

Under the new designations for FLU and Zoning, would the applicant be able to subdivide and build three additional units in the future?

Christopher

_____
Christopher C. Mills, AICP
Senior Administrator, Facilities Planning
Orange County Public Schools
6501 Magic Way, Building 200
Orlando, FL 32809
Tel: 407-317-3700 ext. 2022391
planning.ocps.net

From: Amer Hamza <AHamza@Apopka.net>
Sent: Monday, October 6, 2025 3:06 PM
To: Mills, Christopher C. <Christopher.Mills@ocps.net>
Cc: Bobby Howell <BHowell@Apopka.net>; Jean Sanchez <JeSanchez@apopka.net>
Subject: FLU / RZ 1030 E Sandpiper Street

You don't often get email from ahamza@apopka.net. Learn why this is important
⚠ **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,

Responding to your question regarding 1030 E Sandpiper Street FLU/RZ, yes this is for one lot/one dwelling unit.

Thank You,

Amer Hamza
Planner I
City of Apopka
407-703-1684

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.

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 5.
Meeting Date: December 9, 2025
Department: Community Development

SUBJECT:
Ordinance No. 3147 - Paulucci Acres Planned Development Rezoning and Planned Development Master Plan

ACTION ITEM INFORMATION:
Owner(s): Paulucci Acres, LLC.
Applicant(s): Daniel O'Keefe, Shutts & Bowen, LLP
Location: Generally located east of Vick Road, East of Jason Dwelley Parkway, North and South of Ponkan Road, South and East of Pittman Road, and East of Ponkan Summitt Drive
Project: Paulucci Acres
Density: 1.67 du/ac
Project Manager: Bobby Howell, AICP

REQUEST:
Recommend approval of Ordinance No. 3147, rezoning of property from T (Transitional), RSF-1A (Residential Single-Family Estate), and MU-ES-GT (Mixed Use East Shore Gateway) to PD (Planned Development District)

SUMMARY:
This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	County Rural, Low Density, City Parks & Recreation, Institutional, Residential Very Low Suburban, Residential Estate	County A-1, City PD (Planned Development), RSF-1A, MU-ES-GT, Office	Vacant property, residential uses, Wolf Lake Elementary and Middle Schools
East	County Low Density, City Residential Low Suburban,	County R-1AA, A-1, City RSF-1A, PD (Planned Development), RSF-1A, MU-ES-GT	Residential uses
South	City Residential Low Suburban, Agriculture	County AG, City PD (Planned Development), RSF-1A	Agricultural buildings, residential uses
West	County Low Density, City Residential Low Suburban, Institutional	County A-1, City Parks and Recreation, Office, RSF-1A	Wolf Lake Elementary and Middle Schools, City of Apopka Jason

			Dwelley recreational complex, residential uses

Project Overview

The subject property is approximately 618.36 acres in size and is zoned Transitional (T), RSF-1A (Residential Single-Family Estate), and MU-ES-GT (Mixed Use East Shore Gateway) and has a future land use designation of Mixed-Use, Residential Low Suburban, Residential Estate, and Commercial. The Residential Low Suburban future land use designation allow a maximum density of 3.5 dwelling units per acre, the Residential Estate future land use designation permits a maximum of 1 dwelling unit per acre, and the Mixed-Use future land use designation permits a maximum of 2 dwelling units per acre as the properties are north of Ponkan Road per the requirements of Policy 3.5 of the Future Land Use Element of the Comprehensive Plan. The subject property is located east of Vick Road, East of Jason Dwelley Parkway, North and South of Ponkan Road, South and East of Pittman Road, and East of Ponkan Summitt Drive. The proposed change of zoning to PD (Planned Development) is being requested by the prospective developer, who proposes to construct a Planned Development consisting of 1,034 lots consisting of single-family detached units and townhome units, two nonresidential properties that are proposed at the northeast and southeast corner of the intersection of Ponkan Road and Jason Dwelley Parkway, and a 145.56 acre dedication of parkland to the City that is located on the south side of Ponkan Road. The maximum density that is proposed is 1.67 dwelling units per acre. Of the 618.36 acres, 605.86 is developable. The applicant is requesting a rezoning of property from T (Transitional), RSF-1A (Residential Single-Family Estate), and MU-ES-GT (Mixed Use East Shore Gateway) to PD (Planned Development District).

Per Land Development Code Section 3.7.2.A the purpose of the Planned Development - (PD) zoning district is to encourage innovative, integrated, and efficient land planning and physical design concepts. The planned development district is intended to achieve a high quality of development, environmental sensitivity, energy efficiency, and adequate public facilities and services, and other goals and objectives by:
(1) Reducing the inflexibility of zoning district standards that sometimes results from strict application of the base district, and development and form standards;
(2) Allowing greater flexibility in selecting: the form and design of development, the ways by which pedestrians and traffic circulate, how the development is located and designed to respect the natural features of the land and protect the environment, the location and integration of open space and civic space into the development, and design amenities;
(3) Encouraging a greater mix of land uses within the same development;
(4) Allowing more efficient use of land, with smaller networks of streets and utilities;
(5) Providing pedestrian connections within the site and to the public right-of-way; and
(6) Promoting development forms and patterns that respect the character of established surrounding neighborhoods and other types of land uses.

The PD Master Plan proposes a residential subdivision consisting of 1,034 lots consisting of single-family detached and townhome units, in addition to non-residential development on 616.06 acres with a maximum allowable density of 1.67 dwelling units per acre, which is less than the allowable maximum density permits in the Residential Low Suburban and Mixed-Use future land use designations. Of the 616.06 acres, 200 acres are proposed to be dedicated as conservation, 147.76 acres will be dedicated as open space, and 12.2 acres will be dedicated as right-of-way. 258.1 acres are reserved for construction. The PD Master Plan proposes dedication of 145.58 acres located on the south side of Ponkan Road to the City as a public park, and 3.71 acres located on the south side of Ponkan Road to Orange County for open space and stormwater for Ponkan Road.

The PD Master Plan proposes both residential and non-residential development on the north and south sides on Ponkan Road, and only residential development on the east side of Vick Road. The PD Master Plan proposes the development of two non-residential lots on the north and south sides of Ponkan Road, specifically a 5.92 acre parcel located at the northeast corner of the intersection of Jason Dwelley Parkway and Ponkan Road that is noted at Tract "U7", and a 4.9 acre parcel located on the southeast corner of the intersection of Jason Dwelley Parkway and Ponkan Road that is noted as Tract "T7". Permitted uses and prohibited uses of each are noted on Sheet C1.11a of the PD Master Plan. Access to Tract "U7" is via a right-in/right-out on Ponkan Road, a full access on Jason Dwelley Parkway, and via a proposed internal roadway that is located on the north side of the parcel. Access via Tract "T7" is proposed via a right-in/right-out on Ponkan Road. Adjacent to this parcel is a 145.56 acre parcel that is noted as conservation that will be dedicated to the City for a public park.

Residential development

For the residential portion of the development, a total of 1,034 units are proposed in a mix of 876 single-family detached and 158 townhome lots. Single-family detached lots are front and rear loaded. The front loaded lots range from 95, 85, 70, 60, and 55-feet in width. The rear loaded lots range from 40 and 34-feet in width. Townhome units are proposed in six and eight unit buildings. The residential portion of the development is contained within five areas on both the north and south sides of Ponkan Road, on the east side of Vick Road, and north of Rogers Road, east of Ponkan Summit Drive.

The residential portion of the development that is located on the east side of Vick Road, south of Ponkan Road proposes residential development consisting of single-family detached units that are 95-feet, 85-feet, 70-feet in width that are front loaded, and rear loaded lots that range in width from 40-feet and 34-feet in width and six and eight units townhomes that are rear loaded. Within this portion of the development, three conservation areas totaling 15.73 acres, 1.5 acres, and 8.8 acres are proposed, in addition to two stormwater ponds totaling 21.21 acres and 16 acres are proposed. A 25-foot wide landscape buffer is proposed on the northern and eastern boundaries to provide buffering adjacent to the existing residential subdivisons. An amenity tract totaling 1.23 acres is proposed. A 0.45 acre dedication of right-of-way will be dedicated to the City of Apopka along Vick Road. Access will be provided via two full access points along Vick Road where right and left turn lanes are provided on the PD Master Plan.

The residential portion of the development that is located on the west side of Vick Road, south of Ponkan Road proposes single-family detached units that are 95-feet, 70-feet, 60-feet in width that are front loaded. Within this portion of the development, an open space area totaling 4.64 acres is proposed, in addition to a stormwater pond totaling 13.1 acres. A 25-foot wide landscape buffer is proposed on the southern boundary to provide buffering adjacent to the existing residential subdivision located to the south. Access will be provided via two full access points along Vick Road where right and left turn lanes are provided on the PD Master Plan.

The residential portion of the development that is located on the north side of Ponkan Road, east of the intersection of Ponkan Road and Vick Road proposes single-family detached units that are 95-feet, 70-feet, 60-feet in width that are front loaded. Within this portion of the development, two stormwater ponds totaling 13.1 acres and 3.3 acres are provided. A 25-foot wide landscape buffer is proposed on the northern and western boundaries to provide buffering adjacent to the existing residential subdivisions. Access will be provided via two full access points along Ponan Road where right and left turn lanes are provided on the PD Master Plan. In addition vehicular connection is proposed into the adjacent Hamrick Estates subdivision via an existing platted stubout.

The residential portion of the development that is located on the north side of Ponkan Road, east of Jason Dwelley Parkway, and west of the Hamrick Estates subdivision consists of single-family detached units that are 95-feet, 70-feet, 60-feet, and 55-feet in width that are front loaded, and rear loaded lots that are 34-feet in width and six and eight units townhomes that are rear loaded. Within this portion of the development, two conservation areas totaling 14.68 acres, and 13.7 acres are proposed. Stormwater ponds totaling 9.96, 7.59 acres, 5.77 acres, 11.04 acres, and 8.98 acres are proposed. A 25-foot wide landscape buffer is proposed on the northern and eastern boundaries to provide buffering adjacent to the existing residential subdivisons. An amenity tract totaling 0.87 acres is proposed. Access will be provided via two full access points along Jason Dwelley Parkway where right and left turn lanes are provided on the PD Master Plan, and a new roundabout leading into the site from Ponkan Road that is located to the west of the existing Hamrick Estates subdivision. The PD Master Plan proposes vacation of a portion of Pittman Road to accommodate the construction of the roundabout on Ponkan Road.

The residential portion of the development that is located north of Rogers Road, and east of Ponkan Summit Drive proposes development consisting of single-family detached units that are 95-feet, 70-feet, 60-feet in width that are front loaded. Within this portion of the development, a 4 acre open space tract is proposed, a 0.43 acre amenity tract, and a stormwater pond totaling 23.95 acres. A 25-foot wide landscape buffer is proposed on the southern and western boundaries to provide buffering adjacent to the existing subdivisions. Access will be provided via Rogers Road.

Nonresidential development

Two nonresidential properties are proposed at the northeast and southeast corner of the intersection of Ponkan Road and Jason Dwelley Parkway. The parcel that is located at the northeast corner of the intersection of Jason Dwelley Parkway and Ponkan Road is approximately 8.92 acres and will be accessed via a full access point on Jason Dwelley Parkway and via a right-in/right-out on Ponkan Road. The parcel that is located on the south side of

Ponkan Road, south of the intersection of Ponkan Road and Jason Dwelley Parkway is approximately 4.9 acres in size. It will be accessed via a right-in/right-out that is located on Ponkan Road. Permitted uses are detailed within the PD Master Plan. In addition a left turn lane will be constructed leading into the Wolf Lake Middle School campus.

Amenities/Open Space

Of the 618.36 acres, 605.86 acres are developable. Of the 605.86 acres, 347.76 acres are proposed to be reserved as open space. 2.57 acres are reserved for recreation amenities, 17.66 acres are reserved as open space, 2.78 acres are reserved for Orange County dedicated stormwater areas, 145.66 acres are reserved for dedication to the City as a conservation area -passive park, 54.44 acres are reserved as Conservation area, 13.82 acres are reserved for landscape buffers, 108.77 acres are reserved for stormwater ponds, and 2.16 acres of the nonresidential areas are reserved for open space. Amenities include pool/cabana, tennis courts, sports facilities, playground/tot lots, outdoor fitness stations or picnic rest areas. In addition, a 15,870 linear foot trail will be dedicated to the City on the 145.66 acre parcel, a 6,290 linear foot trail will be constructed in the Ponkan Road right-of-way that will be owned and maintained by Orange County, and a 16,250 linear foot internal trail system will be owned and maintained by the homeowners association. Open space and stormwater ponds will be in tracts that are owned and maintained by a homeowners association (HOA).

Transportation

Internal streets will be dedicated to the public, while the alleys will be dedicated to the homeowner's association. The PD Master Plan details a 30-foot wide dedication of right-of-way on both sides of Ponkan Road to Orange County to allow for future widening of Ponkan Road. Email correspondence has been provided from Orange County indicating this is sufficient right-of-way for Ponkan Road. A roundabout is proposed for construction on Ponkan Road along the proposed project's frontage, southwest of the existing Hamrick Estates subdivision, and west of Vick Road for safety and to assist in alleviating congestion on Ponkan Road. The PD Master Plan proposes the future vacation of a portion of Pittman Road that is currently extends to Ponkan Road. Pittman Road permits access to the Hamrick Estates subdivision. If in the future the portion of right-of-way for Pittman Road is vacated, access to the Hamrick Estates subdivision would be via the proposed roundabout on Ponkan Road. Approval of the PD Master Plan does not authorize vacation of the portion of Pittman Road right-of-way. Vacation of the right-of-way would be via future action of the City Council. As noted in the analysis of the residential areas, access will be provided via right and left turn lanes and full access points where noted, and via right-in/right-outs where noted.

A traffic impact analysis report was prepared by the applicant's transportation consultant dated April 2025 to evaluate the impact of the proposed development traffic on area roadways. The project is a mixed-used development that includes 878 single family dwelling units, 174 townhomes, and 10,300 square feet retail space. The anticipated buildout date is 2030. The approximately 617 acre site is generally located both north and south of West Ponkan Road, between Plymouth Sorrento Road and Vick Road. The proposed development will be accessed by multiple driveways including three (3) proposed driveways on Vick Road, two (2) proposed driveways on Jason Dwelley Parkway, two (2) proposed driveways on Ponkan Road, one (1) driveway on Pittman Road, and one (1) driveway on Rogers Road. Information used in this analysis included data collected by Traffic & Mobility Consultants, information provided by the project team, and other data and information obtained from the City of Apopka, Orange County, the Institute of Transportation Engineers (ITE), and the Florida Department of Transportation (FDOT).

The study area was established in accordance with the requirements of the City of Apopka and the approved study methodology. The impact area includes roadway segments within the project's 1-mile area of influence and where proposed project trips are equivalent to 3% or more of the daily roadway segment's capacity. Both roadway segments and area intersections were analyzed for existing traffic impacts, and then again with the traffic from the proposed development.

Roadway segment capacity was analyzed based on the adopted Level of Service (LOS) standards, capacity, and the corresponding traffic volumes to determine the resulting LOS. The study intersections (to include project driveways) were analyzed in accordance with the methods of the Highway Capacity Manual (HCM) as applied in the Synchro analytical tool. The analysis results for both existing traffic and buildout conditions (existing traffic and proposed project traffic) indicates that all intersections within the study area currently operate at adequate LOS standards and are projected to continue to operate at adequate LOS standards at buildout of the proposed development.

As mentioned above the proposed plan reflects multiple driveways to access the proposed project. Site access

was evaluated to determine the need for deceleration lanes at the project driveways. Turn lane warrants were evaluated based on section 5.16.5 of the City of Apopka Land Development Code (LDC) and methods of the National Cooperative Highway Research Program (NCHRP) Report 457 – Evaluating Intersection Improvements: An Engineering Study Guide. The turn lane warrant evaluation results indicate that deceleration lanes are necessary to safely serve the projected traffic entering and exiting at the site driveways from the roadways. Per City of Apopka LDC, both left turn and right turn deceleration lanes are required at all the project driveways on Vick Road, Ponkan Road, Lester Road, and Jason Dwelley Parkway. Turn lane dimensions are determined in accordance with the requirements of the FDOT Florida Design Manual (FDM) Exhibit 212-1.

The driveway access safety improvements are shown below:
Ponkan Road & Vick Road
o Construct a 170-foot eastbound left turn deceleration lane on Ponkan Road
o Construct a 145-foot westbound right turn deceleration lane on Ponkan Road
Jason Dwelley Road & Access A
o Construct a 345-foot southbound left turn deceleration lane on Jason Dwelley Road
o Construct a 145-foot northbound right turn deceleration lane on Jason Dwelley Road
Jason Dwelley Road & Access B
o Construct a 350-foot southbound left turn deceleration lane on Jason Dwelley Road
o Construct a 145-foot northbound right turn deceleration lane on Jason Dwelley Road
Ponkan Road & Access D
o Construct a 145-foot eastbound right turn deceleration lane on Ponkan Road
o Construct a 230-foot westbound left turn deceleration lane on Ponkan Road
Vick Road & Access F
o Construct a 145-foot southbound right turn deceleration lane on Vick Road
o Construct a 210-foot northbound left turn deceleration lane on Vick Road
Vick Road & Access G
o Construct a 363-foot southbound left turn deceleration lane on Vick Road
o Construct a 145-foot northbound right turn deceleration lane on Vick Road
Vick Road & Access H
o Construct a 365-foot southbound left turn deceleration lane on Vick Road
o Construct a 145-foot northbound right turn deceleration lane on Vick Road

Public Participation
The applicant held community meetings on January 13, 2025, March 5, 2025, August 4, 2025, and December 2, 2025. Summaries of the Janaury, March and August meetings are attached.

Planned Development Agreement
Per Section 3.7.F.2 of the Land Development Code, the applicant will be required to enter into a Planned Development Agreement. This agreement will address how public facilities will be provided to the development, provisions related to environmental protection, and identification of community benefits. This agreement will be presented to the City Council along with the PD Master Plan/Major Development Plan.

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:
a. 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 rezone the Paulucci Parcels to a Planned Development ("PD") zoning designation is consistent with and furthers the goals, objectives, and policies of the City's Comprehensive Plan. Specifically, the requested PD rezoning aligns Goal 1, Objective 3, Policy 3.1 of the City's Comprehensive Plan, which states that PD zoning is designed to provide the following eight goals, and the proposed rezoning serves all of the following enumerated goals with responses to each goal set forth below in italics:
1. Provide an alternate method of land development not available within the framework of other zoning districts to special projects which merit such treatment;
RESPONSE: The proposed PD would provide a framework for development suitable to a property of this size and scale and allow for thoughtful growth management in an area of the City experiencing significant growth and offering regional recreational and entertainment facilities. The varied zoning and densities of the property and surrounding lands would not result in cohesive and compatible development without a PD.
2. Allow the development of sites that would normally be difficult to develop due to topography, soils, or other site-specific features;

RESPONSE: The proposed PD enables clustering and provides restrictions and limitations on the permitted development of the subject property to protect natural features and provide abundant amenities designed to benefit the City as well as the Proposed Development. Specifically, the proposed PD allows for development which protects the site's existing lakes in a cohesive manner.

3. Promote the most compatible, beneficial use to adjoining neighborhoods;

RESPONSE: The proposed PD promotes the most compatible and beneficial uses with adjoining neighborhoods and enables the preservation of significant open space by clustering residential development near existing residential development and clustering commercial development near the intersection of W. Ponkan Road and Jason Dwelley Parkway—while reducing the densities and intensities from what is currently allowed by existing zoning. The Proposed Development will result in a lower density project, at a gross density of 1.7 dwelling units per acre, than adjacent neighborhoods. The permitted uses under the existing zoning include industrial, "big box" commercial and apartment uses whereas the proposed PD only permits single-family residential and neighborhood friendly commercial uses that are the most compatible and beneficial with the surrounding uses, including the existing subdivisions, ball fields and amphitheater. Further, the proposed PD requires significant perimeter buffers and the same or greater lot widths as adjoining lots along the perimeter of the Proposed Development, whereas the existing zoning does not require buffers nor the matching of lot widths of adjacent lots.

4. Preserve significant environmental, topographical or natural features;

RESPONSE: The proposed PD preserves significant environmental, topographical and natural features of the subject property by providing restrictions and limitations on the permitted development of the subject property to protect natural features, including lakes, and provide abundant amenities designed to benefit the City as well as the Proposed Development.

5. Allow a variety of housing types;

RESPONSE: The proposed PD allows for a variety of single-family housing types, ensuring the Proposed Development offers a range of housing products that accommodate different household sizes, income levels, and life stages. Specifically, the project will include single-family detached homes on varying lot sizes and townhomes, which together provide opportunities for first-time homebuyers, growing families, and those seeking to downsize. By incorporating this mix of housing types, the Proposed Development will contribute to a more resilient housing supply and align with the City's long-term vision for balanced growth.

6. Accommodate mixed uses;

RESPONSE: The proposed PD accommodates a mix of residential and neighborhood-friendly commercial uses in a manner that is appropriate and compatible with the surrounding uses.

7. Offer a maximum amount of open space and recreational amenities;

RESPONSE: The proposed PD offers a minimum of 50% open space and will accommodate active and passive recreational use and enjoyment of same, which is more than double the amount of open space required under the existing zoning (e.g., 10% for residential uses under MU-ES-GT and 20% for RSF-1A).

8. Prevent urban sprawl through the use of infill development and maximum use of existing public facilities currently in place.

RESPONSE: The Proposed Development aligns with the City's smart growth policies by providing for infill development of land that is already surrounded by improved lands. Further, consistent with Policy 3.1 of the City's Comprehensive Plan, the Applicant is not pursuing PD zoning as a means to circumvent traditional zoning requirements because development under the existing zoning would result in more dense and significantly more intense development which would be inconsistent with the surrounding uses. Rather, the proposed PD enables clustering and provides restrictions and limitations on the permitted development of the subject property to ensure compatibility with surrounding uses, provide significant landscape buffering, protect natural features and provide abundant amenities designed to benefit the City as well as the Proposed Development. Pursuant to Future Land Use Goal 1, the City shall ensure that the character and location of new development maximizes the economic benefit to the land, complements the environmental and historic resources, and meets the housing needs of the current and projected population. The proposed PD is consistent with Future Land Use Goal 1 because it would provide complimentary commercial services to the new residential development in the area, compliments the environmental resources by ensuring the protection of the lakes, and meets the housing needs of the current and projected population—thus maximizing the economic benefit to the land. The proposed PD is also consistent with Future Land Use Goal 1, Objective 3, Policy 3.1.i, because the proposed commercial parcels 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 and further support the City's Northwest Recreation Complex. Policy 3.1.d. establishes that the RLS future land use designation can accommodate up to 3.5 du/ac and shall be comprised primarily of residential dwelling units. Policy 3.1.b. establishes that the RE future land use designation can accommodate up to 1 du/ac and shall be comprised primarily of single-family dwelling units. Policy 3.1.r., together with Section 3.6.7.C of the City's Land Development Code, establishes that the MU future land use designation for the subject property

can accommodate up to 2 du/ac and 2.0 FAR. Based on the approximately 618-acre subject site and a proposed future land use designations of RLS 3.5 du/ac, RE 1 du/ac and MU 2 du/ac and 2.0 FAR, the subject property allows for 1,855 units and 6,284,619 sf. The PD Master Plan provided with this Application proposes 1,052 units, or a proposed gross density of 1.7 du/ac, which is below the maximum allowance. Approval of the rezoning to PD is not only consistent with the future land use designations and the Comprehensive Plan, but will also ensure a future land use pattern that provides sustainable growth and development within the City.

• Staff response: Staff has no objection.

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

• Applicant's response: No, the requested action is not in conflict with any provision of the City's Land Development Code and provides consistent zoning with the surrounding lands. An Annexation Application for the Residential Parcels and the FLU Amendment Application for the Residential Parcels and the Commercial Parcel-South have been submitted to the City.

• Staff response: Staff has no objection.

c. Addresses a demonstrated community need;

• Applicant's response: The proposed PD zoning addresses a demonstrated community need, as the City of Apopka has experienced considerable economic growth consistent with anticipated changes in the Joint Planning Agreement between Orange County and the City of Apopka. The proposed PD zoning would provide more residential housing, and the complimentary commercial services to support that housing and the surrounding non-residential uses—meeting the demonstrated need outlined in the Future Land Use Housing Element Goals, Objectives and Policies Objective 1—while also allowing for greater control and thoughtful planning to ensure development aligns with the community needs.

• Staff response: Staff has no objection.

d. Is required by changed conditions;

• Applicant's response: Yes, there are changed conditions that necessitate the rezoning. The site is currently vacant, undeveloped land that is entitled for more dense and intense development that the Proposed Development and is surrounded by residential development and community amenities. The surrounding uses and development—including the City's Northwest Recreation Complex—have created a need for neighborhood-friendly commercial logically placed at or near the intersection of Ponkan Road and Jason Dwelley Parkway, which is in contrast to the current entitlements that allow for industrial and big box commercial uses north of Ponkan Road. The proposed PD will allow for the development of a residential community to address population trends while ensuring that the existing development pattern is not disrupted by commercial and industrial development.

• 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 requested PD rezoning is compatible with the existing and proposed uses surrounding the subject property. Specifically, the surrounding zoning designations include:

	FLU	*Zoning*
North	*RVLS, FLU-IP, INST_PU, RE, RLS (City)* *LDR (County)*	*O, PD, PR, RSF-1A, RSF-1B, T (City)* *A-1 (County)*
South	*AG, INST_PU, RLS (City)* *LD (County)*	*AG, PD, RSF-1A, RSF-1B (City)* *A-1 (County)*
East	*MU, RE, RLS, (City)* *LDR (County)*	*MU-ES-GT, PD, RSF-1A (City)* *A-1, A-2, R1-AA (County)*
West	*INST_PU, MU, PR, COMM, RLS (City)* *LDR (County)*	*O, PD, PR, MU-ES-GT, CC, RSF 1-A (City)* *A-R, A-1 (County)*

The planned uses within the PD are residential and commercial. The proposed residential uses within the PD are adjacent to existing single-family residential development. The proposed commercial uses within the PD are at or near the intersection of W. Ponkan Road and Jason Dwelley Parkway and the existing surrounding uses include the ball fields and amphitheater at the City's Northwest Recreational Complex—which draw large groups of people for tournaments and performances on the weekends. These surrounding zoning designations and uses make the proposed PD compatible and appropriate. Further, the proposed PD results in development that is more compatible with existing surrounding uses than what is currently permitted under the existing zoning of MU-ES-GT.
• Staff response: Staff has no objection.
f. Would result in a logical and orderly development pattern;
• Applicant's response: Yes, the development pattern on the subject site is logical and orderly as there are existing residential subdivisions surrounding the residential portions of the Proposed Development. Further, the proposed PD contemplates compatible commercial uses in a logical and orderly manner by confining such uses to a limited area located at or near the intersection of Ponkan Road and Jason Dwelley Parkway.
• 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: The proposed PD will not result in significant adverse impacts on the natural environment. The Applicant proposes to maintain the lakes and a significant portion of the surrounding natural environment by identifying these areas as conservation areas set forth in the PD Master Plan included with this Application, in addition to other open space including buffers, stormwater management and active and passive recreational areas. The conservation areas will be owned and maintained by the HOA, POA, CDD and/or other approved entity, but are not intended to be owned and maintained by the City. The conservation areas will allow for trails, gathering spaces, and other passive recreation designed to benefit the City as well as the Proposed Development. Further, the proposed PD offers a minimum of 50% open space, which is more than double the amount of open space required under the existing zoning (e.g., 10% for residential uses under MU-ES-GT and 20% for RSF-1A). The proposed PD rezoning will serve to allow improvements to the subject property which reduce the overall effect on the natural environment through improved infrastructure, stormwater management internal to the project, and increased landscaping. The preservation of the lakes and the surrounding habitats and the commitment to a 50% open space minimizes environmental impacts, including, but not limited to, water, air, noises, stormwater

management, wildlife, vegetation, wetlands, and the natural functioning of the environment while enabling improvements to the site that are consistent with the development and uses that surround the site on all sides. Furthermore, the project is designed to comply with all county, state, and federal environmental requirements.
• 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: Adequate public facilities are existing to support the proposed PD rezoning of the subject property and the Proposed Development. The data and analysis included in this Application supports the conclusion that 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 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, the Land Development Code, and Florida Statutes and with all local and state laws, regulations and requirements to ensure adequate public facilities are available to support both existing and future residents. The Proposed Development will provide for on-site and off-site roadway improvements and traffic mitigation to enhance local infrastructure and improve traffic flow and overall safety. All on-site streets will be constructed to City standards and internal rights-of-way will either be dedicated to the public or privately owned and maintained by the future HOA. The internal alleyways will be privately owned and maintained by the future HOA. The off-site transportation improvements, as set forth in the Traffic Impact Analysis included with this Application, include the improvement of the intersection of Vick Road and Ponkan Road, including southbound access connection and additional turn lanes. The developer of the Proposed Development has proposed to construct both a southbound left-turn lane and a right-turn lane at the intersection of Ponkan Road and Pittman Road. Additionally, although not required by Orange County, in an effort to improve overall safety on Ponkan Road, the proposed PD offers to dedicate 30 feet of right-ofway on both sides of Ponkan Road within the site, which will double the public right-of-way of Ponkan Road from 60 feet to 120 feet. The Proposed Development also contemplates dedicating to the City the necessary right-of-way to facilitate roadway enhancements along Vick Road. The Traffic Impact Analysis included with this Application concludes that the transportation network is not projected to become adversely impacted due to the Proposed Development. All required road improvements will be determined through the transportation concurrency process. The City has a 12-inch water main, a 12-inch wastewater force main and a 12-inch reclaim main along Ponkan Road public right-of-way. The water main ends at the northeast corner of Jason Dwelley Parkway and Ponkan Road, but continues as a 16-inch DIP at the northwest corner of Pittman Road and Ponkan Road. The utilities located along Vick Road are a 16-inch DIP water main, an 18-inch DIP wastewater force main and a 20-inch DIP reclaim main. Potable water, wastewater and reclaim mains are also located along Rogers Road. The City has confirmed that there is capacity in potable water, wastewater and reclaim from the City to serve the proposed full build out of the project. The Proposed Development has been designed to collect all of the stormwater runoff from the Proposed Development and treat it and then release it at the same or lower discharge rate than pre-development in accordance with local and state stormwater rules and regulations. 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.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property as depicted on the Master Plan is consistent with the Mixed-Use, Residential Low Suburban, Residential Estate, and Commercial Future Land Use designations as detailed within the Future Land Use Element of the Comprehensive Plan, and with Policy 3.1 of the Future Land Use Element of the Comprehensive Plan which notes the following for Planned Unit Developments:

Policy 3.1
Each Future Land Use Map classification shall have a permitted primary use or uses and permitted secondary support uses. Secondary support uses shall require a special exception review or permit issued through the Planned Unit Development process. All special exceptions shall be accompanied by a site plan. The Planned Unit Development process is a form of performance zoning which may be applied to any land use category and is designed to provide the following:
1. provide an alternate method of land development not available within the framework of other zoning districts to special projects which merit such treatment;
2. allow the development of sites that would normally be difficult to develop due to topography, soils, or other site specific features;
3. promote the most compatible, beneficial use to adjoining neighborhoods;
4. preserve significant environmental, topographical or natural features;

5. allow a variety of housing types;
6. accommodate mixed uses;
7. offer a maximum amount of open space and recreational amenities;

Policy 3.1.b
Residential Estate
The primary use shall be single family dwelling units up to 1 dwelling unit per acre, supporting infrastructure and/or public facilities of less than two acres; elementary schools and middle schools.
Special exception uses shall include:
1) Institutional uses of two acres or less
2) High schools
3) Supporting infrastructure and public facilities of two acres or more
4) 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

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, 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;

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

Policy 3.1.i
Commercial
Primary uses shall be for business, commerce, and convenience shopping which may be neighborhood or community oriented. The maximum floor area ratio shall be .25 gross floor area. Institutional land uses of less than five acres; and public facilities or utilities of less than five acres.
The expansion of strip commercial areas shall be prohibited except in infill areas.
Special exception uses shall include:
1) Institutional land uses of five acres or more
2) Elementary schools, middle schools and high schools
3) Supporting infrastructure and public facilities of five acres or more

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

Policy 3.1.r.
Mixed-Use

The primary intent of the Mixed Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional uses and public facilities uses to serve the residential and non-residential needs of special areas of the City. This mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix of different permitted uses. The intensity of development within the mixed-use land use categories will vary depending on location and surrounding uses. Transit-oriented design elements shall be encouraged to promote multiple modes of transportation in the mixed use categories. The Land Development Code will establish zoning districts and/or zoning overlay areas with standards that define the appropriate location for various intensities/densities. The following maximum gross intensity/density standards shall not be exceeded.

	Community Center	Employment Center	Central Business District	Interchange (3)
USES ALLOWED (1)				
Residential	50% max.	30% max.	50% max.	75% max
Commercial	60% max.	40% max.	60% max.	30% max.
Office/Medical	50% max.	90% max.	70% max.	
Light Industrial	0	20%	10% max.	
Recreation (Passive or Active)	20% min.	15% min.	15% min.	15% min.
Institutional/Public/ Civic	50% max.	40% max.	50% max.	40% max.
DEVELOPMENT STANDARDS				
FAR (2) Min.	0.25	0.25	0.25	*(see Note 3*
Max.	0.6	1	2	1
Density Max.	10	15	15	25

NOTES:

(1) See LDC for definitions of Residential, Commercial, Office, Light Industrial, etc.

(2) Calculated per individual site or in the case of mixed use by development site.

(3) Use percentages to be calculated based on the entire Wekiva Parkway Interchange Vision Plan Area. See Policies 20.~~7~~9 and 20.~~8~~10 for densities/intensities by character district.

Designation of a Mixed-Use Category

In order to encourage innovative land use techniques, creative urban design, environmental protection and the use of sustainable development principles and practices, designation of new mixed-use categories on the FLUM shall only be allowed for land located within the following areas:

1. Areas within the Expressway, Plymouth, West, and Northwest small area plans as shown on their respective master plans;
2. The CRA Overlay District depicted on the adopted FLUM;
3. Land anticipated for inclusion within the Wekiva Parkway Interchange Land Use Plan to be adopted by December 2010; and
4. Areas that have been subject to a Small Area Study.

SCHOOL CAPACITY REPORT:
Orange County Public Schools (OCPS) has indicated that capacity for the proposed development is available and is vested as there is not an increase in the amount of units that are proposed. The location is served by the following schools: Rock Springs Elementary, Wolf Lake Middle, and Apopka High School.

ORANGE COUNTY NOTIFICATION: Pursuant to Section 7 of the Joint Planning Area agreement, Orange County was notified on October 17, 2025.

PUBLIC HEARING SCHEDULE:
December 9, 2025 - Planning Commission (5:30 pm)
December 17, 2025 - City Council (7:00 pm) - 1st Reading
January 7, 2026 – City Council (1:30 pm) - 2nd Reading

DULY ADVERTISED:
November 18, 2025 - Property posted public hearing notification signs
November 20, 2025 - Surrounding property owner notifications mailed via Certified Mail
November 21, 2025 – Apopka Chief

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Development Review Committee: Finds the proposed rezoning to Planned Development (PD) consistent with the Comprehensive Plan and Land Development Code and recommends approval of the Paulucci Acres PD Rezoning/Master Plan.

Recommended Motion: Recommend approval of the rezoning of the subject parcels from T (Transitional), RSF-1A (Residential Single-Family Estate), and MU-ES-GT (Mixed Use East Shore Gateway) to PD (Planned Development District), and approval of the PD Master Plan based on the findings and facts presented in the staff report and exhibits.

ATTACHMENTS:
1. Ordinance Number 3147
2. Map series
3. Orange County traffic comment
4. 1._Paulucci_PD_-_PD_Narrative(22748636.1)_Sun_Jun_8_2025_20-26-02 (1)
5. Advertisement November 21
6. 1st Community Meeting Summary (Paulucci Acres 1.13.2025)
7. 2nd Community Meeting Summary (Paulucci Acres 3.5.2025)
8. 3rd Community Meeting Summary (Paulucci Acres 8.4.2025)

ORDINANCE NO. 3147

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL), RSF-1A (RESIDENTIAL SINGLE-FAMILY ESTATE), AND MU-ES-GT (MIXED USE EAST SHORE GATEWAY) TO PD (PLANNED DEVELOPMENT DISTRICT), FOR CERTAIN REAL PROPERTY GENERALLY LOCATED EAST OF VICK ROAD, EAST OF JASON DWELLEY PARKWAY, NORTH AND SOUTH OF PONKAN ROAD, SOUTH AND EAST OF PITTMAN ROAD, AND EAST OF PONKAN SUMMITT DRIVE; OWNED BY PAULUCCI ACRES, LLC., COMPRISING 618.36 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, Paulucci Acres, LLC has requested a change in zoning on said property as identified in Section I of this ordinance; and

WHEREAS, the proposed PD (Planned Development) 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 PD District, as defined in the Apopka Land Development Code, and with the following provisions:

A. Development of the property shall occur consistent with the Master Plan set forth in Exhibit "B". Where any development standard conflicts between the Master Plan and the Land Development Code, the Master Plan shall preside. Any proposed revision to the Master Plan shall be evaluated and processed pursuant to the Land Development Code.

B. A PD Agreement prepared in accordance with LDC Section 3.7.2.F.2 shall be approved by the City Council.

C. The uses permitted and prohibited within the PD District are those noted on the Master Plan and PD Agreement.

D. If a Plat associated with the PD district has not been approved by the City within three years after approval of these Master Plan, the approval of the Master Plan provisions will expire. At such time, the City Council may:

1. Permit a single six-month extension for submittal of the required Minor or Major Development Plan;

2. Allow the PD zoning designation to remain on the property pending resubmittal of new Master Plan provisions and any conditions of approval; or

3. Rezone the property to an appropriate zoning classification.

SECTION II: That the zoning classification of the following described Property, attached hereto as Exhibit A and incorporated herein, being situated in the City of Apopka, Florida, is hereby PD as defined in the Apopka Land Development Code.

SECTION III: AUTHORITY OF COMMUNITY DEVELOPMENT DIRECTOR. 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: SEVERABILITY. That if any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

SECTION V. 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_____, 2026.

READ FIRST TIME:

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: November 21, 2025

EXHIBIT "A"

Parcel Identification Number(s): 20-20-28-0000-00-006, 20-20-28-0000-00-003, 20-20-28-0000-00-004, 20-20-28-0000-00-005, 20-20-28-0000-00-014, 20-20-28-0000-00-008, 30-20-28-0000-00-018, 29-20-28-0000-00-002, 29-20-28-0000-00-001, 29-20-28-0000-00-043, 29-20-28-0000-00-020, 29-20-28-0000-00-019, 28-20-28-0000-00-009, 28-20-28-0000-00-089, 28-20-28-0000-00-012, 28-20-28-0000-00-090, 28-20-28-0000-00-008, 28-20-28-0000-00-099

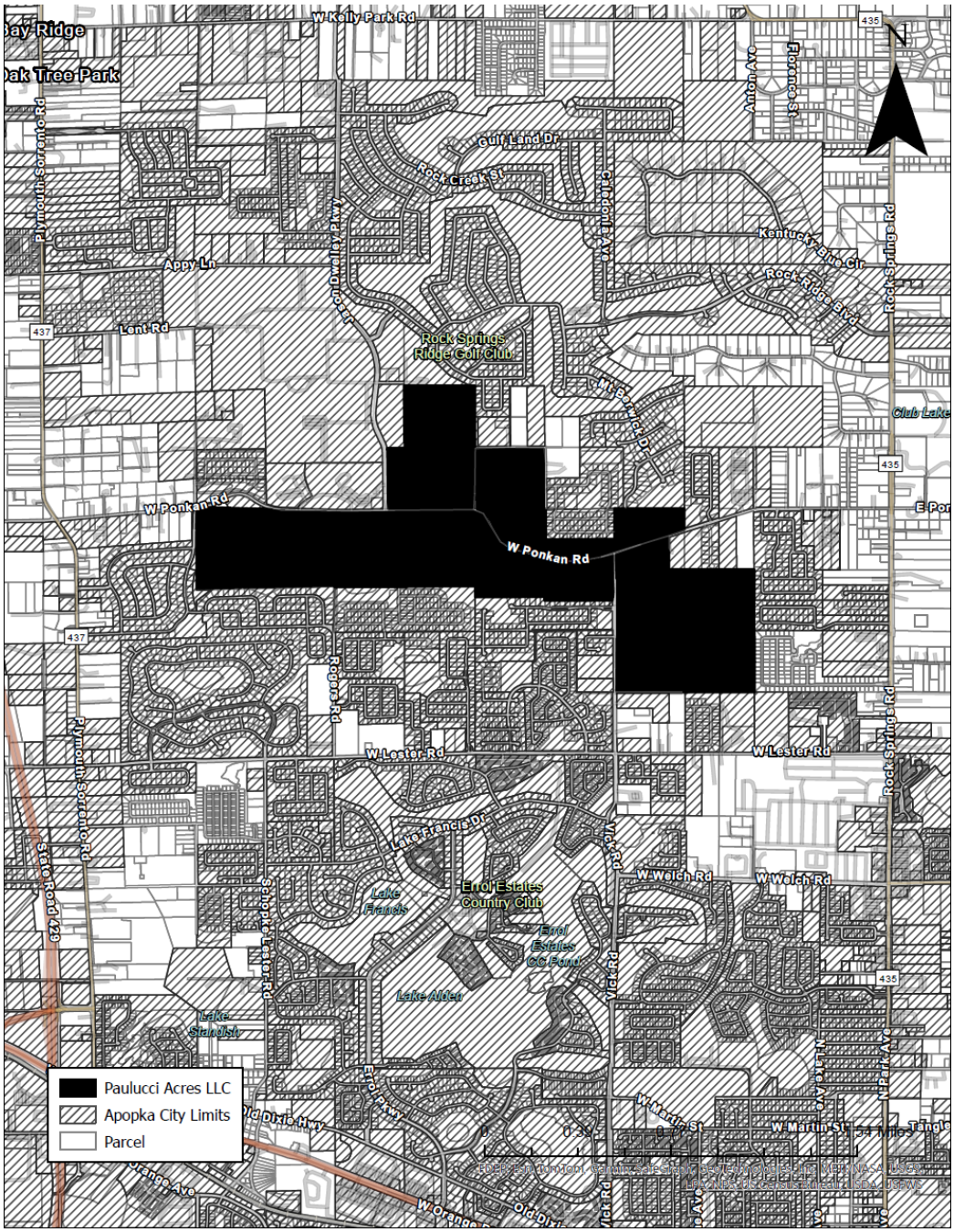


EXHIBIT “B” - MASTER PLAN

PD MASTER PLAN

FOR

PAULUCCI ACRES

CITY OF APOPKA, FLORIDA

OCPA PARCEL ID#'S 20-20-28-0000-00-003, 20-20-28-0000-00-004, 20-20-28-0000-00-005, 20-20-28-0000-00-006, 20-20-28-0000-00-008, 20-20-28-0000-00-014, 28-20-28-0000-00-008, 28-20-28-0000-00-009, 28-20-28-0000-00-012, 28-20-28-0000-00-099, 28-20-28-0000-00-089, 28-20-28-0000-00-090, 29-20-28-0000-00-001, 29-20-28-0000-00-002, 29-20-28-0000-00-019, 29-20-28-0000-00-020, 29-20-28-0000-00-043, 30-20-28-0000-00-018

SHEET INDEX

C0.0	COVER SHEET
C1.0-C1.10	MASTER PLAN
C1.11-C1.11a	DEVELOPMENT STANDARDS
C1.12	TYPICAL LOT DETAILS AND ROAD CROSS SECTIONS
C1.13	TRACT DATA TABLES
C1.14	PHASING PLAN
C1.15	CONCEPTUAL MULTI-PURPOSE TRAIL PLAN
C1.16	OPEN SPACE EXHIBIT
C1.17	AMENITY AND BUFFER TREATMENT EXHIBIT
C1.18	BUFFER TREATMENT DETAILS

PROJECT TEAM:

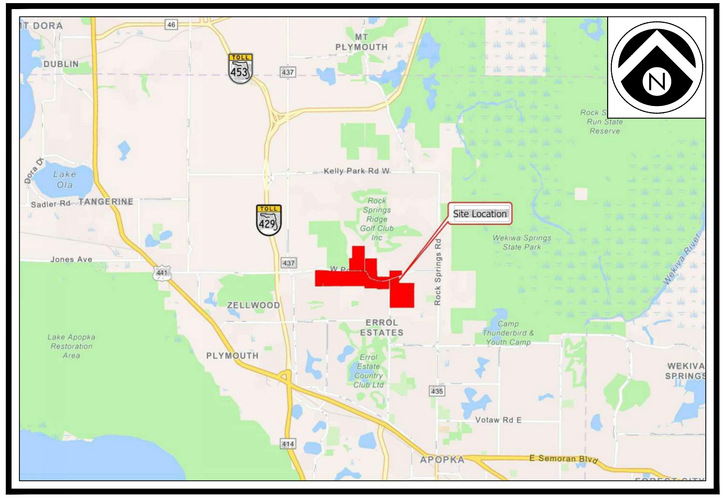
OWNER
PAULUCCI ACRES, LLC.
MANAGER: REGINA RABAITAILLE
390 NORTH ORANGE AVENUE - SUITE 1400
ORLANDO, FL 32801

DEVELOPER
PULTE HOME COMPANY, LLC
MANAGER: AARON STRUCKMEYER, P.E.
4901 VINELAND RD - SUITE 500
ORLANDO, FLORIDA 32811
PHONE: (407) 661-2201
EMAIL: AARON.STRUCKMEYER@PULTEGROUP.COM

ENGINEER
1828 ENGINEERING, LLC
ENGINEER: LUKE M. CLASSON, P.E.
2400 MAITLAND CENTER PKWY - SUITE 107
MAITLAND, FL 32751
PHONE: (407) 558-2228
EMAIL: LCLASSON@1828ENG.COM

SURVEYOR
JOHNSTON'S SURVEYING, LLC
SURVEYOR: RICHARD D. BROWN, P.S.M.
900 CROSS PRAIRIE PARKWAY
KISSIMMEE, FL 34744
PHONE: (407) 847-2179
FAX: (407) 847-6140
EMAIL: RICK@JSURVEYING.COM

GEOTECHNICAL ENGINEER
DEVO ENGINEERING, LLC.
ENGINEER: DEVO SEEREERAM, Ph.D., P.E.
5500 ALHAMBRA DRIVE
ORLANDO, FL 32808
PHONE: (407) 290-2371
FAX: (407) 298-9011
EMAIL: DEVO@DEVOENG.COM



VICINITY MAP

SCALE: 1" = 3000'

UTILITY PROVIDERS

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

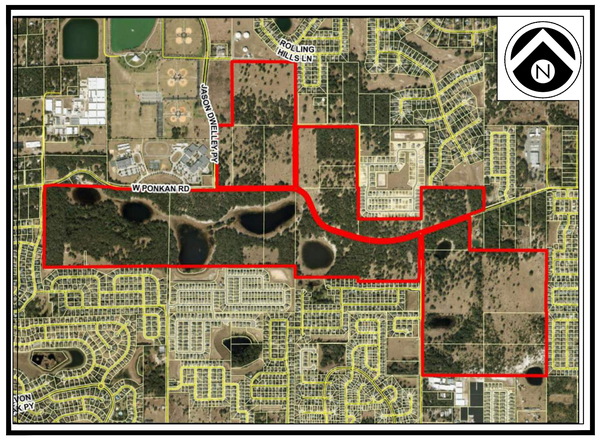
SOLID WASTE COLLECTION:
CITY OF APOPKA
748 EAST CLEVELAND STREET
APOPKA, FLORIDA 32703
PHONE: (407) 703-1731

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

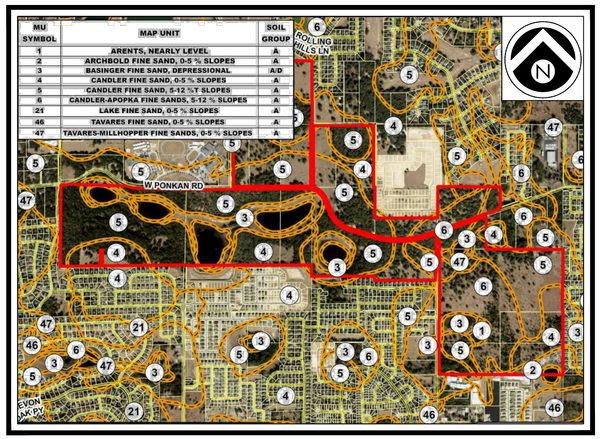
GAS
LAKE APOPKA NATURAL GAS DISTRICT
1320 WINTER GARDEN VINELAND ROAD
WINTER GARDEN, FLORIDA 34787
CONTACT: MINGO COLON
PHONE: (407) 656-2734

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



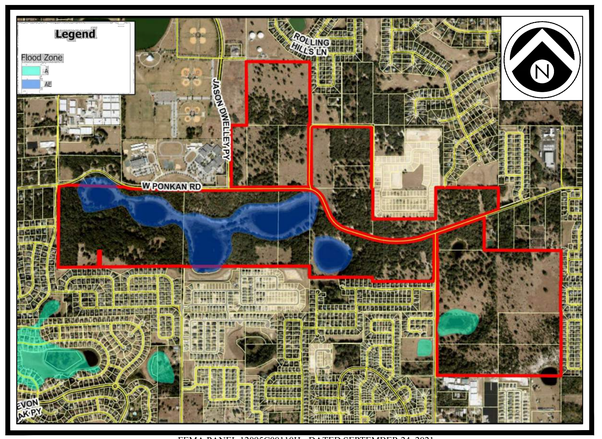
AERIAL MAP

SCALE: 1" = 400'



SOILS MAP

SCALE: 1" = 400'



FEMA PANEL 12095C0011OH - DATED SEPTEMBER 24, 2021

FEMA FLOOD MAP

SCALE: 1" = 400'

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

AGENCY	PERMIT TYPE	DATE APPLIED	DATE APPROVED	APPROVAL NO.

REV.	DATE	DESCRIPTION
1	07/08/2025	CITY OF APOPKA COMMENTS - DATED 07/08/2025
2	10/20/2025	CITY OF APOPKA COMMENTS - DATED 09/29/2025

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 10/20/25

This item has been digitally signed and sealed by Luke M. Classon, 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\PUL-051 Paulucci Assemblage\Drawings\CAD Civil3D\Layouts\03 Master Plan\Cover Sheet.dwg Plotted:10/20/2025 By:dfrancis

OVERALL SITE DATA:

OCPA - PARCEL ID #s:	20-20-28-0000-00-003, 20-20-28-0000-00-004, 20-20-28-0000-00-005, 20-20-28-0000-00-006, 20-20-28-0000-00-008, 20-20-28-0000-00-014, 28-20-28-0000-00-008, 28-20-28-0000-00-009, 28-20-28-0000-00-012, 28-20-28-0000-00-089, 28-20-28-0000-00-090, 28-20-28-0000-00-099, 29-20-28-0000-00-001, 29-20-28-0000-00-002, 29-20-28-0000-00-019, 29-20-28-0000-00-020, 29-20-28-0000-00-043, 30-20-28-0000-00-018
TOTAL PROPERTY AREA:	618.06 Ac.
PORTION OF PD BOUNDARY NORTH OF W PONKAN RD	182.44 Ac.
PORTION OF PD BOUNDARY SOUTH OF W PONKAN RD	435.62 Ac.
CITY OF APOPKA RIGHT-OF-WAY DEDICATION	1.76 Ac.
ORANGE COUNTY RIGHT-OF-WAY DEDICATION	10.07 Ac.
AREA TO REMAIN IN ORANGE COUNTY	0.37 Ac.
TOTAL DEVELOPABLE AREA:	605.86 Ac.
RESIDENTIAL AREA:	595.04 Ac. (98.21%)
FUTURE COMMERCIAL:	10.82 Ac. (1.79%)
TOTAL CONSERVATION AREA:	200.00 Ac.
TOTAL OPEN/GREEN SPACE AREA:	147.76 Ac.
TOTAL CONSTRUCTION AREA:	258.10 Ac.
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE: (FIRM PANEL #12095C0050H DATED SEPT. 24, 2021)	A & AE
EXISTING FUTURE LAND USE (FLU):	MU, RLS, COMM
ADJACENT FUTURE LANE USE (FLU):	
NORTH	RVLS, FLU-IP, INST_PU, RLS (CITY) LD, R (COUNTY)
SOUTH	AG, INST_PU, RLS, (CITY), LD (COUNTY)
EAST	MU, RE, RLS, (CITY), LD, RURAL 1/1 (COUNTY)
WEST	INST_PU, MU, PR, RLS, (CITY) LD, R (COUNTY)
EXISTING ZONING:	MU-ES-GT, RSF-1A, A-1 (COUNTY)
PROPOSED ZONING:	PD
ADJACENT ZONING:	
NORTH	O, PD, PR, RSF-1A, RSF-1B, T (CITY) A-1 (COUNTY)
SOUTH	AG, PD, RSF-1A, RSF-1B (CITY) A-1 (COUNTY)
EAST	MU-ES-GT, PF, RSF-1A, RMF (CITY) A-1, A-2, RI-AA (COUNTY)
WEST	O, PD, PR, RCE, (CITY) AR, A-1 (COUNTY)

PROPOSED DEVELOPMENT PROGRAM:	
95' x 132' LOTS	73 LOTS
85' x 125' LOTS	18 LOTS
70' x 125' LOTS	49 LOTS
60' x 125' LOTS	190 LOTS
55' x 125' LOTS	347 LOTS
40' x 115' BUNGALOWS	166 LOTS
34' x 115 BUNGALOWS	33 LOTS
20' TOWNHOMES	158 LOTS
TOTAL:	1,034 LOTS
PROPOSED GROSS DENSITY:	1.67 DU/Ac.

GROSS DENSITY OF PORTION OF PD NORTH OF W PONKAN RD (337 LOTS/ 182.44 Ac.) = 1.85 DU/Ac.

GROSS DENSITY OF PORTION OF PD SOUTH OF W PONKAN RD (697 LOTS/ 435.62 Ac.) = 1.60 DU/Ac.

PARCEL#:20-20-28-0000-00-027
OWNER: CITY OF APOPKA
ADDRESS: 2500 BRUSH DR

PARCEL#:20-20-28-0000-00-029
OWNER: CITY OF APOPKA
ADDRESS: 1685 FIREHOUSE LN

PARCEL#:20-20-28-0000-00-030
OWNER: CITY OF APOPKA
ADDRESS: 1675 FIREHOUSE LN

ROCK SPRINGS RIDGE PHASE IV-A
(P.B.51, PG.39)

JASON DWELLEY PARKWAY

PARCEL#:20-20-28-0000-00-028
OWNER: CITY OF APOPKA
ADDRESS: JASON DWELLEY PARKWAY

PARCEL#:19-20-28-0000-00-048
FIELD OF FAME - NORTHWEST RECREATION COMPLEX
OWNER: CITY OF APOPKA
ADDRESS: 3710 JASON DWELLEY PARKWAY

PARCEL#:20-20-28-0000-00-009
OWNER: BIEBERLE DARDA
ADDRESS: 3180 PITTMAN RD

PARCEL#:20-20-28-0000-00-023
OWNER: TINA M JOHNSON WILLIAMS
ADDRESS: 3188 PITTMAN RD

PARCEL#:20-20-28-0000-00-007 & 20-20-28-0000-00-032
OWNER: ROBERT S MOORE 50%, & DEBRA J SMITH 50%
ADDRESS: 3172 PITTMAN RD

PARCEL#:20-20-28-0000-00-007
NAME: ROCK SPRINGS RIDGE GOLF CLUB
OWNER: ROCK SPRINGS RIDGE GOLF CLUB INC.
ADDRESS: MT BERWICK DR

PARCEL#:20-20-28-0000-00-009
OWNER: BIEBERLE DARDA
ADDRESS: 3180 PITTMAN RD

PARCEL#:20-20-28-0000-00-009
OWNER: BIEBERLE DARDA
ADDRESS: 3180 PITTMAN RD

PITTMAN ROAD

PARCEL#:20-20-28-0000-00-010
OWNER: DEBRA LYNNE CHAREST LIFE ESTATE
ADDRESS: 3105 PITTMAN RD

ROCK SPRINGS RIDGE PHASE II
(P.B.42, PG.55-59)

HILLSIDE AT WEKIVA
(P.B.86, PG.74-76)

PARCEL#:19-20-28-0000-00-049
WOLF LAKE ELEMENTARY SCHOOL
OWNER: SCHOOL BOARD OF ORANGE COUNTY
ADDRESS: 1771 W. PONKAN ROAD

PARCEL#:19-20-28-0000-00-044
WOLF LAKE MIDDLE SCHOOL
OWNER: SCHOOL BOARD OF ORANGE COUNTY
ADDRESS: 1771 W. PONKAN ROAD

PARCEL#:20-20-28-0000-00-025
OWNER: CITY OF APOPKA
ADDRESS: 1715 W PONKAN RD

HAMRICK ESTATES
(P.B.106, PG.144-145)

W. PONKAN ROAD

PARCEL#:20-20-28-0000-00-007
OWNER: JOHN B PITMAN TRUST
ADDRESS: 325 W PONKAN RD

PARCEL#:20-20-28-0000-00-007
OWNER: CITY OF APOPKA
ADDRESS: 325 W PONKAN RD

PARCEL#:28-20-28-0000-00-002
& 28-20-28-0000-00-062
OWNER: CITY OF APOPKA
ADDRESS: 320 W PONKAN RD

PARCEL#:28-20-28-0000-00-045
OWNER: MENEX CONSTRUCTION PAINTING INC
ADDRESS: 308 W PONKAN RD

PARCEL#:28-20-28-0000-00-003
OWNER: MENEX CONSTRUCTION PAINTING INC
ADDRESS: 302 W PONKAN RD

WEKIVA RUN PHASE I
(P.B.61, PG.31-36)

WEKIVA RUN PHASE II-A
(P.B.67, PG.79-84)

PONKAN SUMMIT DRIVE

WEKIVA RUN PHASE II-B
(P.B.67, PG.85-87)

WEKIVA RUN PHASE III-B
(P.B.77, PG.148-149)

VISTA RESERVE PHASE 1
(P.B.99, PG.76-78)

VISTA RESERVE PHASE 2
(P.B.101, PG.119-121)

ROGERS ROAD

OAK HILL RESERVE PHASE 1
(P.B.60, PG.104-106)

VICK ROAD

SPRING RIDGE PHASE 4 UNIT 3
(P.B.47 PG.121-122)

QUAIL ESTATES
(P.B.76 PG.2-3)

SPRING RIDGE PHASE 4 UNIT 2
(P.B.47 PG.119-120)

PARCEL#:29-20-28-0000-00-015
OWNER: CITY OF APOPKA
ADDRESS: 2300 VICK RD

PARCEL#:29-20-28-0000-00-015
OWNER: SOUTH PASS LLC
ADDRESS: 2228 VICK RD

PARCEL# 28-20-28-0000-00-075
OWNER: METZLER FAMILY LIVING TRUST
ADDRESS: 2127 VICK RD

PARCEL#:28-20-28-0000-00-038
OWNER: ORANGE CANAL PROPERTIES, LLC
ADDRESS: 2127A VICK RD

BRIDLEWOOD
(P.B.100 PG.21-23)

SPRING RIDGE PHASE 2, 3 AND 4
(P.B.41 PG.142-144)

PARCEL#:28-20-28-0000-00-013 & 28-20-28-0000-00-100
OWNER: FRANK SCOTT MCCORKLE AND CAROL VEENEMAN MCCORKLE F

PARCEL#:28-20-28-0000-00-014
OWNER: RSPI MHC LLC
ADDRESS: 241 LESTER RD

PITMAN ESTATES
(P.B.56, PG.100-102)

TRADITIONS AT WEKIVA
(P.B.52, PG.60-62)

ALEXANDRIA PLACE
(P.B.55, PG.93-96)

NOT FOR CONSTRUCTION

GRAPHIC SCALE
400 0 200 400 800
(IN FEET)
1 inch = 400 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- 10' LANDSCAPE BUFFER
- 25' LANDSCAPE BUFFER
- LANDSCAPE BUFFER
- OPEN SPACE
- OPEN SPACE - CONSERVATION
- 95-FOOT LOTS
- 85-FOOT LOTS
- 70-FOOT LOTS
- 60-FOOT LOTS
- 55-FOOT LOTS
- 34-FOOT LOTS
- 40-FOOT LOTS
- 20' TOWNHOME LOTS
- MIXED-USE/COMMERCIAL

REV.	DATE	DESCRIPTION	BY
1	10/20/25	CITY OF APOPKA COMMENTS DATED 09/29/2025	LMC
2	10/29/25	CITY OF APOPKA COMMENTS DATED 07/08/2025	

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

MASTER PLAN

PAULUCCI ACRES
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 10/20/2025

SCALE: 1" = 400'
PROJECT: PUL-051
SHEET: C1.0

LAKE CLASSON LICENSED PROFESSIONAL ENGINEER No 77066 STATE OF FLORIDA 10/20/25

The seal has been digitally signed and encrypted. Printed copies of this document may not be considered signed and sealed and the signature must be verified on any electronic copies.

All rights reserved. Unauthorized use of this document for any purpose is prohibited and is the responsibility of the user.

P:_PROJECT DRAWINGS\PUL-051 Paulucci Assemblage\Drawings\CAD Civil3D\Layouts\03 Master Plan\Master Plan.dwg Modified:10/20/2025 By:afrancis Plotted By:andrew.francis

P:_PROJECT DRAWINGS\PUL-051 Paulucci Assemblage\Drawings\CAD Civil3D\Layouts\03 Master Plan\Master Plan.dwg Modified:10/20/2025 By:afrancis Plotted By:andrew.francis

VICK ROAD

TRACT 'L1'
LANDSCAPE MEDIAN
0.05 AC

TRACT 'U1'
LIFT STATION #1
0.05 AC

TRACT 'P1'
CONSERVATION AREA #2
8.80 AC

TRACT 'T1'
STORMWATER POND 2
21.21 AC

TRACT 'A1'
PUBLIC RIGHT-OF-WAY
14.37 AC

TRACT 'N1'
AMENITY TRACT #1
1.23 AC

TRACT 'R1'
OPEN SPACE
4.06 AC

TRACT 'K1'
10' LANDSCAPE BUFFER
0.08 AC

TRACT 'M1'
LANDSCAPE MEDIAN
0.01 AC

TRACT 'F5'
OPEN SPACE
0.19 AC

TRACT 'B5'
20' PRIVATE ALLEY
0.34 AC

TRACT 'C5'
20' PRIVATE ALLEY
0.34 AC

TRACT 'A5' PUBLIC
3.02 AC

TRACT 'E5'
10' LANDSCAPE BUFFER
0.10 AC

TRACT 'D1'
RIGHT-OF-WAY DEDICATION
0.45 AC

PARCEL#:28-20-28-0000-00-075
OWNER: METZLER FAMILY LIVING TRUST
ADDRESS: 2127 VICK RD

TRACT 'D5'
25' LANDSCAPE BUFFER
0.88 AC

PORTION OF PARCEL TO REMAIN IN ORANGE COUNTY AND EXCLUDED FROM PD
0.37 AC

TRACT 'G1'
20' PRIVATE ALLEY
0.26 AC

TRACT 'H1'
20' PRIVATE ALLEY
0.20 AC

TRACT 'I1'
20' PRIVATE ALLEY
0.20 AC

TRACT 'V1'
PUBLIC RIGHT-OF-WAY
4.08 AC

TRACT 'W1'
20' PRIVATE ALLEY
0.40 AC

TRACT 'Y1'
OPEN SPACE
3.70 AC

TRACT 'Z1'
CONSERVATION AREA #4
1.50 AC

TRACT 'X1'
25' LANDSCAPE BUFFER
1.26 AC

ALEXANDRIA PLACE
(P.B.55, PG.93-96)

KEY MAP

N
NE
E
SE
S
SW
W
NW

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- 10' LANDSCAPE BUFFER
- 25' LANDSCAPE BUFFER
- LANDSCAPE BUFFER
- OPEN SPACE
- OPEN SPACE - CONSERVATION
- 95-FOOT LOTS
- 85-FOOT LOTS
- 70-FOOT LOTS
- 60-FOOT LOTS
- 55-FOOT LOTS
- 34-FOOT LOTS
- 40-FOOT LOTS
- 20' TOWNHOME LOTS
- MIXED-USE/COMMERCIAL

REV.	DATE	DESCRIPTION	BY
1	10/20/25	CITY OF APOPKA COMMENTS DATED 09/29/2025	LMC
2	09/04/25	CITY OF APOPKA COMMENTS DATED 07/08/2025	

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

MASTER PLAN

PAULUCCI ACRES
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 10/20/2025

SCALE: 1" = 100'
PROJECT: PUL-051
SHEET: C1.1

LUKE CLASSON
LICENSED
No 77066
STATE OF FLORIDA
10/20/25
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Luke A. Classon, 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.

NOT FOR CONSTRUCTION

TRACT 'J3'
STORMWATER POND #5
3.30 AC

TRACT 'B1'
30' RIGHT-OF-WAY DEDICATION
0.73 AC

TRACT 'C1'
RIGHT-OF-WAY DEDICATION
0.14 AC

TRACT 'O1'
CONSERVATION AREA #1
15.73 AC

TRACT 'S1'
STORMWATER POND 1
16.00 AC

TRACT 'L1'
LANDSCAPE MEDIAN
0.05 AC

TRACT 'U1'
LIFT STATION #1
0.05 AC

TRACT 'A1'
PUBLIC RIGHT-OF-WAY
14.37 AC

TRACT 'N1'
AMENITY TRACT #1
1.23 AC

TRACT 'T1'
STORMWATER POND 2
21.21 AC

TRACT 'P1'
CONSERVATION AREA #2
8.80 AC

TRACT 'E1'
20' PRIVATE ALLEY
0.25 AC

TRACT 'F1'
20' PRIVATE ALLEY
0.25 AC

TRACT 'G1'
20' PRIVATE ALLEY
0.26 AC

TRACT 'H1'
20' PRIVATE ALLEY
0.20 AC

TRACT 'I1'
20' PRIVATE ALLEY
0.20 AC

TRACT 'J1'
25' LANDSCAPE BUFFER
1.31 AC

PARCEL# 28-20-28-0000-00-016
OWNER: JOHN B PITMAN TRUST
ADDRESS: 324 W PONKAN RD

PARCEL# 28-20-28-0000-00-007
OWNER: DONALD R EMERY
& ANNETTE M EMERY
ADDRESS: 370 W PONKAN RD

PARCEL# 28-20-28-0000-00-006
& 28-20-28-0000-00-062
OWNER: BSC PONKAN LLC
ADDRESS: 350 W PONKAN RD

PARCEL# 28-20-28-0000-00-045
OWNER: KEVIN COSTELLO FARMING INC
ADDRESS: 368 W PONKAN RD

PARCEL# 28-2
OWNER: MENEX CONS
ADDRESS: 36

PITMAN ESTATES
(P.B.56, PG.100-102)

TRADITIONS AT WEKIVA
(P.B.52, PG.60-62)

VICK ROAD

KEY MAP

N
W E
S

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- 10' LANDSCAPE BUFFER
- 25' LANDSCAPE BUFFER
- LANDSCAPE BUFFER
- OPEN SPACE
- OPEN SPACE - CONSERVATION
- 95-FOOT LOTS
- 85-FOOT LOTS
- 70-FOOT LOTS
- 60-FOOT LOTS
- 55-FOOT LOTS
- 34-FOOT LOTS
- 40-FOOT LOTS
- 20' TOWNHOME LOTS
- MIXED-USE/COMMERCIAL

REV.	DATE	DESCRIPTION	BY
A	10/30/25	CITY OF APOPKA COMMENTS DATED 09/29/2025	LMC
A	09/04/25	CITY OF APOPKA COMMENTS DATED 07/08/2025	LMC

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

MASTER PLAN

PAULUCCI ACRES
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 10/20/2025

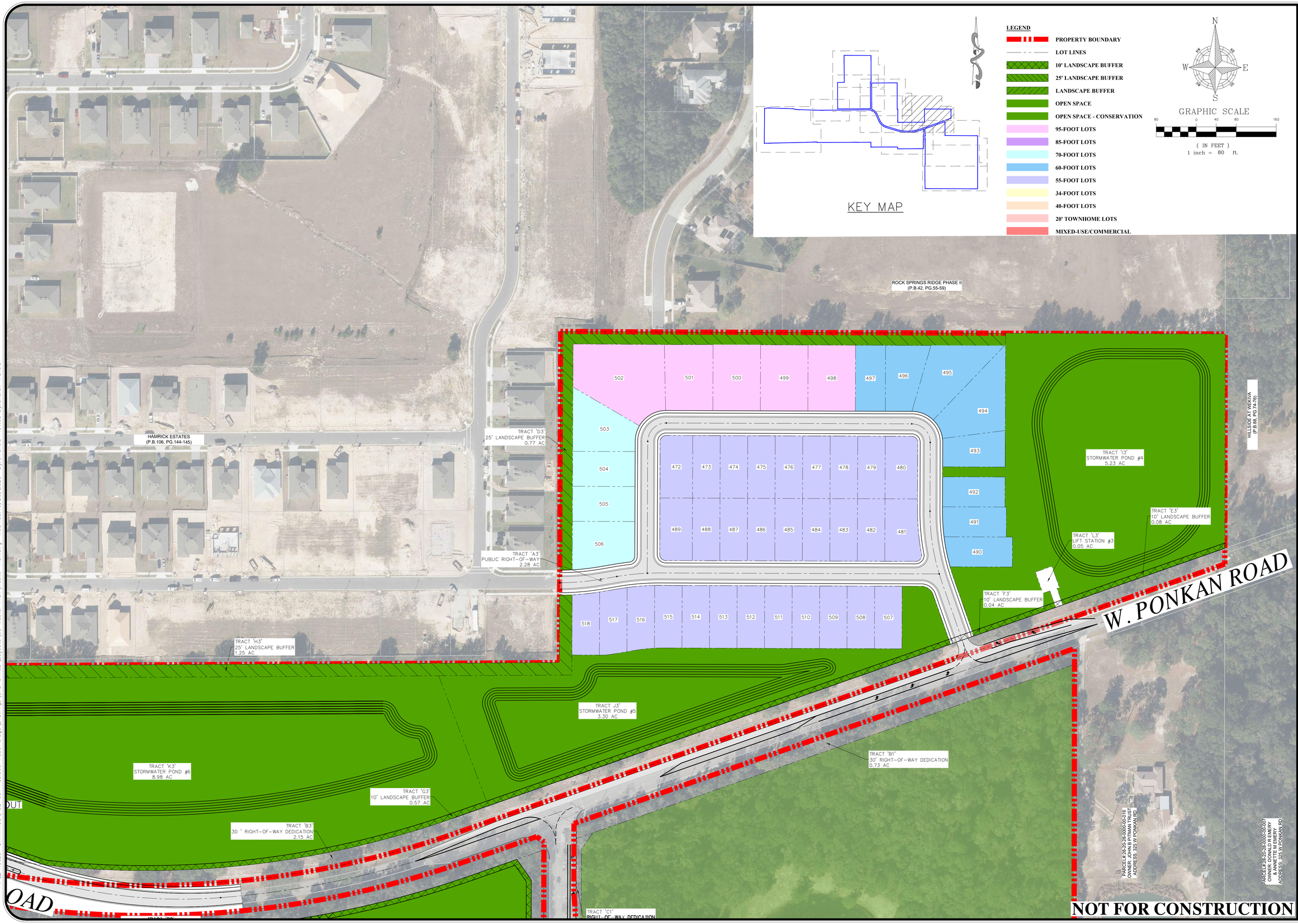
SCALE: 1" = 100'
PROJECT: PUL-051
SHEET: C1.2

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
10/20/25

NOT FOR CONSTRUCTION

The seal has been digitally applied to the plans on Thursday, 10/20/25 and 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\PUL-051 Paulucci Assemblage\Drawings\CAD Civil3D\Layouts\03 Master Plan\Master Plan.dwg Modified:10/20/2025 By:afrancis Plotted By:andrew.francis



BY:	DESCRIPTION	DATE	REV.
LMC	CITY OF APOPKA COMMENTS DATED 09/29/2025	10/20/25	4
LMC	CITY OF APOPKA COMMENTS DATED 07/08/2025	09/04/25	3

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

MASTER PLAN

PAULUCCI ACRES
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 10/20/2025

SCALE: 1" = 80'
PROJECT: PUL-051
SHEET: C1.3

LISA C. CLASSON
LICENSE
No 77066
STATE OF FLORIDA
PROFESSIONAL ENGINEER
10/20/25

This item has been digitally signed and sealed by Lisa C. Classon, 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\PUL-051 Paulucci Assemblage\Drawings\CAD Civil3D\Layouts\03 Master Plan\Master Plan.dwg Modified:10/20/2025 By:afrancis Plotted By:andrew.francis

PORTION OF PITTMAN ROAD RIGHT-OF-WAY TO BE VACATED

W. PONKAN RD

TRACT "B2" 30' RIGHT-OF-WAY DEDICATION 4.88 AC

TRACT "K4" STORMWATER POND #7 9.96 AC

TRACT "C4" 10' LANDSCAPE BUFFER 0.05 AC

TRACT "J4" OPEN SPACE 0.15 AC

TRACT "G4" LANDSCAPE MEDIAN 0.03 AC

TRACT "D4" 10' LANDSCAPE BUFFER 0.23 AC

TRACT "M4" STORMWATER POND #9 7.59 AC

TRACT "Q1" CONSERVATION AREA #3/ PUBLIC PARK DEDICATION 145.56 AC

TRACT "E4" 10' LANDSCAPE BUFFER 0.52 AC

TRACT "B4" 30' RIGHT-OF-WAY DEDICATION 2.15 AC

TRACT "A4" PUBLIC RIGHT-OF-WAY 5.02 AC

TRACT "L4" STORMWATER POND #8 5.77 AC

TRACT "N4" LIFT STATION #4 0.04 AC

TRACT "H4" LANDSCAPE MEDIAN 0.03 AC

TRACT "J2" OPEN SPACE/STORMWATER (OC DEDICATION) 3.71 AC

TRACT "K3" STORMWATER POND #6 8.98 AC

TRACT "C3" RIGHT-OF-WAY DEDICATION 0.75 AC

PROPOSED ROUNDABOUT

TRACT "D2" 10' LANDSCAPE BUFFER 0.43 AC

GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 inch = 80 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- 10' LANDSCAPE BUFFER
- 25' LANDSCAPE BUFFER
- LANDSCAPE BUFFER
- OPEN SPACE
- OPEN SPACE - CONSERVATION
- 95-FOOT LOTS
- 85-FOOT LOTS
- 70-FOOT LOTS
- 60-FOOT LOTS
- 55-FOOT LOTS
- 34-FOOT LOTS
- 40-FOOT LOTS
- 20' TOWNHOME LOTS
- MIXED-USE/COMMERCIAL

KEY MAP

NOT FOR CONSTRUCTION

BY	DESCRIPTION	DATE	REV.
LMC	CITY OF APOPKA COMMENTS DATED 09/29/2025	10/20/25	4
LMC	CITY OF APOPKA COMMENTS DATED 07/08/2025	09/29/25	3

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

MASTER PLAN

PAULUCCI ACRES
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 10/20/2025

SCALE: 1" = 80'
PROJECT: PUL-051
SHEET: C1.4

LUKE CLASSON LICENSE No 77066 STATE OF PROFESSIONAL ENGINEER 10/20/25

This item has been digitally signed and sealed by Luke N. Classon, 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\PUL-051 Paulucci Assemblage\Drawings\CAD Civil3D\Layouts\03 Master Plan\Master Plan.dwg Modified:10/20/2025 By:afrancis Plotted By:andrew.francis

TRACT "K7"
CONSERVATION AREA #6
14.68 AC

PARCEL# 20-20-28-0000-00-009
OWNER: BIEBERLE DARDA
ADDRESS: 3180 PITTMAN RD

PARCEL# 20-20-28-0000-00-023
OWNER: TINA MARIE PRICE WILLIAMS, & BRYAN WILLIAMS
ADDRESS: 3186 PITTMAN RD

PARCEL# 20-20-28-0000-00-009
OWNER: BIEBERLE DARDA
ADDRESS: 3180 PITTMAN RD

PITTMAN RD

PARCEL# 20-20-28-0000-00-010
OWNER: DEBRA LYNNE
CHAREST LIFE ESTATE
ADDRESS: 3105 PITTMAN RD

TRACT "D7"
10' LANDSCAPE BUFFER
0.16 AC

TRACT "F4"
10' LANDSCAPE BUFFER
0.11 AC

TRACT "I4"
CONSERVATION AREA #5
13.73 AC

TRACT "C4"
10' LANDSCAPE BUFFER
0.05 AC

TRACT "K4"
STORMWATER POND #7
9.96 AC

TRACT "J4" OPEN SPACE
0.15 AC

TRACT "G4"
LANDSCAPE MEDIAN
0.03 AC

PORTION OF PITTMAN ROAD
RIGHT-OF-WAY TO BE VACATED

TRACT "M4"
STORMWATER POND #9
7.59 AC

TRACT "D4"
10' LANDSCAPE BUFFER
0.23 AC

GHT-OF-WAY

W. PONKAN RD

TRACT "B2"
30' RIGHT-OF-WAY DEDICATION
4.88 AC

HAMRICK ESTATES
(P.B.106, PG.144-145)

N
W E
S

GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 inch = 80 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- 10' LANDSCAPE BUFFER
- 25' LANDSCAPE BUFFER
- LANDSCAPE BUFFER
- OPEN SPACE
- OPEN SPACE - CONSERVATION
- 95-FOOT LOTS
- 85-FOOT LOTS
- 70-FOOT LOTS
- 60-FOOT LOTS
- 55-FOOT LOTS
- 34-FOOT LOTS
- 40-FOOT LOTS
- 20' TOWNHOME LOTS
- MIXED-USE/COMMERCIAL

KEY MAP

NOT FOR CONSTRUCTION

BY	DESCRIPTION	DATE	REV
LMC	CITY OF APOPKA COMMENTS DATED 09/29/2025	10/20/25	2
LMC	CITY OF APOPKA COMMENTS DATED 07/08/2025	09/04/25	1

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

MASTER PLAN

PAULUCCI ACRES
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 10/20/2025

SCALE: 1" = 80'
PROJECT: PUL-051
SHEET: C1.5

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 10/20/25

This item has been digitally signed and sealed by Luke Classon 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\PUL-051 Paulucci Assemblage\Drawings\CAD Civil 3D\Layouts\03 Master Plan\Master Plan.dwg Modified: 10/20/2025 By: afrancis Plotted By: andrew francis

TRACT "B6"
30' RIGHT-OF-WAY DEDICATION
0.16 AC

TRACT "E6"
OPEN SPACE
0.12 AC

TRACT "I6"
LIFT STATION #5
0.05 AC

WEKIVA RUN
PHASE I
(P.B.61, PG.31-36)

WEKIVA RUN
PHASE II-A
(P.B.67, PG.79-84)

PONKAN SUMMIT DRIVE

TRACT "Q1"
CONSERVATION AREA #3/
PUBLIC PARK DEDICATION
145.56 AC

TRACT "H6"
STORMWATER POND #10
23.96 AC

TRACT "D6"
AMENITY TRACT
0.48 AC

TRACT "A6"
PUBLIC RIGHT-OF-WAY
5.58 AC

TRACT "G6"
OPEN SPACE
4.00 AC

TRACT "F6"
OPEN SPACE
0.34 AC

TRACT "C6"
25' LANDSCAPE BUFFER
2.47 AC

WEKIVA RUN
PHASE II-B
(P.B.67, PG.85-87)

WEKIVA RUN
PHASE III-B
(P.B.77, PG.148-149)

KEY MAP

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- 10' LANDSCAPE BUFFER
- 25' LANDSCAPE BUFFER
- LANDSCAPE BUFFER
- OPEN SPACE
- OPEN SPACE - CONSERVATION
- 95-FOOT LOTS
- 85-FOOT LOTS
- 70-FOOT LOTS
- 60-FOOT LOTS
- 55-FOOT LOTS
- 34-FOOT LOTS
- 40-FOOT LOTS
- 20' TOWNHOME LOTS
- MIXED-USE/COMMERCIAL

REV.	DATE	DESCRIPTION	BY
1	10/20/25	CITY OF APOPKA COMMENTS DATED 09/29/2025	LMC
2	09/04/25	CITY OF APOPKA COMMENTS DATED 07/08/2025	

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

MASTER PLAN

PAULUCCI ACRES
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 10/20/2025

SCALE: 1" = 100'
PROJECT: PUL-051
SHEET: C1.6

LUIS CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
10/20/25

NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-051 Paulucci Assemblage\Drawings\CAD Civil3D\Layouts\03 Master Plan\Master Plan.dwg Modified:10/20/2025 By:alfrancis Plotted By:andrew.francis

JASON DWELLEY PARKWAY

FIREHOUSE LANE

PARCEL# 20-20-28-0000-00-030
OWNER: CITY OF APOPKA
ADDRESS: 1675 FIREHOUSE LN

ACCESS EASEMENT

TRACT "C7"
25' LANDSCAPE BUFFER
1.17 AC

1007 1006 1005 1004 1003 1002 1001 1000 999 998 997 996 995 994 993 992 991

1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026

979 980 981 982 983 984 985 986 987 988 989 990

978 977 976 975 974 973 972 971

967 968 969 970

966 965 964 963 962 961 960

959 958 957 956

1034 1033 1032 1031 1030 1029 1028 1027

937 938 949

TRACT "S7" LIFT STATION #6
0.05 AC

TRACT "Q7"
STORMWATER POND #11
11.04 AC

TRACT "I7"
25' LANDSCAPE BUFFER
0.86 AC

PARCEL# 20-20-28-0000-00-028
OWNER: CITY OF APOPKA
ADDRESS: JASON DWELLEY PARKWAY

TRACT "H7"
10' LANDSCAPE BUFFER
0.03 AC

TRACT "N7"
OPEN SPACE
0.07 AC

TRACT "O7"
OPEN SPACE
0.06 AC

TRACT "A7"
PUBLIC RIGHT-OF-WAY
9.36 AC

TRACT "J7"
AMENITY #3
0.87 AC

TRACT "K7"
CONSERVATION AREA #6
14.68 AC

PARCEL# 20-20-28-0000-00-007 &
20-20-28-0000-00-032
OWNER: ROBERT S MOORE 50%, &
DEBRA J SMITH 50%
ADDRESS: 3172 PITTMAN RD

PITTMAN RD

NOT FOR CONSTRUCTION

N
W E
S

GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 inch = 80 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- 10' LANDSCAPE BUFFER
- 25' LANDSCAPE BUFFER
- LANDSCAPE BUFFER
- OPEN SPACE
- OPEN SPACE - CONSERVATION
- 95-FOOT LOTS
- 85-FOOT LOTS
- 70-FOOT LOTS
- 60-FOOT LOTS
- 55-FOOT LOTS
- 34-FOOT LOTS
- 40-FOOT LOTS
- 20' TOWNHOME LOTS
- MIXED-USE/COMMERCIAL

KEY MAP

REV.	DATE	DESCRIPTION	BY
A	10/30/25	CITY OF APOPKA COMMENTS DATED 09/29/2025	LMC
A	09/04/25	CITY OF APOPKA COMMENTS DATED 07/08/2025	

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

MASTER PLAN

PAULUCCI ACRES
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 10/20/2025

SCALE: 1" = 80'
PROJECT: PUL-051
SHEET: C1.7

LUKE CLASSON
LICENSED
No 77066
STATE OF FLORIDA
10/20/25
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Luke A. Classon, 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\PUL-051 Paulucci Assemblage\Drawings\CAD Civil3D\Layouts\03 Master Plan\Master Plan.dwg Modified: 10/20/2025 By: afrancis Plotted By: andrew francis

PARCEL#:20-20-28-0000-00-028
OWNER: CITY OF APOPKA
ADDRESS: JASON DWELLEY PARKWAY

TRACT "H7"
10' LANDSCAPE BUFFER
0.03 AC

TRACT "N7"
OPEN SPACE
0.07 AC

TRACT "O7"
OPEN SPACE
0.06 AC

TRACT "A7"
PUBLIC RIGHT-OF-WAY
9.36 AC

TRACT "G7"
10' LANDSCAPE BUFFER
0.26 AC

TRACT "J7"
AMENITY #3
0.87 AC

TRACT "K7"
CONSERVATION AREA #6
14.68 AC

TRACT "R7"
STORMWATER POND #12
10.74 AC

TRACT "D7"
10' LANDSCAPE BUFFER
0.16 AC

TRACT "F4"
10' LANDSC
0.11 AC

TRACT "M7"
OPEN SPACE
0.07 AC

TRACT "U7"
MIXED-USE/COMMERCIAL TRACT 2
5.92 AC

TRACT "F7"
LANDSCAPE BUFFER
0.14 AC

TRACT "L7"
OPEN SPACE
0.07 AC

TRACT "E7"
10' LANDSCAPE BUFFER
0.18 AC

TRACT "B7"
PRIVATE RIGHT-OF-WAY
1.39 AC

TRACT "M4"
STORMWATER POND #9
7.59 AC

TRACT "B2"
30' RIGHT-OF-WAY DEDICATION
4.88 AC

PORTION OF PITTMAN ROAD
RIGHT-OF-WAY TO BE VACATED

RIGHT-IN/RIGHT-OUT ACCESS TO
MIXED-USE/COMMERCIAL TRACT
AND CITY PARK PARKING FIELD

JASON DWELLEY PARKWAY

W. PONKAN RD

PITTMAN R

N
W E
S

GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 inch = 80 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- 10' LANDSCAPE BUFFER
- 25' LANDSCAPE BUFFER
- LANDSCAPE BUFFER
- OPEN SPACE
- OPEN SPACE - CONSERVATION
- 95-FOOT LOTS
- 85-FOOT LOTS
- 70-FOOT LOTS
- 60-FOOT LOTS
- 55-FOOT LOTS
- 34-FOOT LOTS
- 40-FOOT LOTS
- 20' TOWNHOME LOTS
- MIXED-USE/COMMERCIAL

KEY MAP

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	10/20/25	CITY OF APOPKA COMMENTS DATED 09/29/2025	LMC
2	09/04/25	CITY OF APOPKA COMMENTS DATED 07/08/2025	

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

MASTER PLAN

PAULUCCI ACRES
CITY OF APOPKA, FLORIDA

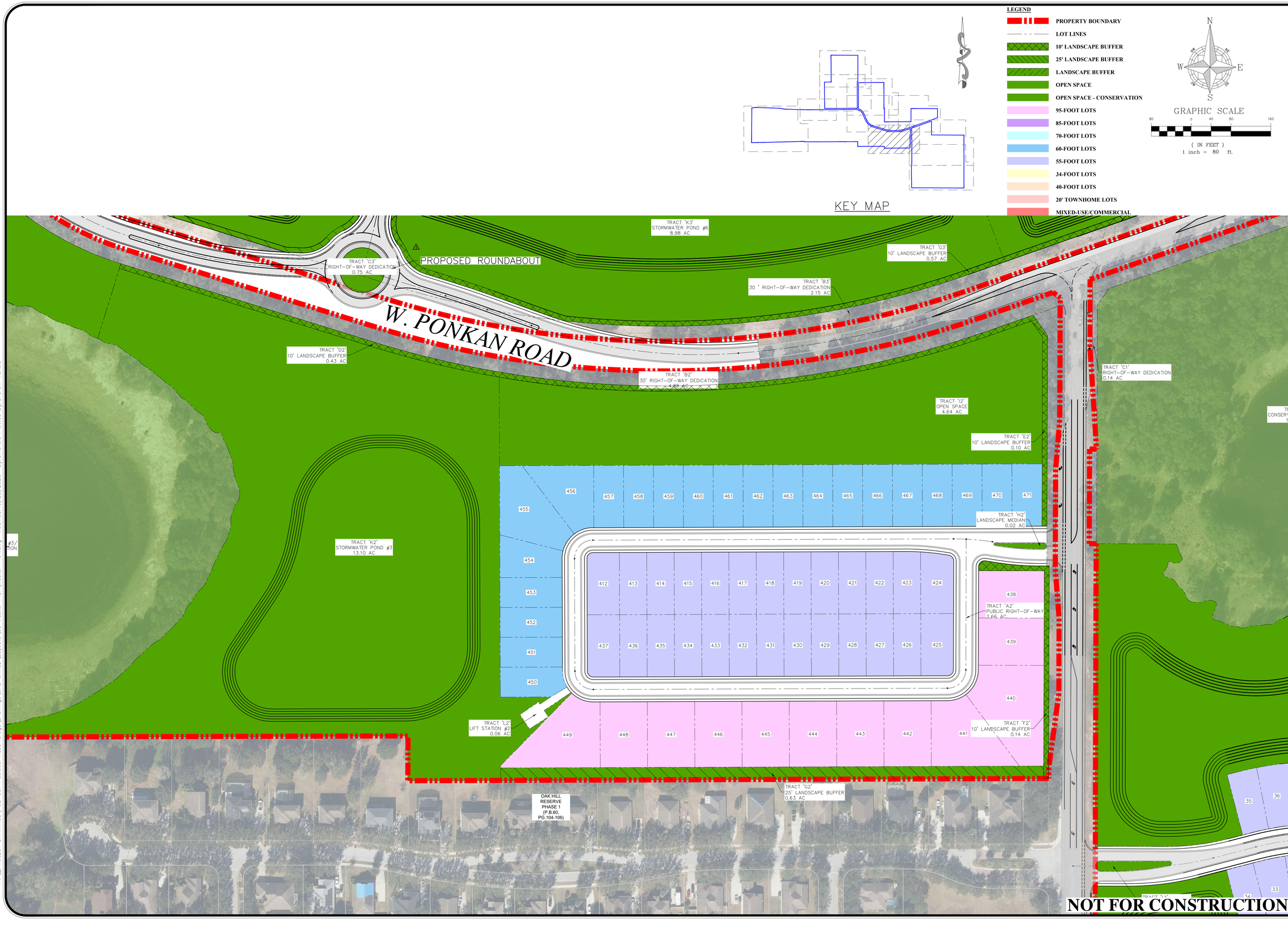
DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 10/20/2025

SCALE: 1" = 80'
PROJECT: PUL-051
SHEET: C1.8

LUKE CLASSON
LICENSED
No 77066
STATE OF FLORIDA
10/20/25
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Luke A. Classon, 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\PUL-051 Paulucci Assemblage\Drawings\CAD Civil3D\Layouts\03 Master Plan\Master Plan.dwg Modified:10/20/2025 By:afrancis Plotted By:andrew.francis



BY	DESCRIPTION	DATE	REV
LMC	CITY OF APOPKA COMMENTS DATED 09/29/2025	10/20/25	4
LMC	CITY OF APOPKA COMMENTS DATED 07/08/2025	09/04/25	3

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

MASTER PLAN

PAULUCCI ACRES
CITY OF APOPKA, FLORIDA

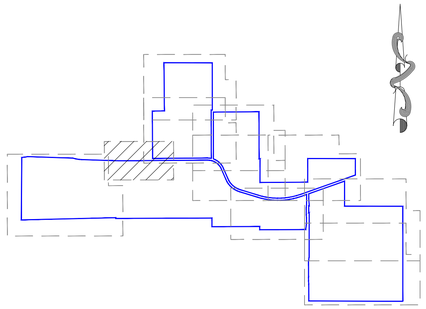
DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	S. SANCHEZ	L. CLASSON	10/20/2025

SCALE	PROJECT	SHEET
1" = 80'	PUL-051	C1.9

LUKE CLASSON LICENSE No 77066 STATE OF 10/20/2025 PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Luke A. Classon, 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\PUL-051 Paulucci Assemblage\Drawings\CAD Civil3D\Layouts\03 Master Plan\Master Plan.dwg Modified:10/20/2025 By:afrancis Plotted By:andrew francis



KEY MAP

LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- 10' LANDSCAPE BUFFER
- 25' LANDSCAPE BUFFER
- LANDSCAPE BUFFER
- OPEN SPACE
- OPEN SPACE - CONSERVATION
- 95-FOOT LOTS
- 85-FOOT LOTS
- 70-FOOT LOTS
- 60-FOOT LOTS
- 55-FOOT LOTS
- 34-FOOT LOTS
- 40-FOOT LOTS
- 20' TOWNHOME LOTS
- MIXED-USE/COMMERCIAL

N W E S

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

PARCEL#:19-20-28-0000-00-044
WOLF LAKE MIDDLE SCHOOL
OWNER: SCHOOL BOARD OF ORANGE COUNTY
ADDRESS: 1771 W. PONKAN ROAD

PARCEL#:20-20-28-0000-00-02
OWNER: CITY OF APOPKA
ADDRESS: 1715 W PONKAN R

JASON DWELLEY PARKWAY

W. PONKAN ROAD

TRACT "B2"
30' RIGHT-OF-WAY DEDICATION
4.88 AC

TRACT "U7"
MIXED-USE/COMMERCIAL TRACT 2
5.92 AC

TRACT "M7"
OPEN SPACE
0.07 AC

TRACT "F7"
LANDSCAPE BUFFER
0.14 AC

TRACT "L7"
OPEN SPACE
0.07 AC

TRACT "T7"
MIXED-USE/COMMERCIAL TRACT 1
4.90 AC

TRACT "P7"
OPEN SPACE/STORMWATER
8.71 AC

TRACT "Q1"
CONSERVATION AREA #3/
PUBLIC PARK DEDICATION
145.56 AC

FUTURE CONNECTION
TO COMMERCIAL TRACT

UNPAVED PARKING FIELD

RIGHT-IN/RIGHT-OUT ACCESS TO
MIXED-USE/COMMERCIAL TRACT
AND CITY PARK PARKING FIELD

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	10/20/25	CITY OF APOPKA COMMENTS DATED 09/29/2025	LMC
2	09/04/25	CITY OF APOPKA COMMENTS DATED 07/08/2025	

1828 ENGINEERING

2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

MASTER PLAN

PAULUCCI ACRES
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 10/20/2025

SCALE: 1" = 80'
PROJECT: PUL-051
SHEET: C1.10

LUKE CLASSON
LICENSED
No 77066
STATE OF FLORIDA
10/20/25
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Luke A. Classon, 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\PUL-051 Paulucci Assemblage\Drawings\CAD Civil3D\Layouts\03 Master Plan\Master Plan.dwg Modified: 10/20/2025 By: afrancis Plotted By: andrew.francis

PAULUCCI ACRES MASTER PLAN DEVELOPMENT STANDARDS

A. Design Standards (1)

1. Residential Lot Criteria:

Description	Single-Family Detached 95' & 85' Lots (Front-Loaded)	Single-Family Detached 70' Lots (Front-Loaded)	Single-Family Detached 55' Lots (Front-Loaded)	Single-Family Detached 55' Short Lots (Front-Loaded)	Single-Family Detached 34' & 40' Lots (Rear-Loaded)	Single-Family Attached 20' Townhomes (Rear-Loaded)
Front Porch Setback	10' min.	10' min.	10' min.	10' min.	10' min.	10' min.
Front Building Setback	Minimum:15'	Minimum: 15'	Minimum: 15'	Minimum: 10'	Minimum: 15'	Minimum: 15'
Front Garage Setback (2)	Minimum: 25'	Minimum: 25'	Minimum: 25'	Minimum: 25'	N/A	N/A
Street Side Setback	Minimum: 15'	Minimum: 15'	Minimum: 15'	Minimum: 15'	Minimum: 15'	Minimum: 15'
Side Setback	10' min.	5' min.	5' min.	5' min.	5' min.	0' for interior units 10' minimum for exterior units
Rear Setback	20' min.	20' min.	20' min.	10' min.	5' min.	5' min.
Garage Rear Setback	N/A	N/A	N/A	N/A	With driveway: 20' min. Without driveway: 5' min.	With driveway: 20' min. Without driveway: 5' min.
Min. Lot Area	10,625 SF	8,750 SF	6,875 SF	3,850 SF	3,910 SF	2,100 SF
Min. Lot Width	85'	70'	55'	55'	34'	20'
Min. Lot Depth	125'	125'	125'	70'	115'	105'
Max. Lot Coverage	75%	75%	75%	75%	75%	90%
Max. Building Height	35'/2 Stories	35'/2 Stories	35'/2 Stories	35'/2 Stories	35'/2 Stories	35'/2 Stories
Min. Living Area	1,600 SF	1,600 SF	1,600 SF	1,500 SF	1,300 SF	1,200 SF

(1) See PD Master Plan for depiction of conceptual typical site details.
(2) Front Garage Setback applies to homes with a garage facing the street, the Front Garage Setback does not apply to side loaded garages where just the typical front building setback would apply.
(3) An accessory dwelling unit (ADU), as defined in the City of Apopka Land Development Code ("LDC"), shall be allowed on all lots except 55' short lots. The ADU shall have a maximum gross floor area of 1,000 square feet. The setback for an ADU shall be the same as the principal structure and shall meet the applicable front, side and rear yard setbacks set forth in the above table.

2. Non-Residential Development:
   a) The Commercial Parcels, as identified on the PD Master Plan, shall be subject to the standards set forth in this Section A.2.
   b) Non-Residential Parcel Criteria:

Description	Commercial Parcels
Min. Lot Area	Minimum: 7,500 SF
Min. Lot Width	Minimum:75'
Front Yard Setback(3)	Minimum: 15'
Min. Building width in build-to-zone (% of lot width) (2)	Maximum: 80' Minimum: 60%
Side Yard Setback(3)	10' min.
Corner Side Yard Setback	20' min.
Rear Yard Setback	10' min.
Max. Building Height	45' max.
FAR	Minimum: 0.25 Maximum: 1.0
Min. Lot Depth	125'
Max. Lot Coverage	75%

(1) The area between the minimum and maximum build-to-lines that extends the width of the lot constitutes the build-to-zone.
(2) The remaining build-to-zone width may be occupied by outdoor gathering spaces, outdoor dining areas, walkways, landscaped areas, stormwater management facilities that use low impact development techniques.
(3) Minimum of 15 ft. between structures, only applies to exterior units.

   c) For the Commercial Parcels, at least one handicap parking space to be van accessible per LDC requirements.
   d) Connectivity: The vehicular, bicycle, and pedestrian circulation systems of development shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the site and adjacent parcels of land. The Director may waive or modify the requirement on determining that such cross-access is impractical due to site constraints, or is inappropriate due to traffic safety issues, or undesirable due to the proposed development's incompatibility with existing development on the adjacent parcel. Easements allowing vehicular, bicycle, or pedestrian cross-access between adjoining parcels of land, along with agreements defining maintenance responsibilities of the property owners, shall be recorded in the appropriate land records.
   e) Building Facades: Façades shall not exceed 20 horizontal feet and ten vertical feet without including at least one of the following elements:(canopies, recesses, arcades, raised parapets, roof forms, adjacent display windows) to establish clearly defined, highly visible, primary building entrances. Building facades along public streets shall maintain a pedestrian scale and integrate the public and private spaces using architectural elements.
   f) Building Massing and Façade Articulation: Therefore, building facades shall not exceed 60 feet along a street frontage without providing a substantial volume break such as a volume recess, a tower or bay, or an architecturally prominent public entrance The recesses and projections shall have a minimum depth of three feet.
   g) Flat Roof Design: When a flat roof is proposed, parapet walls with three-dimensional cornice treatments shall conceal the roof. The cornice shall include a perpendicular projection of a minimum of eight (8) inches from the parapet facade plane.
   h) Building Orientation: Locate and configure outparcels and their buildings to define street edges, development entry points, and gathering spaces. The outparcels shall meet the build-to-line setbacks. Additional buildings may be on the same parcel and are permitted to be setback further from the road, if outparcels are framing the street and meet the building width minimum percentage requirement.
   i) Building Entrances: All primary pedestrian entrances into principal buildings shall be clearly defined and emphasized using changes in the wall plane or facade material, pilasters, awnings, canopies, porches, or other architectural elements. Where the facade of a principal building abuts or faces a street, at least one operable pedestrian entrance providing both ingress and egress shall be provided. If the facade includes multiple tenant spaces, at least one such entrance shall be provided for each street-level tenant space. These required pedestrian entrances shall open directly to the street sidewalk without requiring pedestrians to pass through a garage, parking lot, or other non-pedestrian area located between the entrance and the street.
   j) Transparency: Where the facade of a building abuts or faces a street or an adjoining public gathering space, a minimum of 25 percent the street-level facade area shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians. Window and door openings counting toward meeting this transparency requirement shall consist of glass that is relatively clear and nonreflective, with a minimum of twenty-five (25%) percent transparency (windows) (See 4.2.3).
   k) Parking: Along any street, all proposed new or additional surface vehicle parking shall be predominately located to the rear or side of the development's principal building(s) or in a parking structure. No more than two bays of parking may be located in the front of the building. Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain 50 or fewer spaces each and are visually separated by buildings or landscaped areas. All vehicle parking lots and structures containing more than 50 parking spaces shall provide clearly identified pedestrian routes between parking areas and a primary pedestrian entrance(s) to the building(s) served by the parking area.
   l) Bicycle Parking: New development shall provide at least one bicycle rack, locker, or other bicycle parking facility designed to accommodate parking spaces for at least four bicycles, plus additional or larger facilities designed to accommodate parking spaces for at least two additional bicycles for each 40 vehicle parking spaces over 80 parking spaces. Required bicycle parking facilities shall be located within 50 feet of the primary pedestrian entrance(s) to the development's principal building(s).
   m) Parking Structure: Where the street-level facade of a parking structure abuts or faces a pedestrian street frontage, the facade shall be articulated through use of at least three of the following features: (1) windows or window-shaped openings; (2) masonry columns; (3) decorative wall insets or projections; (4) awnings; (5) changes in color or texture of exterior materials; (6) integrated vegetation (hanging or along trellises); or (7) other similar features approved by the Director.
   n) Open Space: Each development shall provide outdoor gathering spaces such as courtyards, plazas, pocket parks, where appropriate for the area being served. At a minimum, provide pedestrian amenities such as plazas, seating areas or gathering spaces between buildings that are visible and accessible.

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

1. Architectural design shall -be consistent with the approved elevations contained within the PD.
2. Each individual single-family home shall have a minimum of two (2) bedrooms.
3. All rear-loaded lots shall have a minimum of one (1) car garage.
4. Mail delivery for all lots within the project shall occur at cluster mailbox units. Approval from the Postmaster of the locations shall be submitted prior to approval of the Construction Site Plan.
5. AC condenser units, pool equipment, and other similar equipment shall be placed in the side and/or rear yard area. AC condenser units, pool equipment, and similar equipment shall be placed with a minimum setback of three (3) feet from the side property line. For corner lots, AC condenser units, pool equipment, and similar equipment shall be screened from side streets with landscaping or opaque fencing.
6. Storage sheds or similar storage facilities shall not be allowed.
7. Swimming pools shall not be allowed on rear-loaded lots or 55' front-loaded short lots.
8. Architectural Design Standards:
   a) Architectural styles must be consistent with the approved PD Master Plan. Modification or replacement of the exterior elevations must be approved by City Council except as contemplated herein.
   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 4/12. Roof pitch over porches shall be a minimum of 3/12.
   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 fascia or vinyl soffit shall be standard for all houses. Fascia and soffit color shall complement 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.
9. Front Building Entrance Elevation Design Standards:
   a) Primary residential entries shall be allowed to be recessed up to fourteen (14) feet from the face of the primary façade, provided that the primary residential entry shall not be recessed by more than 6 feet on both sides.
   b) Front porches and porticos may be at grade level or elevated.
   c) Should any home's front elevation excluding the garage area comprise less than the required 10% of windows, the front door shall be predominantly made of glass.
   d) 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.
   e) 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.
   f) Specific elevations style types shall have similar wall finishes, window grid patterns, window banding and trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
   g) Modification or replacement of the exterior must be approved by City Council except as contemplated herein.
10. Individual Lot Front, Side, and Rear Yard Fencing Standards:
   a) The maximum height of a fence within a lot shall be six (6) feet above final grade or six (6) inches less than the community common wall height, whichever is less. No fence shall exceed the height of an abutting common area wall.
   b) Fencing at rear yards of rear-loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
   c) Fencing in front yards and street corner side yards of lots shall adhere to LDC standards.
   d) Vinyl fencing shall be allowed.

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

1. Architectural design shall be consistent with the design of the PD Master Plan.
2. Each individual townhome shall have a minimum of two (2) bedrooms.
3. All rear-loaded lots shall have a minimum of one (1) car garage.
4. Mail delivery for all lots within the development shall occur at cluster mailbox units. Approval from the Postmaster of the locations shall be submitted prior to approval of the Construction Site Plan.
5. AC condenser units and similar equipment shall be placed in the rear yard area for interior lots and in the rear or side yard for exterior lots. For exterior lots when placed within the side yard, AC condenser units and similar equipment shall be placed with a minimum setback of three (3) feet from the side property line. For interior lots, AC condenser units and similar equipment shall be placed within the rear yard with no minimum setback from the side property line. For corner lots, AC condenser units and similar equipment shall be screened from side streets with landscaping or opaque fencing.
6. Storage sheds or similar storage facilities shall not be allowed.
7. Swimming pools shall not be allowed for individual townhome units.
8. Architectural Design Standards:
   a) Architectural styles must be consistent with the approved PD Master Plan. Modification or replacement of the exterior elevations must be approved by City Council except as contemplated herein.
   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 4/12. Roof pitch over porches shall be a minimum of 3/12.
   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 fascia or vinyl soffit shall be standard for all houses. Fascia and soffit color shall complement 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.
9. Front Building Entrance Elevation Design Standards:
   a) Primary residential entries shall be allowed to be recessed up to fourteen (14) feet from the face of the primary façade, provided that the primary residential entry shall not be recessed by more than 6 feet on both sides.
   b) Front porches and porticos may be at grade level or elevated.
   c) Should any home's front elevation excluding the garage area comprise less than the required 10% of windows, the front door shall be predominantly made of glass.
   d) Specific elevations style types shall have similar wall finishes, window grid patterns, window banding and trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
   e) Modification or replacement of the exterior elevations must be approved by City Council except as contemplated herein.
10. Individual Lot Front, Side, and Rear Yard Fencing Standards:
   a) The maximum height of a fence within a lot shall be six (6) feet above final grade or six (6) inches less than the community common wall height, whichever is less. No fence shall exceed the height of an abutting common area wall.
   b) Fencing at rear yards of rear-loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
   c) Fencing in front yards and street corner side yards of lots shall adhere to LDC Section 5.5.
   d) Vinyl fencing shall be allowed.

D. 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. Sanitary service shall be provided by the City of Apopka. The sanitary system shall be designed to City of Apopka standards.
4. If any utility extension or upsizing is requested or required by the City in excess of what is required to service the project, then the City and the Developer shall enter into a utility agreement, which shall provide for, among other items, the City to reimburse the Developer for any utility extension and upsizing in excess of what is required to service the project.
5. 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.
6. A final drainage report and soils report will be submitted with the Construction Site Plan.
7. Utility easements shall be dedicated to the City of Apopka.
8. Drainage easements to be dedicated to a homeowners association ("HOA"), a property owners association ("POA") and/or community development district ("CDD") unless otherwise required by the City of Apopka.
9. 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.
10. On-site streets are to be constructed per City of Apopka standards.
11. Stabilized access roadways and fire protection, which can be provided via a temporary source (i.e., water tank), must be in place before building construction may begin.
12. Solid waste collection and public safety (police and fire) shall be provided by the City of Apopka.
13. The internal rights-of-way may either be dedicated to the Public or privately owned and maintained by the HOA and/or CDD, as shown on the Major Development Plan. The installation of access gates for any development phase(s) with private internal rights-of-way, as shown on the Major Development Plan, shall be permitted. Any access gates shall be owned and maintained by the HOA.
14. The internal alley rights-of-way are to be privately owned and maintained by the HOA and/or CDD.
15. Five-foot (5') sidewalks are to be constructed within internal Streets Type E rights-of-way throughout the entire project in compliance with the LDC. Sidewalk alignment may be adjusted at Construction Site Plan to preserve existing trees.
16. Garages shall be accessed from the adjacent Alley Street Type at the rear of the lot for all rear-loaded lots.
17. Power service within the project shall be underground. No overhead service will be allowed.
18. Vehicular, Pedestrian and Accent lighting shall substantially conform to the LDC.
19. Right-of-way dedication tracts along the project's frontage on W. Ponkan Road, as generally depicted on the PD Master Plan, shall be dedicated to Orange County via plat or separate instrument at the time of final plat of the applicable adjacent phase of development.
20. Right-of-way dedication tracts along the project's frontage on Vick Road, as generally depicted on the PD Master Plan, shall be dedicated to the public at final plat of the applicable adjacent phase of development.
21. An access easement, as shown on the PD Master Plan, for emergency access shall be granted by the City in connection with approval of the Construction Site Plan for the applicable phase of development served by such access easement.

E. Recreation and Open Space

1. Required open space for the planned development shall be a minimum of 50% of the overall PD acreage. The aggregate open space provided across all phases of development, as demonstrated in the Major Development Plan, must collectively satisfy this overall requirement. Notwithstanding the foregoing: (i) each separate residential phase of development shall provide a minimum of 30% of its acreage as open space, except for Pod 4, as identified on the PD Master Plan, which will have its open space aggregated with Pod 1A/B for purposes of satisfying the minimum 30% open space requirement; and (ii) each separate commercial phase of development shall provide a minimum of 20% of its acreage as open space.
2. All open space tracts identified on the PD Master Plan (including, without limitation, the City Park tract to be dedicated to the City, the stormwater tract to be dedicated to Orange County, and any other stormwater management facilities and ponds to be owned and maintained by the HOA, POA and/or CDD), regardless of whether such open space tract is to be dedicated to the City, Orange County or any other governmental authority, shall be included in the open space calculation for the overall 50% requirement and for the respective phase of development that such open space tract is located within.
3. The stormwater tract and any other stormwater management facilities and ponds identified on the PD Master Plan to be dedicated to Orange County shall be dedicated to Orange County via plat or separate instrument at the time of final plat of the applicable adjacent phase of development or at such other time as approved by Orange County.
4. Dedication of the City Park tract to the City is required within 24 months after the Construction Site Plan for the initial phase of development is approved. Dedicated of the City Park tract will be via plat or separate instrument.
5. In connection with the approval of the Major Development Plan for the phase of development that includes the City Park tract, the City and Developer shall enter into a park agreement, which shall provide for, among other items, the following: (i) the design, permitting, engineering and construction of improvements to the City Park tract as agreed upon by the City and Developer, including an interconnected stabilized trail, a right-in, right-out access to W. Ponkan Road and unpaved parking, all as generally shown on the PD Master Plan, and associated impact fee credits for all of the cost of the design, permitting, engineering and construction of such improvements and the timing for issuance of such reimbursement, and (ii) future access and parking for the City Park upon development of the Commercial Parcel located south of W. Ponkan Road. The location and extent of the trails, parking and access to the City Park as generally shown on the PD Master Plan are conceptual in nature and may be modified as needed.
6. For the Amenity Tracts, general amenity programming is detailed within the PD Master Plan and shall be provided with the Major Development Plan for each phase. Specific amenity programming for a development phase shall be provided with the Construction Site Plan for such phase. The Amenity Tracts will be dedicated to the HOA.
7. Ownership and maintenance of the open space shall be in the name of the HOA, CDD, POA and/or other entity acceptable to the Community Development Director or the Planning Director, or a designee, except with respect to the City Park tract and the stormwater tract to be dedicated to Orange County.
8. The open space tracts labeled as Conservation Area shall allow areas for trails, open gathering spaces and passive recreation.

F. Buffers and Landscaping

1. A ten-foot (10') buffer tract for entry wall/rail/fence and/or landscaping will be provided along all offsite existing public rights-of-way, as shown on the PD Master Plan, provided that no buffer tract shall be required when any open space tracts labeled as Conservation Area are adjacent to such rights-of-way. This tract shall be dedicated to and maintained by the HOA and/or CDD. The buffer tract requirement set forth in this section shall not apply to the Commercial Parcels.
2. A perimeter buffer with a minimum width of twenty-five (25) feet for landscaping purposes shall be provided along the project boundary, except as shown on the PD Master Plan including without limitation: (i) where adjacent to offsite existing public rights-of-way (see above requirement), (ii) where stormwater pond tracts are along the project boundary, (iii) where open space tracts labeled as Conservation Area are along the project boundary, and (iv) the Commercial Parcels. These perimeter buffer tracts shall be dedicated to and maintained by the HOA and/or CDD. For purposes of clarity, the perimeter buffer tract requirement set forth in this section shall not apply to the Commercial Parcels.
3. The future development Commercial Parcels shall provide buffering within the respective parcel when it is developed in accordance with the minimum requirements in the LDC.
4. The design of all buffer tracts shall follow the LDC.
5. Code-required preliminary landscaping and tree preservation plans shall be provided at Major Development Plan for each phase. Hardscape and irrigation plans shall be provided at Construction Site Plan for each phase.
6. Entrance feature and community sign details will be provided with the Construction Site Plan.
7. Tree Planting Conditions. Minimum of one (1) new tree shall be planted per front-loaded residential lot. The new tree 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. Tree Protection Plan. The Construction Site Plan shall include tree protection techniques to prevent harm to any trees designated to be preserved or encroachment into protected natural areas, including but not limited to tree barricades, silt fencing or other similar techniques accepted by the City Engineer.

G. Maintenance

1. The HOA, POA and/or CDD shall maintain common areas including all fences/walls and landscaping within said common areas.
2. The HOA and/or CDD shall be responsible for the maintenance of all private rights-of-way and stormwater collection systems within the private rights-of-way within the project.
3. The City of Apopka shall be responsible for the maintenance of all Publicly dedicated rights-of-way, 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 project. The maintenance of the street lighting will be funded using a municipal service taxing unit (MSTU) or by the CDD.
4. A maintenance agreement between the HOA and/or CDD and the City will be entered into for the maintenance of the natural vegetation, as and when necessary, that is located within the City's 20-foot platted right-of-way located between the southern boundary of Pod 6, as identified on the PD Master Plan, and the northern boundary of Wekiva Run concurrently with approval of the Construction Site Plan for Pod 6. The Developer and the City shall agree upon the form of maintenance agreement prior to the approval of the Construction Site Plan for Pod 6.

H. Wetlands and Environmental

1. Multiple wetlands are present within the property limits. An upland buffer with a minimum width of 25 feet shall be provided along all preserved wetlands.
2. According to the FEMA Flood Insurance Rate Map for Orange County, FL, Panel No. 12095-C-0110-H, dated September 24, 2021, portions of the proposed development site are located within unshaded Zone 'X' (areas determined to be outside the 500-year floodplain) and shaded Zones 'AE'

NOT FOR CONSTRUCTION

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
A	10/20/25	CITY OF APOPKA COMMENTS DATED 09/29/2025	LMC
A	10/20/25	CITY OF APOPKA COMMENTS DATED 07/08/2025	LMC

DEVELOPMENT STANDARDS

PAULUCCI ACRES
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 10/20/2025

SCALE: N.T.S.
PROJECT: PUL-051
SHEET: C1.11

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
10/20/25

This item has been digitally signed and sealed by Luke M. Classon, 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\PUL-051 Paulucci Assemblage\Drawings\CAD Civil3D\Layouts\03 Master Plan\Master Plan.dwg Modified:10/20/2025 By:afrancis Plotted By:andrew.francis

and 'A' (areas determined to be subject to flooding by the 100-year flood where the Base Flood Elevation has or has not, respectively, been determined).
3. An erosion control plan will be submitted with the Construction Site Plan.
4. Tree removal, tree replacement, and landscaping shall comply with the LDC.

I. Development Condition Continuity

These PD Development Standards shall be printed within the PD Master Plan and the Construction Site Plan.

J. Signage

Signage shall comply with the LDC.

K. Lighting

1. Lighting shall comply with the LDC.
2. All Alley Street Types shall have street lighting within the Alley.
3. Street and parking areas or pedestrian path light poles shall be decorative type. Details regarding the decorative type of light pole selected will be from the City of Apopka/Utility Company list of approved lighting (except for lighting along W. Ponkan Road) and will be selected and provided with the Construction Site Plan for the respective phase of development .

L. Garbage Pickup

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

M. Building Permits & Model Homes

1. Building permits shall be issued and home construction shall be allowed for up to 50% of the homes within the project upon completion of stabilized access and fire protection, which can be provided via a temporary source (i.e., water tank), and prior to plat recording.
2. Each model home shall be allowed to be temporarily used for a sales office associated with the residential development. A townhome building may serve as one model home.
3. A Temporary Certificate of Acceptance (TCO) for each model home shall be allowed with temporary utilities (i.e., sewer holding tank and generator power).
4. Homes shall not receive a final Certificate of Acceptance (CO) until a final plat is recorded in the public records of Orange County, Florida.

N. Miscellaneous

5. 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.
6. All acreages are subject to change with Major Development Plan (MDP), Construction Site Plan (CSP), and Final Plat review and approval. References in these PD Development Standards to

Construction Site Plan and final plat shall mean and refer to the Construction Site Plan and/or final plat for each respective and applicable phase of development.
7. Outdoor storage areas (boats, trailers, recreational vehicles, etc.) are not provided within the residential development and will be prohibited through the HOA documents.
8. All lots with rear alley access shall have uniform address numbers on the front and rear facades of the residence.
9. Retaining walls within the project shall be allowed to be a maximum of ten (10) feet in height. Structural plans and calculations for each proposed retaining wall signed and sealed by a licensed structural engineers shall be provided at Construction Site Plan.
10. The project will be developed and constructed in separate phases.
11. The architectural theme of the residential and non-residential development is "Florida Natural."
12. Minor Adjustments (as defined in the Development Agreement) to these PD Development Standards and the PD Master Plan will be processed in accordance with the Development Agreement for this project, as may be amended from time to time (the "Development Agreement"), notwithstanding any term or provision to the contrary.

O. Non-Residential Uses

1. Non-residential uses shall only be located within the Commercial Parcels.
2. The permitted uses for the Commercial Parcel located south of W. Ponkan Road shall be as follows:
   a. Child care facility
   b. Confectionery store, ice cream, candy
   c. Mobile food vendor
   d. Restaurant
   e. Grocery store and food market
   f. Coffee shops including those that have a drive-thru component
   g. Art, music, dance, or martial arts studio/school
   h. Consumer goods establishment
   i. Beauty salon or barber shop
   j. Pet beauty parlor
   k. Veterinary hospital or clinic
   l. Nail care establishment
   m. Personal or household goods repair establishment
   n. Bank or other financial institution
   o. Dry cleaning or laundry drop-off/pick-up establishment
   p. Drug store or pharmacy
   q. Health care clinic or office
   r. Office, professional or general business
3. The permitted uses for the Commercial Parcel located north of W. Ponkan Road shall be as follows:
   a. Child care facility
   b. Health care clinic or office
   c. Pet beauty parlor
   d. Veterinary hospital or clinic
   e. Brewpub or microbrewery
   f. Mobile food vendor
   g. Restaurant

   h. Office, professional or general business
   i. Art, music, dance, or martial arts studio/school
   j. Beauty salon or barber shop
   k. Confectionery store, ice cream, candy
   l. Dry cleaning or laundry drop-off/pick-up establishment
   m. Nail care establishment
   n. Personal or household goods repair establishment
   o. Bank or other financial institution
   p. Consumer goods establishment
   q. Drug store or pharmacy
   r. Grocery store and food market
   s. Hotel
   t. Coffee shops including those that have a drive-thru component
4. Multi-family apartment use is not permitted.

P:_PROJECT DRAWINGS\PUL-051 Paulucci Assemblage\Drawings\CAD Civil3D\Layouts\03 Master Plan\Master Plan.dwg Modified:10/20/2025 By:afrancis Plotted By:andrew francis

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A	10/20/25	CITY OF APOPKA COMMENTS DATED 09/29/2025	LMC
A	09/04/25	CITY OF APOPKA COMMENTS DATED 07/08/2025	LMC

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

DEVELOPMENT STANDARDS

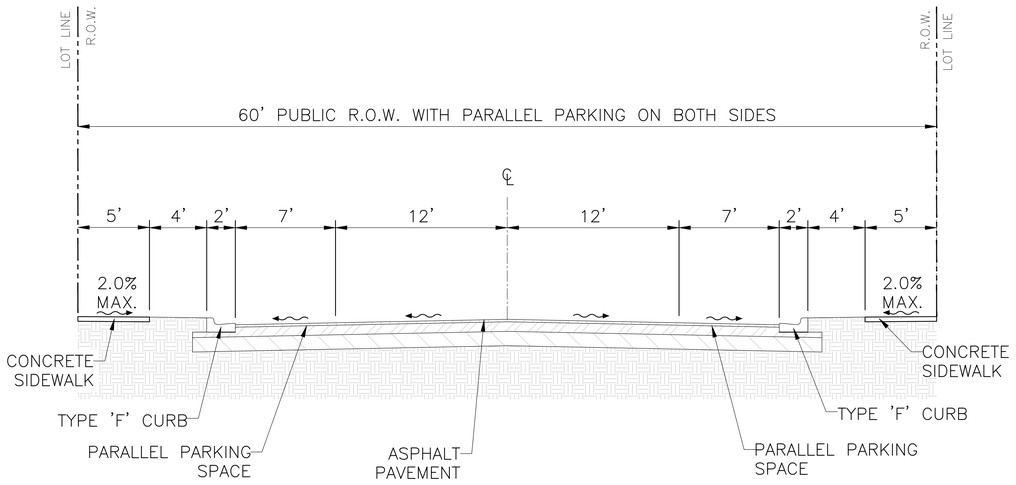
PAULUCCI ACRES
CITY OF APOPKA, FLORIDA

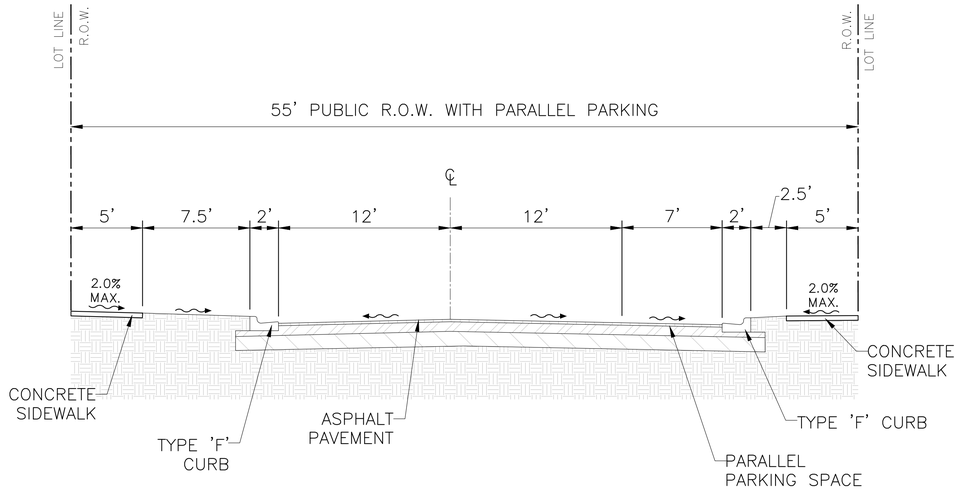
DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 10/20/2025

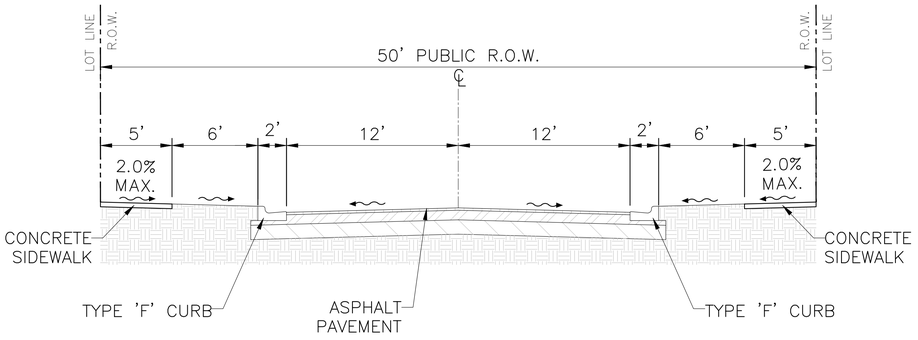
SCALE: N.T.S.
PROJECT: PUL-051
SHEET: C1.11a

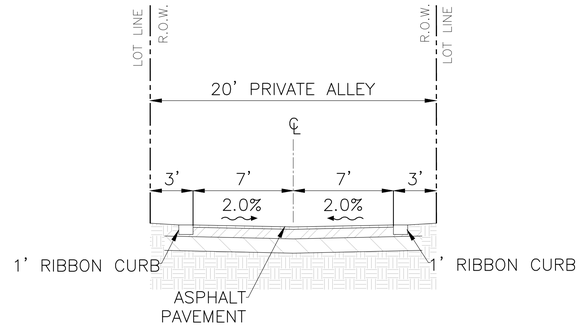
LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 10/20/25

This item has been digitally signed and sealed by Luke M. Classon, 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.

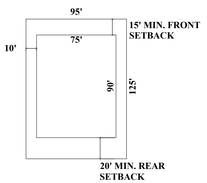




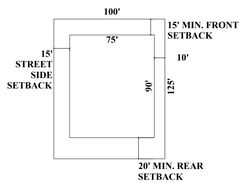




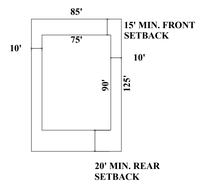
TYPICAL 95' LOT SIZE/PROPOSED BUILDING PAD



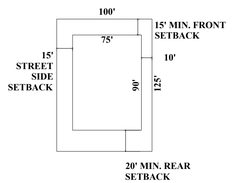
CORNER 95' LOT SIZE/PROPOSED BUILDING PAD



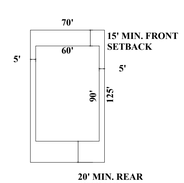
TYPICAL 85' LOT SIZE/PROPOSED BUILDING PAD



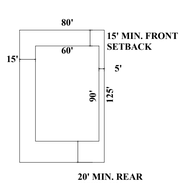
CORNER 85' LOT SIZE/PROPOSED BUILDING PAD



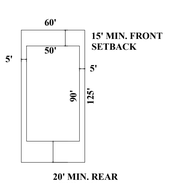
TYPICAL 70' LOT SIZE/PROPOSED BUILDING PAD



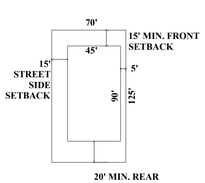
CORNER 70' LOT SIZE/PROPOSED BUILDING PAD



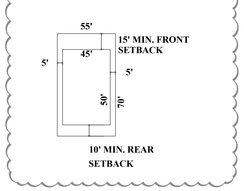
TYPICAL 60' LOT SIZE/PROPOSED BUILDING PAD



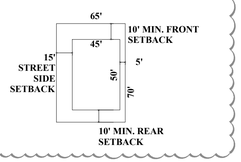
CORNER 60' LOT SIZE/PROPOSED BUILDING PAD



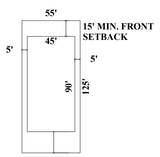
SHORT PAD 55' LOT SIZE/PROPOSED BUILDING PAD



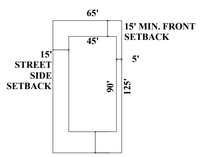
CORNER SHORT PAD 55' LOT SIZE/PROPOSED BUILDING PAD



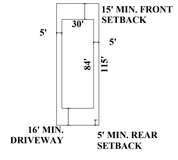
TYPICAL 55' LOT SIZE/PROPOSED BUILDING PAD



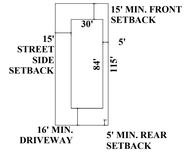
CORNER 55' LOT SIZE/PROPOSED BUILDING PAD



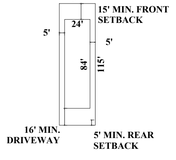
TYPICAL 40' LOT SIZE/PROPOSED BUILDING PAD



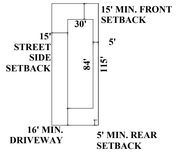
CORNER 40' LOT SIZE/PROPOSED BUILDING PAD



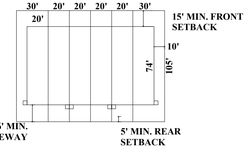
TYPICAL 34' LOT SIZE/PROPOSED BUILDING PAD



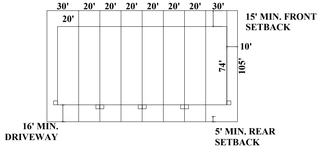
CORNER 34' LOT SIZE/PROPOSED BUILDING PAD



6-UNIT TOWNHOMES SIZE/PROPOSED BUILDING PAD



8-UNIT TOWNHOMES SIZE/PROPOSED BUILDING PAD



NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	10/20/25	CITY OF APOPKA COMMENTS DATED 09/29/2025	LMC
2	09/04/25	CITY OF APOPKA COMMENTS DATED 07/08/2025	

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

TYPICAL LOT DETAILS AND ROAD CROSS SECTIONS

PAULUCCI ACRES
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 10/20/2025

SCALE: N.T.S.
PROJECT: PUL-051
SHEET: C1.12

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA 10/20/25 PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Luke A. Classon, 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\PUL-051 Paulucci Assemblage\Drawings\CAD Civil3D\Layouts\03 Master Plan\Master Plan.dwg Modified:10/20/2025 By:afrancis Plotted By:andrew francis

POD 1A TRACT DATA

TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A1'	PUBLIC RIGHT OF WAY	14.37 AC	626,170 SF	CITY
TRACT 'B1'	30' RIGHT-OF-WAY DEDICATION	0.73 AC	31,816 SF	COUNTY
TRACT 'C1'	RIGHT-OF-WAY DEDICATION	0.14 AC	6,308 SF	CITY
TRACT 'D1'	RIGHT-OF-WAY DEDICATION	0.45 AC	19,414 SF	CITY
TRACT 'E1'	20' PRIVATE ALLEY	0.25 AC	10,888 SF	H.O.A./C.D.D.
TRACT 'F1'	20' PRIVATE ALLEY	0.25 AC	10,895 SF	H.O.A./C.D.D.
TRACT 'G1'	20' PRIVATE ALLEY	0.26 AC	11,286 SF	H.O.A./C.D.D.
TRACT 'H1'	20' PRIVATE ALLEY	0.20 AC	8,696 SF	H.O.A./C.D.D.
TRACT 'I1'	20' PRIVATE ALLEY	0.20 AC	8,686 SF	H.O.A./C.D.D.
TRACT 'J1'	25' LANDSCAPE BUFFER	1.31 AC	57,022 SF	H.O.A./C.D.D.
TRACT 'K1'	10' LANDSCAPE BUFFER	0.08 AC	3,518 SF	H.O.A./C.D.D.
TRACT 'L1'	LANDSCAPE MEDIAN	0.05 AC	2,390 SF	H.O.A./C.D.D.
TRACT 'M1'	LANDSCAPE MEDIAN	0.01 AC	605 SF	H.O.A./C.D.D.
TRACT 'N1'	AMENITY #1	1.23 AC	53,394 SF	H.O.A./C.D.D.
TRACT 'O1'	CONSERVATION AREA #1	15.73 AC	685,137 SF	H.O.A./C.D.D.
TRACT 'P1'	CONSERVATION AREA #2	8.80 AC	383,139 SF	H.O.A./C.D.D.
TRACT 'Q1'	CONSERVATION AREA #3/PUBLIC PARK DEDICATION	145.56 AC	6,340,696 SF	CITY
TRACT 'R1'	OPEN SPACE	4.06 AC	177,001 SF	H.O.A./C.D.D.
TRACT 'S1'	STORMWATER POND #1	16.00 AC	697,136 SF	H.O.A./C.D.D.
TRACT 'T1'	STORMWATER POND #2	21.21 AC	923,965 SF	H.O.A./C.D.D.
TRACT 'U1'	LIFT STATION #1	0.05 AC	1,975 SF	CITY
N/A	PORTION TO REMAIN IN OC, EXCL. FROM PD	0.37 AC	16,326 SF	COUNTY

POD 1B TRACT DATA

TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'V1'	PUBLIC RIGHT OF WAY	4.08 AC	177,686 SF	CITY
TRACT 'W1'	20' PRIVATE ALLEY	0.40 AC	17,386 SF	H.O.A./C.D.D.
TRACT 'X1'	25' LANDSCAPE BUFFER	1.26 AC	54,982 SF	H.O.A./C.D.D.
TRACT 'Y1'	OPEN SPACE	3.70 AC	161,341 SF	H.O.A./C.D.D.
TRACT 'Z1'	CONSERVATION AREA #4	1.50 AC	65,262 SF	H.O.A./C.D.D.

POD 2 TRACT DATA

TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A2'	PUBLIC RIGHT-OF-WAY	2.66 AC	116,081 SF	CITY
TRACT 'B2'	30' RIGHT-OF-WAY DEDICATION	4.88 AC	212,613 SF	COUNTY
TRACT 'C2'	RIGHT-OF-WAY DEDICATION	0.41 AC	18,001 SF	CITY
TRACT 'D2'	10' LANDSCAPE BUFFER	0.43 AC	18,876 SF	H.O.A./C.D.D.
TRACT 'E2'	10' LANDSCAPE BUFFER	0.10 AC	4,209 SF	H.O.A./C.D.D.
TRACT 'F2'	10' LANDSCAPE BUFFER	0.14 AC	6,048 SF	H.O.A./C.D.D.
TRACT 'G2'	25' LANDSCAPE BUFFER	0.63 AC	27,268 SF	H.O.A./C.D.D.
TRACT 'H2'	LANDSCAPE MEDIAN	0.02 AC	909 SF	H.O.A./C.D.D.
TRACT 'I2'	OPEN SPACE	4.64 AC	202,316 SF	H.O.A./C.D.D.
TRACT 'J2'	OPEN SPACE/STORMWATER (OC DEDICATION)	3.71 AC	161,476 SF	COUNTY
TRACT 'K2'	STORMWATER POND #3	13.10 AC	570,715 SF	H.O.A./C.D.D.
TRACT 'L2'	LIFT STATION #2	0.06 AC	2,512 SF	CITY

POD 3 TRACT DATA

TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A3'	PUBLIC RIGHT-OF-WAY	2.28 AC	99,435 SF	CITY
TRACT 'B3'	30' RIGHT-OF-WAY DEDICATION	2.15 AC	93,484 SF	COUNTY
TRACT 'C3'	RIGHT-OF-WAY DEDICATION	0.75 AC	32,867 SF	CITY
TRACT 'D3'	25' LANDSCAPE BUFFER	0.77 AC	33,559 SF	H.O.A./C.D.D.
TRACT 'E3'	10' LANDSCAPE BUFFER	0.08 AC	3,451 SF	H.O.A./C.D.D.
TRACT 'F3'	10' LANDSCAPE BUFFER	0.04 AC	1,732 SF	H.O.A./C.D.D.
TRACT 'G3'	10' LANDSCAPE BUFFER	0.57 AC	24,726 SF	H.O.A./C.D.D.
TRACT 'H3'	25' LANDSCAPE BUFFER	1.25 AC	54,514 SF	H.O.A./C.D.D.
TRACT 'I3'	STORMWATER POND #4	5.23 AC	227,868 SF	H.O.A./C.D.D.
TRACT 'J3'	STORMWATER POND #5	3.30 AC	143,946 SF	H.O.A./C.D.D.
TRACT 'K3'	STORMWATER POND #6	8.98 AC	391,187 SF	H.O.A./C.D.D.
TRACT 'L3'	LIFT STATION #3	0.05 AC	2,100 SF	CITY

POD 4 TRACT DATA

TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A4'	PUBLIC RIGHT-OF-WAY	5.01 AC	218,159 SF	CITY
TRACT 'B4'	30' RIGHT-OF-WAY DEDICATION	2.15 AC	93,816 SF	COUNTY
TRACT 'C4'	10' LANDSCAPE BUFFER	0.05 AC	2,196 SF	H.O.A./C.D.D.
TRACT 'D4'	10' LANDSCAPE BUFFER	0.23 AC	10,050 SF	H.O.A./C.D.D.
TRACT 'E4'	10' LANDSCAPE BUFFER	0.52 AC	22,519 SF	H.O.A./C.D.D.
TRACT 'F4'	10' LANDSCAPE BUFFER	0.11 AC	4,985 SF	H.O.A./C.D.D.
TRACT 'G4'	LANDSCAPE MEDIAN	0.04 AC	1,682 SF	H.O.A./C.D.D.
TRACT 'H4'	LANDSCAPE MEDIAN	0.03 AC	1,359 SF	H.O.A./C.D.D.
TRACT 'I4'	CONSERVATION AREA #5	13.73 AC	598,030 SF	H.O.A./C.D.D.
TRACT 'J4'	OPEN SPACE	0.15 AC	6,743 SF	H.O.A./C.D.D.
TRACT 'K4'	STORMWATER POND #7	9.96 AC	433,829 SF	H.O.A./C.D.D.
TRACT 'L4'	STORMWATER POND #8	5.77 AC	251,168 SF	H.O.A./C.D.D.
TRACT 'M4'	STORMWATER POND #9	7.59 AC	330,818 SF	H.O.A./C.D.D.
TRACT 'N4'	LIFT STATION #4	0.04 AC	1,950 SF	CITY

POD 5 TRACT DATA

TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A5'	PUBLIC RIGHT-OF-WAY	3.02 AC	131,588 SF	CITY
TRACT 'B5'	20' PRIVATE ALLEY	0.34 AC	14,897 SF	H.O.A./C.D.D.
TRACT 'C5'	20' PRIVATE ALLEY	0.34 AC	14,886 SF	H.O.A./C.D.D.
TRACT 'D5'	25' LANDCAPE BUFFER	0.88 AC	38,162 SF	H.O.A./C.D.D.
TRACT 'E5'	10' LANDSCAPE BUFFER	0.10 AC	4,300 SF	H.O.A./C.D.D.
TRACT 'F5'	OPEN SPACE	0.19 AC	8,066 SF	H.O.A./C.D.D.

POD 6 TRACT DATA

TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A6'	PUBLIC RIGHT-OF-WAY	5.58 AC	242,965 SF	CITY
TRACT 'B6'	30' RIGHT-OF-WAY DEDICATION	0.16 AC	6,770 SF	COUNTY
TRACT 'C6'	25' LANDSCAPE BUFFER	2.47 AC	107,796 SF	H.O.A./C.D.D.
TRACT 'D6'	AMENITY #2	0.48 AC	20,741 SF	H.O.A./C.D.D.
TRACT 'E6'	OPEN SPACE	0.12 AC	5,395 SF	H.O.A./C.D.D.
TRACT 'F6'	OPEN SPACE	0.34 AC	14,930 SF	H.O.A./C.D.D.
TRACT 'G6'	OPEN SPACE	4.00 AC	174,342 SF	H.O.A./C.D.D.
TRACT 'H6'	STORMWATER POND #10	23.38 AC	1,018,498 SF	H.O.A./C.D.D.
TRACT 'I6'	LIFT STATION #5	0.05 AC	2,049 SF	CITY

POD 7 TRACT DATA

TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A7'	PUBLIC RIGHT-OF-WAY	10.64 AC	463,552 SF	CITY
TRACT 'B7'	PRIVATE RIGHT-OF-WAY	1.39 AC	60,400 SF	H.O.A./C.D.D.
TRACT 'C7'	25' LANDSCAPE BUFFER	1.17 AC	50,805 SF	H.O.A./C.D.D.
TRACT 'D7'	10' LANDSCAPE BUFFER	0.16 AC	7,005 SF	H.O.A./C.D.D.
TRACT 'E7'	10' LANDSCAPE BUFFER	0.18 AC	7,989 SF	H.O.A./C.D.D.
TRACT 'F7'	LANDSCAPE BUFFER	0.14 AC	5,968 SF	H.O.A./C.D.D.
TRACT 'G7'	10' LANDSCAPE BUFFER	0.26 AC	11,380 SF	H.O.A./C.D.D.
TRACT 'H7'	10' LANDSCAPE BUFFER	0.03 AC	1,500 SF	H.O.A./C.D.D.
TRACT 'I7'	25' LANDSCAPE BUFFER	0.86 AC	37,491 SF	H.O.A./C.D.D.
TRACT 'J7'	AMENITY #3	0.87 AC	37,937 SF	H.O.A./C.D.D.
TRACT 'K7'	CONSERVATION AREA #6	14.68 AC	639,625 SF	H.O.A./C.D.D.
TRACT 'L7'	OPEN SPACE	0.07 AC	3,189 SF	H.O.A./C.D.D.
TRACT 'M7'	OPEN SPACE	0.07 AC	3,189 SF	H.O.A./C.D.D.
TRACT 'N7'	OPEN SPACE	0.07 AC	3,122 SF	H.O.A./C.D.D.
TRACT 'O7'	OPEN SPACE	0.06 AC	2,517 SF	H.O.A./C.D.D.
TRACT 'P7'	OPEN SPACE/STORMWATER	8.71 AC	379,546 SF	H.O.A./P.O.A./C.D.D.
TRACT 'Q7'	STORMWATER POND #11	11.04 AC	480,842 SF	H.O.A./C.D.D.
TRACT 'R7'	STORMWATER POND #12	10.74 AC	467,724 SF	H.O.A./C.D.D.
TRACT 'S7'	LIFT STATION #6	0.05 AC	1,969 SF	CITY
TRACT 'T7'	FUTURE MIXED-USE/COMMERCIAL TRACT 1	4.90 AC	213,403 SF	PROPERTY OWNER
TRACT 'U7'	FUTURE MIXED-USE/COMMERCIAL TRACT 2	5.92 AC	257,713 SF	PROPERTY OWNER

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A	10/20/25	CITY OF APOPKA COMMENTS DATED 09/29/2025	LMC
A	09/09/25	CITY OF APOPKA COMMENTS DATED 07/08/2025	LMC

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

TRACT DATA TABLES

PAULUCCI ACRES
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 10/20/2025

SCALE: N.T.S.
PROJECT: PUL-051
SHEET: C1.13

LUKE CLASSON LICENSED No 77066 STATE OF FLORIDA 10/20/25 PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Luke A. Classon, 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\PUL-051 Paulucci Assemblage\Drawings\CAD Civil3D\Layouts\03 Master Plan\Master Plan.dwg Modified:10/20/2025 By:afrancis Plotted By:andrew francis

Lot Count by Phase									
	20' Townhomes	34' Lots	40' Lots	55' Lots	60' Lots	70' Lots	85' Lots	95' Lots	Total
Pod 1A/1B	102	12	94	168	0	0	18	17	411
Pod 2	0	0	0	26	22	0	0	12	60
Pod 3	0	0	0	30	8	4	0	5	47
Pod 4	0	0	0	24	39	8	0	4	75
Pod 5	0	0	72	40	0	0	0	0	112
Pod 6	0	0	0	32	48	0	0	34	114
Pod 7	56	21	0	27	73	37	0	1	215
Total	**158**	**33**	**166**	**347**	**190**	**49**	**18**	**73**	**1034**

Roadway Length by Phase		
	Standard Road*	Private Alley
Pod 1A/1B	10,938 LF	2,794 LF
Pod 2	2,304 LF	0 LF
Pod 3	3,569 LF	0 LF
Pod 4	3,547 LF	0 LF
Pod 5	2,393 LF	1,596 LF
Pod 6	5,640 LF	0 LF
Pod 7	8,049 LF	2,033 LF
Total	**36,439 LF**	**6,423 LF**

N

W E

S

GRAPHIC SCALE

400 0 200 400 800

(IN FEET)
1 inch = 400 ft.

LEGEND

- PROPERTY BOUNDARY
- POD 1 A/B
- POD 1 C
- POD 2
- POD 3
- POD 4
- POD 5
- POD 6
- POD 7
- MIXED-USE/COMMERCIAL (BY OTHERS)
- PHASING LINE

*ROADWAYS WITHIN GATED PODS ARE TO BE PRIVATE, WHILE ALL OTHER PROPOSED ROADS ARE TO BE PUBLIC. DETERMINATION AS TO WHICH PODS WILL BE GATED WILL BE MADE DURING CSP PERMITTING.

JASON DWELLEY PARKWAY

POD 7
95'X125' UNITS: 1
70'X125' UNITS: 37
60'X125' UNITS: 73
55'X125' UNITS: 27
34'X115' UNITS: 21
TOWNHOME UNITS: 56
TOTAL: 213

MIXED-USE/COMMERCIAL TRACTS TO BE DEVELOPED BY OTHERS

STORMWATER TRACT TO BE DEDICATED TO ORANGE COUNTY

PARK TO BE DEDICATED TO THE CITY OF APOPKA (POD 1C)

POD 4
95'X132' UNITS: 4
70'X125' UNITS: 8
60'X125' UNITS: 39
55'X125' UNITS: 24
TOTAL: 77

POD 3
95'X132' UNITS: 5
70'X125' UNITS: 4
60'X125' UNITS: 8
55'X125' UNITS: 30
TOTAL: 47

W PONKAN ROAD

PODS 1A/B
95'X132' UNITS: 17
85'X125' UNITS: 18
55'X125' UNITS: 168
40'X115' UNITS: 94
34'X115' UNITS: 12
TOWNHOME UNITS: 102
TOTAL: 411

POD 6
95'X132' UNITS: 34
60'X125' UNITS: 48
55'X125' UNITS: 32
TOTAL: 114

POD 2
95'X132' UNITS: 12
60'X125' UNITS: 22
55'X125' UNITS: 26
TOTAL: 60

POD 1A
POD 1B

POD 5
55'X125' UNITS: 40
40'X115' UNITS: 72
TOTAL: 112

W KELLY ROAD

Proposed Cumulative Residential Open Space Table						
Pod	Open Space Area	Total Pod Area	Cumulative PD Open Space	Cumulative PD Area	Pod Open Space %	Cumulative Open Space %
Pod 1A	59.18 Ac.	120.49 Ac.	59.18 Ac.	120.49 Ac.	49.1%	49.12%
Pod 1B	6.46 Ac.	30.08 Ac.	65.65 Ac.	150.57 Ac.	21.5%	43.60%
Pod 1C	152.10 Ac.	154.28 Ac.	217.75 Ac.	304.84 Ac.	98.6%	71.43%
Pod 2	18.57 Ac.	34.06 Ac.	236.31 Ac.	338.90 Ac.	54.5%	69.73%
Pod 3	15.85 Ac.	34.70 Ac.	252.16 Ac.	373.60 Ac.	45.7%	67.49%
Pod 4	32.36 Ac.	56.63 Ac.	284.51 Ac.	430.23 Ac.	57.1%	66.13%
Pod 5	1.16 Ac.	19.68 Ac.	285.67 Ac.	449.91 Ac.	5.9%	63.50%
Pod 6	24.96 Ac.	61.28 Ac.	310.63 Ac.	511.19 Ac.	40.7%	60.77%
Pod 7	34.97 Ac.	82.58 Ac.	345.60 Ac.	593.76 Ac.	42.3%	58.20%
Future Commercial Tract 1	.98 Ac.*	4.90 Ac.	346.58 Ac.	598.66 Ac.	20.0%*	57.89%
Future Commercial Tract 2	1.18 Ac.*	5.92 Ac.	347.76 Ac.	604.58 Ac.	20.0%*	57.52%

*EACH COMMERCIAL PHASE OF THE DEVELOPMENT SHALL PROVIDE A MINIMUM OF 20% OF ITS ACREAGE AS OPEN SPACE ACCORDING TO LDC SECTIONS 5.4.4 AND 5.4.5

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY:
1	10/20/25	CITY OF APOPKA COMMENTS DATED 09/29/2025	LMC
2	09/04/25	CITY OF APOPKA COMMENTS DATED 07/08/2025	

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

PHASING PLAN

PAULUCCI ACRES
CITY OF APOPKA, FLORIDA

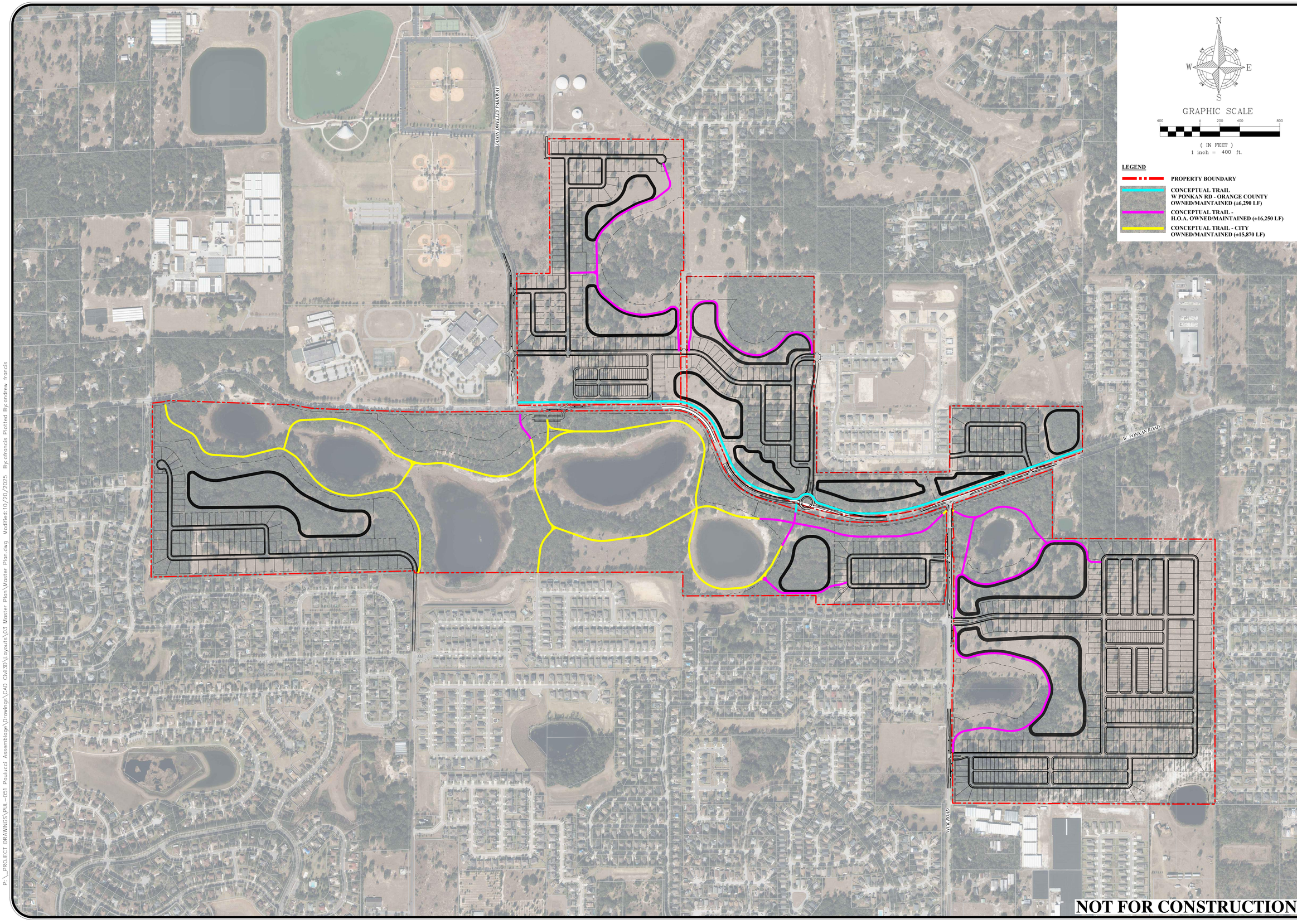
DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 10/20/2025

SCALE: 1" = 400'
PROJECT: PUL-051
SHEET: C1.14

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 10/20/25

The seal has been digitally signed and dated in accordance with Rule 61G15-23.003, F.A.C. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

P:_PROJECT DRAWINGS\PUL-051 Paulucci Assemblage\Drawings\CAD Civil3D\Layouts\03 Master Plan\Master Plan.dwg Modified: 10/20/2025 By: afrancis Plotted By: andrew francis



P:_PROJECT DRAWINGS\PUL-051 Paulucci Assemblage\Drawings\CAD Civil3D\Layouts\03 Master Plan\Master Plan.dwg Modified:10/20/2025 By:afrancis Plotted By:andrew francis

REV.	DATE	DESCRIPTION	BY
1	10/20/25	CITY OF APOPKA COMMENTS DATED 09/29/2025	LMC
2	09/04/25	CITY OF APOPKA COMMENTS DATED 07/08/2025	

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

CONCEPTUAL MULTI-PURPOSE TRAIL PLAN

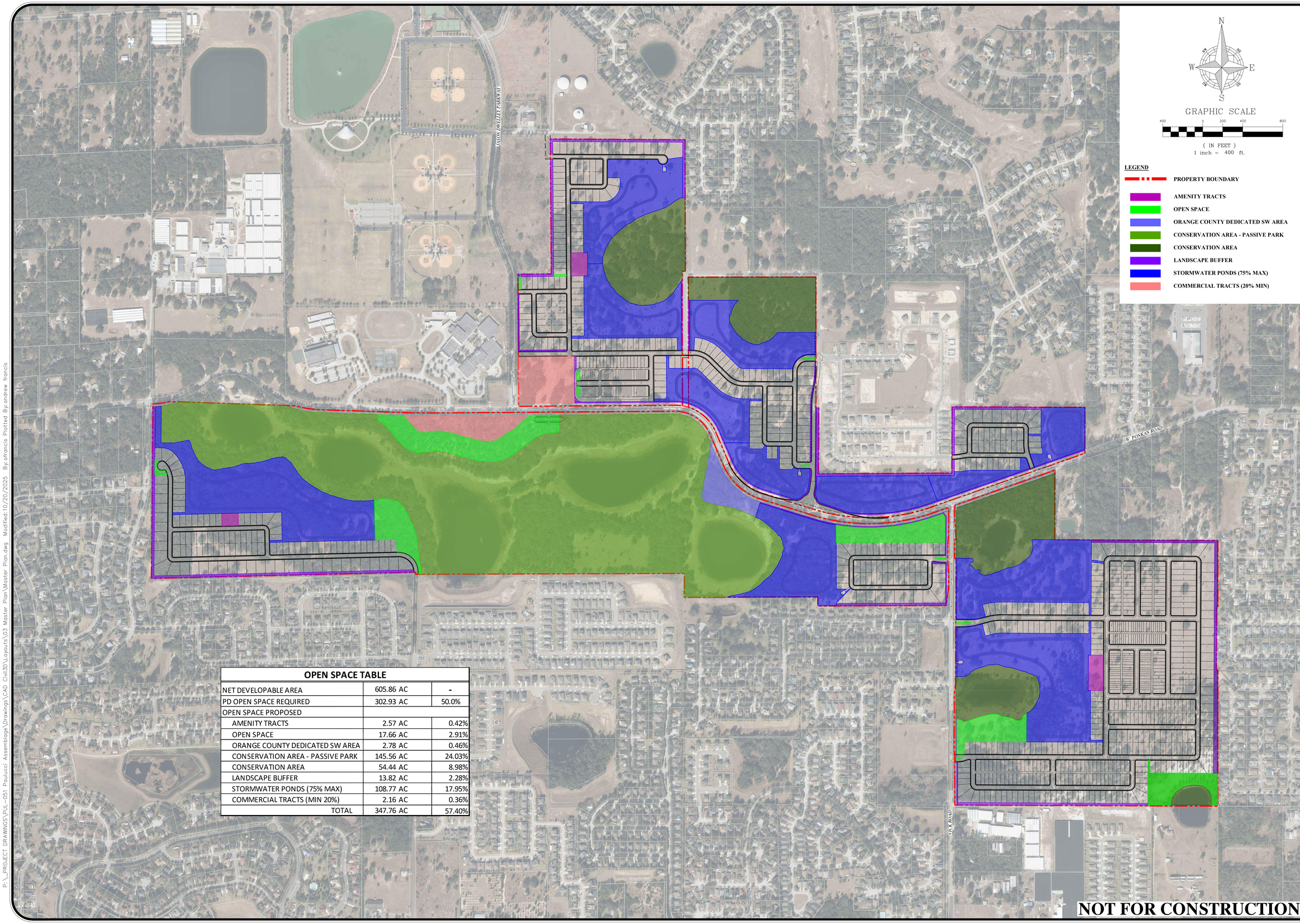
PAULUCCI ACRES
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 10/20/2025

SCALE: 1" = 400'
PROJECT: PUL-051
SHEET: C1.15

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 10/20/25

This item has been digitally signed and sealed by Luke Classon, 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.



OPEN SPACE TABLE		
NET DEVELOPABLE AREA	605.86 AC	-
PD OPEN SPACE REQUIRED	302.93 AC	50.0%
OPEN SPACE PROPOSED		
AMENITY TRACTS	2.57 AC	0.42%
OPEN SPACE	17.66 AC	2.91%
ORANGE COUNTY DEDICATED SW AREA	2.78 AC	0.46%
CONSERVATION AREA - PASSIVE PARK	145.56 AC	24.03%
CONSERVATION AREA	54.44 AC	8.98%
LANDSCAPE BUFFER	13.82 AC	2.28%
STORMWATER PONDS (75% MAX)	108.77 AC	17.95%
COMMERCIAL TRACTS (MIN 20%)	2.16 AC	0.36%
TOTAL	347.76 AC	57.40%

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A	10/20/25	CITY OF APOPKA COMMENTS DATED 09/29/2025	LMC
A	09/04/25	CITY OF APOPKA COMMENTS DATED 07/08/2025	LMC

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

OPEN SPACE EXHIBIT

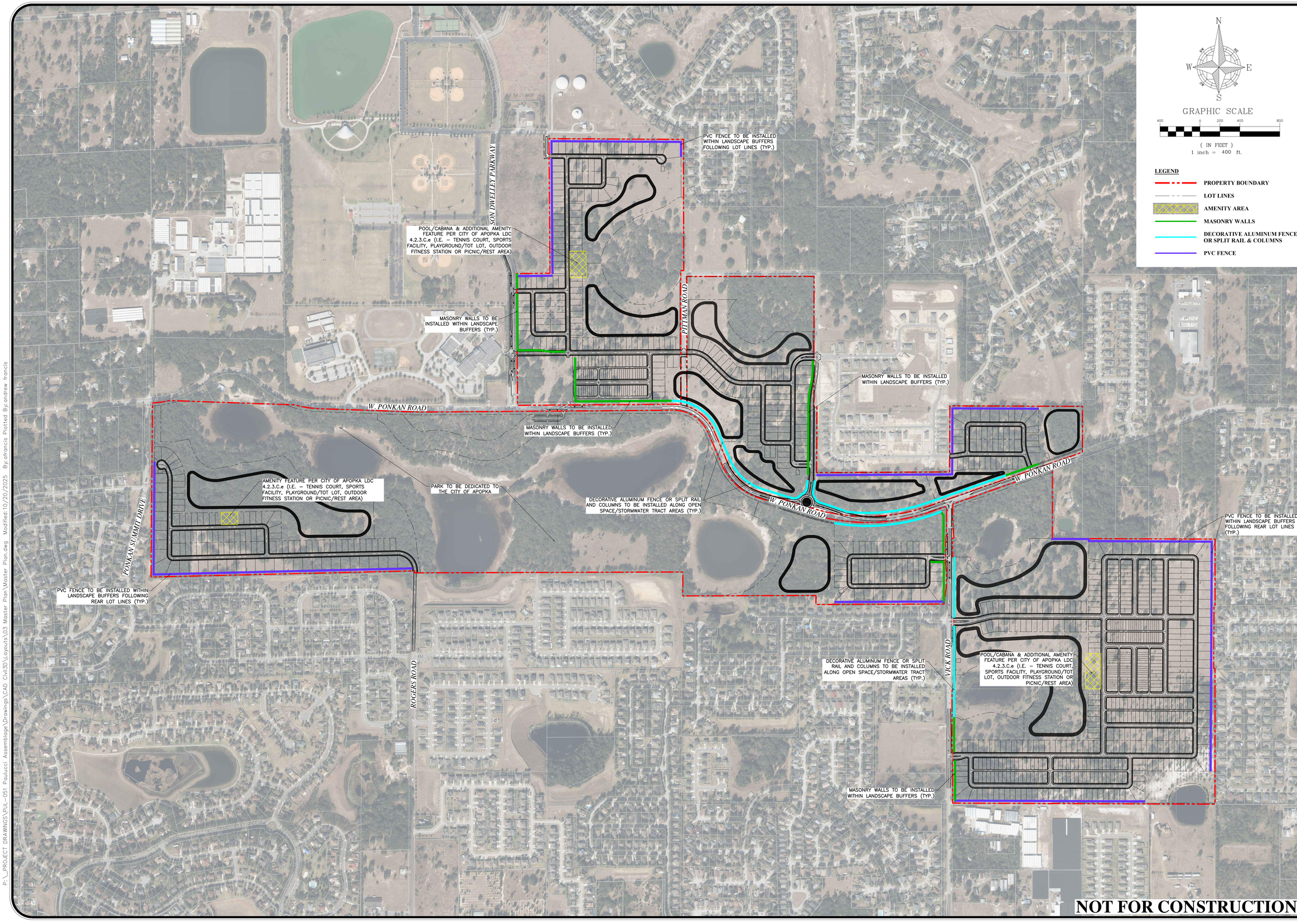
PAULUCCI ACRES
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 10/20/2025
SCALE: 1" = 400'
PROJECT: PUL-051
SHEET: C1.16

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 10/20/25

This item has been digitally signed and sealed by Luke Classson, 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\PUL-051 Paulucci Assemblage\Drawings\CAD Civil3D\Layouts\03 Master Plan\Master Plan.dwg Modified:10/20/2025 By:afrancis Plotted By:andrew francis



NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	10/20/25	CITY OF APOPKA COMMENTS DATED 09/29/2025	LMC
2	09/04/25	CITY OF APOPKA COMMENTS DATED 07/08/2025	

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

AMENITY AND BUFFER TREATMENT EXHIBIT

PAULUCCI ACRES
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 10/20/2025

SCALE: 1" = 400'
PROJECT: PUL-051
SHEET: C1.17

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 10/20/25

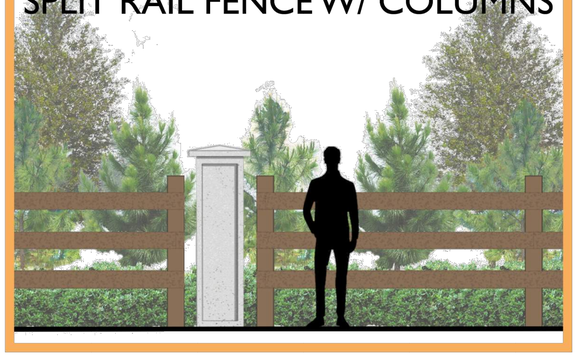
This item has been digitally signed and sealed by Luke Classon, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

P:_PROJECT DRAWINGS\PUL-051 Paulucci Assemblage\Drawings\CAD Civil3D\Layouts\03 Master Plan\Master Plan.dwg Modified:10/20/2025 By:afrancis Plotted By:andrew francis

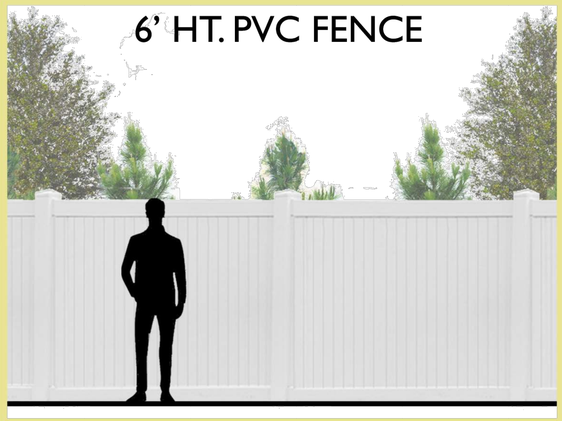
PAULUCCI ACRES

SITE WALLS AND FENCES

SPLIT RAIL FENCE W/ COLUMNS

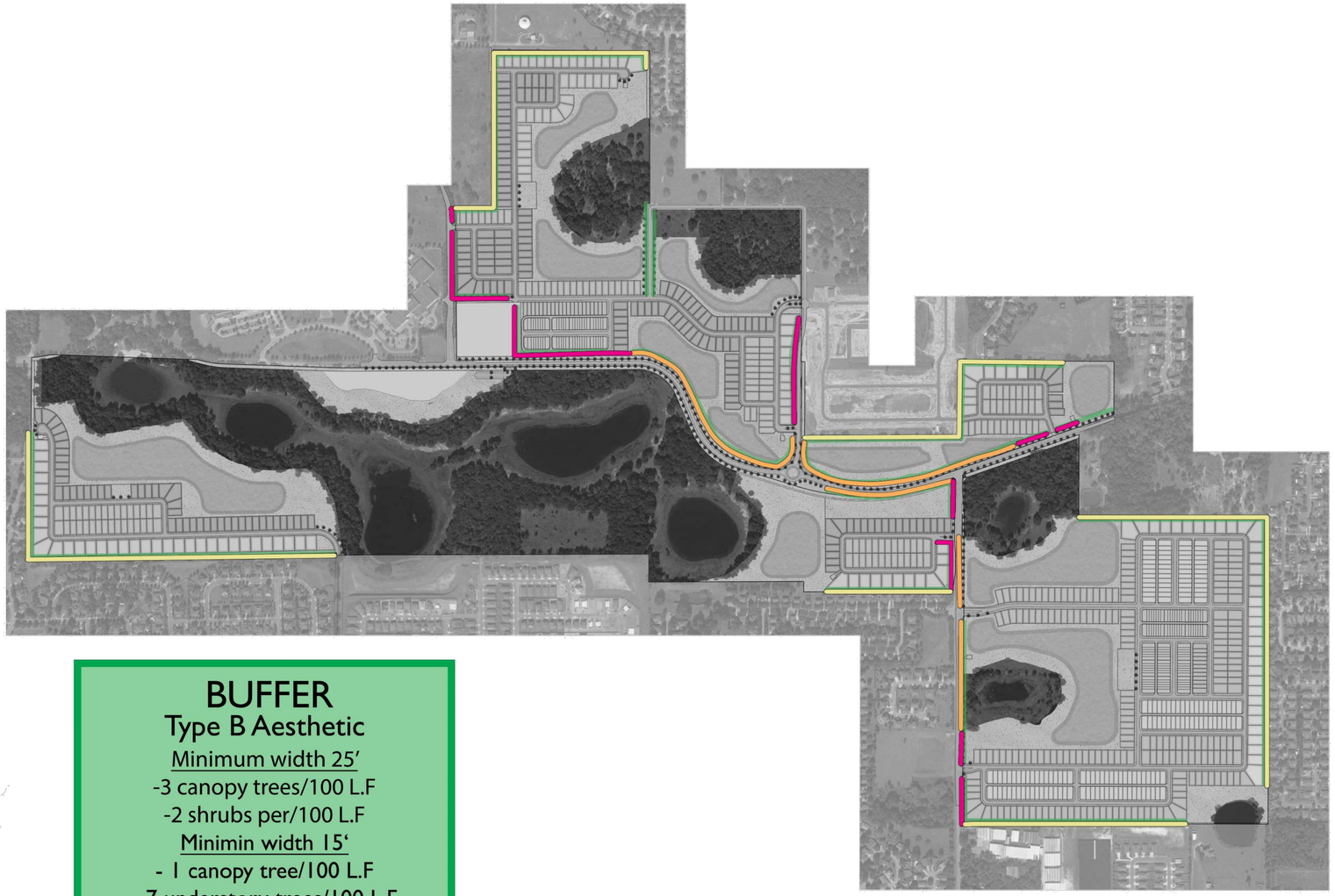


6' HT. PVC FENCE



6' HT. PRECAST WALL





BUFFER

Type B Aesthetic

Minimum width 25'

-3 canopy trees/100 L.F

-2 shrubs per/100 L.F

Minimin width 15'

- 1 canopy tree/100 L.F
- 7 understory trees/100 L.F
- 5 shrubs/100 L.F

Minimum width 5'

-4' tall semi-opaque fence

or

- Wall and 10 evergreen shrubs per every 100 L.F

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	10/20/25	CITY OF APOPKA COMMENTS DATED 09/29/2025	LMC
2	09/04/25	CITY OF APOPKA COMMENTS DATED 07/08/2025	LMC

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 30060

BUFFER TREATMENT DETAILS

PAULUCCI ACRES
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 10/20/2025

SCALE: N.T.S.
PROJECT: PUL-051
SHEET: C1.18

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
10/20/25

This item has been digitally signed and sealed by Luke A. Classon, 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\PUL-051 Paulucci Assemblage\Drawings\CAD Civil3D\Layouts\03 Master Plan\Master Plan.dwg Modified:10/20/2025 By:alfrancis Plotted By:andrew.francis

Townhome Product

Dahlia

1,683 A/C Sq. Ft. | 3 Bedrooms | 2.5 Baths | 2-Car Garage



Elevation FH2

Aurora



Elevation C02



Elevation MD2

Julep

1,770 A/C Sq. Ft. | 3 - 4 Bedrooms | 2.5 Baths | 2-Car Garage



Elevation FH2

Aurora



Elevation C02



Elevation MD2

Orchid

1,553 A/C Sq. Ft. | 3 Bedrooms | 2.5 Baths | 2-Car Garage



Elevation FH2

Aurora



Elevation C02



Elevation MD2

34' Rearload Product

Benton

1,628 A/C Sq. Ft. | 3 Bedrooms | 2.5 Baths | 2-Car Garage


Elevation FM1


Elevation CO1

Ember


Elevation FH1


Elevation MD1

Artist's Conception: These drawings are conceptual only and should not be relied upon as a representation, express or implied of the final detail. The developer expressly reserves the right to make modifications, revisions, and changes which it deems desirable in its sole and absolute discretion. Due to normal construction tolerances, square footage may vary. ©2023 Pulte Home Company, LLC. All Rights Reserved. CGC1516628 7-12-23

Pulte.com

Haddock

1,896 - 1,913 A/C Sq. Ft. | 3 Bedrooms | 2.5 Baths | 2-Car Garage



Elevation FM1



Elevation CO1

Ember



Elevation FH1



Elevation MD1

Artist's Conception: These drawings are conceptual only and should not be relied upon as a representation, express or implied of the final detail. The developer expressly reserves the right to make modifications, revisions, and changes which it deems desirable in its sole and absolute discretion. Due to normal construction tolerances, square footage may vary. ©2023 Pulte Home Company, LLC. All Rights Reserved. CGC1516628 7-12-23

Pulte.com

40' Rearload Product

Dylan

1,715 A/C Sq. Ft. | 3 - 4 Bedrooms | 2 Baths | 2-Car Garage


Elevation FM1


Elevation CO1

Haven


Elevation FH1


Elevation MD1

Mabel

2,341 - 2,364 A/C Sq. Ft. | 4 Bedrooms | 3 Baths | 2-Car Garage


Elevation FM1


Elevation CO1

Haven


Elevation FH1


Elevation MD1

Artist's Conception: These drawings are conceptual only and should not be relied upon as a representation, express or implied of the final detail. The developer expressly reserves the right to make modifications, revisions, and changes which it deems desirable in its sole and absolute discretion. Due to normal construction tolerances, square footage may vary. ©2023 Pulte Home Company, LLC. All Rights Reserved. CGC1516628 7-12-23

Pulte.com

50'+ Front Load Product

Highgate

1,850 A/C Sq. Ft. | 4 Bedrooms | 2 Baths | 2-Car Garage



Elevation FM1

Forever



Elevation FM2



Elevation CO1



Elevation MD1



Elevation CO2



Elevation C1



Elevation C2

Whitestone

2,894 A/C Sq. Ft. | 4 - 5 Bedrooms | 2.5 - 4 Baths | 2-Car Garage



Elevation FH2



Elevation C1



Elevation C2



Elevation FM1



Elevation MD1

Classic Series



Elevation FM2



Elevation CO1



Elevation CO2

Artist's Conception: These drawings are conceptual only and should not be relied upon as a representation, express or implied of the final detail. The developer expressly reserves the right to make modifications, revisions, and changes which it deems desirable in its sole and absolute discretion. Due to normal construction tolerances, square footage may vary. ©2024 Pulte Home Company, LLC. All Rights Reserved. CGC1516628 10-23-24

Pulte.com


Elevation MD1


Elevation C2

Yorkshire

3,415 - 3,617 A/C Sq. Ft. | 5 Bedrooms | 3.5 - 4.5 Baths | 2 - 3 Car Tandem Garage


Elevation FM1


Elevation FM2

Classic Series


Elevation C1


Elevation CO1


Elevation CO2

Exterior color schemes will vary per community requirements.

Artist's Conception: These drawings are conceptual only and should not be relied upon as a representation, express or implied of the final detail. The developer expressly reserves the right to make modifications, revisions, and changes which it deems desirable in its sole and absolute discretion. Due to normal construction tolerances, square footage may vary. ©2024 Pulte Home Company, LLC. All Rights Reserved. CGC1516628 10-23-24

Pulte.com

60'+ Front Load Product

Easley

2,685 - 2,985 A/C Sq. Ft. | 3 - 4 Bedrooms | 2.5 - 4.5 Baths | 3-Car Tandem Garage


Elevation FM1


Elevation FM2

Estate Series


Elevation CO1


Elevation C1


Elevation MD1

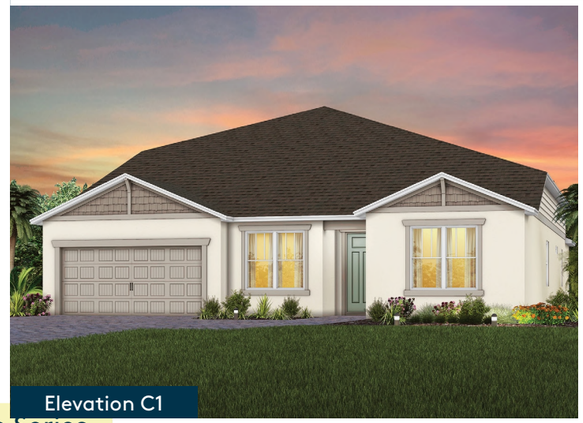

Elevation C2


Elevation CO2

Easley Grand

4,194 - 4,494 A/C Sq. Ft. | 5 - 6 Bedrooms | 3.5 - 5.5 Baths | 3-Car Tandem Garage


Elevation FM1


Elevation C1

Estate Series


Elevation FM2


Elevation CO1


Elevation C2


Elevation CO2


Elevation MD1

Artist's Conception: These drawings are conceptual only and should not be relied upon as a representation, express or implied of the final detail. The developer expressly reserves the right to make modifications, revisions, and changes which it deems desirable in its sole and absolute discretion. Due to normal construction tolerances, square footage may vary. ©2024 Pulte Home Company, LLC. All Rights Reserved. CGC1516628 6/26/24

Pulte.com

Roseland

4,272 - 4,674 A/C Sq. Ft. | 4 - 6 Bedrooms | 3.5 - 6 Baths | 3-Car Garage


Elevation C1


Elevation C2


Elevation LH2


Elevation FM1


Elevation CO1

Legacy


Elevation MD1


Elevation FM2


Elevation CO2


Elevation MD2


Elevation FM2


Elevation FH2

Artist's Conception: These drawings are conceptual only and should not be relied upon as a representation, express or implied of the final detail. The developer expressly reserves the right to make modifications, revisions, and changes which it deems desirable in its sole and absolute discretion. Due to normal construction tolerances, square footage may vary. ©2023 Pulte Home Company, LLC. All Rights Reserved. CGC1516628 6-23-23

Pulte.com

Ashby

2,298 - 2,366 A/C Sq. Ft. | 3 - 4 Bedrooms | 2.5 - 4 Baths | 3-Car Garage


Elevation FM1


Elevation MD1

Estate Series


Elevation FM2


Elevation CO1


Elevation CO2


Elevation C2


Elevation C1

Ashby Grand

3,313 - 3,381 A/C Sq. Ft. | 4 -5 Bedrooms | 3.5 - 5 Baths | 3-Car Garage


Elevation MD1


Elevation C2


Elevation FM1


Elevation FM2

Estate Series

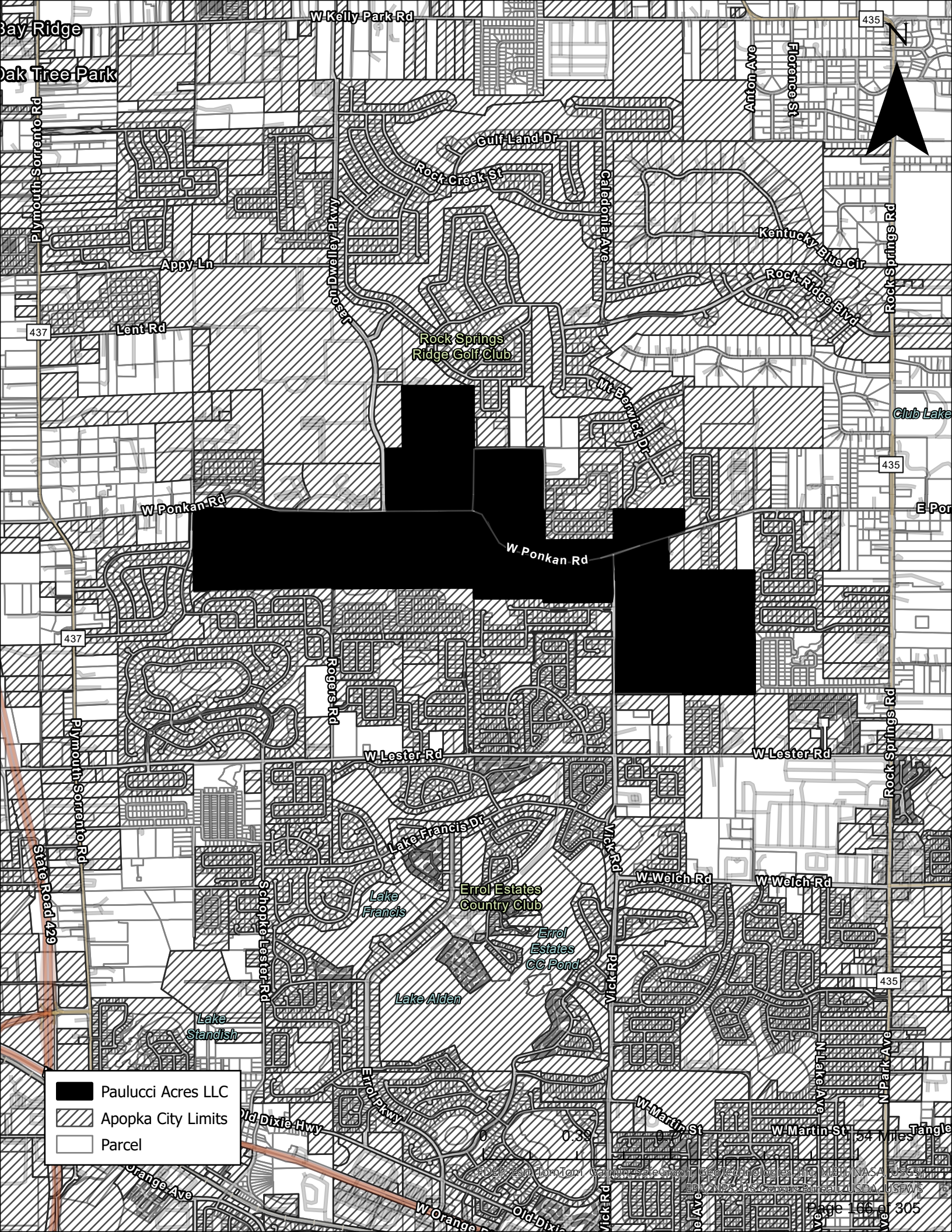

Elevation C1

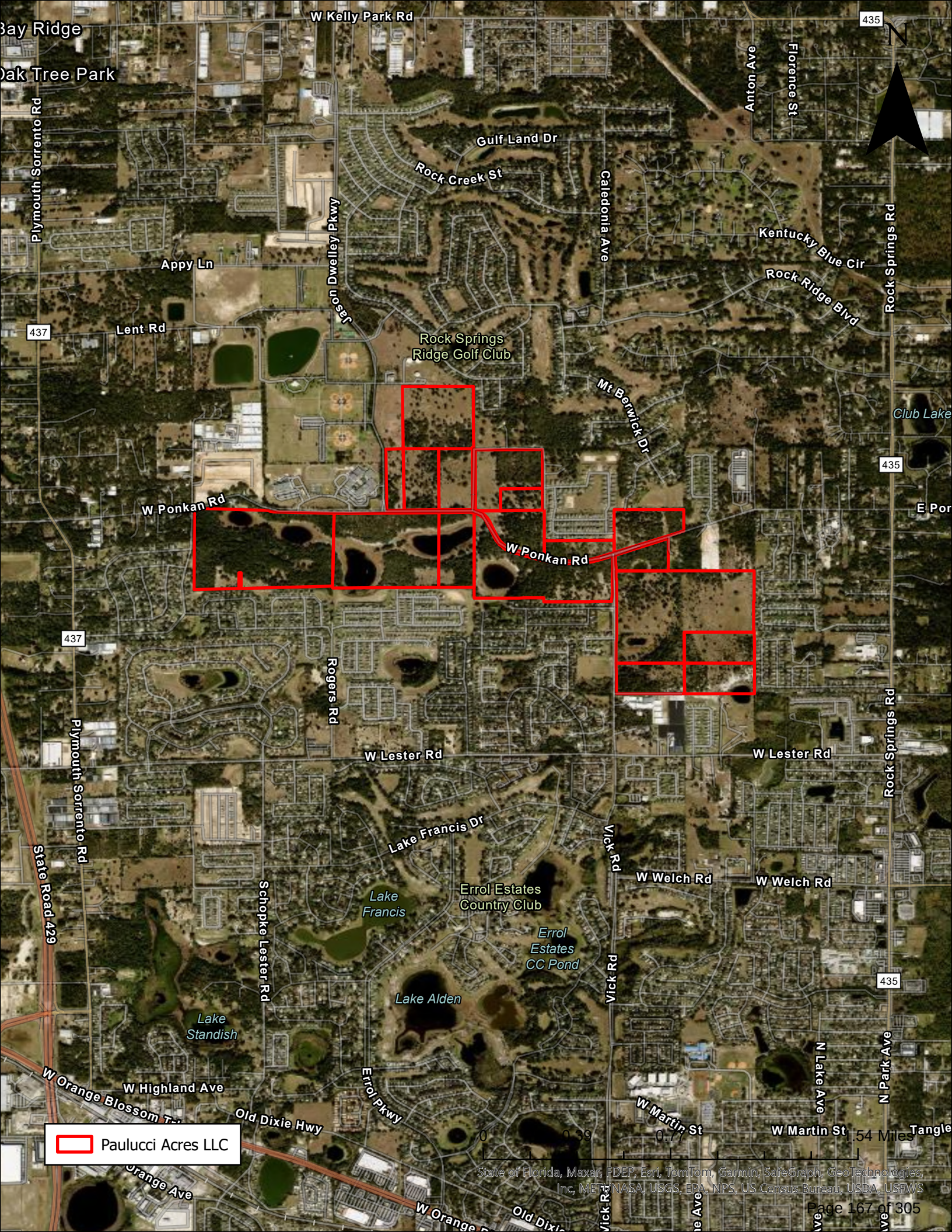

Elevation CO1

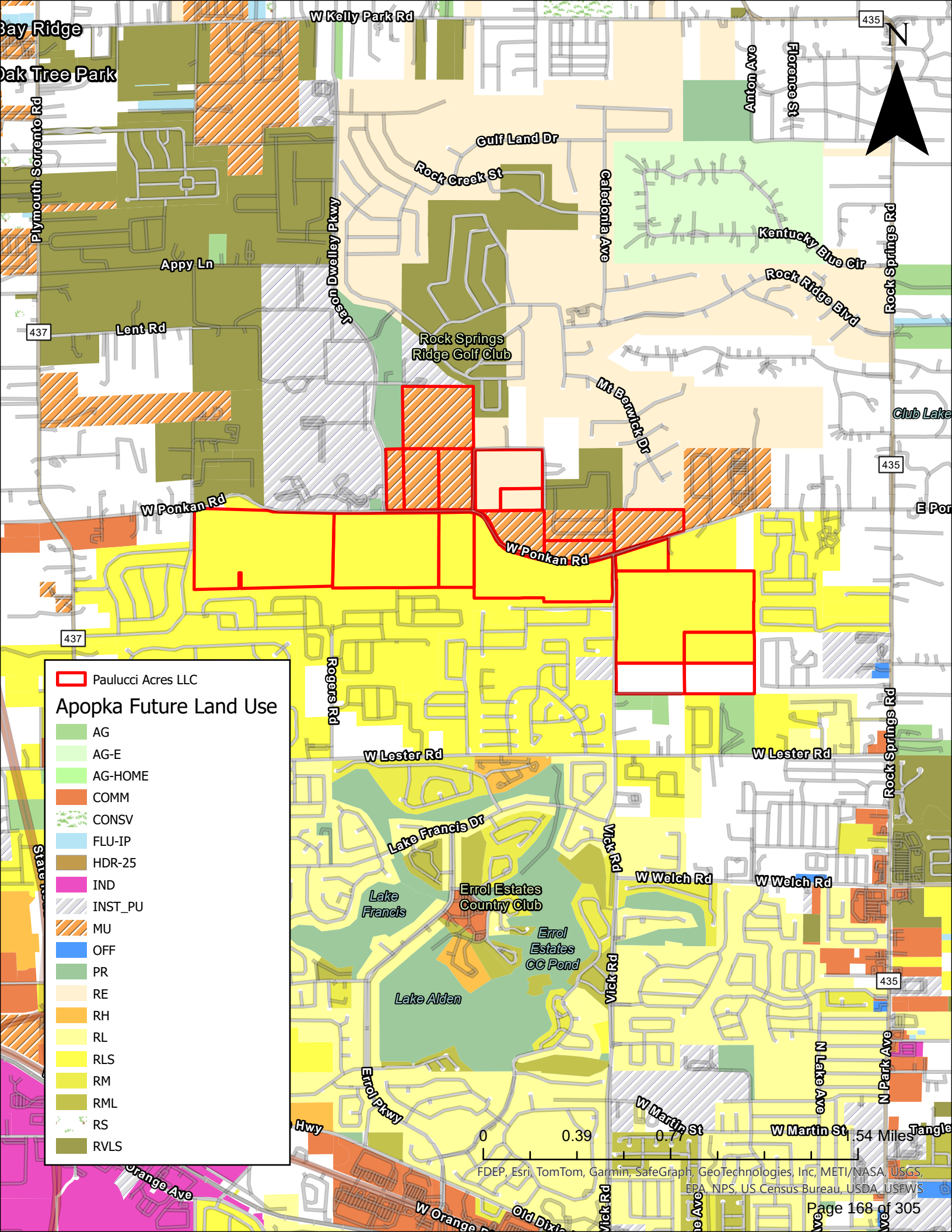

Elevation CO2

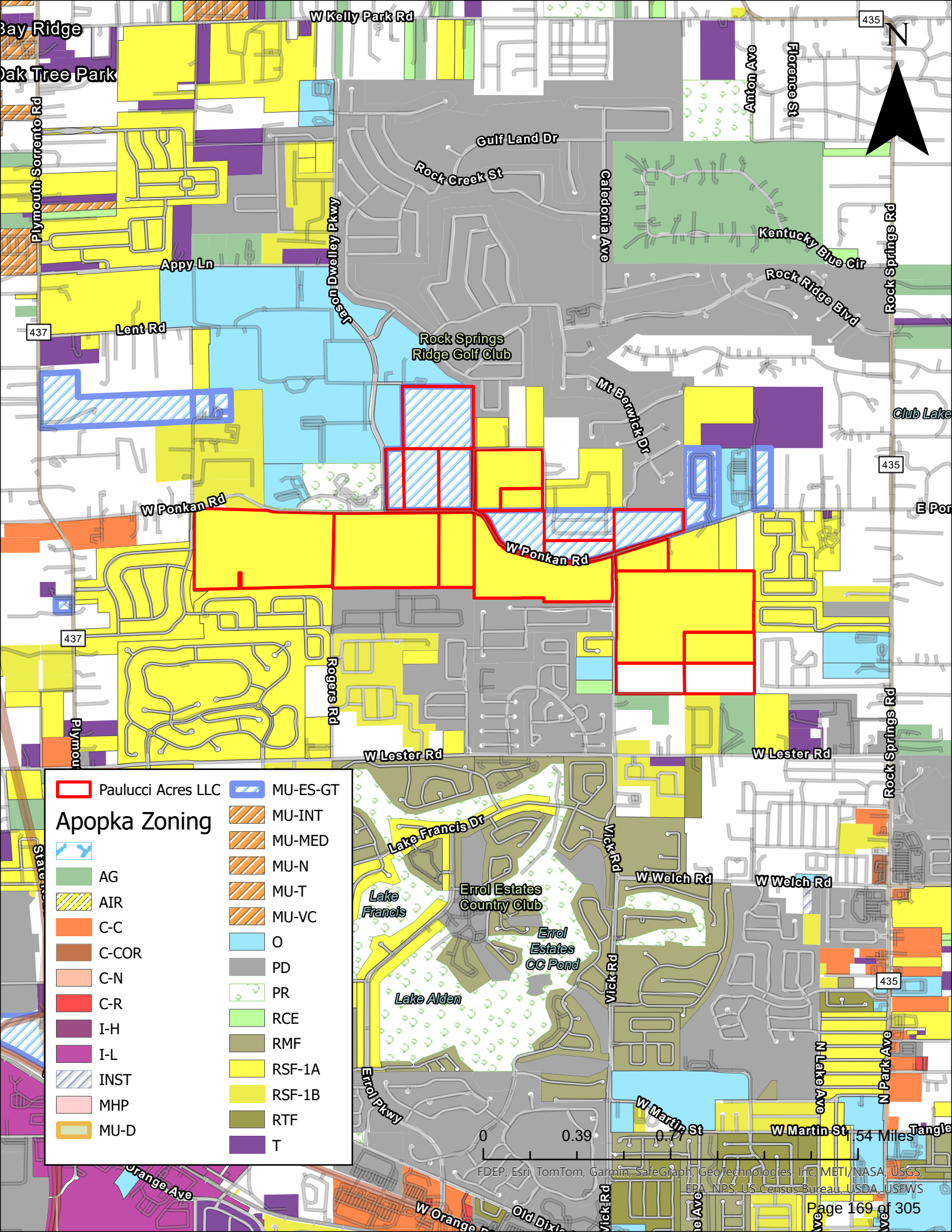
Artist's Conception: These drawings are conceptual only and should not be relied upon as a representation, express or implied of the final detail. The developer expressly reserves the right to make modifications, revisions, and changes which it deems desirable in its sole and absolute discretion. Due to normal construction tolerances, square footage may vary. ©2024 Pulte Home Company, LLC. All Rights Reserved. CGC1516628 10-23-24

Pulte.com


W Kelly Park Rd
435
N
Florence St
Arton Ave
Gulf Land Dr
Rock Creek St
Caledonia Ave
Kentucky Blue Cir
Rock Ridge Blvd
Rock Springs Rd
Plymouth-Sorrento Rd
Appy Ln
Wekiva Parkway
437
Lent Rd
Rock Springs Ridge Golf Club
Mt Berwick Dr
Club Lake
W Ponkan Rd
E Pon
Rogers Rd
W Lester Rd
Lake Francis Dr
Vick Rd
W Welch Rd
State Road 429
Schopke Lester Rd
Lake Francis
Errol Estates Country Club
Errol Estates CC Pond
Lake Alden
Lake Standish
Errol Pkwy
Old Dixie Hwy
N Lake Ave
N Park Ave
W Martin St
Tangle
Orange Ave
W Orange
Paulucci Acres LLC
Apopka City Limits
Parcel
0
0.39
0.77
1.54 Miles
FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS


W Kelly Park Rd
Bay Ridge
Oak Tree Park
Plymouth Sorrento Rd
Gulf Land Dr
Rock Creek St
Jason Dwelley Pkwy
Caledonia Ave
Anton Ave
Florence St
435
N
Kentucky Blue Cir
Rock Ridge Blvd
Rock Springs Rd
Appy Ln
437
Lent Rd
Rock Springs Ridge Golf Club
Mt Berwick Dr
Club Lake
W Ponkan Rd
E Por
Rogers Rd
W Lester Rd
Lake Francis Dr
Vick Rd
W Welch Rd
State Road 429
Schopke Lester Rd
Lake Francis
Errol Estates Country Club
Errol Estates CC Pond
Lake Alden
Lake Standish
W Highland Ave
W Orange Blossom T...
Old Dixie Hwy
Errol Pkwy
N Lake Ave
N Park Ave
W Martin St
Tangle
Orange Ave
W Orange
Old Dixie
Paulucci Acres LLC
0
0.39
0.77
1.54 Miles
State of Florida, Maxar, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS


W Kelly Park Rd
Bay Ridge
Oak Tree Park
Plymouth Sorrento Rd
Gulf Land Dr
Rock Creek St
Caledonia Ave
Anton Ave
Florence St
Kentucky Blue Cir
Rock Springs Rd
Rock Ridge Blvd
Appy Ln
Jason Dwelley Pkwy
Lent Rd
437
Rock Springs Ridge Golf Club
Mt Berwick Dr
Club Lake
435
W Ponkan Rd
E Pon
Paulucci Acres LLC
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
Rogers Rd
W Lester Rd
Lake Francis Dr
Vick Rd
W Welch Rd
Lake Francis
Errol Estates Country Club
Errol Estates CC Pond
Lake Alden
Errol Pkwy
W Martin St
N Lake Ave
N Park Ave
Tangle
Hwy
Orange Ave
W Orange
Old Dixie
0
0.39
0.77
1.54 Miles
FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
N


W Kelly Park Rd
Bay Ridge
Oak Tree Park
Plymouth Sorrento Rd
Gulf Land Dr
Rock Creek St
Caledonia Ave
Anton Ave
Florence St
Kentucky Blue Cir
Rock Springs Rd
Rock Ridge Blvd
Appy Ln
Lent Rd
437
435
Rock Springs Ridge Golf Club
Mt Berwick Dr
Club Lake
W Ponkan Rd
E Pon
Rogers Rd
W Lester Rd
Lake Francis Dr
Vick Rd
W Welch Rd
Lake Francis
Errol Estates Country Club
Errol Estates CC Pond
Lake Alden
Errol Pkwy
W Martin St
N Lake Ave
N Park Ave
Orange Ave
W Orange
Old Dixie
N
0
0.39
0.77
1.54 Miles
Paulucci Acres LLC
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
FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Elesa R. Sowell

Subject: RE: PUL 051 Letter/Email from Orange County confirming 30' ROW dedication request for W Ponkan Road
Attachments: EXHIBIT 0 - OVERALL PAULUCCI ACRES EXISTING ROW EXHIBIT.pdf; EXHIBIT 1 - OVERALL PAULUCCI ACRES PROPOSED ROW EXHIBIT.pdf

---

From: Sanders, Brian (Transportation Planning) <Brian.Sanders@ocfl.net>
Sent: Wednesday, August 6, 2025 4:38 PM
To: Luke Classon <lclasson@1828eng.com>
Cc: Sofia Sanchez <ssanchez@1828eng.com>; Ussach, Susan <Susan.Ussach@ocfl.net>; Trujillo Villa, Adriana L <Adriana.TrujilloVilla@ocfl.net>
Subject: RE: PUL 051 Letter/Email from Orange County confirming 30' ROW dedication request for W Ponkan Road

Luke,
Orange County agrees with the graphic representation of 30’ donation of future mainline road right-of-way along the north and south sides of Ponkan Road adjacent to the proposed development. I presume that right-of-way donations will occur with the platting of each development POD. The proposed roundabout location includes right-of-way donations that exceed the 30’ proposal to accommodate a single lane roundabout. The roundabout sketch appears to have an inscribed circle that is 115’ in diameter and there was an understanding from the last meeting the proposed multi-purpose path would be located outside the proposed right-of-way. This would provide more flexibility with the roundabout design to accommodate the most appropriate design vehicle. As design of the roundabout progresses, we will look closer at the proposed right-of-way to also accommodate the future four-laning. We also discussed future stormwater needs for the future four-laning but that was not indicated on these exhibits. We can discuss that further.
Please let me know if you need additional information.

Brian R. Sanders
Manager, Transportation Planning Division
Orange County Public Works Department
4200 South John Young Parkway
Orlando, Florida 32839
407-836-8022

Try out the **new** **Public Works CIP Dashboard** & **CIP Status Report**

2025

Paulucci Acres Planned Development Narrative

PREPARED FOR PULTE HOME COMPANY, LLC

TABLE OF CONTENTS

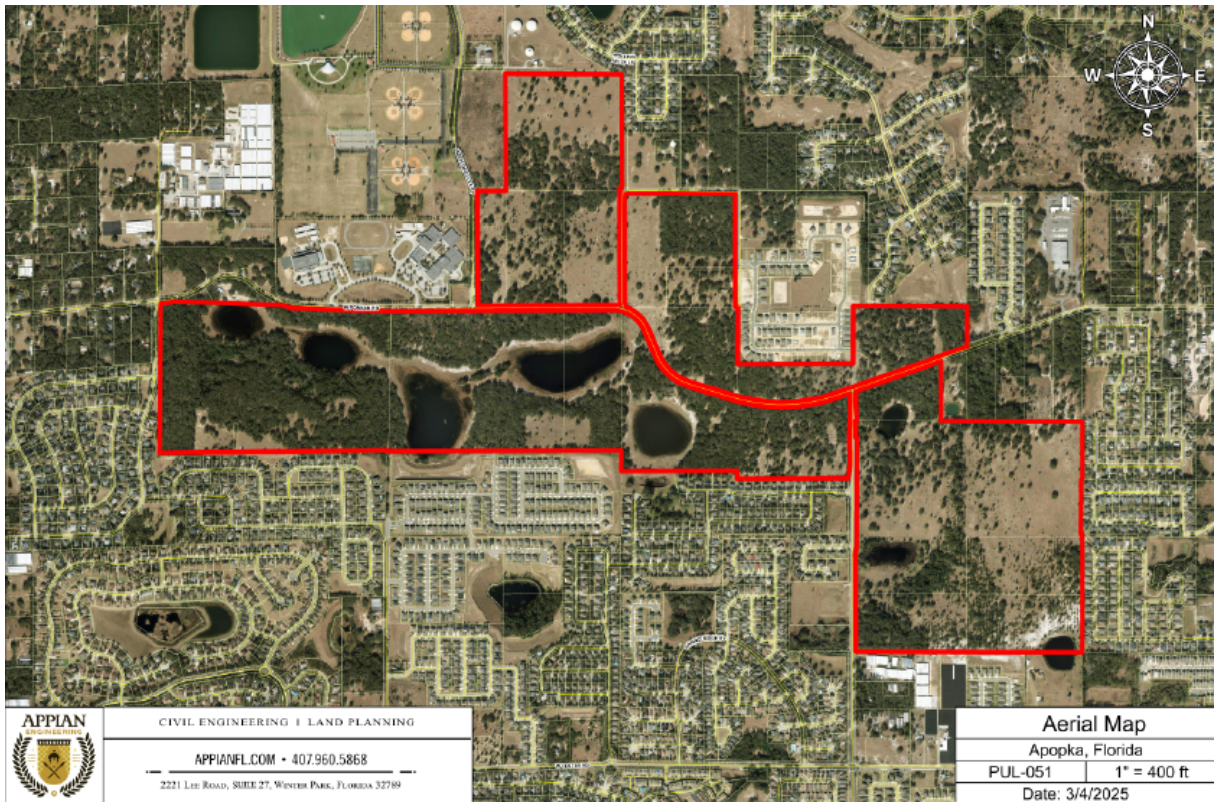
Page

Summary and Location 1
Application Request 2
Review Criteria 3
A. Comprehensive Plan 3
B. Land Development Code 8
Conclusion 9

Summary and Location

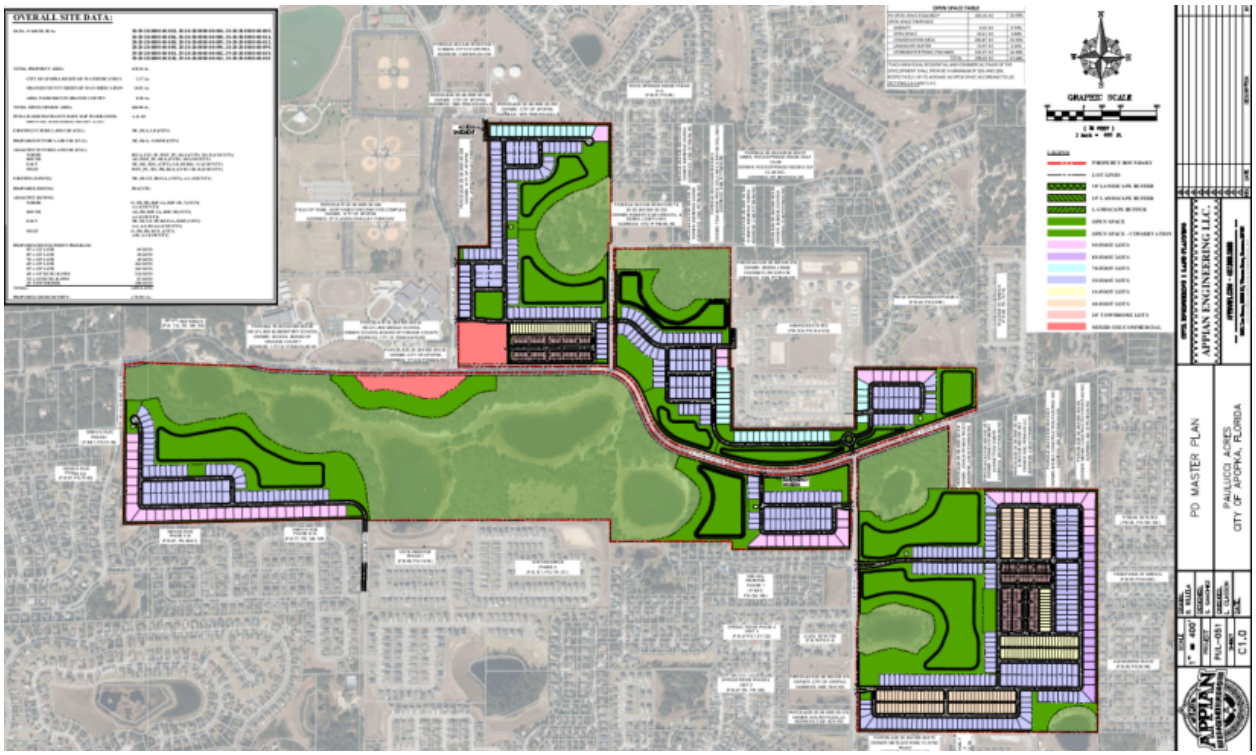
Paulucci Acres is a 618.36± acre site situated north and south of W. Ponkan Road, with approximately 580 acres located in the City Apopka, Florida (the "City") and approximately 40 acres located in unincorporated Orange County, with such unincorporated area proposed to be annexed into the City. The site consists of 18 undeveloped parcels of varying sizes (the "Paulucci Parcels") identified by the following Orange County Property Appraiser Parcel Identification Numbers:

20-20-28-0000-00-003, 20-20-28-0000-00-004, 20-20-28-0000-00-005,
20-20-28-0000-00-006, 20-20-28-0000-00-008, 20-20-28-0000-00-014,
28-20-28-0000-00-008, 28-20-28-0000-00-009, 28-20-28-0000-00-012,
28-20-28-0000-00-089, 28-20-28-0000-00-090, 28-20-28-0000-00-099,
29-20-28-0000-00-001, 29-20-28-0000-00-002, 29-20-28-0000-00-019,
29-20-28-0000-00-020, 29-20-28-0000-00-043, 30-20-28-0000-00-018



The proposed development currently referred to as "Paulucci Acres" (the "Proposed Development") will consist of a master planned residential community of 1,052 single-family lots with varying lot widths ranging from 95-foot single-family detached lots to 20-foot townhomes, together with an emphasis on open space, lakes and community amenities to ensure a high quality of life for all residents, and two commercial parcels 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 approximately 5 acres in size to be located on the northern

boundary of W. Ponkan Road (the “Commercial Parcel-North”), and the other commercial parcel approximately 5 acres in size to be located on the southern boundary of W. Ponkan Road, (the “Commercial Parcel-South”). Paulucci Acres is proposed to be developed in seven (7) phases.



Application Request

The Paulucci Parcels have a future land use designation of Residential Low Suburban (“RLS”), Residential Estate (“RE”), Mixed Use (“MU”) (City), and Low Density Residential (“LD”) (County) and are zoned RSF-1A and MU-ES-GT (City) and A-1 (County).

Prior to the date hereof, Applicant submitted an Annexation Application (AN-25-3) for the approximately 40 acres located in unincorporated Orange County (the “Residential Parcels”). Simultaneously with the Annexation Application, Applicant submitted a Small-Scale Comprehensive Plan Future Land Use Map Amendment Application (FLU-25-5) to request a future land use designation of RLS for the Residential Parcels in order to achieve consistency with the City’s Future Land Use Element of the adopted Comprehensive Plan. Also included in the Future Land Use Amendment Application was a request to amend the future land use designation for the approximately 5-acre Commercial Parcel-South from RLS to Commercial (“COMM”).

This Master Plan and Planned Development Application (this “Application”) requests to rezone the Paulucci Parcels to Planned Development (“PD”) zoning district. Provided with this Application is a PD Master Plan and PD Development Standards.

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 rezone the Paulucci Parcels to a Planned Development ("PD") zoning designation is consistent with and furthers the goals, objectives, and policies of the City's Comprehensive Plan. Specifically, the requested PD rezoning aligns Goal 1, Objective 3, Policy 3.1 of the City's Comprehensive Plan, which states that PD zoning is designed to provide the following eight goals, and the proposed rezoning serves all of the following enumerated goals with responses to each goal set forth below in italics:

1. provide an alternate method of land development not available within the framework of other zoning districts to special projects which merit such treatment;
   RESPONSE: The proposed PD would provide a framework for development suitable to a property of this size and scale and allow for thoughtful growth management in an area of the City experiencing significant growth and offering regional recreational and entertainment facilities. The varied zoning and densities of the property and surrounding lands would not result in cohesive and compatible development without a PD.
2. allow the development of sites that would normally be difficult to develop due to topography, soils, or other site-specific features;
   RESPONSE: The proposed PD enables clustering and provides restrictions and limitations on the permitted development of the subject property to protect natural features and provide abundant amenities designed to benefit the City as well as the Proposed Development. Specifically, the proposed PD allows for development which protects the site's existing lakes in a cohesive manner.
3. promote the most compatible, beneficial use to adjoining neighborhoods;
   RESPONSE: The proposed PD promotes the most compatible and beneficial uses with adjoining neighborhoods and enables the preservation of significant open space by clustering residential development near existing residential development and clustering commercial development near the intersection of W. Ponkan Road and Jason Dwelley Parkway—while reducing the densities and intensities from what is currently allowed by existing zoning. The Proposed Development will result in a lower density project, at a gross density of 1.7 dwelling units per acre, than adjacent neighborhoods. The permitted uses under the existing zoning include industrial, "big box" commercial and apartment uses whereas the proposed PD only permits single-family residential and neighborhood friendly commercial uses that are the most compatible and beneficial with the surrounding uses, including

the existing subdivisions, ball fields and amphitheater. Further, the proposed PD requires significant perimeter buffers and the same or greater lot widths as adjoining lots along the perimeter of the Proposed Development, whereas the existing zoning does not require buffers nor the matching of lot widths of adjacent lots.

4. preserve significant environmental, topographical or natural features;
   RESPONSE: The proposed PD preserves significant environmental, topographical and natural features of the subject property by providing restrictions and limitations on the permitted development of the subject property to protect natural features, including lakes, and provide abundant amenities designed to benefit the City as well as the Proposed Development.
5. allow a variety of housing types;
   RESPONSE: The proposed PD allows for a variety of single-family housing types, ensuring the Proposed Development offers a range of housing products that accommodate different household sizes, income levels, and life stages. Specifically, the project will include single-family detached homes on varying lot sizes and townhomes, which together provide opportunities for first-time homebuyers, growing families, and those seeking to downsize. By incorporating this mix of housing types, the Proposed Development will contribute to a more resilient housing supply and align with the City's long-term vision for balanced growth.
6. accommodate mixed uses;
   RESPONSE: The proposed PD accommodates a mix of residential and neighborhood-friendly commercial uses in a manner that is appropriate and compatible with the surrounding uses.
7. offer a maximum amount of open space and recreational amenities;
   RESPONSE: The proposed PD offers a minimum of 50% open space and will accommodate active and passive recreational use and enjoyment of same, which is more than double the amount of open space required under the existing zoning (e.g., 10% for residential uses under MU-ES-GT and 20% for RSF-1A).
8. prevent urban sprawl through the use of infill development and maximum use of existing public facilities currently in place.
   RESPONSE: The Proposed Development aligns with the City's smart growth policies by providing for infill development of land that is already surrounded by improved lands.

Further, consistent with Policy 3.1 of the City's Comprehensive Plan, the Applicant is not pursuing PD zoning as a means to circumvent traditional zoning requirements because development under the existing zoning would result in more dense and significantly more intense development which would be inconsistent with the surrounding uses. Rather, the proposed PD enables clustering and provides restrictions and limitations on the permitted development of the subject property to ensure compatibility with surrounding uses, provide significant landscape

buffering, protect natural features and provide abundant amenities designed to benefit the City as well as the Proposed Development.

Pursuant to Future Land Use Goal 1, the City shall ensure that the character and location of new development maximizes the economic benefit to the land, complements the environmental and historic resources, and meets the housing needs of the current and projected population. The proposed PD is consistent with Future Land Use Goal 1 because it would provide complimentary commercial services to the new residential development in the area, compliments the environmental resources by ensuring the protection of the lakes, and meets the housing needs of the current and projected population—thus maximizing the economic benefit to the land.

The proposed PD is also consistent with Future Land Use Goal 1, Objective 3, Policy 3.1.i, because the proposed commercial parcels 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 and further support the City's Northwest Recreation Complex.

Policy 3.1.d. establishes that the RLS future land use designation can accommodate up to 3.5 du/ac and shall be comprised primarily of residential dwelling units. Policy 3.1.b. establishes that the RE future land use designation can accommodate up to 1 du/ac and shall be comprised primarily of single-family dwelling units. Policy 3.1.r., together with Section 3.6.7.C of the City's Land Development Code, establishes that the MU future land use designation for the subject property can accommodate up to 2 du/ac and 2.0 FAR. Based on the approximately 618-acre subject site and a proposed future land use designations of RLS 3.5 du/ac, RE 1 du/ac and MU 2 du/ac and 2.0 FAR, the subject property allows for 1,855 units and 6,284,619 sf. The PD Master Plan provided with this Application proposes 1,052 units, or a proposed gross density of 1.7 du/ac, which is below the maximum allowance.

Approval of the rezoning to PD is not only consistent with the future land use designations and the Comprehensive Plan, but will also ensure a future land use pattern that provides sustainable growth and development within the City.

b. Is in conflict with any provisions of the LDC.

RESPONSE: No, the requested action is not in conflict with any provision of the City's Land Development Code and provides consistent zoning with the surrounding lands. An Annexation Application for the Residential Parcels and the FLU Amendment Application for the Residential Parcels and the Commercial Parcel-South have been submitted to the City.

c. Addresses a demonstrated community need.

RESPONSE: The proposed PD zoning addresses a demonstrated community need, as the City of Apopka has experienced considerable economic growth consistent with anticipated changes in the Joint Planning Agreement between Orange County and the City of Apopka. The proposed PD zoning would provide more residential housing, and the complimentary commercial services to support that housing and the surrounding non-residential uses—meeting the demonstrated need outlined in the Future Land Use Housing Element Goals, Objectives and

Policies Objective 1—while also allowing for greater control and thoughtful planning to ensure development aligns with the community needs.

d. Is required by changed conditions.

RESPONSE: Yes, there are changed conditions that necessitate the rezoning. The site is currently vacant, undeveloped land that is entitled for more dense and intense development that the Proposed Development and is surrounded by residential development and community amenities. The surrounding uses and development—including the City's Northwest Recreation Complex—have created a need for neighborhood-friendly commercial logically placed at or near the intersection of Ponkan Road and Jason Dwelley Parkway, which is in contrast to the current entitlements that allow for industrial and big box commercial uses north of Ponkan Road. The proposed PD will allow for the development of a residential community to address population trends while ensuring that the existing development pattern is not disrupted by commercial and industrial development.

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 PD rezoning is compatible with the existing and proposed uses surrounding the subject property. Specifically, the surrounding zoning designations include:

	FLU	***Zoning***
North	*RVLS, FLU-IP, INST_PU, RE, RLS (City)* *LDR (County)*	*O, PD, PR, RSF-1A, RSF-1B, T (City)* *A-1 (County)*
South	*AG, INST_PU, RLS (City)* *LD (County)*	*AG, PD, RSF-1A, RSF-1B (City)* *A-1 (County)*
East	*MU, RE, RLS, (City)* *LDR (County)*	*MU-ES-GT, PD, RSF-1A (City)* *A-1, A-2, R1-AA (County)*
West	*INST_PU, MU, PR, COMM, RLS (City)* *LDR (County)*	*O, PD, PR, MU-ES-GT, CC, RSF 1-A (City)* *A-R, A-1 (County)*

The planned uses within the PD are residential and commercial. The proposed residential uses within the PD are adjacent to existing single-family residential development. The proposed commercial uses within the PD are at or near the intersection of W. Ponkan Road and Jason Dwelley Parkway and the existing surrounding uses include the ball fields and amphitheater at the City's Northwest Recreational Complex—which draw large groups of people for tournaments

and performances on the weekends. These surrounding zoning designations and uses make the proposed PD compatible and appropriate. Further, the proposed PD results in development that is more compatible with existing surrounding uses than what is currently permitted under the existing zoning of MU-ES-GT.

f. Would result in a logical and orderly development pattern.

RESPONSE: Yes, the development pattern on the subject site is logical and orderly as there are existing residential subdivisions surrounding the residential portions of the Proposed Development. Further, the proposed PD contemplates compatible commercial uses in a logical and orderly manner by confining such uses to a limited area located at or near the intersection of Ponkan Road and Jason Dwelley Parkway.

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 PD will not result in significant adverse impacts on the natural environment. The Applicant proposes to maintain the lakes and a significant portion of the surrounding natural environment by identifying these areas as conservation areas set forth in the PD Master Plan included with this Application, in addition to other open space including buffers, stormwater management and active and passive recreational areas. The conservation areas will be owned and maintained by the HOA, POA, CDD and/or other approved entity, but are not intended to be owned and maintained by the City. The conservation areas will allow for trails, gathering spaces, and other passive recreation designed to benefit the City as well as the Proposed Development. Further, the proposed PD offers a minimum of 50% open space, which is more than double the amount of open space required under the existing zoning (e.g., 10% for residential uses under MU-ES-GT and 20% for RSF-1A). The proposed PD rezoning will serve to allow improvements to the subject property which reduce the overall effect on the natural environment through improved infrastructure, stormwater management internal to the project, and increased landscaping. The preservation of the lakes and the surrounding habitats and the commitment to a 50% open space minimizes environmental impacts, including, but not limited to, water, air, noises, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment while enabling improvements to the site that are consistent with the development and uses that surround the site on all sides. Furthermore, the project is designed to comply with all county, state, and federal environmental requirements.

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: Adequate public facilities are existing to support the proposed PD rezoning of the subject property and the Proposed Development. The data and analysis included in this Application supports the conclusion that 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 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, the Land Development Code, and Florida Statutes and with all local and state laws, regulations and requirements to ensure adequate public facilities are available to support both existing and future residents.

The Proposed Development will provide for on-site and off-site roadway improvements and traffic mitigation to enhance local infrastructure and improve traffic flow and overall safety. All on-site streets will be constructed to City standards and internal rights-of-way will either be dedicated to the public or privately owned and maintained by the future HOA. The internal alleyways will be privately owned and maintained by the future HOA. The off-site transportation improvements, as set forth in the Traffic Impact Analysis included with this Application, include the improvement of the intersection of Vick Road and Ponkan Road, including southbound access connection and additional turn lanes. The developer of the Proposed Development has proposed to construct both a southbound left-turn lane and a right-turn lane at the intersection of Ponkan Road and Pittman Road. Additionally, although not required by Orange County, in an effort to improve overall safety on Ponkan Road, the proposed PD offers to dedicate 30 feet of right-of-way on both sides of Ponkan Road within the site, which will double the public right-of-way of Ponkan Road from 60 feet to 120 feet. The Proposed Development also contemplates dedicating to the City the necessary right-of-way to facilitate roadway enhancements along Vick Road. The Traffic Impact Analysis included with this Application concludes that the transportation network is not projected to become adversely impacted due to the Proposed Development. All required road improvements will be determined through the transportation concurrency process.

The City has a 12-inch water main, a 12-inch wastewater force main and a 12-inch reclaim main along Ponkan Road public right-of-way. The water main ends at the northeast corner of Jason Dwelley Parkway and Ponkan Road, but continues as a 16-inch DIP at the northwest corner of Pittman Road and Ponkan Road. The utilities located along Vick Road are a 16-inch DIP water main, an 18-inch DIP wastewater force main and a 20-inch DIP reclaim main. Potable water, wastewater and reclaim mains are also located along Rogers Road. The City has confirmed that there is capacity in potable water, wastewater and reclaim from the City to serve the proposed full build out of the project.

The Proposed Development has been designed to collect all of the stormwater runoff from the Proposed Development and treat it and then release it at the same or lower discharge rate than pre-development in accordance with local and state stormwater rules and regulations.

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.

B. Land Development Code Section 2.5.1.F.4 requires the review of and decision on an application for a Planned Development District to be based on compliance with the purpose and standards in Section 3.7 of the Land Development Code, including Section 3.7.2.A and Section 3.7.2.F:

RESPONSE: This Application for the proposed PD is consistent with the City's Land Development Code ("LDC") and meets the purposes and requirements contained therein,

including LDC Section 3.7.2.A and 3.7.2.F.1. The proposed PD highlights integrated, innovative and efficient land planning and physical design concepts that allow for high quality and environmentally sensitive development with adequate public facilities and services. The proposed PD includes provisions for a mix of varied residential and commercial uses thoughtfully clustered to allow for smaller networks of streets, provide for open space above the minimum LDC requirements, and preserve natural environmental features. The proposed PD further includes engineering and design elements which offer solutions to improve overall transportation safety for the Proposed Development and the larger community and allow for efficient allocation of available utilities and the funding of same through impact fees. The proposed PD seeks to significantly limit the intensity and breath of commercial uses and prohibit industrial and multi-family apartment uses otherwise currently allowed by right. These reductions in entitlements ensure the Proposed Development aligns more closely with the character of the existing development surrounding the Proposed Development.

The PD Development Standards included with this Application identifies specific principal, accessory, and temporary uses to be permitted in the Proposed Development and such uses are consistent with the Principal Use Table shown in Article 4 of the LDC. The PD Master Plan contains the proposed gross density, approximate acreage, type and mix of land uses, number of residential units. The Application establishes the density, intensity, and dimensional standards for the Proposed Development and the same are consistent with the proposed uses.

The number of lots in the Proposed Development with widths under 50' feet is well below the allowable threshold (37% actual versus 75% allowable). The percentage of remaining lots which are under 65' feet is justifiable based on the preservation of the site's natural features for the benefit of the public and the residents of the Proposed Development, the provision of a minimum of 50% open space, landscape buffers around the perimeter of the site, and required "like-to-like" lot widths with adjoining lots along the perimeter of the Proposed Development. The development standards and requirements around the perimeter of the Proposed Development are consistent with the surrounding character of adjacent development. The Application contemplates almost exclusively residential development along the site boundaries, which is consistent with the residential character of the surrounding community, and sequesters the limited commercial uses along Ponkan Road away from the surrounding residential uses and near the more intensive non-residential uses in the surrounding area.

The Application identifies the location and type of open spaces in the Proposed Development and includes the proposed use of same (passive recreation) in the PD Master Plan and is designed to maintain and protect the natural features of the land. The Application identifies environmental features and designs these areas as conservation areas that allow for trails, gathering spaces, and other passive recreation designed to benefit the City as well as the residents of the Proposed Development.

Conclusion

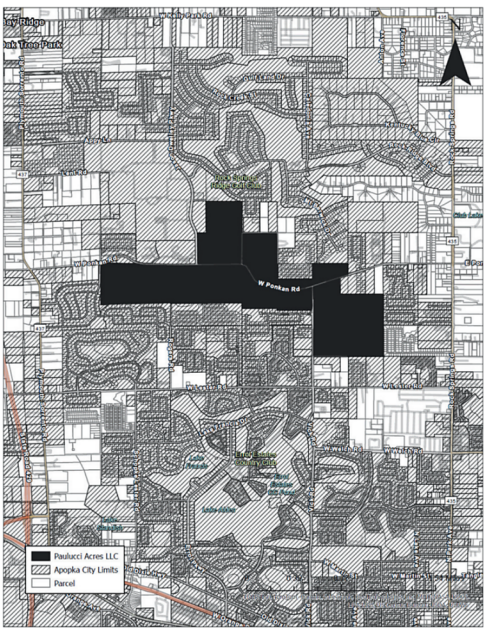
The requested rezoning is compatible with the surrounding development and uses. The Applicant respectfully requests your consideration of this Application for rezoning the Proposed Development to PD. Should you have any questions regarding this Application, please contact Dan O'Keefe or Elesa Sowell with Shutts & Bowen LLP.

CITY OF APOPKA
PUBLIC HEARING NOTICE
CHANGE OF ZONING

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

ORDINANCE NO. 3147

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL), RSF-1A (RESIDENTIAL SINGLE-FAMILY ESTATE), AND MU-ES-GT (MIXED USE EAST SHORE GATEWAY) TO PD (PLANNED DEVELOPMENT DISTRICT), FOR CERTAIN REAL PROPERTY GENERALLY LOCATED EAST OF VICK ROAD, EAST OF JASON DWELLEY PARKWAY, NORTH AND SOUTH OF PONKAN ROAD, SOUTH AND EAST OF PITTMAN ROAD, AND EAST OF PONKAN SUMMITT DRIVE; OWNED BY PAULUCCI ACRES, LLC., COMPRISING 618.36 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 20-20-28-0000-00-006, 20-20-28-0000-00-003, 20-20-28-0000-00-004, 20-20-28-0000-00-005, 20-20-28-0000-00-014, 20-20-28-0000-00-008, 30-20-28-0000-00-018, 29-20-28-0000-00-002, 29-20-28-0000-00-001, 29-20-28-0000-00-043, 29-20-28-0000-00-020, 29-20-28-0000-00-019, 28-20-28-0000-00-009, 28-20-28-0000-00-089, 28-20-28-0000-00-012, 28-20-28-0000-00-090, 28-20-28-0000-00-008, 28-20-28-0000-00-099
Contains: 618.36 +/- acres

NOTICE is given that a public hearing for Ordinance Number 3147 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, December 9, 2025 beginning at 5:30 P.M.,** or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3147 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, December 17, 2025 beginning at 7:00 P.M. and Wednesday, January 7, 2026 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

November 21, 2025

PRE-APPLICATION COMMUNITY MEETING SUMMARY

TO: City of Apopka
Planning Division
120 E. Main Street
Apopka, FL 32703
FROM: Shutts & Bowen, LLP
DATE: February 20, 2025
RE: Paulucci Acres

On Monday, January 13, 2025, a community meeting was held from 6:00 p.m. to 8:00 p.m. at Rock Springs Elementary School located at 2400 Rock Springs Road, Apopka, FL 32712 to discuss the proposed development known as Paulucci Acres.

The proposed development is contemplated to be a mixed-use project with a single-family residential community consisting of approximately 1,053 single family attached and detached homes and two commercial parcels consisting of approximately ten acres total. The overall project is approximately 617 total acres. Pulte Home Company, LLC is the contract purchaser of approximately 607 acres and intends to develop the single-family residential community. The property owner will retain approximately ten acres for future commercial development. The commercial parcels are contemplated to be located at the intersection of W. Ponkan Road and Jason Dwelley Parkway, with one commercial parcel to be located on the northern boundary of Ponkan Road (the "Commercial Parcel-North") and the other commercial parcel to be located on the southern boundary of Ponkan Road (the "Commercial Parcel-South").

The applications contemplated to be submitted for the proposed development consist of: a Comprehensive Plan Future Land Use Amendment, which will pertain only to the Commercial Parcel-South and two (2) of the southernmost parcels within the project that are currently located within unincorporated Orange County, an Annexation Application, which will pertain to the two (2) parcels currently located within unincorporated Orange County, a Right of Way Vacation Application, and a Rezoning Amendment, which will pertain to the overall project.

The January 13, 2025 community meeting was formatted as (6) different stations based on subject matter, which were environmental, planning, existing future land use, engineering, transportation/traffic and a general questions station, with a representative of the developer and/or consultant at each station. Consultants from Bio-Tech Consulting, Appian Engineering, Traffic & Mobility Consultants and Shutts & Bowen were present at the meeting and attended the respective station(s). Residents were encouraged to attend each station and engage in Q+A on the specific

subject matter for the respective station. All comments, questions and concerns were answered.

Enclosed are copies of the sign-in sheet for the community meeting and the mailing list for the community meeting notice in accordance with the City's guidelines.

Below provides a summary of the comments, questions and concerns raised in connection with the community meeting:

- Residents were inquisitive regarding the commercial development and the uses that were contemplated and specifically raised objections to any fast-food, automotive shops, and dollar stores.
- Residents raised concerns about apartments being proposed for the development.
- Residents were inquisitive about improvements to W. Ponkan Road. Some residents asked about traffic improvements, and some noted how the road is currently very dangerous (one person mentioned the intersection with Pittman Road being especially dangerous and having been the location of multiple accidents and more noticeably two rollovers recently).
- Some residents were inquisitive about the current zoning of the property, specifically the property being zoned agricultural "per the Orange County Property Appraiser." Applicant makes note that only reference to agricultural is the property use listed on the property record card for the parcels. The zoning layer on the GIS map of the Property Appraiser's website shows RSF-1A and MU-ES-GT for the City parcels and A-1 for the two Orange County parcels that are proposed to be annexed into the City.
- Residents were inquisitive about stormwater and how their property would be affected by the project.
- A number of residents asked about "easements" (landscape buffers) adjacent to their property and/or what they would see from their property if the project is built.
- One resident inquired if the project will be pumping into the existing pump station in the area, which he mentioned has an odor control issue. Applicant makes note that it is designing its own system and not pumping into another station, but to the force main that goes to the treatment plant.
- A few residents inquired about the existing natural lakes north of Vista Reserve and whether they would be filled in and developed.
- Residents brought up concerns as it relates to traffic, especially along W. Ponkan Road and if there was planned roadway expansion.
- One resident expressed concerns about extending Rogers Road and proposed to have the new entrance to the community on W. Ponkan Road.
- One resident proposed that the Applicant build out certain privacy measures, such as fences and brick walls, that ensure safety and minimize any hazards from the adjacent public roads.
- Many residents would like to see buffering and fencing among common lot lines.
- Some residents raised objections to allowing a full connection from Rogers Road through the proposed development.

- Some residents do not want the project to be able to use Rogers Road.
- Some residents were concerned about Rogers Road connecting from W. Ponkan Road to Lester Road.
- Some residents expressed concerns that traffic would make it more difficult for the students who live in Wekiva Run to cross W. Ponkan Road to get to the Wolf Lake schools.
- Some residents from Oak Hill Reserve said they are concerned about more traffic on Vick Road because of the site distance issues related to the road elevations.
- Many residents who made comments about Rogers Road believe it is substandard and not safe.
- A couple of the residents of Hammerick Estates do not want the connection to W. Ponkan Road, nor do they want the stub outs in their development to be used for any connection.
- On the west end, south side of the Ponkan Road, some residents said that the trees need to be trimmed back on the east side of Ponkan Summit Drive because it is hard to see the cars coming from the east when they are trying to exit Wekiva Run.
- Some residents were concerned that there is not enough reclaim water capacity to serve the project.
- Some residents were concerned about school capacity.
- Some residents were inquisitive about the size and price of the proposed homes.
- A few residents were inquisitive about the development timeline.
- A few residents were inquisitive about low-income or affordable housing units.
- Some residents commented that the format of the meeting was not what they were expecting and that they wanted a presentation with Q&A.

Below provides a summary of the responses to the comments, questions and concerns raised in connection with the community meeting:

- Applicant is proposing to develop only single-family homes and townhomes, with the two commercial parcels to be retained by the existing property owner. The two commercial parcels would be the only location for apartments, and the residents' concerns regarding apartments has been conveyed to the property owner.
- Applicant has conveyed the concerns raised regarding certain commercial uses to the property owner and is working with the property owner to address these concerns.
- Applicant is committed to working with the City on reclaim capacity needs for the project and will comply with the requirements as set forth in the City's Comprehensive Plan and Land Development Code.
- Applicant will collect all of the stormwater runoff from the proposed development and treat it and then release it at the same or lower discharge rate than pre-development per state/water management district regulations.
- Applicant is proposing landscape buffers that will meet or exceed the City's requirements for PD zoning.
- Applicant does not intend to fill in the existing natural lakes north of Vista Reserve.

- Applicant is proposing a significant amount of open space (approximately 50%) for the project, which is greater than would otherwise be required under the City's Land Development Code.
- Applicant is committed to working with the City and Orange County regarding transportation, including any required right-of-way dedication for the widening of W. Ponkan Road adjacent to the proposed development and access connection points, and will comply with all transportation concurrency requirements.
- Applicant does not anticipate a full connection from W. Ponkan Road to Lester Road through an extension of Rogers Road north to W. Ponkan Road.
- Applicant does not contemplate low income or affordable housing units for the project.
- Applicant is required to go through a school capacity determination as part of the approvals process and is committed to working with the City of Apopka and Orange County Public Schools to comply with all school concurrency requirements for the project.
- With respect to the development timeline, as of today, land development would be anticipated to start late 2026 at the earliest and would continue in phases through the early 2030s. For home construction, the first sale would be anticipated by mid-2027, with the first closing anticipated for late 2027 and the last home closing anticipated in early 2035.
- Applicant has not completed all of its market studies to determine house prices yet for the proposed development. As a rough ballpark, base prices for townhomes could begin in the mid $300,000s with large single-family homes in the $600,000s, with options and lot premiums potentially pushing prices into the high $300,000s to $800,000+ for the average home of that type. These are estimates for the average home based on today's prices as of the date of this summary and are subject to change based on market conditions at the time of development.

If the City has any questions, please do not hesitate to contact our office via phone at (407) 835-6947 or via email at esowell@shutts.com.

- not on mailing list

Pulte Home Company, Paulucci Acres
Community Meeting (January 13, 2024) Sign-In Sheet

	Name	Address	Phone Number	E-mail Address
1	RAE & JACKIE DANIEL	2647 SAILING DRIVE	302 362 2929	JRaeQ362 gmail.com
2				
3	Faiza Steiner	716 Brookfield	407-461-9674	
4	Alternose Thom/Joey	2561 Woodside Ridge Dr Apopka	407.310.8466	Jsmith7478@hotmail.com
5	Steve · Julie Shen	826 Rominger Loop Apopka	774-283-2891	jasheallen@gmail.com
6	Naveen Raji	1441 Valley Run Cv	514 814 4214	thaneraji2000@yahoo.com
7	DAVID TAYLOR & FAMILY	524 Alexandria Place Dr APK	407 965 0571	dwtaylor66@gmail.com
8	Natalie Gozar	2586 Pankan Meadow	407-340-7721	negozar@juno.com
9	Kamoy Napier	751 Valleyway		
10	Dimitri Ioannidis	1045 Valleyway Dr.	(407)928-4145	Dikonas1@yahoo.com
11	Karen & Mike	709 Rominger Loop	407-2[illegible]	Kcarlarc@[illegible]
12	Chris Connolly	667 Izzy Place	484-645-7527	cconno5571@aol.com
13	STEVE MOORE	3172 PITMAN RD,	407-505-9850	MOORER336@YAHOO.COM
14	Allyson Bolick	2442 Knoll Drive Apopka, 32712	321-277-9862	allysonbolick@gmail.com
15	Nicole Jones	323 W. Lester Rd. Apopka		nicole.arc4raptors@gmail.com
16	Emma CLARK	832 Rominger LOOP Apopka	8509915928	CLARK.emmaa@gmail.com
17	Norman & LaRhea Edwards	561 Rominger Loop 32712	407-970-3858	mrnorm06@gmail.com
18	Beth Stoeltzle	639 N. Donnelly St. Mt. Dora 32757	352-455-2778	bethc@watsonrealtycorp.com
19	Meagan Dull	2603 Woodside Rd.	561-312-5773	meagandull@yahoo.com
20	Greg Russell	803 Rominger Loop 32712	336-413-1888	grussell67@gmail.com
21	Gnat. Christine Moore	201 S Rosalind Ave	407-664-6583	✓ District 2 @ oct1.net
22	Jamie L Smith	874 Rominger Loop 32712	407-453-8696	Cajungator24@gmail.com
23	Nadine James	119 Suncrest Dr 32703	407-318-9219	trixie867@gmail
24	THERESA & ERIC LEMONS	796 ROMINGER LOOP 32712	412 780 2675	THLEMONS@YAHOO.COM
25	BRIAN SANDERS	3650 ROLLING HILLS LANE		BRSANDERS32712@GMAIL.COM
26	Luis Reyes	506 Rominger Loop		luisreyes4@live.com
27	JUDY SCHNITZER	3642 ROLLING HILLS LANE		JUDITHANN61106@GMAIL.COM
	Renée & Tom Jessen	933 Valleyway Drive,	407-435-7346	renee.e.derouin@gmail.com

Pulte Home Company, Paulucci Acres
Community Meeting (January 13, 2024) Sign-In Sheet

	Name	Address	Phone Number	E-mail Address
28	Jose & Jacqueline	2671 Hilltop Loop		j.c.hernandez@1000.org
29	Tom Best	2954 Raxton Dr.		tbest32begmail.com
30	Ruben & Elly Martinez	3367 Players Point Loop		rubenandelly@gmail.com
31	SAIRISAPICHARR	1556 Goldrich Village Blvd		
32	Traci Scott	4625		
33	Megan VanTreet	2685 Tree Meadow Loop		
34	Kelsey Henderson	5585 Valley View DR.		Kitandkg@tampabay.rr.com
35	VIVIAN VALDIVIA	2853 Pontiac Meadow DR		VIVIAN.VALDIVIA@US.mcd.com
36	Mr Max Perez	1013 Valleyview Dr		homehealth.biz@hotmail.com
37	Ben Masterson	2113 Misty Glen Dr		NOTBOSTROM@C.mail
38	Edwin Luciano	3358 Platypus Point Loop		
39	Teresa Rodriguez	821 Ramrider Loop		R.leyster.agnes.comcast.net
40	Jody Moore	3172 Pittman Rd		flyfly1108@yahoo.com
41	Amanda Lubin	or 2557 Auburn Ridge Dr.		amandancastro@yahoo.com
42	Peter Garr	2449 Knoll Drive		pgarr731@gmail.com
43	Chirag Patel	2850 Hilltop Loop		ep.patelching@gmail.com
44	Melissa Hunelson	3804 Westhill Harvest		mbehunelson@hotmail.com
45	David Haire	874 Ramranger Loop	407-729-2997	horizonspools@gmail.com
46	Noreen Kruse	325 Speyside Ln		noreen@gygon.net
47	Brian Kruse	325 Speyside Ln		brian@gygon.net
48	David Birch	2829 Jackson Falls Zellwood 32798	407 921 2415	david@gasphones.com

Pulte Home Company, Paulucci Acres
Community Meeting (January 13, 2024) Sign-In Sheet

	Name	Address	Phone Number	E-mail Address
49	Wendy and Jon Hy	869 Valleymary Dr	321-277-0631	jonwendyhy@gmail.com
50	Milci Bryant	563 Halter Dr		Menyon73@yahoo.com
51	Dezirée Elliott	2101 Misty Glen Dr		FL92739@gmail.com
52	Bob Curry	2663 Lake Cora Rd	3212283383	dwaincurry@earthlink.net
53	Michael Lyn	1467 Citrus Overlook Sr	631-678-1291	Mikelanyds@gmail.com
54	Elsy & Dale Burnham	512 Alexandria Place Dr.	407-492-3927	dhburnhamls@gmail.com.
55	Wayne + Lisa Gordon	754 Silvertip Rd	407-929-0670	waglisaj@gmail.com
56	Debby + Dennis Felty	2408 Punkan Summit Dr	407-884-8381	middlesis411@cfl.rr.com
57	Muhammad + Monica	639 Rominger Loop	832-361-2826	Muhammad.khilji@outlook.com
58	JOE KRYSZTOFORSKI	3340 WOLF LAKE Ave	410-960-9814	JKRYSZTOFORSKI@CHEFBYRON.com
59	FRAN BERNI	3342 Wolf Lake Ave	410-960-6781	BERNIF@CHEFBYRON.com
60	Michael Bayliss	790 Rominger Loop	863-333-5349	mtbayliss@outlook.com
61	James Sosinski	408 Alexandria Place Dr.	407-[illegible]	jimsos@sbcglobal.net
62	Sarah Marshall	2924 Cedar Crest Dr.	863-528-5029	bellsouthxo@hotmail.com
63	John Campofano	706 Rominger Loop	407-756-7825	J.campofano@yahoo.com
64	Nishith Modi	2596 Woodside Ridge	732-586-5162	nmodi3205@aol.com
65	Clifford Ellis	725 Rominger Loop	407-902-5351	clifford.c.ellis@gmail.com
66	Kevin Lopez	535 Rominger Loop	973-270-5557	lopez.kevin1207@gmail.com
67	Paula Ashford	2586 Woodside Ridge Dr	586-291-2279	PaulaAshfordrdh@yahoo.com
68	Durrand Ashford	2586 Woodside Ridge Dr	586 291 2279	DurrandAshford@yahoo.com
69	Linda Von	73 W Orange St	407 575 7185	lvoll@embarqmail.com
70	Michael Bowden	3383 Players Point Loop	407-462-1607	bowdenmike17@gmail.com

Pulte Home Company, Paulucci Acres
Community Meeting (January 13, 2024) Sign-In Sheet

	Name	Address	Phone Number	E-mail Address
71	Kapri Tew	2810 Sheila	407-739-5237	Sivilee1@yahoo.com
72	Anthony Payne		407-702-0600	
73	Marys Galindo Sanfiorenzo		786.402.4717	marysgalindo@hotmail.com
74	Jared Herndon	602 Rominger Loop	407-489-2258	jth489@yahoo.com
75	Joe Rizkallah	2683 Hilltop Loop	407-782-6235	Rizkallahj@gmail.com
76	VINOD THAKAR	AR 1412, KISSIMMEE FL	407-697-5066	vinithakrar@hotmail.
77	Joe/Eva Linartas	5734 Holstein Rd Apk	407-923-2232	jlinartas@yahoo.com
78	Zaida Ortiz	1030 Valleyway Dr	704-308-0813	stailess308@gmail
79	KENNETH BURFORD			
80	TEDDIE SMITH	632 IZZY PLACE	302-3778802	WSMITH2503@COMCAST.NET
81	[illegible] SCHRADER	554 RAMINGER LOOP	870-866-1668	awschrader@gmail.com
82	Brett Womack	718 Rominger Loop	954-422-2908	BLWomack1@gmail.com
83	Emily Pittman	PO X 833 Apopka	407-353-1180	
84	Ben Pittman	" " "	" "	
85	Cheryl Caballero	530 Alexandria Place		chercab22@gmail
86	Jairy Pierce	37 Cove Key Loop	352-267-7621	
87	Jimmy Singh	607 Rominger Loop	352-425-4569	JSingh1979@yahoo.com
88	Joe Kitsheimer	2377 Home Again Rd	407-719-6686	joe.kitsheimer@gmail.com
89	Matt Stainbrook	5399 Pimpernel Point Loop		
90	Maggie Ramia	738 Silverlip Rd.	734-536-1159	

Pulte Home Company, Paulucci Acres
Community Meeting (January 13, 2024) Sign-In Sheet

	Name	Address	Phone Number	E-mail Address
91	Tom Busch	26662 SHEILA DR APK	321.223.3442	TOM.BUSCH@HOTMAIL.COM
92	Jessica Busch	26662 Sheila Dr Apk	407-937-8720	
93	J&D McKee	4133 Rocklin loop Alc	—	—
94	Ruth Gabard	1029 valleyway Dr.	407-545-9457	ruthgabard@yahoo.com
95	Allan Calarde	524 Rominger Loop		—
96	Mark Bennett	2258 Glen Laurel Drive		
97	DAVID CABANEY	950 VALLEYWAY DR.	407 466 8141	
98	Ilene McCall	524 Rominger Loop	(407)782-7734	ilene9579@yahoo.com
99	ALISSA STAMPEY	146 WEKIVA POINTE CR		ASAMPEY@MSN.COM
100	Gilbert Rogers	150 wekiva Pointe cir	407-739-6787	islandman89@gmail.com
101	Rebekah + Paul Nantais	2425 Knoll PR	321-439-7071	rebekah.nantais@gmail.com
102	Don + Annette Emery	344 W. Pontkan Rd. Apopka	4077656542	PKBIC61@comail.com
103	Bryan & Tina Williams	Pittman Rd		
104	Michelle Dodson	2116 Parkside Meadow Dr	407 620 9851	twcetyblues333@yahoo.com
105	Keri Rodriguez	3905 Long Branch Lane		herileigh007@gmail.com

Pulte Home Company, Paulucci Acres
Community Meeting (January 13, 2024) Sign-In Sheet

	Name	Address	Phone Number	E-mail Address
106	Michelle Garr	2449 Knoll Drive	305-527-6641	Mgarr75@yahoo.com
107	Michael Morese	2485 KNOLL Drive	954 892 0555	
108	Crystal Lancaster	523 Rominger Loop	407.415.4646	cglancaster05@yahoo.com
109	Gary D. Brown	779 Daisy Hill Ct	407-252-7685	hajj300@gmail.com
110	Francina Boykin	1484 Elderton Dr. Apk 32703	407 928 5135	fronboykin123@gmail.com
111	Teresa League	551 Halter Dr Apk 32712	4074685072	sandh@cft.rr.com
112	KRISTIN HERMAN-DRUCK	997 Valleyway DR. Apk 32712	305-609-5809	khdOHRHOA@yahoo.com
113	BRETT + MELYNDA SMITH	1125 MT. RAINIER CT APK, 32712	407-466-4327	BBSMKBS@YAHOO.COM
114	Laura + Arnaldo Gonzalez	206 Watkins Pointe Lincln		~~Cciocci4justice@gmail.com~~
115	Cindy Ciocci	3150 Phils Lane	407-889-0859	Cciocci4justice@gmail.com

TO: City of Apopka
Planning Division
120 E. Main Street
Apopka, FL 32703

FROM: Shutts & Bowen LLP

RE: Second Community Meeting Summary for Paulucci Acres

On Wednesday, March 5, 2025, a community meeting was held from 6:00 p.m. to 8:00 p.m. at the Apopka Community Center located at 519 S. Central Ave. Apopka, FL 32703 to discuss the proposed development known as Paulucci Acres.

The proposed development is contemplated to be a mixed-use project with a single-family residential community consisting of approximately 1,052 single family attached and detached homes and two commercial parcels consisting of approximately ten acres total. The overall project is approximately 617 total acres. Pulte Home Company, LLC is the contract purchaser of approximately 607 acres and intends to develop the single-family residential community. The property owner will retain approximately ten acres for future commercial development. The commercial parcels are contemplated to be located at the intersection of W. Ponkan Road and Jason Dwelley Parkway, with one commercial parcel to be located on the northern boundary of Ponkan Road (the "Commercial Parcel-North") and the other commercial parcel to be located on the southern boundary of Ponkan Road (the "Commercial Parcel-South").

The applications submitted for the proposed development consist of: a Comprehensive Plan Future Land Use Amendment, which will pertain only to the Commercial Parcel-South and two (2) of the southernmost parcels within the project that are currently located within unincorporated Orange County, an Annexation Application, which will pertain to the two (2) parcels currently located within unincorporated Orange County, and a Right of Way Vacation Application. A Rezoning Amendment application is in progress and will pertain to the overall project.

The March 5, 2025 community meeting was formatted as a presentation with respect to the overall project followed by a Q+A discussion. Topics that were discussed in the presentation include matters related to environmental, planning, existing future land use, engineering, and transportation/traffic. Signage with exhibits pertaining to the overall concept plan, open-space, and future land use were displayed at the meeting with a representative of the Applicant and/or consultant at each exhibit to answer any questions prior to and after the presentation. Consultants

from Bio-Tech Consulting, Appian Engineering, Traffic & Mobility Consultants and Shutts & Bowen presented at the meeting and answered all comments, questions and concerns.

Enclosed with this summary are copies of the sign-in sheets for the community meeting.

Below provides a summary of the comments, questions and concerns raised in connection with the community meeting:

- Residents were concerned about apartments being constructed on the property.
- Residents were concerned about the number of homes proposed for the property.
- Some residents asked how close their homes would be to the residential development.
- Some residents raised concerns about preserving privacy for existing homeowners (buffer zones, fences, green space).
- Residents were inquisitive about the proposed open-space and the impact on the lakes south of Ponkan Road.
- Residents raised concerns regarding traffic, especially about increased traffic on W. Ponkan Road with some residents commenting that the existing condition of the road is not safe.
- Residents raised concerns about the existing flooding on Ponkan Road.
- Some residents asked whether the project contemplated a connection from Rogers Road through the proposed development to Ponkan Road.
- One resident was inquisitive about the dedication of an additional right-of-way to help fund certain safety improvements.
- One resident was inquisitive about whether road improvements were funded through taxation or through the developer.
- Some residents said they are concerned about traffic and safety on Vick Road because of the site distance issues related to the road elevations.
- Residents raised concerns about existing reclaim water infrastructure and that the reclaim pressures are too low.
- One resident asked whether the proposed development is one community or multiple communities.
- Residents inquired about school capacity for the project.
- Residents were concerned about whether Applicant has done any environmental studies regarding animals to be protected.
- Residents asked about the sizes and prices of the proposed homes.
- One resident asked whether the homes are build-to-rent.
- One resident asked about the location of the townhomes.
- Residents voiced objections to certain commercial uses such as car dealerships, automotive shops, dollar stores, apartments, and gas stations.
- One resident about potential anchor tenants for the commercial parcels.
- Residents asked about the development timeline.

Below is a summary of the responses to the comments, questions and concerns that were raised in connection with the community meeting:

- Applicant is proposing a master-planned community gathered under one planned development (PD). There will be multiple sub-developments within the overall residential project.
- The commercial parcels will be retained by the property owner for future commercial development.
- The residents' concerns and comments regarding certain commercial uses that were raised during the first community meeting have been conveyed to the property owner and the concerns raised during this community meeting will be brought to the property owner's attention with the goal of working with the property owner to restrict certain commercial uses.
- At this time, specific businesses or anchor tenants have not been identified, but will comply with the City zoning and land-use approvals.
- No apartments will be permitted within any portion of the proposed development.
- Applicant is proposing significantly less density (by approximately 700 units) and intensity (by more than 6,000,000 square feet) than current entitlements.
- Pulte understands the importance of privacy for existing homeowners and has incorporated significant green space and buffers into the proposed development. The conceptual plan provides for dedicated buffer areas of 25 feet between all existing homes and the proposed homes.
- If this project were developed based on existing zoning, no buffers would be required.
- Applicant is proposing at least 50% open space within the project, which is more than double the 20% open space required by the existing RSF-1A zoning.
- Applicant is continuing to work with the City and Orange County to help facilitate a solution to the concerns the residents have raised regarding the safety of W. Ponkan Road, including potential right-of-way dedications to enable the widening of W. Ponkan Road adjacent to the proposed development.
- Transportation impact fees will be paid by the developer, which are estimated to be approximately $10,00,000 for the residential development based on current rates, which will help fund City road improvements. Any proposed right-of-way dedications and intersection and turn lane improvements (as determined based on the traffic impact analysis) will be done by the developer in connection with the construction of the respective portion of the project. At this early stage, the extent of road expansions and improvements are still in the process of being identified.
- Vick Road is a City road and the City has budgeted to the design of the proposed widening of Vick Road for 2025/2026. This project's proposed right of way dedications along Vick Road will help facilitate and expedite the widening of Vick Road.
- Applicant does not anticipate the City requiring a full connection from W. Ponkan Road to Lester Road via an extension of Rogers Road through the proposed development.

- Applicant is continuing to work with the City on reclaim capacity needs for the project and will comply with the requirements as set forth in the City's Comprehensive Plan and Land Development Code.
- Applicant has completed environmental studies and the only listed species present is the gopher tortoise, which will be relocated according to City and State standards.
- Applicant is required to go through a school capacity determination as part of the approvals process and is committed to working with the City of Apopka and Orange County Public Schools to comply with all school concurrency requirements for the project.
- With respect to the development timeline, as of today, land development would be anticipated to start late 2026 at the earliest and would continue in phases through the early 2030s. For home construction, the first sale would be anticipated by mid-2027, with the first closing anticipated for late 2027 and the last home closing anticipated in early 2035.
- Location of townhomes will be in the middle of the development and surrounded by larger lots and/or near the commercial parcels. The lots that are adjacent to existing homes will match lot sizes, with no existing homes being located adjacent to a townhome.
- The project is being designed as a market-rate residential community.
- Applicant has not completed all of its market studies to determine house prices yet for the proposed development. As a rough ballpark, base prices for townhomes could begin in the mid $300,000s with large single-family homes in the $600,000s, with options and lot premiums potentially pushing prices into the high $300,000s to $800,000+ for the average home of that type. These are estimates for the average home based on today's prices as of the date of this summary and are subject to change based on market conditions at the time of development.

If the City has any questions, please do not hesitate to contact our office via phone at (407) 835-6947 or via email at esowell@shutts.com.

Pulte Home Company, Paulucci Acres
Community Meeting (March 5, 2025) Sign-In Sheet

	Name	Address	Subdivision	Phone Number	E-mail Address
1	Jeanette Heideman	2022 Misty Glen Dr	Wekiva Run	618.910.3924	jmheideman2@gmail.com
2	Juliette Norwood	770 Silverthp Rd	Oak Hill	240-423-8739	JMNorwood@yahoo.com
3	Christine Moore	County comm.			
4	Joe Kitselman		Oak Hill		
5	Ed Velazquez	RSR			
6	Jacqueline Jefferson Johnson	3375 Players Pt Loop	Rock Springs Ridge	321-356-1806	rickyjacq2@gmail.com
7	Leroy Bell	2308 Bluemerald Ct		321-356-1806	
8	John Pittman	352 Pinkman Rd.		407-342-9795	
9	Jerrell Hendrix	32 W ORANGE ST	OAK HILLS	321-277-3796	OSEVHT@yahoo
10	Ricky Valdez	949 VALLEY WAY			
11	Sarah Marshall	2024 Cedar Crest	Wekiva Run	863-528-5029	bellsouthxo@hotmail.com
12	Greg Meyer				
13	KITFLEE	2536 W POLK AVE		407 325 9087	
14	Pete DeVito	3244 Roseville	Wolf Lake	401 742 4824	
15	Renee & Tom Jessen	933 Valley Way Dr.	Oak Hill Reserve	407-435-7346	renee.e.derouin@gmail
16	Adam Shaw	2421 Hadrill Hill Rd	Oak Hill Preserve	407-712-3868	Adam.And.Angela@gmail.com
17	Chad Sandusky	3416 Kilmarnock Dr	Rock Spgs Ridge	321-331-4777	Chad.sandusky@gmail
18	Gary Verkuilen	2400 Home Again Rd	OAK HILL	9155207154	gverkuilen@yahoo.com
19	Merry Lovern	519 Birch Ct	Wekiva Spr. Res.	407 448 4508	merry lovern@gmail.com
20	Ben Matteson	2113 Misty Glen Dr	WR	407 906 1227	NOTBOSTON@gmail
21	Wendy + Jon Hu	869 Valley way Dr	Oak Hill Rsv	321-277-0631	

Pulte Home Company, Paulucci Acres
Community Meeting (March 5, 2025) Sign-In Sheet

	Name	Address	Subdivision	Phone Number	E-mail Address
22	THERESA + ERIC LEMONS	796 ROMINGER LOOP	HAMRICK		
23	Andrew + Clonel Murdock	809 Rominger Loop	Hamrick		a.murdock1@verizon.net
24	JERRY MILLER	2035 Misty Glen Dr	Wekiva Run	321.438.3912	jmiller@jdent.com
25	Emma Clark	852 Rominger Loop	Hamrick	8504915928	
26	Zuroing Cai	330 Alexandrian Pl Dr	Alexandria PL		
27	Hector Fernandez	550 Mount Argyll Ct	RSR	9548211359	aladanfernandez@aol.com
28	MeaganDoell	2603 Woodside Ridge	Wekiva Run	561-312-5773	meagandoell@yahoo.
29	Ali Gonzalez	822 Valley Quay Dr	Oakleel	973-462-8202	agonzalez116@gmail.com
30	Sylvester Hall	3091 Rolling Hills Lane	RSR	407-680-9915	shall622@cfl.rr.com

Pulte Home Company, Paulucci Acres
Community Meeting (March 5, 2025) Sign-In Sheet

	Name	Address	Subdivision	Phone Number	E-mail Address
31	Teresa & Jose Rodriguez	821 Ramonga loop	Hamrick Estates		Rileysreign@gmail.net
32	Bryan Williams	Pittman Rd			
33	Sangiovanni	948 Ramonga Loop	Hamrick Estates		
34	Tom & Kathleen Penner	2017 Misty Glen Dr	Wekiva Run		thpnne@cfl.rr.com
35	Debby Felty	2409 Pontan Summit	Wekiva Run		middlesis411@cfl.rr.com
36	[illegible]	[illegible]	[illegible]		
37	Nadine James	1119 Suncrest Dr	Northcrest		trixie867@gmail
38	Cheryl Nowels	2107 Misty Glen Dr.	Wekiva Run		
39	[illegible]	2597 Woodside Ridge	Wekiva Run		
40	Michelle Dodson	2116 Parkside Meadow Pr	Wekiva Run		tweetyblues333@yahoo.com
41	Robert Everts	2664 Haskill Hill Rd	Oak Hill Reserve		
42	Robert Josephson	2409 Home Again Rd	Oak Hill Reserve		pamrobj@aol.com
43	Teichey Woodard Jr	530 Ramingo Loop	Hamrick Estates		twoodardjr2k@yahoo.com

Pulte Home Company, Paulucci Acres
Community Meeting (March 5, 2025) Sign-In Sheet

	Name	Address	Subdivision	Phone Number	E-mail Address
44	Carol Richards	2016 Misty Glen Dr	Wekiva Run	443-525-3465	richardsfamily5@hotmail.com
45	Cheryl Kilsheimer	2377 Home Again	OAK Hill	407-782-8640	
46	Chris Connolly	667 IZZY PLACE	Hamelick	484-645-7527	cconno5571@aol.com
47	[illegible]	146 WEKIVA POINT CR	Traditions	407-341-4870	
48	Rod Olsen	3156 Rolling Hills Ln	Rock Springs	336-391-0886	rrolsen8@gmail.com
49	Robert S. Moore	3172 PRATMAN Rd.	Apopka	407-505-9850	MOORER386@YAHOO.COM
50	[illegible]	833 Rominger Loop	Apopka	3-7/2	
51	Giannina Duran	535 Rominger Loop	Apopka/Hamwick	407-692-7914	gigiduran12@outlook.com
52	NICK NESTA			407 619 6344	
53	Thomas Altemose	2561 Woodside Ridge Dr	Apopka	407-310-8466	Thomkat8466@hotmail.com
54	Tova Havlykke	2678 Lake Cove Rd.	Apopka	407-739-7841	thavlykke@gmail.com
55	Natalie Gozar	2586 Panken Meadow Dr	Wekiva Run	407-340-7721	negozar@yuno.com
56	Anthony Payne *Sara	719 Valleyway Dr.	Apopka	407-702-0600	arpayne@att.net
57	Gary Schick	722 SILVERTIP Rd	Apopka	904-699-2627	GSCHICK@DAP.COM
58	Malena Schick		"		
59	DR. JIM MOYER	1811 Southern Red Oak Ct.	Ocoee	754-367-4174	jimmoyer1956@gmail.com

Pulte Home Company, Paulucci Acres
Community Meeting (March 5, 2025) Sign-In Sheet

	Name	Address	Subdivision	Phone Number	E-mail Address
60	JEAN GABAUD	1029 VALLEY WAY DR	OAK HILL R	704 868 6453	JR770804@GMAIL
61	SAEED SARRAF	2153 HOME AGAIN RD.	OAK HILL R	321-356-2940	SAEEDSARRAF@HOTMAIL.COM
62	Sharon + Myron Murphree	9106 Misty Glen Dr	Wekiva Run	407-903-2023	MBSW Murphree@Yahoo
63	F. Thomas				flashcharm@gmail.com
64	JEREMY MARTIN	797 RORINGER LOOP	HAMRICK EST.	561 818 3241	jmartin2k4@yahoo.com
65	Sharon Lusk	1514 Royal Oaks Dr	Royal Oak	407-310-3468	Slusk@rollins.edu
66	Wayne Gordon	754 SILVERTIP Rd	Oak Hill	4077139301	
67	Ethan-Ruben Martinez	3267 Players Point Loop	Rocky Springs Ridge		rulsonandetty@gmail
68	Dimitri Ioannidis	1045 Valleyway Drive	Oak Hill Reserve	(407) 928-4145	Dikomas1@Yahoo.com
69	NELSON GONZALEZ	822 VALLEYWAY DR.	" "	973-960-8627	NELSONALI AT HOTMAIL

Pulte Home Company, Paulucci Acres
Community Meeting (March 5, 2025) Sign-In Sheet

	Name	Address	Subdivision	Phone Number	E-mail Address
70	Jody Moore	3172 Pittman Rd	——	407 505 9849	Ryley1108@yahoo.com
71	Kerri Holt	2647 Lake Cora	Oak Hill	4074534633	natorzmom@cfl.rr.com
72	Brett Womack	718 Rominger Loop	Hamrick Estates	954 422-2908	Brett.womack@premiersr.com
73	TJ DeCerbo	653 Chariot Ct.	Rock Springs Ridge	407-252-5792	tjdecerboe hotmail.com
74	Matthew Turner	2714 Bickley Dr.	Pitman Estates	407 595 6599	
75	BRIAN SANDERS	3650 ROLLING HILLS LN	RSR	407-886-7999	
76	Gyasi Story	2419 Ponkan Summit Dr	Wekiva Run	407-595-9536	gyasi.story@gmail.com

TO: City of Apopka
Planning Division
120 E. Main Street
Apopka, FL 32703

FROM: Shutts & Bowen LLP

RE: Third Community Meeting Summary for Paulucci Acres

On Monday, August 4, 2025, a community meeting was held from 6:00 p.m. to 8:00 p.m. at the Apopka Community Center located at 519 S. Central Ave. Apopka, FL 32703 to provide updates regarding the proposed development known as Paulucci Acres since the second community meeting held on March 5, 2025

The proposed development is contemplated to be a mixed-use project with a single-family residential community consisting of approximately 1,052 single family attached and detached homes and two commercial parcels consisting of approximately ten acres total. The overall project is approximately 616 total acres. Pulte Home Company, LLC is the contract purchaser of approximately 606 acres and intends to develop the single-family residential community. The property owner will retain approximately ten acres for future commercial development. The commercial parcels are contemplated to be located at the intersection of W. Ponkan Road and Jason Dwelley Parkway, with one commercial parcel to be located on the northern boundary of Ponkan Road (the "Commercial Parcel-North") and the other commercial parcel to be located on the southern boundary of Ponkan Road (the "Commercial Parcel-South").

The land use applications submitted to the City for the proposed development consist of: (1) an Annexation Application, which pertains to the two parcels located within unincorporated Orange County, (2) a Comprehensive Plan Future Land Use Amendment, which pertains to the two of the parcels located within unincorporated Orange County, (3) a Comprehensive Plan Future Land Use Amendment, which pertains to the Commercial Parcel-South, and (4) a Planned Development (PD) Rezone / Master Plan Application, which pertains to the overall development.

The August 4, 2025 community meeting was formatted as a presentation of the proposed development, including updates to the proposed transportation improvements, followed by a Q+A discussion. Topics that were discussed in the presentation include matters related to transportation/traffic, existing entitlements, environmental, planning, and engineering. Consultants from 1828 Engineering, Traffic & Mobility Consultants, and Shutts & Bowen

presented at the meeting and answered all comments, questions and concerns.

Enclosed with this summary are copies of the sign-in sheet for the community meeting.

Below provides a summary of the comments, questions and concerns raised in connection with the community meeting:

- Most of the questions and comments received from the attendees of the third community meeting were about transportation (specifically road improvements to W. Ponkan Road) and the proposed dedication of the City Park.
- Residents inquired about the dedication of approximately 145 acres for a city park, including the location of the proposed City Park area and whether a parking area would be provided.
- A few people asked if residents from adjacent communities would have pedestrian access to and from the City Park.
- One resident who lives adjacent to the proposed City Park asked whether there would be fencing around the park, as he wanted to be sure he had access to the City Park.
- Residents asked about the proposed trail system within the City Park and the type of material to be used for the trail system within the City Park.
- Residents raised existing safety concerns regarding W. Ponkan Road and the negative impact that this project would have on the current condition of the road.
- Residents asked about the proposed improvements to W. Ponkan Road that the developer has been coordinating with the City of Apopka and Orange County on, including the round-a-bout on Ponkan Road.
- Residents were inquisitive about how the proposed round-a-bout on W. Ponkan Road would be funded.
- One resident asked about road improvements to Pittman Road.
- One resident asked about changes to access to Hamerick Estates.
- One resident asked about the emergency access for the southwest pod.
- Residents of Oak Hill Reserve voiced concerns about the existing access to/from Oak Hill Reserve off of Vick Road because of the site distance issues related to the road elevations. These residents wanted to know what the impact of the proposed development would be on their access issues.
- Residents were inquisitive about use-restrictions in the PD Rezoning submittal for the commercial parcels.
- One resident was inquisitive about school capacity and the process.
- One resident asked about gopher tortoises on the property.
- Residents asked about the prices of the proposed homes.
- One resident asked about the location of the townhomes.
- Residents were inquisitive about whether the townhomes will be advertised as “built-to-rent”.
- One resident was inquisitive about whether there will be a homeowners association.

- One resident asked about new firehouses and whether there would be a new firehouse within the proposed development.
- Residents asked about the development timeline.

Below provides a summary of the responses to the comments, questions and concerns raised in connection with the community meeting:

- Applicant contemplates that the City Park will be a passive park that will primarily remain in its natural state with proposed crushed shell or other natural material used for the trail system within the City Park and meandering the trail system around existing trees and other vegetation. Applicant does not anticipate fencing to be installed around the City Park.
- Further details regarding the City Park, including pedestrian access from adjacent communities, will be discussed with City Staff as this project moves forward.
- Applicant is working with the City and the property owner to provide an unpaved parking area near the trailhead within the City Park.
- Applicant is proposing 25-foot buffers adjacent to all existing neighborhoods.
- All lots that back up to an existing lot will be the same lot size in addition to a 25-foot buffer.
- Applicant is proposing 50% open space for the project, which is more than double the 20% open space required by the existing RSF-1A zoning.
- Applicant is proposing significantly less density (by approximately 700 units) and intensity (by more than 6,000,000 square feet) than current entitlements.
- Applicant has completed environmental studies and the only listed species present is the gopher tortoise, which will be relocated according to City and State standards.
- Applicant is continuing to work with the City and Orange County to help provide solutions to the existing concerns regarding W. Ponkan Road, including proposed right-of-way dedications for the widening of W. Ponkan Road adjacent to the proposed development, installation of a round-a-bout and a new, safer connection between Pittman Road and Ponkan Road, all of which is subject to County review, processing and approval.
- Vick Road is a City road and the City has budgeted to the design of the proposed widening of Vick Road for 2025/2026. This project's proposed right of way dedications along Vick Road will help facilitate and expedite the widening of Vick Road.
- Proposed improvements to Vick Road that the City may implement to address the safety concerns regarding the Oak Hill Reserve access were discussed with the traffic consultant, including mechanisms such as softening/leveling curves, improving site lines and using a divided median to provide a two-stage turn, ensuring that drivers have more control stepping into the roadway when making a left turn.
- The proposed right of way dedication along Vick Road from the project would be consistent with the City's approved design of the Vick Road expansion/widening.
- With respect to use-restrictions for the commercial parcels proposed in the PD Rezone submittal, the property owner has agreed to significantly limit the commercial uses that would be permitted for future commercial development. Applicant took into consideration

the residents' concerns regarding the types of commercial retailers that they wanted and did not want within the proposed development.

- The property owner has agreed to prohibit apartments within the project.
- With respect to school capacity, the project is vested for school capacity. School concurrency will be addressed later in the process after approval of the PD Rezoning application.
- Location of townhomes will be clustered together in the middle of a development pod and surrounded by larger lots and/or near the commercial parcels.
- The proposed development will not be marketed as a "built-to-rent" community.
- With respect to the homeowners association, there will be a master homeowners association and certain pods (or phases of development) may have a sub-association with specific governing regulations that pertain specifically to that pod.
- With respect to new firehouses, the Applicant is not aware of the need for a new firehouse site in this vicinity but the project will generate a significant amount of fire impact fees, which impact fee rates are anticipated to be increased by the City.
- Applicant has not completed all of its market studies to determine house prices yet for the proposed development. As a rough ballpark, base prices for townhomes could begin in the mid $300,000s with large single-family homes in the $600,000s, with options and lot premiums potentially pushing prices into the high $300,000s to $800,000+ for the average home of that type. These are estimates for the average home based on today's prices as of the date of this summary and are subject to change based on market conditions at the time of development.
- With respect to the development timeline, as of today, land development would be anticipated to start late 2026 at the earliest and would continue in phases through the early 2030s. For home construction, the first sale would be anticipated by mid-2027, with the first closing anticipated for late 2027 and the last home closing anticipated in early 2035.

If the City has any questions, please do not hesitate to contact our office via phone at (407) 835-6947 or via email at esowell@shutts.com.

Pulte Home Company, Paulucci Acres
Community Meeting (August 4, 2025) Sign-In Sheet

Name	Address	Subdivision	Phone Number	E-mail Address
Dave Wood				
[illegible]	2517 Misty Cove	Wekiva Run	2014156109	
Myron Murphree	2106 Misty Glen Dr	Wekiva Run	407-203-2023	
Scott Hall	2154 Kingscrest Cir	Emerald Cove	4073309010	
Noreen Kruse	325 Speyside Ln	Rock Springs Ridge	9543984828	
Brian Kruse	325 Speyside Ln	Rock Springs Ridge	5617030726	
Tom Harper	3246 Wolf Lake Ave	Wolf Lake Ranch	407-353-7205	tomharper@mpinet.net
Aaron Batia	3374 Players Point	RSR	407-267-7899	
Nadia Anderson		City of Apopka	407-625-5646	

Pulte Home Company, Paulucci Acres
Community Meeting (August 4, 2025) Sign-In Sheet

Name	Address	Subdivision	Phone Number	E-mail Address
Nishith Modi	2596 Woodside Ridge Dr	Wekiva Run		nmodi2205@aol.com
Gerardo Almeraz	1501 Kintla Rd.	Oak Hill Reserve		hzmejobs@aol.com.
BEN PITMAN	352 W. PONKAN Rd			
Frank Smith	2815 W. Ponkan Rd			
Randall H. Smith II	3457 Rolling Hills Ln	Rock Spring Ridge		smith18125@yahoo.com
Steve + Carol Richards	2016 Misty Glen Dr.	Wekiva Run		richardsfam65@hotmail.com
Chris Connolly	667 Izzy PLACE	HAMELIN		cconn05571@AOL.COM
Rob Olsen	Apopka	RSR		rrolsen8@gmail.com
Keri Rodriguez	3905 Long Branch Lane	RSR		Keritrighoot@gmail.com
Tova Havlykke	2678 Lake Cora Rd.	Oak Hill		thavlykke@gmail.com
Bryan	PITTMAN RD			
Tim Ondrey	4053 Rock Hill Loop	Rock Springs Ridge		timothy.ondrey1@gmail.com
Hanic [illegible]	Mount Stirling Ave	RSR		Hanic[illegible]e5mm.com
Leola Hanks	3457 Rolling Hills Ln	Rock Springs		Hankslee50@gmail.com
Marsha Summersill	425 Morning Brook Cir	Wekiva		
Norman Perron	1013 Valley Way Dr.	Apopka		homehealthbiz@hotmail.com
Jennifer Barta	3374 Mount Saint Leo	Apopka		
Teresa Rodriguez	821 Ronninger Loop	Hamelin		
Jose Rodriguez	821 Ronninger Loop	Hamelin		

Pulte Home Company, Paulucci Acres
Community Meeting (August 4, 2025) Sign-In Sheet

Name	Address	Subdivision	Phone Number	E-mail Address
Julian Barich	199 Smugglers Way		321 441 0144	julian.barich@gmail.com
Juliette Norwood	770 Silvertip	Oak Hill	(240)423-8739	Jmack921@yahoo.com
Jon + Wereley	869 Valleyview Dr	Oak Hill	321-277-0631	
[illegible]	205 NPC	TRADITIONS		
NICK NESTA		City of Apopka		
[illegible]	[illegible]	[illegible]		[illegible]
Ruben & Elley Martinez	33107 Players Point Loop	Rocksprings Ridge		cubanruben@hotmail.com

Pulte Home Company, Paulucci Acres
Community Meeting (August 4, 2025) Sign-In Sheet

Name	Address	Subdivision	Phone Number	E-mail Address
Manley (Asst. Knight)	2656 Woodside Rd	Wekiva Run	585 739 5658	WCKNIGHT27@GMAIL
Ajmer Sandhu	3101 Magnum		407-730-1473	ajmansandhu@gmail.com
Michelle Dodson	2116 Parkside Meadow Dr	Wekiva Run	407-620-9851	tweetyblues333@yahoo.com
Jean/Ruth Gabard	1029 Valleymede Dr	Oak Hill Reserve	407-595-9457	ruthgabard@yahoo.com

Pulte Home Company, Paulucci Acres
Community Meeting (August 4, 2025) Sign-In Sheet

Name	Address	Subdivision	Phone Number	E-mail Address
Teicher Woodard	530 Rominger Loop	Hamlik Estates	407 572 5143	twoodard jr2@yahoo.com
Conor Mare	201 S Rosalind		407. 836-5850	
GLENDED STOKES		OAK Hill	(407) 822-4328	Georgieboytucus@Gmail.com
Traci Boyd	3457 Rolling Hills Ln.	Rock Springs	(305) 479 9084	SMITH1825@YAHOO.COM

Pulte Home Company, Paulucci Acres
Community Meeting (August 4, 2025) Sign-In Sheet

Name	Address	Subdivision	Phone Number	E-mail Address
Chris Godwin	988 Woodcock Rd, Orlando FL			christopherg@trafficmobility.com

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 6.
Meeting Date: December 9, 2025
Department: Legal Department

SUBJECT:
Ordinance No. 3143 - Certified Recovery Residences

ACTION ITEM INFORMATION:

REQUEST:
Recommend approval of Ordinance No. 3143.

SUMMARY:
Section 397.487(15)(a), Florida Statutes, mandates that by no later than January 1, 2026, each municipality and county in the State of Florida must adopt an ordinance establishing procedures for the review and approval of certified recovery residences. Section 397.487(15)(a), Florida Statutes, further mandates the inclusion within such ordinance of a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence. Section 397.487(15)(b), Florida Statutes, provides that the regulation of the establishment of certified recovery residences must be consistent with the Fair Housing Amendments Act of 1988 (42 U.S.C. §§ 3601 et seq.) and Title II of the Americans with Disabilities Act (42 U.S.C. §§ 12131 et seq.).

Based on this, Ordinance No. 3143 amends Part III, Article 4, Section 4.2 Principal Uses, Subsection 4.2.2 C Principal Use Table – of the Land Development Code of the City of Apopka to allow “Certified Recovery Residences” as a Special Exception use in Residential, Commercial, Industrial, and Mixed-Use Downtown zoning districts.

This item was advertised in the November 28, 2025 edition of the Apopka Chief newspaper.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Recommend approval of Ordinance No. 3143.

ATTACHMENTS:
1. Ordinance No 3143
2. Advertisement November 28

ORDINANCE NO. 3143

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, RELATING TO THE LAND DEVELOPMENT CODE; AMENDING PART III, ARTICLE 4, SECTION 4.2, SUBSECTIONS 4.2.2 AND 4.2.3, ESTABLISHING A PROCESS FOR THE REVIEW OF REASONABLE ACCOMMODATION REQUESTS FOR CERTIFIED RECOVERY RESIDENCES PURSUANT TO FLORIDA STATUTES SECTION 397.487; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 397.487(15)(a), Florida Statutes, mandates that by no later than January 1, 2026, each municipality and county in the State of Florida must adopt an ordinance establishing procedures for the review and approval of certified recovery residences; and

WHEREAS, Section 397.487(15)(a), Florida Statutes, further mandates the inclusion within such ordinance of a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence; and

WHEREAS, Section 397.487(15)(b), Florida Statutes, provides that the regulation of the establishment of certified recovery residences must be consistent with the Fair Housing Amendments Act of 1988 (42 U.S.C. §§ 3601 et seq.) and Title II of the Americans with Disabilities Act (42 U.S.C. §§ 12131 et seq.); and

WHEREAS, the City of Apopka Planning Commission held a public hearing, with all required public notice, on December 9, 2025 to provide recommendations to the City Council on this Ordinance to amend the Land Development Code and recommend that the City Council adopt the Ordinance; and

WHEREAS, adoption of this Ordinance ensures that the City of Apopka complies with Section 397.487(15), Florida Statutes, and that the best interest of the public health, safety, and welfare is served.

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

[Words with ~~strikethrough~~ indicate deletions; words with underscore indicate additions; asterisks (***) indicate an omission from the existing text which is intended to remain unchanged.]

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. Principal Use Table Amendment. Part III, Article 4, Section 4.2 Principal Uses, Subsection 4.2.2 C Principal Use Table – of the Land Development Code of the City of Apopka is hereby amended to allow "Certified Recovery Residences" as a permitted use as shown in **Exhibit "A"** attached hereto and a made part hereof.

Section III. Code Amendment. Part III, Article 4, Section 4.2 Principal Uses, Subsection 4.2.3 C Standards Specific to Principal Uses – of the Land Development Code of the City of Apopka is hereby amended as follows:

ARTICLE 4. – USE REGULATIONS

***

SECTION 4.2. – PRINCIPAL USES

***

4.2.2. – Principal Use Table

***

4.2.3. – Standards Specific to Principal Uses

***

C. **Residential Uses**

***

2. **Group Living Uses**

***

b. **Adult foster home.** Operation of an adult foster home shall comply with all relevant State and federal laws.

c. **Certified Recovery Residences.**

1. **Purpose and applicability.** The purpose of this section is to establish procedures for review and approval of reasonable accommodation requests to the City's land use and zoning ordinances, rules, regulations, policies, and procedures that may prohibit establishment of certified recovery residences pursuant to Section 397.487, Florida Statutes. Facilitating reasonable accommodation requests ensures that individuals with a disability and/or handicap have equal opportunity to use and enjoy dwellings, buildings or structures, or to provide accessibility in another manner, as provided by the Federal Fair Housing Amendments Act (42 U.S.C. §§ 3601 et seq. ("FHA") and Title II of the Americans with

Disabilities Amendments Act (42 U.S.C. §§ 12131 et seq. ("ADA"). For purposes of this section, a "disabled" person is an individual who qualifies as disabled and/or handicapped under the FHA and/or ADA. Any person who is disabled (or qualifying entities) may request a reasonable accommodation with respect to the City's Land Development Code, Code of Ordinances, rules, regulations, policies, or procedures as provided by the FHA and the ADA pursuant to the procedures set out in this section.

2. **Applicant.** Any person who is disabled or a provider of services to disabled individuals qualifying for a reasonable accommodation, collectively referred to as "Applicant" in this subsection, may request a reasonable accommodation to the City's land use and zoning ordinances, rules, regulations, policies, and procedures that prohibit establishment of certified recovery residences. It is the responsibility of the Applicant to establish that they, or those who are being provided recovery services, are protected individuals under the FHA and/or ADA by demonstrating that the proposed accommodation is reasonable and necessary to afford the Applicant, or those who are being provided services, an equal opportunity to use and enjoy a residential dwelling.

3. **Application Procedure.** A request for reasonable accommodation shall be made to the City's Development Review Committee. An application for reasonable accommodation must, at a minimum, provide the following:

   (a) Name and contact information of the Applicant or the Applicant's authorized representative;
   (b) Property address and parcel identification number of where the reasonable accommodation is being requested. If the Applicant is not the owner of the property, then the contact information for the owner and an owner's authorization form is also required;
   (c) A description of the accommodation and the specific regulation(s) and/or procedures from which the accommodation is sought;
   (d) Reasons the accommodation may be necessary for the Applicant or those who are being provided services;
   (e) A description of the qualifying disability or handicap;
   (f) A certification signed by the Applicant stating: I CERTIFY UNDER PENALTY OF PERJURY THAT THE INFORMATION PROVIDED IN THIS REQUEST IS TRUE AND CORRECT. I UNDERSTAND THAT IF I KNOWINGLY PROVIDE FALSE INFORMATION WITH THIS REQUEST, MY REQUEST SHALL BECOME NULL AND VOID;

(g) A verification of disability status form executed by someone with personal knowledge of the Applicant's, or those who are being provided services', disability, such as a medical or a social services professional;
(h) Any additional information or documentation the Applicant feels is necessary to supplement the request for reasonable accommodation.
(i) Signature of the Applicant and date.

The City's Development Review Committee will date-stamp the application upon receipt and notify the Applicant, in writing, within 30 days if additional information is required. The Applicant must provide the additional information within 30 days. Failure of the Applicant to provide a response within 30 days will result in the application being denied, unless the Applicant requests an extension of time in writing.

4. **Review**. Within 60 days of receiving a completed application, the City's Development Review Committee, or designee, shall review the request for reasonable accommodation and make a determination consistent with the FHA and/or ADA, after considering all of the following:

(a) Whether the Applicant has established that they are protected under the FHA and/or ADA by demonstrating that they or those being provided recovery services, are handicapped or disabled, as defined in the FHA and/or ADA. To do this, the following must be shown:

i. A physical or mental impairment which substantially limits one (1) or more major life activities;
ii. That they are regarded as having such impairment; and
iii. A record of having such impairment.

(b) Whether the requested accommodation is reasonable and necessary to afford the Applicant an equal opportunity to use and enjoy the dwelling, building or structure, or provides accessibility in another manner.
(c) Whether the requested accommodation would impose an undue financial or administrative burden on the City.
(d) Whether the requested accommodation would require a fundamental alteration in the nature of the land use and zoning regulations of the City.

If the City's Development Review Committee, or designee, finds that the requested accommodation will impose an undue financial or

administrative burden on the City or will require a fundamental alteration in the nature of the City's land use and zoning regulation, they may consider whether an alternative reasonable accommodation exists which would effectively meet the disability-related need. An alternative reasonable accommodation may be the requested accommodation with conditions. In conducting the review, the City's Development Review Committee, or designee, may make a site visit to the property where the reasonable accommodation is being requested.

5. **Determination.** Once review of the request is complete, the City's Development Review Committee, or designee, will make a determination in writing to:

   (a) Approve the reasonable accommodation request in whole or in part, with or without conditions; or
   (b) Deny the reasonable accommodation request, in accordance with state and federal law, and state the objective evidence-based reasons for denial and identify any deficiencies or actions necessary for reconsideration.

   The written determination by the City's Development Review Committee, or designee, shall also include the Applicant's right and method to appeal the determination. If the written determination is not issued within 60 days after receipt of the completed application, the reasonable accommodation request is deemed approved unless the parties agree in writing to a reasonable extension of time.

6. **Appeals.** Applicant shall have 30 days from the date of the City's Development Review Committee, or designee's written determination, to appeal the determination or any conditions included therein, to the City Council. Appeals must be made in writing and include the name of the Applicant, address and contact information, a written summary of the reason for the appeal, and an explanation of why the determination or condition is in error. Appeals shall be submitted to the City Council. The City Council shall issue a final decision on the appeal within 45 days of submitting the appeal to City Council.

7. **No Fee.** There shall be no fee imposed by the City for the reasonable accommodation request process outlined in this section.

8. **Stay of Enforcement.** While a request for reasonable accommodation, or its appeal, is pending, the City will not enforce any applicable land use and zoning ordinances, rules, regulations, policies, and procedures against the Applicant.

9. **Expiration of Approvals**. Approval of requests for reasonable accommodation shall expire within one hundred eighty (180) days if not implemented.

10. **Revocation of Reasonable Accommodation**. Any reasonable accommodation received shall be deemed revoked if the Applicant or the property upon which the accommodation is granted is found in violation of any conditions of the approval granting the reasonable accommodation by a court of law or by the special magistrate hearing code enforcement cases. Failure to obtain state certification or a required state license, or failure to maintain state certification or a required state license or alternate certification permitted by this section, shall result in revocation of the reasonable accommodation and cessation of operations within sixty (60) days of termination of the license or certification.

11. **Confidential Information.** Should the information provided by the Applicant to the City include medical information or records, including records indicating the medical condition, diagnosis, or medical history of the disabled individual(s), such individual(s) may, at the time of submitting such medical information, request that the City, to the extent allowed by law, treat such medical information as confidential information of the disabled individual(s).

12. **General Provisions.** The following general provisions are applicable to all reasonable accommodation requests:

    (a) The Applicant may apply for a reasonable accommodation on their own behalf or may be represented at all stages of the reasonable accommodation process by an attorney, legally appointed guardian, or other person designated by Applicant as a power of attorney.
    (b) In the event that a reasonable accommodation is granted, the Applicant shall continue to comply with any and all other applicable building and/or permitting processes required by the City's Code of Ordinances and Land Development Code and all other state and federal laws.
    (c) A reasonable accommodation is specific to the Applicant and does not run with the subject property.

~~e~~d. **Continuing care retirement community.**

1. Age restrictions on community residents shall comply with the federal Fair Housing Act.

2. The number of nursing care beds shall not be more than 20 percent of the total number of permitted dwelling units.

3. The community may include retail commercial uses as ancillary to the principal residential and healthcare uses.

***

Section IV. Conflicts. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section V. Severability. Should any word, phrase, sentence, subsection, or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection, or section so held shall be severed from this Ordinance and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

Section VI. Effective Date. This Ordinance shall become effective immediately upon its passage and adoption.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this ____ day of December, 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:

C. **Principal Use Table**

Table 4.2.2.C: Principal Use Table
P = permitted use
A = allowed use in a PD district if approved as part of a PD Plan
S = allowed with approval of special exception
Blank cell = use is prohibited

Principal Use Category	Principal Use Type	Agricultural & Transitional Districts		Residential Districts							Commercial Districts					Industrial Districts		Special Purpose Districts							Planned Development District	Use-Specific Standards
		AG	T	RCE	RSF-1A	RSF-1B	RTF	RMF	RMU	MHP	C-N	C-C	O	C-COR	C-R	I-L	I-H	MU-D	MU-ES			INST	PR	AIR	PD	
																			NM	GT	RTE					
Rural and Agricultural																										
Agriculture/Forestry Uses	Agricultural production	P	P																							
	Apiaries	P	P	P											S	P	P									4.2.3.B.1.a
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P		P	4.2.3.B.1.b
	Forestry	P	P	P																						
	Greenhouse and nursery	P	P	P																						
	Keeping horses or ponies	P	P	P																						4.2.3.B.1.c
	Other agricultural use	P	P																							
Agricultural/Forestry-Related Uses	Agriculture research facility	P																			P					
	Agritourism ([ch.] 570, Fla. Stat.)	P		P																						
	Equestrian center	P																							A	4.2.3.B.1.d
	Farm distribution hub	P																								
	Farm supply sales and farm machinery/implement sales, rental, or repair	P														P										
	Farm winery	P		P																					A	
	Riding stable	P		P																					A	4.2.3.B.1.e
	Rural corporate retreat	P		P																					A	
Open Space Uses	Arboretum or botanical garden	P	P	P	P	P	P	P	P		P	P		P	P	P		P	P	P	P	P	P		A	
	Cemetery	P	P																		S	P	S		A	4.2.3.B.2.a
	Park		P	P	P	P	P	P	P	P	P	P	P	P	P			P			P	P	P		A	
Residential																										
Household Living Uses	Accessory dwelling unit	S		S	S													S								4.2.3.C.1.b
	Dwelling, live-work							P	P	P	P	P	P	P	P			P	P	P	P				A	4.2.3.C.1.a 4.2.3.C.1.b

	Dwelling, mobile home	P								P															4.2.3.C.1.a 4.2.3.C.1.d
	Dwelling, multifamily							P	P		P	P	P	P	P			P	P	P	P				A	4.2.3.C.1.a
	Dwelling, single-family detached	P	P	P	P	P	P	P										P	P	P					A	4.2.3.C.1.a 4.2.3.C.1.e
	Dwelling, townhome							P	P			P	P	P	P			P	P	P	P				A	4.2.3.C.1.a
	Dwelling, two-family (duplex)						P	P											P	P	P				A	4.2.3.C.1.a 4.2.3.C.1.e.2
Group Living Uses	Assisted living facility	S		S	S	S	S	S	S			S						S	P	P	S				A	4.2.3.C.2.a
	Adult living facility, extended congregate care	S		S	S	S	S	S	S			S						S	S	S	S				A	4.2.3.C.2.a
	Adult foster home	S		S	S	S	S	S	S			S						S	S	S	S				A	4.2.3.C.2.a 4.2.3.C.2.b
	Boardinghouse or roominghouse	S		S	S	S	S	S	S			S						S	S	S	S					4.2.3.C.2.a
	Certified Recovery Residences	S		S	S	S	S	S	S			S						S	S	S	S				A	4.2.3.C.2.a
	Child foster home	S		S	S	S	S	S	S			S						S	S	S	S				A	4.2.3.C.2.a
	Continuing care retirement community	S		S	S	S	S	S	S			S						S	P	P	S				A	4.2.3.C.2.a 4.2.3.C.2.c
	Emergency shelter or home	S		S	S	S	S	S	S			S						S	S	S	S				A	4.2.3.C.2.a
	Family day care home	S		S	S	S	S	S	S			S						S	S	S	S				A	4.2.3.C.2.a
Public, Civic, and Institutional																										
Communications Uses	Broadcasting studio											P		P	P	P		P		P	P				A	
	Newspaper/periodical publishing establishment											P	P	P	P	P		P		P	P				A	
	Wireless telecommunications tower	See Sec. 70-24 Approved Uses and Sec. 70-25 Special Exceptions, of the Code of Ordinances																								4.2.3.D.1.a
Community Service Uses	Adult day care facility	S		S	S	S	S	P	P		S	P	P	P	P			P	P	P	P				A	4.2.3.D.2.a
	Child care facility	S		S	S	S	S	P	P		S	S	S	S	S			P	P	P	P				A	4.2.3.D.2.b
	Club or lodge											P		P	P	P		P	P	P	P				A	
	Community center/facility							P	P			P	P	P	P			P	P	P	P	P	P		A	
	Cultural facility	S					S	S	P		S	P		P	P			P	P	P	P	P	P		A	
	Emergency services facility						S	P	P			P	P	P	P	P	P	P	P	P	P	P			A	
	Philanthropic institution							S	S		S	P			P			P	P	P	P	P			A	
	Post office	S							S		S	P	P	P				P	P	P	P	P			A	
	Place of worship	S		S	S	S	S	S	S		S	P	P	P	P			S	S	S	S	S			A	4.2.3.D.2.b.7
Educational Uses	Boarding school														P					P		P			A	
	College or university								S			P	P		P			S	S	P	P	P			A	
	School, elementary, middle, or high	S		S	S	S	S	S	P		S	P	S	P	P			P	P	P	P	P			A	
	Vocational or trade school	S						S	P			S	S	S	S	P		S	S	S	S	P			A	
Health Care Uses	Clinic	S						S	P		P	P	P	P	P	P		P	P	P		P			A	
	Hospital								S			P		P	P			P			P	P			A	4.2.3.D.3.a
	Medical or dental lab							S	P			P	P	P	P	P		P		P	P	P			A	

	Medical marijuana dispensary																								
	Nursing home facility							S	S			S							P	P	P	P			A	4.2.3.D.3.b
Transportation Uses	Airport																							P		4.2.3.D.4.a
	Heliport																					S		P	A	4.2.3.D.4.b
	Park and ride facility											P		P	P	P		P		P	P				A	
	Parking facility (as a principal use)											P	P	P	P	P		P	S	S	S	P	P	P	A	4.2.3.D.4.c
	Terminal														P	P		P						P	A	
Utility Uses	Solar energy collection facility (large-scale)	P														P	P					P			A	
	Utility facility, major	P	P						S			P		S	P	P	P	S			S	P			A	4.2.3.D.5.a
	Utility facility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			A	
Commercial																										
Adult Uses	Adult book store or video store	See Chapter 10, Article III, Division 4. Locational Requirements, of the Code of Ordinances																								4.2.3.E.1
	Adult entertainment																									
Animal Care Uses	Animal shelter	P										P		P	P	P	P			P	P				A	
	Kennel	P										P		P	P	P	P			P	P				A	4.2.3.E.2.a
	Kennel, hobby	P																			P				A	
	Pet beauty parlor								P		S	P		P	P	P		P	P	P	P				A	
	Veterinary hospital or clinic											P		P	P	P		P	P	P	P				A	4.2.3.E.2.b
Business Support Service Uses	Business service center								P			P	P	P	P	P		P	P	P	P				A	
	Conference or training center												P	P	P			P		P	P				A	4.2.3.E.3.a
	Data processing facility								P			P	P	P	P	P		P	P	P	P				A	
	Employment or travel agency								P			P	P	P	P			P	P	P	P				A	
	Telephone call center												P			P									A	
Eating or Drinking Establishment Uses	Alcoholic beverage establishments								P		P	P	P	P	P	P		P	P	P	P				A	4.2.3.E.4.a 4.2.3.E.4.b
	Brewpub or microbrewery								P		P	P	S	P	P	P		P	P	P	P				A	4.2.3.E.4.a 4.2.3.E.4.c
	Cigar bar											S						S							A	
	Mobile Food Vendor								P		P	P	P	P	P	P		P	P	P	P	P			A	4.2.3.E.4.a 4.2.3.E.4.e
	Restaurant							S	P		P	P	P	P	P	P		P	P	P	P				A	4.2.3.E.4.a
	Restaurant, drive-in											P		P	P			S		P	P				A	4.2.3.E.4.a 4.2.3.E.4.d
	Restaurant, fast food											P		P	P					P	P				A	4.2.3.E.4.a
Funeral and Mortuary Services Uses	Crematory													P	P	P	P								A	
	Funeral home or mortuary											P		P	P	P	P	P		P	P				A	
Office Uses	Contractor's office														P	P	P	P	P	P	P				A	
	General business								P		S	P	P	P	P	P		P	P	P	P				A	

	Office, professional								P		P	P	P	P	P	P		P	P	P	P				A	
Personal Service Uses	Art, music, dance, or martial arts studio/school								P		P	P		P	P	P		P	P	P	P				A	
	Beauty salon or barber shop								P		P	P	P	P	P			P	P	P	P				A	
	Confectionery store, ice cream, candy								P		P	P	S	P	P			P	P	P	P				A	
	Dry cleaning or laundry drop-off/pick-up establishment								P		P	P		P	P	P		P	P	P	P				A	
	Fortune telling establishment													P	P				P	P					A	
	Laundry, self-service								P		P	P		P	P			P	P	P					A	
	Lawn care, pool, or pest control service													P	P	P		S		P					A	
	Massage establishment								P					P	P				P	P	P				A	
	Nail care establishment								P		P	P		P	P			P	P	P	P				A	
	Pawnshop														P					P	P				A	
	Personal or household goods repair establishment								P		P	P		P	P			P		P	P				A	
	Tanning salon								P					P	P			S	P	P	P				A	
	Tattoo or body-piercing establishment													P	P				P	P					A	
	Taxidermy													P	P	P									A	
	Tobacco shop											P	S	P	P			S	P	P	P				A	
Recreation/Entertainment Uses	Arena, stadium, or amphitheater															S		P				S	S		A	4.2.3.E.5.a
	Cinema								P		S	P		P	P			P	P	P	P				A	
	Country club	P		P	P	P						P			P										A	
	Golf course	P	P	P	P	P	P	P							P						P		P		A	
	Golf driving range	P		P								P			P						P		P		A	
	Nightclub								P		S	P		P	P			P	P	P					A	
	Performance arts theater								P		S	P		P	P			P	P	P		P			A	
	Recreation facility, indoor								P			P		P	P	P	P	P	P	P	P		P		A	
	Recreation facility, outdoor	P					S	P	S			P		P	P	P		P		P	P		P		A	4.2.3.E.5.b
Retail Sales and Service Uses	Alcoholic beverage establishments	See alcoholic beverage establishments under Eating or Drinking Establishment Uses																								4.2.3.E.6.a
	Bank or other financial institution								P		P	P	P	P	P	P		P	P	P	P				A	4.2.3.E.6.b
	Check cashing business													P	P			P	P	P	P					0
	Consumer goods establishment								P		S	P		P	P	P		P	P	P	P				A	
	Drug store or pharmacy								P		P	P	P	P	P	P		P	P	P	P				A	
	Farmers' market	P							P		S	P		P	P			P	P	P	P				A	4.2.3.E.6.d
	Flea market															S									A	4.2.3.E.6.e
	Grocery store and food market								P		P	P		P	P			P	P	P	P				A	

	Small box discount store													S	S	S								A	4.2.3.E.6.f
Vehicle Sales and Service Uses	Automobile service station								S			S		P	P	P	P	S		P	P			A	4.2.3.E.7.a
	Car wash (enclosed)											S		S	S			S							4.2.3.E.9
	Commercial fuel depot														P		P								4.2.3.E.7.b
	Commercial vehicle repair and maintenance														P	P	P							A	4.2.3.E.7.c
	Commercial vehicle sales and rentals														P	P	P							A	
	Personal vehicle repair and maintenance (enclosed)											P		P	P	P	P							A	4.2.3.E.7.b.1
	Personal vehicle sales and rentals											P		P	P									A	4.2.3.E.7.e
	Taxi or limousine service facilities											P		P	P	P								A	
	Vehicle equipment and supplies sales and rentals											P		P	P		P							A	
	Vehicle paint finishing shop															P	P								
	Vehicle or trailer storage yard														S		P								
	Vehicle towing or wrecker service														S		P								
Visitor Accommodation Uses	Bed & breakfast	S		S	S	S	S											P		P	P			A	
	Hotel or motel								P			P			P			P	P	P	P			A	
Water-Related Uses	Boat sales, rental, service, or repair													P	P		P							A	4.2.3.E.8.a
	Boat storage yard														P		P							A	
	Marina			S											P	P					P			A	
	Waterfront fuel sales			S											P	P								A	
Industrial																									
Extraction Uses	Surface mining																S								4.2.3.F.1 4.2.3.F.2.a
Industrial Service Uses	Building, heating/air conditioning, plumbing, or electrical contractor's storage yard															P	P	S							4.2.3.F.1
	Dry-cleaning, laundry, or carpet-cleaning plant															P	P								4.2.3.F.1 4.2.3.F.3.a
	Educational, scientific, or industrial research and development												P	P		P		P	P	P	P				4.2.3.F.1
	Fuel oil or bottled gas distribution																S								4.2.3.F.1
	Fuel oil storage																P								4.2.3.F.1
	General industrial services (enclosed)															P	P	S							4.2.3.F.1

	Heavy equipment sales, rental, repair, servicing or storage														S	S									4.2.3.F.1
	Machine shop														P	P	S								4.2.3.F.1
	Metal-working, welding, plumbing, or gas, steam, or water pipe fitting														P	P	S								4.2.3.F.1
	Repair of scientific or professional instrument											P		P	P	P		P			P				4.2.3.F.1
Manufacturing and Production Uses	Asphalt plant																P								4.2.3.F.1
	Bakery													P	P	P	P	P							4.2.3.F.1
	Brewery or distillery													P	P	P	P	P			P			A	4.2.3.F.1
	Concrete batching plant																P								4.2.3.F.1
	Food processing or beverage bottling															S	P							A	4.2.3.F.1
	Manufacturing, assembly, or fabrication, heavy																P				P				4.2.3.F.1
	Manufacturing, assembly, or fabrication, light															P	P	S							4.2.3.F.1 4.2.3.F.4.a
Warehouse and Freight Movement Uses	Consolidated storage (self-service storage)												S		S	P	P								4.2.3.F.1 4.2.3.F.5.b
	Moving and storage facility															P	P								4.2.3.F.1
	Outdoor storage (as a principal use)														S	S	P								4.2.3.F.1 4.2.3.F.5.a
	Warehouse, distribution															P	P				P				4.2.3.F.1
	Warehouse, storage															P	P	S			P				4.2.3.F.1
Waste-Related Uses	Composting facility															P	P							A	4.2.3.F.1
	Incinerator																P								4.2.3.F.1
	Land clearing debris disposal facility																P								4.2.3.F.1
	Recovered materials processing facility																P								4.2.3.F.1 4.2.3.F.6.b
	Recycling drop-off center															P	P							A	4.2.3.F.1 4.2.3.F.6.a
	Salvage/recycling facility																P								4.2.3.F.1
	Solid waste transfer station															P	P								4.2.3.F.1 4.2.3.F.6.c
Wholesale Uses	Showroom, wholesale														P	P	P	S			P				4.2.3.F.1
	Other wholesale use															P	P	S							4.2.3.F.1

CITY OF APOPKA
PUBLIC HEARING NOTICE

NOTICE is hereby given pursuant to Sec. 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B.

ORDINANCE NO. 3143

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, RELATING TO THE LAND DEVELOPMENT CODE; AMENDING PART III, ARTICLE 4, SECTION 4.2, SUBSECTIONS 4.2.2 AND 4.2.3, ESTABLISHING A PROCESS FOR THE REVIEW OF REASONABLE ACCOMMODATION REQUESTS FOR CERTIFIED RECOVERY RESIDENCES PURSUANT TO FLORIDA STATUTES SECTION 397.487; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

NOTICE is given that a public hearing for Ordinance Number 3143 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 T**uesday, December 9, 2025 beginning at 5:30 P.M.,** or as soon thereafter as possible.

NOTICE is given that a public hearing for Ordinance Number 3143 will be held by the **City of Apopka City Counci**l at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, December 3, 2025 beginning at 1:30 P.M., and Wednesday, December 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 Ordinance 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 Planning Commission
Apopka City Council
Community Development Department

November 28, 2025

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 7.
Meeting Date: December 9, 2025
Department: Finance Department

SUBJECT:
Ordinance No. 3145 - Police and Fire (EMS) Municipal Impact Fee Increases

ACTION ITEM INFORMATION:

REQUEST:
Acceptance of Ordinance No. 3145 Police and Fire (EMS) Impact Fees.

SUMMARY:
At the July 17, 2025, Budget Workshop, Mr. Henry Thomas with Raftelis, presented the Municipal Impact Fee Study Results. Mr. Thomas provided an overview of the recommended impact fee rates compared to the existing rates. In addition, Mr. Thomas explained the implementation process for increases exceeding the statutory limit of 50%. At the August 6, 2025, Council Meeting, Mr. Thomas and Shawn Ocasio presented the Municipal Impact Fee Study Results and Recommendation to Council for approval to proceed with the implementation process. Council approved staff to proceed with the implementation process.

The implementation process includes the following meetings, workshops and approval of the ordinance:

- Public Extraordinary Circumstance Workshop #1–November 5th at 1:00pm (prior to the 1:30pm Regular City Council Meeting)
- Public Extraordinary Circumstance Workshop #2–November 19th at 6:30pm (prior to the 7:00pm Regular City Council Meeting)
- Municipal Impact Fee Ordinance First Reading –November 19th at the 7:00pm Regular City Council Meeting
- Municipal Imact Fee Ordinance 3145 and 3146–December 9th at 5:30 p.m. Planning Commission Meeting
- Municipal Impact Fee Ordinance Second Reading/Adoption–December 17th at the 7:00pm Regular City Council Meeting
- NOTE: There is a 90-day wait period after the effective date (proposed December 3rd) before the new impact fees will begin to be collected.

At the December 9, 2025, Planning Commission Meeting, Mr. Henry Thomas and Shawn Ocasio with Raftelis will present the results of the Municipal Impact Fee Study, including the recommended rate increases and the extraordinary circumstances.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:

Acceptance of Ordinance No. 3145 Police and Fire (EMS) Impact Fees.

ATTACHMENTS:

1. Ordinance No. 3145 Police and Fire (EMS) Impact Fees
2. Municipal Impact Fee Study Presentation December 9, 2024 Planning Commission Meeting

ORDINANCE NO. 3145

AN ORDINANCE OF THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA, RELATING TO FIRE/EMS AND POLICE IMPACT FEES; ADOPTING UPDATED FIRE/EMS AND POLICE IMPACT FEE STUDIES BASED ON CURRENT AND PROJECTED GROWTH; PROVIDING INTENT AND PURPOSE; PROVIDING FOR EXEMPTIONS, CREDITS, AND OTHER MATTERS PERTINENT TO IMPACT FEES; PROVIDING FOR FUTURE UPDATES BY RESOLUTION; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Mayor and City Council of the City of Apopka have studied the necessity for and implications of the adoption of an ordinance updating Fire/EMS and police impact fees and have retained a professional consulting firm to prepare a study relating to fire and police impact fees (the "Study") to determine the proportionate demand that new development generates for additional Fire/EMS and police public safety facilities; and

WHEREAS, the Study has been presented to, and reviewed by, the Mayor and City Council of the City of Apopka, and it has been determined (1) that Fire/EMS and police impact fees are necessary to offset the costs associated with meeting future demands for the City's Fire/EMS and police public safety facilities pursuant to the projections set forth in the Study; (2) that the Fire/EMS and police impact fees bear a reasonable relationship to the burden imposed upon the City to provide Fire/EMS and police public safety facilities to new City residents; (3) that Fire/EMS and police impact fee revenues will provide a direct benefit to such new City residents reasonably related to the fees assessed; (4) that an essential nexus exists between projected new development and the need for additional Fire/EMS and police public safety facilities to be funded with Fire/EMS and police impact fees and the benefits that accrue to new development paying the fees; and (5) that the amount of the Fire/EMS and police impact fees are roughly proportional to the pro rata share of the additional Fire/EMS and police public safety facilities needed to serve new development; and

WHEREAS, the costs of real property for use in Fire/EMS and police facilities development and the costs of various facilities and equipment have been used by the City's consultant in developing a development impact cost per land use type as set forth in the Study; and

WHEREAS, the decisions of the Mayor and City Council as set forth herein are reasonable and prudent steps pertaining to sound growth management which have been taken for the benefit of the citizens of the City, both present and future; and

WHEREAS, the City is projected to significantly grow in population and further economically develop in the future; and

WHEREAS, this Ordinance contains an administrative framework to ensure that the benefit of Fire/EMS and police public safety facilities funded with Fire/EMS and police impact fees will accrue proportionately to new development paying the fees; and

WHEREAS, Section 163.3202(3), Florida Statutes, encourages the use of innovative land use regulations and impact fees by local governments to manage growth and to provide the necessary public facilities and for the imposition by local governments of impact fees on development to fund the capital cost of Fire/EMS and police public safety facilities necessitated by such development; and

WHEREAS, under its home rule powers and pursuant to 5163.31801, Florida Statutes and judicially created law, the City of Apopka may impose impact fees to ensure the well-being of its citizens; and

WHEREAS, requiring future growth to contribute its fair share of the costs necessary to fund required capital improvements and additions is an integral and vital part of the regulatory plan of growth management in the City and is a practice consistent with sound and generally accepted growth management, fiscal and public administration practices and principles; and

WHEREAS, this ordinance repeals and replaces Ordinance 2543 adopted on January 18, 2017.

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

SECTION 1. Chapter 26, Article V of the Apopka Code of Ordinances entitled "Fire/EMS Impact Fees" is hereby amended and replaced as follows:

ARTICLE V. FIRE/EMS IMPACT FEES

Sec. 26-140. Intent and Purpose.

(a) The city council finds that the improvements and additions to the fire department to be funded by Fire/EMS impact fees provide a benefit to all Fire/EMS impact construction within the city that is equal to the actual Fire/EMS impact fees. The capital facilities funded by impact fees shall provide Fire/EMS services to the new users within the city.

(b) The purpose of this article is to require payment of Fire/EMS impact fees by those who engage in Fire/EMS impact construction and to provide for the cost of capital improvements to the fire department which are required to accommodate such growth. This article shall not be construed to permit the collection of Fire/EMS impact fees more than the amount reasonably anticipated to offset the demand on the city fire department generated by such applicable Fire/EMS impact construction.

(c) The revision and re-imposition of a Fire/EMS impact fee is to provide a source of revenue to fund the construction or improvement of the fire department necessitated by growth.

(d) City Council hereby ratifies, adopts, and incorporates herein the "Municipal Impact Fee Study" dated November 4, 2025, prepared by Raftelis Financial Consultants, Inc., as the city's Fire/EMS impact fee study, particularly as the report relates to the allocation of a fair share of costs of public facilities required to provide fire prevention and protection services necessary to serve new development in the city.

(e) All impact fees established herein are calculated based on the city's most recent and localized data. Any future amendment to the amount of these impact fees shall be based on the city's most recent and localized data available at the time of amendment.

Sec. 12-141. Definitions.

The following definitions shall apply to this Article:

Fire/EMS Impact Construction shall mean any improvement to land which shall generate the need for Fire/EMS services.

Nonresidential includes all land uses not otherwise specified as residential or exempted as set forth herein. This shall include, but is not limited to day care facilities, residential care facilities, nursing homes, boarding houses, educational facilities, cultural facilities, churches, all commercial uses, all transient lodging and entertainment facilities except those which are temporary in nature, all automotive facilities and/or structures, all miscellaneous business uses and services and all industrial uses.

Residential includes single-family dwellings, duplex dwellings, mobile homes, multiple family dwelling units, accessory dwelling units, accessory residential structures.

Sec. 12-142. Imposition.

(a) Any person who seeks to develop real property located in the city by applying for a building permit, development order, or other permit for Fire/EMS impact construction within the city shall pay the following Fire/EMS impact fees which are based on the city's most recent and localized data:

Fire/EMS Impact Fee Schedule

TABLE INSET:

Development Type	**Impact Fee Unit**	**Impact Fee**
Residential:		
Single-family dwelling	Dwelling Unit	$1,104.00
Multi-family dwelling	Dwelling Unit	$883.00
Non-residential:		

Industrial/Warehousing	1,000 Sq. Ft.	$91.00
Institutional/Government	1,000 Sq. Ft.	$197.00
Hotel/Motel*	Per Room	$229.00
Office Buildings (Office)	1,000 Sq. Ft.	$870.00
Retail (Retail & Food Service)	1,000 Sq. Ft.	$2,636.00
Catch All Rate	1,000 Sq. Ft.	$525.00

* The Hotel/Motel fee is applied on a per room basis. For comparison purposes the fees shown assume a room of 350 square feet.

(b) The city may charge an administrative charge for the collection of impact fees, however, in no event shall such administrative charge exceed the actual cost incurred by the city for collection of the impact fees. If the option to establish an administrative charge is exercised, then such administrative charge shall be set by resolution of City Council.

(c) No less than 90 days' notice shall be provided to the public before the effective date of any amendment to this ordinance which imposes a new or increased impact fee.

(d) Any amendment to the amounts of the impact fees established herein shall be calculated based on the city's most recent and localized data.

Sec. 12-143. Impact Fee Trust Account and Use of Monies.

(a) There is established a trust account for the Fire/EMS impact fees, designated as the 'Fire/EMS impact fee trust account" which shall continue to be maintained separate and apart from all other accounts of the city.

(b) The funds collected by reason of establishment of the Fire/EMS impact fees in accordance with this Article shall be used solely for the purpose of acquisition of facilities and equipment determined to be needed to provide Fire/EMS protection for new development within the City. Said funds shall not be used to maintain or repair existing fire facilities or equipment or to acquire facilities or equipment to serve existing development.

(c) The City shall spend funds on a first-in, first-out basis.

Sec. 12-144. Accounting Report and Periodic Adjustments.

The city administrator or designee shall provide an accounting report annually to the city council indicating the amount of fees collected under this article and the amount of fees distributed. The city council shall review the report of the city administrator or designee. The purpose of this review is to analyze use and availability of funds, as well as the effects of inflation on the actual costs of capital improvements, and to review and revise, if

necessary, the fee charged new development to ensure it will not exceed its pro rata share for the reasonably anticipated expansion costs of capital improvements for Fire/EMS services necessitated by new development. All changes or adjustments to the established impact fee rates shall be made by ordinance or resolution after advertising and public hearings and shall apply to construction for which building permits are issued after the effective date of such ordinance or resolution.

Sec. 12-145. Exemptions.

(a) The following shall be exempt from payment of Fire/EMS impact fees:

(1) An alteration or expansion of an existing dwelling unit where no additional dwelling units are created and the use is not changed.

(2) The construction of an accessory building or structure to a residential use which will not create additional uses or an increase in density of the residential development.

(3) The replacement of an existing dwelling unit of the same type and use where no additional dwelling units are created.

(4) The replacement of a lawfully permitted structure, the building permit for which was issued on or before the effective date of this ordinance, or the replacement of a structure that was constructed subsequent thereto and for which the correct Fire/EMS impact fees which were owed at the time the building permit was applied for, were paid or otherwise provided for with a new structure of the same use and at the same location with no increase of density or intensity of development.

(5) A building permit for which the Fire/EMS impact fees have been or will be paid or otherwise provided for pursuant to a written agreement, zoning approval or development order pertaining to development which, by the specific written terms thereof, clearly and unequivocally was intended to provide for the full mitigation of impacts to Fire/EMS public safety facilities by enforcement of the agreement, zoning approval or development order, and not by the application of this ordinance.

(6) A building permit which pertains to residential development which does not result in any additional impact on Fire/EMS public safety facilities and hence cannot be classified as Fire/EMS impact construction; provided, however, that all development shall be presumed to be Fire/EMS impact construction and cause additional impacts on Fire/EMS public safety facilities.

(7) An exemption must be claimed by the feepayer at the time of the issuance of a building permit development order, or other permit. Any exemption not so claimed shall be deemed irrevocably waived by the feepayer.

Sec. 12-146. Individual Calculation of Fire/EMS Impact Fees.

(a) In the event Fire/EMS impact construction involves a particular land use, and it is unclear which land use category set forth herein applies, the city administrator or designee shall determine the impact to be generated by the proposed Fire/EMS impact construction

and shall calculate the appropriate Fire/EMS impact fees utilizing the methodology contained in the Fire/EMS impact fee study. The city administrator or designee shall utilize as a standard in this determination the impact assumed in the most similar Fire/EMS impact fee land use category or any other generally accepted standard source of planning and cost impact analysis.

(b) In the event a Fire/EMS impact construction involves more than one (1) Fire/EMS impact fee land use category, the city administrator or designee shall calculate the Fire/EMS impact fees based upon the impact to be generated by each separate Fire/EMS impact fee land use category included in the proposed Fire/EMS impact construction.

(c) The city council may adopt administrative regulations by resolution to ensure that any affordable housing unit that has received a certificate of affordability from the federal, state, or county government remains affordable.

Sec. 12-147. Conveyance of Land or Equipment and Impact Fee Credits; Transfer of Credits.

(a) To provide lands to meet the need for city fire department sites created by Fire/EMS impact construction or to provide necessary city fire department capital equipment or facilities, a developer of Fire/EMS impact construction may convey suitable land, capital equipment or facilities, to the city in lieu of paying the Fire/EMS impact fee imposed herein, as agreed to by the city. However, no impact fee reduction shall exceed the amount of the Fire/EMS impact fee imposed in this article.

(b) Any land, capital equipment, or facilities conveyed to the city in lieu of paying the Fire/EMS impact fee imposed herein must be acceptable to the city in terms of suitable size, dimension, soil type, topography, location, accessibility and general character, type and specifications.

(c) Subject to the terms and conditions of this section, credit may be granted against the Fire/EMS impact fee imposed herein for the conveyance of land, or capital equipment or facilities that is required pursuant to a development order or pen-nit or made voluntarily in connection with Fire/EMS impact construction. Such conveyances, equipment or facilities shall be subject to the approval and acceptance of the city council.

(d) No credit shall be given for the conveyance of land, capital equipment or construction of facilities unless such property is conveyed in fee simple or a bill of sale is executed to the city without further consideration.

(e) Prior to issuance of a building permit, or if no building permit is required, prior to the issuance of the final development order, the applicant shall submit a proposed plan for conveyance or contributions to the city fire department to the city administrator or designee. The proposed plan shall include:

(1) A designation of the Fire/EMS impact construction for which the plan is being submitted;

(2) A legal description of any land proposed to be conveyed, and a written appraisal prepared in conformity with subsection (h) of this section;

(3) A list of the contemplated contributions to the fire department and an estimate of the proposed construction costs certified by a professional architect or engineer or an estimate of the proposed value of a proposed conveyance of capital equipment; and

(4) A proposed time schedule for completion of the proposed plan.

(f) Within sixty (60) days after receipt, the city administrator or designee shall recommend approval or denial of the proposed plan in accordance with subsection (g) of this section and, if approval is recommended, establish the amount of credit in accordance with subsection (h) of this section.

(g) In reviewing the proposed plan, the city administrator or designee shall determine:

(1) If such proposed plan is in conformity with needed contemplated improvements and additions to the fire department;

(2) If the proposed conveyance of land or capital equipment and construction by the applicant is consistent with the public interest; and

(3) If the proposed time schedule is consistent with the capital improvement program for the fire department.

(h) The amount of developer contribution credit shall be determined as follows:

(1) The value of conveyed land shall be based upon a written appraisal of fair market value as determined by a Member Appraisal Institute (MAI) appraiser who was selected and paid for by the applicant, and who used generally accepted appraisal techniques. If the appraisal does not conform to the requirements of this section and any applicable administrative regulations, the appraisal shall be connected and resubmitted. In the event the city administrator or designee accepts the methodology of the appraisal but disagrees with the appraised value, (s)he may engage another MAI appraiser at the city's expense and the value shall be an amount equal to the average of the two (2) appraisals. If either party does not accept the average of the two (2) appraisals, a third appraisal shall be obtained, with the cost of said third appraisal being shared equally by the city and the owner or applicant. The third appraiser shall be selected by the first two (2) appraisers, and the third appraisal shall be binding on the parties.

(2) The value of the construction of an improvement to the fire department or the value of conveyed capital equipment shall be based upon the actual cost of construction or acquisition of said improvement or capital equipment as certified by a professional architect or engineer or as shown by a manufacturer's or supplier's invoice. However, as to the construction of improvements to the fire department, in no event shall any credit be granted in excess of the estimated construction costs provided by a professional architect or engineer and approved by the city unless the construction project is competitively bid, in which case, the credit shall be limited to the actual cost of construction. The cost of professional services

shall be competitively bid in accordance with 287.055, Florida Statutes to be eligible for impact fee credits; and

(i) If a proposed plan is approved for credit by the city, the applicant or owner and the city shall enter into a credit agreement which shall provide for:

(1) The timing of actions to be taken by the applicant and the obligations and responsibilities of the applicant, including, but not limited to, the construction standards and requirements to be complied with;

(2) The obligations and responsibilities of the city council, if any;

(3) The amount of the credit as determined in accordance with subsection (h) of this section.

(j) Credits shall expire twenty-four (24) months from the date of the credit agreement.

(k) Credit for the conveyance of land shall be granted at such time as the property has been conveyed to and accepted by the city. Credit for the construction of an improvement or conveyance of capital equipment to the fire department shall be granted at such time as the construction is completed, approved and accepted by the city or the time the capital equipment is approved and accepted by the city. The administration of said contribution credits shall be the responsibility of the city administrator or designee.

(l) Any applicant or owner who submits a proposed plan pursuant to this section and desires the issuance of a building permit or other final development order prior to approval of the proposed plan shall pay the applicable Fire/EMS impact fee imposed herein. Any difference between the amount paid and the amount due should the city administrator or designee approve and accept the proposed plan, shall be refunded to the applicant or owner.

(m) The land or capital equipment or facilities conveyed or constructed shall only provide improvements required to accommodate growth.

(n) The actual cost for processing of and fees for legal preparation or review of a credit agreement shall be paid by the applicant prior to acceptance of the agreement by city council.

(p) All or a portion of credits provided pursuant to this section may be transferred from one (1) Fire/EMS impact construction site to another. Untimely requests to transfer credits shall not be considered, nor shall the city council consider a request to transfer any Fire/EMS impact fee credits distributed by the city to any owner of record prior to the effective date of this subsection, unless the project was specifically approved at the time of submittal to allow the future transfer of such credits. The owners of the two sites shall submit a notarized agreement regarding the transfer which provides a legal description of both properties. The actual cost for processing of and fees for legal review of the agreement shall be paid by the parties prior to the city accepting the transfer. Costs for transferring credits shall be imposed by resolution of the city council. Upon acceptance by city council, the city shall notify both parties by certified mail, return receipt requested. The property owner surrendering the

credit shall be responsible for paying impact fees imposed by this chapter when the property is developed.

Sec. 12-148. Refund of Impact Fees Paid.

(a) If a building permit or final development order expires or is canceled without commencement of the construction, the owner of record shall be entitled to a refund, without interest, of the impact fee. The owner of record shall apply for the refund to the city administrator, or designee, within one hundred eighty (180) days of the expiration of the permit or final development order. Failure to submit the application for refund within the time specified constitutes a waiver of any claim to such monies. Upon review of the completed application the city administrator shall issue the refund if it is clear the building permit or final development order has expired without the commencement of construction.

(b) Any funds not expended or encumbered by the end of the calendar quarter immediately following six (6) years from the date the impact fee was paid shall, upon application of the owner of record, be returned to such owner of record without interest provided that the owner of record submits an application for a refund to the city administrator or designee. This six-year period may be extended by action of the city council for up to an additional three (3) years. Failure to submit the application within the time specified herein constitutes a waiver of any claim to such monies. The city council shall issue such refund if a determination is made that the impact fees were not expended or encumbered within the time specified.

Sec. 12-149. Appeals.

Any person who disagrees with a decision or interpretation of this chapter may appeal to the city administrator or designee by filing a written notice of appeal within ten (10) days after the date of the action or decision complained of. The written notice of appeal shall set forth concisely the action or decision appealed as well as the grounds upon which the appeal is based. The city administrator or designee shall consider all facts material to the appeal and render a written decision within thirty (30) days of receiving the appeal. Any person who disagrees with the decision of the city administrator or designee may appeal to the city council by filing a written notice of appeal with the city administrator's office setting forth concisely the decision appealed within ten (10) days after the date of the city administrator's decision. The appeal shall be set for the next available city council meeting for consideration. At the meeting the city council shall render a verbal decision. The minutes of the meeting shall constitute the city's final written decision and shall constitute final administrative review.

SECTION 2. Chapter 26, Article VI of the Apopka Code of Ordinances entitled "Police Impact Fees" is hereby amended and replaced as follows:

ARTICLE VI. POLICE IMPACT FEES

Sec. 12-160 Intent and Purpose.

(a) The city council finds that the improvements and additions to the police department to be funded by police impact fees provide a benefit to all police impact construction within the city that is equal to the actual police impact fees. The capital facilities funded by impact fees shall provide law enforcement services to the new users within the city.

(b) The purpose of this article is to require payment of police impact fees by those who engage in police impact construction and to provide for the cost of capital improvements which are required to accommodate such growth. This article shall not be construed to permit the collection of police impact fees in excess of the amount reasonably anticipated to offset the demand on the city police department generated by such applicable police impact construction.

(c) The revision and re-imposition of a police impact fee is to provide a source of revenue to fund the construction or improvement of the police department necessitated by growth.

(d) City Council hereby ratifies, adopts, and incorporates herein the "Municipal Impact Fee Study" dated November 4, 2025, prepared by Raftelis Financial Consultants, Inc., as the city's police impact fee study, particularly as the report relates to the allocation of a fair share of costs of public facilities required to provide police protection services necessary to serve new development in the city.

(e) All impact fees established herein are calculated based on the city's most recent and localized data. Any future amendment to the amount of these impact fees shall be based on the city's most recent and localized data available at the time of amendment.

Sec. 12-161. Definitions.

The following definitions shall apply to this Article:

Police Impact Construction shall mean any improvement to land which shall generate the need for police services.

Nonresidential includes all land uses not otherwise specified as residential or exempted as set forth herein. This shall include, but is not limited to day care facilities, residential care facilities, nursing homes, boarding houses, educational facilities, cultural facilities, churches, all commercial uses, all transient lodging and entertainment facilities except those which are temporary in nature, all automotive facilities and/or structures, all miscellaneous business uses and services and all industrial uses.

Residential includes single-family dwellings, duplex dwellings, mobile homes, multiple family dwelling units, accessory dwelling units, accessory residential structures.

Sec. 12-162. Imposition.

(a) Any person who seeks to develop real property located in the city by applying for a building permit, development order, or other permit for police impact construction occurring within the city shall pay the following police impact fees which are based on the city's most recent and localized data:

Police Impact Fee Schedule

TABLE INSET:

Development Type	Impact Fee Unit	Impact Fee
Residential Dwelling:		
Single-family	Dwelling Unit	$1,116.00
Multi-family	Dwelling Unit	$892.00
Non-Residential:		
Industrial/Warehousing	1,000 Sq. Ft.	$124.00
Institutional/Government	1,000 Sq. Ft.	$270.00
Hotel/Motel*	Per Room	$313.00
Office Buildings (Office)	1,000 Sq. Ft.	$1,189.00
Retail (Retail & Food Service)	1,000 Sq. Ft.	$3,602.00
Catch All Rate	1,000 Sq. Ft.	$718.00

* The Hotel/Motel fee is applied on a per room basis. For comparison purposes the fees shown assume a room of 350 square feet.

(b) The city may charge an administrative charge for the collection of impact fees, however, in no event shall such administrative charge exceed the actual cost incurred by the city for collection of the impact fees. If the option to establish an administrative charge is exercised, then such administrative charge shall be set by resolution of City Council.

(c) No less than 90 days' notice shall be provided to the public before the effective date of any amendment to this ordinance which imposes a new or increased impact fee.

Sec. 12-163. Impact Fee Trust Account and Use of Monies.

(a) There is established a trust account for the police impact fees, designated as the "police impact fee trust account," which shall continue to be maintained separate and apart from all other accounts of the city.

(b) The funds collected by reason of establishment of the police impact fees in accordance with this Article shall be used solely for the purpose of acquisition of facilities and equipment determined to be needed to provide police protection for new development within the city. Said funds shall not be used to maintain or repair existing police facilities or equipment or to acquire facilities or equipment to serve existing development.

(c) The City shall spend funds on a first-in, first-out basis.

Sec. 12-164. Accounting Report and Periodic Adjustments.

The city administrator or designee shall provide an accounting report annually to the city council indicating the amount of fees collected under this article and the amount of fees distributed. The city council shall review the report of the city administrator or designee. The purpose of this review is to analyze use and availability of funds, as well as the effects of inflation on the actual costs of capital improvements, and to review and revise, if necessary, the fee charged new development to ensure it will not exceed its pro rata share for the reasonably anticipated expansion costs of capital improvements for police services necessitated by new development. All changes or adjustments to the established impact fee rates shall be made by ordinance or resolution after advertising and public hearings and shall apply to construction for which building permits are issued after the effective date of such ordinance or resolution.

Sec. 12-165. Exemptions.

(a) The following shall be exempt from payment of police impact fees:

(1) An alteration or expansion of an existing dwelling unit where no additional dwelling units are created and the use is not changed.

(2) The construction of an accessory building or structure to a residential use which will not create additional uses or an increase in density of the residential development.

(3) The replacement of an existing dwelling unit of the same type and use where no additional dwelling units are created.

(4) The replacement of a lawfully permitted structure, the building permit for which was issued on or before the effective date of this ordinance, or the replacement of a structure that was constructed subsequent thereto and for which the correct police impact fees which were owed at the time the building permit was applied for, were paid or otherwise provided for with a new structure of the same use and at the same location with no increase of density or intensity of development.

(5) A building permit for which the police impact fees have been or will be paid or otherwise provided for pursuant to a written agreement, zoning approval or development order pertaining to development which, by the specific written terms thereof, clearly and unequivocally was intended to provide for the full mitigation of impacts to police facilities by enforcement of the agreement, zoning approval or development order, and not by the application of this ordinance.

(6) A building permit which pertains to residential development which does not result in any additional impact on police facilities and hence cannot be classified as police impact construction; provided, however, that all development shall be presumed to be police impact construction and cause additional impacts on police facilities.

(7) An exemption must be claimed by the feepayer at the time of the issuance of a building permit development order, or other permit. Any exemption not so claimed shall be deemed irrevocably waived by the feepayer.

Sec. 12-166. Individual Calculation of Police Impact Fees.

(a) In the event police impact construction involves a particular land use, and it is unclear which land use category set forth herein applies, the city administrator or designee shall determine the impact to be generated by the proposed police impact construction and shall calculate the appropriate police impact fees utilizing the methodology contained in the police impact fee study. The city administrator or designee shall utilize as a standard in this determination the impact assumed in the most similar police impact fee land use category or any other generally accepted standard source of planning and cost impact analysis.

(b) In the event a police impact construction involves more than one (1) police impact fee land use category, the city administrator or designee shall calculate the police impact fees based upon the impact to be generated by each separate police impact fee land use category included in the proposed police impact construction.

(c) The city council may adopt administrative regulations by resolution to ensure that any affordable housing unit that has received a certificate of affordability from the federal, state, or county government remains affordable.

Sec. 12-167. Conveyance of Land or Equipment and Impact Fee Credits; Transfer of Credits.

(a) To provide lands to meet the need for police department sites created by police impact construction or to provide necessary city police capital equipment or facilities, a developer of police impact construction may convey suitable land, capital equipment or facilities, to the city in lieu of paying the police impact fee imposed herein, as agreed to by the city. However, no impact fee reduction shall exceed the amount of the police impact fee imposed in this article.

(b) Any land, capital equipment, or facilities conveyed to the city in lieu of paying the police impact fee imposed herein must be acceptable to the city in terms of suitable size, dimension, soil type, topography, location, accessibility and general character, type and specifications.

(c) Subject to the terms and conditions of this section credit shall be granted against the police impact fee imposed herein for the conveyance of land, capital equipment or facilities that is required pursuant to a development order or permit or made voluntarily in connection with police impact construction. Such conveyance, equipment or facilities shall be subject to the approval and acceptance of city council.

(d) No credit shall be given for the conveyance of land, capital equipment or construction of facilities unless such property is conveyed in fee simple or a bill of sale is executed to the city without further consideration.

(e) No impact fee reduction shall be allowed for private security measures or improvements with only an indirect benefit for police protection to the general public.

(f) Prior to issuance of a building permit, or if no building permit is required, prior to the issuance of the final development order, the applicant shall submit a proposed plan for conveyance or contributions to the police department to the city administrator or designee. The proposed plan shall include:

(1) A designation of the police impact construction for which the plan is being submitted;

(2) A legal description of any land proposed to be conveyed, and a written appraisal prepared in conformity with subsection (h) of this section;

(3) A list of the contemplated contributions to the police department and an estimate of the proposed construction costs certified by a professional architect or engineer or an estimate of the proposed value of a proposed conveyance of capital equipment; and

(4) A proposed time schedule for completion of the proposed plan.

(g) Within sixty (60) days after receipt, the city administrator or designee shall recommend approval or denial of the proposed plan in accordance with subsection (h) of this section and, if approval is recommended, establish the amount of credit in accordance with subsection (i) of this section.

(h) In reviewing the proposed plan, the city administrator or designee shall determine:

(1) If such proposed plan is in conformity with needed contemplated improvements and additions to the police department;

(2) If the proposed conveyance of land or capital equipment and construction by the applicant is consistent with the public interest; and

(3) If the proposed time schedule is consistent with the capital improvement program for the police department.

(i) The amount of developer contribution credit shall be determined as follows:

(1) The value of conveyed land shall be based upon a written appraisal of fair market value as determined by a Member Appraisal Institute (MAI) appraiser who was selected and paid for by the applicant, and who used generally accepted appraisal techniques. If the appraisal does not conform to the requirements of this section and any applicable administrative regulations, the appraisal shall be corrected and resubmitted. In the event the city administrator or designee accepts the methodology of the appraisal but disagrees with the appraised value, (s)he may engage another MAI appraiser at the city's expense and the value shall be an amount equal to the average of the two (2) appraisals. If either party does not accept the average of the two (2) appraisals, a third appraisal shall be obtained, with the cost of said third appraisal being shared equally by the city and the owner or applicant. The

third appraiser shall be selected by the first two (2) appraisers, and the third appraisal shall be binding on the parties.

(2) The value of the construction of an improvement to the police department or the value of conveyed capital equipment shall be based upon the actual cost of construction or acquisition of said improvement or capital equipment as certified by a professional architect or engineer or as shown by a manufacturer's or supplier's invoice. However, as to the construction of improvements to the police department, in no event shall any credit be granted in excess of the estimated construction costs provided by a professional architect or engineer and approved by the city unless the construction project is competitively bid, in which case, the credit shall be limited to the actual cost of construction. The cost of professional services shall be competitively bid in accordance with 287.055, Florida Statutes to be eligible for impact fee credits; and

If a proposed plan is approved for credit by the city, the applicant or owner and the city shall enter into a credit agreement which shall provide for:

(1) The timing of actions to be taken by the applicant and the obligations and responsibilities of the applicant, including, but not limited to, the construction standards and requirements to be complied with;

(2) The obligations and responsibilities of the city council, if any;

(3) The amount of the credit as determined in accordance with subsection (i) of this section.

(k) Credits shall expire twenty-four (24) months from the date of the credit agreement.

(l) Credit for the conveyance of land shall be granted at such time as the property has been conveyed to and accepted by the city. Credit for the construction of an improvement or conveyance of capital equipment to the police department shall be granted at such time as the construction is completed, approved and accepted by the city or the time the capital equipment is approved and accepted by the city. The administration of said contribution credits shall be the responsibility of the city administrator or designee.

(m) Any applicant or owner who submits a proposed plan pursuant to this section and desires the issuance of a building permit or other final development order prior to approval of the proposed plan shall pay the applicable police impact fee imposed herein. Any difference between the amount paid and the amount due, should the city approve and accept the proposed plan, shall be refunded to the applicant or owner.

(n) The land or capital facilities conveyed or constructed, or the equipment conveyed, shall only provide improvements required to accommodate growth.

(o) The actual cost for processing of and fees for legal preparation or review of a credit agreement shall be paid by the applicant prior to acceptance by city council.

(p) All or a portion of credits provided pursuant to this section may be transferred from one (1) police impact construction site to another. Untimely requests to transfer credits shall

not be considered, nor shall the city council consider a request to transfer any police impact fee credits distributed by the city to any owner of record prior to the effective date of this subsection, unless the project was specifically approved at the time of submittal to allow the future transfer of such credits. The owners of the two sites shall submit a notarized agreement regarding the transfer which provides a legal description of both properties. The actual cost for processing of and fees for legal review of the agreement shall be paid by the parties prior to the city accepting the transfer. Costs for transferring credits shall be imposed by resolution of the city council. Upon acceptance by the city council, the city shall notify both parties by certified mail, return receipt requested. The property owner surrendering the credit shall be responsible for paying impact fees imposed by this chapter when the property is developed.

Sec. 12-168. Refund of Impact Fees Paid.

(a) If a building permit or final development order expires or is canceled without commencement of the construction the owner of record shall be entitled to a refund, without interest, of the impact fee. The owner of record shall apply for the refund to the city administrator, or designee, within one hundred eighty (180) days of the expiration of the permit or final development order. Failure to submit the application for refund within the time specified constitutes a waiver of any claim to such monies. Upon review of the completed application the city administrator or designee shall issue the refund if it is clear the building pen-nit or final development order has expired without the commencement of construction.

(b) Any funds not expended or encumbered by the end of the calendar quarter immediately following six (6) years from the date the impact fee was paid shall, upon application of the owner of record, be returned to such owner of record without interest provided that the owner of record submits an application for a refund to the city administrator or designee. This six-year period may be extended by action of the city council for up to an additional three (3) years. Failure to submit the application within the time specified herein constitutes a waiver of any claim to such monies. The city council shall issue such refund if a determination is made that the impact fees were not expended or encumbered within the time specified.

Sec. 12-169. Appeals.

Any person who disagrees with a decision or interpretation of this chapter may appeal to the city administrator or designee by filing a written notice of appeal within ten (10) days after the date of the action or decision complained of. The written notice of appeal shall set forth concisely the action or decision appealed as well as the grounds upon which the appeal is based. The city administrator or designee shall consider all facts material to the appeal and render a written decision within thirty (30) days of receiving the appeal. Any person who disagrees with the decision of the city administrator or designee may appeal to the city council by filing a written notice of appeal with the city administrator’s office setting forth concisely the decision appealed within ten (10) days after the date of the city administrator’s decision. The appeal shall be set for the next available city council meeting for

consideration. At the meeting the city council shall render a verbal decision. The minutes of the meeting shall constitute the city's final written decision and shall constitute final administrative review.

SECTION 3. Codification. It is the intent of the City Council of the City of Apopka that the provisions of this Ordinance shall be codified. The codifier is granted broad and liberal authority in renumbering and codifying the provision of this Ordinance; article and section numbers assigned throughout are suggested by the City, consistent with impact fee chapters of other municipalities.

SECTION 4. Severability. If any section, sentence, phrase, word or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

SECTION 5. Conflicts. This Ordinance supersedes all previous Ordinances relating to Fire/EMS and police impact fees previously adopted by the City of Apopka, and such Ordinances are hereby vacated and deleted in their entireties. If a provision of this Ordinance is found to conflict with a provision of any other existing ordinance of this City, the provision which establishes the higher standards for the promotion and protection of the health and safety of the people shall prevail.

SECTION 6. Effective Date. This Ordinance shall become effective on _____, or ninety (90) days from the date of the advertised notice for this Ordinance, pursuant to §163.31801, Florida Statutes.

PASSED AND ORDAINED this _____ day of _____ 2025, by the City Council of the City of Apopka, Florida.

READ FIRST TIME: _____

READ SECOND TIME
AND ADOPTED: _____

ATTEST:

_____
Bryan Nelson, Mayor

_____
Susan M. Bone, City Clerk

DULY ADVERTISED FOR
PUBLIC HEARING: _____

APPROVED as to form and legality
for use and reliance by the City of
Apopka, Florida

_____
Clifford B. Shepard, City Attorney

City of Apopka

Municipal Impact Fee Study

Presented 12/9/2025

RAFTELIS

Agenda

1. Discussion on Impact Fee Basics and Legal Considerations
2. Discuss Method and Major Assumptions
3. Summary Findings and Recommendations

Impact Fee Basics

- Fees are paid by new development that results in an increased demand for municipal services (e.g. police, fire, recreation, etc.)
- Fees are used to pay for growth-related capital facilities and major equipment
- Avoids growth-related costs from burdening existing residents

Impact Fee Basics (Cont.)

- Fees must be reasonably equitable to all parties - Dual rational nexus
  - Impact fees must be based on the capital cost requirements anticipated for providing service-related facilities to new development
- Impact fees must be based upon reasonable level of service standards that meet the needs of the City
- Impact fees cannot be used to fund deficiencies in capital needs of the city or pay for any operating costs
- Impact fees are adopted by ordinance

Legal Considerations

The methods and criteria to charge impact fees have been developed under Florida Statutes and recognized case law

Florida Impact Fee Act History

- Florida Legislature created section 163.31801 of the Florida Statutes governing impact fees
- Created June 14, 2006
- Amended 2009, 2011, 2019, 2021, 2024 and most recently in 2025

Legal Considerations (Cont.)

Florida Impact Fee Act

- Requires the calculation of impact fees to be based on the most recent and localized data
- Provides for accounting and reporting of impact fee revenues and expenditures in a separate fund
- Limits administrative charges for the collection of impact fees to actual costs
- Requires 90 days notice before imposing a new or increased fee
- Annual affidavit on compliance signed by the city
- Government has the burden of proof in any challenge of an impact fee
- Cannot be charged before issuance of building permit

Legal Considerations (Cont.)

New Limitations on Increasing Impact Fees

- Any increase not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted
- An increase that exceeds 25 percent, but not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted
- An impact fee increase may not exceed 50 percent of the current impact fee rate
  - Unless considered an extraordinary circumstance
- An impact fee may not be increased more than once every 4 years

Legal Considerations (Cont.)

Extraordinary Circumstances

- (g) A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:
  - 1. A demonstrated-need study justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.
  - 2. The local government jurisdiction has held not less than two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).
  - 3. The impact fee increase ordinance is approved by at least a two-thirds vote of the governing body.

Note: Extraordinary circumstance provisions will be changing per SB 1080

Legal Considerations (Cont.)

Extraordinary Circumstances (existing form)

- Demonstrated need study justifying increases above standard phasing approach (2- and 4-year phasing) and 50% maximum fee increase
- Must have at least 2 publicly noticed workshops dedicated to discussing extraordinary circumstances
- Requires 2/3 vote of governing body

Extraordinary Circumstances (revised form)

- Can still pursue full increase (over 50%) but must be implemented in at least 2 but not more than 4 equal annual increments
- Requires unanimous vote of governing body
- If the local government has not increased impact fees in 5 years then this provision cannot be pursued
  - Any year in which the local government is prohibit from increasing an impact fee because of being in a hurricane disaster area is not included in the 5-year period

Fee Calculation Methodology

- Identify residential population, dwelling units, and developed nonresidential square footage
- Review level of service criteria
- Identify existing investment and planned future investment in capital facilities to provide service for new growth
- Allocate costs to be recovered among residential and non-residential customer classes (where applicable)
  - Developed square footage
  - Service call data
  - Functional population approach
- Proposed rate:
  - Per residential dwelling unit
  - Per 1,000 square feet or room for non-residential properties

Major Assumptions

- Historical population growth of approx. 2.9% (2020 – 2025)
- Projected population growth through 2050 of approx. 1.7%
  - 2023 population of 58,293 projected to increase to over 92,000 by 2050
  - Buildout population estimated at 120,000
- Existing investment in capital assets and Level of Service (LOS) by department
  - Police – $10.7 million ($4.9 million included) / LOS – 2.17 officers per 1,000 pop.
  - Fire – $19.0 million ($14.8 million included) / LOS – 5 min 20 sec @ 90%+
  - Parks – $22.3 million / LOS – 3 acres per 1,000 population
    - Achieving LOS of 8+ acres per 1,000 population

Major Assumptions (cont.)

- Major Capital Improvements
  - Police – Total Plan $86.1 million ($80.0 included)
    - Public Safety Complex (Police Portion) – $54.3 million
    - Training Facility – $25.0 million
  - Fire – Total Plan $50.6 million ($41.8 million included)
    - Public Safety Complex (Fire Portion) – $32.3 million
    - Station 7 – $6.0 million
  - Parks – Total Plan $116.9 million ($26.1 million included)
    - Land Acquisition – $20.2 million
    - New Soccer Field at NWRC - $2.0 million
    - New Tennis and Pickleball Courts at NWRC - $2.4 million

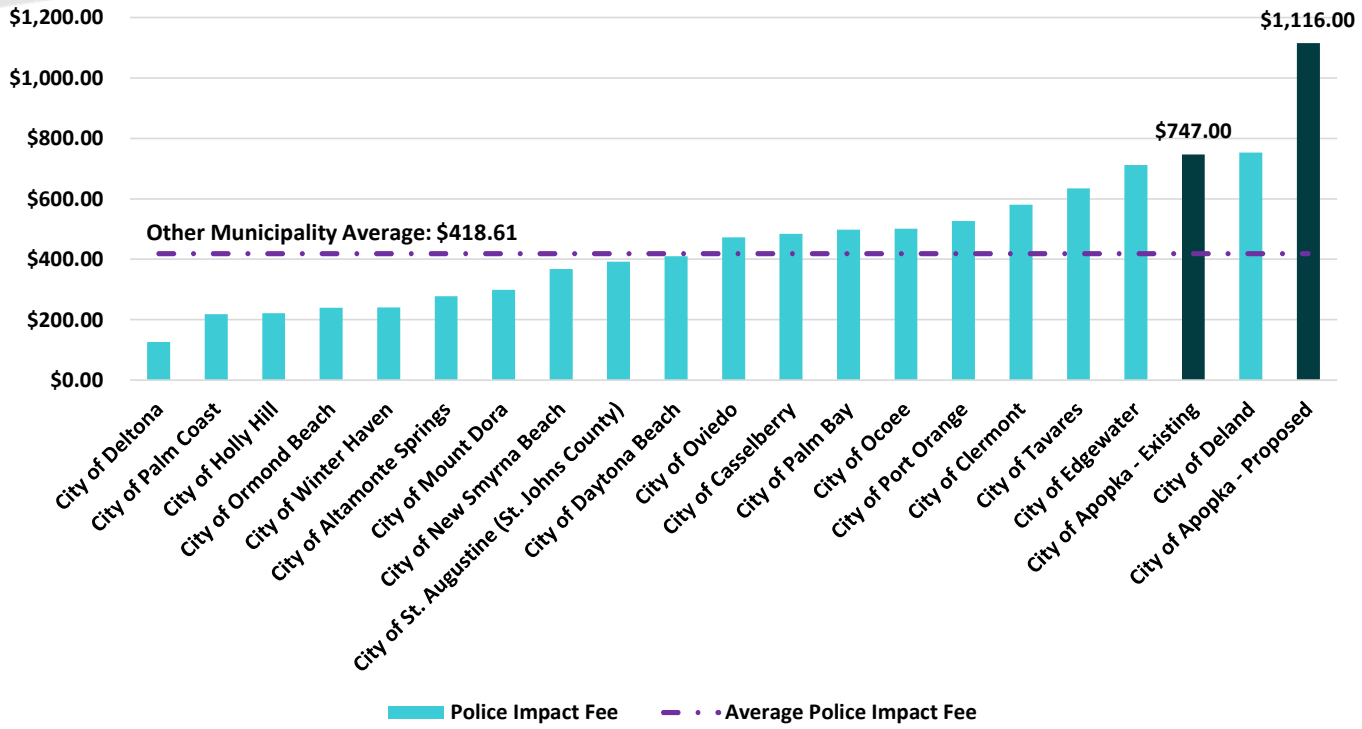
Existing and Calculated Police Impact Fees

Description	Impact Fee Unit	Existing Fee	Calculated Full Fee	$ Change in Fee	Statutory 50% Cap
Residential Single Family	Dwelling Unit	$747.00	$1,116.00	$369.00	$1,116.00 [2]
Residential Multifamily (New)	Dwelling Unit	747.00	892.00	145.00	892.00 [2]
Non-residential:					
Industrial / Warehousing	1,000 Sq. Ft.	$70.00	$124.00	$54.00	$105.00
Institutional / Government	1,000 Sq. Ft.	540.00	270.00	(270.00)	270.00 [2]
Hotel / Motel [1]	Per Room	189.00	313.00	124.00	283.50
Office Building	1,000 Sq. Ft.	290.00	1,189.00	899.00	435.00
Retail (Retail and Food Service)	1,000 Sq. Ft.	1,000.00	3,602.00	2,602.00	1,500.00
Catch All Rate	1,000 Sq. Ft.	410.00	718.00	308.00	615.00

[1] The Hotel / Motel fee is currently applied on a per square foot basis, but the proposed fee will be applied on a per room basis. For comparison purposes the fees shown assume a room of 350 square feet.

[2] Calculated full fee is less than a 50% increase or a decrease compared to the current fee level so the max increase per statute and calculated fee are essentially equivalent.

Local Police Impact Fee Comparison – Single Family



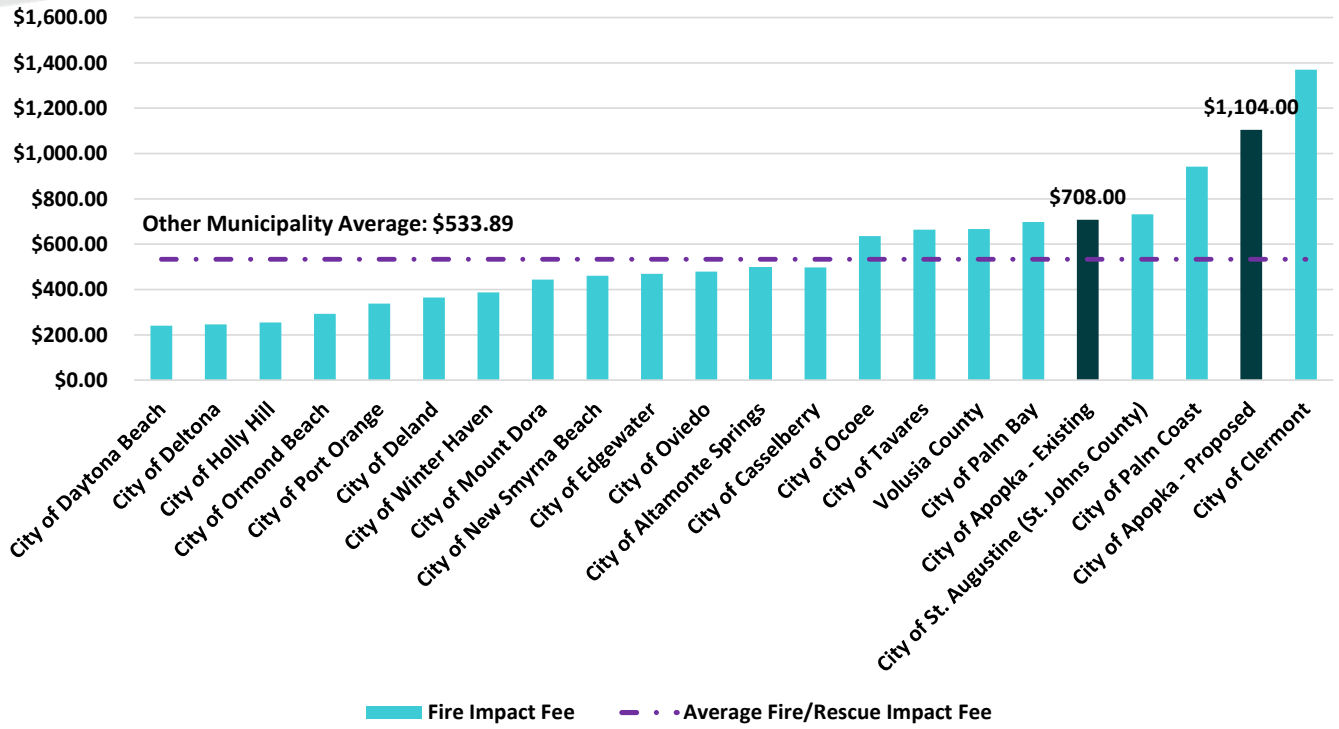
Existing and Calculated Fire Impact Fees

Description	Impact Fee Unit	Existing Fee	Calculated Full Fee	$ Change in Fee	Statutory 50% Cap
Residential Single Family	Dwelling Unit	$708.00	$1,104.00	$396.00	$1,062.00
Residential Multifamily (New)	Dwelling Unit	708.00	883.00	175.00	883.00 [2]
Non-residential:					
Industrial / Warehousing	1,000 Sq. Ft.	$70.00	$91.00	$21.00	$105.00
Institutional / Government	1,000 Sq. Ft.	870.00	197.00	(673.00)	197.00 [2]
Hotel / Motel [1]	Per Room	304.50	229.00	(75.50)	229.00 [2]
Office Building	1,000 Sq. Ft.	490.00	870.00	380.00	735.00
Retail (Retail and Food Service)	1,000 Sq. Ft.	640.00	2,636.00	1,996.00	960.00
Catch All Rate	1,000 Sq. Ft.	440.00	525.00	85.00	525.00 [2]

[1] The Hotel / Motel fee is currently applied on a per square foot basis, but the proposed fee will be applied on a per room basis. For comparison purposes the fees shown assume a room of 350 square feet.

[2] Calculated full fee is less than a 50% increase or a decrease compared to the current fee level so the max increase per statute and calculated fee are essentially equivalent.

Local Fire Impact Fee Comparison – Single Family

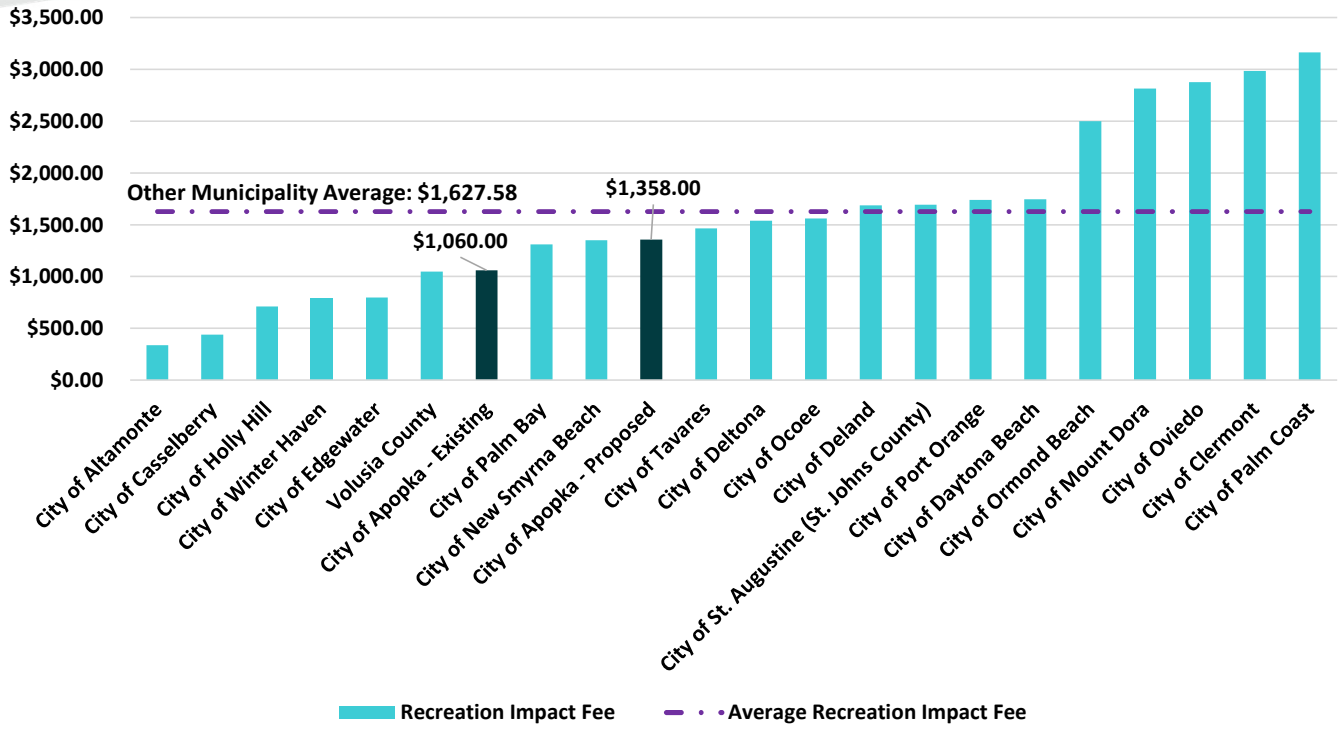


Existing and Calculated Parks and Recreation Impact Fees

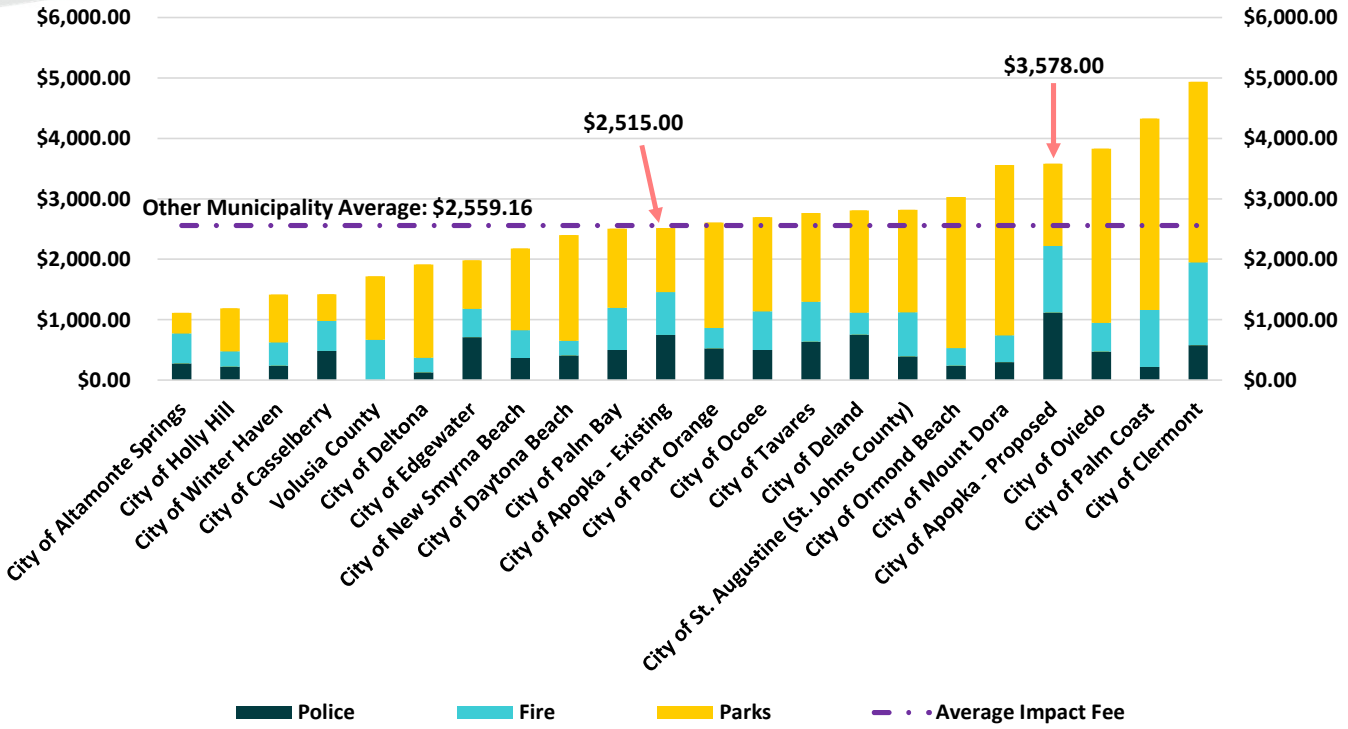
Description	Existing Fees	Calculated Full Fee	Change In Fee	Statutory Cap
Single Family per Unit	$1,060.00	$1,358.00	$298.00	$1,358.00 [*]
Multifamily per Unit	1,060.00	1,086.00	26.00	1,086.00 [*]

[*] Calculated full fee is less than a 50% increase compared to the current fee level so the max increase per statute and calculated fee are essentially equivalent.

Local Parks Impact Fee Comparison – Single Family



Combined Current Impact Fee Comparison – Single Family



Implementation Considerations

- Residential Fees – Increasing Between 19% and 56%
- Non-Residential Fee – Increasing between 19% and 312%
  - With some decreasing
- Maximum estimate of impact fee levels generally surpass the standard statutory increase limit of 50% noted previously
- Implementation Options:
  - Use standard maximum statutory increase of 50% and phase in evenly over 4 years
    - Fees will be under recovering costs from new growth thereby increasing burden to current residents / taxpayers
  - Pursue full one time increase through extraordinary circumstance provisions

Extraordinary Circumstances

- High population growth
  - Permanent population has increased by almost 21,800 residents since 2010; an increase of 2.8% per year on average
    - State average of approx. 1.5% per year
  - Continued population growth is projected necessitating the expansion of capital facilities to maintain levels of service
    - Police training facility, public safety complex, new fire station and related vehicles, park facility expansions and improvements, etc.
    - Near term growth projected at 2.3% per year through 2030
    - Projected growth through 2035 estimates at 2.0% per year

Extraordinary Circumstances

- Significant increases in asset acquisition and construction costs
  - Police vehicles at approx. $65,000 (with service-related equipment) when previously (5+years ago) cost $35,000 - $40,000
  - Cost of essential fire apparatus have almost doubled since 2019
    - E.g., fire engine approx. $900,000 when previously cost approx. $500,000
  - Costs to construct new facilities have increased significantly
    - Consumer Price Index – Approx. 27% increase since 2019
    - Construction Materials Index – Approx. 40%+ increase since 2019
- Impact to existing residents if fees are not fully implemented (Standard vs. Extraordinary) from 2026 through 2030
  - Existing residents pick up burden of growth-related capital costs not recovered in impact fees
    - Police – Approx. $224,000
    - Fire – Approx. $300,000
    - Recreation – Approx. $178,000

    } Est. Total Residential Capital Cost Burden of $702,000
    - Not including nonresidential properties share of costs as well


Q&A

RAFTELIS

Thank you!

Contact: Henry Thomas
407 628 2600 / hthomas@raftelis.com

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 8.
Meeting Date: December 9, 2025
Department: Finance Department

SUBJECT:
Ordinance No. 3146 - Parks and Recreation Municipal Impact Fee Increases

ACTION ITEM INFORMATION:

REQUEST:
Acceptance of Ordinance No. 3146 Parks and Recommendation Impact Fees.

SUMMARY:
At the July 17, 2025, Budget Workshop, Mr. Henry Thomas with Raftelis, presented the Municipal Impact Fee Study Results. Mr. Thomas provided an overview of the recommended impact fee rates compared to the existing rates. In addition, Mr. Thomas explained the implementation process for increases exceeding the statutory limit of 50%. At the August 6, 2025, Council Meeting, Mr. Thomas and Shawn Ocasio presented the Municipal Impact Fee Study Results and Recommendation to Council for approval to proceed with the implementation process. Council approved staff to proceed with the implementation process.

The implementation process includes the following meetings, workshops and approval of the ordinance:

- Public Extraordinary Circumstance Workshop #1–November 5th at 1:00pm (prior to the 1:30pm Regular City Council Meeting)
- Public Extraordinary Circumstance Workshop #2–November 19th at 6:30pm (prior to the 7:00pm Regular City Council Meeting)
- Municipal Impact Fee Ordinance First Reading –November 19th at the 7:00pm Regular City Council Meeting
- Municipal Imact Fee Ordinance 3145 and 3146–December 9th at 5:30 p.m. Planning Commission Meeting
- Municipal Impact Fee Ordinance Second Reading/Adoption–December 17th at the 7:00pm Regular City Council Meeting
- NOTE: There is a 90-day wait period after the effective date (proposed December 3rd) before the new impact fees will begin to be collected.

At the December 9, 2025, Planning Commission Meeting, Mr. Henry Thomas and Shawn Ocasio with Raftelis will present the results of the Municipal Impact Fee Study, including the recommended rate increases and the extraordinary circumstances.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:

Acceptance of Ordinance No. 3146 Parks and Recommendation Impact Fees.

ATTACHMENTS:

1. Ordinance No. 3146 Parks and Recreation Impact Fees
2. Municipal Impact Fee Study Presentation December 9, 2024 Planning Commission Meeting

ORDINANCE NO. 3146

AN ORDINANCE OF THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA, RELATING TO PARKS AND RECREATION IMPACT FEES; ADOPTING AN UPDATED PARKS AND RECREATION IMPACT FEE STUDY BASED ON CURRENT AND PROJECTED GROWTH; PROVIDING INTENT AND PURPOSE; PROVIDING FOR EXEMPTIONS, CREDITS, AND OTHER MATTERS PERTINENT TO PARKS AND RECREATION IMPACT FEES; PROVIDING FOR FUTURE UPDATES BY RESOLUTION; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Mayor and City Council of the City of Apopka have studied the necessity for and implications of the adoption of an ordinance updating parks and recreation impact fees and have retained a professional consulting firm to prepare a study relating to parks and recreation impact fees (the "Study") to determine the proportionate demand that new residential development generates for additional parks and recreation facilities; and

WHEREAS, the Study has been presented to, and reviewed by, the Mayor and City Council of the City of Apopka, and it has been determined (1) that parks and recreation impact fees are necessary to offset the costs associated with meeting future demands for the City's parks and recreation facilities pursuant to the projections set forth in the Study; (2) that the parks and recreation impact fees bear a reasonable relationship to the burden imposed upon the City to provide park facilities to new City residents; (3) that parks and recreation impact fee revenues will provide a direct benefit to such new City residents reasonably related to the fees assessed; (4) that an essential nexus exists between projected new development and the need for additional parks and recreation impact fees and the benefits that accrue to new development paying the fees; and (5) that the amount of the parks and recreation impact fees are roughly proportional to the pro rata share of the additional parks and recreation facilities needed to serve new development; and

WHEREAS, the costs of real property for use in parks and recreation facilities development and the costs of various facilities and equipment have been used by the City' s consultant in developing a development impact cost per land use type as set forth in the Study; and

WHEREAS, the decisions of the Mayor and City Council as set forth herein are reasonable and prudent steps pertaining to sound growth management which have been taken for the benefit of the citizens of the City, both present and future; and

WHEREAS, the City is projected to significantly grow in population and further economically develop in the future; and

WHEREAS, this Ordinance contains an administrative framework to ensure that the benefit of parks and recreation facilities funded with parks and recreation impact fees will accrue proportionately to new development paying the fees; and

WHEREAS, Section 163.3202(3), Florida Statutes, encourages the use of innovative land use regulations and impact fees by local governments to manage growth and to provide the necessary public facilities and for the imposition by local governments of impact fees on development to fund the capital cost of parks and recreation facilities necessitated by such development; and

WHEREAS, under its home rule powers and pursuant to § 163.31801, Florida Statutes and judicially created law, the City of Apopka may impose impact fees to ensure the well-being of its citizens; and

WHEREAS, requiring future growth to contribute its fair share of the costs necessary to fund required capital improvements and additions is an integral and vital pan of the regulatory plan of growth management in the City and is a practice consistent with sound and generally accepted growth management, fiscal and public administration practices and principles; and

WHEREAS, this ordinance repeals and replaces Ordinance 2544 adopted on January 18, 2017.

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

SECTION 1. Chapter 26, Article VII of the Apopka Code of Ordinances entitled "Parks and Recreation Impact Fees" is hereby amended and replaced as follows:

ARTICLE VII. PARKS AND RECREATION IMPACT FEES

Sec. 26-180. Intent and Purpose.

(a) The purpose of this article is to require payment of parks and recreation impact fees by those who engage in parks and recreation impact construction and to provide for the cost of capital improvements to the City which are required to accommodate such growth. This article shall not be construed to permit the collection of parks and recreation impact fees greater than the amount reasonably anticipated to offset the demand on the city generated by such applicable parks and recreation impact construction.

(b) The revision and re-imposition of a parks and recreation impact fee is to provide a source of revenue to fund the construction or improvement of city parks and recreation necessitated by growth.

(c) City council hereby ratifies, adopts, and incorporates herein the "Municipal Impact Fee Study" dated November 4, 2025, prepared by Raftelis Financial Consultants, Inc. as the city's parks and recreation impact fee study, particularly as the report relates to the allocation of a fair share of costs of public facilities required to provide parks and recreation necessary to serve new development in the city.

(d) All impact fees established herein are calculated based on the city's most recent and localized data. Any future amendment to the amount of these impact fees shall be based on the city's most recent and localized data available at the time of amendment.

Sec. 12-181. Definitions.

The following definitions shall apply to this Article:

Parks and Recreation Impact Construction shall mean any residential improvement to land which shall generate the need for city parks and recreation.

Residential includes single family residences, condominiums, planned unit developments, multifamily, retirement communities, and mobile homes.

Sec. 12-182. Imposition.

(a) Any person who seeks to develop real property located in the city by applying for a building permit, development order, or other permit for parks and recreation impact construction within the city shall pay the following parks and recreation impact fees which are based on the city's most recent and localized data:

Parks and Recreation Impact Fee Schedule

TABLE INSET:

Development Type	**Impact Fee Unit**	**Impact Fee**
Residential:		
Single-family dwelling	Dwelling Unit	$1,358.00
Multi-family dwelling	Dwelling Unit	$1,086.00

(b) The city may charge an administrative charge for the collection of impact fees, however, in no event shall such administrative charge exceed the actual cost incurred by the city for collection of the impact fees. If the option to establish an administrative charge is exercised, then such administrative charge shall be set by resolution of City Council.

(c) No less than 90 days' notice shall be provided to the public before the effective date of any amendment to this ordinance which imposes a new or increased impact fee.

(d) Any amendment to the amounts of the impact fees established herein shall be calculated based on the city's most recent and localized data.

Sec. 12-183. Impact Fee Trust Account and Use of Monies.

(a) There is established a trust account for the parks and recreation impact fees, designated as the "parks and recreation impact fee trust account," which shall continue to be maintained separate and apart from all other accounts of the city.

(b) The funds collected by reason of establishment of the parks and recreation impact fees in accordance with this Article shall be used solely for the purpose of acquisition of facilities and equipment determined to be needed to provide parks for new development within the City. Said funds shall not be used to maintain or repair existing park facilities or equipment or to acquire facilities or equipment to serve existing development.

(c) The City shall spend funds on a first-in, first-out basis.

Sec. 12-184. Accounting Report and Periodic Adjustments.

The city administrator or designee shall provide an accounting report annually to the city council indicating the amount of fees collected under this article and the amount of fees distributed. The city council shall review the report of the city administrator or designee. The purpose of this review is to analyze use and availability of funds, as well as the effects of inflation on the actual costs of capital improvements, and to review and revise, if necessary, the fee charged new development to ensure it will not exceed its pro rata share for the reasonably anticipated expansion costs of capital improvements for parks and recreation services necessitated by new development. All changes or adjustments to the established impact fee rates shall be made by ordinance or resolution after advertising and public hearings and shall apply to construction for which building permits are issued after the effective date of such ordinance or resolution.

Sec. 12-185. Exemptions.

(a) The following shall be exempt from payment of parks and recreation impact fees:

(1) An alteration or expansion of an existing dwelling unit where no additional dwelling units are created and the use is not changed.

(2) The construction of an accessory building or structure to a residential use which will not create additional uses or an increase in density of the residential development.

(3) The replacement of an existing dwelling unit of the same type and use where no additional dwelling units are created.

(4) The replacement of a lawfully permitted structure, the building permit for which was issued on or before the effective date of this ordinance, or the replacement of a structure that was constructed subsequent thereto and for which the correct parks and recreation impact fees which were owed at the time the building permit was applied for, were paid or otherwise provided for with a new structure of the same use and at the same location with no increase of density or intensity of development.

(5) A building permit for which the parks and recreation impact fees have been or will be paid or otherwise provided for pursuant to a written agreement, zoning approval or development order pertaining to development which, by the specific written terms

thereof, clearly and unequivocally was intended to provide for the full mitigation of impacts to parks and recreation facilities by enforcement of the agreement, zoning approval or development order, and not by the application of this ordinance.

(6) A building permit which pertains to residential development which does not result in any additional impact on parks and recreation facilities and hence cannot be classified as parks and recreation impact construction; provided, however, that all development shall be presumed to be parks and recreation impact construction and cause additional impacts on parks and recreation facilities.

(7) An exemption must be claimed by the fee payer at the time of the issuance of a building permit development order, or other permit. Any exemption not so claimed shall be deemed irrevocably waived by the fee payer.

Sec. 12-186. Individual Calculation of Parks and Recreation Impact Fees..

(a) The city council may adopt administrative regulations by resolution to ensure that any affordable housing unit that has received a certificate of affordability from the federal, state, or county government remains affordable.

Sec. 12-187. Conveyance of Land or Equipment and Impact Fee Credits; Transfer of Credits.

(a) In order to provide lands to meet the need for city parks and recreation sites created by parks and recreation impact construction or to provide necessary city parks and recreation capital equipment or facilities, a developer of parks and recreation impact construction may convey suitable land, capital equipment or facilities, to the city in lieu of paying the parks and recreation impact fee imposed herein, as agreed to by the city. However, no impact fee reduction shall exceed the amount of the parks and recreation impact fee imposed in this article.

(b) Any land, capital equipment, or facilities conveyed to the city in lieu of paying the parks and recreation impact fee imposed herein must be acceptable to the city in terms of suitable size, dimension, soil type, topography, location, accessibility and general character, type, and specifications.

(c) Subject to the terms and conditions of this section, credit may be granted against the parks and recreation impact fee imposed herein for the conveyance of land, or capital equipment or facilities that is required pursuant to a development order or permit or made voluntarily in connection with parks and recreation impact construction. Such conveyances, equipment or facilities shall be subject to the approval and acceptance of the city council.

(d) No credit shall be given for the conveyance of land, capital equipment, or construction of facilities unless such property is conveyed in fee simple or a bill of sale is executed to the city without further consideration.

(e) Prior to issuance of a building permit, or if no building pen-nit is required, prior to the issuance of the final development order, the applicant shall submit a proposed

plan for conveyance or contributions to the city to the city administrator or designee. The proposed plan shall include:

(1) A designation of the parks and recreation impact construction for which the plan is being submitted;

(2) A legal description of any land proposed to be conveyed and a written appraisal prepared in conformity with subsection (h) of this section;

(3) A list of the contemplated contributions to the city and an estimate of the proposed construction costs certified by a professional architect or engineer or an estimate of the proposed value of a proposed conveyance of capital equipment; and

(4) A proposed time schedule for completion of the proposed plan.

(f) Within sixty (60) days after receipt, the city administrator or designee shall recommend approval or denial of the proposed plan in accordance with subsection (g) of this section and, if approval is recommended, establish the amount of credit in accordance with subsection (h) of this section.

(g) In reviewing the proposed plan, the city administrator or designee shall determine:

(1) If such proposed plan is in conformity with needed contemplated improvements and additions to the parks and recreation facilities;

(2) If the proposed conveyance of land or capital equipment and construction by the applicant is consistent with the public interest; and

(3) If the proposed time schedule is consistent with the capital improvement program for the parks and recreation.

(h) The amount of developer contribution credit shall be determined as follows:

(l) The value of conveyed land shall be based upon a written appraisal of fair market value as determined by a Member Appraisal Institute (MAI) appraiser who was selected and paid for by the applicant, and who used generally accepted appraisal techniques. If the appraisal does not conform to the requirements of this section and any applicable administrative regulations, the appraisal shall be corrected and resubmitted. In the event the city administrator or designee accepts the methodology of the appraisal but disagrees with the appraised value, (s)he may engage another MAI appraiser at the city's expense, and the value shall be an amount equal to the average of the two (2) appraisals. If either party does not accept the average of the two (2) appraisals, a third appraisal shall be obtained, with the cost of said third appraisal being shared equally by the city and the owner or applicant. The third appraiser shall be selected by the first two (2) appraisers, and the third appraisal shall be binding on the parties.

(2) The value of the construction of an improvement or the value of conveyed capital equipment shall be based upon the actual cost of construction or acquisition of said

improvement or capital equipment as certified by a professional architect or engineer or as shown by a manufacturer's or supplier's invoice. However, as to the construction of improvements to parkland, in no event shall any credit be granted in excess of the estimated construction costs provided by a professional architect or engineer and approved by the city unless the construction project is competitively bid, in which case, the credit shall be limited to the actual cost of construction. The cost of professional services shall be competitively bid in accordance with 287.055, Florida Statutes to be eligible for impact fee credits.

(i) If a proposed plan is approved for credit by the city, the applicant or owner and the city shall enter into a credit agreement which shall provide for:

(1) The timing of actions to be taken by the applicant and the obligations and responsibilities of the applicant, including, but not limited to, the construction standards and requirements to be complied with;

(2) The obligations and responsibilities of the city council, if any;

(3) The amount of the credit as determined in accordance with subsection (h) of this section.

(j) Credits shall expire twenty-four (24) months from the date of the credit agreement.

(k) Credit for the conveyance of land shall be granted at such time as the property has been conveyed to and accepted by the city. Credit for the construction of an improvement or conveyance of capital equipment to the city shall be granted at such time as the construction is completed, approved, and accepted by the city or the time the capital equipment is approved and accepted by the city. The administration of said contribution credits shall be the responsibility of the city administrator or designee.

(l) Any applicant or owner who submits a proposed plan pursuant to this section and desires the issuance of a building permit or other final development order prior to approval of the proposed plan shall pay the applicable parks and recreation impact fee imposed herein. Any difference between the amount paid and the amount due should the city administrator or designee approve and accept the proposed plan, shall be refunded to the applicant or owner.

(m) The land or capital equipment or facilities conveyed or constructed shall only provide improvements required to accommodate growth.

(n) The actual cost for processing of and fees for legal preparation or review of a credit agreement shall be paid by the applicant prior to acceptance of the agreement by city council.

(p) All or a portion of credits provided pursuant to this section may be transferred from one (1) parks and recreation impact construction site to another. Untimely requests to transfer credits shall not be considered, nor shall the city council consider a request to transfer any parks and recreation impact fee credits distributed by the city to any owner of record prior to the effective date of this subsection, unless the project was specifically

approved at the time of submittal to allow the future transfer of such credits. The owners of the two sites shall submit a notarized agreement regarding the transfer which provides a legal description of both properties. The actual cost for processing of and fees for legal review of the agreement shall be paid by the parties prior to the city accepting the transfer. Costs for transferring credits shall be imposed by resolution of the city council. Upon acceptance by city council, the city shall notify both parties by certified mail, return receipt requested. The property owner surrendering the credit shall be responsible for paying impact fees imposed by this chapter when the property is developed.

Sec. 12-188. Refund of Impact Fees Paid.

(a) If a building permit or final development order expires or is canceled without commencement of the construction, the owner of record shall be entitled to a refund, without interest, of the impact fee. The owner of record shall apply for the refund to the city administrator, or designee, within one hundred eighty (180) days of the expiration of the permit or final development order. Failure to submit the application for refund within the time specified constitutes a waiver of any claim to such monies. Upon review of the completed application the city administrator shall issue the refund if it is clear the building permit or final development order has expired without the commencement of construction.

(b) Any funds not expended or encumbered by the end of the calendar quarter immediately following six (6) years from the date the impact fee was paid shall, upon application of the owner of record, be returned to such owner of record without interest provided that the owner of record submits an application for a refund to the city administrator or designee. This six-year period may be extended by action of the city council for up to an additional three (3) years. Failure to submit the application within the time specified herein constitutes a waiver of any claim to such monies. The city council shall issue such refund if a determination is made that the impact fees were not expended or encumbered within the time specified.

Sec. 12-189. Appeals.

Any person who disagrees with a decision or interpretation of this chapter may appeal to the city administrator or designee by filing a written notice of appeal within ten (10) days after the date of the action or decision complained of. The written notice of appeal shall set forth concisely the action or decision appealed as well as the grounds upon which the appeal is based. The city administrator or designee shall consider all facts material to the appeal and render a written decision within thirty (30) days of receiving the appeal. Any person who disagrees with the decision of the city administrator or designee may appeal to the city council by filing a written notice of appeal with the city administrator's office setting forth concisely the decision appealed within ten (10) days after the date of the city administrator's decision. The appeal shall be set for the next available city council meeting for consideration. At the meeting, the city council shall render a verbal decision. The minutes of the meeting shall constitute the city's final written decision and shall constitute final administrative review.

SECTION 2. Codification. It is the intent of the City Council of the City of Apopka that the provisions of this Ordinance shall be codified. The codifier is granted broad and liberal authority in renumbering and codifying the provision of this Ordinance; article and section numbers assigned throughout are suggested by the City, consistent with impact fee chapters of other municipalities.

SECTION 3. Severability. If any section, sentence, phrase, word or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

SECTION 4. Conflicts. This Ordinance supersedes all previous Ordinances relating to parks and recreation impact fees previously adopted by the City of Apopka, and such Ordinances are hereby vacated and deleted in their entireties. In any case where a provision of this Ordinance conflicts with a provision of any other existing ordinance of this City, the provision which establishes the higher standards for the promotion and protection of the health and safety of the people shall prevail.

SECTION 5. Effective Date. This Ordinance shall become effective on _____ or ninety (90) days from the date of the advertised notice for this Ordinance, pursuant to § 163.31801, Florida Statutes.

PASSED AND ORDAINED this _____ day of _____, by the City Council of the City of Apopka, Florida.

PASSED AND ORDAINED this _____ day of _____ 2025, by the City Council of the City of Apopka, Florida.

READ FIRST TIME: _____

READ SECOND TIME
AND ADOPTED: _____

ATTEST:

_____
Bryan Nelson, Mayor

_____
Susan M. Bone, City Clerk

DULY ADVERTISED FOR
PUBLIC HEARING: _____

APPROVED as to form and legality
for use and reliance by the City of
Apopka, Florida

_____
Clifford B. Shepard, City Attorney

City of Apopka

Municipal Impact Fee Study

Presented 12/9/2025

RAFTELIS

Agenda

1. Discussion on Impact Fee Basics and Legal Considerations
2. Discuss Method and Major Assumptions
3. Summary Findings and Recommendations

Impact Fee Basics

- Fees are paid by new development that results in an increased demand for municipal services (e.g. police, fire, recreation, etc.)
- Fees are used to pay for growth-related capital facilities and major equipment
- Avoids growth-related costs from burdening existing residents

Impact Fee Basics (Cont.)

- Fees must be reasonably equitable to all parties - Dual rational nexus
  - Impact fees must be based on the capital cost requirements anticipated for providing service-related facilities to new development
- Impact fees must be based upon reasonable level of service standards that meet the needs of the City
- Impact fees cannot be used to fund deficiencies in capital needs of the city or pay for any operating costs
- Impact fees are adopted by ordinance

Legal Considerations

The methods and criteria to charge impact fees have been developed under Florida Statutes and recognized case law

Florida Impact Fee Act History

- Florida Legislature created section 163.31801 of the Florida Statutes governing impact fees
- Created June 14, 2006
- Amended 2009, 2011, 2019, 2021, 2024 and most recently in 2025

Legal Considerations (Cont.)

Florida Impact Fee Act

- Requires the calculation of impact fees to be based on the most recent and localized data
- Provides for accounting and reporting of impact fee revenues and expenditures in a separate fund
- Limits administrative charges for the collection of impact fees to actual costs
- Requires 90 days notice before imposing a new or increased fee
- Annual affidavit on compliance signed by the city
- Government has the burden of proof in any challenge of an impact fee
- Cannot be charged before issuance of building permit

Legal Considerations (Cont.)

New Limitations on Increasing Impact Fees

- Any increase not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted
- An increase that exceeds 25 percent, but not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted
- An impact fee increase may not exceed 50 percent of the current impact fee rate
  - Unless considered an extraordinary circumstance
- An impact fee may not be increased more than once every 4 years

Legal Considerations (Cont.)

Extraordinary Circumstances

- (g) A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:
  - 1. A demonstrated-need study justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.
  - 2. The local government jurisdiction has held not less than two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).
  - 3. The impact fee increase ordinance is approved by at least a two-thirds vote of the governing body.

Note: Extraordinary circumstance provisions will be changing per SB 1080

Legal Considerations (Cont.)

Extraordinary Circumstances (existing form)

- Demonstrated need study justifying increases above standard phasing approach (2- and 4-year phasing) and 50% maximum fee increase
- Must have at least 2 publicly noticed workshops dedicated to discussing extraordinary circumstances
- Requires 2/3 vote of governing body

Extraordinary Circumstances (revised form)

- Can still pursue full increase (over 50%) but must be implemented in at least 2 but not more than 4 equal annual increments
- Requires unanimous vote of governing body
- If the local government has not increased impact fees in 5 years then this provision cannot be pursued
  - Any year in which the local government is prohibit from increasing an impact fee because of being in a hurricane disaster area is not included in the 5-year period

Fee Calculation Methodology

- Identify residential population, dwelling units, and developed nonresidential square footage
- Review level of service criteria
- Identify existing investment and planned future investment in capital facilities to provide service for new growth
- Allocate costs to be recovered among residential and non-residential customer classes (where applicable)
  - Developed square footage
  - Service call data
  - Functional population approach
- Proposed rate:
  - Per residential dwelling unit
  - Per 1,000 square feet or room for non-residential properties

Major Assumptions

- Historical population growth of approx. 2.9% (2020 – 2025)
- Projected population growth through 2050 of approx. 1.7%
  - 2023 population of 58,293 projected to increase to over 92,000 by 2050
  - Buildout population estimated at 120,000
- Existing investment in capital assets and Level of Service (LOS) by department
  - Police – $10.7 million ($4.9 million included) / LOS – 2.17 officers per 1,000 pop.
  - Fire – $19.0 million ($14.8 million included) / LOS – 5 min 20 sec @ 90%+
  - Parks – $22.3 million / LOS – 3 acres per 1,000 population
    - Achieving LOS of 8+ acres per 1,000 population

Major Assumptions (cont.)

- Major Capital Improvements
  - Police – Total Plan $86.1 million ($80.0 included)
    - Public Safety Complex (Police Portion) – $54.3 million
    - Training Facility – $25.0 million
  - Fire – Total Plan $50.6 million ($41.8 million included)
    - Public Safety Complex (Fire Portion) – $32.3 million
    - Station 7 – $6.0 million
  - Parks – Total Plan $116.9 million ($26.1 million included)
    - Land Acquisition – $20.2 million
    - New Soccer Field at NWRC - $2.0 million
    - New Tennis and Pickleball Courts at NWRC - $2.4 million

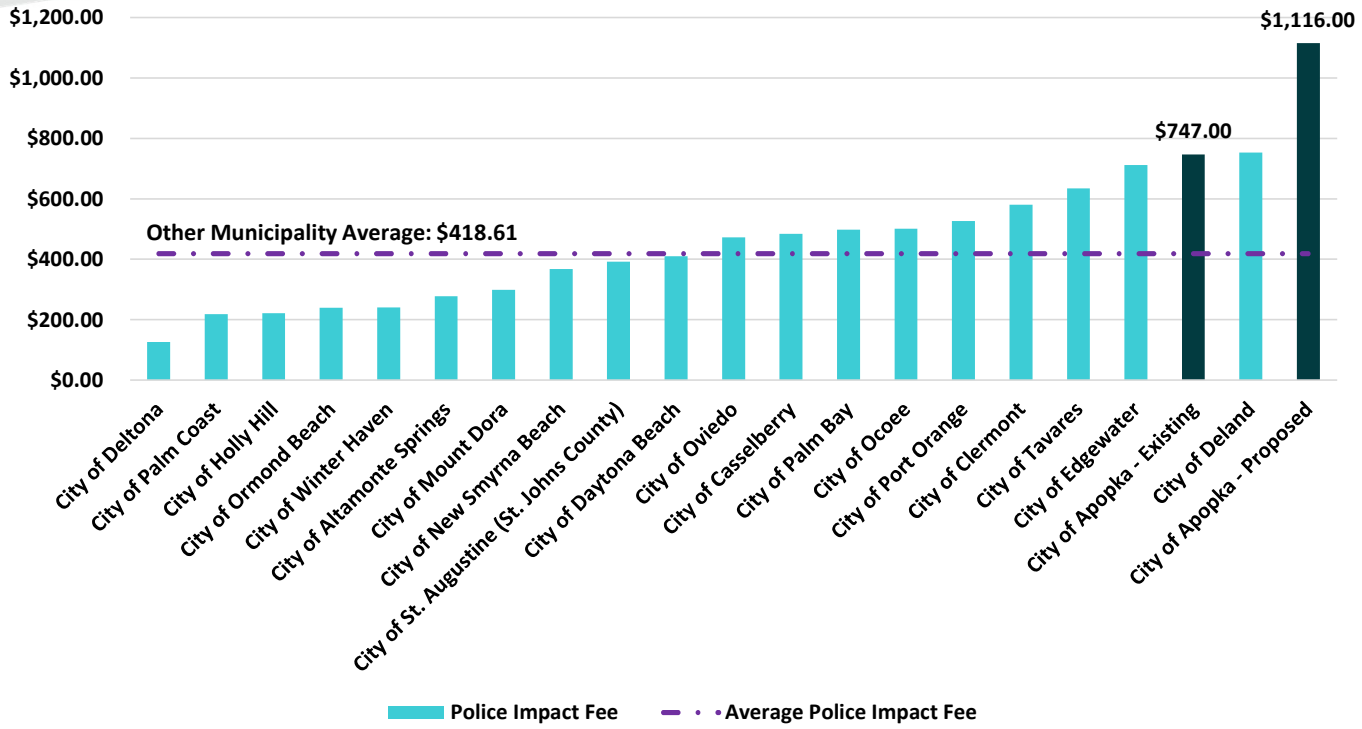
Existing and Calculated Police Impact Fees

Description	Impact Fee Unit	Existing Fee	Calculated Full Fee	$ Change in Fee	Statutory 50% Cap
Residential Single Family	Dwelling Unit	$747.00	$1,116.00	$369.00	$1,116.00 [2]
Residential Multifamily (New)	Dwelling Unit	747.00	892.00	145.00	892.00 [2]
Non-residential:					
Industrial / Warehousing	1,000 Sq. Ft.	$70.00	$124.00	$54.00	$105.00
Institutional / Government	1,000 Sq. Ft.	540.00	270.00	(270.00)	270.00 [2]
Hotel / Motel [1]	Per Room	189.00	313.00	124.00	283.50
Office Building	1,000 Sq. Ft.	290.00	1,189.00	899.00	435.00
Retail (Retail and Food Service)	1,000 Sq. Ft.	1,000.00	3,602.00	2,602.00	1,500.00
Catch All Rate	1,000 Sq. Ft.	410.00	718.00	308.00	615.00

[1] The Hotel / Motel fee is currently applied on a per square foot basis, but the proposed fee will be applied on a per room basis. For comparison purposes the fees shown assume a room of 350 square feet.

[2] Calculated full fee is less than a 50% increase or a decrease compared to the current fee level so the max increase per statute and calculated fee are essentially equivalent.

Local Police Impact Fee Comparison – Single Family



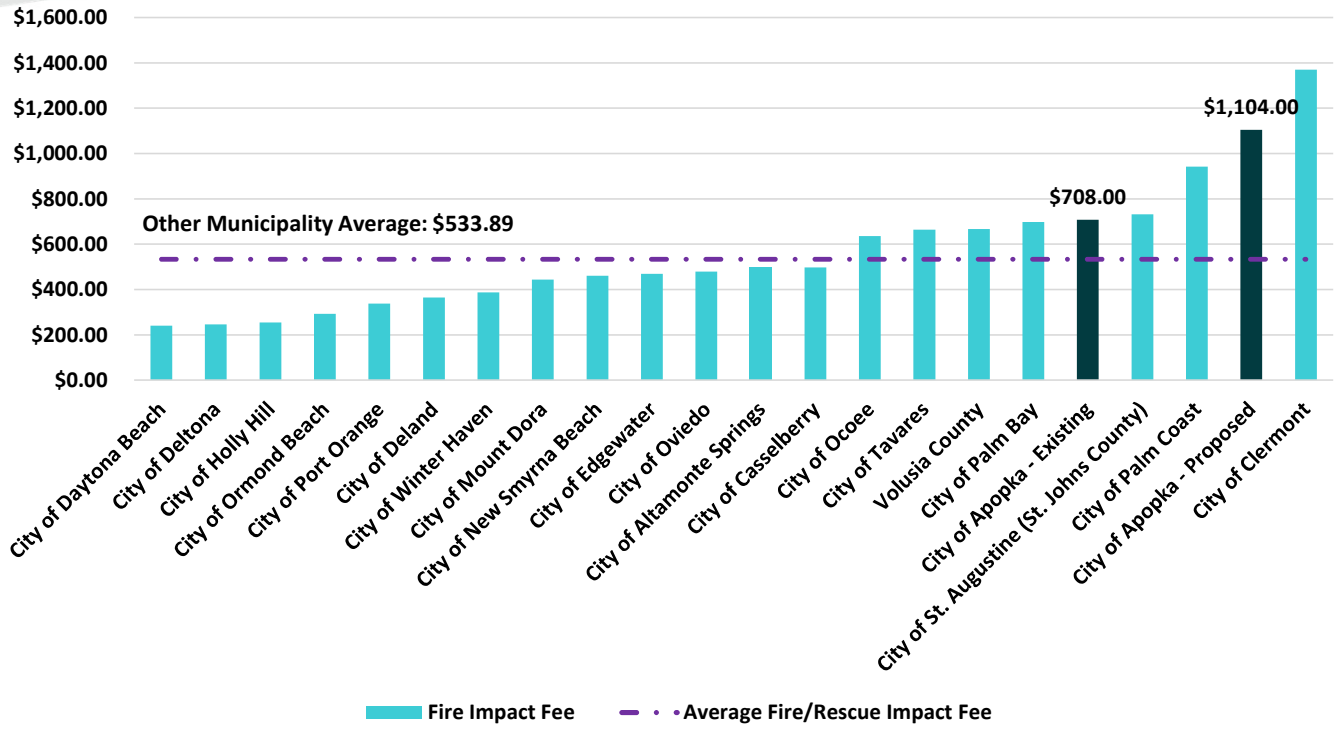
Existing and Calculated Fire Impact Fees

Description	Impact Fee Unit	Existing Fee	Calculated Full Fee	$ Change in Fee	Statutory 50% Cap
Residential Single Family	Dwelling Unit	$708.00	$1,104.00	$396.00	$1,062.00
Residential Multifamily (New)	Dwelling Unit	708.00	883.00	175.00	883.00 [2]
Non-residential:					
Industrial / Warehousing	1,000 Sq. Ft.	$70.00	$91.00	$21.00	$105.00
Institutional / Government	1,000 Sq. Ft.	870.00	197.00	(673.00)	197.00 [2]
Hotel / Motel [1]	Per Room	304.50	229.00	(75.50)	229.00 [2]
Office Building	1,000 Sq. Ft.	490.00	870.00	380.00	735.00
Retail (Retail and Food Service)	1,000 Sq. Ft.	640.00	2,636.00	1,996.00	960.00
Catch All Rate	1,000 Sq. Ft.	440.00	525.00	85.00	525.00 [2]

[1] The Hotel / Motel fee is currently applied on a per square foot basis, but the proposed fee will be applied on a per room basis. For comparison purposes the fees shown assume a room of 350 square feet.

[2] Calculated full fee is less than a 50% increase or a decrease compared to the current fee level so the max increase per statute and calculated fee are essentially equivalent.

Local Fire Impact Fee Comparison – Single Family

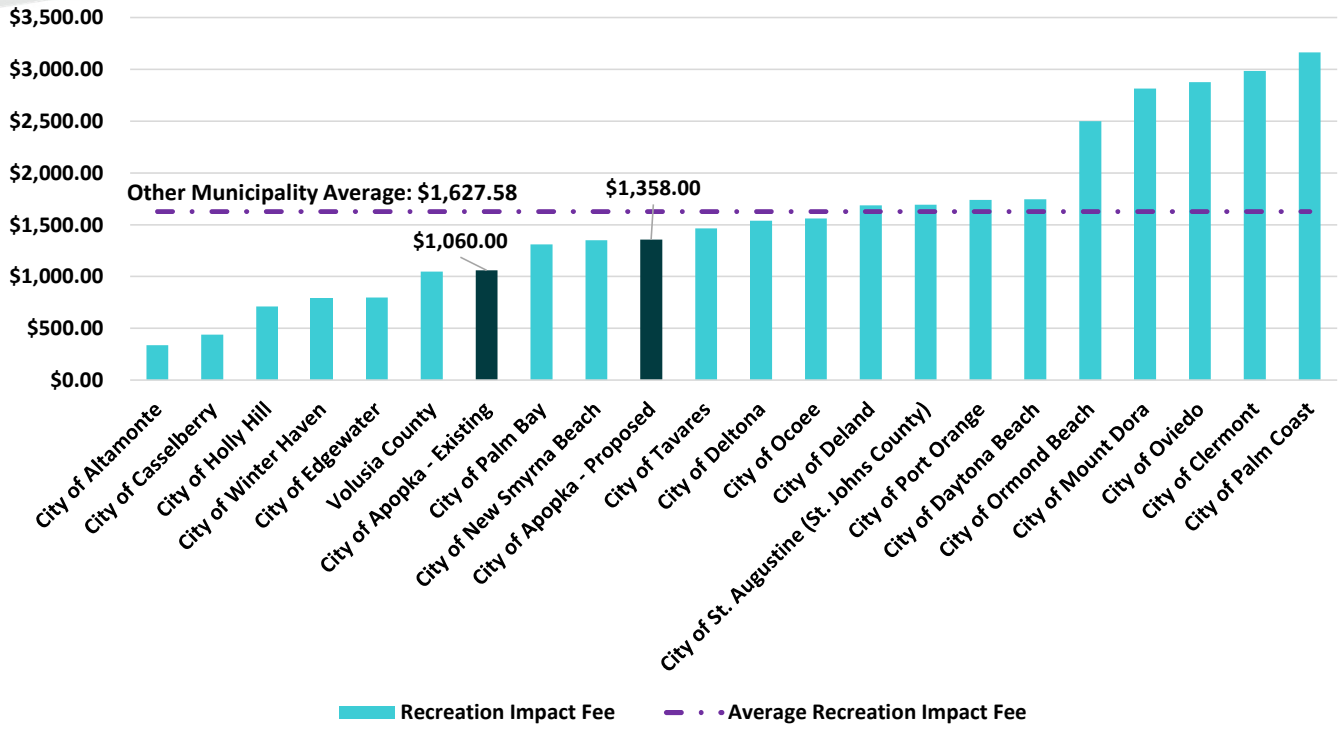


Existing and Calculated Parks and Recreation Impact Fees

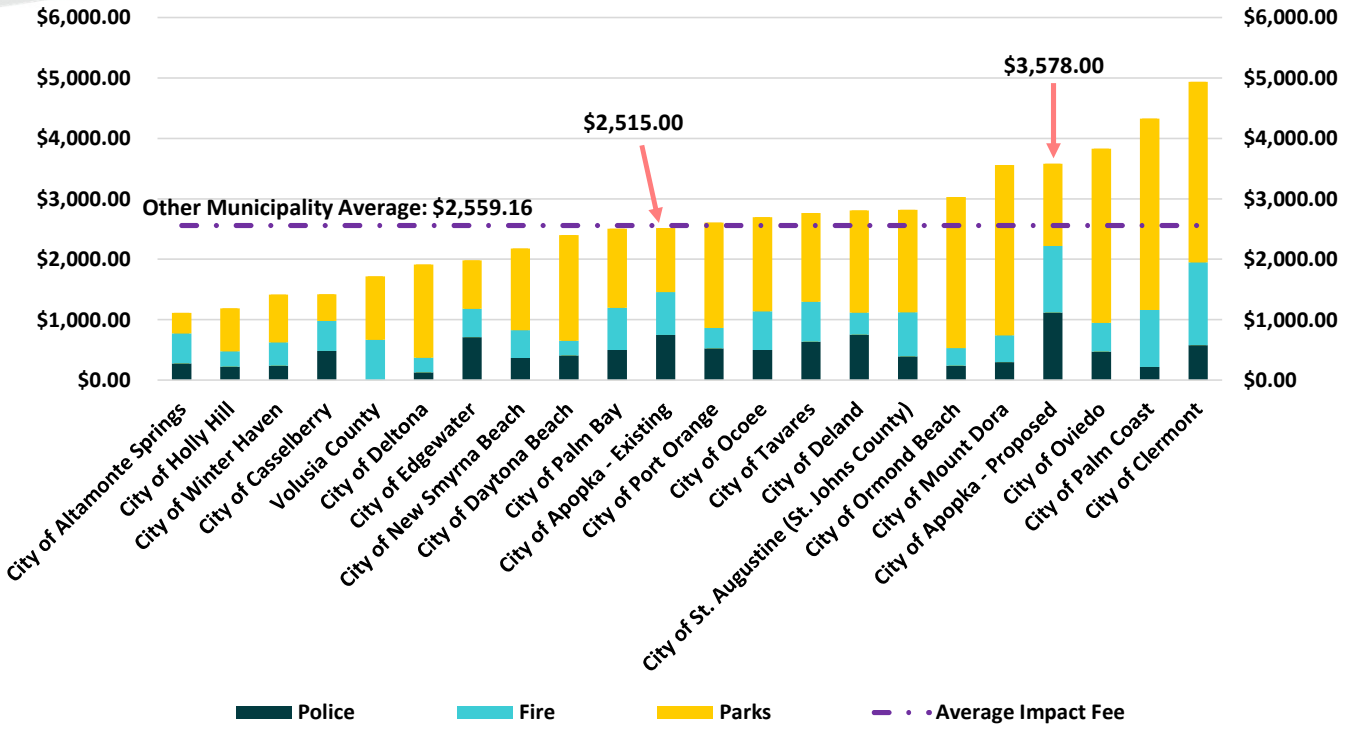
Description	Existing Fees	Calculated Full Fee	Change In Fee	Statutory Cap
Single Family per Unit	$1,060.00	$1,358.00	$298.00	$1,358.00 [*]
Multifamily per Unit	1,060.00	1,086.00	26.00	1,086.00 [*]

[*] Calculated full fee is less than a 50% increase compared to the current fee level so the max increase per statute and calculated fee are essentially equivalent.

Local Parks Impact Fee Comparison – Single Family



Combined Current Impact Fee Comparison – Single Family



Implementation Considerations

- Residential Fees – Increasing Between 19% and 56%
- Non-Residential Fee – Increasing between 19% and 312%
  - With some decreasing
- Maximum estimate of impact fee levels generally surpass the standard statutory increase limit of 50% noted previously
- Implementation Options:
  - Use standard maximum statutory increase of 50% and phase in evenly over 4 years
    - Fees will be under recovering costs from new growth thereby increasing burden to current residents / taxpayers
  - Pursue full one time increase through extraordinary circumstance provisions

Extraordinary Circumstances

- High population growth
  - Permanent population has increased by almost 21,800 residents since 2010; an increase of 2.8% per year on average
    - State average of approx. 1.5% per year
  - Continued population growth is projected necessitating the expansion of capital facilities to maintain levels of service
    - Police training facility, public safety complex, new fire station and related vehicles, park facility expansions and improvements, etc.
    - Near term growth projected at 2.3% per year through 2030
    - Projected growth through 2035 estimates at 2.0% per year

Extraordinary Circumstances

- Significant increases in asset acquisition and construction costs
  - Police vehicles at approx. $65,000 (with service-related equipment) when previously (5+years ago) cost $35,000 - $40,000
  - Cost of essential fire apparatus have almost doubled since 2019
    - E.g., fire engine approx. $900,000 when previously cost approx. $500,000
  - Costs to construct new facilities have increased significantly
    - Consumer Price Index – Approx. 27% increase since 2019
    - Construction Materials Index – Approx. 40%+ increase since 2019
- Impact to existing residents if fees are not fully implemented (Standard vs. Extraordinary) from 2026 through 2030
  - Existing residents pick up burden of growth-related capital costs not recovered in impact fees
    - Police – Approx. $224,000
    - Fire – Approx. $300,000
    - Recreation – Approx. $178,000

    } Est. Total Residential Capital Cost Burden of $702,000
    - Not including nonresidential properties share of costs as well


Q&A

RAFTELIS

Thank you!

Contact: Henry Thomas
407 628 2600 / hthomas@raftelis.com