APOPKA CITY COUNCIL AGENDA

December 17, 2025 7:00 PM
Apopka City Hall Council Chambers

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

CALL TO ORDER

INVOCATION

PLEDGE

PUBLIC COMMENT PERIOD

The Public Comment Period is for City-related matters that are not on today's Agenda as business items or public hearings. If you are here to speak for a matter that requires a public hearing, please wait for that item to come up on the agenda. The Public Comment period will be held to a total of thirty (30) minutes. Each speaker will be given three (3) minutes to speak. If you are here for the Public Comment Period, please fill out a GREEN Intent to Speak Form and provide it to the City Clerk prior to the start of the meeting. When the Mayor calls for Public Comment Period, the City Clerk will read the submitted GREEN Intent to Speak Forms in the order they were received. Should a large number of citizens submit public comment period speaker cards, the speaking time per citizen may be reduced to a minimum of two (2) minutes per speaker, to give as many citizens an opportunity to speak as possible during the Public Comment Period. Groups of citizens who wish to speak on the same item or concern may elect a spokesperson to speak on their behalf, in which case an additional one (1) minute will be given to the spokesperson's time per citizen, up to six (6) minutes total. Citizens wishing to elect a spokesperson must be present during the public comment period, indicate the spokesperson on their Intent to Speak forms, and submit their forms together to the City Clerk. If you wish to speak on one of the business items or public hearing items, please fill out a WHITE Intent to Speak Form and provide it to the City Clerk prior to the start of the meeting. Once the item has been presented, the Mayor will call for Public Comment on that specific item. At that time, the City Clerk will read the submitted WHITE Intent to Speak Forms for the current item, in the order they were received. Each speaker will be given three (3) minutes to speak. Please refer to Resolution No. 2025-19 for further information regarding Public Participation Policy & Procedures for addressing the City Council.

APPROVAL OF MINUTES

1. **Approval of Regular City Council Meeting Minutes of December 3, 2025.**

AGENDA REVIEW

PRESENTATION

1. **Foliage Sertoma Club Parade Awards**
   Presented by: Bryan Nelson, Mayor

CONSENT (Action Item)

1. **Approve the Execution of Agreement #A5747 Between the Florida Department of Corrections and the Apopka Police Department**

2. **Approve Temporary Grading Easement to City of Apopka Kelly Park Road (Aggarwal & Gupta Family Foundation)**

3. **Approve Lien Satisfaction for Crossroads at Kelly Park Phase 2B**

4. **Approve Permissive Use Agreement - St. Johns River Water Management District for Apopka Birding Park**

5. **Authorization for event street closure and open container area for the City's New Year's Eve Ball Drop event on 5th Street on December 31, 2025.**

6. **Authorization to Dispose Surplus Property**

7. **Authorize the issuance of an Evaluated Source Memo: Sta-Con Inc.**

8. **Authorize the execution of piggyback contracts for the assigned terms: Herc Rentals, Inc. and Stage Door II, LLC.**

9. **Amendment of Personnel Rules and Regulations Manual to add a Compassionate Leave Bank**

10. **Award contract for ITB:2026-A-202, HVAC Repair and Replacement Services to: Air Mechanical Service Group, Kalos Services, Inc., Max Service Air Conditioning and Heat, Sherman Mechanical Contractors, and VMG Mechancial, LLC.**

11. **Accept the disbursement report for November 2025.**

12. **City of Apopka FY2026 Budget-to-Actual for Two Months Ending November 30, 2025.**

BUSINESS (Action Item)

1. **Sponsorship of Public Facilities Policy and Procedures**

   Presented by: Radley Williams, Interim City Administrator

2. **Special Election - Appointment of Alternate Canvassing Board Members, per Apopka Municipal Code, Sec. 30-26.**

   Presented by: Susan Bone, City Clerk

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

1. **Ordinance No. 3144 - Second Reading - General Employees Pension**

   Presented by: Susan Bone, City Clerk

2. **Ordinance No. 3143 - Second Reading - Certified Recovery Residences**

   Presented by: Cliff Shepard, City Attorney

3. **Ordinance No. 3145 - Second Reading Police and Fire Impact Fees**

   Presented by: Blanche Sherman and Shawn Ocasio

4. **Ordinance No. 3146- Second Reading Parks & Recreation Impact Fees**

   Presented by: Blanche Sherman, Finance Director

5. **Ordinance No. 3148 - Second Reading and Adoption - Amendment to the Police Officers Retirement System**

   Presented by: Frank Mega, HYN Consulting, Inc.

6. **Ordinance No. 3149 - Second Reading and Adoption - Amendment to the City of Apopka Firefighters Pension Plan**

   Presented by: Frank Mega, HYN Consulting, Inc.

7. **Ordinance No. 3117 – First Reading - 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

8. **Ordinance No. 3147 - First Reading - Paulucci Acres Planned Development (PD) Rezoning and Planned Development (PD) Master Plan (Request for continuance to January 7, 2026)**
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

9. **Resolution No. 2025-46 - Calling for a Special Election to fill Vacancy in Seat 4.**

Presented by: Susan Bone, City Clerk

CITY COUNCIL REPORTS

CITY ADMINISTRATOR'S REPORT

CITY ATTORNEY'S REPORT

MAYOR’S REPORT

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

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

CITY OF APOPKA MINUTES

Minutes of the City Council Meeting held on December 3, 2025 at 1:30 PM, in the City of Apopka Council Chambers.

Present:

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

CALL TO ORDER

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

MAYOR READ THE DECORUM STATEMENT

PUBLIC COMMENT

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

- **Nikki McGuire –** Naomi Kids programs and workshops.
- **Dr. Jim Moyer –** Water conservation fundraiser.
- **Bill Arrowsmith –** Request to name park after Corp. Roger Griffin.
- **Ramon Pleas –** Reimagine Communities invitation to Christmas Give Back.
- **Rod Olsen –** Shop with a cop, staffing, and roadway and sidewalk safety.
- **Orange County Commissioner Christine Moore** – Development, sewage, collaboration on Golden Gem Rd.
- **Albert McKimmie –** Access to information and agenda release.

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

APPROVAL OF MINUTES

1. Approval of Regular Meeting Minutes of November 19, 2025.

    a. **Mayor Nelson** asked for a motion to approve the minutes from November 19, 2025.
    b. **Motion** by **Commissioner Velazquez** and seconded by **Commissioner Smith.**
    c. **Motion carried unanimously.**

AGENDA REVIEW

PROCLAMATION

1. City General Election, City of Apopka, Florida
   Presented by: Bryan Nelson, Mayor

CONSENT (Action Item)

1. Awarding of Duty Weapon.
2. Execute Release of Code Enforcement Lien for 2200 East Semoran Boulevard.
3. Authorize the execution of an interlocal agreement between Orange County and the City of Apopka for EMS medical direction.
4. Authorize the issuance of an Evaluated Source Memo to Sunday Cool, LLC.
5. Authorize the execution of contracts for Motorola Solutions, Inc. and Flock Group, Inc., per the assigned terms.
6. Authorize the issuance of a sole source memo to Ford Hall Company, Inc.
7. Authorize the execution of piggyback contracts for the assigned terms: A.C. Schultes of Florida, Inc., Acuity Specialty Products, Inc. dba Zep Sales and Service, Henderson Wilder, Contracting, Inc., Florida Sheriffs Association.

   a. **Mayor Nelson** asked for a motion to approve seven (7) consent agenda items.
   b. **Motion** by **Commissioner Anderson** and seconded by **Commissioner Velazquez.**
   c. **Motion carried unanimously.**

BUSINESS (Action item)

1. **Award a negotiated contract for RFQ: 2025-A-232: Facility Needs Assessment for New Law Enforcement Training Facility to Architects Design Group.**
   Presented by: Blanche Sherman, Finance Director

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

   a. **Mayor Nelson** asked for a Motion to approve the RFQ: 2025-A-232 regarding the facility needs assessment for a new law enforcement training facility to Architects Design Group.
   b. **Motion** by **Commissioner Smith** and seconded by **Commissioner Anderson.**
   c. **Motion carried unanimously.**

2. **Approval of the Second Amendment to the Roadway Funding Agreement for Kelly Park Road Interchange**
   Presented by: Cliff Shepard, City Attorney

Mayor Nelson opened public comment period. Public comment was given as follows:

- **Albert McKimmie –** Delays for developers and their impact.
- **Rod Olsen –** Certificates of occupancy and information access.
- **Joe Beninati –** Bids, design, funds, and infrastructure for Wild Oaks.

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

a. **Mayor Nelson** asked for a Motion to approve the second amendment to the roadway funding agreement for Kelly Park Rd interchange.
b. **Motion** by **Commissioner Anderson** and seconded by **Commissioner Smith.**
c. **Motion carried unanimously.**

PUBLIC HEARINGS/ ORDINANCES/ RESOLUTIONS (ACTION ITEMS)

1. **Ordinance No. 3121 – First Reading Small-Scale Future Land Use Amendment – 155 M A Board Street**
   Owner(s): Magic Houses LLC
   Applicant(s): Amr Gawad
   Location: 155 M A Board Street
   Project: Small-Scale Future Land Use Amendment
   Existing Density: 10 DU/AC
   Proposed Density: 15 DU/AC - maximum permitted per Mixed Use future land use designation
   Proposed Number of Units: 3 Townhome Units
   Project Manager: Jun Sohn, Ph.D.

   Mayor Nelson opened public comment period.

   - **Francina Beykin – Disregard for historical MA Board St and residents.**
   - **Albert McKimmie – Comprehensive plans not being followed.**

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

   a. **Commissioner Anderson m**ade a **Motion to deny Ordinance No.3121**.
   b. **Motion** was **seconded** by **Commissioner Smith.**
   c. **Motion carried 4 to 1 with Commissioner Nesta in opposition.**

2. **Ordinance No. 3143 - First Reading - Certified Recovery Residences**
   Presented by: Cliff Shepard, City Attorney

   Mayor Nelson opened public comment period.

- **Orange County Commissioner Christine Moore –** Concerns on what these homes attract.

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

a. Mayor Nelson asked for a Motion to approve Ordinance No. 3143.
b. Motion by **Commissioner Smith** and seconded by **Commissioner Anderson.**
c. Motion carried unanimously.

3. **Ordinance No. 3144 - First Reading Amendment to the City of Apopka General Employees' Retirement System**
Presented by: Frank Mega - HYN Consulting, John Hanson, Building Official

Mayor Nelson opened public comment period.

- **Simon McKenna – S**upport of the amendment.

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

a. Mayor Nelson asked for a Motion to approve Ordinance No. 3144.
b. Motion by **Commissioner Anderson** and seconded by **Commissioner Smith.**
c. Motion carried 4 to 1 with Mayor Nelson abstaining.

4. **Ordinance No. 3148 - First Reading Amendment to the Police Officers Retirement System**
Presented by: Frank Mega, HYN Consulting

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

a. Mayor Nelson asked for a Motion to approve Ordinance No. 3148 at first reading and hold over for second reading and adoption.
b. Motion by **Commissioner Smith** and seconded by **Commissioner Velazquez.**
c. Motion carried unanimously.

5. **Ordinance No. 3149 - First Reading Amendment to the City of Apopka Firefighters Pension Plan**
Presented by: Frank Mega, HYN Consulting

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

a. Mayor Nelson asked for a Motion to approve Ordinance No. 3149.

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

CITY COUNCIL REPORTS

CITY ADMINISTRATOR'S REPORT

1. **Utilities Meter Replacement Program Status Update**

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

a. Mayor Nelson asked for a Motion to approve Ordinance No. 3149 at first reading and hold over for second reading and adoption.
b. Motion by **Commissioner Anderson** and seconded by **Commissioner Velazquez.**
c. Motion carried unanimously.

CITY ATTORNEY'S REPORT

MAYOR'S REPORT

ADJOURNMENT

The meeting adjourned at 3:25 P.M.

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

_____
Bryan Nelson, Mayor

Attest: _____
Susan M. Bone, City Clerk

Prepared by: _____
Carolina Baez, Administrative Specialist

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 1.
Meeting Date: December 17, 2025
Department: Police Department

SUBJECT:
Approve the Execution of Agreement #A5747 Between the Florida Department of Corrections and the Apopka Police Department

ACTION ITEM INFORMATION:

REQUEST:
Authorize Chief Lovetta Quinn-Henry, PhD., to sign the Memorandum of Agreement #A5747 between the Florida Department of Corrections (DOC) and Apopka Police Department.

SUMMARY:
Approve Chief Lovetta Quinn-Henry, PhD., to sign the Memorandum of Agreement #A5747 between the Florida Department of Corrections (DOC) and Apopka Police Department. The Agreement outlines how the DOC and the Police Department will cooperate to monitor, manage, and apprehend offenders under supervision. The DOC will identify high-risk offenders, share current information with the Police Department, make initial contact with supervised individuals, provide warrants and reports, conduct administrative searches, and participate in ride-alongs, while ensuring its officers follow required training and policies. The Police Department will likewise exchange information, assist probation officers with field visits, arrests, warrant service, searches, contraband handling, surveillance, and offender transport, and allow DOC officers to join ride-alongs. Jointly, both parties agree to coordinate resources to enhance public safety, support offender reentry, share information quickly, streamline responsibilities to avoid duplication, develop shared procedures, hold regular meetings, and educate the public about their roles and responsibilities. There is no financial impact for either party.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Authorize Chief Lovetta Quinn-Henry, PhD., to sign the Memorandum of Agreement #A5747 between the Florida Department of Corrections (DOC) and Apopka Police Department.

ATTACHMENTS:
1. A5747 Apopka Police Department - For Agency Signature

MEMORANDUM OF AGREEMENT

BETWEEN

THE FLORIDA DEPARTMENT OF CORRECTIONS

AND

APOPKA POLICE DEPARTMENT

This Memorandum of Agreement ("Agreement") is between the Florida Department of Corrections ("Department") and the Apopka Police Department ("Agency"), located in Orange County, Florida, which are the parties hereto.

WITNESSETH

WHEREAS, the Department is responsible for the inmates and for the operation of, and supervisory and protective care, custody, and control of, all buildings, grounds, property, and matters connected with the correctional system in accordance with Section 945.04, Florida Statutes (F.S.);

WHEREAS, the Department and the Agency are governmental offices entering into this Agreement in Region Three, Circuit Nine;

WHEREAS, the diverse responsibilities and services provided by the Department and the Agency are integral to the administration of criminal justice and offender reentry in Orange County, Florida;

WHEREAS, the Department and the Agency recognize that providing offenders with reentry assistance, as appropriate, is an anti-crime measure that reduces victimization, recidivism, and state spending on corrections;

WHEREAS, the Department and the Agency agree that offenders may face challenges to successful reentry, and can have difficulty identifying support services in their community prior to release;

WHEREAS, the Department and the Agency share the common goal of promoting public safety for the citizens of Orange County, Florida, by reducing crime and recidivism by offenders under community supervision in the county through the efficient administration of policing and correctional services;

WHEREAS, the Department and the Agency recognize that the effective performance of their respective duties and the quality of the administration of this Agreement are dependent upon the efficient interaction of their offices and the mutual exchange of information and records; and

WHEREAS, the Department and the Agency recognize that a team problem-solving approach will more effectively address the issues facing their respective offices and that each could benefit from the other due to the variety of their collective perspectives, experiences, and available resources.

NOW THEREFORE, subject to controlling law, rules, regulations, or to other governing policies and procedures, and in consideration of the mutual promises expressed herein, the parties agree as follows:

I. AGREEMENT TERM AND RENEWAL

A. Agreement Term

This Agreement shall begin on June 14, 2026, and shall end on June 13, 2031.

B. Agreement Renewal

The Department has the option to renew this Agreement for up to an additional five (5) year period beyond the initial Agreement term, in whole or in part, upon written agreement of both parties, and upon the same terms and conditions contained herein. Exercise of the renewal option shall be conditioned, at a minimum, upon the Agency's performance of the Agreement. The Department, if it desires to exercise the renewal option, will provide written notice to the Agency no later than 30 calendar days prior to the Agreement expiration date.

II. SCOPE OF AGREEMENT

A. Definitions

The capitalized terms used in this Agreement, unless the context otherwise clearly requires a different construction and interpretation, have the following meanings:

1. **Agreement Administrator:** The Department employee, or designee, who is responsible for maintaining the official Agreement file, drafting and processing all amendments, maintaining records of all formal correspondence between the parties regarding the administration of this Agreement, and terminating the Agreement, if necessary.

2. **Agreement Manager:** The Department or Agency employee, or their designee, who is responsible for enforcing the performance of the Agreement terms and conditions and shall serve as liaisons between each party and the other.

B. Overview

The parties agree to work together to improve the administration of criminal justice and reentry services in Orange County, Florida, by:

1. Improving the efficiency of the interaction of their offices;

2. Facilitating the exchange of information and records between the parties collected and maintained by each; and

3. Wherever pertinent, utilizing a team problem-solving approach to address the issues facing their respective offices and the criminal justice system.

Each party will retain responsibility for its personnel, and its fiscal and general administrative services utilized in support of this Agreement.

The parties agree to support and participate in this Agreement and its endeavors, objectives, and goals, which are directed only towards offenders under the supervision of the Department.

C. Responsibilities of the Department

The Department agrees, as resources allow, to perform the following duties in support of this Agreement:

1. Dedicate certain officers and resources to identify dangerous at-risk offenders under supervision;

2. Exchange with the Agency the following current information on absconders and offenders under the Department's supervision: addresses, offenses, conditions of supervision, and criminal histories;

3. Make initial contact with supervised offenders unless the situation dictates a warrantless arrest where the probation officer needs assistance from the Agency's officers, or other law enforcement agency officers, in arresting and transporting the offender to the county jail;

4. Compile and disseminate to Agreement participants pertinent reports on the status of targeted offenders;

5. Participate in Agency ride-alongs, to familiarize the Agency with the whereabouts, descriptions, and conditions of supervision of its community control offenders, sexual predators, sexual offenders, and high-risk offenders and to ensure that all violations are communicated to the supervising officers for notification to the applicable sentencing authority. All Department officers who volunteer for Agency ride-alongs must have received current mandatory use-of-force training, in accordance with Department Procedure 302.313 "Use of Force in Community Corrections." Probation officers with less than six (6) months' experience will be accompanied by a supervisor, senior officer, or specialist. All Department officers will abide by Agency policies required to participate in ride-alongs;

6. Provide violation warrants, or a probable cause affidavit, to the Agency to conduct a warrantless arrest to expedite the arrest process for an active warrant and assist the Agency, as necessary, in serving those warrants;

7. Conduct administrative searches, in accordance with Department Procedure 302.311 "Plain View Observations, Walk Through Visual Inspections, Searches, and Warrantless Arrests," to ensure that offenders are in compliance with their terms of supervision; and

8. Provide briefings to the Agency's officers, in accordance with Rule 33-302.105, Florida Administrative Code (F.A.C.), and with Department Procedure 302.311 "Plain View Observations, Walk Through Visual Inspections, Searches, and Warrantless Arrests," on participation in warrantless arrests.

9. The Department will not participate in law enforcement activities where no Department offender is involved.

D. Responsibilities of the Agency

The Agency agrees, at its sole discretion and as resources allow, to perform the following duties in support of this Agreement:

1. Exchange with the Department current information and documentation on absconders and offenders under the supervision of the Department;

2. Assist probation officers on field visits to offender residences and places of employment, as necessary, to execute a warrant or warrantless arrest if permitted by law;

3. Assist probation officers in serving violation of supervision and absconder warrants.

4. Provide safety for probation officers, while they conduct administrative searches to ensure the offender's compliance with the terms of supervision, by standing by with the offender, family members, or others present during the search, and may transport the offender to the county jail if warranted;

5. Assist in identifying, receipting, and securing any contraband seized during a search conducted by the Department and handed over to the Agency;

6. Advise the Department of any violations of supervision that an offender commits in the presence of the Agency's officer(s), and may conduct a warrantless arrest upon confirmation with the Department that a violation has occurred if permitted by law;

7. Assist the Department in transporting and arresting absconders or offenders within the jurisdiction of Orange County, Florida, or as otherwise permitted by law if the offender is found to violate supervision;

8. Conduct surveillance on high-risk offenders, as permitted by law, to locate an offender to conduct an arrest;

9. Provide the opportunity for Department officers to participate in Agency ride-alongs, to become familiar with the whereabouts, descriptions, and specified conditions of supervision of community control offenders, sexual predators, sexual offenders, and high-risk offenders, to ensure that all violations are communicated to the assigned supervising officer(s) for notification to the appropriate sentencing authority; and

10. Assist the Department's officers with monitoring the offender's compliance with supervision sanctions, by conducting a warrantless arrest if an offender is observed violating the terms or conditions of supervision in the community.

E. Joint Responsibilities

The parties mutually agree, as resources allow, to perform the following duties in support of this Agreement:

1. To further enhance public safety, each party agrees to commit its available resources to apprehend probationers, parolees, conditional releasees, and any other offenders under the supervision of the Department who have violated supervision terms established by the applicable sentencing authority.

2. Because a successful reentry strategy provides safer Florida communities, each party agrees that its available resources must be coordinated to provide offenders and ex-offenders the skills and support systems needed to successfully reintegrate into their communities.

3. Each party agrees to provide a designee to attend and serve as its representative at Agreement meetings, and meetings will be regularly held to discuss issues and methods to better achieve the goals of the Agreement.

4. The parties agree to exchange information as to their respective duties, responsibilities, and roles within the criminal justice system and offender reentry, their required interaction with, and reliance on, the other party, and their goals and objectives to maximize the use of resources and personnel to ensure successful offender reentry.

5. The parties agree to the extent allowable by law, rule, or regulation, to provide an immediate exchange of information regarding offenders, including suspected violations of supervision.

6. To maximize the use of resources and personnel, the parties agree to identify common, shared, or related duties, responsibilities, and goals and to coordinate the delivery of services to eliminate duplicity of effort and unnecessary cost.

7. The parties agree to discuss and establish Agreement-related policies and procedures for sharing or pooling resources and equipment to assist in improving the delivery and quality of their services.

8. The parties agree to review Agreement-related policies and procedures for communicating the initiatives and directives of the Agreement to their respective personnel for action and implementation.

9. The parties agree to discuss, formulate, and implement plans to educate the public about the duties and responsibilities of their respective offices.

III. FINANCIAL OBLIGATIONS

The parties acknowledge that this Agreement does not create financial obligations between the parties. If costs are incurred as a result of either, or both of the parties performing their duties or responsibilities under this Agreement, each party agrees to be responsible for their own costs.

IV. AGREEMENT MANAGEMENT

A. Agreement Administrator

The title, address, and telephone number of the Agreement Administrator are:

Contract Administrator
Bureau of Procurement
Florida Department of Corrections
501 South Calhoun Street
Tallahassee, Florida 32399-2500
Telephone: (850) 717-3700
Email: ContractAdmin@fdc.myflorida.com

B. Agreement Managers

The parties have identified the following individuals as Agreement Managers.

FOR THE DEPARTMENT	**FOR THE AGENCY**
Colleen Brady-Svitak	Lovetta Quinn-Henry
Circuit Administrator, Circuit 9	Chief
2925 Michigan Avenue	112 East Sixth Street
Kissimmee, Florida 34744	Apopka, Florida 32703
Telephone: (407) 846-5023	Telephone: (407) 703-1771
Email: Colleen.Brady@fdc.myflorida.com	Email: police@apopka.net

V. REVIEW AND MODIFICATION

Upon request of either party, both parties will review this Agreement in order to determine whether its terms and conditions are still appropriate. The parties agree to renegotiate the terms and conditions hereof if it is mutually determined that significant changes in this Agreement are necessary. There are no obligations for either party to agree to amend the Agreement terms.

Upon execution of this Agreement, except changes to Section IV. AGREEMENT MANAGEMENT, modifications shall be valid only through the execution of a formal written amendment to the Agreement. Any changes in the information contained in Section IV. AGREEMENT MANAGEMENT, may be provided to the other party, in writing, and a copy of the written notification shall be maintained in the official Agreement record.

VI. TERMINATION

A. Termination at Will

This Agreement may be terminated at any time upon the mutual consent of both parties, or unilaterally by either party upon no less than 30 calendar days' written notice. Notice shall be delivered by express mail or other method whereby a receipt of delivery may be obtained.

B. Termination for Cause

This Agreement may be terminated with 24 hours' written notice by the Department or the Agency for any failure of either party to comply with the terms of this Agreement or any applicable Florida law.

C. Termination for Unauthorized Employment of Transport

Violation of the provisions of the Immigration and Nationality Act related to "Unlawful employment of aliens" in Section 274A (8 U.S.C. 1324a) or "Bringing in and harboring certain aliens" in Section 274 (8 U.S.C. 1324) shall be grounds for unilateral cancellation of this Agreement.

VII. OTHER CONDITIONS

A. Public Records Law

The Department and Agency agree to comply with the provisions of Chapter 119, F.S.

For questions regarding public records, please contact the custodian of public records at:

Florida Department of Corrections
ATTN: Public Records Unit
501 South Calhoun Street
Tallahassee, Florida 32399-2500
Telephone: (850) 717-9774
Fax: (850) 922-4355
Website:
https://floridadoc.govqa.us/WEBAPP/_rs/(S(mxurvkhn004wtw1eymm15f4x))/SupportHome.aspx

OR

Apopka Police Department
ATTN: Records Custodian
112 East 6th Street
Apopka, Florida 32703
(407)703-1771

B. Sovereign Immunity

The Department and the Agency are State agencies or political subdivisions as defined in Section 768.28, F.S., and agree to be fully responsible for acts and omissions of their own agents or employees to the extent permitted by law. Nothing herein serves as a waiver of sovereign immunity by either party to which sovereign immunity may be applicable. Further, nothing herein constitutes consent by a state agency or political subdivision of the State of Florida to be sued by third parties in any matter arising out of this Agreement.

C. Confidentiality

The Agency shall ensure all staff assigned to this Agreement maintain confidentiality with reference to individuals receiving services in accordance with applicable local, State, and federal laws, rules, and regulations. The Department and the Agency agree that all information and records obtained in the course of providing services under this Agreement shall be subject to confidentiality and disclosure provisions of applicable federal and State statutes, and regulations adopted pursuant thereto.

The parties agree to keep all personnel information of the other party (i.e., staff telephone numbers, addresses, etc.) strictly confidential and shall not disclose said information to any person, unless released in writing, by the other party or as otherwise required by law.

D. Independent Contractor Status

The Agency is an independent contractor in the performance of its duties and responsibilities under this Agreement. The Department will neither have nor exercise any control or direction over the methods by which the Agency shall perform its work and functions other than as provided herein. This Agreement is not a partnership or a joint venture between the parties.

E. Disputes

Any dispute arising from the terms of this Agreement shall be resolved informally by the Agreement Managers. Any dispute that cannot be resolved informally shall be reduced to writing and delivered to the Assistant Secretary of Community Corrections. The Assistant Secretary of Community Corrections shall decide the dispute, reduce the decision to writing, and deliver a copy to the Agency, the Agreement Manager, and the Agreement Administrator.

F. Notices

All notices required or permitted by this Agreement shall be given, in writing, and by hand-delivery or email, to the respective addresses of the parties as set forth in Section IV. AGREEMENT MANAGEMENT. All notices by hand-delivery shall be deemed received on the date of delivery, and all notices by email shall be deemed received when they are transmitted and not returned as undelivered or undeliverable if sent on a business day between the hours of 8 a.m. and 5 p.m. All notices by email transmitted after 5 p.m. shall be deemed received on the following business day unless the Agreement specifies otherwise. Either party may change the names, addresses, or telephone numbers set forth in Section IV. AGREEMENT MANAGEMENT, by written notice given to the other party as provided above.

G. Prison Rape Elimination Act

The Agency shall comply with the national standards to prevent, detect, and respond to prison rape under the Prison Rape Elimination Act (PREA), Federal Rule 28 C.F.R. Part 115. The Agency's staff who will not enter the secured perimeter but can be on property in the presence of an inmate, shall also comply with all Department policies and procedures that relate to PREA (see Department Procedure 602.053 "Prison Rape Prevention, Detection, and Response") and immediately report any suspected/reported PREA violations to the Agreement Manager for the Department and the Warden's office verbally and follow up with a written notification to the Agreement Manager and the Warden's office within 24 hours of learning about the suspected PREA violation.

H. No Third-Party Beneficiaries

Except as otherwise expressly provided herein, neither this Agreement, nor any amendment, addendum, or exhibit attached hereto, nor term, provision, or clause contained therein, shall be construed as being for the benefit of or providing a benefit to, any party not a signatory hereto.

I. Cooperation with Inspector General

In accordance with Section 20.055(5), F.S., the Agency understands and will comply with its duty to cooperate with the Inspector General in any investigation, audit, inspection, review, or hearing.

J. Force Majeure

Neither party shall be liable for loss or damage suffered as a result of any unforeseeable delay or failure in performance under this Agreement or interruption of performance resulting directly or indirectly from acts of God, fire, explosions, earthquakes, floods, water, wind, lightning, civil or military authority, acts of public enemy, war, riots, civil disturbances, insurrections, pandemics, strikes, or labor disputes.

K. Americans with Disabilities Act

The Agency shall comply with the Americans with Disabilities Act. In the event of the Agency's noncompliance with the nondiscrimination clauses, the Americans with Disabilities Act, or with any other such rules, regulations, or orders, this Agreement may be canceled, terminated, or suspended, in whole or in part, and the Agency may be declared ineligible for further Agreements.

L. Cooperation with the Florida Senate and the Florida House of Representatives

In accordance with Section 287.058(7) F.S., the Agency agrees to disclose any requested information, relevant to the performance of this Agreement, to members or staff of the Florida Senate or the Florida House of Representatives, as required by the Florida Legislature unless prevented by law.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS THEREOF, the parties hereto have caused this Agreement to be executed by their undersigned officials as duly authorized.

AGENCY:
APOPKA POLICE DEPARTMENT

SIGNED BY: _____

NAME: Lovetta Quinn-Henry

TITLE: Chief of Police

DATE: _____

FLORIDA DEPARTMENT OF CORRECTIONS

SIGNED BY: _____

NAME: J. Olyn Long

TITLE: Procurement Director

DATE: _____

Approved as to form and legality, subject to execution.

SIGNED BY: _____

NAME: Kristen Clemons

TITLE: Deputy General Counsel

DATE: _____

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 2.
Meeting Date: December 17, 2025
Department: Legal Department

SUBJECT:
Approve Temporary Grading Easement to City of Apopka Kelly Park Road (Aggarwal & Gupta Family Foundation)

ACTION ITEM INFORMATION:

REQUEST:
Approve a Temporary Grading Easement to City of Apopka Kelly Park Road (Aggarwal & Gupta Family Foundation)

SUMMARY:
The property is located at 3025 W. Kelly Park Road, west of the intersection of Plymouth-Sorrento Road and W. Kelly Park Road. The Temporary Grading Easement is 3,548 square feet and has already been executed by the property owners. The property is needed for the creation of elevations, grades and slopes required for the construction of the Kelly Park Road improvements to provide a proper transition from the elevation of the road improvements to the elevation of Grantor Property without any requirement for a retaining wall for the Kelly Park Roadway widening. The Grading Easement shall have a term commencing upon the Effective Date and automatically terminating upon completion of the construction, inspection and approval by the City of the portion of the Road Improvements located along and adjacent to the Grantor Property.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Approve a Temporary Grading Easement to City of Apopka Kelly Park Road (Aggarwal & Gupta Family Foundation).

ATTACHMENTS:
1. Temporary Grading Easement to City of Apopka Kelly Park Road (Aggarwal & Gupta Family Foundation) - Grantor Executed

Consideration: $10.00
Documentary Stamps: $0.70
Prepared by: David A. Bacon, Esquire
2959 First Avenue North
St. Petersburg, FL 33713

AGREEMENT FOR GRADING EASEMENT

This Agreement for Grading Easement ("**Agreement**") is executed by and between the Grantor and the Grantee named below and made effective on the last date of execution of this Agreement by Grantor and Grantee (the "**Effective Date**"). Grantor and Grantee may each be referred to herein as a "**Party**" and together as the "**Parties**".

Grantor: **Aggarwal & Gupta Family Foundation, Inc.**, a Florida not for profit corporation.

Grantee: **The City of Apopka, Florida**, a Florida municipal corporation.

RECITALS

A. The City of Apopka, Florida (the "**City**") owns and holds that certain existing road known as Kelly Park Road as a dedicated public right-of-way (the "**Road**"). The City and/or its designated engineers, agents, or contractors intend to construct certain road improvements in order to widen the Road from a two-lane rural road to a four-lane urban cross-section road (referred to herein as the "**Road Improvements**"), including the improvement of the segment of the Road described and approximately depicted upon **Exhibit A** attached to and made a part of this agreement (referred to herein as the "**Road Segment**").

B. Grantor owns and holds fee simple title to the real property located along and immediately adjacent to the Road Segment (the "**Grantor Property**"), as described and depicted upon **Exhibit B** attached hereto and made a part hereof. The Grantor Property is needed for the creation of elevations, grades and slopes required for the construction of the Road Improvements to provide a proper transition from the elevation of the Road Improvements to the elevation of Grantor Property without any requirement for a retaining-wall ("**Grading**").

C. The Parties mutually desire and intend to hereby agree upon terms upon, by and pursuant to which Grantor shall hereby grant, declare, make and establish a temporary non-exclusive easement upon the Grantor Property for the specific and limited purpose of performing or causing to be performed the Grading in order to create the elevations, grades and slopes needed for the construction, maintenance and use of the Road Improvements (referred to herein as the "**Grading Easement**") by Grantee and/or its designated employees, agents, or contractors.

THEREFORE, based upon the Recitals stated above, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby declares, creates, establishes and grants to Grantee, its employees, representatives, engineers, contractors, subcontractors, and agents, the Grading Easement, upon and subject to the terms and provisions stated below.

1. **Grant of Grading Easement.** Grantor hereby declares, creates and grants to Grantee the Grading Easement as a temporary, non-exclusive easement upon the Grantor Property

located along and adjacent to the Road Segment, as depicted upon **Exhibit B**, for the Easement Uses, subject to the Easement Use Limitations during the Easement Term stated below. The Grantor Property is a portion of a larger parcel or parcels of real property owned by the Grantor, but such larger parcel or parcels shall not be burdened or encumbered by this Agreement.

(a) **Easement Uses.** The Grading Easement may be used by Grantee and its designated engineers, contractors, and agents only for the specific and limited purpose of performing or causing the Grading to be performed to create the permanent elevations, grades and slopes required for the construction, maintenance and use of the Road Improvements in accordance with construction plans approved by the City.

(b) **Easement Uses Limitations**. The Easement Uses of the Grading Easement shall be subject to the terms and limitations stated below.

(i) The Grading Easement shall be used only for the Grading and shall **not** be used for any other purpose.

(ii) Grading shall be performed in accordance and compliance with all applicable requirements of the City and government regulations.

(iii) Except for the performance of the Grading, no other use of the Grading Easement shall otherwise cause alteration of or damage to the Grantor Property. Any damage to the Grantor Property will be corrected by Grantee in a reasonable and timely manner upon receipt of written notice from Grantor.

(iv) No hazardous or contaminating substances or materials shall be deposited or stored upon the Grantor Property in violation of any environmental law or government regulation.

(v) The soil within the Grading Easement affected by the performance of the Grading shall be stabilized, and shall be seeded or sodded with Bahia grass, to mitigate storm-water erosion in accordance with applicable government regulations. Any seed or sod shall be irrigated by water truck or by hand until established, in light of the fact that no irrigation lines will be available for watering of same.

(vi) If any driveway exists on the Grantor Property on the Effective Date, Grantee and/or its designated engineers, contractors, and agents will cause such new driveway apron as may be needed to be constructed to provide intersection between such driveway and the Road Segment.

(c) **Easement Term.** The Grading Easement shall have a term commencing upon the Effective Date and automatically terminating upon completion of the construction, inspection and approval by the City of the portion of the Road Improvements located along and adjacent to the Grantor Property. Grantee will exercise reasonable diligence and commercially reasonable efforts to cause the Road Improvements to be completed, inspected and approved by the City within twenty-four (24) months following the Effective Date ("**Anticipated Completion Date**"). Should Grantee, despite using diligent efforts, be unable to complete, inspect, or have the Road Improvement approved within the Anticipated Completion Date due to unforeseen circumstances or circumstances out of Grantee's control, Grantee shall provide reasonable written

notice of same to Grantor, whereupon Grantee shall have an additional period of up to twelve (12) months for such completion, inspection and approval.

2. **Indemnification.** Grantee agrees to, and shall, indemnify, defend and hold Grantor harmless from and against any and all loss, injury, damage, claim, liability, cost or expense (including, without limitation, reasonable attorneys' and paralegals' fees and costs), which may be sustained by Grantor to the extent arising from the acts or omissions (if Grantee had a duty to act) of Grantee, its employees, agents, contractors or subcontractors, as applicable, in connection with the exercise of Grantee's rights under this Agreement. This includes, without limitation, any lien claims filed against the Grantor Property as a result of the exercise by Grantee of its rights hereunder, it being agreed that any such lien claims shall be promptly discharged or transferred to bond by Grantee following Grantee's receipt of written notice thereof from Grantor. Nothing herein shall be interpreted to constitute a waiver of sovereign immunity of the Grantee, as set forth in § 768.28, Florida Statutes. The Grantee's liability hereunder, whether arising under statute, common law, tort or contract (but excluding liability for lien claims, as aforesaid), shall be limited to Two Hundred Thousand Dollars ($200,000.00) for any single claim and Three Hundred Thousand Dollars ($300,000.00) for aggregate claims.

3. **Miscellaneous Provisions**.

(a) **Covenants Running With Land; Binding Effect**. The benefits and burdens created hereby shall constitute covenants running with the land of the Grantor Property and shall be binding upon and inuring to the benefit of the Parties hereto and their respective successors and assigns.

(b) **Enforcement; Governing Law; Attorneys' Fees**. Each Party shall have all rights and remedies, available at law or in equity, in the enforcement of their respective rights and obligations under this Agreement. This Agreement shall be governed in accordance with Florida law. Venue for any dispute arising under this Agreement shall lie exclusively in the courts located in and for the County. In the event of any dispute arising under this Agreement, each Party shall pay its own attorney fees, except the right of Grantor to recover reasonable attorney's fees and costs in the event of an entitlement to indemnification under and pursuant to this Agreement.

(c) **Amendment; Waiver**. This Agreement may only be amended, modified or terminated by an instrument executed by the Parties hereto, or their respective successors or assigns, and recorded in the Public Records of the County. No waiver of any provision hereof shall be effective unless done so in writing signed by the Party entitled to enforce such matter, nor shall any single waiver constitute a waiver of any subsequent obligation.

(d) **Estoppels**. Within thirty (30) days following receipt of written request, a Party shall provide to the other Party a reasonable estoppel certificate reciting, to the best of the providing Party's knowledge, whether this Agreement is in full force and effect, whether any amounts are owed to or by the Parties to each other hereunder, and whether either Party is in default hereunder, as well as such other reasonable information within the providing Party's knowledge and related to this Agreement as the requesting Party may reasonably request.

SIGNATURE PAGES ARE ATTACHED

SIGNATURE PAGE TO AGREEMENT FOR GRADING EASEMENT

WITNESS/ATTEST:

Print Name: Rochelle Sequino

Address of Witness:
5200 Vineland, Suite 200
Orlando, FL 32811

Print Name: Roxanne McCoy

Address of Witness:
5200 Vineland RD Suite 200
Orlando, FL 32811

GRANTOR:

By: Suresh Gupta

Date: 10/29, 2025

Address:

STATE OF FLORIDA)
) ss
COUNTY OF Orange)

The foregoing instrument was acknowledged before me by [X] means of physical presence or [ ] online notarization this 28th day of October, 2025 by Suresh Gupta who is [X] personally known to me or [ ] has presented _____ as identification.

(NOTARY SEAL)

ROXANNE MCCOY
Commission # HH 651547
Expires March 13, 2029

Notary Public Signature
Printed Name Roxanne McCoy
Title: Notary Public
Serial Number, if any: HH 651547
My Commission Expires: 3/13/2029

SIGNATURE PAGE TO AGREEMENT FOR GRADING EASEMENT

Signed, sealed and delivered
in the presence of:

Witness: _____
Print Name: _____
Address: _____
_____

Witness: _____
Print Name: _____
Address: _____
_____

CITY OF APOPKA, FLORIDA,
a Florida municipal corporation,

By: _____
Bryan Nelson, Mayor

Date: _____, 2025

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [__] physical presence or [__] online notarization, this _____ day of _____ 2025, by Bryan Nelson as Mayor of the City of Apopka, Florida, a Florida municipal corporation, on behalf of the City. He is [__] personally known to me or [__] produced a _____ as identification.

_____
Notary Public, State of Florida

EXHIBIT A

ROAD SEGMENT

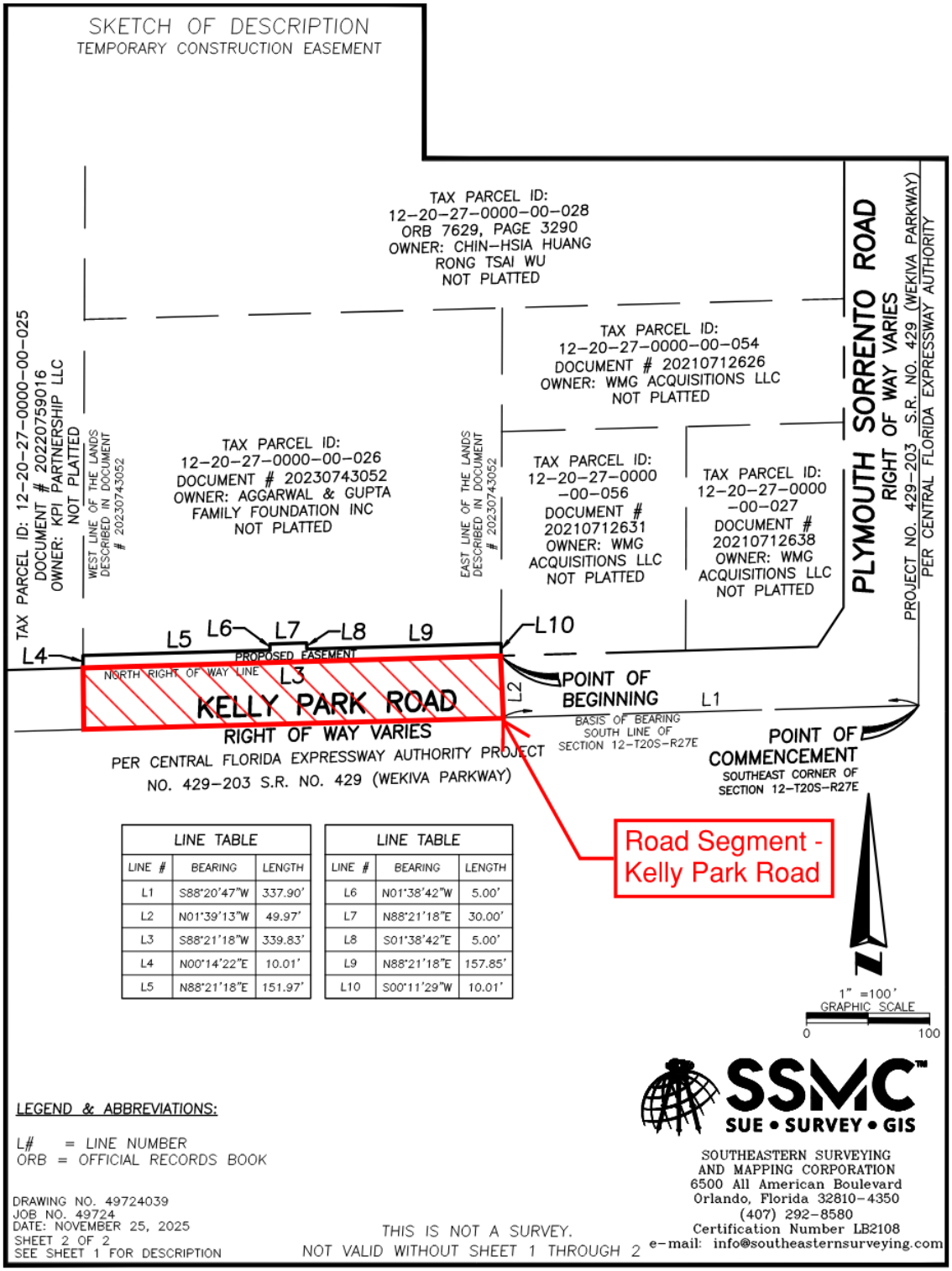


EXHIBIT B

GRANTOR PROPERTY

SKETCH OF DESCRIPTION

DESCRIPTION (BY THIS SURVEYOR):

A PORTION OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 88°20'47" WEST, A DISTANCE OF 337.90 FEET ALONG THE SOUTH LINE OF SAID SECTION 12; THENCE DEPARTING SAID SOUTH LINE, NORTH 01°39'13" WEST, A DISTANCE OF 49.97 FEET TO THE NORTH RIGHT OF WAY LINE OF KELLY PARK ROAD AS SHOWN ON CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP, PROJECT NO. 429-203 AND THE **POINT OF BEGINNING**; THENCE SOUTH 88°21'18" WEST, A DISTANCE OF 339.83 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE WEST LINE OF THE LANDS DESCRIBED IN DOCUMENT NUMBER 20230743052, ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 00°14'22" EAST, A DISTANCE OF 10.01 FEET ALONG SAID WEST LINE; THENCE DEPARTING SAID WEST LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: NORTH 88°21'18" EAST, A DISTANCE OF 151.97 FEET; THENCE NORTH 01°38'42" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 88°21'18" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 01°38'42" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 88°21'18" EAST A DISTANCE OF 157.85 FEET TO THE EAST LINE OF SAID DESCRIBED LANDS; THENCE SOUTH 00°11'29" WEST, A DISTANCE OF 10.01 FEET ALONG SAID EAST LINE TO THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF KELLY PARK ROAD, AND THE **POINT OF BEGINNING**.

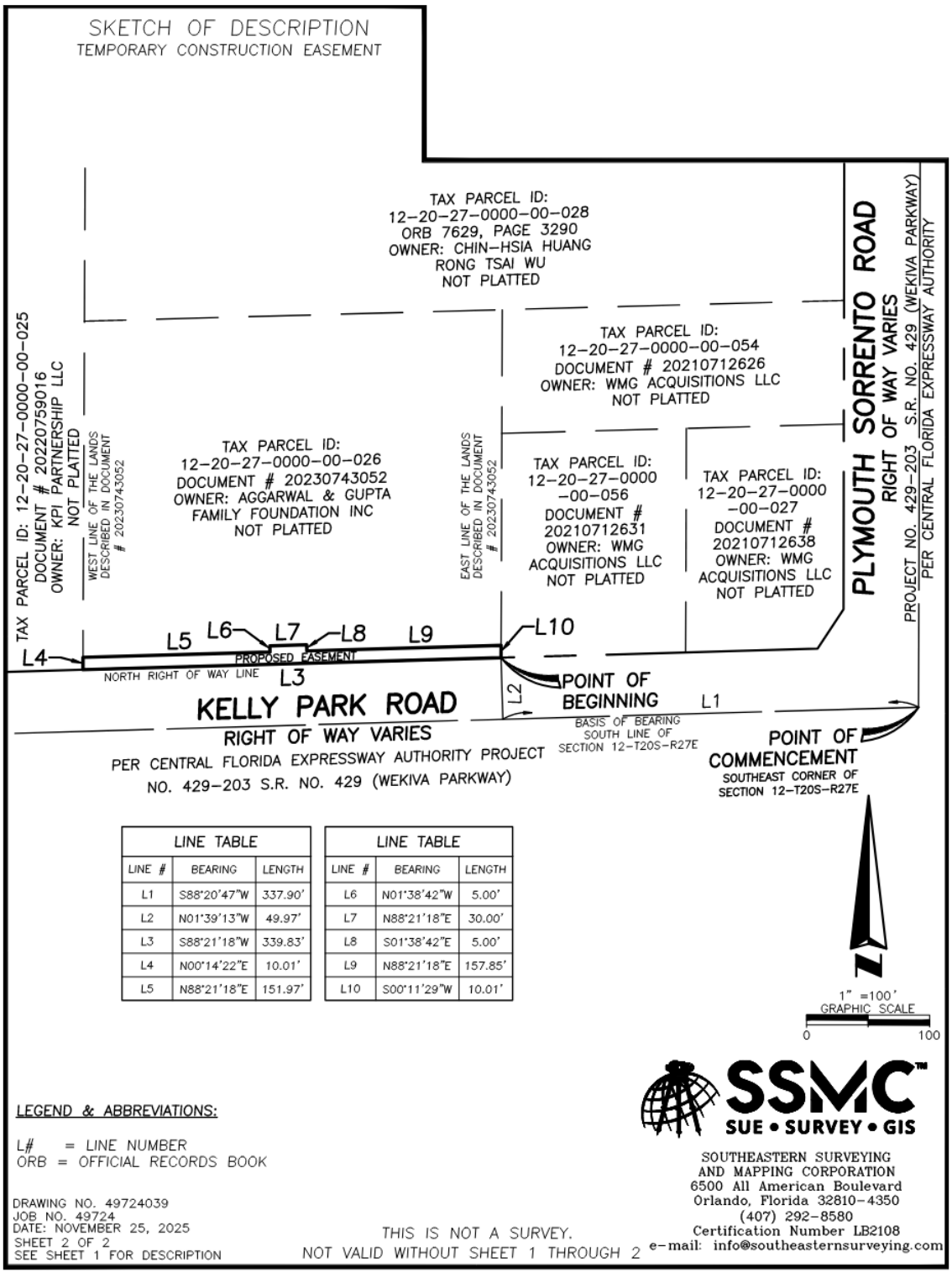
CONTAINING 3,548 SQUARE FEET, MORE OR LESS.

SURVEYOR'S REPORT:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING SOUTH 88°20'47" WEST. BEARINGS AND DISTANCES SHOWN HEREON ARE ASSUMED UNLESS OTHERWISE NOTED.

2. I HEREBY CERTIFY THAT THE "SKETCH OF DESCRIPTION" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE.

SKETCH OF DESCRIPTION	DATE: NOVEMBER 25, 2025 AA	CERTIFICATION NUMBER LB2108 49724039
FOR POULOS & BENNETT, LLC AGGARWAL & GUPTA FAMILY FOUNDATION INC	JOB NUMBER: 49724 SCALE: 1" = 100' CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE REQUIRES THAT A LEGAL DESCRIPTION DRAWING BEAR THE NOTATION THAT **THIS IS NOT A SURVEY.** SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	SSMC SUE • SURVEY • GIS SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 ALL AMERICAN BOULEVARD ORLANDO, FLORIDA 32810-4350 (407) 292-8580 E-MAIL: INFO@SOUTHEASTERNSURVEYING.COM TIM C. JASKIEWICZ, PSM REGISTERED LAND SURVEYOR NUMBER 7416



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S88°20'47"W	337.90'
L2	N01°39'13"W	49.97'
L3	S88°21'18"W	339.83'
L4	N00°14'22"E	10.01'
L5	N88°21'18"E	151.97'

LINE TABLE		
LINE #	BEARING	LENGTH
L6	N01°38'42"W	5.00'
L7	N88°21'18"E	30.00'
L8	S01°38'42"E	5.00'
L9	N88°21'18"E	157.85'
L10	S00°11'29"W	10.01'

LEGEND & ABBREVIATIONS:

L# = LINE NUMBER
ORB = OFFICIAL RECORDS BOOK

DRAWING NO. 49724039
JOB NO. 49724
DATE: NOVEMBER 25, 2025
SHEET 2 OF 2
SEE SHEET 1 FOR DESCRIPTION

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 THROUGH 2

SSMC
SUE • SURVEY • GIS
SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
Certification Number LB2108
e-mail: info@southeasternsurveying.com

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 3.
Meeting Date: December 17, 2025
Department: Public Works

SUBJECT:
Approve Lien Satisfaction for Crossroads at Kelly Park Phase 2B

ACTION ITEM INFORMATION:

REQUEST:
Execute the Lien Satisfaction for Galvin Land Services, Inc., Kelly Park Land Investments, LLC and HarrisKP, LLC.

SUMMARY:
On February 14, 2025, the City of Apopka entered into a Land Development Work Assurance and Grant of Lien Agreement with the Developers, Galvin Land Services, Inc., Kelly Park Land Investments, LLC and HarrisKP, LLC for Crossroads at Kelly Park Phase 2B in lieu of a performance bond. Since then, the Certificate of Acceptance (COA) for Crossroads at Kelly Park Phase 2B was issued by the City on November 14, 2025 certifying the successful completion of required improvements by the Developers. Based on the COA issuance, the Developers are requesting the execution of the Lien Satisfaction, releasing the property from the lien.

FUNDING SOURCE:
Not applicable

RECOMMENDED MOTION:
Execute the Lien Satisfaction for Galvin Land Services, Inc., Kelly Park Land Investments, LLC and HarrisKP, LLC.

ATTACHMENTS:
1. Crossroads at Kelly Park Phase 2B - Lien Satisfaction
2. Crossroads at Kelly Park Phase 2B - Surety Agreement
3. Crossroads at Kelly Park Phase 2B - COA

PREPARED BY/RETURN TO:
David A. Bacon, Esquire
Bacon, Bacon & Furlong, P.A.
2959 1st Avenue North
St. Petersburg, Florida 33713

LIEN SATISFACTION

This LIEN SATISFACTION is executed by The City of Apopka, Florida (the "**City**") for the specific and limited purpose of confirming the full satisfaction of that certain lien referred to as "**Land A Lien**" upon Security Land A, as described in Exhibit A attached to and made a part of this Lien Satisfaction, and the full satisfaction of that certain lien referred to as "**Land B Lien**" upon Security Land B, as described in Exhibit B attached to and made a part of this Lien Satisfaction, by, under and in accordance with the terms and provisions of the Agreement for Land Development Work Assurance and Grant of Lien (Crossroads at Kelly Park Phase 2B) dated February 11, 2025 (the "**Agreement**"), executed and made by and between the City and Kelly Park Land Investments, LLC (the "**Land Owner**"), as stated below.

1. **Lien Satisfaction.** Based upon the completion of Land Development Work, as defined in the Agreement, and the payment of the Land Development Work Cost, as defined in the Agreement, the Land A Lien and the Land B Lien are hereby confirmed as being fully satisfied, in accordance with the terms of Section 7 of the Agreement.

2. **Land Release.** Security Land A, as described upon Exhibit A attached hereto, and Security Land B, as described upon Exhibit B attached hereto, are hereby fully and forever released and discharged from Land A Lien and Land B Lien.

Executed and made effective on the ___ day of _____, 2025.

The City of Apopka, Florida
through its City Council

By:_____
MAYOR

SEAL

ATTEST

_____
CLERK OF THE BOARD

EXHIBIT A
Security Land A

LEGAL DESCRIPTION
(THIS IS NOT A SURVEY)

LEGAL DESCRIPTION

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

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 11 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF KELLY PARK ROAD (60' WIDE COUNTY RIGHT-OF-WAY); THENCE RUN NORTH 89°12'25" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 560.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 00°23'15" WEST, 780.35 FEET; THENCE RUN SOUTH 89°12'25" WEST, 558.59 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE RUN NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1365.46 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°15'33" EAST, 930.37 FEET; THENCE RUN SOUTH 00°44'27" EAST, 553.23 FEET; THENCE RUN SOUTH 89°13'13" WEST, 327.64 FEET; THENCE RUN SOUTH 00°23'15" EAST, 1591.78 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF KELLY PARK ROAD; THENCE SOUTH 89°12'25" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND, LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 24.070 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

(1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.

(2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.

(3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING NORTH 00°17'05" WEST.

(4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

(5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.

(6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

Digitally signed by David A White
Date: 2023.03.17 11:11:01 -04'00'

SHEET 1 OF 2

PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM

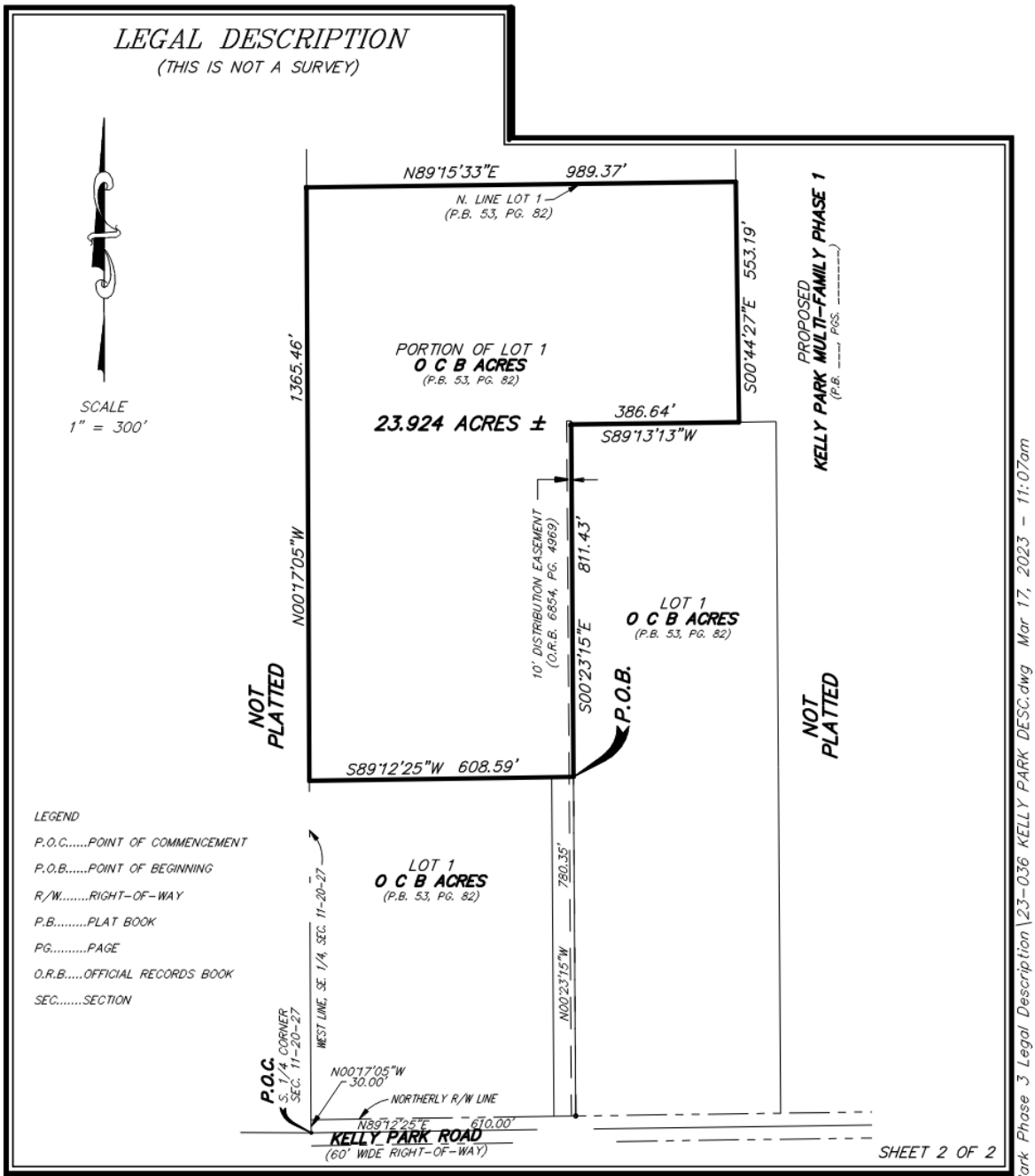
SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: MARCH 17, 2023	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 23-036

O:\23-036 Kelly Park Phase 3 Legal Description\23-036 KELLY PARK DESC.dwg Mar 17, 2023 - 11:02am

LEGAL DESCRIPTION

(THIS IS NOT A SURVEY)



SHEET 2 OF 2

PEC | **SURVEYING AND MAPPING, LLC**

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: MARCH 17, 2023	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 23-036

O:\23-036 Kelly Park Phase 3 Legal Description\23-036 KELLY PARK DESC.dwg Mar 17, 2023 - 11:07am

EXHIBIT B
Security Land B

LEGAL DESCRIPTION

LEGAL DESCRIPTION

A TRACT OF LAND, BEING PROPOSED LOT 2 AND A PORTION OF TRACT ROW-1 OF THE PROPOSED PLAT OF KELLY PARK MULTI-FAMILY PHASE 1-1, LYING IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTH QUARTER CORNER OF SAID SECTION 11, FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°12'25" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1082.13 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1, O C B ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 82 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°22'27" WEST, ALONG SAID SOUTHERLY EXTENSION 30.00 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF KELLY PARK ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°22'27" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 549.79 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°12'25" EAST, 408.62 FEET; THENCE RUN SOUTH 00°27'50" EAST, 549.79 FEET; THENCE RUN SOUTH 89°12'25" WEST, 409.48 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 5.163 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

(1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.

(2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.

(3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING NORTH 89°12'25" EAST.

(4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

(5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.

(6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

Digitally signed by David A White
Date: 2023.08.01 09:01:42 -04'00'

REVISIONS:
REVISED SKETCH AND DESCRIPTION 7-25-2023 (J.L.M.)

(THIS IS NOT A SURVEY)

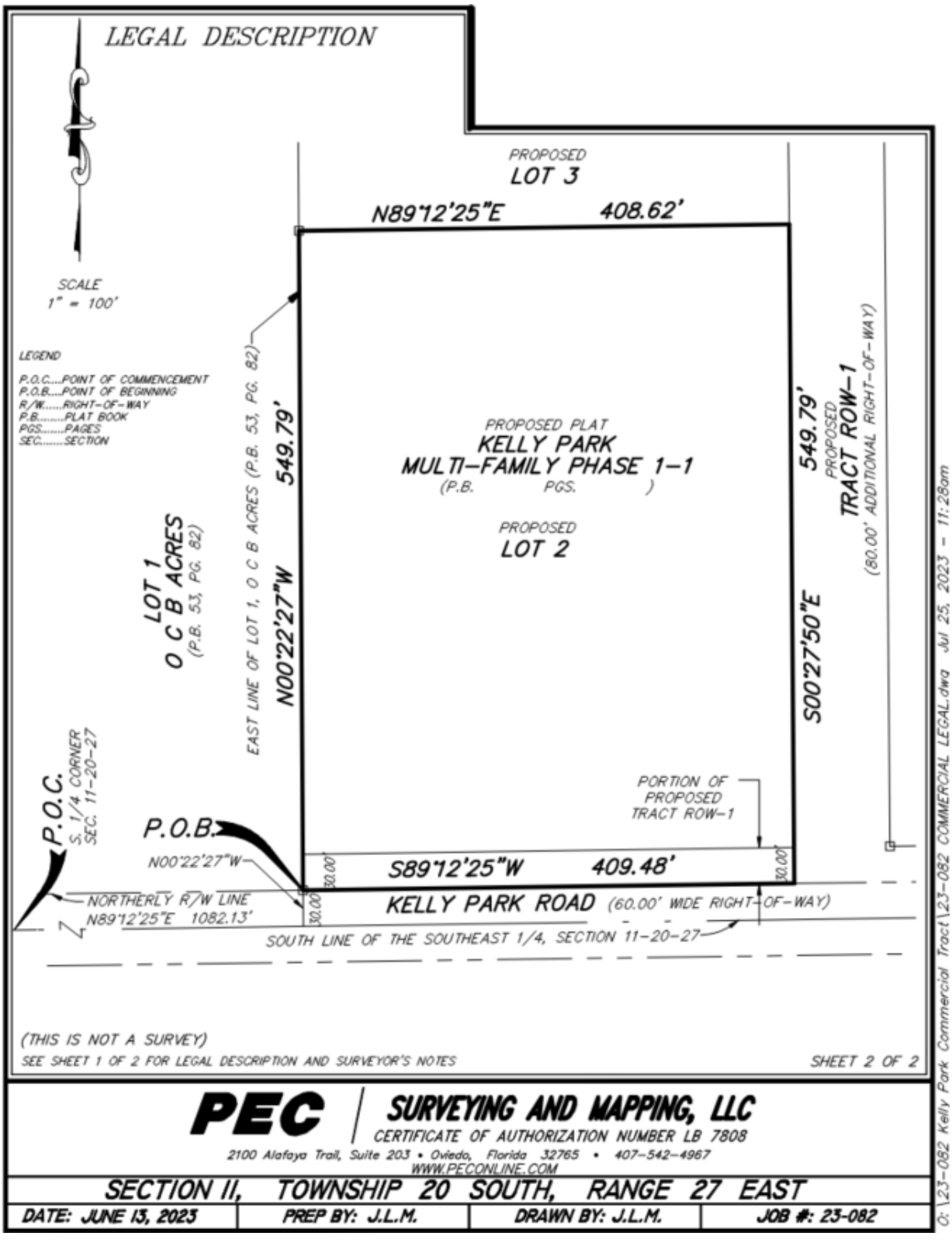
SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM

SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: JUNE 13, 2023	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 23-082

O:\23-082 Kelly Park Commercial Tract\23-082 COMMERCIAL LEGAL.dwg Jul 25, 2023 - 11:27am



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WWW.PECONLINE.COM

SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: JUNE 13, 2023	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 23-082

O:\23-082 Kelly Park Commercial Tract\23-082 COMMERCIAL LEGAL.dwg Jul 25, 2023 - 11:28am

DOC # 20250088281
02/14/2025 08:18 AM Page 1 of 20
Rec Fee: $171.50
Deed Doc Tax: $0.00
Mortgage Doc Tax: $0.00
Intangible Tax: $0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: CSC INC

Prepared by:
David A. Bacon, Esq.
Bacon, Bacon & Furlong, P.A.
2959 1st Avenue North
St. Petersburg, Florida 33713

Return to:
City of Apopka
120 East Main Street
Apopka, FL 32703

Tax parcel ID No(s).
11-20-27-1566-06-022

AGREEMENT FOR LAND DEVELOPMENT WORK ASSURANCE AND GRANT OF LIEN

(Crossroads at Kelly Park Phase 2B)

This Agreement for Land Development Work Assurance and Grant of Lien (this "**Agreement**") is entered into by and between the parties named below (each a "**Party**" and collectively the "**Parties**").

1. **City.** The **City of Apoka, Florida**, a municipality existing under the laws of the State of Florida is referred to herein as the "**City**."

2. **Landowner. Kelly Park Land Investments, LLC,** a Florida limited liability company, referred to herein as "**Landowner**."

3. **Developer. Galvin Harris Land Services, LLC,** a Florida limited liability company is referred to herein as "**Developer.**"

4. **Security Land Owner.** **Kelly Park Land Investments, LLC,** a Florida limited liability company, referred to herein as "**Security Land Owner**."

This Agreement is made to be effective as of the latest date of execution of this Agreement by the Parties (the "**Effective Date**").

RECITALS

A. Landowner owns fee simple title to that certain land situated in the City of Apopka described in **Exhibit "A"** attached to and made a part of this Agreement ("the "**Property**");

B. Landowner plans for the Property to be developed by Developer in accordance and compliance with the major development plan ("**MDP**") and construction plans identified upon **Exhibit "B"** attached hereto (the "**CP**") approved by the City, including the performance of the land development work described in and shown upon the CP (the "**Land Development Work**"). The total cost for completion of the Land Development Work is referred to in this Agreement as the "**Land Development Work Cost**". The estimated and projected Land Development Work Cost is Two Million Two Hundred Fourteen Thousand Four Hundred Eighty-Eight and 98/100's Dollars ($2,214,488.98).

C. In order for the City to grant and issue its approval of commencement of the Land Development Work, it is required that the City first be granted adequate and reasonable assurance and security for the performance and completion of the Land Development Work in accordance with the approved MDP and CP ("**Land Development Work Assurance**").

D. Security Land Owner is the owner and holder of fee simple title to the land described upon **Exhibit "B"** attached to and made a part of this Agreement ("**Security Land A**"). In order to provide to the City the Land Development Work Assurance, Security Land Owner agrees to hereby grant to the City a lien upon and against the Security B Land (the "**Land A Lien**").

E. Security Land Owner is the owner and holder of fee simple title to the land described upon **Exhibit "C"** attached to and made a part of this Agreement ("**Security Land B**"). In order to provide to the City the Land Development Work Assurance, Security Land Owner agrees to hereby grant to the City a lien upon and against the Security B Land (the "**Land B Lien**".)

THEREFORE, in consideration of these premises and the mutual covenants and conditions set forth herein, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Recitals.** The Recitals stated above are true and correct and are hereby incorporated as a material part of this Agreement by reference.

2. **Land Development Work Approval.** For and in consideration of the Landowner and Developer Covenants contained in Section 3 of this Agreement, the City consents to the commencement of the Land Development Work to be performed by Developer in accordance and compliance with the approved MDP and the CP, without requirement for the posting of a bond or other third-party assurance of performance of the Land Development Work (a "**Bond Requirement**").

3. **Landowner and Developer Covenants.** For and in consideration of the City granting its approval of commencement of the Land Development Work without any Bond Requirement, Landowner and Developer covenant and agree as stated below.

a. Developer will cause the Land Development Work to be fully performed in accordance and compliance with the MDP and CP approved by the City. Any modification to the CP must be first reviewed and approved by the City, in writing.

b. Developer will cause the Land Development Work to be performed in accordance and compliance with all applicable federal, state and local government laws and regulations by a licensed and qualified construction contractor.

c. Developer will cause the Land Development Work to be completed within eighteen (18) months following the Effective Date of this Agreement (the "**Completion Period**").

d. Landowner and Developer understand and acknowledge that this Agreement shall not obligate the City to furnish to either Landowner or Developer, its assignee(s) or successor(s) in interest any rights-of-way, funds, labor or materials for the performance of the Land Development Work.

4. **Grant of Land A Lien.** In order to provide to the City the Land Development Work Assurance and to secure the full performance and completion of the Land Development Work, Security Land Owner hereby grants to City a first priority lien and security interest upon and against the Security Land A in the amount of **Two Million Two Hundred Fourteen Thousand Four Hundred Eighty-Eight and 98/100's Dollars ($2,214,488.98)**, such amount being referred to herein as "**Land A Lien Secured Amount**". The Land A Secured Amount shall automatically increase to equal the total sum of the actual Land Development Work Cost. The Land A Lien shall be superior in priority to any other lien or encumbrance. Security Land Owner shall not cause or permit any claim, lien or encumbrance to be created and asserted against Security Land A unless first approved, in writing, by the City.

5. **Grant of Land B Lien.** In order to provide to the City the Land Development Work Assurance and to secure the full performance and completion of the Land Development Work, Security Land Owner hereby grants to City a second priority lien and security interest upon and against the Security Land B in the amount of **Two Million Two Hundred Fourteen Thousand Four Hundred Eighty-Eight and 98/100's Dollars ($2,214,488.98)**, such amount being referred to herein as "**Land B Lien Secured Amount**". The Land B Secured Amount shall automatically increase to equal the total sum of the actual Land Development Work Cost. The Land B Lien shall subject to the existing lien of public record pledged by Security Land Owner to secure the return of an earnest money deposit in the amount of $1,115,000.00 released to Security Land Owner under pending contract to sell the Security B Land, but shall be otherwise be superior in priority to any other lien or encumbrance. Security Land Owner shall not cause or permit any claim, lien or encumbrance to be created and asserted against Security Land B unless first approved, in writing, by the City.

7. **Lien Perfection.** The Land A Lien and the Land B Lien shall be created and perfected by the recordation of this Agreement in the Public Records of Orange County, Florida.

8. **Lien Satisfaction.** The Land A Lien and the Land B Lien shall both automatically terminate at such time as the Land Development Work shall be completed and the Land Development Work Cost shall have been paid, in full (**"Lien Satisfaction"**). Upon Lien Satisfaction, the City shall execute and deliver to Security Land Owner a satisfaction of the Land A Lien and a separate satisfaction of the Land B Lien for recordation in the Public Records of Orange County, Florida.

9. **Lien Enforcement.** In the event the Land Development Work shall not be completed within the Completion Period, the City shall have the right, in addition to any other remedies available to the City under the law or in equity, to cause such construction to be completed and to assess Landowner the cost for completion of construction of the Land Development Work and to secure and collect such assessment by enforcement of the Land A Lien and the Land B Lien. The Land A Lien, the Land B Lien and the Land Development Assurance shall be superior to the rights and interests of Landowner and Developer and their respective assignee(s) and successor(s) interest, in and to the Security Land.

5. **Recordation.** This Agreement shall be recorded in the Public Records of Orange County, Florida, within fifteen (15) days after the Effective Date, at Land Owner's expense.

6. **Automatic Termination.** This Agreement and the Land Development Work Assurance shall automatically terminate upon the issuance by the City of a Certificate of Completion or other evidence confirming the completion of performance of the Land Development Work.

SIGNATURE PAGES ARE ATTACHED

SIGNATURE PAGE

CITY:

THE CITY OF APOPKA, FLORIDA,
through its City Council

By: _____
Mayor

Date: 2/6/25

(SEAL)

ATTEST:

_____
Clerk of the Board

Kelly Park Land Investments, LLC
a Florida limited liability company

By: _____
Mike Galvin, Manager:
Date: 2-11-25

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of February, 2025 by Mike Galvin, as Manager of Kelly Park Land Investments LLC, a Florida limited liability company, on behalf of the company. He/she is personally known to me or has produced Personally Known as identification.

_____
Notary Public-State of Florida
Print Name: Alex Gross
My Commission Expires: 05/08/27

Alex Gross
Notary Public, State of Florida
Commission No. HH 395903
My Commission Expires: 05/08/27

DEVELOPER

Galvin Harris Land Services, LLC,
a Florida limited liability company

By: _____
Mike Galvin, Manager
Date: 2-11-25

STATE OF FLORIDA
COUNTY OF PINELLAS
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of February, 2025 by Mike Galvin, as Manager of Galvin Harris Land Services, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced (personally known) as identification.

_____
Notary Public-State of Florida
Print Name: Alex Gross
My Commission Expires: 05/08/27

Alex Gross
Notary Public, State of Florida
Commission No. HH 395903
My Commission Expires: 05/08/27

Exhibit A

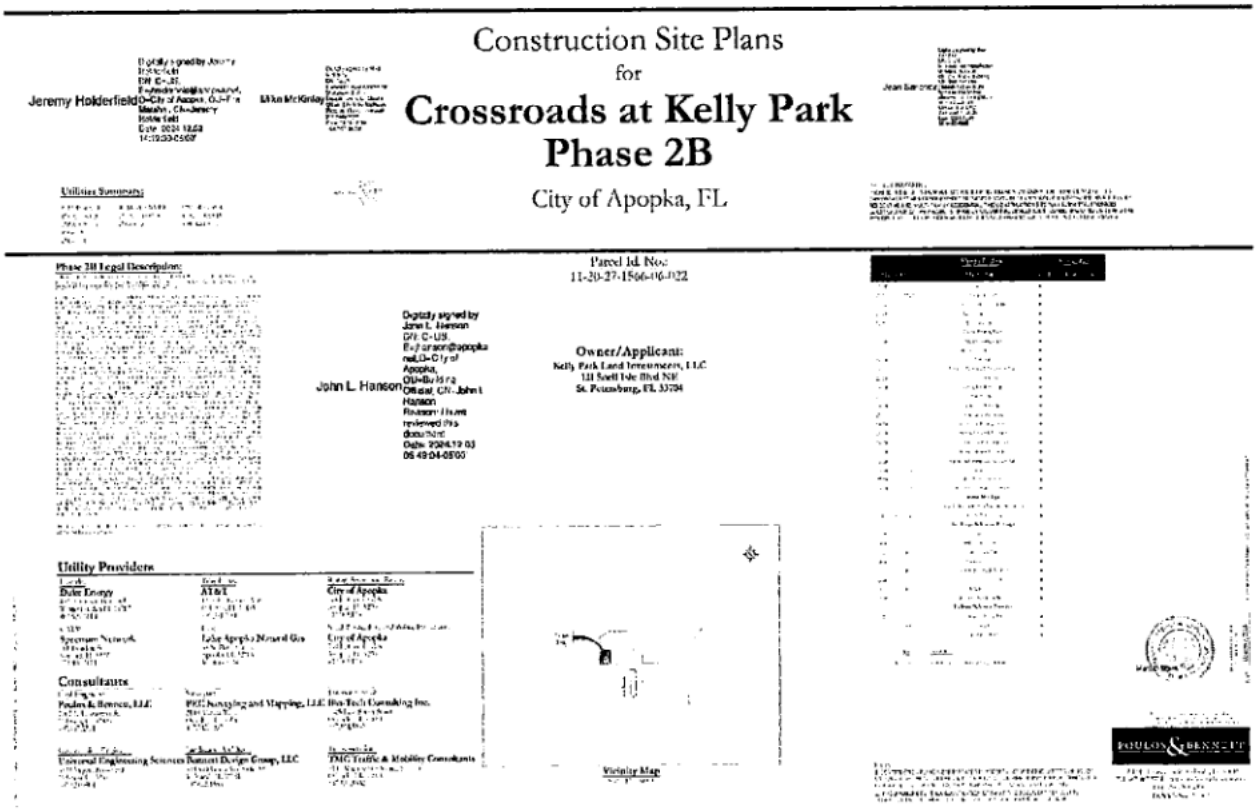
Crossroads at Kelly Park Phase 2B

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

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

SOUTH 89°30'17" WEST, 14.32 FEET; THENCE RUN SOUTH 00°29'43" EAST, 50.00 FEET; THENCE RUN NORTH 89°30'17" EAST, 13.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°22'02", AND ARC LENGTH OF 39.43 FEET, A CHORD LENGTH OF 35.47 FEET AND A CHORD BEARING OF SOUTH 45°18'42" EAST TO A THE POINT OF TANGENCY; THENCE RUN SOUTH 00°07'41" EAST, 195.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°37'58", AN ARC LENGTH OF 39.11 FEET, A CHORD LENGTH OF 35.24 FEET AND A CHORD BEARING OF SOUTH 44°41'18" WEST; THENCE RUN SOUTH 00°29'43" EAST, 50.00 FEET, NON-TANGENT TO SAID CURVE; THENCE RUN NORTH 89°30'17 EAST, 35.04 FEET; THENCE RUN SOUTH 00°29'43" EAST, 143.91 FEET TO THE POINT OF BEGINNING.

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


Construction Site Plans

for

Crossroads at Kelly Park

Phase 2B

City of Apopka, FL

Jeremy Hollerfield

John L. Hanson

Parcel Id. Nos:
11-20-27-1506-06-022

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

Utility Providers

Consultants

Vicinity Map

Exhibit B

Parcel 1:

LEGAL DESCRIPTION
(THIS IS NOT A SURVEY)

LEGAL DESCRIPTION

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

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 11 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF KELLY PARK ROAD (60' WIDE COUNTY RIGHT-OF-WAY); THENCE RUN NORTH 89°12'25" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 560.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 00°23'15" WEST, 780.35 FEET; THENCE RUN SOUTH 89°12'25" WEST, 558.59 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE RUN NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1365.46 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°15'33" EAST, 930.37 FEET; THENCE RUN SOUTH 00°44'27" EAST, 553.23 FEET; THENCE RUN SOUTH 89°13'13" WEST, 327.64 FEET; THENCE RUN SOUTH 00°23'15" EAST, 1591.78 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF KELLY PARK ROAD; THENCE SOUTH 89°12'25" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND, LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 24.070 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

(1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.

(2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.

(3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING NORTH 00°17'05" WEST.

(4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

(5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.

(6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

Digitally signed by David A White
Date: 2023.03.17 11:11:01 -04'00'

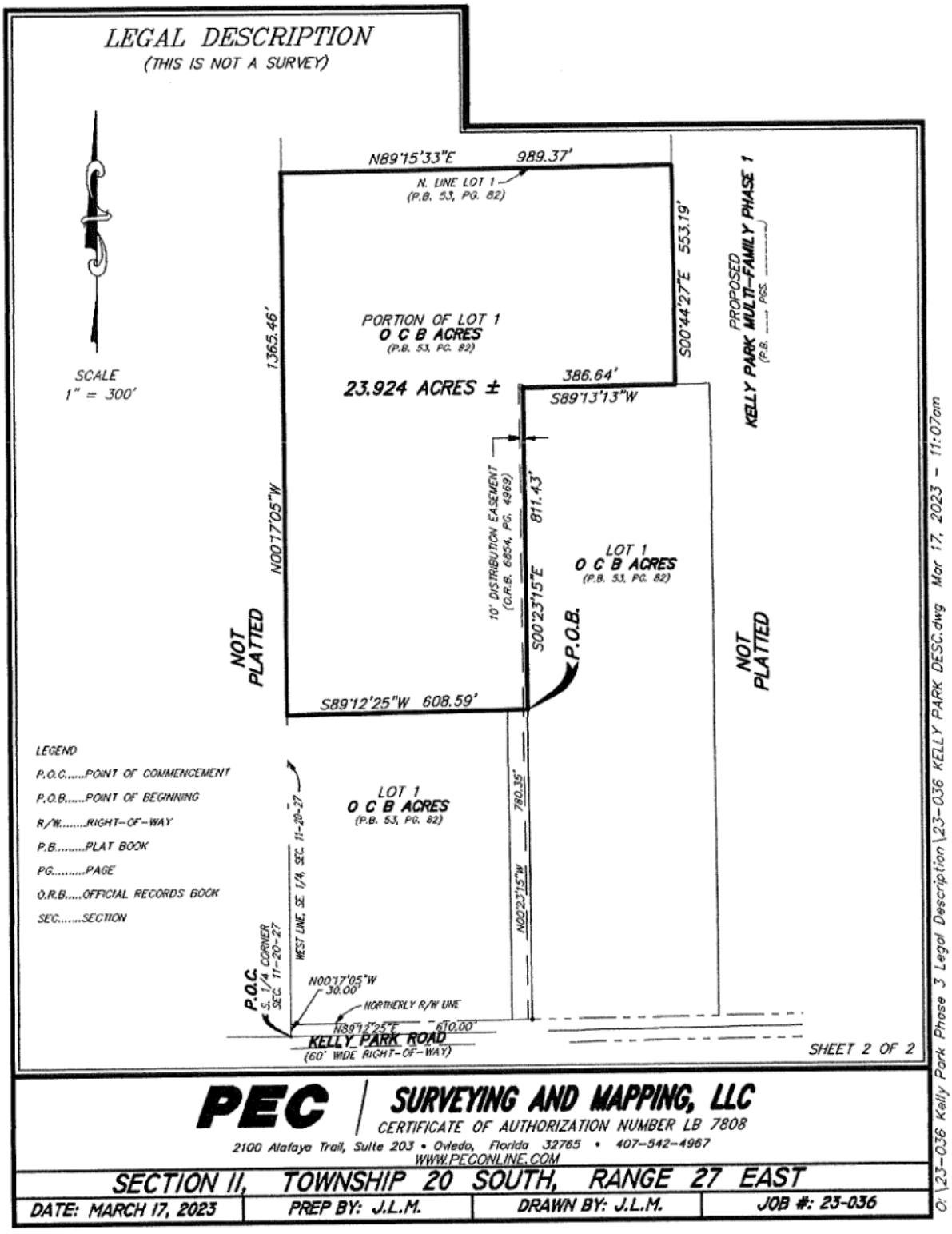
SHEET 1 OF 2

PEC | **SURVEYING AND MAPPING, LLC**
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM

SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: MARCH 17, 2023	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 23-036

O:\23-036 Kelly Park Phase 3 Legal Description\23-036 KELLY PARK DESC.dwg Mar 17, 2023 - 11:02am


LEGAL DESCRIPTION
(THIS IS NOT A SURVEY)
SCALE
1" = 300'
N89°15'33"E 989.37'
N. LINE LOT 1
(P.B. 53, PG. 82)
S00°44'27"E 553.19'
PROPOSED
KELLY PARK MULTI-FAMILY PHASE 1
(P.B. ____ PGS. ____)
1365.46'
N00°17'05"W
PORTION OF LOT 1
O C B ACRES
(P.B. 53, PG. 82)
23.924 ACRES ±
386.64'
S89°13'13"W
10' DISTRIBUTION EASEMENT
(O.R.B. 6854, PG. 4969)
811.43'
S00°23'15"E
LOT 1
O C B ACRES
(P.B. 53, PG. 82)
NOT PLATTED
P.O.B.
S89°12'25"W 608.59'
NOT PLATTED
LEGEND
P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
R/W.....RIGHT-OF-WAY
P.B.....PLAT BOOK
PG.....PAGE
O.R.B.....OFFICIAL RECORDS BOOK
SEC.....SECTION
LOT 1
O C B ACRES
(P.B. 53, PG. 82)
780.35'
N00°23'15"W
WEST LINE, SE 1/4, SEC. 11-20-27
P.O.C.
S. 1/4 CORNER
SEC. 11-20-27
N00°17'05"W
30.00'
NORTHERLY R/W LINE
N89°12'25"E 610.00'
KELLY PARK ROAD
(60' WIDE RIGHT-OF-WAY)
SHEET 2 OF 2
PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM
SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
DATE: MARCH 17, 2023
PREP BY: J.L.M.
DRAWN BY: J.L.M.
JOB #: 23-036
O:\23-036 Kelly Park Phase 3 Legal Description\23-036 KELLY PARK DESC.dwg Mar 17, 2023 - 11:07am

Parcel 2:

LEGAL DESCRIPTION

LEGAL DESCRIPTION

A TRACT OF LAND, BEING PROPOSED LOT 2 AND A PORTION OF TRACT ROW-1 OF THE PROPOSED PLAT OF KELLY PARK MULTI-FAMILY PHASE 1-1, LYING IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTH QUARTER CORNER OF SAID SECTION 11, FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°12'25" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1082.13 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1, O C B ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 82 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°22'27" WEST, ALONG SAID SOUTHERLY EXTENSION 30.00 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF KELLY PARK ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°22'27" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 549.79 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°12'25" EAST, 408.62 FEET; THENCE RUN SOUTH 00°27'50" EAST, 549.79 FEET; THENCE RUN SOUTH 89°12'25" WEST, 409.48 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 5.163 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

(1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.

(2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.

(3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING NORTH 89°12'25" EAST.

(4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

(5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.

(6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

Digitally signed by David A White
Date: 2023.08.01 09:01:42 -04'00'

REVISIONS:
REVISED SKETCH AND DESCRIPTION 7-25-2023 (J.L.M.)

(THIS IS NOT A SURVEY)

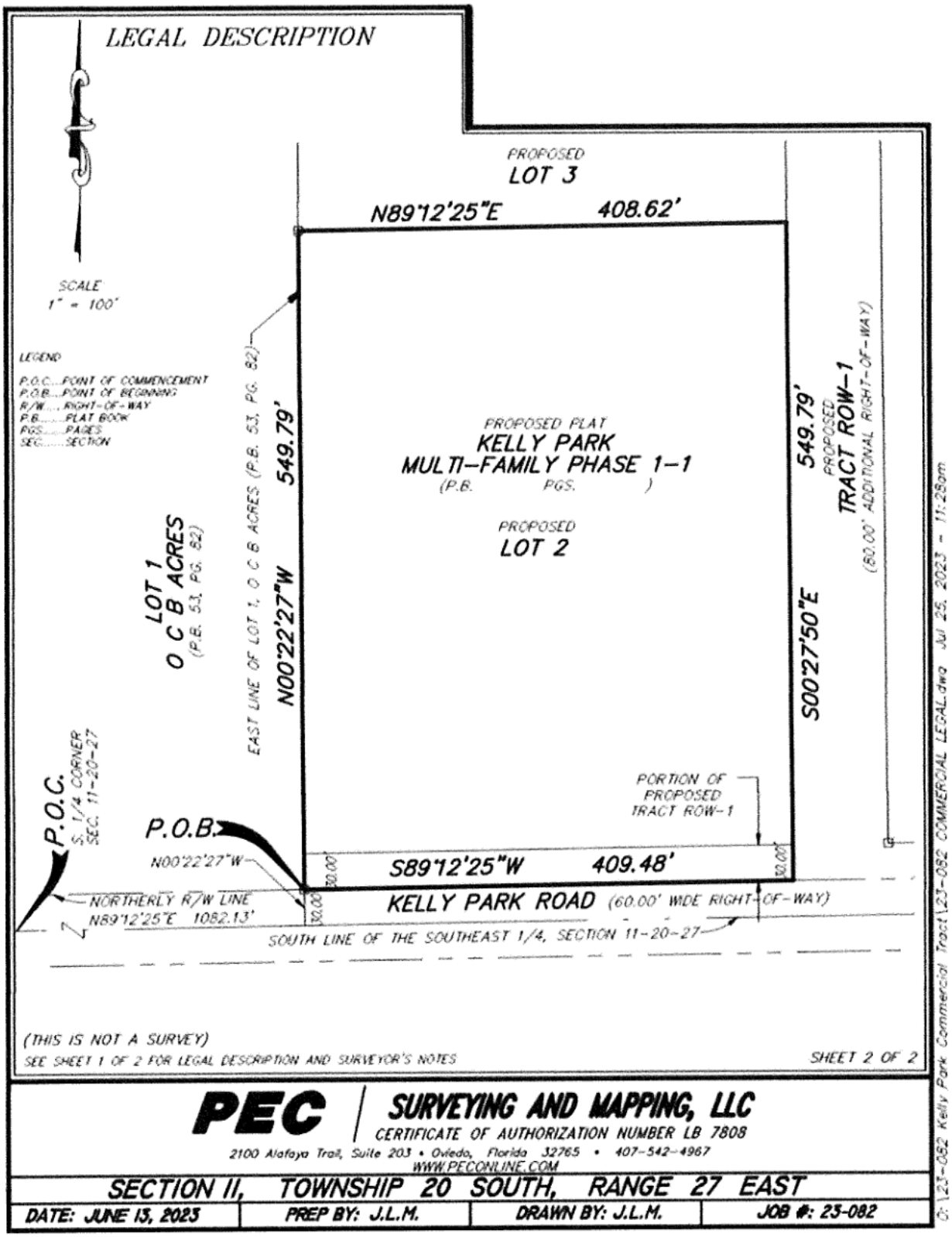
SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

SHEET 1 OF 2

PEC | **SURVEYING AND MAPPING, LLC**
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM

SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST			
DATE: JUNE 13, 2023	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 23-082

C:\23-082 Kelly Park Commercial Tract\23-082 COMMERCIAL LEGAL.dwg Jul 25, 2023 - 11:27am


LEGAL DESCRIPTION
SCALE
1" = 100'
LEGEND
P.O.C....POINT OF COMMENCEMENT
P.O.B....POINT OF BEGINNING
R/W.....RIGHT-OF-WAY
P.B.....PLAT BOOK
PGS.....PAGES
SEC.....SECTION
PROPOSED
LOT 3
N89°12'25"E 408.62'
549.79'
N00°22'27"W
EAST LINE OF LOT 1, O C B ACRES (P.B. 53, PG. 82)
LOT 1
O C B ACRES
(P.B. 53, PG. 82)
PROPOSED PLAT
KELLY PARK
MULTI-FAMILY PHASE 1-1
(P.B. PGS.)
PROPOSED
LOT 2
549.79'
S00°27'50"E
PROPOSED
TRACT ROW-1
(60.00' ADDITIONAL RIGHT-OF-WAY)
P.O.C.
S. 1/4 CORNER
SEC. 11-20-27
P.O.B.
N00°22'27"W
PORTION OF
PROPOSED
TRACT ROW-1
30.00'
S89°12'25"W 409.48'
30.00'
NORTHERLY R/W LINE
N89°12'25"E 1082.13'
KELLY PARK ROAD (60.00' WIDE RIGHT-OF-WAY)
SOUTH LINE OF THE SOUTHEAST 1/4, SECTION 11-20-27
(THIS IS NOT A SURVEY)
SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES
SHEET 2 OF 2
PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM
SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
DATE: JUNE 13, 2023
PREP BY: J.L.M.
DRAWN BY: J.L.M.
JOB #: 23-082
O:\23-082 Kelly Park Commercial Tract\23-082 COMMERCIAL LEGAL.dwg Jul 25, 2023 - 11:28am

LEGAL DESCRIPTION:

A TRACT OF LAND, BEING PROPOSED LOT 2 AND A PORTION OF TRACT ROW-1 OF THE PROPOSED PLAT OF KELLY PARK MULTI-FAMILY PHASE 1-1, LYING IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTH QUARTER CORNER OF SAID SECTION 11, FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°12'25" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1082.13 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1, O C B ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 82 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°22'27" WEST, ALONG SAID SOUTHERLY EXTENSION 30.00 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF KELLY PARK ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°22'27" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 549.79 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°12'25" EAST, 408.62 FEET; THENCE RUN SOUTH 00°27'50" EAST, 549.79 FEET; THENCE RUN SOUTH 89°12'25" WEST, 409.48 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 5.163 ACRES MORE OR LESS.

Exhibit C

Parcel 1:

LEGAL DESCRIPTION
(THIS IS NOT A SURVEY)

LEGAL DESCRIPTION

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

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 11 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF KELLY PARK ROAD (60' WIDE COUNTY RIGHT-OF-WAY); THENCE RUN NORTH 89°12'25" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 560.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 00°23'15" WEST, 780.35 FEET; THENCE RUN SOUTH 89°12'25" WEST, 558.59 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE RUN NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1365.46 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°15'33" EAST, 930.37 FEET; THENCE RUN SOUTH 00°44'27" EAST, 553.23 FEET; THENCE RUN SOUTH 89°13'13" WEST, 327.64 FEET; THENCE RUN SOUTH 00°23'15" EAST, 1591.78 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF KELLY PARK ROAD; THENCE SOUTH 89°12'25" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND, LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 24.070 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

(1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.

(2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.

(3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING NORTH 00°17'05" WEST.

(4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

(5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.

(6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

Digitally signed by David A White
Date: 2023.03.17 11:11:01 -04'00'

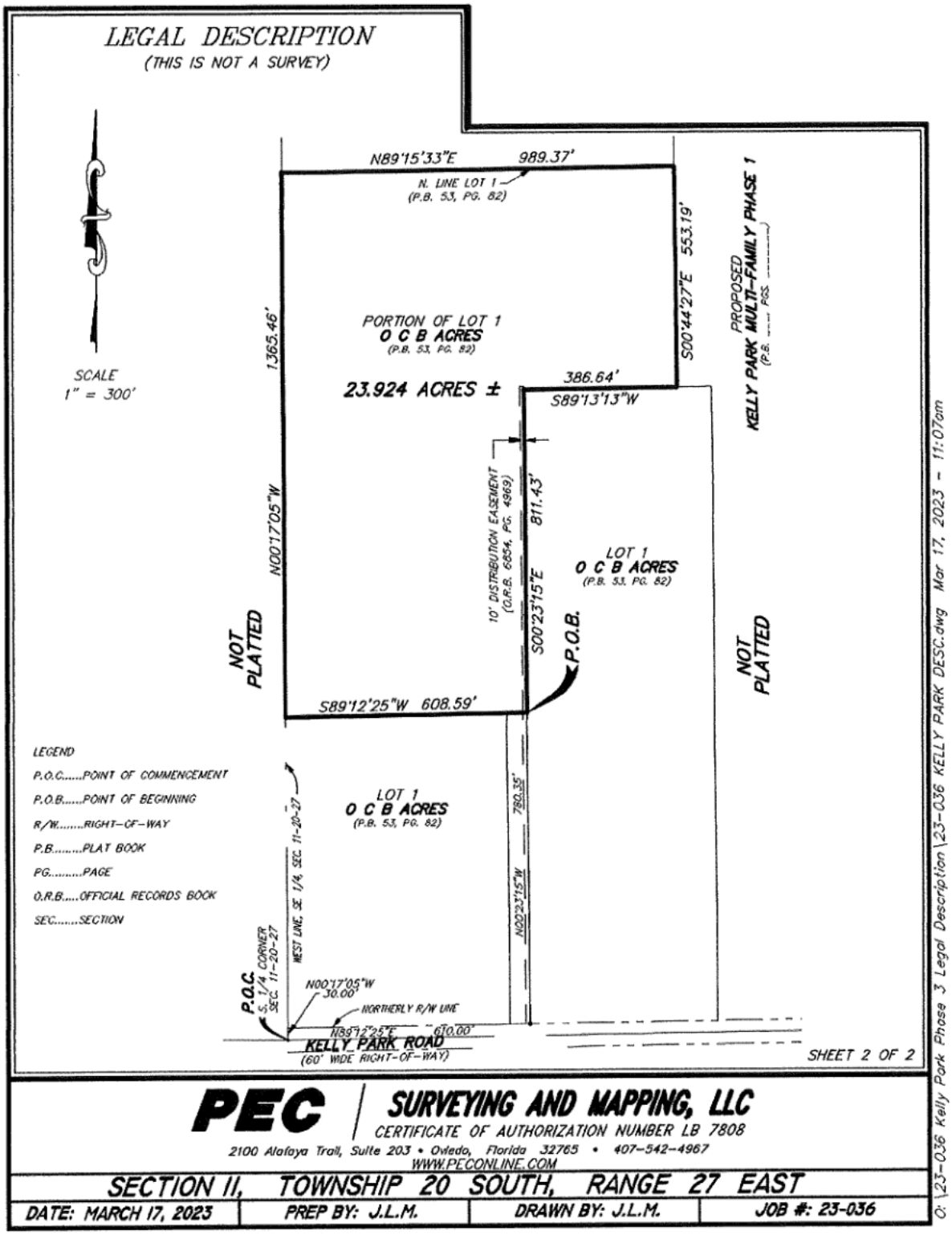
SHEET 1 OF 2

PEC | **SURVEYING AND MAPPING, LLC**
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM

SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: MARCH 17, 2023	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 23-036

G:\23-036 Kelly Park Phase 3 Legal Description\23-036 KELLY PARK DESC.dwg Mar 17, 2023 - 11:02am


LEGAL DESCRIPTION
(THIS IS NOT A SURVEY)
SCALE
1" = 300'
N89°15'33"E 989.37'
N. LINE LOT 1
(P.B. 53, PG. 82)
S00°44'27"E 553.19'
PROPOSED
KELLY PARK MULTI-FAMILY PHASE 1
(P.B. ____, PGS. ____)
PORTION OF LOT 1
O C B ACRES
(P.B. 53, PG. 82)
23.924 ACRES ±
1,365.46'
N00°17'05"W
386.64'
S89°13'13"W
10' DISTRIBUTION EASEMENT
(O.R.B. 6854, PG. 4969)
811.43'
S00°23'15"E
LOT 1
O C B ACRES
(P.B. 53, PG. 82)
NOT PLATTED
P.O.B.
S89°12'25"W 608.59'
NOT PLATTED
LEGEND
P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
R/W.....RIGHT-OF-WAY
P.B.....PLAT BOOK
PG.....PAGE
O.R.B.....OFFICIAL RECORDS BOOK
SEC.....SECTION
LOT 1
O C B ACRES
(P.B. 53, PG. 82)
780.35'
N00°23'15"W
WEST LINE, SE 1/4, SEC. 11-20-27
P.O.C.
S. 1/4 CORNER
SEC. 11-20-27
N00°17'05"W
30.00'
NORTHERLY R/W LINE
N89°12'25"E 610.00'
KELLY PARK ROAD
(60' WIDE RIGHT-OF-WAY)
SHEET 2 OF 2
PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM
SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
DATE: MARCH 17, 2023
PREP BY: J.L.M.
DRAWN BY: J.L.M.
JOB #: 23-036
C:\23-036 Kelly Park Phase 3 Legal Description\23-036 KELLY PARK DESC.dwg Mar 17, 2023 - 11:07am

Parcel 2:

LEGAL DESCRIPTION

LEGAL DESCRIPTION

A TRACT OF LAND, BEING PROPOSED LOT 2 AND A PORTION OF TRACT ROW-1 OF THE PROPOSED PLAT OF KELLY PARK MULTI-FAMILY PHASE 1-1, LYING IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTH QUARTER CORNER OF SAID SECTION 11, FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°12'25" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1082.13 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1, O C B ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 82 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°22'27" WEST, ALONG SAID SOUTHERLY EXTENSION 30.00 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF KELLY PARK ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°22'27" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 549.79 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°12'25" EAST, 408.62 FEET; THENCE RUN SOUTH 00°27'50" EAST, 549.79 FEET; THENCE RUN SOUTH 89°12'25" WEST, 409.48 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 5.163 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

(1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.

(2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.

(3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING NORTH 89°12'25" EAST.

(4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

(5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.

(6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

Digitally signed by David A White
Date: 2023.08.01 09:01:42 -04'00'

REVISIONS:
REVISED SKETCH AND DESCRIPTION 7-25-2023 (J.L.M.)

(THIS IS NOT A SURVEY)

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

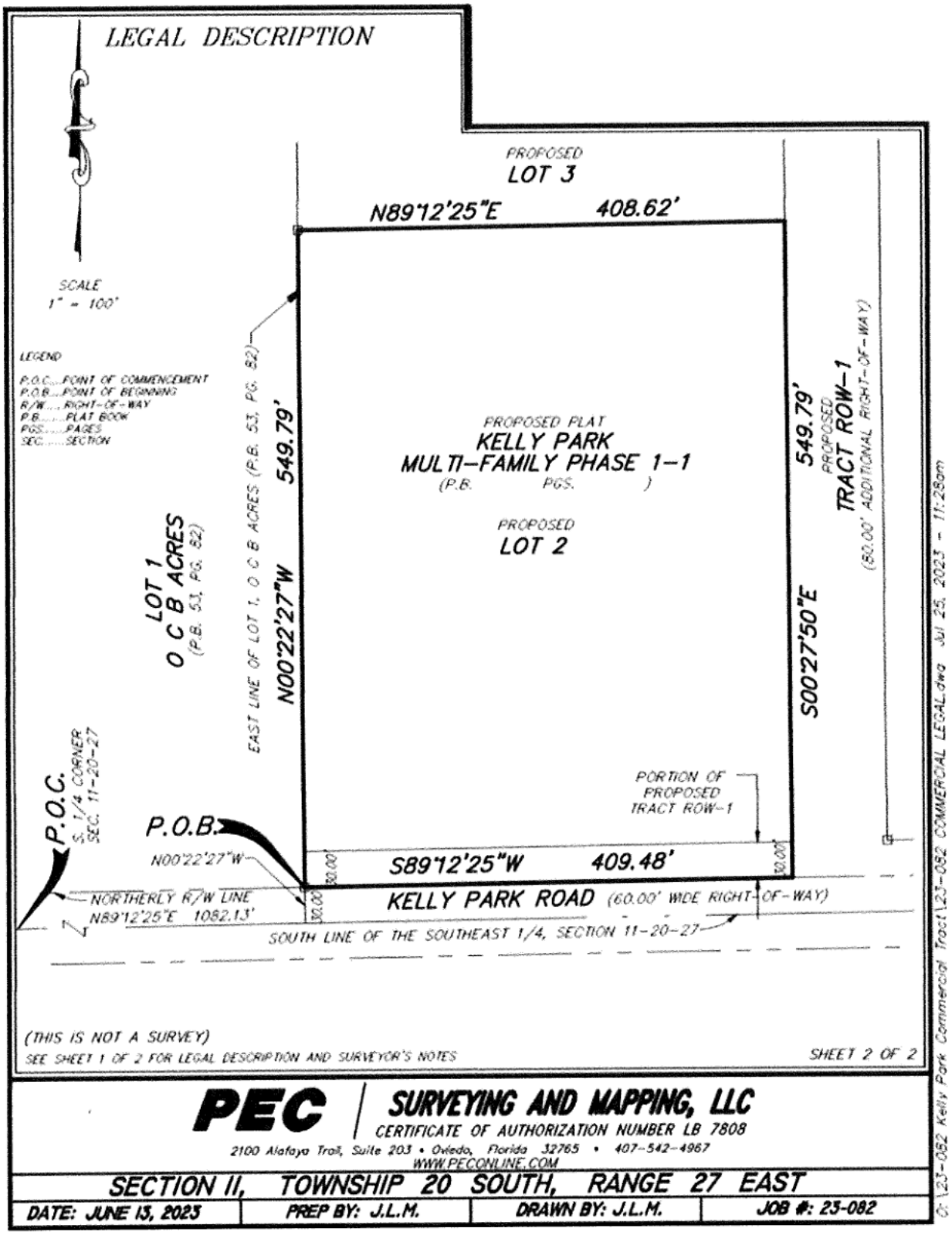
SHEET 1 OF 2

PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM

SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: JUNE 13, 2023	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 23-082

C:\23-082 Kelly Park Commercial Tract\23-082 COMMERCIAL LEGAL.dwg Jul 25, 2023 - 11:27am


LEGAL DESCRIPTION
SCALE
1" = 100'
LEGEND
P.O.C....POINT OF COMMENCEMENT
P.O.B....POINT OF BEGINNING
R/W....RIGHT-OF-WAY
P.B.....PLAT BOOK
PGS.....PAGES
SEC.....SECTION
PROPOSED
LOT 3
N89°12'25"E 408.62'
549.79'
N00°22'27"W
EAST LINE OF LOT 1, O C B ACRES (P.B. 53, PG. 82)
LOT 1
O C B ACRES
(P.B. 53, PG. 82)
PROPOSED PLAT
KELLY PARK
MULTI-FAMILY PHASE 1-1
(P.B. PGS.)
PROPOSED
LOT 2
549.79'
S00°27'50"E
PROPOSED
TRACT ROW-1
(60.00' ADDITIONAL RIGHT-OF-WAY)
P.O.C.
S. 1/4 CORNER
SEC. 11-20-27
P.O.B.
N00°22'27"W
PORTION OF
PROPOSED
TRACT ROW-1
30.00'
S89°12'25"W 409.48'
30.00'
NORTHERLY R/W LINE
N89°12'25"E 1082.13'
KELLY PARK ROAD (60.00' WIDE RIGHT-OF-WAY)
SOUTH LINE OF THE SOUTHEAST 1/4, SECTION 11-20-27
(THIS IS NOT A SURVEY)
SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES
SHEET 2 OF 2
PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM
SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
DATE: JUNE 13, 2023
PREP BY: J.L.M.
DRAWN BY: J.L.M.
JOB #: 23-082
G:\23-082 Kelly Park Commercial Tract\23-052 COMMERCIAL LEGAL.dwg Jul 25, 2023 - 11:28am

LEGAL DESCRIPTION:

A TRACT OF LAND, BEING PROPOSED LOT 2 AND A PORTION OF TRACT ROW-1 OF THE PROPOSED PLAT OF KELLY PARK MULTI-FAMILY PHASE 1-1, LYING IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTH QUARTER CORNER OF SAID SECTION 11, FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°12'25" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1082.13 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1, O C B ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 82 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°22'27" WEST, ALONG SAID SOUTHERLY EXTENSION 30.00 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF KELLY PARK ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°22'27" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 549.79 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°12'25" EAST, 408.62 FEET; THENCE RUN SOUTH 00°27'50" EAST, 549.79 FEET; THENCE RUN SOUTH 89°12'25" WEST, 409.48 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 5.163 ACRES MORE OR LESS.

CERTIFICATE OF ACCEPTANCE
CITY OF APOPKA
CROSSROADS OF KELLY PARK 2B

This is to certify that the potable water, reclaimed water, sewer, lift station, roads, drainage and sidewalk facilities constructed by (Galvin Land Services LLC) for the development known as (Crossroads at Kelly Park 2B) has been completed in form and manner acceptable for maintenance by the City of Apopka, Florida.

VALUE AND SUMMARY OF IMPROVEMENTS:

Potable Water:	$ 317,774.96	3,574	LF	Roads:	$ 460,956.75	3,400	LF
Reclaimed Water:	$ 312,821.36	3,411	LF	Drainage:	$ 570,594.00	2,924	LF
Fire Hydrants:	$ 53,830.00	7	EA	Sidewalk:	$ 4,478.10	115	LF
Sewer:	$ 387,213.96	3,205	LF		(Constructed)		
Forcemain:	N/A		LF	Sidewalk:			LF
Lift Station:	N/A		EA		(Future)		
Lift Station Land:	N/A		AC	R/W Land:	N/A		AC
				Development:	N/A		
					$ 2,107,669.13		

STREETS
Tulip Poplar Lane, Scrub Hickory Ave, Cow Lily Lane, Nickerbean Street, Marshelder Street

The City hereby accepts for its full and complete use the potable water, reclaimed water, sewer, lift station, roads, drainage and sidewalk facilities constructed within the right-of-ways and approved easements that is in the development consistent with the as-built drawings.

This acceptance is conditioned upon (Galvin Land Services LLC) guaranteeing the subsequent remedying of any deficiencies in workmanship and materials which may become apparent within a period of one (1) year following this date; and this acceptance shall not release (Galvin Land Services LLC) from complete performance under the provisions of the maintenance bond and agreement.

Executed by the City Administrator of the City of Apopka, Orange County, Florida, this 14th day of November, 2025.

Radley Williams
Interim City Administrator

ATTEST

Susan M. Bone, City Clerk

CERTIFICATE OF ACCEPTANCE FOR Crossroads at Kelly Park Ph 2B

Galvin Land Services
Contractor

Vladimir Simonovski
City Engineer

Dean Leatherbarrow
Construction Inspector

The "As-Built" plans for (Crossroads at Kelly Park 2B) constructed within the approved easements are on file in the City Public Services Department located at 748 E. Cleveland Street.

Vladimir Simonovski
Public Works Director

The City hereby accepts for its full and complete use the water facilities constructed within the approved easements. The facilities constructed meet City standards for fire protection.

Wilfredo Rivera-Sanchez
Fire Chief

cc:
Mayor Nelson
City Administrator
City Engineer
Community Development Dept.
Construction Inspector
Administrative Services
Police Department
City Clerk
Public Works Department
Building Department
Finance Department
Water Office Supervisor
Fire Department
Developer

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 4.
Meeting Date: December 17, 2025
Department: Parks and Recreation

SUBJECT:
Approve Permissive Use Agreement - St. Johns River Water Management District for Apopka Birding Park

ACTION ITEM INFORMATION:

REQUEST:
Approval of the Permissive Use Agreement for St. Johns River Water Management District

SUMMARY:
Apopka Birding Park, located at 2923 Lust Road, Apopka, FL 32703, was once a large nursery complex which housed numerous greenhouses and agricultural facilities. The concrete foundations of these facilities still remain in the ground throughout the property.

In an effort to restore the property back to a native landscape, the Orange Audubon Society has coordinated with the City of Apopka and the St. Johns River Water Management District (SJRWMD) to have the district remove the concrete from the property, which will then be re-used by the district in their operations. This permissive use agreement will allow the SJRWMD to enter the property and remove the concrete. Work is planned to begin in January 2026. Once the concrete is removed, the Orange Audubon Society will continue working on reestablishing a native landscape on the property.

There is no cost to the City of Apopka for this removal, which, if the City were to contract a company to complete, would cost a substantial amount of money. Staff are appreciative of the good work being done by the Orange Audubon Society and the continued partnership with the St. Johns River Water Management District.

FUNDING SOURCE:
n/a

RECOMMENDED MOTION:
Recommend approval of the Permissive Use Agreement with the St. Johns River Water Management District.

ATTACHMENTS:
1. SJRWMD Permissive Use Agreement - Apopka Birding Park (OAS signed)

PERMISSIVE USE AGREEMENT

CITY OF APOPKA, a municipal corporation of the State of Florida (Owner), whose mailing address is 120 E. Main Street, Apopka, Florida 32703, and its, successors and assigns owns certain property located in Orange County, Florida (Tax Parcel Id: 272112000000033) (the Property), and THE ORANGE AUDUBON SOCIETY, INC., a Florida not-for-profit corporation (Lessee), whose mailing address is PO Box 941142, Maitland, FL 32794-1142, as Lessee to Owner, under that certain Lease Agreement dated March 28, 2024, and its heirs, successors and assigns, do hereby give permission for the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (District), its employees, agents and contractors, the right of ingress and egress over, upon, under, through and across the Property for the purpose of removing concrete, aggregate, rocks, and other construction materials commencing January 5, 2026.

The initial term of this Agreement shall be six (6) months from the date of full execution (Effective Date) and will then automatically renew for an additional six (6) month term. This Agreement may be terminated by either party upon 90-days written notice of termination to the other party. Upon receipt of written notice of termination, the District shall remove all its equipment from the Property and shall leave the Property in as good a condition as it was in immediately prior to the equipment removal.

The District shall maintain a program of insurance covering its liabilities as prescribed by Section 768.28, Florida Statutes, and shall be responsible for the negligent acts or omissions of its officers, employees, agents, and contractors in the event that such acts or omissions result in injury to persons or damage to property. Nothing in this Agreement shall be deemed to alter the District's partial waiver of sovereign immunity or the limits established in Section 768.28, Florida Statutes. The District shall assume all costs associated with the repair and replacement of its equipment.

Property Address: 2923 Lust Road
Apopka, Florida 32703

CITY OF APOPKA

Signature: _____ **Date:** _____

ORANGE AUDUBON SOCIETY, INC.

Signatur Deborah S. Green **Date: October 28, 2025**
Deborah Green, President

_____

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373, Florida Statutes

By: _____
Michael A. Register, P.E.
Executive Director

Date: _____

ATTEST:

By: _____
Erin Preston
General Counsel

For use and reliance only by
St. Johns River Water Management District
Legal Form and Content Approved**:**

By: _____
Karen Ferguson, Sr. Asst. General Counsel
Office of General Counsel

Canal
Oak
Hammock
Concrete pads from
old greenhouses
Parking
For Wildlife
Drive
Building

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 5.
Meeting Date: December 17, 2025
Department: Parks and Recreation

SUBJECT:
Authorization for event street closure and open container area for the City's New Year's Eve Ball Drop event on 5th Street on December 31, 2025.

ACTION ITEM INFORMATION:

REQUEST:
Approve requested road closure and open container area for the City's New Year's Eve Ball Drop event on 5th Street on December 31, 2025.

SUMMARY:
Authorization for a street closure and an open container area is requested for the City's New Year's Eve Ball Drop event on 5th Street. The event will run from 6pm to midnight on December 31 and feature both DJ and live band entertainment, along with the Ball Drop at midnight to ring in the New Year. To allow for event setup and breakdown, 5th Street, between Park Avenue and Central Avenue, will need to be closed from 2pm on December 31, 2025, to 5am on January 1, 2026, to allow for event setup and event breakdown.

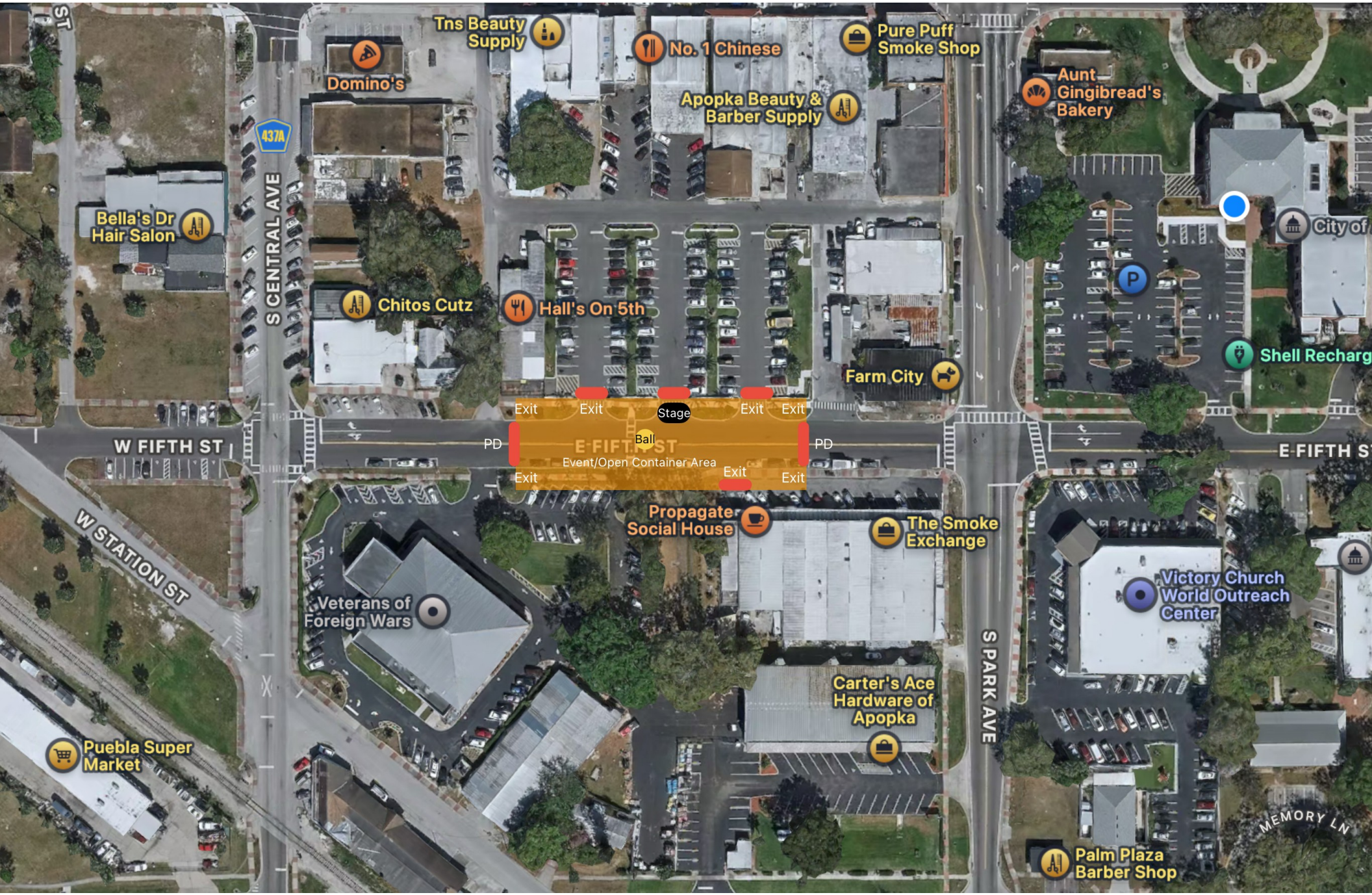
An open container area is also requested and outlined in the attached event map. Signage will be in place around the exterior of the event open container area indicating no alcohol beyond those areas. The Apopka Police Department and Apopka Fire Department have reviewed the event and developed event operations plans for their respective departments.

This item is being brought to City Council for final approval of the requested street closure and open container area.

FUNDING SOURCE:
n/a

RECOMMENDED MOTION:
Recommend approval of the requested street closure and open container area for the City's New Year's Eve Ball Drop on 5th Street on December 31, 2025.

ATTACHMENTS:
1. NYE Ball Drop Event Area Map


Tns Beauty Supply
No. 1 Chinese
Pure Puff Smoke Shop
Domino's
Apopka Beauty & Barber Supply
Aunt Gingibread's Bakery
437A
Bella's Dr Hair Salon
S CENTRAL AVE
City of
Chitos Cutz
Hall's On 5th
Shell Recharg
Farm City
Exit
Exit
Stage
Exit
Exit
W FIFTH ST
PD
Ball
E FIFTH ST
Event/Open Container Area
PD
E FIFTH S
Exit
Exit
Exit
Propagate Social House
The Smoke Exchange
W STATION ST
Victory Church World Outreach Center
Veterans of Foreign Wars
S PARK AVE
Carter's Ace Hardware of Apopka
Puebla Super Market
MEMORY LN
Palm Plaza Barber Shop

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 6.
Meeting Date: December 17, 2025
Department: Finance Department

SUBJECT:
Authorization to Dispose Surplus Property

ACTION ITEM INFORMATION:

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

SUMMARY:
Disposal of surplus capital and non-capital equipment property

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

City of Apopka
Surplus Disposal
Capital Assets of $1,000 or more

Item	Asset Tag/Serial #	Department	Purchased	Acquisition Value	Book Value	Asseet ID	Disposal	Mileage	Hours	Condition
2001 Ford F-350	1FDWF36F71ED00544	Fleet	05/15/01	24,832.00	-	G009913758	Auction	68,308	8,744	Poor
2007 Ford F-150	1FTRF12277NA50868	Fleet	03/15/07	14,676.14	-	E099191167	Auction	236,967	20,607	Poor
2001 Ford F-350	1FDWW36S01EB93267	Fleet	03/08/01	26,844.00	-	E009919740	Auction	168,577	13,333	Poor
2007 Ford F-150	1FTRF12207NA50869	Fleet	03/15/07	14,876.14	-	E099191166	Auction	179,650	9,829	Poor
2008 Ford Ranger	1FTYR14U78PA77818	Fleet	04/17/08	12,080.00	-	E099181292	Auction	174,368	9,851	Poor
2007 Ford F-150	IFTRF14W47NA49161	Fleet	03/15/07	16,827.00	-	E099191165	Auction	106,721	7,874	Poor
2012 Ford Fusion	3FAHP0GA6CR407800	Fleet	07/19/12	17,711.17	-	G099111254	Auction	79,544	4,478	Poor
2016 Ford Taurus	1FAHP2MK4GG116900	Fleet	06/08/16	24,708.18	-	G000022507	Auction	134,241	10,613	Poor
2016 Ford Taurus	1FAHP2MK8GG116902	Fleet	06/18/16	35,331.03	-	G000022509	Auction	86,978	5,990	Poor
2017 Nissan Altima	1N4BL3APXHC189673	Fleet	03/10/17	28,209.50	-	G000022602	Auction	103,850	6,009	Poor
2015 Ford Taurus	1FAHP2MK6FG178183	Fleet	08/20/15	33,393.43	-	G099111603	Auction	94,702	8,873	Poor
2004 Ford F-150	2FTRX17284CA41913	Fleet	01/15/04	15,225.00	-	E009919965	Auction	66,664	3,951	Poor
1995 Massey Ferguson Tractor	D21565	Fleet	08/01/95	21,348.00	-	G009935438	Auction	N/A	4,539	Poor
		Total		**$ 286,061.59**	**-**					

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

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

Item	Asset Tag/Serial #	Department	Purchased	Acquisition Value	Book Value	Asseet ID	Disposal
Fire Cabinet	16673	Waste Water	Not found on asset database		N/A	*	Scrapped
		Total		$ -	-		

FUNDING SOURCE:

RECOMMENDED MOTION:
Authorize the disposal of said equipment/property.

ATTACHMENTS:
None

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 7.
Meeting Date: December 17, 2025
Department: Finance Department

SUBJECT:
Authorize the issuance of an Evaluated Source Memo: Sta-Con Inc.

ACTION ITEM INFORMATION:

REQUEST:
Approve the issuance of Evaluated Source Memo for FY2026.

SUMMARY:
PURCHASING POLICY 107.3.9.8.4. EVALUATED SOURCE
Only after conducting a comprehensive review of all available competitive sources and all other applicable competitive considerations may products or services be purchased from a vendor without obtaining competitive prices (when it has been determined that it is in the best interest of the City to use that vendor). Documentation must be attached clearly defining why it is in the best interest of the City not to obtain quotes with each purchase and/or why this vendor is to be used when other vendors may supply their products at a lesser price. Proven quality differences and proximity of supplier are some examples of the reasons why a vendor may be declared an Evaluated Source. The City Administrator must give approval for the Evaluated Source designation. The Evaluated Source designation will expire each fiscal year after approval and may be renewed upon submission of a new request with documentation.

Summary of Requested Evaluated Source Vendors:

Department	Vendor	Description	Requested Amount
Utility Operations	Sta-Con Inc.	Procurement of Sanitary Sewer Lift Station Control Panel Remote Telmetry Units (RTU'S)	Annual Budgetary Appropriations

Vendor Evaluated Source Details:

Vendor:	Sta-Con Inc.
Department:	Public Services
Amount Requested:	Annual Budgetary Appropriations
Policy Requirements:	**Comprehensive review of all available competitive sources and all other applicable competitive considerations:** On April 20, 2016, the city adopted Ordinance No. 2492, approving the City of Apopka Utilities Design and Construction Manual. This manual establishes the minimum design standards, material specifications, submittal requirements, and approval procedures for water, wastewater, and reclaimed water systems that are

	owned, operated, or serviced by the City of Apopka. These standards ensure consistency, reliability, and long-term maintenance of utility infrastructure throughout the city. Sta-Con Inc. is an approved representative for the Sanitary Sewer Lift Station Control Panels and (RTU'S) for the purchase of new products and OEM replacement parts. This is in accordance with the approved City Ordinance No.2492 — Apopka Utility Design and Construction Manual. Sta-Con Inc. is the only listed SCADA cabinet vendor that is still in operation from the approved list.
Policy Requirements:	**Documentation clearly defining why it is in the best interest of the City not to obtain quotes with each purchase and/or why this vendor:** The city classifies all lift stations into seven Levels of Service (LOS) categories: Critical, Master, Regional, Re-pump, Single, Shelter, and Facilities. Of the 178 total stations, 9 are designated as Master Stations and 7 are classified as Critical Stations, with the remaining stations distributed among the other LOS categories. Regardless of classification, each station requires standardized SCADA, RTU cabinets to ensure consistent monitoring and reliable reporting of station conditions across the system. Staff respectfully requests approval to designate Sta-Con Inc. as an evaluated source.
Policy Requirements:	**Proven quality differences and proximity of supplier:** Contractors doing work in the city are required to use Sta-Con Inc.boxes at the newly built lift stations, per Ordinance No. 2492, the Apopka Utility Design and Construction Manual. Sta-Con Inc. is a local Apopka company and allows the city and contractors to pick up materials on the same day if needed.
Justification:	Sta-Con Inc. provides lift station control panels, associated products, repairs, and services, all in accordance with approved Ordinance No.2492. Standardizing with Sta-Con Inc. will ensure continuity, compatibility, and operational efficiency across all citywide wastewater lift stations, ensuring consistent performance and reliable maintenance for Utility Maintenance operations. Projected Expenditures for FY2025-2026: $94,842 and any rollover funds.
History:	FY2020 Expenditures Allocated: $1,000 FY2021 Expenditures Allocated: $36,137 FY2023 Expenditures Allocated: $39,799 Ordinance No. 2492, the Apopka Utility Design and Construction Manual, was adopted and approved by the City Council on April 20, 2016. Sta-Con Inc. is the only listed SCADA cabinet vendor that is still in operation from the approved manual.

FUNDING SOURCE:
Approved FY26 Budget.

RECOMMENDED MOTION:
Approve the issuance of a blanket purchase order for the referenced vendor, not to exceed budget appropriations.

ATTACHMENTS:
None

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 8.
Meeting Date: December 17, 2025
Department: Finance Department

SUBJECT:
Authorize the execution of piggyback contracts for the assigned terms: Herc Rentals, Inc. and Stage Door II, LLC.

ACTION ITEM INFORMATION:

REQUEST:
Authorize the execution of a piggyback contract for the assigned terms.

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

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

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

Department:	Citywide
Vendor:	Herc Rentals, Inc.
Description:	Rental Equipment, Products and Related Services
Source:	Sourcewell
Bid/Contract #:	040924
Original Bid Award Date:	July 13, 2024
Expiration Date:	June 11, 2028
Renewals:	Three (3) additional one (1) year renewal options
Max Expiration Date:	June 11, 2031

Department:	Public Works
Vendor:	Stage Door II, LLC.
Description:	Stormwater Infrastructure Rehabilitation Services
Source:	Orange County Government, Florida
Bid/Contract #:	Y24-1066B
Original Bid Award Date:	December 6, 2024
Expiration Date:	December 5, 2026
Renewals:	One (1) additional one (1) year renewal option
Max Expiration Date:	December 5, 2027

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

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

ATTACHMENTS:
None

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 9.
Meeting Date: December 17, 2025
Department: Administration

SUBJECT:
Amendment of Personnel Rules and Regulations Manual to add a Compassionate Leave Bank

ACTION ITEM INFORMATION:

REQUEST:
Approval of the amendment to the Personnel Rules and Regulations Manual to add a Compassionate Leave Bank.

SUMMARY:
In accordance with the approved Personnel Rules and Regulations General Provisions, "Section I. O. Amendment of the Personnel Polices", the City Administration is authorized to make changes to the manual with the approval of the City Commission.

The City Administration proposes the addition of a new Compassionate Leave Bank as part of, "Section III. C. Benefits." The Compassionate Leave Bank establishes an administrative policy and procedure to assist City employees who experience a serious illness or injury by:

- Allowing any City employee the ability to donate their paid time off (PTO) hours into the Compassionate Leave Bank for use by other employees.
- Provide City employees who are suffering a serious illness or injury which has resulted in them expending all other forms of PTO, the opportunity to apply for up to an additional 160 hours of compassionate leave, dependent on the availability of the Compassionate Leave Bank.

There will be no impact on the budget for this program, as the Compassionate Leave Bank would be funded by PTO earned by the City employees, who are donating to the bank for use by others in need. There have been multiple occasions recently where an employee has run out of PTO while dealing with a serious illness. Employees have expressed interest in donating their own PTO hours to help out their coworkers, but have been unable to do so due to unavailability in the current policy. This Compassionate Leave Bank provides a way to provide this assistance from coworker to coworker.

FUNDING SOURCE:
n/a

RECOMMENDED MOTION:
Approval of the amendment to the Personnel Rules and Regulations Manual to add a Compassionate Leave Bank.

ATTACHMENTS:

1. Compassionate Leave Policy and Procedures 2025-12-17

COMPASSIONATE LEAVE BANK

OBJECTIVE:

To establish policy and procedure for the administration of a Compassionate Leave Bank to assist City employees who experience a serious illness or injury.

AUTHORITY:

Personnel Rules and Regulations Manual – General Provisions, Section I. O. AMENDMENT OF PERSONNEL POLICIES

DIRECTION:

Human Resources Director through the Chief Administrative Officer (CAO) or designee and the Compassionate Leave Bank Committee.

METHOD OF OPERATION:

A. Contribution to the Bank - Any City employee who has accrued paid time off (PTO) hours may elect to contribute to the Compassionate Leave Bank.

   a. Paid time off (PTO) hours contributed will not be included in income and, therefore, will not be taxable to the contributing employee; however, the hours, upon conversation, will be taxable to the receiving individual.

   b. The cash value of the hours contributed will be computed based on the hourly rate of the individual contributing. This cash value will be deposited in the Compassionate Leave Bank. Funds removed from the Compassionate Leave Bank will be determined by the hourly rate of the individual receiving Compassionate Leave.

   c. Contributions may be designated for use by a specific individual; however, once deposited in the Compassionate Leave Bank, contributions cannot be refunded.

   d. Contributions may be made by an employee completing a Compassionate Leave Bank Donation Form.

   e. Completed forms are to be sent to the Human Resources Department for processing.

B. Eligibility for Benefits

   In order to apply for Compassionate Leave, an individual must have experienced a serious illness or injury. The benefit of this policy does not accrue to related family members. In order to qualify, the following must apply:

   a. The employee must be absent for a minimum of twenty (20) workdays within a three (3) month period as a result of the illness or injury.

   b. Applicant must be a permanent full-time employee who has worked for the City at least ninety (90) days.

   c. All other leave options must have been exhausted. Employees who are terminally ill and/or unable to return to work, may apply to the Compassionate Leave Bank without having to meet the twenty (20) day absence requirement.

   d. The employee cannot receive Compassionate Leave hours simultaneously with Leave Bank hours.

   e. The employee cannot be receiving Workers Compensation or other City disability benefits.

   f. Benefits from the Compassionate Leave Bank shall not exceed one hundred and sixty (160) hours per illness or injury.

   g. Medical documentation must be provided.

C. Compassionate Leave Bank Committee

A Compassionate Leave Bank Committee will be appointed by the Chief Administrative Officer. This Committee will be comprised of five (5) members, the majority of whom must be employees not classified as Executive Management or Administrative Management. Human Resources Director or designee will serve as permanent Committee Chair. The remaining members will be appointed to serve for two (2) year terms.

a. Guidelines for Committee Meetings

The Committee Chair will call meetings as needed to review applications for the Compassionate Leave Bank. Employees receiving Compassionate Leave must meet all the criteria listed in B above. However, meeting these criteria does not obligate the Committee to approve leave from the Compassionate Leave Bank.

b. Additional items which should be taken into consideration include, but are not limited to:

i. The cash value of donated time available in the Compassionate Leave Bank.

ii. The employee's use of unscheduled Personal and /or Sick Leave prior to this illness or injury.

iii. Compassionate leave may be used upon the employee's return to work, provided such usage is directly related to the condition for which the leave was approved.

D. Application for Compassionate Leave

Application for Compassionate Leave may be made by completing an Application Form, which contains the following information:

a. Name and employee number of applicant.

b. The nature of the illness, injury, and disability, and the date it began.

c. The number of Compassionate Leave hours requested and the period to be covered.

d. A physician's statement describing the illness or disability and the estimated length of time until return for work.

e. A statement from the Payroll Section certifying the amount of leave remaining for the employee.

The completed Application Form should be sent to the Human Resources Director for scheduling of a committee meeting.

E. Restrictions on Compassionate Leave

The following restrictions will apply to Compassionate Leave granted by the Committee:

a. Employees shall have no entitlement to Compassionate Leave which is granted but not used by the employee.

F. Records

If an employee is granted Compassionate Leave by the Committee, the Chief Administrative Officer will be notified by the Committee Chair or designee, and the Committee Chair will notify Payroll to authorize conversion of funds in the Compassionate Leave Bank based on the employee's rate of pay.

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 10.
Meeting Date: December 17, 2025
Department: Finance Department

SUBJECT:
Award contract for ITB:2026-A-202, HVAC Repair and Replacement Services to: Air Mechanical Service Group, Kalos Services, Inc., Max Service Air Conditioning and Heat, Sherman Mechanical Contractors, and VMG Mechancial, LLC.

ACTION ITEM INFORMATION:

REQUEST:
Award contract for ITB:2026-A-202, HVAC Repair and Replacement Services to: Air Mechanical Service Group, Kalos Services, Inc., Max Service Air Conditioning and Heat, Sherman Mechanical Contractors, and VMG Mechancial, LLC.

SUMMARY:
Staff advertised an Invitation to Bid to establish a qualified list of vendors for HVAC repair and replacement service projects throughout the City, on an as-needed basis.

The contract awards shall be for a multi-year term, with an initial contract period of three (3) years from the date the contract is fully executed, with two (2) additional one (1) year renewal options, by mutual written agreement. This contract is being awarded to contractors who meet the required qualifications for projects in two (2) separate categories:

- **Category 1, HVAC Repair and Emergency Services** — Award contracts to the **two lowest qualified** proposers, designating them as primary and secondary contractors for HVAC repair and emergency services.

- **Category 2, HVAC Replacement Services** — Award all **qualified** bidders who applied to Category 2. The Request for Secondary Quoting **(RSQ)** process will be utilized to determine the award of each individual project. City staff will attempt to obtain quotes from all awarded contractors in Category #2 through the RSQ process.

The RSQ process for HVAC Replacement Services enures the City is getting the most competitive cost and best value for each project. The process will require staff to issue an RSQ to the awarded Contractor(s) outlining the specific scope of the HVAC replacement. The RSQ will include any subsequent addenda to the scope of work, and include a scheduled timeframe the vendor must comply with. Through the RSQ process, the contractors will be required to submit a total cost with a breakdown of that cost, that is inclusive of any and all costs associated with the satisfactory completion of the scope of work issued. Each project will be awarded on a project basis to the lowest qualified contractor.

Category 1 and 2 contracts include fixed hourly technician rates, a subcontractor markup percentage (%) and a material markup percentage (%). The submitted fixed rate shall remain the same for the initial three (3) year period and may be adjusted for each renewal period based on the consumer price index (CPI). The advertisement

schedule and statistics were as follows:

Date Issued & Advertised:	November 2, 2025
Inquiry Deadline	November 14, 2025
E-Bid Submittal Deadline:	December 4, 2025, 3:00pm
Notified Users:	2,476
Project Views:	381
Vendors Following the Project:	21

Five (5) contractors submitted bids:

Air Mechanical Service Group
Kalos Service, Inc.
Max Service Air Conditioning and Heat
Sherman Mechanical Contractors
VMG Mechanical, LLC.

Staff recommends contract awards to the following responsive and responsible bidders in the following categories:

Category 1: HVAC Repair and Emergency Services

Awarded Vendors	HVAC Technician Standard Hours Unit Cost
VMG Mechanical, LLC (Primary)	$90.00 per hour
Sherman Mechanical Contractors (Secondary)	$90.00 per hour

Category 2: HVAC Replacement Services

Awarded Vendors
Air Mechanical Service Group Kalos Service, Inc. Max Service Air Conditioning and Heat Sherman Mechanical Contractors VMG Mechanical, LLC.

The five (5) contractor submittals have been reviewed to include their bid, history, and references. For Category 1, VMG Mechanical, LLC is being awarded the primary contract based on their local preference. Each individually awarded project will be funded through fiscal year budgetary appropriations.

FUNDING SOURCE:
Within fiscal year budgetary appropriations.

RECOMMENDED MOTION:
Approve contract awards to: Air Mechanical Service Group, Kalos Service, Inc., Max Service Air Conditioning and Heat, Sherman Mechanical Contractors, and VMG Mechanical, LLC.

ATTACHMENTS:
None

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 11.
Meeting Date: December 17, 2025
Department: Finance Department

SUBJECT:
Accept the disbursement report for November 2025.

ACTION ITEM INFORMATION:

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

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

FUNDING SOURCE:
Not Applicable.

RECOMMENDED MOTION:
Accept the November 2025 Disbursement Report.

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

City of Apopka
November 2025
Finance Disbursement Report
Exhibit A

Description	Check #	Check Date	Vendor Name	PO #	Item Description	Amount	Void Amount	Net Amount	Void Reason
OPERATING ACCOUNT WIRES	904639	11/3/2025	DUKE ENERGY	25-00563	Electric Bill Payments	11,211.15	0	11,211.15	
OPERATING ACCOUNT WIRES	904640	11/3/2025	DUKE ENERGY	25-00598	Duke Electric Service (3514)	62.33	0	62.33	
OPERATING ACCOUNT WIRES	904641	11/3/2025	DUKE ENERGY	25-00670	Electric Inv. 3412-4300	1,120.79	0	1,120.79	
OPERATING ACCOUNT WIRES	904642	11/3/2025	DUKE ENERGY	25-00566	FY25 Electrical Invoice 3121	111,679.66	0	111,679.66	
OPERATING ACCOUNT WIRES	904643	11/3/2025	DUKE ENERGY	25-00563	Electric Bill Payments	5,180.07	0	5,180.07	
OPERATING ACCOUNT WIRES	904644	11/3/2025	DUKE ENERGY	25-00598	Duke Electric Service (3514)	15,282.07	0	15,282.07	
OPERATING ACCOUNT WIRES	904645	11/3/2025	DUKE ENERGY	25-00111	Duke Energy Blanket	26,650.82	0	26,650.82	
OPERATING ACCOUNT WIRES	904645	11/3/2025	DUKE ENERGY	25-00598	Duke Electric Service (3514)	4,600.55	0	4,600.55	
OPERATING ACCOUNT WIRES	904645	11/3/2025	DUKE ENERGY	25-00672	Street Lights & Median Elect.	1,077.38	0	1,077.38	
OPERATING ACCOUNT WIRES	904646	11/3/2025	DUKE ENERGY	25-00170	FY24 Blanket Duke Invoices	940.48	0	940.48	
OPERATING ACCOUNT WIRES	904646	11/3/2025	DUKE ENERGY	25-00541	Blanket PO - Utility Charges	19.31	0	19.31	
OPERATING ACCOUNT WIRES	904646	11/3/2025	DUKE ENERGY	25-00670	Electric Inv. 3412-4300	42.17	0	42.17	
OPERATING ACCOUNT WIRES	904646	11/3/2025	DUKE ENERGY	25-00672	Street Lights & Median Elect.	66,019.78	0	66,019.78	
OPERATING ACCOUNT WIRES	904669	11/3/2025	DUKE ENERGY	25-00111	Duke Energy Blanket	37,950.30	0	37,950.30	
OPERATING ACCOUNT WIRES	904671	11/3/2025	DUKE ENERGY	25-00599	Electronic Invoices 2210	104.05	0	104.05	
GENERAL OPERATING ACCOUNT	241939	11/4/2025	POWERS, GABRIELE	26-00821	UTILITY REFUND	104.83	0	104.83	
GENERAL OPERATING ACCOUNT	241940	11/4/2025	NORTHERN, ADRIA	26-00822	UTILITY REFUND	185.00	0	185.00	
GENERAL OPERATING ACCOUNT	241941	11/4/2025	K HOVNANIAN	26-00823	UTILITY REFUND	28.24	0	28.24	
GENERAL OPERATING ACCOUNT	241942	11/4/2025	MORENO, MARIO	26-00824	UTILITY REFUND	212.20	0	212.20	
GENERAL OPERATING ACCOUNT	241943	11/4/2025	FERGUSON, PATTI	26-00825	UTILITY REFUND	132.16	0	132.16	
GENERAL OPERATING ACCOUNT	241944	11/4/2025	SMITH, DAVID	26-00826	UTILITY REFUND	19.26	0	19.26	
GENERAL OPERATING ACCOUNT	241945	11/4/2025	VITALE, MARIA	26-00827	UTILITY REFUND	154.92	0	154.92	
GENERAL OPERATING ACCOUNT	241946	11/4/2025	PULTE HOMES LLC	26-00828	UTILITY REFUND	35.49	0	35.49	
GENERAL OPERATING ACCOUNT	241947	11/4/2025	PROCTOR, PAMALA	26-00829	UTILITY REFUND	214.27	0	214.27	
GENERAL OPERATING ACCOUNT	241948	11/4/2025	PULTE HOMES	26-00830	UTILITY REFUND	82.79	0	82.79	
GENERAL OPERATING ACCOUNT	241949	11/4/2025	PULTE HOMES	26-00831	UTILITY REFUND	59.49	0	59.49	
GENERAL OPERATING ACCOUNT	241950	11/4/2025	PULTE HOMES	26-00832	UTILITY REFUND	81.45	0	81.45	
GENERAL OPERATING ACCOUNT	241951	11/4/2025	PULTE HOMES	26-00833	UTILITY REFUND	83.38	0	83.38	
GENERAL OPERATING ACCOUNT	241952	11/4/2025	JEAN PIERRE, ROSE MARIE	26-00834	UTILITY REFUND	157.71	0	157.71	
GENERAL OPERATING ACCOUNT	241953	11/4/2025	MCQUEEN, CANDICE	26-00835	UTILITY REFUND	119.57	0	119.57	
GENERAL OPERATING ACCOUNT	241954	11/4/2025	COTTRELL, JASON	26-00836	UTILITY REFUND	94.42	0	94.42	
GENERAL OPERATING ACCOUNT	241955	11/4/2025	K HOVNANIAN	26-00837	UTILITY REFUND	37.28	0	37.28	
GENERAL OPERATING ACCOUNT	241956	11/4/2025	LENNAR HOMES	26-00838	UTILITY REFUND	180.00	0	180.00	
GENERAL OPERATING ACCOUNT	241957	11/4/2025	HARDIN, CHAZ	26-00839	UTILITY REFUND	76.60	0	76.60	
GENERAL OPERATING ACCOUNT	241958	11/4/2025	JORDAN, MEGHAN	26-00840	UTILITY REFUND	257.18	0	257.18	
GENERAL OPERATING ACCOUNT	241959	11/4/2025	HAMILTON, STEVE	26-00841	UTILITY REFUND	25.00	0	25.00	
GENERAL OPERATING ACCOUNT	241960	11/4/2025	BORGES, ASTRID	26-00842	UTILITY REFUND	25.00	0	25.00	
GENERAL OPERATING ACCOUNT	241961	11/4/2025	LEONIDES, CARLOS ANTONIO	26-00843	UTILITY REFUND	27.77	0	27.77	
GENERAL OPERATING ACCOUNT	241962	11/4/2025	PLATMAN, ANTHONY	26-00844	UTILITY REFUND	111.17	0	111.17	
GENERAL OPERATING ACCOUNT	241963	11/4/2025	HAWASH, JOE	26-00845	UTILITY REFUND	180.00	0	180.00	
GENERAL OPERATING ACCOUNT	241964	11/4/2025	PENNA, MATTHEW	26-00846	UTILITY REFUND	174.43	0	174.43	
GENERAL OPERATING ACCOUNT	241965	11/4/2025	HANOVER FAMILY BUILDERS	26-00847	UTILITY REFUND	67.81	0	67.81	
GENERAL OPERATING ACCOUNT	241966	11/4/2025	LENNAR HOMES	26-00848	UTILITY REFUND	85.00	0	85.00	
GENERAL OPERATING ACCOUNT	241967	11/4/2025	PADILLA PAGAN, HECTOR E	26-00849	UTILITY REFUND	124.65	0	124.65	
GENERAL OPERATING ACCOUNT	241968	11/4/2025	HAN, JIN	26-00850	UTILITY REFUND	97.07	0	97.07	
GENERAL OPERATING ACCOUNT	241969	11/4/2025	AVERY, JOEL	26-00851	UTILITY REFUND	117.14	0	117.14	
GENERAL OPERATING ACCOUNT	241970	11/4/2025	RODRIGUEZ,NEISHA	26-00852	UTILITY REFUND	10.02	0	10.02	
GENERAL OPERATING ACCOUNT	241971	11/4/2025	TROUBLE FREE PROPTERY	26-00853	UTILITY REFUND	155.00	0	155.00	
GENERAL OPERATING ACCOUNT	241972	11/4/2025	FORESTAR	26-00854	UTILITY REFUND	77.84	0	77.84	
GENERAL OPERATING ACCOUNT	241973	11/4/2025	DR HORTON	26-00855	UTILITY REFUND	50.00	0	50.00	
GENERAL OPERATING ACCOUNT	241974	11/4/2025	RYAN HOMES	26-00856	UTILITY REFUND	37.64	0	37.64	
GENERAL OPERATING ACCOUNT	241975	11/4/2025	NVR INC	26-00857	UTILITY REFUND	360.00	0	360.00	
GENERAL OPERATING ACCOUNT	241976	11/4/2025	CLYNE, JEDECIA	26-00858	UTILITY REFUND	272.20	0	272.20	
GENERAL OPERATING ACCOUNT	241977	11/4/2025	CASH GEEKS	26-00860	UTILITY REFUND	155.00	0	155.00	
GENERAL OPERATING ACCOUNT	241978	11/4/2025	EVERNEST, LLC.	26-00862	UTILITY REFUND	12.07	0	12.07	
GENERAL OPERATING ACCOUNT	241979	11/4/2025	DR HORTON	26-00863	UTILITY REFUND	120.00	0	120.00	
GENERAL OPERATING ACCOUNT	241980	11/4/2025	KAYE, DAVID	26-00864	UTILITY REFUND	199.70	0	199.70	
GENERAL OPERATING ACCOUNT	241981	11/4/2025	KB HOME	26-00865	UTILITY REFUND	68.05	0	68.05	

GENERAL OPERATING ACCOUNT	241982	11/4/2025	PULTE HOME	26-00866	UTILITY REFUND	85.00	0	85.00
GENERAL OPERATING ACCOUNT	241983	11/4/2025	PULTE HOME	26-00867	UTILITY REFUND	180.00	0	180.00
GENERAL OPERATING ACCOUNT	241984	11/5/2025	RANDALL MECHANICAL, INC.	25-00235	Blanket Repairs Fire Sprinkler	170.00	0	170.00
GENERAL OPERATING ACCOUNT	241985	11/5/2025	RANDALL MECHANICAL, INC.	24-00471	Fire Systems Insp and monitori	150.00	0	150.00
GENERAL OPERATING ACCOUNT	241985	11/5/2025	RANDALL MECHANICAL, INC.	25-00235	Blanket Repairs Fire Sprinkler	5,236.70	0	5,236.70
OPERATING ACCOUNT WIRES	904647	11/5/2025	DUKE ENERGY	25-00563	Electric Bill Payments	69.02	0	69.02
GENERAL OPERATING ACCOUNT	241986	11/6/2025	ALL-RITE FENCE CO.,INC.	25-04424	Wewa Pool fencing	21,149.21	0	21,149.21
GENERAL OPERATING ACCOUNT	241987	11/6/2025	AMAZON.COM	25-05677	standing desk riser	161.49	0	161.49
GENERAL OPERATING ACCOUNT	241988	11/6/2025	AQUASOL COMMERCIAL CHEMICAL, I	26-00247	Pool Chemicals	1,980.66	0	1,980.66
GENERAL OPERATING ACCOUNT	241989	11/6/2025	BAKER, JOSHUA	26-00510	Training Reimbursement	794.00	0	794.00
GENERAL OPERATING ACCOUNT	241990	11/6/2025	BIRCHMORE GROUP, INC.	26-00399	Entertaiment Services	5,100.00	0	5,100.00
GENERAL OPERATING ACCOUNT	241991	11/6/2025	BROWN JACOBE	26-00768	Training Reimbursement	550.00	0	550.00
GENERAL OPERATING ACCOUNT	241992	11/6/2025	Carter's Ace Hardware of Hunt	26-00205	Supplies for Repairs	114.48	0	114.48
GENERAL OPERATING ACCOUNT	241993	11/6/2025	CENTRAL FLORIDA PREPARATORY	26-00764	ACC facility deposit refund	500.00	0	500.00
GENERAL OPERATING ACCOUNT	241994	11/6/2025	CENTURYLINK	26-00096	CenturyLink Phone Service	221.96	0	221.96
GENERAL OPERATING ACCOUNT	241995	11/6/2025	CENTURYLINK COMMUNICATIONS LLC	26-00095	Camp Wewa Internet Circuit	208.15	0	208.15
GENERAL OPERATING ACCOUNT	241996	11/6/2025	CHA CONSULTING, INC.	22-05844	Grossenbacker Well # 1 Replace	25,197.50	0	25,197.50
GENERAL OPERATING ACCOUNT	241996	11/6/2025	CHA CONSULTING, INC.	22-05874	Plymouth Regional WTP Well 3	6,390.80	0	6,390.80
GENERAL OPERATING ACCOUNT	241996	11/6/2025	CHA CONSULTING, INC.	24-03900	Forest Ave Forcemain Replace	15,566.25	0	15,566.25
GENERAL OPERATING ACCOUNT	241997	11/6/2025	CHARTER COMMUNICATIONS HOLDING	25-00020	Cable TV Services	133.00	0	133.00
GENERAL OPERATING ACCOUNT	241997	11/6/2025	CHARTER COMMUNICATIONS HOLDING	26-00045	City Clinic Internet/Phone	220.00	0	220.00
GENERAL OPERATING ACCOUNT	241997	11/6/2025	CHARTER COMMUNICATIONS HOLDING	26-00261	Cable TV Services	803.37	0	803.37
GENERAL OPERATING ACCOUNT	241998	11/6/2025	CHEMTEK, INC	26-00155	Asphalt Remover	1,773.79	0	1,773.79
GENERAL OPERATING ACCOUNT	241999	11/6/2025	CIVICPLUS, INC.	26-00561	CIVIC PLUS - ONLINE CODE HOST	11,487.15	0	11,487.15
GENERAL OPERATING ACCOUNT	241999	11/6/2025	CIVICPLUS, INC.	26-00562	CivicPlus Website Hosting	10,209.15	0	10,209.15
GENERAL OPERATING ACCOUNT	241999	11/6/2025	CIVICPLUS, INC.	26-00563	CivicPlus Website Hosting	23,327.70	0	23,327.70
GENERAL OPERATING ACCOUNT	242000	11/6/2025	CLEAN ENERGY	25-00268	MAINTENANCE ON CNG TANKS	10,659.80	0	10,659.80
GENERAL OPERATING ACCOUNT	242001	11/6/2025	COLINA, BRANDON	26-00787	Paramedic Reimbursement	3,567.00	0	3,567.00
GENERAL OPERATING ACCOUNT	242002	11/6/2025	CONCORD TECHNOLOGIES	26-00044	Hosted Faxing Service	227.40	0	227.40
GENERAL OPERATING ACCOUNT	242003	11/6/2025	CONCOLINO, DOMINIC	26-00545	Paramedic Reimbursement	339.69	0	339.69
GENERAL OPERATING ACCOUNT	242004	11/6/2025	REXEL OF AMERICA. LLC	25-05866	Electrical parts	102.30	0	102.30
GENERAL OPERATING ACCOUNT	242005	11/6/2025	CRUZ, HECTOR	26-00798	Water Conservation Incentive	269.15	0	269.15
GENERAL OPERATING ACCOUNT	242006	11/6/2025	DLT SOLUTIONS LLC	26-00318	Autodesk License Renewal	8,546.00	0	8,546.00
GENERAL OPERATING ACCOUNT	242007	11/6/2025	ENCO UTILITY SERVICES FLORIDA	25-00813	UTILITY BILL PRINT & POSTAGE	21,489.37	0	21,489.37
GENERAL OPERATING ACCOUNT	242008	11/6/2025	ENVIRONMENTAL PRODUCTS GROUP	25-04010	Vactor Rental - Sewer Cleaner	12,000.00	0	12,000.00
GENERAL OPERATING ACCOUNT	242009	11/6/2025	ENVIRONMENTAL EQUIP SERVICES	26-00693	October Rental Bill	12,000.00	0	12,000.00
GENERAL OPERATING ACCOUNT	242010	11/6/2025	ESRI	26-00716	ArcGIS Credits	1,200.00	0	1,200.00
GENERAL OPERATING ACCOUNT	242011	11/6/2025	EVOQUA WATER TECHNOLOGIES LLC	26-00058	Chemical for Odor Control	12,492.35	0	12,492.35
GENERAL OPERATING ACCOUNT	242012	11/6/2025	FAHNING, ALISON	26-00799	Parking Reimbursement Fahning	38.00	0	38.00
GENERAL OPERATING ACCOUNT	242013	11/6/2025	FAST SIGNS	26-00781	Replacement Door Badges	172.84	0	172.84
GENERAL OPERATING ACCOUNT	242014	11/6/2025	FEDEX	26-00560	Shipping Services	20.08	0	20.08
GENERAL OPERATING ACCOUNT	242015	11/6/2025	F.J. NUGENT & ASSOCIATES, INC.	26-00743	LS Power Cable/Capacitor	1,016.00	0	1,016.00
GENERAL OPERATING ACCOUNT	242016	11/6/2025	FLORIDA WATER ENVIRONMENT ASSO	26-00495	Utility Roundtable	70.00	0	70.00
GENERAL OPERATING ACCOUNT	242017	11/6/2025	FLORIDA STATE COLLEGE	25-05381	FL PST Certification Course	1,100.00	0	1,100.00
GENERAL OPERATING ACCOUNT	242018	11/6/2025	FORBES, ANTRANETTE	26-00544	TRAVEL EXPENSES (FRA CONFERENC	1,375.54	0	1,375.54
GENERAL OPERATING ACCOUNT	242019	11/6/2025	FW FLEET CLEAN, LLC	25-02256	Sant. truck maintenance wash	954.00	0	954.00
GENERAL OPERATING ACCOUNT	242020	11/6/2025	GIS WEBTECH LLC	26-00898	Commercial Property database	7,000.00	0	7,000.00
GENERAL OPERATING ACCOUNT	242021	11/6/2025	GRAINGER	26-00698	Janitorial Supplies	215.22	0	215.22
GENERAL OPERATING ACCOUNT	242022	11/6/2025	HOWARD INDUSTRIES, INC.	25-02335	FCC A/V Upgrade	278.00	0	278.00
GENERAL OPERATING ACCOUNT	242023	11/6/2025	INFORMATION MANAGEMENT SERVICE	25-00027	IMS Annual Maintenance	544.50	0	544.50
GENERAL OPERATING ACCOUNT	242024	11/6/2025	ISOLVED HCM, LLC	26-00870	iSolved ATS	9,117.36	0	9,117.36
GENERAL OPERATING ACCOUNT	242024	11/6/2025	ISOLVED HCM, LLC	26-00874	Benefits & Cobra Annual Fees	5,734.75	0	5,734.75
GENERAL OPERATING ACCOUNT	242025	11/6/2025	JOHN LAND APOPKA COMM TRUST	26-00720	Annual Legacy Gala	625.00	0	625.00
GENERAL OPERATING ACCOUNT	242026	11/6/2025	K & M CUSTOM CREATIONS	26-00262	Uniform Shirts - Bldg Dept	89.17	0	89.17
GENERAL OPERATING ACCOUNT	242027	11/6/2025	LAKE TIRE & AUTO	25-00238	STOCK TIRES FOR CITY VEHICLES	2,534.54	0	2,534.54
GENERAL OPERATING ACCOUNT	242028	11/6/2025	LANGUAGE LINE SOLUTIONS, INC	25-04618	Blanket Transition Services	19.66	0	19.66
GENERAL OPERATING ACCOUNT	242029	11/6/2025	MARCO POLO POOL MAINT INC	26-00388	Pool Maintenance	3,591.67	0	3,591.67
GENERAL OPERATING ACCOUNT	242030	11/6/2025	MES SERVICE COMPANY LLC	26-00225	Blanket PO - HURST Tools	3,634.90	0	3,634.90
GENERAL OPERATING ACCOUNT	242031	11/6/2025	M J DONOVAN ENTERPRISES, INC	25-05248	Pole Banners	5,969.77	0	5,969.77

GENERAL OPERATING ACCOUNT	242032	11/6/2025	MOTOROLA SOLUTIONS, INC.	25-05905	Speakers & Equipment St. 2	9,371.71	0	9,371.71
GENERAL OPERATING ACCOUNT	242033	11/6/2025	MY HEALTH ONSITE	26-00737	October 2025 Program Fee	14,927.00	0	14,927.00
GENERAL OPERATING ACCOUNT	242033	11/6/2025	MY HEALTH ONSITE	26-00888	November 2025 Program Fee	14,927.00	0	14,927.00
GENERAL OPERATING ACCOUNT	242034	11/6/2025	NEWKIRK ENGINEERING INC	21-01344	Harmon Road Extension	4,918.68	0	4,918.68
GENERAL OPERATING ACCOUNT	242035	11/6/2025	NORTH AMERICA FIRE EQUIPMENT C	26-00226	Blanket PO - Tower Equipment	3,399.57	0	3,399.57
GENERAL OPERATING ACCOUNT	242036	11/6/2025	NUNEZ, ERLIS	26-00795	Mileage reimbursement	9.24	0	9.24
GENERAL OPERATING ACCOUNT	242037	11/6/2025	OCU - SOLID WASTE DIVISION	25-01025	Garbage Disposal Tipping Fees	143,692.84	0	143,692.84
GENERAL OPERATING ACCOUNT	242039	11/6/2025	ODP BUSINESS SOLUTIONS, LLC	25-00183	Blanket for Office Supplies	416.00	0	416.00
GENERAL OPERATING ACCOUNT	242039	11/6/2025	ODP BUSINESS SOLUTIONS, LLC	25-00512	Blanket for Office Supplies	62.73	0	62.73
GENERAL OPERATING ACCOUNT	242039	11/6/2025	ODP BUSINESS SOLUTIONS, LLC	25-00514	Blanket for Office Supplies	555.63	0	555.63
GENERAL OPERATING ACCOUNT	242039	11/6/2025	ODP BUSINESS SOLUTIONS, LLC	25-00516	Blanket for Office Supplies	481.47	0	481.47
GENERAL OPERATING ACCOUNT	242039	11/6/2025	ODP BUSINESS SOLUTIONS, LLC	25-00517	Blanket for Office Supplies	109.44	0	109.44
GENERAL OPERATING ACCOUNT	242039	11/6/2025	ODP BUSINESS SOLUTIONS, LLC	25-00520	LEGAL OFFICE SUPPLIES 2024-25	179.09	0	179.09
GENERAL OPERATING ACCOUNT	242039	11/6/2025	ODP BUSINESS SOLUTIONS, LLC	26-00107	Office Depot HR Sup. FY26	27.33	0	27.33
GENERAL OPERATING ACCOUNT	242039	11/6/2025	ODP BUSINESS SOLUTIONS, LLC	26-00265	Office Supplies	32.89	0	32.89
GENERAL OPERATING ACCOUNT	242039	11/6/2025	ODP BUSINESS SOLUTIONS, LLC	26-00559	Office Supplies	163.98	0	163.98
GENERAL OPERATING ACCOUNT	242040	11/6/2025	ONSYTE PERFORMANCE LLC	26-00379	Monthly Utilities Charges	2,627.74	0	2,627.74
GENERAL OPERATING ACCOUNT	242041	11/6/2025	SCHOOL BOARD OF ORANGE COUNTY	26-00818	donation - Comm. Nesta	750.00	0	750.00
GENERAL OPERATING ACCOUNT	242042	11/6/2025	P & A GROUP, THE	26-00734	Oct.25 FlexSpending EE pd	650.00	0	650.00
GENERAL OPERATING ACCOUNT	242043	11/6/2025	PEOPLE READY, INC	25-00169	Temp labor sanitation workers	7,557.00	0	7,557.00
GENERAL OPERATING ACCOUNT	242044	11/6/2025	PRIORITY DISPATCH	25-05949	EMD & EFD Certification Course	425.00	0	425.00
GENERAL OPERATING ACCOUNT	242045	11/6/2025	PROCTOR, COLLIN	26-00800	Paramedic School Reimbursement	4,033.34	0	4,033.34
GENERAL OPERATING ACCOUNT	242046	11/6/2025	PROFESSIONAL TESTING CONSULT	26-00696	2025 Promotional Testing	9,995.00	0	9,995.00
GENERAL OPERATING ACCOUNT	242047	11/6/2025	RADIOTRONICS, INC.	26-00712	Annual K9 Heat Alarm Subscript	420.00	0	420.00
GENERAL OPERATING ACCOUNT	242049	11/6/2025	RANDALL MECHANICAL, INC.	25-00235	Blanket Repairs Fire Sprinkler	-1,428.85	0	-1,428.85
GENERAL OPERATING ACCOUNT	242049	11/6/2025	RANDALL MECHANICAL, INC.	26-00110	Fire Inspection & monitoring	2,675.00	0	2,675.00
GENERAL OPERATING ACCOUNT	242049	11/6/2025	RANDALL MECHANICAL, INC.	26-00111	Fire Sprinkler & alarm repairs	1,564.97	0	1,564.97
GENERAL OPERATING ACCOUNT	242050	11/6/2025	RDK TRUCK SALES & SERVICE, INC	25-05411	Garb trk rental 108197	8,500.00	0	8,500.00
GENERAL OPERATING ACCOUNT	242051	11/6/2025	REP SERVICES, INC.	25-04031	Alonzo Williams Pk. Pav- CRA	48,682.00	0	48,682.00
GENERAL OPERATING ACCOUNT	242051	11/6/2025	REP SERVICES, INC.	25-04032	CRA Pav. Action Sports Park	48,682.00	0	48,682.00
GENERAL OPERATING ACCOUNT	242052	11/6/2025	RICOH USA, INC.	26-00198	Blanket PO-Monthly Copy Charge	129.58	0	129.58
GENERAL OPERATING ACCOUNT	242053	11/6/2025	RITE-WAY COMPLIANCE GROUP, LLC	26-00751	Oil/Grease Management Software	2,581.98	0	2,581.98
GENERAL OPERATING ACCOUNT	242054	11/6/2025	Rize Elevator LLC	26-00221	City Hall Elevator maint & ins	456.00	0	456.00
GENERAL OPERATING ACCOUNT	242056	11/6/2025	ROLLKALL	25-00240	CRA Community Policing Program	4,093.42	0	4,093.42
GENERAL OPERATING ACCOUNT	242057	11/6/2025	SEMINOLE CO. SHERIFF'S OFFICE	26-00571	Police CAD Services	111,199.95	0	111,199.95
GENERAL OPERATING ACCOUNT	242058	11/6/2025	SISSINE'S BUSINESS SOLUTIONS	26-00160	Sissines (Copies -Facilities)	63.93	0	63.93
GENERAL OPERATING ACCOUNT	242059	11/6/2025	SP PLUS CORPORATION	26-00386	Parking services for events	3,220.80	0	3,220.80
GENERAL OPERATING ACCOUNT	242060	11/6/2025	SHELLEY'S ENVIRONMENTAL SYSTEM	26-00117	Blanket for Sludge Hauling	17,928.54	0	17,928.54
GENERAL OPERATING ACCOUNT	242061	11/6/2025	TETRA TECH INC.	24-02573	NW Storm and Reuse Upgrade-2A	-8,308.00	0	-8,308.00
GENERAL OPERATING ACCOUNT	242061	11/6/2025	TETRA TECH INC.	25-04048	Phase IIA NWRC Permitting	9,856.00	0	9,856.00
GENERAL OPERATING ACCOUNT	242062	11/6/2025	T-MOBILE USA	26-00100	Cell Data For GPS & iPad Servi	6,689.21	0	6,689.21
GENERAL OPERATING ACCOUNT	242062	11/6/2025	T-MOBILE USA	26-00355	FD iPads	2,299.95	0	2,299.95
GENERAL OPERATING ACCOUNT	242062	11/6/2025	T-MOBILE USA	26-00733	Cellular Data Service	1,938.50	0	1,938.50
GENERAL OPERATING ACCOUNT	242063	11/6/2025	TRANSPREMIER LLC	26-00162	Street sweeping	23,707.20	0	23,707.20
GENERAL OPERATING ACCOUNT	242064	11/6/2025	UNITED RENTALS ,INC.	26-00317	Equipment rentals	991.00	0	991.00
GENERAL OPERATING ACCOUNT	242065	11/6/2025	U.S. BANK	26-00120	PD Copy Machine Lease	356.12	0	356.12
GENERAL OPERATING ACCOUNT	242066	11/6/2025	VERIZON WIRELESS	26-00097	Verizon Cellular Service	5,770.90	0	5,770.90
GENERAL OPERATING ACCOUNT	242067	11/6/2025	VETERANS OF FOREIGN WARS USA	26-00886	citys payout to vfw for Oct25	2,180.00	0	2,180.00
GENERAL OPERATING ACCOUNT	242068	11/6/2025	VIKING SECURITY	25-00763	Building Security	3,348.96	0	3,348.96
GENERAL OPERATING ACCOUNT	242069	11/6/2025	VIETNAMESE COMMUNIT CENTRAL FL	26-00727	ACC facility deposit refund	500.00	0	500.00
GENERAL OPERATING ACCOUNT	242070	11/6/2025	W.B. MASON COMPANY, INC	25-00465	Blanket PO - Office Supplies	52.59	0	52.59
GENERAL OPERATING ACCOUNT	242070	11/6/2025	W.B. MASON COMPANY, INC	25-03785	Office Supplies	52.25	0	52.25
GENERAL OPERATING ACCOUNT	242071	11/6/2025	Wekiva High School Culinary	26-00819	donation - Comm. Velazquez	1,150.00	0	1,150.00
GENERAL OPERATING ACCOUNT	242072	11/6/2025	WESCO TURF , INC.	25-00696	MISCELLANEOUS MOWER PARTS	1,624.17	0	1,624.17
GENERAL OPERATING ACCOUNT	242073	11/6/2025	WILLIAMS, TYLER	26-00802	Paramedic School Reimbursement	2,310.94	0	2,310.94
GENERAL OPERATING ACCOUNT	242074	11/6/2025	YURKO, ALISON M.	26-00816	CEB Hearing 10/21/25	950.00	0	950.00
OPERATING ACCOUNT WIRES	904663	11/6/2025	LOWE'S	25-05382	Operating Supplies	2,473.49	0	2,473.49
OPERATING ACCOUNT WIRES	904663	11/6/2025	LOWE'S	26-00072	operating supplies	504.28	0	504.28
OPERATING ACCOUNT WIRES	904663	11/6/2025	LOWE'S	26-00138	Blanket PO -Operating Supplies	125.14	0	125.14

OPERATING ACCOUNT WIRES	904663	11/6/2025	LOWE'S	26-00203	Supplies for repairs	234.43	0	234.43
OPERATING ACCOUNT WIRES	904663	11/6/2025	LOWE'S	26-00313	Blanket-Field Supplies	64.27	0	64.27
SYNOVUS BANK E-PAYMENTS	305830	11/6/2025	A-ABRA-KEY-DABRA LOCKSMITH SER	26-00064	keys city wide	22.50	0	22.50
SYNOVUS BANK E-PAYMENTS	305831	11/6/2025	CROWN SHREDDING, LLC	26-00557	CITYWIDE SHREDDING SERVICES	264.10	0	264.10
SYNOVUS BANK E-PAYMENTS	305831	11/6/2025	CROWN SHREDDING, LLC	26-00814	FINANCE AAC RDR DISPOSALS	131.25	0	131.25
SYNOVUS BANK E-PAYMENTS	305832	11/6/2025	GALLS, PARENT HOLDINGS, LLC	26-00298	BLANKET Badges & Accoutrements	149.61	0	149.61
SYNOVUS BANK E-PAYMENTS	305833	11/6/2025	RAPID SYSTEMS	25-05695	AFD Butler Bldg Camera	3,458.87	0	3,458.87
SYNOVUS BANK E-PAYMENTS	305833	11/6/2025	RAPID SYSTEMS	26-00099	Wireless Internet Circuit	2,136.00	0	2,136.00
GENERAL OPERATING ACCOUNT	242075	11/7/2025	CONTAINRENT, LLC	25-02937	CDBG-28 W 8th St Container	172.00	0	172.00
GENERAL OPERATING ACCOUNT	242076	11/7/2025	TETRA TECH INC.	24-02573	NW Storm and Reuse Upgrade-2A	1,817.50	0	1,817.50
GENERAL OPERATING ACCOUNT	242077	11/7/2025	WHITEHEAD, CHARLES	26-00796	Mileage reimbursement	76.72	0	76.72
GENERAL OPERATING ACCOUNT	242078	11/7/2025	ESO SOLUTIONS, INC.	26-01020	CAD System	58,889.72	0	58,889.72
OPERATING ACCOUNT WIRES	904630	11/7/2025	BANK OF NEW YORK MELLON,THE	26-01077	ADMIN FEE UTILITY REF BOND2012	750.00	0	750.00
OPERATING ACCOUNT WIRES	904631	11/7/2025	APOPKA FIREFIGHTERS ASSOC.	26-00941	FD Assoc Dues October 2025	384.00	0	384.00
OPERATING ACCOUNT WIRES	904632	11/7/2025	APOPKA POLICE OFFICERS ASSOC	26-00942	PD Union October 2025	327.80	0	327.80
OPERATING ACCOUNT WIRES	904633	11/7/2025	APOPKA PROFESSIONAL FIREFIGHT	26-00943	FD Union Dues October 2025	5,188.50	0	5,188.50
OPERATING ACCOUNT WIRES	904634	11/7/2025	EMPOWER ANNUITY INSURANCE CO.	26-00940	PRUDENTIAL RETIREMENT 11/01/25	475,955.86	0	475,955.86
OPERATING ACCOUNT WIRES	904635	11/7/2025	INTERNAL REVENUE SERVICE	26-00939	ACH PAYROLL TAX W/E 11/01/25	442,913.83	0	442,913.83
OPERATING ACCOUNT WIRES	904636	11/7/2025	VOYA INSTITUTIONAL TRUST CO.	26-00938	457 CONTRIBUTION W/E 11/01/25	30,039.34	0	30,039.34
OPERATING ACCOUNT WIRES	904637	11/7/2025	EXPERTPAY	26-00937	CHILD SUPPORT W/E 11/01/25	2,660.07	0	2,660.07
OPERATING ACCOUNT WIRES	904638	11/7/2025	FLORIDA DEPARTMENT OF REVENUE	26-01078	Octoberber 2025 Sales Tax Pmt	3,096.05	0	3,096.05
POLICE CONFISCATED FUNDS	1073	11/7/2025	KUSE, VIWE	26-00794	Money Return	19.00	0	19.00
GENERAL OPERATING ACCOUNT	242079	11/12/2025	DUHAIME, OLIVIA	26-00944	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242080	11/12/2025	KNOWLES, ALEXANDRA	26-00945	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242081	11/12/2025	LORNE, BALMER	26-00946	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242082	11/12/2025	GOODIN, SEGOVIA	26-00947	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242083	11/12/2025	SAINTIL, WILDINE	26-00948	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242084	11/12/2025	SHIFFLET, DERRICK	26-00949	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242085	11/12/2025	ESPINAL, CARINA	26-00950	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242086	11/12/2025	TROMBACCO, DOUGLAS	26-00951	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242087	11/12/2025	KINDLER, BENJAMIN	26-00953	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242088	11/12/2025	STREDEL MARTINEZ, MARCIA A	26-00954	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242089	11/12/2025	HEISE, SARAH	26-00955	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242090	11/12/2025	GILBERT, TYLER	26-00956	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242091	11/12/2025	CASTANHOLA, JULIO	26-00957	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242092	11/12/2025	QUINTERO ACEVEDO, CARLOS	26-00958	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242093	11/12/2025	MONTAS, CESAR	26-00959	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242094	11/12/2025	PEREZ, HECTOR	26-00960	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242095	11/12/2025	ISHMAEL, MATTHEW	26-00961	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242096	11/12/2025	ANISIMOVA, LYUDMILA	26-00962	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242097	11/12/2025	PEREZ, XIOMARA	26-00963	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242098	11/12/2025	DAUDIN, FRANTZY	26-00964	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242099	11/12/2025	REHNER, ARTHUR	26-00965	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242100	11/12/2025	MAREPALLI, NRUSIMHA SRINIVAS	26-00966	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242101	11/12/2025	YOUNG, YONNETTE	26-00967	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242102	11/12/2025	RIVERA, ORLANDO	26-00968	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242103	11/12/2025	BLAYA, NEIL YOUNG	26-00969	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242104	11/12/2025	RODRIGUES, ALINE	26-00970	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242105	11/12/2025	RODRIGUES, MARIANNE	26-00971	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242106	11/12/2025	GELINAS, STEVEN	26-00972	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242107	11/12/2025	ORTIZ,KEISHLA	26-00973	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242108	11/12/2025	HILLS, CANDACE	26-00974	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242109	11/12/2025	OGG, CHRISTOPHER	26-00975	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242110	11/12/2025	DAVILA, INGRID	26-00976	UTILITY REFUND	155.00	0	155.00
GENERAL OPERATING ACCOUNT	242111	11/12/2025	WILK, BARTLOMIEJ	26-00977	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242112	11/12/2025	HEASLEY, CRYSTAL R	26-00978	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242113	11/12/2025	SHELTON, PHIL	26-00979	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242114	11/12/2025	VU, ANH	26-00980	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242115	11/12/2025	PINEIRO, EDUARD	26-00981	UTILITY REFUND	245.00	0	245.00

GENERAL OPERATING ACCOUNT	242116	11/12/2025	WHITE, HAROLD	26-00982	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242117	11/12/2025	BARNWELL, JADE	26-00983	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242118	11/12/2025	ALVARADO, LUIS	26-00984	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242119	11/12/2025	GARDINER, STEVEN	26-00985	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242120	11/12/2025	VINCENT, JOHN	26-00986	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242121	11/12/2025	FIGUEROA, FRANCISCO	26-00987	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242122	11/12/2025	THOMAS, DAVANTAE	26-00988	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242123	11/12/2025	BETANCOURT, CATALINA	26-00989	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242124	11/12/2025	THOMPSON, KALVIN	26-00990	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242125	11/12/2025	MIJANES, NAHOMI	26-00991	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242126	11/12/2025	TANIS, MUSTAFA	26-00992	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242127	11/12/2025	ESPINEL, BINETTE	26-00993	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242128	11/12/2025	STONG, JENY M	26-00994	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242129	11/12/2025	CRAFT, REBEKAH	26-00995	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242130	11/12/2025	CASTILLO, XAVIER	26-00996	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242131	11/12/2025	TYLER, SUSAN	26-00997	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242132	11/12/2025	STIEF, BEVERLY J	26-00998	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242133	11/12/2025	KOSSEFF, JACOB	26-00999	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242134	11/12/2025	LANDT, WENDELL	26-01000	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242135	11/12/2025	JAMES, NICHOLAS	26-01001	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242136	11/12/2025	RIASCOS, DAVID	26-01002	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242137	11/12/2025	YASENEV, ALEXIE	26-01003	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242138	11/12/2025	CRITTON, JOB ISAAC	26-01004	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242139	11/12/2025	PARDO, ELKIN	26-01005	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242140	11/12/2025	NUTILE, TIMOTHY	26-01006	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242141	11/12/2025	SLAWINSKI, JEFFREY	26-01007	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242142	11/12/2025	ECCLESTON, KENNETH	26-01008	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242143	11/12/2025	MACK, MARQUITA	26-01021	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242144	11/12/2025	PHILIPPE, WIKINDSON	26-01022	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242145	11/12/2025	FRANCIQUE, ROSELE	26-01023	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242146	11/12/2025	DEAN, KATELYN	26-01024	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242147	11/12/2025	SOTO, JASMINE	26-01025	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242148	11/12/2025	ERTL, RONALD	26-01026	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242149	11/12/2025	PENARANDA, KEVIN	26-01027	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242150	11/12/2025	PEREZ VILLAZANA, LORENA	26-01028	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242151	11/12/2025	WILLIAMS, DENNIS	26-01029	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242152	11/12/2025	AUGUSTIN, SMITH	26-01030	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242153	11/12/2025	HAMILTON, JULIET	26-01031	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242154	11/12/2025	GRACEY, CRYSTAL	26-01032	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242155	11/12/2025	HAYLES ALLEN, CAMILLE	26-01035	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242156	11/12/2025	ROBINSON, IKIEA	26-01036	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242157	11/12/2025	LEXIS, PRISCA	26-01037	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242158	11/12/2025	TANGALIN, JAZEL	26-01038	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242159	11/12/2025	LEWIS, JOCELYN	26-01039	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242160	11/12/2025	BURK, KAREN	26-01040	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242161	11/12/2025	WILLIAMS, EDWARD	26-01041	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242162	11/12/2025	HERR, JAMIE	26-01042	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242163	11/12/2025	COPELAND, MICHAEL J	26-01043	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242164	11/12/2025	BROWN, MIKE	26-01044	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242165	11/12/2025	NUETZI, TRACY	26-01045	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242166	11/12/2025	DENNIS, DANA-MARIE	26-01046	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242167	11/12/2025	VASUDEVANALLUR, SUBRAMANIAN	26-01047	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242168	11/12/2025	SIENFUEGOS, ALVARO	26-01048	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242169	11/12/2025	SERRANO, ZARAI	26-01049	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242170	11/12/2025	BINA, KAVI	26-01050	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242171	11/12/2025	SCHIERHOLZER, BRANDEN	26-01051	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242172	11/12/2025	ALLEN, SHANNEN	26-01052	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242173	11/12/2025	DEVABATTINA, SRIHARSHA	26-01053	UTILITY REFUND	245.00	0	245.00
OPERATING ACCOUNT WIRES	904677	11/13/2025	BRENNAN MANNA & DIAMOND	26-01649	Kelly Park ROW 3590 & 3600 Apk	508,143.50	0	508,143.50

GENERAL OPERATING ACCOUNT	242174	11/14/2025	A & C PRINTING	26-00304	State of City booklets	458.95	0	458.95
GENERAL OPERATING ACCOUNT	242174	11/14/2025	A & C PRINTING	26-00723	Change of Command Event Supply	510.90	0	510.90
GENERAL OPERATING ACCOUNT	242175	11/14/2025	ADVANCED ENVIRONMENTAL LAB	26-00244	Water Compliance Lab Testing	2,430.00	0	2,430.00
GENERAL OPERATING ACCOUNT	242175	11/14/2025	ADVANCED ENVIRONMENTAL LAB	26-00377	Onsyte Laborator Services	576.00	0	576.00
GENERAL OPERATING ACCOUNT	242175	11/14/2025	ADVANCED ENVIRONMENTAL LAB	26-00378	Labaoratory Services	5,695.00	0	5,695.00
GENERAL OPERATING ACCOUNT	242176	11/14/2025	AIRGAS USA, LLC	26-00306	Oxygen & Cylinder Rental	474.57	0	474.57
GENERAL OPERATING ACCOUNT	242177	11/14/2025	ALL AMERICAN BUILDING STRUCTUR	25-01432	CDBG-118 W 8th St Re-Build	110,840.00	0	110,840.00
GENERAL OPERATING ACCOUNT	242178	11/14/2025	AMERICAN TRAILER RENTALS INC.	26-00875	Storage Container	4,140.00	0	4,140.00
GENERAL OPERATING ACCOUNT	242179	11/14/2025	BATTERY BANK, THE	26-00541	Blanket-Scada Batteries	2,217.00	0	2,217.00
GENERAL OPERATING ACCOUNT	242180	11/14/2025	BERLA CORPORATION	26-00401	Investigative Software	4,250.00	0	4,250.00
GENERAL OPERATING ACCOUNT	242181	11/14/2025	CLOUD 9 SERVICES GROUP, LLC	25-00381	Grease Trap and Septic pumping	400.00	0	400.00
GENERAL OPERATING ACCOUNT	242182	11/14/2025	CARAHSOFT TECHNOLOGY CORP	26-00273	AnnlRnwl:OpenGov FIN Export CD	3,448.39	0	3,448.39
GENERAL OPERATING ACCOUNT	242183	11/14/2025	Carter's Ace Hardware of Hunt	26-00205	Supplies for Repairs	18.74	0	18.74
GENERAL OPERATING ACCOUNT	242184	11/14/2025	CENTRAL FL CONCERNS OF POLICE	26-00786	Table Sponsor - Bluelight Gala	1,500.00	0	1,500.00
GENERAL OPERATING ACCOUNT	242185	11/14/2025	CENTURYLINK	26-00096	CenturyLink Phone Service	927.84	0	927.84
GENERAL OPERATING ACCOUNT	242186	11/14/2025	CHA CONSULTING, INC.	22-05755	LS # 17 Replacement	25,283.55	0	25,283.55
GENERAL OPERATING ACCOUNT	242186	11/14/2025	CHA CONSULTING, INC.	24-04521	NW WTP GST - Phase 1 (CA)	7,563.75	0	7,563.75
GENERAL OPERATING ACCOUNT	242186	11/14/2025	CHA CONSULTING, INC.	24-04577	Grossenbacher WTP CA/RPR Svs	58,589.20	0	58,589.20
GENERAL OPERATING ACCOUNT	242186	11/14/2025	CHA CONSULTING, INC.	25-02904	Northwest WTP - GST - RPR Svs	57,106.30	0	57,106.30
GENERAL OPERATING ACCOUNT	242187	11/14/2025	CHARTER COMMUNICATIONS HOLDING	26-00261	Cable TV Services	107.25	0	107.25
GENERAL OPERATING ACCOUNT	242188	11/14/2025	CIRCLE K STORES, INC	26-00932	Maintenance Bond - Return	339.71	0	339.71
GENERAL OPERATING ACCOUNT	242189	11/14/2025	CONTROL SPECIALISTS	26-00035	Traffic Signal Maintenance	5,708.05	0	5,708.05
GENERAL OPERATING ACCOUNT	242190	11/14/2025	CREATIVE FINANCIAL STAFFING	26-01075	Finance Dept. Temp Staff	5,128.81	0	5,128.81
GENERAL OPERATING ACCOUNT	242191	11/14/2025	DAVEY TREE EXPERT COMPANY	26-00767	Mowing Contract	4,100.00	0	4,100.00
GENERAL OPERATING ACCOUNT	242192	11/14/2025	EARTH NETWORKS, INC	26-00567	Park Lightning System	11,995.00	0	11,995.00
GENERAL OPERATING ACCOUNT	242193	11/14/2025	EMLID TECH KFT	26-00196	GPS Unit 3410	2,199.00	0	2,199.00
GENERAL OPERATING ACCOUNT	242194	11/14/2025	ENCO UTILITY SERVICES FLORIDA	26-00369	UTILITY BILL PRINT & POSTAGE	17,638.18	0	17,638.18
GENERAL OPERATING ACCOUNT	242195	11/14/2025	FL ASSOC OF CODE ENFORCEMENT	26-00711	F.A.C.E. Membership Dues	340.00	0	340.00
GENERAL OPERATING ACCOUNT	242196	11/14/2025	FASTENAL COMPANY	26-00398	Operating Supplies	64.55	0	64.55
GENERAL OPERATING ACCOUNT	242197	11/14/2025	FEDEX	26-00366	UB Lockbox Return Mail	18.56	0	18.56
GENERAL OPERATING ACCOUNT	242198	11/14/2025	FIRST DATA	25-00818	MERCHANT FEES	3,108.67	0	3,108.67
GENERAL OPERATING ACCOUNT	242199	11/14/2025	FLAG WORLD INCORPORATED	26-00371	Chief Flag pole set	462.00	0	462.00
GENERAL OPERATING ACCOUNT	242200	11/14/2025	FLOORINGMASTER OF APOPKA	25-01332	Flooring Materials	3,057.99	0	3,057.99
GENERAL OPERATING ACCOUNT	242201	11/14/2025	Florida Kitchen Services	26-00242	Florida kitchen services	3,495.00	0	3,495.00
GENERAL OPERATING ACCOUNT	242202	11/14/2025	FLORIDA DOOR SOLUTIONS DH PACE	26-00038	OH Door repairs	1,067.75	0	1,067.75
GENERAL OPERATING ACCOUNT	242203	11/14/2025	FRYMYER CONSTRUCTION & DEVELOP	25-04038	NWRC Relief Drive (Exit Rdwy)	67,541.49	0	67,541.49
GENERAL OPERATING ACCOUNT	242204	11/14/2025	FSU/CENTER FOR PUBLIC MGMNT	25-05894	CPM TRAINING	380.00	0	380.00
GENERAL OPERATING ACCOUNT	242205	11/14/2025	GARCIA, DANIEL	26-00782	Garcia Repayment - UHaul	111.62	0	111.62
GENERAL OPERATING ACCOUNT	242206	11/14/2025	GRAINGER	26-00217	Tools	421.80	0	421.80
GENERAL OPERATING ACCOUNT	242206	11/14/2025	GRAINGER	26-00542	Operating Supplies	1,649.74	0	1,649.74
GENERAL OPERATING ACCOUNT	242206	11/14/2025	GRAINGER	26-00707	Inventory items blanket PO	484.66	0	484.66
GENERAL OPERATING ACCOUNT	242207	11/14/2025	GRAYBAR	26-00396	Soft start replacement	75.00	0	75.00
GENERAL OPERATING ACCOUNT	242208	11/14/2025	GROW, CODY	26-00774	Investigation Fund. P. Diem	141.00	0	141.00
GENERAL OPERATING ACCOUNT	242209	11/14/2025	HEALTHCARE ENVIRONMENTAL SERV	26-00143	Biohazard Waste Disposal	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242210	11/14/2025	JMD GLOBAL DEVELOPERS, LLC	25-05741	Deck & concrete repair	5,829.00	0	5,829.00
GENERAL OPERATING ACCOUNT	242211	11/14/2025	JOHNSON BUILT, INC.	25-06059	Grid Bldg - LV Data Cabling	6,000.00	0	6,000.00
GENERAL OPERATING ACCOUNT	242212	11/14/2025	KIMLEY-HORN & ASSOCIATES INC	23-05369	Golden Gem Road Design	18,197.55	0	18,197.55
GENERAL OPERATING ACCOUNT	242212	11/14/2025	KIMLEY-HORN & ASSOCIATES INC	24-04513	WOT Phase 4B Design	2,787.75	0	2,787.75
GENERAL OPERATING ACCOUNT	242213	11/14/2025	KONICA MINOLTA BUSINESS	26-00540	Printer Maintenance Contracts	34.14	0	34.14
GENERAL OPERATING ACCOUNT	242214	11/14/2025	L7 CONSTRUCTION INC	24-05187	Gross WTP 1.5 MG GST	166,250.00	0	166,250.00
GENERAL OPERATING ACCOUNT	242215	11/14/2025	LAKE APOPKA NATURAL GAS DISTRI	26-00921	Natural Gas for City	165.39	0	165.39
GENERAL OPERATING ACCOUNT	242216	11/14/2025	LAMPHIER & COMPANY	25-05861	Painting - Burn Tower	9,101.80	0	9,101.80
GENERAL OPERATING ACCOUNT	242217	11/14/2025	THE APOPKA CHIEF	26-00078	Blanket PO - Legal Ads	1,020.33	0	1,020.33
GENERAL OPERATING ACCOUNT	242218	11/14/2025	MERIT FASTENERS CORPORATION	25-01780	Fastners / Bolts / Screws	91.20	0	91.20
GENERAL OPERATING ACCOUNT	242219	11/14/2025	METRIC ENGINEERING INC	24-01526	Bradshaw/US 441 CEI	15,700.00	0	15,700.00
GENERAL OPERATING ACCOUNT	242220	11/14/2025	MID FLORIDA MATERIALS	25-00123	Class III landfill disposal	1,490.42	0	1,490.42
GENERAL OPERATING ACCOUNT	242220	11/14/2025	MID FLORIDA MATERIALS	26-00592	Debris and Roll offs	520.00	0	520.00
GENERAL OPERATING ACCOUNT	242221	11/14/2025	MIDFLORIDA ARMORED & ATM SERV	26-00372	Armored Car Services FY26	779.00	0	779.00
GENERAL OPERATING ACCOUNT	242222	11/14/2025	MORGAN STANLEY SMITH BARNEY	26-00936	Invest Adv Fee 07/01-09/30/25	11,250.00	0	11,250.00

GENERAL OPERATING ACCOUNT	242223	11/14/2025	MOTOROLA SOLUTIONS, INC.	26-00569	Radio- Tower 1	9,929.11	0	9,929.11	
GENERAL OPERATING ACCOUNT	242224	11/14/2025	MUNICIPAL EQUIPMENT COMPANY	26-00759	Thermal Imaging Cameras	6,940.40	0	6,940.40	
GENERAL OPERATING ACCOUNT	242225	11/14/2025	MUSCO SPORTS LIGHTING , LLC	25-03369	Musco Lighting for PAD 7	148,856.00	0	148,856.00	
GENERAL OPERATING ACCOUNT	242226	11/14/2025	N.A.O.M.I. KIDS INC	26-00920	Donation - Comm. Velazquez	400.00	0	400.00	
GENERAL OPERATING ACCOUNT	242227	11/14/2025	NET TRANSCRIPTS, INC	25-01073	Internal Affairs Transcripts	6,117.24	0	6,117.24	
GENERAL OPERATING ACCOUNT	242228	11/14/2025	NEWKIRK ENGINEERING INC	23-05488	Binion Road Trail	80,109.80	0	80,109.80	
GENERAL OPERATING ACCOUNT	242228	11/14/2025	NEWKIRK ENGINEERING INC	25-03362	Prof Serv review roadway desig	3,700.25	0	3,700.25	
GENERAL OPERATING ACCOUNT	242228	11/14/2025	NEWKIRK ENGINEERING INC	25-03986	FS#6 Signal Design Modificatio	35,997.98	0	35,997.98	
GENERAL OPERATING ACCOUNT	242229	11/14/2025	NEXTRAN TRUCK CENTER - ORLANDO	24-01379	Rearload garb truck	379,171.45	0	379,171.45	
GENERAL OPERATING ACCOUNT	242230	11/14/2025	NORTH AMERICA FIRE EQUIPMENT C	25-05853	Fiefighter Helmets	12,292.18	0	12,292.18	
GENERAL OPERATING ACCOUNT	242230	11/14/2025	NORTH AMERICA FIRE EQUIPMENT C	26-00226	Blanket PO - Tower Equipment	11,866.19	0	11,866.19	
GENERAL OPERATING ACCOUNT	242232	11/14/2025	ODP BUSINESS SOLUTIONS, LLC	25-00183	Blanket for Office Supplies	15.90	15.90	0	Positive pay reject
GENERAL OPERATING ACCOUNT	242232	11/14/2025	ODP BUSINESS SOLUTIONS, LLC	25-00512	Blanket for Office Supplies	43.40	43.40	0	Positive pay reject
GENERAL OPERATING ACCOUNT	242232	11/14/2025	ODP BUSINESS SOLUTIONS, LLC	25-00514	Blanket for Office Supplies	132.51	132.51	0	Positive pay reject
GENERAL OPERATING ACCOUNT	242232	11/14/2025	ODP BUSINESS SOLUTIONS, LLC	25-00517	Blanket for Office Supplies	129.51	129.51	0	Positive pay reject
GENERAL OPERATING ACCOUNT	242232	11/14/2025	ODP BUSINESS SOLUTIONS, LLC	25-04417	Station Supplies - Blanket PO	2,068.12	2,068.12	0	Positive pay reject
GENERAL OPERATING ACCOUNT	242232	11/14/2025	ODP BUSINESS SOLUTIONS, LLC	26-00107	Office Depot HR Sup. FY26	160.63	160.63	0	Positive pay reject
GENERAL OPERATING ACCOUNT	242232	11/14/2025	ODP BUSINESS SOLUTIONS, LLC	26-00339	Blanket F26 Office Supplies	164.72	164.72	0	Positive pay reject
GENERAL OPERATING ACCOUNT	242233	11/14/2025	ONSYTE PERFORMANCE LLC	26-00379	Monthly Utilities Charges	2,627.74	0	2,627.74	
GENERAL OPERATING ACCOUNT	242234	11/14/2025	OPG PLUS LLC	25-00868	Oil Spill remediation service	2,079.00	0	2,079.00	
GENERAL OPERATING ACCOUNT	242235	11/14/2025	ORANGE COUNTY COMPTROLLER	26-00879	Reimbursement for Restitution	49.24	0	49.24	
GENERAL OPERATING ACCOUNT	242236	11/14/2025	OSBURN ASSOCIATES INC	26-00239	Street sign replacement	1,463.41	0	1,463.41	
GENERAL OPERATING ACCOUNT	242237	11/14/2025	OUTFRONT MEDIA	25-01152	Billboard Advertising	3,000.00	0	3,000.00	
GENERAL OPERATING ACCOUNT	242238	11/14/2025	PETROLEUM TRADERS CORP	26-00005	FFuel for NW Complex	2,052.02	0	2,052.02	
GENERAL OPERATING ACCOUNT	242239	11/14/2025	PREMIERE JANITORIAL SUPPLY	26-00704	Inventory items blanket PO	2,056.05	0	2,056.05	
GENERAL OPERATING ACCOUNT	242240	11/14/2025	PUBLIC DEFENDER 9TH JUDICIAL	26-00524	Public Defender	100.00	0	100.00	
GENERAL OPERATING ACCOUNT	242241	11/14/2025	RANDALL MECHANICAL, INC.	26-00110	Fire Inspection & monitoring	1,650.00	0	1,650.00	
GENERAL OPERATING ACCOUNT	242242	11/14/2025	RE-IMAGINE COMMUNITIES CORP	26-00934	Donation - Comm. Nesta	1,500.00	0	1,500.00	
GENERAL OPERATING ACCOUNT	242246	11/14/2025	ROLLKALL	25-04371	Juneteenth Parade/event	273.00	0	273.00	
GENERAL OPERATING ACCOUNT	242246	11/14/2025	ROLLKALL	26-00908	CRA Community Policing Program	12,339.60	0	12,339.60	
GENERAL OPERATING ACCOUNT	242247	11/14/2025	SENTINEL TECHNOLOGIES, INC.	25-04349	Network Penetration Testing	26,588.00	0	26,588.00	
GENERAL OPERATING ACCOUNT	242248	11/14/2025	SISSINE'S BUSINESS SOLUTIONS	26-00689	Sissines (Copies NW & FCC)	154.17	0	154.17	
GENERAL OPERATING ACCOUNT	242249	11/14/2025	SOD SOLUTIONS, INC.	26-00397	Sod replacement	23,590.00	0	23,590.00	
GENERAL OPERATING ACCOUNT	242250	11/14/2025	SOUTHERN COMPUTER WAREHOUSE, I	26-00714	Laptop Computers	2,160.82	0	2,160.82	
GENERAL OPERATING ACCOUNT	242251	11/14/2025	STAPLE, INC	26-00115	Blanket PO - Office Supplies	143.21	0	143.21	
GENERAL OPERATING ACCOUNT	242251	11/14/2025	STAPLE, INC	26-00200	Blanket PO -Supplies	993.30	0	993.30	
GENERAL OPERATING ACCOUNT	242251	11/14/2025	STAPLE, INC	26-00337	Blanket FY26 Office Supplies	119.76	0	119.76	
GENERAL OPERATING ACCOUNT	242252	11/14/2025	T-MOBILE USA	26-00308	PIO/Strategic Service-Blanket	100.00	0	100.00	
GENERAL OPERATING ACCOUNT	242253	11/14/2025	TRAFFIC & MOBILITY CONSULTANTS	25-04717	Traffic Study-PSR Charter Scho	3,290.00	0	3,290.00	
GENERAL OPERATING ACCOUNT	242253	11/14/2025	TRAFFIC & MOBILITY CONSULTANTS	25-04855	Golden Gem Rd Technical Assist	3,945.00	0	3,945.00	
GENERAL OPERATING ACCOUNT	242253	11/14/2025	TRAFFIC & MOBILITY CONSULTANTS	25-04864	Traffic Study-Freshfields Farm	3,455.00	0	3,455.00	
GENERAL OPERATING ACCOUNT	242253	11/14/2025	TRAFFIC & MOBILITY CONSULTANTS	25-04875	MetroPlan Orl technical assist	2,980.00	0	2,980.00	
GENERAL OPERATING ACCOUNT	242254	11/14/2025	TRANSUNION RISK AND ALTERNATIV	26-00383	Communication Services-Blanket	439.40	0	439.40	
GENERAL OPERATING ACCOUNT	242255	11/14/2025	TYLER TECHNOLOGIES, INC.	25-05401	ERP SYSTEM SAAS AND IMPLEMENTA	4,900.00	0	4,900.00	
GENERAL OPERATING ACCOUNT	242256	11/14/2025	ULINE INC	26-00533	Crime Scene Products-Blanket	1,060.61	0	1,060.61	
GENERAL OPERATING ACCOUNT	242257	11/14/2025	USA BLUE BOOK	26-00565	WRF Operatinal Supplies	30.18	0	30.18	
GENERAL OPERATING ACCOUNT	242257	11/14/2025	USA BLUE BOOK	26-00780	pH meter	1,654.90	0	1,654.90	
GENERAL OPERATING ACCOUNT	242258	11/14/2025	VIKING SECURITY	25-00763	Building Security	24,693.52	24,693.52	0	Positive pay reject
GENERAL OPERATING ACCOUNT	242259	11/14/2025	WASTE MANAGEMENT ORLANDO	26-00393	debris tipping fees	1,323.84	0	1,323.84	
GENERAL OPERATING ACCOUNT	242260	11/14/2025	WASTE MANAGEMENT INC OF FL	26-00260	Tipping Fees- Bulky/Yard Waste	13,344.66	0	13,344.66	
GENERAL OPERATING ACCOUNT	242261	11/14/2025	W.B. MASON COMPANY, INC	25-00465	Blanket PO - Office Supplies	233.82	0	233.82	
GENERAL OPERATING ACCOUNT	242261	11/14/2025	W.B. MASON COMPANY, INC	26-00530	Blanket PO - Office Supplies	55.97	0	55.97	
GENERAL OPERATING ACCOUNT	242261	11/14/2025	W.B. MASON COMPANY, INC	26-00564	Office Supplies	60.76	0	60.76	
SYNOVUS BANK E-PAYMENTS	305834	11/14/2025	ALTERNATIVE POWER SOLUTIONS, I	26-00208	Generator PM and Repairs	90.00	0	90.00	
SYNOVUS BANK E-PAYMENTS	305834	11/14/2025	ALTERNATIVE POWER SOLUTIONS, I	26-00537	Blanket-Generator Repair/Maint	505.00	0	505.00	
SYNOVUS BANK E-PAYMENTS	305835	11/14/2025	GHX INDUSTRIAL, LLC	25-00343	HOSE & FITTING FOR BIG TRUCKS	159.98	0	159.98	
SYNOVUS BANK E-PAYMENTS	305836	11/14/2025	APOPKA ACE HARDWARE & LUMBER I	26-00112	Blanket operating supplies	25.14	0	25.14	
SYNOVUS BANK E-PAYMENTS	305836	11/14/2025	APOPKA ACE HARDWARE & LUMBER I	26-00231	Small tools and supplies	354.34	0	354.34	
SYNOVUS BANK E-PAYMENTS	305836	11/14/2025	APOPKA ACE HARDWARE & LUMBER I	26-00394	Blanket-Field Supplies	8.99	0	8.99	

SYNOVUS BANK E-PAYMENTS	305837	11/14/2025	APOPKA PLAQUE AND TROPHY	26-00703	Blanket PO Youth Soccer awards	4,356.00	0	4,356.00	
SYNOVUS BANK E-PAYMENTS	305837	11/14/2025	APOPKA PLAQUE AND TROPHY	26-00713	Event Awards - BLANKET	20.00	0	20.00	
SYNOVUS BANK E-PAYMENTS	305837	11/14/2025	APOPKA PLAQUE AND TROPHY	26-00906	Blanket PO adult prg awards	85.00	0	85.00	
SYNOVUS BANK E-PAYMENTS	305839	11/14/2025	CINTAS CORPORATION	25-00686	UNIFORM RENTALS FY 2024	634.52	0	634.52	
SYNOVUS BANK E-PAYMENTS	305839	11/14/2025	CINTAS CORPORATION	26-00776	UNIFORM RENTALS FY 25.26	2,562.99	0	2,562.99	
SYNOVUS BANK E-PAYMENTS	305840	11/14/2025	CONSOLIDATED ELECTRICAL DIST.	25-05712	Electrical Parts	13.67	0	13.67	
SYNOVUS BANK E-PAYMENTS	305841	11/14/2025	CORE & MAIN LP	25-01546	Prorated Sensus Meters/Flexnet	3,357.66	0	3,357.66	
SYNOVUS BANK E-PAYMENTS	305841	11/14/2025	CORE & MAIN LP	25-05448	Tapping saddle for NWWTP	306.00	0	306.00	
SYNOVUS BANK E-PAYMENTS	305842	11/14/2025	DANA SAFETY SUPPLY, INC.	25-03885	Upfit of Marked SUV	20,709.92	20,709.92	0	Keying Error
SYNOVUS BANK E-PAYMENTS	305842	11/14/2025	DANA SAFETY SUPPLY, INC.	25-03886	Upfit of Marked SUV	20,806.87	20,806.87	0	Keying Error
SYNOVUS BANK E-PAYMENTS	305842	11/14/2025	DANA SAFETY SUPPLY, INC.	25-03888	Upfit of Marked SUV	20,709.92	20,709.92	0	Keying Error
SYNOVUS BANK E-PAYMENTS	305845	11/14/2025	GALLS, PARENT HOLDINGS, LLC	25-04619	Blanket PO - FF Uniforms	8,183.05	0	8,183.05	
SYNOVUS BANK E-PAYMENTS	305846	11/14/2025	GALLS, PARENT HOLDINGS, LLC	26-00237	Firefighter Uniforms	610.37	0	610.37	
SYNOVUS BANK E-PAYMENTS	305847	11/14/2025	LAKE JEM FARMS INC.	25-01074	Chemical Application St Aug.	1,515.00	0	1,515.00	
SYNOVUS BANK E-PAYMENTS	305848	11/14/2025	MERCER PEST CONTROL, INC.	26-00726	Pest Control City Wide	2,910.88	0	2,910.88	
OPERATING ACCOUNT WIRES	904660	11/17/2025	FLORIDA DEPARTMENT OF REVENUE	26-01088	3rdQtr 7/1-09/30/25 Reemp Tax	531.04	0	531.04	
OPERATING ACCOUNT WIRES	904667	11/17/2025	HOME DEPOT CREDIT SERVICES	26-00137	Blanket PO -Operating Supplies	8,382.80	0	8,382.80	
OPERATING ACCOUNT WIRES	904667	11/17/2025	HOME DEPOT CREDIT SERVICES	26-00142	Small tools and Supplies	504.13	0	504.13	
OPERATING ACCOUNT WIRES	904667	11/17/2025	HOME DEPOT CREDIT SERVICES	26-00150	Noninventory Supplies-Meter	39.94	0	39.94	
OPERATING ACCOUNT WIRES	904667	11/17/2025	HOME DEPOT CREDIT SERVICES	26-00154	Noninventory Supplies	22.94	0	22.94	
OPERATING ACCOUNT WIRES	904667	11/17/2025	HOME DEPOT CREDIT SERVICES	26-00202	Supplies for repairs	2,783.91	0	2,783.91	
OPERATING ACCOUNT WIRES	904667	11/17/2025	HOME DEPOT CREDIT SERVICES	26-00241	Blanket PO for Supplies	46.42	0	46.42	
OPERATING ACCOUNT WIRES	904667	11/17/2025	HOME DEPOT CREDIT SERVICES	26-00299	Blanket PO for Supplies	62.58	0	62.58	
GENERAL OPERATING ACCOUNT	242262	11/18/2025	DR HORTON	21-06565	UTILITY REFUND	190.00	0	190.00	
GENERAL OPERATING ACCOUNT	242263	11/18/2025	DR HORTON	22-00939	UTILITY REFUND	190.00	0	190.00	
GENERAL OPERATING ACCOUNT	242264	11/18/2025	DR HORTON	22-00941	UTILITY REFUND	100.00	0	100.00	
GENERAL OPERATING ACCOUNT	242265	11/18/2025	DR HORTON	22-01043	UTILITY REFUND	190.00	0	190.00	
GENERAL OPERATING ACCOUNT	242266	11/18/2025	DR HORTON	22-05313	UTILITY REFUND	100.00	0	100.00	
GENERAL OPERATING ACCOUNT	242267	11/18/2025	DR HORTON	22-05345	UTILITY REFUND	190.00	0	190.00	
GENERAL OPERATING ACCOUNT	242268	11/18/2025	DR HORTON	22-05346	UTILITY REFUND	190.00	0	190.00	
GENERAL OPERATING ACCOUNT	242269	11/18/2025	DR HORTON	22-05347	UTILITY REFUND	190.00	0	190.00	
GENERAL OPERATING ACCOUNT	242270	11/18/2025	DR HORTON	22-05348	UTILITY REFUND	190.00	0	190.00	
GENERAL OPERATING ACCOUNT	242271	11/18/2025	DR HORTON	22-05349	UTILITY REFUND	190.00	0	190.00	
GENERAL OPERATING ACCOUNT	242272	11/18/2025	DR HORTON	22-05350	UTILITY REFUND	190.00	0	190.00	
GENERAL OPERATING ACCOUNT	242273	11/18/2025	DR HORTON	22-05351	UTILITY REFUND	190.00	0	190.00	
GENERAL OPERATING ACCOUNT	242274	11/18/2025	DR HORTON	22-05355	UTILITY REFUND	100.00	0	100.00	
GENERAL OPERATING ACCOUNT	242275	11/18/2025	DR HORTON	22-05356	UTILITY REFUND	100.00	0	100.00	
GENERAL OPERATING ACCOUNT	242276	11/18/2025	DR HORTON	22-05357	UTILITY REFUND	100.00	0	100.00	
GENERAL OPERATING ACCOUNT	242277	11/18/2025	DR HORTON	23-03966	UTILITY REFUND	44.44	0	44.44	
GENERAL OPERATING ACCOUNT	242278	11/18/2025	DR HORTON	23-05120	UTILITY REFUND	50.00	0	50.00	
GENERAL OPERATING ACCOUNT	242279	11/18/2025	DR HORTON	23-05121	UTILITY REFUND	50.00	0	50.00	
GENERAL OPERATING ACCOUNT	242280	11/18/2025	DR HORTON	23-05122	UTILITY REFUND	50.00	0	50.00	
GENERAL OPERATING ACCOUNT	242281	11/18/2025	DR HORTON	23-05123	UTILITY REFUND	50.00	0	50.00	
GENERAL OPERATING ACCOUNT	242282	11/18/2025	DR HORTON	23-05124	UTILITY REFUND	50.00	0	50.00	
GENERAL OPERATING ACCOUNT	242283	11/18/2025	DR HORTON	23-05125	UTILITY REFUND	50.00	0	50.00	
GENERAL OPERATING ACCOUNT	242284	11/18/2025	DR HORTON	23-05126	UTILITY REFUND	100.00	0	100.00	
GENERAL OPERATING ACCOUNT	242285	11/18/2025	DR HORTON	23-05127	UTILITY REFUND	50.00	0	50.00	
GENERAL OPERATING ACCOUNT	242286	11/18/2025	DR HORTON	23-05128	UTILITY REFUND	50.00	0	50.00	
GENERAL OPERATING ACCOUNT	242287	11/18/2025	DR HORTON	23-05129	UTILITY REFUND	50.00	0	50.00	
GENERAL OPERATING ACCOUNT	242288	11/18/2025	DR HORTON	23-05659	UTILITY REFUND	50.00	0	50.00	
GENERAL OPERATING ACCOUNT	242289	11/18/2025	DR HORTON	23-05660	UTILITY REFUND	50.00	0	50.00	
GENERAL OPERATING ACCOUNT	242290	11/18/2025	DR HORTON	23-05661	UTILITY REFUND	50.00	0	50.00	
GENERAL OPERATING ACCOUNT	242291	11/18/2025	DR HORTON	23-05662	UTILITY REFUND	50.00	0	50.00	
GENERAL OPERATING ACCOUNT	242292	11/18/2025	DR HORTON	23-06014	UTILITY REFUND	50.00	0	50.00	
GENERAL OPERATING ACCOUNT	242293	11/18/2025	DR HORTON	23-06015	UTILITY REFUND	50.00	0	50.00	
GENERAL OPERATING ACCOUNT	242294	11/18/2025	DR HORTON	23-06016	UTILITY REFUND	50.00	0	50.00	
GENERAL OPERATING ACCOUNT	242295	11/18/2025	DR HORTON	23-06017	UTILITY REFUND	50.00	0	50.00	
GENERAL OPERATING ACCOUNT	242296	11/18/2025	DR HORTON	23-06030	UTILITY REFUND	215.00	0	215.00	
GENERAL OPERATING ACCOUNT	242297	11/18/2025	DR HORTON	23-06031	UTILITY REFUND	215.00	0	215.00	

GENERAL OPERATING ACCOUNT	242298	11/18/2025	DR HORTON	23-06032	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242299	11/18/2025	DR HORTON	23-06033	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242300	11/18/2025	DR HORTON	24-00253	UTILITY REFUND	190.00	0	190.00
GENERAL OPERATING ACCOUNT	242301	11/18/2025	DR HORTON	24-00254	UTILITY REFUND	190.00	0	190.00
GENERAL OPERATING ACCOUNT	242302	11/18/2025	DR HORTON	24-00255	UTILITY REFUND	190.00	0	190.00
GENERAL OPERATING ACCOUNT	242303	11/18/2025	DR HORTON	24-00257	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242304	11/18/2025	DR HORTON	24-00258	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242305	11/18/2025	DR HORTON	24-00259	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242306	11/18/2025	DR HORTON	24-06029	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242307	11/18/2025	DR HORTON	25-01137	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242308	11/18/2025	DR HORTON	25-01138	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242309	11/18/2025	DR HORTON	25-01139	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242310	11/18/2025	DR HORTON	25-01140	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242311	11/18/2025	DR HORTON	25-01290	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242312	11/18/2025	DR HORTON	25-01291	UTILITY REFUND	234.99	0	234.99
GENERAL OPERATING ACCOUNT	242313	11/18/2025	DR HORTON	25-01292	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242314	11/18/2025	DR HORTON	25-01293	UTILITY REFUND	120.00	0	120.00
OPERATING ACCOUNT WIRES	904648	11/18/2025	DUKE ENERGY	26-00911	Electricity	754.94	0	754.94
OPERATING ACCOUNT WIRES	904649	11/18/2025	DUKE ENERGY	26-00909	Electric Bill Payments	83.37	0	83.37
OPERATING ACCOUNT WIRES	904650	11/18/2025	DUKE ENERGY	26-00909	Electric Bill Payments	402.23	0	402.23
OPERATING ACCOUNT WIRES	904651	11/18/2025	DUKE ENERGY	26-00927	PD Utility Services	3,347.78	0	3,347.78
OPERATING ACCOUNT WIRES	904652	11/18/2025	DUKE ENERGY	26-00918	Blanket PO - Utility Charges	56.09	0	56.09
OPERATING ACCOUNT WIRES	904652	11/18/2025	DUKE ENERGY	26-00931	PO for invoices for FY26	291.91	0	291.91
OPERATING ACCOUNT WIRES	904655	11/18/2025	DUKE ENERGY	26-00721	Duke Energy PO for Power	308.86	0	308.86
OPERATING ACCOUNT WIRES	904655	11/18/2025	DUKE ENERGY	26-00909	Electric Bill Payments	83.66	0	83.66
OPERATING ACCOUNT WIRES	904655	11/18/2025	DUKE ENERGY	26-00925	Duke Engery - Camp Wewa 3614	1,371.29	0	1,371.29
OPERATING ACCOUNT WIRES	904655	11/18/2025	DUKE ENERGY	26-00929	Street Lights and Median Elect	22,465.11	0	22,465.11
OPERATING ACCOUNT WIRES	904655	11/18/2025	DUKE ENERGY	26-00931	PO for invoices for FY26	148.32	0	148.32
GENERAL OPERATING ACCOUNT	242315	11/19/2025	DR HORTON	26-01178	UTILITY REFUND	50.00	0	50.00
GENERAL OPERATING ACCOUNT	242316	11/19/2025	BHOLA, STEPHAN C	26-01180	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242317	11/19/2025	TAH MS BORROWER ,LLC	26-01114	UTILITY REFUND	272.20	0	272.20
GENERAL OPERATING ACCOUNT	242318	11/19/2025	RESIDENTIAL HOME BUYER ORLANDO	26-01115	UTILITY REFUND	127.25	0	127.25
GENERAL OPERATING ACCOUNT	242319	11/19/2025	MC ELVEEN-CAMBELL, GLORIA	26-01116	UTILITY REFUND	79.58	0	79.58
GENERAL OPERATING ACCOUNT	242320	11/19/2025	HARRIS, DASHIA	26-01117	UTILITY REFUND	37.63	0	37.63
GENERAL OPERATING ACCOUNT	242321	11/19/2025	REAGAN, BERNICE	26-01118	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242322	11/19/2025	ODLE, SUSAN	26-01119	UTILITY REFUND	32.35	0	32.35
GENERAL OPERATING ACCOUNT	242323	11/19/2025	GEORGES-LANE, LAURY	26-01120	UTILITY REFUND	131.41	0	131.41
GENERAL OPERATING ACCOUNT	242324	11/19/2025	BARKLEY, ASIA	26-01121	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242325	11/19/2025	SAUNDERS, WENDY	26-01122	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242326	11/19/2025	JIMENEZ, JANAY	26-01123	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242327	11/19/2025	DA SILVA BAIO, ALAN	26-01124	UTILITY REFUND	90.72	0	90.72
GENERAL OPERATING ACCOUNT	242328	11/19/2025	KING JR, RAYMOND	26-01125	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242329	11/19/2025	FLEMING, NICHOLAS	26-01126	UTILITY REFUND	183.34	0	183.34
GENERAL OPERATING ACCOUNT	242330	11/19/2025	RIVAS, MARCO	26-01127	UTILITY REFUND	170.00	0	170.00
GENERAL OPERATING ACCOUNT	242331	11/19/2025	LOPEZ, SHAWN	26-01128	UTILITY REFUND	46.81	0	46.81
GENERAL OPERATING ACCOUNT	242332	11/19/2025	MURRAY, LATONYA	26-01129	UTILITY REFUND	66.81	0	66.81
GENERAL OPERATING ACCOUNT	242333	11/19/2025	BARNES, WILLIE JR	26-01130	UTILITY REFUND	170.00	0	170.00
GENERAL OPERATING ACCOUNT	242334	11/19/2025	DEMARK, SANIYA	26-01131	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242335	11/19/2025	DICALOGERO, ROSA	26-01132	UTILITY REFUND	14.25	0	14.25
GENERAL OPERATING ACCOUNT	242336	11/19/2025	KLEIN, JASON	26-01133	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242337	11/19/2025	CHANCE, KRYSTLE	26-01134	UTILITY REFUND	89.18	0	89.18
GENERAL OPERATING ACCOUNT	242338	11/19/2025	MI HOMES OF ORLANDO, LLC	26-01135	UTILITY REFUND	46.96	0	46.96
GENERAL OPERATING ACCOUNT	242339	11/19/2025	LONGRENT LLC	26-01136	UTILITY REFUND	117.14	0	117.14
GENERAL OPERATING ACCOUNT	242340	11/19/2025	NELSON, TOBY	26-01137	UTILITY REFUND	717.47	0	717.47
GENERAL OPERATING ACCOUNT	242341	11/19/2025	BLAND, JARREAU	26-01138	UTILITY REFUND	15.90	0	15.90
GENERAL OPERATING ACCOUNT	242342	11/19/2025	SEVEN HOMES AND DEVELOPING	26-01139	UTILITY REFUND	155.00	0	155.00
GENERAL OPERATING ACCOUNT	242343	11/19/2025	SEVEN HOMES AND DEVELOPING	26-01140	UTILITY REFUND	155.00	0	155.00
GENERAL OPERATING ACCOUNT	242344	11/19/2025	JASUREK, PAULENE	26-01141	UTILITY REFUND	290.83	0	290.83
GENERAL OPERATING ACCOUNT	242345	11/19/2025	CRUZ, CARELA	26-01142	UTILITY REFUND	54.03	0	54.03

GENERAL OPERATING ACCOUNT	242346	11/19/2025	RESIDENTIAL HOME BUYER ORLANDO	26-01143	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242347	11/19/2025	DA SILVA JR, GERALDO	26-01144	UTILITY REFUND	41.08	0	41.08
GENERAL OPERATING ACCOUNT	242348	11/19/2025	WALLACE, BRADLEY	26-01145	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242349	11/19/2025	O'BRIEN, CASSANDRA	26-01146	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242350	11/19/2025	ORTIZ, FRANCELYS	26-01147	UTILITY REFUND	22.29	0	22.29
GENERAL OPERATING ACCOUNT	242351	11/19/2025	SRP SUB LLC	26-01148	UTILITY REFUND	243.08	0	243.08
GENERAL OPERATING ACCOUNT	242352	11/19/2025	JONES, LAVONNE	26-01149	UTILITY REFUND	12.78	0	12.78
GENERAL OPERATING ACCOUNT	242353	11/19/2025	MAIN STREET RENEWAL	26-01150	UTILITY REFUND	330.01	0	330.01
GENERAL OPERATING ACCOUNT	242354	11/19/2025	EVERNEST LLC	26-01151	UTILITY REFUND	364.97	0	364.97
GENERAL OPERATING ACCOUNT	242355	11/19/2025	FUENTES BAUTISTAS, MIDAL	26-01152	UTILITY REFUND	39.23	0	39.23
GENERAL OPERATING ACCOUNT	242356	11/19/2025	COLON ILARRAZA, JANITZA	26-01153	UTILITY REFUND	97.53	0	97.53
GENERAL OPERATING ACCOUNT	242357	11/19/2025	CUMBERLAND, JESSE	26-01154	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242358	11/19/2025	RESIDENTIAL HOME BUYER ORLANDO	26-01155	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242359	11/19/2025	YAT TZOC, ARNULFO	26-01156	UTILITY REFUND	115.99	0	115.99
GENERAL OPERATING ACCOUNT	242360	11/19/2025	HO, TUYEN	26-01157	UTILITY REFUND	51.98	0	51.98
GENERAL OPERATING ACCOUNT	242361	11/19/2025	LABS INC OPENDOOR	26-01158	UTILITY REFUND	272.20	0	272.20
GENERAL OPERATING ACCOUNT	242362	11/19/2025	PMF APOPKA I LLC	26-01159	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242363	11/19/2025	LUJAN, STEVEN	26-01160	UTILITY REFUND	12.03	0	12.03
GENERAL OPERATING ACCOUNT	242364	11/19/2025	FITTS, TONYA	26-01161	UTILITY REFUND	47.64	0	47.64
GENERAL OPERATING ACCOUNT	242365	11/19/2025	ROWELL, SHANNON	26-01162	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242366	11/19/2025	MAIN STREEET RENEWAL LLC	26-01163	UTILITY REFUND	212.20	0	212.20
GENERAL OPERATING ACCOUNT	242367	11/19/2025	MOTT, RACHEAL	26-01164	UTILITY REFUND	170.00	0	170.00
GENERAL OPERATING ACCOUNT	242368	11/19/2025	NUNES DOS SANTOS, TIAGO HENRIQ	26-01165	UTILITY REFUND	83.42	0	83.42
GENERAL OPERATING ACCOUNT	242369	11/19/2025	SENAT, YVIO	26-01166	UTILITY REFUND	170.00	0	170.00
GENERAL OPERATING ACCOUNT	242370	11/19/2025	YS AVON SFR III PROPCO LLC	26-01167	UTILITY REFUND	185.92	0	185.92
GENERAL OPERATING ACCOUNT	242371	11/19/2025	TALON FW RESIDENTIAL HOME	26-01168	UTILITY REFUND	125.61	0	125.61
GENERAL OPERATING ACCOUNT	242372	11/19/2025	GIRALDO, DAVID	26-01169	UTILITY REFUND	92.07	0	92.07
GENERAL OPERATING ACCOUNT	242373	11/19/2025	PROPERTY MGMT ORLANDO REALTY	26-01170	UTILITY REFUND	164.63	0	164.63
GENERAL OPERATING ACCOUNT	242374	11/19/2025	CISNEROS, DANIEL	26-01171	UTILITY REFUND	272.20	0	272.20
GENERAL OPERATING ACCOUNT	242375	11/19/2025	MAIN STREET RENEWAL	26-01172	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242376	11/19/2025	FOUNDERS HOMES LLC	26-01173	UTILITY REFUND	212.20	0	212.20
GENERAL OPERATING ACCOUNT	242377	11/19/2025	PROGRESS RESIDENTIAL HVH	26-01174	UTILITY REFUND	220.00	0	220.00
GENERAL OPERATING ACCOUNT	242378	11/19/2025	ABSOLUTE REALTY MGMT GROUP	26-01175	UTILITY REFUND	67.23	0	67.23
GENERAL OPERATING ACCOUNT	242379	11/19/2025	WATKINS, CHRISTINA	26-01176	UTILITY REFUND	457.28	0	457.28
GENERAL OPERATING ACCOUNT	242380	11/19/2025	TROUBLE FREE PROPERTY MNGMT	26-01177	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242381	11/19/2025	CIOPPA, CHELSE	26-01179	UTILITY REFUND	135.86	0	135.86
GENERAL OPERATING ACCOUNT	242382	11/19/2025	ELOS AMERICAN HOMES LLC	26-01181	UTILITY REFUND	211.69	0	211.69
GENERAL OPERATING ACCOUNT	242383	11/19/2025	DREAM FINDERS	26-01182	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242384	11/19/2025	LLEWELLYN, TRICIA	26-01183	UTILITY REFUND	92.74	0	92.74
GENERAL OPERATING ACCOUNT	242385	11/19/2025	DE COREGORIO, LLC	26-01184	UTILITY REFUND	53.15	0	53.15
GENERAL OPERATING ACCOUNT	242386	11/19/2025	SPM 247 FLORIDA	26-01185	UTILITY REFUND	212.20	0	212.20
GENERAL OPERATING ACCOUNT	242387	11/19/2025	BLUEHOME PROPERTY MNGT	26-01186	UTILITY REFUND	212.20	0	212.20
GENERAL OPERATING ACCOUNT	242388	11/19/2025	ALFONSO, EVERARDO	26-01187	UTILITY REFUND	59.66	0	59.66
GENERAL OPERATING ACCOUNT	242389	11/19/2025	GALINSKY , LICIA	26-01188	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242390	11/19/2025	CENTRE PROPERTIES & DEV CO LLC	26-01189	UTILITY REFUND	148.13	0	148.13
GENERAL OPERATING ACCOUNT	242391	11/19/2025	RUSHING, PAT	26-01190	UTILITY REFUND	1,984.48	0	1,984.48
GENERAL OPERATING ACCOUNT	242392	11/19/2025	MARBELLA RESERVE HOA	26-01191	UTILITY REFUND	1,990.02	0	1,990.02
GENERAL OPERATING ACCOUNT	242393	11/19/2025	SABCON UNDERGROUND LLC	26-01192	UTILITY REFUND	1,998.17	0	1,998.17
GENERAL OPERATING ACCOUNT	242394	11/19/2025	BROCKMAN SITE DEVELOPMENT	26-01193	UTILITY REFUND	1,505.51	0	1,505.51
GENERAL OPERATING ACCOUNT	242395	11/19/2025	SUPERIOR TECHNOLOGIES CORP	26-01194	UTILITY REFUND	2,000.00	0	2,000.00
GENERAL OPERATING ACCOUNT	242396	11/19/2025	ULTIMATE UNDERGROUND INC.	26-01196	UTILITY REFUND	2,000.00	0	2,000.00
GENERAL OPERATING ACCOUNT	242397	11/19/2025	FRYMYER CONSTRUCTION AND DEVEL	26-01197	UTILITY REFUND	2,000.00	0	2,000.00
GENERAL OPERATING ACCOUNT	242398	11/19/2025	BLUE OX ENTERPRISES LLC	26-01199	UTILITY REFUND	1,621.71	0	1,621.71
GENERAL OPERATING ACCOUNT	242399	11/19/2025	LANDRAU, CELESTE	26-01200	UTILITY REFUND	170.00	0	170.00
GENERAL OPERATING ACCOUNT	242400	11/19/2025	SUNDSTROM, ERIC	26-01201	UTILITY REFUND	152.71	0	152.71
GENERAL OPERATING ACCOUNT	242401	11/19/2025	ZHU, HUA	26-01202	UTILITY REFUND	127.66	0	127.66
GENERAL OPERATING ACCOUNT	242402	11/19/2025	ZHENG, YAO	26-01204	UTILITY REFUND	160.35	0	160.35
GENERAL OPERATING ACCOUNT	242403	11/19/2025	BLUE CHIP PROPERTY MANAGERS	26-01205	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242404	11/19/2025	BLUE CHIP PROPERTY MANAGERS	26-01206	UTILITY REFUND	215.00	0	215.00

GENERAL OPERATING ACCOUNT	242405	11/19/2025	HARRIS, KEMOY	26-01208	UTILITY REFUND	123.49	0	123.49
GENERAL OPERATING ACCOUNT	242406	11/19/2025	STUART, LINDSAY	26-01209	UTILITY REFUND	144.24	0	144.24
OPERATING ACCOUNT WIRES	904653	11/19/2025	DUKE ENERGY	26-00931	PO for invoices for FY26	1,176.60	0	1,176.60
OPERATING ACCOUNT WIRES	904676	11/19/2025	DUKE ENERGY	25-00592	Duke Electric Service (3614)	3,118.40	0	3,118.40
OPERATING ACCOUNT WIRES	904676	11/19/2025	DUKE ENERGY	25-00598	Duke Electric Service (3514)	4,516.02	0	4,516.02
OPERATING ACCOUNT WIRES	904676	11/19/2025	DUKE ENERGY	25-00599	Electronic Invoices 2210	25.75	0	25.75
OPERATING ACCOUNT WIRES	904676	11/19/2025	DUKE ENERGY	25-00672	Street Lights & Median Elect.	5,148.02	0	5,148.02
OPERATING ACCOUNT WIRES	904676	11/19/2025	DUKE ENERGY	25-00673	Avian Pointe Str Lgts FY24/25	4,314.63	0	4,314.63
OPERATING ACCOUNT WIRES	904676	11/19/2025	DUKE ENERGY	25-00677	Winding Meadows MSBU	705.12	0	705.12
OPERATING ACCOUNT WIRES	904676	11/19/2025	DUKE ENERGY	25-00679	West Kelly Park MSBU Str Lgts	2,536.93	0	2,536.93
OPERATING ACCOUNT WIRES	904676	11/19/2025	DUKE ENERGY	26-00909	Electric Bill Payments	321.11	0	321.11
OPERATING ACCOUNT WIRES	904676	11/19/2025	DUKE ENERGY	26-00929	Street Lights and Median Elect	15,606.37	0	15,606.37
GENERAL OPERATING ACCOUNT	242407	11/20/2025	TWELVE TWENTY NINE, LLC	24-02122	UTILITY REFUND	48.21	0	48.21
GENERAL OPERATING ACCOUNT	242408	11/20/2025	MOORE, ANDERSON	24-03095	UTILITY REFUND	97.72	0	97.72
GENERAL OPERATING ACCOUNT	242409	11/20/2025	THOMAS, JOSEPH	24-03717	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242410	11/20/2025	GIBSON, ELEANOR	24-03731	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242411	11/20/2025	BASTIAN, FRANCES	24-03560	UTILITY REFUND	121.80	0	121.80
GENERAL OPERATING ACCOUNT	242412	11/20/2025	HANOVER FAMILY BUILDERS	24-01995	UTILITY REFUND	190.00	0	190.00
GENERAL OPERATING ACCOUNT	242413	11/20/2025	HANOVER FAMILY BUILDERS	24-01872	UTILITY REFUND	171.13	0	171.13
GENERAL OPERATING ACCOUNT	242414	11/20/2025	HANOVER FAMILY BUILDERS	24-01993	UTILITY REFUND	190.00	0	190.00
GENERAL OPERATING ACCOUNT	242415	11/20/2025	JOYNER, JOANNE	24-02254	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242416	11/20/2025	DALMACE, ROSE	24-02303	UTILITY REFUND	220.00	0	220.00
GENERAL OPERATING ACCOUNT	242417	11/20/2025	KENNEDY, KRISTALYN	24-02305	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242418	11/20/2025	LEVY, ERIC	24-02745	UTILITY REFUND	220.00	0	220.00
GENERAL OPERATING ACCOUNT	242419	11/20/2025	RUSHIN, JOSEPH	24-03087	UTILITY REFUND	130.46	0	130.46
GENERAL OPERATING ACCOUNT	242420	11/20/2025	GUTIERREZ, AMELIA	24-03345	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242421	11/20/2025	SZKODZINSKI, MARTIN	24-03339	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242422	11/20/2025	K HOVANIAN	24-04131	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242423	11/20/2025	HANOVER FAMILY BUILDERS	24-01871	UTILITY REFUND	190.00	0	190.00
GENERAL OPERATING ACCOUNT	242424	11/20/2025	MECIA FLORES, KEVIN ADAN	24-02579	UTILITY REFUND	104.66	0	104.66
OPERATING ACCOUNT WIRES	904670	11/20/2025	ORANGE COUNTY COMPTROLLER	26-01231	Orange CO Public Service Tax	24,054.36	0	24,054.36
GENERAL OPERATING ACCOUNT	242425	11/21/2025	OLIVERA, ALEX	24-03105	UTILITY REFUND	41.29	0	41.29
GENERAL OPERATING ACCOUNT	242426	11/21/2025	PULTE HOMES	24-05342	UTILITY REFUND	2,013.17	0	2,013.17
GENERAL OPERATING ACCOUNT	242427	11/21/2025	ADP CONSTRUCTION LLC	26-00811	RRAP 2025-18 WOOD	24,073.21	0	24,073.21
GENERAL OPERATING ACCOUNT	242429	11/21/2025	ALLIED UNIVERSAL CORPORATION	26-00923	Sodium Hypochlorite	27,213.75	0	27,213.75
GENERAL OPERATING ACCOUNT	242429	11/21/2025	ALLIED UNIVERSAL CORPORATION	26-00924	Drinking-Water Chemicals	31,134.08	0	31,134.08
GENERAL OPERATING ACCOUNT	242430	11/21/2025	ALL VALLEY HOSE AND INDUSTRIAL	26-00025	HOSE & FITTINGS FOR BIG TRUCKS	820.58	0	820.58
GENERAL OPERATING ACCOUNT	242431	11/21/2025	AMERICAN WIRE & TERMINAL	26-00027	MISC ELECTRICAL SUPPLIES	1,403.96	0	1,403.96
GENERAL OPERATING ACCOUNT	242434	11/21/2025	A.O.K. TIRE MART	26-00156	MISCELLANEOUS TIRES-BLANKET	30,322.82	0	30,322.82
GENERAL OPERATING ACCOUNT	242434	11/21/2025	A.O.K. TIRE MART	26-00935	Inventory Tires and Recaps	7,755.00	0	7,755.00
GENERAL OPERATING ACCOUNT	242435	11/21/2025	ARROWSMITH, J.W.	26-00185	COUNCIL RETIREMENT FY2026	575.00	0	575.00
GENERAL OPERATING ACCOUNT	242436	11/21/2025	CARL'S CONCRETE CUTTING & DRIL	26-00933	Manhole box for Santation	775.00	0	775.00
GENERAL OPERATING ACCOUNT	242437	11/21/2025	CASCADE FOUNTAIN	26-00695	Blanket-Fountain Repairs	400.00	0	400.00
GENERAL OPERATING ACCOUNT	242438	11/21/2025	CHARTER COMMUNICATIONS HOLDING	25-00020	Cable TV Services	0.00	0	0.00
GENERAL OPERATING ACCOUNT	242438	11/21/2025	CHARTER COMMUNICATIONS HOLDING	26-00261	Cable TV Services	166.00	0	166.00
GENERAL OPERATING ACCOUNT	242439	11/21/2025	CHEF A+ CATERING, LLC	26-01347	Emergency Prof. Thanksgiving	1,600.00	0	1,600.00
GENERAL OPERATING ACCOUNT	242440	11/21/2025	CPH CONSULTING, LLC	25-06203	Civil Design of the Soccer Pad	11,031.46	0	11,031.46
GENERAL OPERATING ACCOUNT	242441	11/21/2025	CREATIVE FINANCIAL STAFFING	26-01075	Finance Dept. Temp Staff	2,227.76	0	2,227.76
GENERAL OPERATING ACCOUNT	242442	11/21/2025	DANUS UTILITIES, INC.	26-01015	Manhole Rehabs	7,019.00	0	7,019.00
GENERAL OPERATING ACCOUNT	242443	11/21/2025	DUNN, KAREN	26-01281	Accounting Services FY25 EOY	5,212.50	0	5,212.50
GENERAL OPERATING ACCOUNT	242444	11/21/2025	DUVAL FORD	25-02516	Utility Van	59,846.27	0	59,846.27
GENERAL OPERATING ACCOUNT	242445	11/21/2025	ENVIRONMENTAL PRODUCTS GROUP	26-00529	MISCELLANEOUS TRUCK PARTS	5,064.98	0	5,064.98
GENERAL OPERATING ACCOUNT	242446	11/21/2025	EVOQUA WATER TECHNOLOGIES LLC	26-00058	Chemical for Odor Control	8,749.40	0	8,749.40
GENERAL OPERATING ACCOUNT	242446	11/21/2025	EVOQUA WATER TECHNOLOGIES LLC	26-00063	Odor Control Scrubber Leases	14,549.79	0	14,549.79
GENERAL OPERATING ACCOUNT	242447	11/21/2025	FISHER SCIENTIFIC	26-00400	Equipment for new Tower Truck	3,640.00	0	3,640.00
GENERAL OPERATING ACCOUNT	242448	11/21/2025	FLORIDA COAST EQUIPMENT	26-00519	MISCELLANEOUS MOWER PARTS	2,929.86	0	2,929.86
GENERAL OPERATING ACCOUNT	242449	11/21/2025	FORTILINE, INC	26-00700	INVENTORY ITEMS	405.42	0	405.42
GENERAL OPERATING ACCOUNT	242450	11/21/2025	GLENN JOINER & SON INC.	26-00868	MISCELLANEOUS VEHICLE PARTS	1,758.24	0	1,758.24
GENERAL OPERATING ACCOUNT	242451	11/21/2025	GOVCONNECTION, INC.	25-04706	SAN Switch - D7720B	34,931.80	0	34,931.80

GENERAL OPERATING ACCOUNT	242451	11/21/2025	GOVCONNECTION, INC.	26-00900	Palo Alto HW & License Renewal	29,356.87	0	29,356.87	
GENERAL OPERATING ACCOUNT	242452	11/21/2025	GRAINGER	26-00204	Supplies for Repairs	209.40	0	209.40	
GENERAL OPERATING ACCOUNT	242452	11/21/2025	GRAINGER	26-00707	Inventory items blanket PO	219.70	0	219.70	
GENERAL OPERATING ACCOUNT	242453	11/21/2025	TREEMENDOUS QUALITY GROWERS	25-05561	Trees for city properties	1,250.00	0	1,250.00	
GENERAL OPERATING ACCOUNT	242454	11/21/2025	HAGAN HOLDING COMPANY	26-00889	REMOVED USED OIL & FILTERS	245.00	0	245.00	
GENERAL OPERATING ACCOUNT	242455	11/21/2025	JANI- KING OF ORLANDO	26-00087	City Wide Cleaning	2,190.00	0	2,190.00	
GENERAL OPERATING ACCOUNT	242456	11/21/2025	JOHN MILLER TRUCKING, INC.	26-00086	Sod services	148.50	0	148.50	
GENERAL OPERATING ACCOUNT	242457	11/21/2025	KONICA MINOLTA BUSINESS	26-00310	PS Printer Maintenance	259.02	0	259.02	
GENERAL OPERATING ACCOUNT	242457	11/21/2025	KONICA MINOLTA BUSINESS	26-00540	Printer Maintenance Contracts	220.00	0	220.00	
GENERAL OPERATING ACCOUNT	242458	11/21/2025	LAKE TIRE & AUTO	26-00090	STOCK TIRES FOR CITY VEHICLES	3,237.09	0	3,237.09	
GENERAL OPERATING ACCOUNT	242459	11/21/2025	LANGUAGE LINE SOLUTIONS, INC	26-00719	Blanket Translation Services	19.66	0	19.66	
GENERAL OPERATING ACCOUNT	242460	11/21/2025	LINA	26-01087	OCT. 2025 Life Insurnace EE/ER	29,569.00	0	29,569.00	
GENERAL OPERATING ACCOUNT	242461	11/21/2025	TPH HOLDINGS, LLC	26-00055	STOCK VEHICLE PARTS	276.11	0	276.11	
GENERAL OPERATING ACCOUNT	242462	11/21/2025	Cumberland Int. Trucks of FL	26-00513	PARTS & REPAIRS ON LARGE TRUCK	5,429.46	0	5,429.46	
GENERAL OPERATING ACCOUNT	242463	11/21/2025	MAX SERVICE AIR AND HEAT, LLC	26-00922	AC emergency repairs	1,710.00	0	1,710.00	
GENERAL OPERATING ACCOUNT	242464	11/21/2025	MCKESSON MEDICAL-SURGICAL INC	26-01089	October 2025 Clinic Expenses	869.35	0	869.35	
GENERAL OPERATING ACCOUNT	242465	11/21/2025	THE APOPKA CHIEF	26-00078	Blanket PO - Legal Ads	510.34	510.34	0	Keying error
GENERAL OPERATING ACCOUNT	242466	11/21/2025	METRIC ENGINEERING INC	25-04621	Plans Review for Signal Improv	852.48	0	852.48	
GENERAL OPERATING ACCOUNT	242467	11/21/2025	MID FLORIDA MATERIALS	26-01111	Yard and Bulky waste disposal.	13,244.43	0	13,244.43	
GENERAL OPERATING ACCOUNT	242468	11/21/2025	NEWKIRK ENGINEERING INC	23-05488	Binion Road Trail	40.00	0	40.00	
GENERAL OPERATING ACCOUNT	242469	11/21/2025	NORTH AMERICA FIRE EQUIPMENT C	26-00226	Blanket PO - Tower Equipment	5,309.25	0	5,309.25	
GENERAL OPERATING ACCOUNT	242470	11/21/2025	ODP BUSINESS SOLUTIONS, LLC	26-00107	Office Depot HR Sup. FY26	45.76	0	45.76	
GENERAL OPERATING ACCOUNT	242471	11/21/2025	OPG PLUS LLC	25-00868	Oil Spill remediation service	3,051.90	0	3,051.90	
GENERAL OPERATING ACCOUNT	242473	11/21/2025	O'REILLY AUTO PARTS	26-00054	STOCK VEHICLE PARTS	1,748.04	0	1,748.04	
GENERAL OPERATING ACCOUNT	242473	11/21/2025	O'REILLY AUTO PARTS	26-00521	MISCELLANEOUS VEHICLE PARTS	2,510.00	0	2,510.00	
GENERAL OPERATING ACCOUNT	242474	11/21/2025	OSBURN ASSOCIATES INC	26-00239	Street sign replacement	3,024.52	0	3,024.52	
GENERAL OPERATING ACCOUNT	242475	11/21/2025	PETROLEUM TRADERS CORP	26-00083	CITY WIDE GAS & DIESEL	60,532.24	0	60,532.24	
GENERAL OPERATING ACCOUNT	242476	11/21/2025	RAFTELIS FINANCIAL CONSULTANTS	23-05770	Water, Wastewater & Reclaimed	3,252.50	0	3,252.50	
GENERAL OPERATING ACCOUNT	242476	11/21/2025	RAFTELIS FINANCIAL CONSULTANTS	23-05771	Sanitation System Consulting	3,128.50	0	3,128.50	
GENERAL OPERATING ACCOUNT	242479	11/21/2025	RUSH TRUCK CENTERS OF FLORIDA	26-00523	PARTS AND SERVICE	13,168.52	0	13,168.52	
GENERAL OPERATING ACCOUNT	242479	11/21/2025	RUSH TRUCK CENTERS OF FLORIDA	26-01010	STOCK VEHICLE PARTS AND SUPPLI	14,953.06	0	14,953.06	
GENERAL OPERATING ACCOUNT	242480	11/21/2025	SERVICE EXPRESSS, LLC	26-00779	Annual Service Renewal-2nd mkt	11,334.00	0	11,334.00	
GENERAL OPERATING ACCOUNT	242481	11/21/2025	SOUTHERN HYDRAULICS LLC	26-00904	MISC HYD PARTS AND REPAIRS	3,650.00	0	3,650.00	
GENERAL OPERATING ACCOUNT	242482	11/21/2025	STAPLE, INC	26-00200	Blanket PO -Supplies	788.08	0	788.08	
GENERAL OPERATING ACCOUNT	242483	11/21/2025	SUNSHINE STATE ONE CALL OF FL.	26-00141	Sunshine 811 - Locates	1,561.13	0	1,561.13	
GENERAL OPERATING ACCOUNT	242484	11/21/2025	TEMPLE, INC.	26-00065	Traffic Signal Parts	22,956.00	0	22,956.00	
GENERAL OPERATING ACCOUNT	242485	11/21/2025	TETRA TECH INC.	22-05783	NWRC Transfer Pump Station	2,720.00	0	2,720.00	
GENERAL OPERATING ACCOUNT	242485	11/21/2025	TETRA TECH INC.	22-06209	Camp Wewa - PWS/WWS Ext.	5,241.52	0	5,241.52	
GENERAL OPERATING ACCOUNT	242485	11/21/2025	TETRA TECH INC.	24-03229	Love&Villa Ln Water Main Repla	4,371.76	0	4,371.76	
GENERAL OPERATING ACCOUNT	242485	11/21/2025	TETRA TECH INC.	25-01422	Binion RD/ LS 51 FM Design	823.80	0	823.80	
GENERAL OPERATING ACCOUNT	242485	11/21/2025	TETRA TECH INC.	25-01423	Old Dixie HWY FM Design	9,363.65	0	9,363.65	
GENERAL OPERATING ACCOUNT	242486	11/21/2025	T-MOBILE USA	26-00308	PIO/Strategic Service-Blanket	282.78	0	282.78	
GENERAL OPERATING ACCOUNT	242487	11/21/2025	TRAFFIC & MOBILITY CONSULTANTS	25-04715	Ellianos Coffee-Dev Rev Assis	3,015.00	0	3,015.00	
GENERAL OPERATING ACCOUNT	242488	11/21/2025	ALLIED UNIVERSAL SECURITY SERV	26-00732	Security for City Hall	2,595.60	0	2,595.60	
GENERAL OPERATING ACCOUNT	242489	11/21/2025	VALENCIA COLLEGE TUITION	26-00151	Specialized Fire Training	5,050.00	0	5,050.00	
GENERAL OPERATING ACCOUNT	242490	11/21/2025	VANCAMP, STACY	26-01090	reimb SVC/ supplies for event	40.81	0	40.81	
GENERAL OPERATING ACCOUNT	242491	11/21/2025	VERIZON WIRELESS	26-00097	Verizon Cellular Service	0.00	0	0.00	
GENERAL OPERATING ACCOUNT	242492	11/21/2025	Wekiva High School Culinary	26-00731	MustangEvents:'25Holiday Lunch	3,270.00	0	3,270.00	
GENERAL OPERATING ACCOUNT	242493	11/21/2025	WESCO TURF , INC.	26-00518	MISCELLANEOUS MOWER PARTS	3,279.82	0	3,279.82	
GENERAL OPERATING ACCOUNT	242494	11/21/2025	West Networks LLC	26-00901	Peplink Warranty Renewals	1,358.00	0	1,358.00	
GENERAL OPERATING ACCOUNT	242495	11/21/2025	WILCOM ELECTRICAL SYSTEMS, LLC	26-00887	CRA- AWP Electrical Upgrades	10,373.05	0	10,373.05	
GENERAL OPERATING ACCOUNT	242496	11/21/2025	WRIGHT-PIERCE	25-05430	Golden Gem WTP Design	16,035.00	0	16,035.00	
GENERAL OPERATING ACCOUNT	242497	11/21/2025	YOURIDGUARD, INC.	26-00323	Open PO EE YOURIDGUARD FY26	983.10	0	983.10	
OPERATING ACCOUNT WIRES	904656	11/21/2025	EXPERTPAY	26-01342	CHILD SUPPORT W/E 11/15/25	2,660.07	0	2,660.07	
OPERATING ACCOUNT WIRES	904657	11/21/2025	EMPOWER ANNUITY INSURANCE CO.	26-01345	PRUDENTIAL RETIREMENT 11/15/25	480,142.62	0	480,142.62	
OPERATING ACCOUNT WIRES	904658	11/21/2025	INTERNAL REVENUE SERVICE	26-01344	ACH PAYROLL TAX W/E 11/15/25	439,960.55	0	439,960.55	
OPERATING ACCOUNT WIRES	904659	11/21/2025	VOYA INSTITUTIONAL TRUST CO.	26-01343	457 CONTRIBUTION W/E 11/15/25	24,227.42	0	24,227.42	
OPERATING ACCOUNT WIRES	904691	11/21/2025	SYNOVUS BANK	26-00193	Wrinkle Martin SO- Hotel	585.19	0	585.19	
OPERATING ACCOUNT WIRES	904691	11/21/2025	SYNOVUS BANK	26-01804	MacDonald Media/Public Hotel	715.50	0	715.50	

OPERATING ACCOUNT WIRES	904691	11/21/2025	SYNOVUS BANK	26-01806	Sams Club Purchase 10/23	489.02	0	489.02
SYNOVUS BANK E-PAYMENTS	305849	11/21/2025	A-ABRA-KEY-DABRA LOCKSMITH SER	26-00064	keys city wide	10.00	0	10.00
SYNOVUS BANK E-PAYMENTS	305850	11/21/2025	ALTERNATIVE POWER SOLUTIONS, I	26-00208	Generator PM and Repairs	810.00	0	810.00
SYNOVUS BANK E-PAYMENTS	305851	11/21/2025	APOPKA ACE HARDWARE & LUMBER I	26-00051	MISCELLANEOUS VEHICLE PARTS	20.49	0	20.49
SYNOVUS BANK E-PAYMENTS	305852	11/21/2025	CHANNEL INNOVATIONS CORP.	26-00140	Blanket PO - Annual Servicing	480.00	0	480.00
SYNOVUS BANK E-PAYMENTS	305853	11/21/2025	CORE & MAIN LP	26-00494	Inventory items	299,092.94	0	299,092.94
SYNOVUS BANK E-PAYMENTS	305853	11/21/2025	CORE & MAIN LP	26-00741	Inventory items	24,326.82	0	24,326.82
SYNOVUS BANK E-PAYMENTS	305855	11/21/2025	GALLS, PARENT HOLDINGS, LLC	26-00237	Firefighter Uniforms	1,336.30	0	1,336.30
SYNOVUS BANK E-PAYMENTS	305856	11/21/2025	GRAPHIC SOURCE OF CENTRAL FLOR	26-00080	DECALS FOR CITY VEHICLES	319.00	0	319.00
SYNOVUS BANK E-PAYMENTS	305857	11/21/2025	MERCER PEST CONTROL, INC.	26-00726	Pest Control City Wide	2,335.88	0	2,335.88
SYNOVUS BANK E-PAYMENTS	305858	11/21/2025	MILLIKAN BATTERY & ELECTRIC	26-00043	STOCK BATTERIES	2,397.00	0	2,397.00
SYNOVUS BANK E-PAYMENTS	305858	11/21/2025	MILLIKAN BATTERY & ELECTRIC	26-00520	CITY VEHICLE BATTERIES	2,277.00	0	2,277.00
SYNOVUS BANK E-PAYMENTS	305859	11/21/2025	WELDON PARTS-ORLANDO	26-00103	STOCK DEF FLUID	594.80	0	594.80
SYNOVUS BANK E-PAYMENTS	305859	11/21/2025	WELDON PARTS-ORLANDO	26-00516	MISC DEF FLUID	274.96	0	274.96
SYNOVUS BANK E-PAYMENTS	305860	11/21/2025	TRAIL SAW & MOWER SERVICE, INC	26-00517	MISCELLANEOUS MOWER PARTS	935.57	0	935.57
SYNOVUS BANK E-PAYMENTS	305861	11/21/2025	AAMCO TRANSMISSIONS	26-00006	TRANSMISSION REPAIRS	36.00	0	36.00
SYNOVUS BANK E-PAYMENTS	305862	11/21/2025	HORIZON DISTRIBUTORS INC	26-00114	irrigation supplies	419.25	0	419.25
OPERATING ACCOUNT WIRES	904661	11/24/2025	PUBLIC RISK MANAGEMENT OF FL	26-01271	Nov. 2025 Medical Insurance	850,702.00	0	850,702.00
OPERATING ACCOUNT WIRES	904668	11/24/2025	SYNOVUS BANK	26-00135	Blanket PO -Operating Supplies	471.96	0	471.96
GENERAL OPERATING ACCOUNT	242498	11/25/2025	JOSEPH, KERLANDE	26-01369	UTILITY REFUND	92.19	0	92.19
GENERAL OPERATING ACCOUNT	242499	11/25/2025	HP FLORIDA 1 LLC	26-01413	UTILITY REFUND	121.61	0	121.61
GENERAL OPERATING ACCOUNT	242500	11/25/2025	MATTAMY HOMES USA	26-01456	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242501	11/25/2025	CISNEROS, DANIEL	26-01506	UTILITY REFUND	272.20	0	272.20
GENERAL OPERATING ACCOUNT	242502	11/25/2025	RICH, ALEXANDER	26-01358	UTILITY REFUND	287.46	0	287.46
GENERAL OPERATING ACCOUNT	242503	11/25/2025	THOMAS, PAUL	26-01359	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242504	11/25/2025	CARBY-ANGUS, PETERGAYE	26-01360	UTILITY REFUND	34.24	0	34.24
GENERAL OPERATING ACCOUNT	242505	11/25/2025	TROUBLE FREE PROPERTY MGMT	26-01361	UTILITY REFUND	212.20	0	212.20
GENERAL OPERATING ACCOUNT	242506	11/25/2025	KARR, RENE	26-01362	UTILITY REFUND	68.86	0	68.86
GENERAL OPERATING ACCOUNT	242507	11/25/2025	BERM FW RESIDENTIAL HOME	26-01363	UTILITY REFUND	74.21	0	74.21
GENERAL OPERATING ACCOUNT	242508	11/25/2025	GLOBAL PROPERTY SERVICES REALT	26-01364	UTILITY REFUND	11.82	0	11.82
GENERAL OPERATING ACCOUNT	242509	11/25/2025	LERMA, LAURA	26-01365	UTILITY REFUND	152.05	0	152.05
GENERAL OPERATING ACCOUNT	242510	11/25/2025	DOORS HOLDING 2024 LLC	26-01366	UTILITY REFUND	212.20	0	212.20
GENERAL OPERATING ACCOUNT	242511	11/25/2025	CWG 3 LLC	26-01367	UTILITY REFUND	432.00	0	432.00
GENERAL OPERATING ACCOUNT	242512	11/25/2025	TROUBLE FREE PROPERTY MGMT	26-01368	UTILITY REFUND	212.20	0	212.20
GENERAL OPERATING ACCOUNT	242513	11/25/2025	WOODS, KELLY	26-01370	UTILITY REFUND	131.33	0	131.33
GENERAL OPERATING ACCOUNT	242514	11/25/2025	FOUNTAIN, GERALD	26-01371	UTILITY REFUND	82.95	0	82.95
GENERAL OPERATING ACCOUNT	242515	11/25/2025	MCH SFR PROPERTY OWNER 1 LLC	26-01372	UTILITY REFUND	212.20	0	212.20
GENERAL OPERATING ACCOUNT	242516	11/25/2025	WHITE, RAMONA	26-01373	UTILITY REFUND	212.20	0	212.20
GENERAL OPERATING ACCOUNT	242517	11/25/2025	FRANKEL, ELIZABETH	26-01374	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242518	11/25/2025	DEZINA, FALANDA	26-01375	UTILITY REFUND	99.74	0	99.74
GENERAL OPERATING ACCOUNT	242519	11/25/2025	BULL PROPERTY MANAGEMENT	26-01376	UTILITY REFUND	125.61	0	125.61
GENERAL OPERATING ACCOUNT	242520	11/25/2025	GUARDADO, HERNAN	26-01377	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242521	11/25/2025	WILLIS, KIM	26-01378	UTILITY REFUND	40.04	0	40.04
GENERAL OPERATING ACCOUNT	242522	11/25/2025	CRUZ, MIREYLA	26-01379	UTILITY REFUND	37.48	0	37.48
GENERAL OPERATING ACCOUNT	242523	11/25/2025	NORTON, JEREMY	26-01380	UTILITY REFUND	32.91	0	32.91
GENERAL OPERATING ACCOUNT	242524	11/25/2025	WHITESELL, PAMELA	26-01381	UTILITY REFUND	38.62	0	38.62
GENERAL OPERATING ACCOUNT	242525	11/25/2025	COURTNEY, SUSAN	26-01382	UTILITY REFUND	125.03	0	125.03
GENERAL OPERATING ACCOUNT	242526	11/25/2025	NELSON, MATTHEW	26-01383	UTILITY REFUND	55.37	0	55.37
GENERAL OPERATING ACCOUNT	242527	11/25/2025	KMEN, KARI	26-01384	UTILITY REFUND	115.55	0	115.55
GENERAL OPERATING ACCOUNT	242528	11/25/2025	HOFFER, NATALIE	26-01385	UTILITY REFUND	44.50	0	44.50
GENERAL OPERATING ACCOUNT	242529	11/25/2025	MORADI, MARK	26-01386	UTILITY REFUND	212.20	0	212.20
GENERAL OPERATING ACCOUNT	242530	11/25/2025	MCH SFR PROPERTY OWNER 1 LLC	26-01387	UTILITY REFUND	272.20	0	272.20
GENERAL OPERATING ACCOUNT	242531	11/25/2025	RODRIGUEZ, REGINA E.	26-01388	UTILITY REFUND	120.52	0	120.52
GENERAL OPERATING ACCOUNT	242532	11/25/2025	PEREZ, DIANA	26-01389	UTILITY REFUND	211.90	0	211.90
GENERAL OPERATING ACCOUNT	242533	11/25/2025	TKR PROPERTIES LLC	26-01390	UTILITY REFUND	120.16	0	120.16
GENERAL OPERATING ACCOUNT	242534	11/25/2025	MAHAFFEY, ISABELLE	26-01391	UTILITY REFUND	220.00	0	220.00
GENERAL OPERATING ACCOUNT	242535	11/25/2025	ABSOLUTE REALTY GROUP	26-01392	UTILITY REFUND	180.84	0	180.84
GENERAL OPERATING ACCOUNT	242536	11/25/2025	MI HOMES OF ORLANDO, LLC	26-01393	UTILITY REFUND	69.38	0	69.38
GENERAL OPERATING ACCOUNT	242537	11/25/2025	JENSEN, JOELLE	26-01394	UTILITY REFUND	220.00	0	220.00

GENERAL OPERATING ACCOUNT	242538	11/25/2025	JONES, RONALD L	26-01395	UTILITY REFUND	100.00	0	100.00
GENERAL OPERATING ACCOUNT	242539	11/25/2025	HOWE, MICHELLE	26-01396	UTILITY REFUND	272.20	0	272.20
GENERAL OPERATING ACCOUNT	242540	11/25/2025	JONES, JEVAUHN	26-01397	UTILITY REFUND	79.66	0	79.66
GENERAL OPERATING ACCOUNT	242541	11/25/2025	GARCIA, ELAINE	26-01398	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242542	11/25/2025	TOLL BROTHERS	26-01399	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242543	11/25/2025	MILLER, CLAIRE	26-01400	UTILITY REFUND	55.66	0	55.66
GENERAL OPERATING ACCOUNT	242544	11/25/2025	LENNAR HOMES	26-01401	UTILITY REFUND	82.25	0	82.25
GENERAL OPERATING ACCOUNT	242545	11/25/2025	LENNAR HOMES	26-01402	UTILITY REFUND	69.39	0	69.39
GENERAL OPERATING ACCOUNT	242546	11/25/2025	SALMON, ISMAY	26-01403	UTILITY REFUND	151.64	0	151.64
GENERAL OPERATING ACCOUNT	242547	11/25/2025	MATTAMY HOMES USA	26-01404	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242548	11/25/2025	MATTAMY HOMES USA	26-01405	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242549	11/25/2025	MATTAMY HOMES USA	26-01406	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242550	11/25/2025	MATTAMY HOMES USA	26-01407	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242551	11/25/2025	MATTAMY HOMES USA	26-01408	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242552	11/25/2025	MATTAMY HOMES USA	26-01409	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242553	11/25/2025	MATTAMY HOMES USA	26-01410	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242554	11/25/2025	CROMER, KAELA	26-01411	UTILITY REFUND	130.00	0	130.00
GENERAL OPERATING ACCOUNT	242555	11/25/2025	BEEBE, DANIELLE	26-01412	UTILITY REFUND	51.47	0	51.47
GENERAL OPERATING ACCOUNT	242556	11/25/2025	BARTLETT, JESSICA	26-01414	UTILITY REFUND	114.80	0	114.80
GENERAL OPERATING ACCOUNT	242557	11/25/2025	WARREN, KENNETH	26-01415	UTILITY REFUND	155.07	0	155.07
GENERAL OPERATING ACCOUNT	242558	11/25/2025	PLUS PROPERTIES LLC	26-01416	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	242559	11/25/2025	TOLL BROTHERS	26-01417	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242560	11/25/2025	TOLL BROTHERS	26-01418	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242561	11/25/2025	TOLL BROTHERS	26-01419	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242562	11/25/2025	TOLL BROTHERS	26-01420	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242563	11/25/2025	TOLL BROTHERS	26-01421	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242564	11/25/2025	TOLL BROTHERS	26-01422	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242565	11/25/2025	MANTRI, NAVEEN	26-01423	UTILITY REFUND	272.20	0	272.20
GENERAL OPERATING ACCOUNT	242566	11/25/2025	TOLL BROTHERS	26-01424	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242567	11/25/2025	TOLL BROTHERS	26-01425	UTILITY REFUND	25.64	0	25.64
GENERAL OPERATING ACCOUNT	242568	11/25/2025	TOLL BROTHERS	26-01426	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242569	11/25/2025	TOLL BROTHERS	26-01427	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242570	11/25/2025	TOLL BROTHERS	26-01428	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242571	11/25/2025	TOLL BROTHERS	26-01429	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242572	11/25/2025	TOLL BROTHERS	26-01430	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242573	11/25/2025	LAYNE SATURNINO, LANDER	26-01431	UTILITY REFUND	100.60	0	100.60
GENERAL OPERATING ACCOUNT	242574	11/25/2025	LENNAR HOMES	26-01432	UTILITY REFUND	19.97	0	19.97
GENERAL OPERATING ACCOUNT	242575	11/25/2025	LENNAR HOMES	26-01433	UTILITY REFUND	31.32	0	31.32
GENERAL OPERATING ACCOUNT	242576	11/25/2025	LENNAR HOMES	26-01434	UTILITY REFUND	44.14	0	44.14
GENERAL OPERATING ACCOUNT	242577	11/25/2025	LENNAR HOMES	26-01435	UTILITY REFUND	47.64	0	47.64
GENERAL OPERATING ACCOUNT	242578	11/25/2025	LENNAR HOMES	26-01436	UTILITY REFUND	470.86	0	470.86
GENERAL OPERATING ACCOUNT	242579	11/25/2025	LENNAR HOMES	26-01437	UTILITY REFUND	25.89	0	25.89
GENERAL OPERATING ACCOUNT	242580	11/25/2025	LENNAR HOMES	26-01438	UTILITY REFUND	43.40	0	43.40
GENERAL OPERATING ACCOUNT	242581	11/25/2025	YECHENG, LIANG	26-01439	UTILITY REFUND	217.66	0	217.66
GENERAL OPERATING ACCOUNT	242582	11/25/2025	DOOR HOLDINGS 2024 LLC	26-01440	UTILITY REFUND	272.20	0	272.20
GENERAL OPERATING ACCOUNT	242583	11/25/2025	LENNAR HOMES	26-01441	UTILITY REFUND	10.44	0	10.44
GENERAL OPERATING ACCOUNT	242584	11/25/2025	DR HORTON	26-01443	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242585	11/25/2025	DR HORTON	26-01444	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242586	11/25/2025	DR HORTON	26-01445	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242587	11/25/2025	MATTAMY HOMES USA	26-01446	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242588	11/25/2025	MATTAMY HOMES USA	26-01447	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242589	11/25/2025	MATTAMY HOMES USA	26-01448	UTILITY REFUND	45.38	0	45.38
GENERAL OPERATING ACCOUNT	242590	11/25/2025	MATTAMY HOMES USA	26-01449	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242591	11/25/2025	MATTAMY HOMES USA	26-01450	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242592	11/25/2025	MATTAMY HOMES USA	26-01451	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242593	11/25/2025	MATTAMY HOMES USA	26-01452	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242594	11/25/2025	MATTAMY HOMES USA	26-01453	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242595	11/25/2025	MATTAMY HOMES USA	26-01454	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242596	11/25/2025	MATTAMY HOMES USA	26-01455	UTILITY REFUND	120.00	0	120.00

GENERAL OPERATING ACCOUNT	242597	11/25/2025	MATTAMY HOMES USA	26-01457	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242598	11/25/2025	MATTAMY HOMES USA	26-01458	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242599	11/25/2025	MATTAMY HOMES USA	26-01459	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242600	11/25/2025	MATTAMY HOMES USA	26-01460	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242601	11/25/2025	DOGWOOD PROPCO FL III L.P.	26-01461	UTILITY REFUND	166.12	0	166.12
GENERAL OPERATING ACCOUNT	242602	11/25/2025	MI HOMES OF ORLANDO, LLC	26-01462	UTILITY REFUND	47.24	0	47.24
GENERAL OPERATING ACCOUNT	242603	11/25/2025	MI HOMES OF ORLANDO, LLC	26-01463	UTILITY REFUND	45.51	0	45.51
GENERAL OPERATING ACCOUNT	242604	11/25/2025	MI HOMES OF ORLANDO, LLC	26-01464	UTILITY REFUND	40.85	0	40.85
GENERAL OPERATING ACCOUNT	242605	11/25/2025	MI HOMES OF ORLANDO, LLC	26-01465	UTILITY REFUND	36.70	0	36.70
GENERAL OPERATING ACCOUNT	242606	11/25/2025	MI HOMES OF ORLANDO, LLC	26-01466	UTILITY REFUND	44.51	0	44.51
GENERAL OPERATING ACCOUNT	242607	11/25/2025	MI HOMES OF ORLANDO, LLC	26-01467	UTILITY REFUND	43.58	0	43.58
GENERAL OPERATING ACCOUNT	242608	11/25/2025	MI HOMES OF ORLANDO LLC	26-01468	UTILITY REFUND	41.17	0	41.17
GENERAL OPERATING ACCOUNT	242609	11/25/2025	MI HOMES OF ORLANDO LLC	26-01469	UTILITY REFUND	45.84	0	45.84
GENERAL OPERATING ACCOUNT	242610	11/25/2025	MI HOMES OF ORLANDO LLC	26-01470	UTILITY REFUND	43.46	0	43.46
GENERAL OPERATING ACCOUNT	242611	11/25/2025	KENNEDY, JESSICA	26-01471	UTILITY REFUND	65.35	0	65.35
GENERAL OPERATING ACCOUNT	242612	11/25/2025	CARRILLO MONROY, IRMA	26-01472	UTILITY REFUND	29.06	0	29.06
GENERAL OPERATING ACCOUNT	242613	11/25/2025	OVALLE, MARIANA	26-01473	UTILITY REFUND	81.92	0	81.92
GENERAL OPERATING ACCOUNT	242614	11/25/2025	THOMPSON, JOSEPH	26-01474	UTILITY REFUND	77.93	0	77.93
GENERAL OPERATING ACCOUNT	242615	11/25/2025	DR HORTON	26-01475	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242616	11/25/2025	DR HORTON	26-01476	UTILITY REFUND	190.00	0	190.00
GENERAL OPERATING ACCOUNT	242617	11/25/2025	DR HORTON	26-01477	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	242618	11/25/2025	HUANG WEN, SHIH	26-01478	UTILITY REFUND	254.76	0	254.76
GENERAL OPERATING ACCOUNT	242619	11/25/2025	FORRESTER-BERNARD, BEVERLY	26-01479	UTILITY REFUND	44.40	0	44.40
GENERAL OPERATING ACCOUNT	242620	11/25/2025	AMERICAN HOMES 4 RENT	26-01480	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242621	11/25/2025	BOB ZHU, XIAOTAN	26-01481	UTILITY REFUND	180.83	0	180.83
GENERAL OPERATING ACCOUNT	242622	11/25/2025	ZHANG, LIZAO	26-01482	UTILITY REFUND	272.20	0	272.20
GENERAL OPERATING ACCOUNT	242623	11/25/2025	DR HORTON	26-01483	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242624	11/25/2025	DR HORTON	26-01484	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242625	11/25/2025	DR HORTON	26-01485	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242626	11/25/2025	DR HORTON	26-01486	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242627	11/25/2025	KB HOME	26-01487	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242628	11/25/2025	PULTE HOME	26-01488	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242629	11/25/2025	PULTE HOME	26-01489	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242630	11/25/2025	PULTE HOME	26-01490	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242631	11/25/2025	DR HORTON	26-01491	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242632	11/25/2025	KB HOME	26-01492	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242633	11/25/2025	KB HOMES	26-01493	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242634	11/25/2025	KB HOMES	26-01494	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242635	11/25/2025	PULTE HOMES	26-01495	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242636	11/25/2025	PULTE HOME	26-01496	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242637	11/25/2025	PULTE HOMES	26-01497	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242638	11/25/2025	PULTE HOME	26-01498	UTILITY REFUND	751.95	0	751.95
GENERAL OPERATING ACCOUNT	242639	11/25/2025	PULTE HOME	26-01499	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242640	11/25/2025	DREAM FINDERS	26-01500	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242641	11/25/2025	DR HORTON	26-01501	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242642	11/25/2025	DR HORTON	26-01502	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242643	11/25/2025	DR HORTON	26-01503	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	242644	11/25/2025	PIERSON, DARRELL	26-01504	UTILITY REFUND	50.00	0	50.00
GENERAL OPERATING ACCOUNT	242645	11/25/2025	CLAYTON DE SOUZA, ALEX SANDRO	26-01505	UTILITY REFUND	114.54	0	114.54
GENERAL OPERATING ACCOUNT	242646	11/25/2025	SOUTHERN DEVELOPMENT AND CONST	26-01507	UTILITY REFUND	2,334.03	0	2,334.03
GENERAL OPERATING ACCOUNT	242647	11/25/2025	SOUTHERN DEVELOPMENT & CO	26-01508	UTILITY REFUND	2,017.17	0	2,017.17
OPERATING ACCOUNT WIRES	904672	11/25/2025	EMPOWER ANNUITY INSURANCE CO.	26-01569	PRUDENTIAL RETIREMENT 11/18/25	30,024.50	0	30,024.50
OPERATING ACCOUNT WIRES	904673	11/25/2025	INTERNAL REVENUE SERVICE	26-01568	ACH PAYROLL TAX W/E 11/18/25	22,954.84	0	22,954.84
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	25-00157	Amazon Open Purchase Order	37.38	0	37.38
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	25-00420	BLANKET - Office Supplies	-63.22	0	-63.22
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	25-00946	Facebook boosting	193.22	0	193.22
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	25-01892	FaceBook Ad Boosting	27.18	0	27.18
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	25-04130	Renters Insurance - St. 6	-91.56	0	-91.56
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	25-05906	Engine Hose Cover Repair	-1,700.00	0	-1,700.00

OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	25-06191	MacDonald Media/Public Relat	795.00	0	795.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	25-06267	Torres training fuel	49.10	0	49.10
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	25-06305	Jerez MacD RWalsh Werts Class	3,000.00	0	3,000.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00007	CEU Class for Chemical Certifi	382.70	0	382.70
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00011	Blanket PO Equipment & Supply	84.67	0	84.67
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00012	Supplies	27.99	0	27.99
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00013	Poinsettias for City events	450.00	0	450.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00016	Espaillat IPTM Training	695.00	0	695.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00017	Espaillat IPTM Trn Hotel	459.69	0	459.69
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00019	Espaillat IPTM Trn Fuel	48.27	0	48.27
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00020	MacDonald, Parker +1	657.00	0	657.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00021	Gazebo decor- Halloween	386.52	0	386.52
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00033	Blanket PO Equipment & Supply	118.80	0	118.80
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00039	Event Supplies	134.95	0	134.95
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00041	Food for Promotion Board	337.53	0	337.53
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00042	Food for Promotion Board	294.49	0	294.49
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00049	Amazon Open Purchase Order	43.79	0	43.79
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00050	McKinley retirement gift	130.77	0	130.77
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00052	Florida-Friendly Demonstration	25.02	0	25.02
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00053	Food for Promotion Board	161.00	0	161.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00075	Digital Subscription-B Howell	39.92	0	39.92
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00076	Amazon TV and TV Mount	428.99	0	428.99
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00098	Event and camp supplies	77.91	0	77.91
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00109	special district state fee	175.00	0	175.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00125	Patrol Office Supplies BLANKET	70.31	0	70.31
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00126	Support Offc Supplies BLANKET	19.98	0	19.98
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00127	Adminst. Offc Supplies BLANKET	59.97	0	59.97
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00130	BLANKET - Computer Items	85.87	0	85.87
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00131	BLANKET - Chief Opera Supplies	1,817.65	0	1,817.65
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00132	BLANKET - Office Furniture	266.95	0	266.95
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00136	Blanket PO -Operating Supplies	9,169.77	0	9,169.77
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00145	Blanket PO - Supplies	697.33	0	697.33
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00147	Blanket PO - HULU for St. 6	109.29	0	109.29
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00159	Traffic Signal Training class	925.00	0	925.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00163	ACAF Conference Registration	995.00	0	995.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00164	2025 Arborist Training	445.00	0	445.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00168	Practice Quizzes for Bldg Insp	79.00	0	79.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00173	Blanket Senior Supplies	456.07	0	456.07
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00178	FLC Youth Summit/AYC	650.00	0	650.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00189	Training - A. Smith	325.00	0	325.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00194	Wrinkle Martin County SO- Fuel	80.00	0	80.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00220	NASCO Certification	2,480.00	0	2,480.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00288	CID Data Service-Blanket	9.00	0	9.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00289	Pryor plus registrations	1,494.00	0	1,494.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00311	DJ for October Pet Show	386.75	0	386.75
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00312	XOGO Boxes City Hall FCC,BDCC	540.00	0	540.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00322	Stormwater Engin Software	2,100.00	0	2,100.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00326	Security Conference	190.69	0	190.69
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00327	HCCMO ANNUAL AWARDS BANQUET	1,000.00	0	1,000.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00329	Annual Membship FABTO-E Arnold	70.00	0	70.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00330	APA Membership - Jean Sanchez	510.00	0	510.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00340	Restricted Access Sign Order	585.75	0	585.75
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00352	Smith system driver online	85.00	0	85.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00353	Lunch for Public Works Staff	105.78	0	105.78
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00354	Health Safety Officer Training	1,250.00	0	1,250.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00359	MacDonald training fuel	41.56	0	41.56
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00361	Safety Day 2026 registration	150.00	0	150.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00362	FSA Membership renewal	1,100.00	0	1,100.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00375	Senior Food & Supplies	317.65	0	317.65

OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00376	Office or Program Supplies	367.96	0	367.96
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00506	Operating Supplies	17.98	0	17.98
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00548	LCrespo deception training	300.00	0	300.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00568	Teamsideline Subscription	719.62	0	719.62
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00574	parking at OC govt Building	4.00	0	4.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00577	supplies for strategic plan	170.90	0	170.90
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00582	Balloon Arch Pet Fashion Show	250.00	0	250.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00583	supplies for Strategic plan	83.99	0	83.99
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00722	Safety Day 2026	150.00	0	150.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00736	Esparza DefTech ICP Course	995.00	0	995.00
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-00817	Virtual Meeting Service	599.60	0	599.60
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-01562	Network Solutions	84.38	0	84.38
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-01638	Station 6 Final Rent Payment	1,377.57	0	1,377.57
OPERATING ACCOUNT WIRES	904690	11/25/2025	SYNOVUS BANK	26-01777	Lodging	688.00	0	688.00
GENERAL OPERATING ACCOUNT	242648	11/26/2025	ALLIED UNIVERSAL CORPORATION	25-00765	Water Treatment Chems	6,364.37	0	6,364.37
GENERAL OPERATING ACCOUNT	242648	11/26/2025	ALLIED UNIVERSAL CORPORATION	25-00821	Sodium Hypochlorite	16,923.78	0	16,923.78
GENERAL OPERATING ACCOUNT	242649	11/26/2025	HP FLORIDA I LLC	25-04780	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242650	11/26/2025	KB HOMES	21-01422	UTILITY REFUND	100.00	0	100.00
GENERAL OPERATING ACCOUNT	242651	11/26/2025	HERNANDEZ, JESSIKA	24-02427	UTILITY REFUND	170.00	0	170.00
GENERAL OPERATING ACCOUNT	242652	11/26/2025	HASTINGS, SIERRA	24-02009	UTILITY REFUND	20.54	0	20.54
GENERAL OPERATING ACCOUNT	242653	11/26/2025	ELOS AMERICAN HOMES LLC	24-02586	UTILITY REFUND	28.61	0	28.61
GENERAL OPERATING ACCOUNT	242654	11/26/2025	METIDIERI, MARITZA	24-02604	UTILITY REFUND	170.00	0	170.00
GENERAL OPERATING ACCOUNT	242655	11/26/2025	LONGRENT LLC	24-02135	UTILITY REFUND	99.38	0	99.38
GENERAL OPERATING ACCOUNT	242656	11/26/2025	HAYES, ASHANTE	24-02156	UTILITY REFUND	119.67	0	119.67
GENERAL OPERATING ACCOUNT	242657	11/26/2025	KISHROY REALTY GROUP	24-04422	UTILITY REFUND	79.08	0	79.08
GENERAL OPERATING ACCOUNT	242658	11/26/2025	NARAYAN, DEVARAJ	24-04082	UTILITY REFUND	54.48	0	54.48
GENERAL OPERATING ACCOUNT	242659	11/26/2025	LESSA INVESTMENTS, LLC	24-04128	UTILITY REFUND	69.09	0	69.09
GENERAL OPERATING ACCOUNT	242660	11/26/2025	MI HERRERA GROUP, LLC	24-03955	UTILITY REFUND	126.67	0	126.67
GENERAL OPERATING ACCOUNT	242661	11/26/2025	NEAL, SHAQUAIL	24-03836	UTILITY REFUND	38.75	0	38.75
GENERAL OPERATING ACCOUNT	242662	11/26/2025	WELLS, SHONDREKA	24-03871	UTILITY REFUND	136.73	0	136.73
GENERAL OPERATING ACCOUNT	242663	11/26/2025	NEBLETT, BRIAN	24-03877	UTILITY REFUND	144.94	0	144.94
GENERAL OPERATING ACCOUNT	242664	11/26/2025	RUELAS, SAARA	24-05630	UTILITY REFUND	155.00	0	155.00
GENERAL OPERATING ACCOUNT	242665	11/26/2025	TUSING, DAWN	24-05322	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	242666	11/26/2025	MAGA INVESTOR LLS	24-05275	UTILITY REFUND	50.00	0	50.00
GENERAL OPERATING ACCOUNT	242667	11/26/2025	TRAN, LOC T	24-05118	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242668	11/26/2025	LEITO, CHANTALIA	25-00794	UTILITY REFUND	60.33	0	60.33
GENERAL OPERATING ACCOUNT	242669	11/26/2025	THOMAS, TAMETRESS	24-04862	UTILITY REFUND	149.67	0	149.67
GENERAL OPERATING ACCOUNT	242670	11/26/2025	HONORATO, ALEJANDRINO	24-04657	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	242671	11/26/2025	PRESTIGE REALTY CONSULTANTS	24-04533	UTILITY REFUND	38.03	0	38.03
GENERAL OPERATING ACCOUNT	242672	11/26/2025	ADVANCED ROOFING, INC.	25-04227	Reroof WP 1675 Firehouse Ln	49,360.00	0	49,360.00
GENERAL OPERATING ACCOUNT	242673	11/26/2025	ADVANCED EMERGENCY SERVICES	25-01528	Fire Hose & Nozzles	24,232.20	0	24,232.20
GENERAL OPERATING ACCOUNT	242674	11/26/2025	ALL-RITE FENCE CO.,INC.	25-04424	Wewa Pool fencing	0.20	0	0.20
GENERAL OPERATING ACCOUNT	242675	11/26/2025	ALL WORLD LIFT TRUCK CO LLC	26-01095	Purchase new fork lift PS	23,900.00	0	23,900.00
GENERAL OPERATING ACCOUNT	242676	11/26/2025	BALLOONS BY EVA LLC	26-01328	Face painting/balloon	1,040.00	0	1,040.00
GENERAL OPERATING ACCOUNT	242677	11/26/2025	BOS OF FLORIDA, INC	25-05413	Furniture-City Clerk's offices	24,415.53	0	24,415.53
GENERAL OPERATING ACCOUNT	242678	11/26/2025	BOUND TREE MEDICAL, LLC.	26-00206	Blanket PO - Medical Supplies	3,054.09	0	3,054.09
GENERAL OPERATING ACCOUNT	242679	11/26/2025	BRIGHTVIEW LANDSCAPE SERVICES	26-00320	Mowing Contract	20,877.48	0	20,877.48
GENERAL OPERATING ACCOUNT	242680	11/26/2025	BRYANT, WILLIAM	26-01244	Parking Reimbursement Bryant	76.00	0	76.00
GENERAL OPERATING ACCOUNT	242681	11/26/2025	BUSINESS INFORMATION SYSTEMS	26-00804	BIS DCR Software Assurance	500.00	0	500.00
GENERAL OPERATING ACCOUNT	242682	11/26/2025	CAR STORE OF WEST ORANGE, INC.	25-00281	TOWING FOR LARGE VEHICLES	254.20	0	254.20
GENERAL OPERATING ACCOUNT	242683	11/26/2025	Carter's Ace Hardware of Hunt	26-00205	Supplies for Repairs	34.99	0	34.99
GENERAL OPERATING ACCOUNT	242684	11/26/2025	CASCADE FOUNTAIN	26-00695	Blanket-Fountain Repairs	990.00	0	990.00
GENERAL OPERATING ACCOUNT	242685	11/26/2025	CEE BEE AIR SYSTEMS INC	26-00769	Mini Split @ APD Evidence Dept	10,760.00	0	10,760.00
GENERAL OPERATING ACCOUNT	242686	11/26/2025	CLEARVIEW AI, INC	26-01308	Investigative Software	13,640.00	0	13,640.00
GENERAL OPERATING ACCOUNT	242687	11/26/2025	CPH CONSULTING, LLC	25-02185	Fleet Bldg Design PHASE 3	40,806.50	0	40,806.50
GENERAL OPERATING ACCOUNT	242688	11/26/2025	DAVEY TREE EXPERT COMPANY	26-00762	Blanket-Emergency Tree Removal	4,200.00	0	4,200.00
GENERAL OPERATING ACCOUNT	242689	11/26/2025	DJ'S UNLIMITED OF FLORIDA	26-01246	DJ for Car Show	500.00	0	500.00
GENERAL OPERATING ACCOUNT	242690	11/26/2025	EDMUNDS & ASSOCIATES, INC.	26-00758	Edmunds Annual Maintenance	51,265.53	0	51,265.53
GENERAL OPERATING ACCOUNT	242691	11/26/2025	FLORIDA POLICE CHIEFS ASSOCIAT	26-00554	Annual Membership Dues	595.00	0	595.00

GENERAL OPERATING ACCOUNT	242691	11/26/2025	FLORIDA POLICE CHIEFS ASSOCIAT	26-00728	FPCA MidWinter Conference	1,800.00	0	1,800.00
GENERAL OPERATING ACCOUNT	242692	11/26/2025	FLORIDA LEAGUE OF MAYORS	26-01341	FLM Dues	1,350.00	0	1,350.00
GENERAL OPERATING ACCOUNT	242693	11/26/2025	GRAINGER	26-00204	Supplies for Repairs	374.02	0	374.02
GENERAL OPERATING ACCOUNT	242694	11/26/2025	KONICA MINOLTA BUSINESS	26-00540	Printer Maintenance Contracts	140.54	0	140.54
GENERAL OPERATING ACCOUNT	242695	11/26/2025	LOPEZ, RACQUEL	26-01083	Paramedic Reimbursement	1,975.00	0	1,975.00
GENERAL OPERATING ACCOUNT	242696	11/26/2025	MAX SERVICE AIR AND HEAT, LLC	26-01085	AC @ Rec Office	25,100.00	0	25,100.00
GENERAL OPERATING ACCOUNT	242697	11/26/2025	THE APOPKA CHIEF	26-00078	Blanket PO - Legal Ads	1,530.44	0	1,530.44
GENERAL OPERATING ACCOUNT	242697	11/26/2025	THE APOPKA CHIEF	26-01233	newspaper ad/AFD event	420.00	0	420.00
GENERAL OPERATING ACCOUNT	242698	11/26/2025	MJW ENTERPRISES, LLC	26-01217	Apopka Ale House - MB return	4,007.10	0	4,007.10
GENERAL OPERATING ACCOUNT	242699	11/26/2025	NELSON, BRYAN	26-01229	reimb Mayor/supplies events	166.58	0	166.58
GENERAL OPERATING ACCOUNT	242700	11/26/2025	OPG PLUS LLC	25-00868	Oil Spill remediation service	1,519.96	0	1,519.96
GENERAL OPERATING ACCOUNT	242701	11/26/2025	PARK SQUARE HOMES	26-01218	Refund of Reclaim IF Fees	61,520.00	0	61,520.00
GENERAL OPERATING ACCOUNT	242702	11/26/2025	PREMIER LAWN MAINTENANCE	25-00267	Right of Way mowing contract	13,066.10	0	13,066.10
GENERAL OPERATING ACCOUNT	242703	11/26/2025	PRIME ELECTRICAL SERVICES, INC	25-01773	City-wide LED Conv. Install	2,555.81	0	2,555.81
GENERAL OPERATING ACCOUNT	242704	11/26/2025	RICOH USA, INC.	26-00197	Blanket PO -Qtrly Copy Charges	1,447.41	0	1,447.41
GENERAL OPERATING ACCOUNT	242705	11/26/2025	ROLLKALL	25-00240	CRA Community Policing Program	1,661.10	0	1,661.10
GENERAL OPERATING ACCOUNT	242706	11/26/2025	STATION AUTOMATION, INC	26-01099	Annual Licensing Fee	19,302.60	0	19,302.60
GENERAL OPERATING ACCOUNT	242707	11/26/2025	TETRA TECH INC.	25-04048	Phase IIA NWRC Permitting	9,300.50	0	9,300.50
GENERAL OPERATING ACCOUNT	242708	11/26/2025	TRAFFIC & MOBILITY CONSULTANTS	25-04875	MetroPlan Orl technical assist	2,812.50	0	2,812.50
GENERAL OPERATING ACCOUNT	242709	11/26/2025	TULLI-MILLER, XAVIER	25-05330	Training Reimbursement	675.00	0	675.00
GENERAL OPERATING ACCOUNT	242710	11/26/2025	USA BLUE BOOK	26-00328	Water Level Probe and Bag	549.63	0	549.63
GENERAL OPERATING ACCOUNT	242711	11/26/2025	VANNORSTRAND, ERIN	26-01106	Pkg Reimbursement VanNorstrand	76.00	0	76.00
GENERAL OPERATING ACCOUNT	242712	11/26/2025	Wekiva High School Culinary	26-00731	MustangEvents:'25Holiday Lunch	3,270.00	0	3,270.00
GENERAL OPERATING ACCOUNT	242713	11/26/2025	WRIGHT-PIERCE	24-01598	Golden Gem scope of services	13,554.50	0	13,554.50
SYNOVUS BANK E-PAYMENTS	305863	11/26/2025	A-ABRA-KEY-DABRA LOCKSMITH SER	26-00064	keys city wide	19.25	0	19.25
SYNOVUS BANK E-PAYMENTS	305864	11/26/2025	ALTERNATIVE POWER SOLUTIONS, I	26-00208	Generator PM and Repairs	270.00	0	270.00
SYNOVUS BANK E-PAYMENTS	305865	11/26/2025	APOPKA ACE HARDWARE & LUMBER I	25-00972	Blanket-Repairs/Damages	8.88	0	8.88
SYNOVUS BANK E-PAYMENTS	305866	11/26/2025	DANA SAFETY SUPPLY, INC.	25-03885	Upfit of Marked SUV	20,709.92	0	20,709.92
SYNOVUS BANK E-PAYMENTS	305866	11/26/2025	DANA SAFETY SUPPLY, INC.	25-03886	Upfit of Marked SUV	20,709.92	0	20,709.92
SYNOVUS BANK E-PAYMENTS	305866	11/26/2025	DANA SAFETY SUPPLY, INC.	25-03888	Upfit of Marked SUV	20,709.92	0	20,709.92
SYNOVUS BANK E-PAYMENTS	305866	11/26/2025	DANA SAFETY SUPPLY, INC.	25-03892	Upfit of Marked SUV	20,709.92	0	20,709.92
SYNOVUS BANK E-PAYMENTS	305866	11/26/2025	DANA SAFETY SUPPLY, INC.	25-03893	Upfit of Marked SUV	20,709.92	0	20,709.92
SYNOVUS BANK E-PAYMENTS	305868	11/26/2025	GALLS, PARENT HOLDINGS, LLC	26-00237	Firefighter Uniforms	1,728.95	0	1,728.95
SYNOVUS BANK E-PAYMENTS	305869	11/26/2025	TRI-TECH FORENSICS, INC	26-00252	BLANKET Drug Tests	157.50	0	157.50
SYNOVUS BANK E-PAYMENTS	305870	11/26/2025	SEMINOLE OFFICE SOLUTIONS, INC	26-00302	PS Copy Machine Maintenance	283.66	0	283.66
Total						***7,775,297.82***	***90,145.36***	***7,685,152.46***

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 12.
Meeting Date: December 17, 2025
Department: Finance Department

SUBJECT:
City of Apopka FY2026 Budget-to-Actual for Two Months Ending November 30, 2025.

ACTION ITEM INFORMATION:

REQUEST:
Acceptance of the City of Apopka Budget-to-Actual for Two Months Ending November 30, 2025.

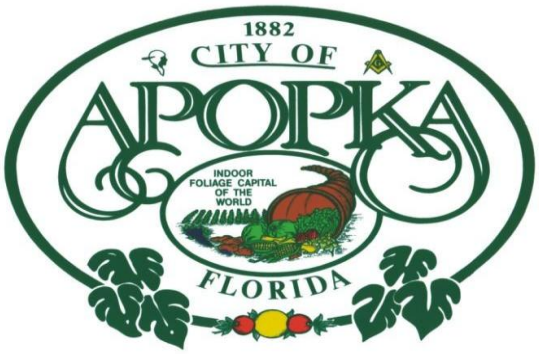
SUMMARY:
The Finance Department is submitting the City of Apopka FY2026 Monthly Budget-to-Actual Report for Two Months Ending November 30, 2025. The report includes a summary comparison of the year-to-date and annualized revenues to year-to-date and annualized expenditures/expenses, and the resulting net income or loss for each fund. Also, we have provided a summary comparison of the FY2026 Revenues and Expenditures/Expense Budget to the Annualized (Projection) Revenues and Expenditures/Expenses with the amount of the variances noted.

FUNDING SOURCE:
FY2025-2026 Budget

RECOMMENDED MOTION:
Acceptance of the City of Apopka FY2026 Budget-to-Actual for Two Months Ending November 30, 2025.

ATTACHMENTS:
1. FY26 Budget vs Actual Narrative Report__YTD 11.30.25
2. FY26 Budget vs Actual Report__YTD 11.30.25

CITY OF APOPKA



Fiscal Year 2025/26
For Two Months Ending
November 30, 2025

Report to the City Council
Prepared by Finance Department
December 17, 2025

BUDGET-TO-ACTUAL REPORT
TWO-MONTHS PERIOD ENDING NOVEMBER 30, 2025

The following is a summary of the City's Year-to-Date Revenues and Expenditures/Expenses and Annual Projected Revenues and Expenditures/Expenses Net Income/Loss:

Revenues and Expenses/Expenditures Comparison Reports:

Year-to-Date Actuals - Revenues vs Expenses/Expenditures Net Income/(Loss)

Fund Description	FY2026 YTD Revenues Collected	FY2026 YTD Expenses / Expenditures	FY2026 Net Income (Loss)
001 GENERAL FUND	11,378,117	11,688,391	(310,274)
101 STREET IMPROVEMENTS FUND	1,380,524	279,167	1,101,357
102 TRANSPORTATION IMPACT FEES	2,028,427	519,527	1,508,901
103 LAW ENFORCEMENT TRUST - FEDERAL	6,716	-	6,716
104 RECREATION IMPACT FEES	340,050	8,500	331,550
105 LAW ENFORCEMENT TRUST - STATE	1,239	-	1,239
106 POLICE DISCRETIONARY FUND	22,785	11,746	11,039
110 FIRE IMPACT FEES	263,897	833	263,064
115 POLICE IMPACT FEES	276,408	833	275,574
120 STORMWATER SPECIAL REVENUE FUND	75,727	101,967	(26,240)
150 GRANT FUND	6,348	-	6,348
171 SPECIAL ASSESSMENT - MAINLINE VILLAGE	610	2,600	(1,990)
172 SPECIAL ASSESSMENT - MAIN /AVE VILLAS	1,574	2,004	(430)
173 SPECIAL ASSESSMENT - CIMARRON HILLS	370	75	295
174 SPECIAL ASSESSMENT - MARTIN PLACE POND PII	365	1,396	(1,031)
175 SPECIAL ASSESSMENT - LOVELL TERRACE	-	67	(67)
176 SPECIAL ASSESSMENT - LAKE MCCOY OAKS	-	2,083	(2,083)
177 SPECIAL ASSESSMENT - MARTIN PLACE PI	293	-	293
178 SPECIAL ASSESSMENT - EMERSON PARK	-	-	-
190 SPECIAL ASSESSMENT - STREET LIGHTS	16,388	693	15,696
401 WATER & WASTEWATER OPERATING FUND	5,389,338	3,201,171	2,188,167
402 SANITATION	1,100,945	562,369	538,576
403 WATER, WASTEWATER AND REUSE	2,965,801	1,115,094	1,850,707
610 COMMUNITY DEVELOPMENT AGENCY	26,250	68,622	(42,372)
Revenue/Expenditure Total	**25,282,173**	**17,567,137**	**7,715,035**

Annual Projections - Revenues vs Expenses/Expenditures Net Income/(Loss)

Fund Description	FY2026 Annual Revenue Projection	FY2026 Annual Expenses / Expenditures Projection	FY2026 Projected Net Income (Loss)
001 GENERAL FUND	91,473,009	85,712,213	5,760,795
101 STREET IMPROVEMENTS FUND	8,395,122	7,300,368	1,094,753
102 TRANSPORTATION IMPACT FEES	12,170,564	6,030,593	6,139,971
103 LAW ENFORCEMENT TRUST - FEDERAL	40,298	67,500	(27,202)
104 RECREATION IMPACT FEES	2,040,299	1,095,563	944,736
105 LAW ENFORCEMENT TRUST - STATE	11,692	75,000	(63,308)
106 POLICE DISCRETIONARY FUND	104,748	120,000	(15,252)
110 FIRE IMPACT FEES	1,583,384	1,011,562	571,822
115 POLICE IMPACT FEES	1,658,447	1,074,452	583,995
120 STORMWATER SPECIAL REVENUE FUND	2,657,028	1,925,688	731,341
150 GRANT FUND	2,291,509	2,285,161	6,348
171 SPECIAL ASSESSMENT - MAINLINE VILLAGE	30,062	35,280	(5,218)
172 SPECIAL ASSESSMENT - MAIN /AVE VILLAS	16,705	46,005	(29,300)
173 SPECIAL ASSESSMENT - CIMARRON HILLS	9,370	23,500	(14,130)
174 SPECIAL ASSESSMENT - MARTIN PLACE POND PII	8,363	8,373	(10)
175 SPECIAL ASSESSMENT - LOVELL TERRACE	9,000	3,904	5,096
176 SPECIAL ASSESSMENT - LAKE MCCOY OAKS	4,680	14,180	(9,500)
177 SPECIAL ASSESSMENT - MARTIN PLACE PI	14,751	3,588	11,163
178 SPECIAL ASSESSMENT - EMERSON PARK	225,500	209,274	16,226
190 SPECIAL ASSESSMENT - STREET LIGHTS	313,032	311,784	1,248
401 WATER & WASTEWATER OPERATING FUND	38,000,838	34,264,860	3,735,978
402 SANITATION	8,541,534	7,969,506	572,028
403 WATER, WASTEWATER AND REUSE	17,794,806	15,432,617	2,362,189
610 COMMUNITY DEVELOPMENT AGENCY	1,487,917	3,481,851	(1,993,934)
Revenue/Expenditure Total	**188,882,657**	**168,502,821**	**20,379,837**

Amended Revenue Budget vs Annual Revenue Projection

Fund Description	FY2026 Amended Revenues Budget	FY2026 Annual Revenues Projection	Variance
001 GENERAL FUND	108,895,244	91,473,009	(17,422,235)
101 STREET IMPROVEMENTS FUND	8,381,840	8,395,122	13,282
102 TRANSPORTATION IMPACT FEES	15,354,300	12,170,564	(3,183,736)
103 LAW ENFORCEMENT TRUST - FEDERAL	135,000	40,298	(94,702)
104 RECREATION IMPACT FEES	4,382,250	2,040,299	(2,341,951)
105 LAW ENFORCEMENT TRUST - STATE	100,000	11,692	(88,308)
106 POLICE DISCRETIONARY FUND	120,000	104,748	(15,252)
110 FIRE IMPACT FEES	2,018,123	1,583,384	(434,740)
115 POLICE IMPACT FEES	2,143,903	1,658,447	(485,456)
120 STORMWATER SPECIAL REVENUE FUND	2,666,932	2,657,028	(9,904)
150 GRANT FUND	7,654,621	2,291,509	(5,363,112)
171 SPECIAL ASSESSMENT - MAINLINE VILLAGE	42,000	30,062	(11,938)
172 SPECIAL ASSESSMENT - MAIN /AVE VILLAS	46,005	16,705	(29,300)
173 SPECIAL ASSESSMENT - CIMARRON HILLS	23,500	9,370	(14,130)
174 SPECIAL ASSESSMENT - MARTIN PLACE POND PII	8,373	8,363	(10)
175 SPECIAL ASSESSMENT - LOVELL TERRACE	9,404	9,000	(404)
176 SPECIAL ASSESSMENT - LAKE MCCOY OAKS	17,180	4,680	(12,500)
177 SPECIAL ASSESSMENT - MARTIN PLACE PI	14,750	14,751	1
178 SPECIAL ASSESSMENT - EMERSON PARK	225,500	225,500	-
190 SPECIAL ASSESSMENT - STREET LIGHTS	311,784	313,032	1,248
401 WATER & WASTEWATER OPERATING FUND	43,865,295	38,000,838	(5,864,457)
402 SANITATION	9,498,592	8,541,534	(957,058)
403 WATER, WASTEWATER AND REUSE	31,122,616	17,794,806	(13,327,810)
610 COMMUNITY DEVELOPMENT AGENCY	6,328,123	1,487,917	(4,840,206)
Revenue/Expenditure Total	**243,365,335**	**188,882,657**	**(54,482,678)**

Amended Budget Expenditures/Expenses vs Annual Expenditures/Expenses Projection

Fund Description	FY2026 Amended Expenses / Expenditures Budget	FY2026 Annual Expenses / Expenditures Projection	Variance
001 GENERAL FUND	108,895,244	85,712,213	23,183,031
101 STREET IMPROVEMENTS FUND	8,381,840	7,300,368	1,081,472
102 TRANSPORTATION IMPACT FEES	15,354,300	6,030,593	9,323,707
103 LAW ENFORCEMENT TRUST - FEDERAL	135,000	67,500	67,500
104 RECREATION IMPACT FEES	4,382,250	1,095,563	3,286,688
105 LAW ENFORCEMENT TRUST - STATE	100,000	75,000	25,000
106 POLICE DISCRETIONARY FUND	120,000	120,000	-
110 FIRE IMPACT FEES	2,018,123	1,011,562	1,006,562
115 POLICE IMPACT FEES	2,143,903	1,074,452	1,069,452
120 STORMWATER SPECIAL REVENUE FUND	2,666,932	1,925,688	741,245
150 GRANT FUND	7,654,621	2,285,161	5,369,461
171 SPECIAL ASSESSMENT - MAINLINE VILLAGE	42,000	35,280	6,720
172 SPECIAL ASSESSMENT - MAIN /AVE VILLAS	46,005	46,005	-
173 SPECIAL ASSESSMENT - CIMARRON HILLS	23,500	23,500	-
174 SPECIAL ASSESSMENT - MARTIN PLACE POND PII	8,373	8,373	-
175 SPECIAL ASSESSMENT - LOVELL TERRACE	9,404	3,904	5,500
176 SPECIAL ASSESSMENT - LAKE MCCOY OAKS	17,180	14,180	3,000
177 SPECIAL ASSESSMENT - MARTIN PLACE PI	14,750	3,588	11,162
178 SPECIAL ASSESSMENT - EMERSON PARK	225,500	209,274	16,226
190 SPECIAL ASSESSMENT - STREET LIGHTS	311,784	311,784	-
401 WATER & WASTEWATER OPERATING FUND	43,865,295	34,264,860	9,600,435
402 SANITATION	9,498,592	7,969,506	1,529,086
403 WATER, WASTEWATER AND REUSE	31,122,616	15,432,617	15,689,999
610 COMMUNITY DEVELOPMENT AGENCY	6,328,123	3,481,851	2,846,272
Revenue/Expenditure Total	**243,365,335**	**168,502,821**	**74,862,514**

The following is a narrative of the City's Budget-to-Actual Comparison for the Two-Months Ending November 30, 2025. This Report will highlight the key revenues and expenditures/expenses variances of the following: General Fund, Street Improvement Fund, Transportation Impact Fee, Recreation Impact Fees, Fire Impact Fees, Police Impact Fees, Stormwater Fund, Water & Wastewater Operating Fund, Sanitation, Water & Wastewater Reuse Fund and Community Development Fund.

Revenues:

General Fund

The General Fund is the primary operating fund of the City. It exists to account for the resources devoted to finance the services traditionally associated with local government. Included in these services are Mayor's Office, Legal Services, Administrative Services, Facilities Maintenance, City Clerk, Finance, Human Resources, Fire Department, Police Department, Public Services, Parks and Recreation, Community Development, Economic Development, Information Technology and any other activity for which a special fund has not been created.

001 GENERAL FUND				
FY26 Amended Revenue Budget	**FY26 Revenue Collected**	**FY26 Revenue Balance**	**FY26 Annual Projection**	**% Recognized**
$108,895,244	$11,378,117	($97,517,127)	$91,473,009	10.45%

Year-to-date revenues received are less than the 16.67% anticipated due to it being the beginning of the year and we are still working on prior year activity.

Street Improvements Fund

The Streets Division performs functions related to right-of-way maintenance such as road resurfacing, sidewalk repair, potholes repair, curbs repair, street sweeping, traffic regulatory signage installation and maintenance, traffic signals maintenance, tree trimming, stormwater pond mowing, and a wide variety of related tasks as needs arise.

101 STREET IMPROVEMENTS FUND				
FY26 Amended Revenue Budget	**FY26 Revenue Collected**	**FY26 Revenue Balance**	**FY26 Annual Projection**	**% Recognized**
$8,381,840	$1,380,524	($7,001,316)	$8,395,122	16.47%
Year-to-date revenues collected are slightly under the anticipated amount.				

Transportation Impact Fee Fund

The Transportation Impact Fee Fund tracks and accounts for the fees collected to ensure new development helps cover the costs associated with street infrastructure improvements within the City of Apopka.

102 TRANSPORTATION IMPACT FEES				
FY26 Amended Revenue Budget	**FY26 Revenue Collected**	**FY26 Revenue Balance**	**FY26 Annual Projection**	**% Recognized**
$15,354,300	$2,028,427	($13,325,873)	$12,170,564	13.21%
Year-to-date revenues collected are under the anticipated amount.				

Recreation Impact Fees Fund

The recreation impact fees are collected from new residential construction to purchase, build or improve the City's parks and recreation facilities.

104 RECREATION IMPACT FEES				
FY26 Amended Revenue Budget	**FY26 Revenue Collected**	**FY26 Revenue Balance**	**FY26 Annual Projection**	**% Recognized**
$4,382,250	$340,050	($4,042,200)	$2,040,299	7.76%

Year-to-date revenues received are less than the 16.67% anticipated due to it being the beginning of the year and we are still working on prior year activity.

Fire Impact Fees Fund

The fire impact fees are collected from new residential construction to purchase, build or improve the City's fire facilities.

110 FIRE IMPACT FEES				
FY26 Amended Revenue Budget	**FY26 Revenue Collected**	**FY26 Revenue Balance**	**FY26 Annual Projection**	**% Recognized**
$2,018,123	$263,897	($1,754,226)	$1,583,384	13.08%

Year-to-date revenues received are less than the 16.67% anticipated due to it being the beginning of the year and we are still working on prior year activity.

Police Impact Fees Fund

The Police Impact Fees Fund are collected from new residential construction to purchase, build or improve the City's police facilities.

115 POLICE IMPACT FEES				
FY26 Amended Revenue Budget	**FY26 Revenue Collected**	**FY26 Revenue Balance**	**FY26 Annual Projection**	**% Recognized**
$2,143,903	$276,408	($1,867,495)	$1,658,447	12.89%

Year-to-date revenues received are less than the 16.67% anticipated due to it being the beginning of the year and we are still working on prior year activity.

Stormwater Fund

The primary purpose of the Stormwater Fund is to comply with NPDES MS4 regulations. The primary objectives of this Fund are to inspect, clean, repair, rehabilitate, and design/permit/build improvements to stormwater systems that provide flood control and significantly increases water quality treatment within the City.

120 STORMWATER SPECIAL REVENUE FUND				
FY26 Amended Revenue Budget	**FY26 Revenue Collected**	**FY26 Revenue Balance**	**FY26 Annual Projection**	**% Recognized**
$2,666,932	$75,727	($2,591,205)	$2,657,028	2.84%

Year-to-date revenues received are less than the 16.67% anticipated due to it being the beginning of the year and we are still working on prior year activity.

Water & Wastewater Operating Fund

The Utilities Operations Fund is used to ensure the effective operation for water, sewer and reclaim utilities for all citizens of Apopka.

401 WATER & WASTEWATER OPERATING FUND				
FY26 Amended Revenue Budget	**FY26 Revenue Collected**	**FY26 Revenue Balance**	**FY26 Annual Projection**	**% Recognized**
$43,865,295	$5,389,338	($38,475,957)	$38,000,838	12.29%
Year-to-date revenues received are less than the 16.67% anticipated.				

Sanitation Fund

The Sanitation Fund provides commercial and household solid waste pick-up and disposal for our citizens. Solid Waste service includes residential garbage, recycling, yard waste and bulky pick-up services and commercial dumpster service.

402 SANITATION				
FY26 Amended Revenue Budget	**FY26 Revenue Collected**	**FY26 Revenue Balance**	**FY26 Annual Projection**	**% Recognized**
$9,498,592	$1,100,945	($8,397,647)	$8,541,534	11.59%
Year-to-date revenues received are less than the 16.67% anticipated.				

Water & Wastewater Reuse Fund

The Utilities Operations Fund is used to ensure the effective operation for water, sewer and reclaim utilities for all citizens of Apopka.

403 WATER, WASTEWATER AND REUSE				
FY26 Amended Revenue Budget	**FY26 Revenue Collected**	**FY26 Revenue Balance**	**FY26 Annual Projection**	**% Recognized**
$31,122,616	$2,965,801	($28,156,815)	$17,794,806	9.53%
Year-to-date revenues received are less than the 16.67% anticipated due to it being the beginning of the year and we are still working on prior year activity.				

Community Development Fund

The City's Community Redevelopment Fund provides the framework for projects and programs intended to revitalize and improve conditions within the Community Redevelopment Area.

610 COMMUNITY DEVELOPMENT AGENCY				
FY26 Amended Revenue Budget	**FY26 Revenue Collected**	**FY26 Revenue Balance**	**FY26 Annual Projection**	**% Recognized**
$6,328,123	$26,250	($6,301,873)	$1,487,917	0.41%
Year-to-date revenues received are less than the 16.67% anticipated due to it being the beginning of the year and we are still working on prior year activity.				

Expenditures/Expenses:

General Fund

001 - 1010 MAYOR'S OFFICE				
FY26 Amended Expenditure Budget	**FY26 YTD Expenditures**	**FY26 Expenditure Balance**	**FY26 Annual Projection**	**% Expended**
$638,196	$124,206	$513,990	$507,834	19.46%

Overall year-to-date expenses are slightly higher than anticipated, primarily due to books publications & subscriptions, but are expected to remain within the annual budget throughout the remainder of the year.

001 - 1015 LEGAL SERVICES				
FY26 Amended Expenditure Budget	**FY26 YTD Expenditures**	**FY26 Expenditure Balance**	**FY26 Annual Projection**	**% Expended**
$3,345,948	$97,591	$3,248,357	$3,041,899	2.92%

Overall year-to-date expenses are slightly less than anticipated, due to it still being early in the fiscal year.

001 - 1020 ADMINISTRATIVE SERVICES				
FY26 Amended Expenditure Budget	**FY26 YTD Expenditures**	**FY26 Expenditure Balance**	**FY26 Annual Projection**	**% Expended**
$601,163	$26,130	$575,033	$199,796	4.35%

Overall year-to-date expenses are less than anticipated. October and November are typically low, due to the year-end accruals.

001 - 1022 FACILITIES MAINTENANCE

FY26 Amended Expenditure Budget	FY26 YTD Expenditures	FY26 Expenditure Balance	FY26 Annual Projection	% Expended
$4,169,596	$230,802	$3,938,794	$1,661,828	5.54%

Overall year-to-date expenses are less than anticipated. October and November are typically low, due to the year-end accruals.

001 - 1030 CITY CLERK

FY26 Amended Expenditure Budget	FY26 YTD Expenditures	FY26 Expenditure Balance	FY26 Annual Projection	% Expended
$422,761	$62,779	$359,982	$346,364	14.85%

Overall year-to-date expenses are slightly less than anticipated.

001 - 1120 FINANCE

FY26 Amended Expenditure Budget	FY26 YTD Expenditures	FY26 Expenditure Balance	FY26 Annual Projection	% Expended
$2,893,405	$359,842	$2,533,563	$2,600,259	12.44%

Overall year-to-date expenses are less than anticipated.

001 - 1170 HUMAN RESOURCES

FY26 Amended Expenditure Budget	FY26 YTD Expenditures	FY26 Expenditure Balance	FY26 Annual Projection	% Expended
$2,394,097	$156,942	$2,237,155	$852,492	6.56%

Overall year-to-date expenses are less than anticipated. October and November are typically low, due to the year-end accruals.

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001 – FIRE DEPARTMENT (2110, 2120, 2130)

FY26 Amended Expenditure Budget	FY26 YTD Expenditures	FY26 Expenditure Balance	FY26 Annual Projection	% Expended
$31,965,118	**$3,617,076**	**$28,348,042**	**$26,620,039**	**11.32%**

Overall year-to-date expenses are less than anticipated, but are expected to remain within the annual budget throughout the remainder of the year.

001 - POLICE DEPARTMENT (2210, 2220, 2230, 2235, 2240, 2250)

FY26 Amended Expenditure Budget	FY26 YTD Expenditures	FY26 Expenditure Balance	FY26 Annual Projection	% Expended
$32,964,995	**$3,811,640**	**$29,153,355**	**$25,379,358**	**11.56%**

Overall year-to-date expenses are less than anticipated, but are expected to remain within the annual budget throughout the remainder of the year.

3310 - FLEET MAINTENANCE

FY26 Amended Expenditure Budget	FY26 YTD Expenditures	FY26 Expenditure Balance	FY26 Annual Projection	% Expended
$2,266,306	$255,131	$2,011,175	$1,627,599	11.26%

Overall year-to-date expenses are less than anticipated, but are expected to remain within the annual budget throughout the remainder of the year.

001 - PARKS & RECREATION (3512, 3513, 3514, 3612, 3614)

FY26 Amended Expenditure Budget	FY26 YTD Expenditures	FY26 Expenditure Balance	FY26 Annual Projection	% Expended
$10,328,485	**$811,956**	**$9,516,529**	**$7,667,654**	**7.86%**

Overall year-to-date expenses are less than anticipated. October and November are typically low, due to the year-end accruals.

001 – COMMUNITY DEVELOPMENT (4020 and 4021)

FY26 Amended Expenditure Budget	FY26 YTD Expenditures	FY26 Expenditure Balance	FY26 Annual Projection	% Expended
$3,552,179	**$362,942**	**$3,189,237**	**$2,903,489**	**10.22%**

Overall year-to-date expenses are less than anticipated.

001 – 4022 ECONOMIC DEVELOPMENT				
FY26 Amended Expenditure Budget	**FY26 YTD Expenditures**	**FY26 Expenditure Balance**	**FY26 Annual Projection**	**% Expended**
$324,436	$41,277	$283,159	$253,553	12.72%
Overall year-to-date expenses are less than anticipated.				

001 - 5110 INFORMATION TECHNOLOGY				
FY26 Amended Expenditure Budget	**FY26 YTD Expenditures**	**FY26 Expenditure Balance**	**FY26 Annual Projection**	**% Expended**
$5,723,939	$706,451	$5,017,488	$4,745,430	12.34%
Overall year-to-date expenses are less than anticipated				

001 – DEBT SERVICE AND TRANSFERS (9011)				
FY26 Amended Expenditure Budget	**FY26 YTD Expenditures**	**FY26 Expenditure Balance**	**FY26 Annual Projection**	**% Expended**
$7,304,620	$1,023,626	$6,280,994	$7,304,620	14.01%
Overall year-to-date transfers are less than anticipated, but are expected to remain within the annual budget throughout the remainder of the year.				

Street Improvement Fund

101 - STREET IMPROVEMENTS				
FY26 Amended Expenditure Budget	**FY26 YTD Expenditures**	**FY26 Expenditure Balance**	**FY26 Annual Projection**	**% Expended**
$8,381,840	$279,167	$8,102,673	$7,300,368	3.33%

Overall year-to-date expenses are slightly less than anticipated, due to it still being early in the fiscal year.

Transportation Fund

102 - TRANSPORTATION IMPACT FEES				
FY26 Amended Expenditure Budget	**FY26 YTD Expenditures**	**FY26 Expenditure Balance**	**FY26 Annual Projection**	**% Expended**
$15,354,300	$519,527	$14,834,773	$6,030,593	3.38%

Overall year-to-date expenses are slightly less than anticipated, due to it still being early in the fiscal year.

Recreation Impact Fees

104 - RECREATION IMPACT FEES				
FY26 Amended Expenditure Budget	**FY26 YTD Expenditures**	**FY26 Expenditure Balance**	**FY26 Annual Projection**	**% Expended**
$4,382,250	$8,500	$4,373,750	$1,095,563	0.19%
Overall year-to-date expenses are slightly less than anticipated, due to it still being early in the fiscal year.				

Fire Impact Fees

110 - FIRE IMPACT FEES				
FY26 Amended Expenditure Budget	**FY26 YTD Expenditures**	**FY26 Expenditure Balance**	**FY26 Annual Projection**	**% Expended**
$2,018,123	$833	$2,017,290	$1,011,562	0.04%
Overall year-to-date expenses are slightly less than anticipated, due to it still being early in the fiscal year.				

Police Impact Fees

115 - POLICE IMPACT FEES				
FY26 Amended Expenditure Budget	**FY26 YTD Expenditures**	**FY26 Expenditure Balance**	**FY26 Annual Projection**	**% Expended**
$2,143,903	$833	$2,143,070	$1,074,452	0.04%
Overall year-to-date expenses are slightly less than anticipated, due to it still being early in the fiscal year.				

Stormwater

120 - STORMWATER SPECIAL REVENUE FUND				
FY26 Amended Expenditure Budget	**FY26 YTD Expenditures**	**FY26 Expenditure Balance**	**FY26 Annual Projection**	**% Expended**
$2,666,932	$101,967	$2,564,965	$1,925,688	3.82%
Overall year-to-date expenses are slightly less than anticipated, due to it still being early in the fiscal year.				

Water and wastewater Operating Fund

401 - WATER & WASTEWATER OPERATING FUND				
FY26 Amended Expenditure Budget	**FY26 YTD Expenditures**	**FY26 Expenditure Balance**	**FY26 Annual Projection**	**% Expended**
$43,865,295	$3,201,171	$40,664,124	$34,264,860	7.30%

Overall year-to-date expenses are less than anticipated, as we are still working on prior year projects.

Sanitation Fund

402 - SANITATION				
FY26 Amended Expenditure Budget	**FY26 YTD Expenditures**	**FY26 Expenditure Balance**	**FY26 Annual Projection**	**% Expended**
$9,498,592	$562,369	$8,936,223	$7,969,506	5.92%

Overall year-to-date expenses are less than anticipated. October is typically low, due to the year-end accruals.

Water and Wastewater Reuse Fund

403 – WATER, WASTEWATER AND REUSE				
FY26 Amended Expenditure Budget	**FY26 YTD Expenditures**	**FY26 Expenditure Balance**	**FY26 Annual Projection**	**% Expended**
$31,122,616	$1,115,094	$30,007,522	$15,432,617	3.58%
Overall year-to-date expenses are slightly less than anticipated, due to it still being early in the fiscal year.				

CRA Community Redevelopment

610 - COMMUNITY DEVELOPMENT AGENCY				
FY26 Amended Expenditure Budget	**FY26 YTD Expenditures**	**FY26 Expenditure Balance**	**FY26 Annual Projection**	**% Expended**
$6,328,123	$68,622	$6,259,501	$3,481,851	1.08%
Overall year-to-date expenses are slightly less than anticipated, due to it still being early in the fiscal year.				

We have attached the City's Budget-to-Actual Detailed Report for the Two-Months Ending November 302, 2025 for your review and acceptance.

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
001	**Revenue**				108,895,244	6,586,227	11,378,117	(97,517,127)	91,473,009	84.00%	10.45%
	Revenue Total				**108,895,244**	**6,586,227**	**11,378,117**	**(97,517,127)**	**91,473,009**	**84.00%**	**10.45%**
	Expenditure	**1010**	001-1010-512-1200	REGULAR SALARIES AND WAGES	235,821	24,121	47,798	188,024	286,785	121.61%	20.27%
			001-1010-512-1210	LONGEVITY PAY	815	-	-	815	815	100.00%	0.00%
			001-1010-512-1300	OTHER SALARIES AND WAGES	73,395	-	-	73,395	-	0.00%	0.00%
			001-1010-512-1600	OTHER REIMBURSED ALLOWANCES	12,000	923	1,846	10,154	11,077	92.31%	15.38%
			001-1010-512-2100	FICA TAXES - CITY MATCHING	24,635	1,801	3,569	21,066	21,414	86.92%	14.49%
			001-1010-512-2200	CITY RETIREMENT CONTRIBUTION	37,701	2,832	5,597	32,104	33,579	89.07%	14.84%
			001-1010-512-2300	LIFE AND HEALTH INSURANCE	33,861	2,546	5,379	28,482	32,272	95.31%	15.88%
			001-1010-512-2400	WORKER'S COMPENSATION	368	-	-	368	368	100.00%	0.00%
			001-1010-512-3100	PROFESSIONAL SERVICES	18,000	-	-	18,000	-	0.00%	0.00%
			001-1010-512-3400	OTHER CONTRACTUAL SERVICES	35,000	-	-	35,000	-	0.00%	0.00%
			001-1010-512-4000	TRAVEL & PER DIEM	3,250	-	549	2,701	3,293	101.32%	16.89%
			001-1010-512-4200	FREIGHT & POSTAGE SERVICES	1,000	14	18	982	106	10.56%	1.76%
			001-1010-512-4400	RENTAL AND LEASES	800	-	-	800	-	0.00%	0.00%
			001-1010-512-4600	REPAIR & MAINT.-BLDG.& EQUIPMENT	1,000	-	-	1,000	-	0.00%	0.00%
			001-1010-512-4700	PRINTING SERVICES	4,500	459	459	4,041	2,754	61.19%	10.20%
			001-1010-512-5100	OFFICE SUPPLIES	5,800	(1)	(1)	5,801	(4)	-0.06%	-0.01%
			001-1010-512-5200	OPERATING SUPPLIES	51,700	1,408	2,804	48,896	16,826	32.55%	5.42%
			001-1010-512-5201	OPERATING SUPPLIES SEAT 1	10,000	325	325	9,675	10,000	100.00%	3.25%
			001-1010-512-5202	OPERATING SUPPLIES SEAT 2	10,000	400	3,050	6,950	10,000	100.00%	30.50%
			001-1010-512-5203	OPERATING SUPPLIES SEAT 3	10,000	-	-	10,000	10,000	100.00%	0.00%
			001-1010-512-5204	OPERATING SUPPLIES SEAT 4	10,000	1,500	2,250	7,750	10,000	100.00%	22.50%
			001-1010-512-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	56,300	1,350	50,564	5,736	56,300	100.00%	89.81%
			001-1010-512-5500	TRAINING	2,250	-	-	2,250	2,250	100.00%	0.00%
	1010 MAYOR'S OFFICE Total				**638,196**	**37,679**	**124,206**	**513,990**	**507,834**	**79.57%**	**19.46%**
		1015	001-1015-514-1200	REGULAR SALARIES AND WAGES	289,900	4,422	11,022	278,878	66,129	22.81%	3.80%
			001-1015-514-1210	LONGEVITY PAY	48	-	-	48	48	100.00%	0.00%
			001-1015-514-2100	FICA TAXES - CITY MATCHING	20,709	281	728	19,981	4,370	21.10%	3.52%
			001-1015-514-2200	CITY RETIREMENT CONTRIBUTION	44,043	672	1,674	42,369	10,045	22.81%	3.80%
			001-1015-514-2300	LIFE AND HEALTH INSURANCE	47,754	1,434	2,969	44,785	17,812	37.30%	6.22%
			001-1015-514-2400	WORKERS' COMPENSATION	105	-	-	105	105	100.00%	0.00%
			001-1015-514-3100	PROFESSIONAL SERVICES	718,550	10,105	10,105	708,446	718,550	100.00%	1.41%
			001-1015-514-3400	OTHER CONTRACTUAL SERVICES	12,000	-	-	12,000	12,000	100.00%	0.00%
			001-1015-514-4000	TRAVEL AND PER DIEM	1,600	-	-	1,600	1,600	100.00%	0.00%
			001-1015-514-4200	FREIGHT & POSTAGE SERVICES	350	-	-	350	350	100.00%	0.00%
			001-1015-514-4400	RENTALS AND LEASES	1,000	-	-	1,000	1,000	100.00%	0.00%
			001-1015-514-4500	LIABILITY & CASUALTY INSURANCE	2,167,324	-	71,102	2,096,222	2,167,324	100.00%	3.28%
			001-1015-514-4600	REPAIR & MAINT.-BLDG & EQUIP	800	-	-	800	800	100.00%	0.00%
			001-1015-514-4700	PRINTING SERVICES	180	-	-	180	180	100.00%	0.00%
			001-1015-514-4900	OTHER CURRENT CHARGES	25,125	-	-	25,125	25,125	100.00%	0.00%
			001-1015-514-5100	OFFICE SUPPLIES	1,500	(9)	(9)	1,509	1,500	100.00%	-0.57%

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
001	Expenditure	1015	001-1015-514-5200	OPERATING SUPPLIES	1,600	-	-	1,600	1,600	100.00%	0.00%
			001-1015-514-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	11,615	-	-	11,615	11,615	100.00%	0.00%
			001-1015-514-5500	TRAINING	1,745	-	-	1,745	1,745	100.00%	0.00%
		1015 LEGAL SERVICES Total			**3,345,948**	**16,905**	**97,591**	**3,248,357**	**3,041,899**	**90.91%**	**2.92%**
		1020	001-1020-512-1200	REGULAR SALARIES AND WAGES	245,816	7,139	13,441	232,375	80,646	32.81%	5.47%
			001-1020-512-1210	LONGEVITY PAY	810	-	-	810	810	100.00%	0.00%
			001-1020-512-1300	OTHER SALARIES AND WAGES	35,000	-	-	35,000	-	0.00%	0.00%
			001-1020-512-1600	OTHER REIMBURSED ALLOWANCES	9,600	-	-	9,600	-	0.00%	0.00%
			001-1020-512-2100	FICA TAXES - CITY MATCHING	23,540	533	1,001	22,539	6,009	25.53%	4.25%
			001-1020-512-2200	CITY RETIREMENT CONTRIBUTION	48,033	1,084	2,042	45,991	12,250	25.50%	4.25%
			001-1020-512-2300	LIFE AND HEALTH INSURANCE	43,859	1,111	2,323	41,536	13,936	31.78%	5.30%
			001-1020-512-2400	WORKERS' COMPENSATION	158	-	-	158	158	100.00%	0.00%
			001-1020-512-3400	OTHER CONTRACTUAL SERVICES	160,000	2,596	7,008	152,992	84,097	52.56%	4.38%
			001-1020-512-4000	TRAVEL AND PER DIEM	14,000	-	-	14,000	-	0.00%	0.00%
			001-1020-512-4200	FREIGHT & POSTAGE SERVICES	250	-	36	214	214	85.68%	14.28%
			001-1020-512-4400	RENTALS AND LEASES	5,100	-	-	5,100	-	0.00%	0.00%
			001-1020-512-4650	VEHICLE MAINTENANCE	1,200	-	-	1,200	-	0.00%	0.00%
			001-1020-512-5100	OFFICE SUPPLIES	2,500	-	-	2,500	-	0.00%	0.00%
			001-1020-512-5200	OPERATING SUPPLIES	2,700	-	-	2,700	-	0.00%	0.00%
			001-1020-512-5250	FUEL AND GASOLINE	205	20	20	185	121	59.18%	9.86%
			001-1020-512-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	2,400	-	-	2,400	-	0.00%	0.00%
			001-1020-512-5500	TRAINING	5,992	259	259	5,733	1,553	25.92%	4.32%
		1020 ADMINISTRATIVE SERVICES Total			**601,163**	**12,743**	**26,130**	**575,033**	**199,796**	**33.23%**	**4.35%**
		1022	001-1022-519-1200	REGULAR SALARIES AND WAGES	405,693	32,622	63,437	342,256	380,621	93.82%	15.64%
			001-1022-519-1210	LONGEVITY PAY	598	-	-	598	598	100.00%	0.00%
			001-1022-519-1400	OVERTIME PAY	30,247	1,231	3,650	26,597	21,901	72.41%	12.07%
			001-1022-519-2100	FICA TAXES - CITY MATCHING	33,395	2,473	4,898	28,497	29,388	88.00%	14.67%
			001-1022-519-2200	CITY RETIREMENT CONTRIBUTIONS	66,310	5,142	10,191	56,119	61,143	92.21%	15.37%
			001-1022-519-2300	LIFE AND HEALTH INSURANCE	93,341	7,231	14,749	78,592	88,492	94.81%	15.80%
			001-1022-519-2400	WORKERS' COMPENSATION	1,888	-	-	1,888	1,888	100.00%	0.00%
			001-1022-519-3100	PROFESSIONAL SERVICES	50,000	-	-	50,000	-	0.00%	0.00%
			001-1022-519-3400	OTHER CONTRACTUAL SERVICES	639,500	13,388	30,812	608,688	184,871	28.91%	4.82%
			001-1022-519-4300	UTILITY SERVICES	200,000	3,002	4,738	195,262	28,429	14.21%	2.37%
			001-1022-519-4400	RENTALS AND LEASES	6,300	-	-	6,300	-	0.00%	0.00%
			001-1022-519-4600	REPAIR & MAINT.-BLDG & EQUIP	936,800	15,392	16,191	920,609	97,145	10.37%	1.73%
			001-1022-519-4650	VEHICLE MAINTENANCE	10,000	63	63	9,937	378	3.78%	0.63%
			001-1022-519-4900	OTHER CURRENT CHARGES	50,000	-	-	50,000	-	0.00%	0.00%
			001-1022-519-5100	OFFICE SUPPLIES	2,000	-	-	2,000	-	0.00%	0.00%
			001-1022-519-5200	OPERATING SUPPLIES	217,020	6,401	9,480	207,540	56,881	26.21%	4.37%
			001-1022-519-5250	FUEL AND GASOLINE	5,504	223	557	4,947	3,342	60.73%	10.12%
			001-1022-519-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	2,500	-	-	2,500	-	0.00%	0.00%
			001-1022-519-5500	TRAINING	5,000	-	-	5,000	-	0.00%	0.00%

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
001	Expenditure	1022	001-1022-519-6200	BUILDINGS	1,092,000	-	-	1,092,000	546,000	50.00%	0.00%
			001-1022-519-6300	INFRASTRUCTURE	6,500	12,675	12,675	(6,175)	3,250	50.00%	195.00%
			001-1022-519-6400	MACHINERY AND EQUIPMENT	315,000	59,361	59,361	255,639	157,500	50.00%	18.84%
		1022 FACILITIES MAINTENANCE Total			**4,169,596**	**159,204**	**230,802**	**3,938,794**	**1,661,828**	**39.86%**	**5.54%**
		1030	001-1030-512-1200	REGULAR SALARIES AND WAGES	240,744	18,151	33,452	207,292	200,714	83.37%	13.90%
			001-1030-512-1210	LONGEVITY PAY	739	-	-	739	739	100.00%	0.00%
			001-1030-512-1400	OVERTIME PAY	1,261	150	188	1,073	1,128	89.45%	14.91%
			001-1030-512-2100	FICA TAXES - CITY MATCHING	18,570	1,301	2,375	16,195	14,249	76.73%	12.79%
			001-1030-512-2200	CITY RETIREMENT CONTRIBUTION	36,873	2,780	5,110	31,763	30,660	83.15%	13.86%
			001-1030-512-2300	LIFE AND HEALTH INSURANCE	56,669	4,441	9,020	47,649	54,118	95.50%	15.92%
			001-1030-512-2400	WORKERS' COMPENSATION	105	-	-	105	-	0.00%	0.00%
			001-1030-512-3100	PROFESSIONAL SERVICES	1,000	-	-	1,000	-	0.00%	0.00%
			001-1030-512-3400	OTHER CONTRACTUAL SERVICES	40,000	11,487	11,487	28,513	40,000	100.00%	28.72%
			001-1030-512-4000	TRAVEL & PER DIEM	2,000	688	688	1,312	2,000	100.00%	34.40%
			001-1030-512-4200	FREIGHT & POSTAGE SERVICES	500	20	31	469	187	37.42%	6.24%
			001-1030-512-4600	REPAIR & MAINT.-BLDG.& EQUIPMENT	2,500	-	264	2,236	1,585	63.38%	10.56%
			001-1030-512-4700	PRINTING SERVICES	7,500	-	-	7,500	-	0.00%	0.00%
			001-1030-512-4900	OTHER CURRENT CHARGES	4,000	-	-	4,000	-	0.00%	0.00%
			001-1030-512-4902	LEGAL ADVERTISING	5,000	-	-	5,000	-	0.00%	0.00%
			001-1030-512-5100	OFFICE SUPPLIES	1,500	-	164	1,336	984	65.59%	10.93%
			001-1030-512-5200	OPERATING SUPPLIES	1,000	-	-	1,000	-	0.00%	0.00%
			001-1030-512-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	1,200	-	-	1,200	-	0.00%	0.00%
			001-1030-512-5500	TRAINING	1,600	-	-	1,600	-	0.00%	0.00%
		1030 CITY CLERK Total			**422,761**	**39,019**	**62,779**	**359,982**	**346,364**	**81.93%**	**14.85%**
		1120	001-1120-513-1200	REGULAR SALARIES AND WAGES	1,537,724	109,433	220,922	1,316,802	1,325,530	86.20%	14.37%
			001-1120-513-1210	LONGEVITY PAY	1,633	-	-	1,633	1,633	100.00%	0.00%
			001-1120-513-1400	OVERTIME PAY	11,716	267	554	11,162	3,322	28.36%	4.73%
			001-1120-513-2100	FICA TAXES - CITY MATCHING	118,657	7,926	16,000	102,657	95,998	80.90%	13.48%
			001-1120-513-2200	CITY RETIREMENT CONTRIBUTION	234,832	16,642	33,621	201,211	201,725	85.90%	14.32%
			001-1120-513-2300	LIFE AND HEALTH INSURANCE	296,675	22,118	46,647	250,028	279,883	94.34%	15.72%
			001-1120-513-2400	WORKER'S COMPENSATION	503	-	-	503	503	100.00%	0.00%
			001-1120-513-3100	PROFESSIONAL SERVICES	172,000	5,992	5,992	166,009	172,000	100.00%	3.48%
			001-1120-513-3200	AUDIT SERVICES	65,000	-	-	65,000	65,000	100.00%	0.00%
			001-1120-513-3400	OTHER CONTRACTUAL SERVICES	130,000	17,073	20,062	109,938	130,000	100.00%	15.43%
			001-1120-513-4000	TRAVEL & PER DIEM	11,400	-	-	11,400	11,400	100.00%	0.00%
			001-1120-513-4200	FREIGHT & POSTAGE SERVICES	4,500	148	430	4,070	4,500	100.00%	9.55%
			001-1120-513-4600	REPAIR & MAINT.-BLDG.& EQUIPMENT	-	-	-	-	-	0.00%	0.00%
			001-1120-513-4700	PRINTING SERVICES	3,170	-	-	3,170	3,170	100.00%	0.00%
			001-1120-513-4900	OTHER CURRENT CHARGES	250,000	7,691	15,200	234,800	250,000	100.00%	6.08%
			001-1120-513-4902	LEGAL ADVERTISING	6,900	-	-	6,900	6,900	100.00%	0.00%
			001-1120-513-5100	OFFICE SUPPLIES	8,600	284	284	8,316	8,600	100.00%	3.31%
			001-1120-513-5200	OPERATING SUPPLIES	13,000	-	131	12,869	13,000	100.00%	1.01%

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
001	Expenditure	1120	001-1120-513-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	4,595	-	-	4,595	4,595	100.00%	0.00%
			001-1120-513-5500	TRAINING	22,500	-	-	22,500	22,500	100.00%	0.00%
		1120 FINANCE Total			**2,893,405**	**187,576**	**359,842**	**2,533,563**	**2,600,259**	**89.87%**	**12.44%**
		1170	001-1170-513-1200	REGULAR SALARIES AND WAGES	467,898	32,547	60,214	407,684	361,281	77.21%	12.87%
			001-1170-513-1210	LONGEVITY PAY	457	-	-	457	457	100.00%	0.00%
			001-1170-513-1300	OTHER SALARIES AND WAGES	20,800	-	-	20,800	-	0.00%	0.00%
			001-1170-513-1400	OVERTIME PAY	2,133	473	1,047	1,086	2,133	100.00%	49.09%
			001-1170-513-1600	OTHER REIMBURSED ALLOWANCES	480	37	74	406	443	92.30%	15.38%
			001-1170-513-1700	HUMAN RESOURCES CONTINGENCY	1,096,267	-	-	1,096,267	-	0.00%	0.00%
			001-1170-513-2100	FICA TAXES - CITY MATCHING	37,621	2,425	4,485	33,136	26,909	71.53%	11.92%
			001-1170-513-2200	CITY RETIREMENT CONTRIBUTION	71,491	4,706	8,763	62,729	52,575	73.54%	12.26%
			001-1170-513-2300	LIFE AND HEALTH INSURANCE	103,496	5,763	11,562	91,934	69,374	67.03%	11.17%
			001-1170-513-2400	WORKER'S COMPENSATION	754	-	-	754	754	100.00%	0.00%
			001-1170-513-2500	UNEMPLOYMENT COMPENSATION	32,000	531	531	31,469	3,186	9.96%	1.66%
			001-1170-513-3100	PROFESSIONAL SERVICES	110,000	125	125	109,875	750	0.68%	0.11%
			001-1170-513-3400	OTHER CONTRACTUAL SERVICES	310,000	28,988	63,347	246,653	310,000	100.00%	20.43%
			001-1170-513-4000	TRAVEL & PER DIEM	14,200	-	-	14,200	-	0.00%	0.00%
			001-1170-513-4200	FREIGHT & POSTAGE SERVICES	500	17	21	479	126	25.27%	4.21%
			001-1170-513-4400	RENTALS AND LEASES	1,400	-	-	1,400	-	0.00%	0.00%
			001-1170-513-4600	REPAIR & MAINT.-BLDG.& EQUIPMENT	-	-	-	-	-	0.00%	0.00%
			001-1170-513-4700	PRINTING SERVICES	4,200	-	-	4,200	-	0.00%	0.00%
			001-1170-513-4900	OTHER CURRENT CHARGES	10,000	-	-	10,000	-	0.00%	0.00%
			001-1170-513-5100	OFFICE SUPPLIES	4,400	234	234	4,166	1,402	31.87%	5.31%
			001-1170-513-5200	OPERATING SUPPLIES	23,100	6,540	6,540	16,560	23,100	100.00%	28.31%
			001-1170-513-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	16,000	-	-	16,000	-	0.00%	0.00%
			001-1170-513-5500	TRAINING	66,900	-	-	66,900	-	0.00%	0.00%
		1170 HUMAN RESOURCES Total			**2,394,097**	**82,384**	**156,942**	**2,237,155**	**852,492**	**35.61%**	**6.56%**
		2110	001-2110-522-1200	REGULAR SALARIES AND WAGES	1,363,787	113,751	220,344	1,143,443	1,322,064	96.94%	16.16%
			001-2110-522-1210	LONGEVITY PAY	3,683	-	-	3,683	3,683	100.00%	0.00%
			001-2110-522-1225	PROFICIENCY PAY	108,535	3,642	7,283	101,252	43,700	40.26%	6.71%
			001-2110-522-1500	SPECIAL PAY	13,559	436	872	12,687	5,234	38.60%	6.43%
			001-2110-522-2100	FICA TAXES - CITY MATCHING	113,952	8,338	16,129	97,823	96,776	84.93%	14.15%
			001-2110-522-2200	CITY RETIREMENT CONTRIBUTION	338,938	27,863	144,222	194,716	338,938	100.00%	42.55%
			001-2110-522-2300	LIFE AND HEALTH INSURANCE	347,748	25,924	52,502	295,246	315,010	90.59%	15.10%
			001-2110-522-2400	WORKER'S COMPENSATION	10,272	-	-	10,272	10,272	100.00%	0.00%
			001-2110-522-3100	PROFESSIONAL SERVICES	120,750	2,709	2,709	118,041	16,254	13.46%	2.24%
			001-2110-522-3400	OTHER CONTRACTUAL SERVICES	83,436	19,412	19,412	64,024	83,436	100.00%	23.27%
			001-2110-522-4000	TRAVEL & PER DIEM	28,200	-	-	28,200	-	0.00%	0.00%
			001-2110-522-4200	FREIGHT & POSTAGE SERVICES	1,800	2	14	1,786	84	4.66%	0.78%
			001-2110-522-4300	UTILITY SERVICES	200,000	15,777	23,526	176,474	141,158	70.58%	11.76%
			001-2110-522-4400	RENTAL AND LEASES	15,000	2,863	2,863	12,137	15,000	100.00%	19.09%
			001-2110-522-4600	REPAIR & MAINT.-BLDG.& EQUIPMENT	13,000	-	-	13,000	-	0.00%	0.00%

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Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
001	Expenditure	2110	001-2110-522-4650	VEHICLE MAINTENANCE	10,000	163	163	9,837	979	9.79%	1.63%
			001-2110-522-4700	PRINTING SERVICES	2,800	-	-	2,800	-	0.00%	0.00%
			001-2110-522-5100	OFFICE SUPPLIES	25,000	1,358	2,280	22,720	13,681	54.72%	9.12%
			001-2110-522-5200	OPERATING SUPPLIES	84,000	1,567	1,567	82,433	9,405	11.20%	1.87%
			001-2110-522-5250	FUEL AND GASOLINE	8,525	895	1,832	6,693	8,525	100.00%	21.49%
			001-2110-522-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	10,550	-	-	10,550	-	0.00%	0.00%
			001-2110-522-5500	TRAINING	244,300	7,345	7,644	236,656	171,010	70.00%	3.13%
			001-2110-522-6800	INTANGIBLE ASSETS	150,000	-	-	150,000	75,000	50.00%	0.00%
		2110 FIRE CHIEF Total			**3,297,835**	**232,046**	**503,363**	**2,794,472**	**2,670,209**	**80.97%**	**15.26%**
		2120	001-2120-522-1200	REGULAR SALARIES AND WAGES	4,893,944	116,623	226,575	4,667,369	4,893,944	100.00%	4.63%
			001-2120-522-1210	LONGEVITY PAY	8,640	-	-	8,640	8,640	100.00%	0.00%
			001-2120-522-1225	PROFICIENCY PAY	297,212	-	-	297,212	-	0.00%	0.00%
			001-2120-522-1400	OVERTIME PAY	268,075	5,434	11,233	256,842	67,400	25.14%	4.19%
			001-2120-522-1500	SPECIAL PAY	21,308	162	323	20,985	1,938	9.10%	1.52%
			001-2120-522-2100	FICA TAXES - CITY MATCHING	449,202	8,962	17,448	431,754	104,689	23.31%	3.88%
			001-2120-522-2200	CITY RETIREMENT CONTRIBUTION	1,434,887	31,353	61,180	1,373,707	367,077	25.58%	4.26%
			001-2120-522-2300	LIFE AND HEALTH INSURANCE	1,240,463	29,459	61,450	1,179,013	368,701	29.72%	4.95%
			001-2120-522-2400	WORKER'S COMPENSATION	89,930	-	-	89,930	89,930	100.00%	0.00%
			001-2120-522-4000	TRAVEL & PER DIEM	25,000	-	-	25,000	-	0.00%	0.00%
			001-2120-522-4400	RENTALS AND LEASES	22,000	-	-	22,000	-	0.00%	0.00%
			001-2120-522-4600	REPAIR & MAINT.-BLDG.& EQUIPMENT	329,000	480	1,910	327,090	11,461	3.48%	0.58%
			001-2120-522-4650	VEHICLE MAINTENANCE	750,000	10,524	11,914	738,086	71,484	9.53%	1.59%
			001-2120-522-4850	PUBLIC RELATIONS	63,677	731	944	62,733	5,667	8.90%	1.48%
			001-2120-522-5200	OPERATING SUPPLIES	920,351	15,157	39,993	880,358	239,961	26.07%	4.35%
			001-2120-522-5250	FUEL AND GASOLINE	90,311	6,929	13,932	76,379	83,590	92.56%	15.43%
			001-2120-522-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	11,000	-	-	11,000	-	0.00%	0.00%
			001-2120-522-5500	TRAINING	10,000	-	-	10,000	-	0.00%	0.00%
			001-2120-522-6200	BUILDINGS	34,156	-	-	34,156	-	0.00%	0.00%
			001-2120-522-6400	EQUIPMENT AND MACHINERY	2,007,844	54,706	54,706	1,953,138	1,003,922	50.00%	2.72%
		2120 FIRE SUPPRESSION Total			**12,967,000**	**280,520**	**501,610**	**12,465,390**	**7,318,406**	**56.44%**	**3.87%**
		2130	001-2130-526-1200	REGULAR SALARIES AND WAGES	6,856,224	755,896	1,471,745	5,384,479	8,830,470	128.79%	21.47%
			001-2130-526-1210	LONGEVITY PAY	19,810	-	-	19,810	19,810	100.00%	0.00%
			001-2130-526-1225	PROFICIENCY PAY	867,629	42,920	86,316	781,313	517,896	59.69%	9.95%
			001-2130-526-1400	OVERTIME PAY	1,149,719	86,734	167,906	981,813	1,007,435	87.62%	14.60%
			001-2130-526-1500	SPECIAL PAY	61,771	2,857	5,713	56,058	34,280	55.50%	9.25%
			001-2130-526-2100	FICA TAXES - CITY MATCHING	685,069	66,064	128,560	556,509	771,362	112.60%	18.77%
			001-2130-526-2200	CITY RETIREMENT CONTRIBUTION	2,148,421	219,698	426,403	1,722,018	2,558,421	119.08%	19.85%
			001-2130-526-2300	LIFE AND HEALTH INSURANCE	1,685,517	144,759	295,375	1,390,142	1,772,250	105.15%	17.52%
			001-2130-526-2400	WORKER'S COMPENSATION	134,624	-	-	134,624	134,624	100.00%	0.00%
			001-2130-526-3400	OTHER CONTRACTUAL SERVICES	709,500	245	245	709,255	354,750	50.00%	0.03%
			001-2130-526-4100	COMMUNICATIONS SERVICES	8,450	-	-	8,450	-	0.00%	0.00%
			001-2130-526-4400	RENTAL AND LEASES	50,000	475	627	49,373	3,765	7.53%	1.25%

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Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
001	Expenditure	2130	001-2130-526-4600	REPAIR & MAINT.-BLDG.& EQUIPMENT	50,000	-	-	50,000	-	0.00%	0.00%
			001-2130-526-4650	VEHICLE MAINTENANCE	300,000	660	1,051	298,949	150,000	50.00%	0.35%
			001-2130-526-4700	PRINTING SERVICES	2,100	-	-	2,100	-	0.00%	0.00%
			001-2130-526-4950	EMS BILLING EXPENSE	175,000	-	4,399	170,601	26,394	15.08%	2.51%
			001-2130-526-5200	OPERATING SUPPLIES	560,000	3,054	3,054	556,946	280,000	50.00%	0.55%
			001-2130-526-5250	FUEL AND GASOLINE	70,449	4,324	8,203	62,246	49,218	69.86%	11.64%
			001-2130-526-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	5,000	-	-	5,000	-	0.00%	0.00%
			001-2130-526-5500	TRAINING	161,000	2,315	12,505	148,495	120,750	75.00%	7.77%
		2130 FIRE EMS Total			**15,700,283**	**1,330,000**	**2,612,103**	**13,088,180**	**16,631,425**	**105.93%**	**16.64%**
		2210	001-2210-521-1200	REGULAR SALARIES AND WAGES	788,241	86,682	157,240	631,001	943,441	119.69%	19.95%
			001-2210-521-1210	LONGEVITY PAY	1,449	-	-	1,449	1,449	100.00%	0.00%
			001-2210-521-1225	PROFICIENCY PAY	2,000	-	-	2,000	-	0.00%	0.00%
			001-2210-521-1400	OVERTIME PAY	14,707	1,031	1,852	12,855	11,110	75.54%	12.59%
			001-2210-521-1500	SPECIAL PAY	3,840	180	420	3,420	2,520	65.63%	10.94%
			001-2210-521-1600	OTHER REIMBURSED ALLOWANCES	960	18	55	905	332	34.61%	5.77%
			001-2210-521-2100	FICA TAXES - CITY MATCHING	59,886	6,465	11,599	48,287	69,593	116.21%	19.37%
			001-2210-521-2200	CITY RETIREMENT CONTRIBUTION	171,753	11,899	27,087	144,666	162,520	94.62%	15.77%
			001-2210-521-2300	LIFE AND HEALTH INSURANCE	145,115	12,134	26,606	118,509	159,639	110.01%	18.33%
			001-2210-521-2400	WORKER'S COMPENSATION	4,662	-	-	4,662	-	0.00%	0.00%
			001-2210-521-3100	PROFESSIONAL SERVICES	9,000	36	36	8,964	216	2.40%	0.40%
			001-2210-521-4000	TRAVEL & PER DIEM	20,100	112	112	19,988	670	3.33%	0.56%
			001-2210-521-4200	FREIGHT & POSTAGE SERVICES	12,000	205	711	11,289	4,267	35.56%	5.93%
			001-2210-521-4300	UTILITY SERVICES	60,000	4,428	5,609	54,391	33,656	56.09%	9.35%
			001-2210-521-4600	REPAIR & MAINT.-BLDG.& EQUIPMENT	28,050	-	5,142	22,908	30,852	109.99%	18.33%
			001-2210-521-4650	VEHICLE MAINTENANCE	12,000	955	955	11,045	5,730	47.75%	7.96%
			001-2210-521-4700	PRINTING SERVICES	3,575	-	-	3,575	-	0.00%	0.00%
			001-2210-521-5100	OFFICE SUPPLIES	3,250	-	-	3,250	-	0.00%	0.00%
			001-2210-521-5200	OPERATING SUPPLIES	57,800	3,716	7,477	50,323	44,864	77.62%	12.94%
			001-2210-521-5250	FUEL AND GASOLINE	5,272	517	779	4,493	4,673	88.64%	14.77%
			001-2210-521-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	9,020	595	595	8,425	3,570	39.58%	6.60%
			001-2210-521-5500	TRAINING	129,650	1,800	1,800	127,850	10,800	8.33%	1.39%
			001-2210-521-6400	EQUIPMENT AND MACHINERY	1,300	-	-	1,300	-	0.00%	0.00%
		2210 POLICE CHIEF Total			**1,543,630**	**130,771**	**248,076**	**1,295,554**	**1,489,903**	**96.52%**	**16.07%**
		2220	001-2220-521-1200	REGULAR SALARIES AND WAGES	8,944,413	660,485	1,267,928	7,676,485	7,607,571	85.05%	14.18%
			001-2220-521-1210	LONGEVITY PAY	14,834	-	-	14,834	14,834	100.00%	0.00%
			001-2220-521-1225	PROFICIENCY PAY	42,998	2,154	4,308	38,690	25,845	60.11%	10.02%
			001-2220-521-1300	OTHER SALARIES AND WAGES	17,256	-	-	17,256	-	0.00%	0.00%
			001-2220-521-1400	OVERTIME PAY	411,003	27,514	50,363	360,640	302,176	73.52%	12.25%
			001-2220-521-1500	SPECIAL PAY	65,763	3,499	6,951	58,812	41,706	63.42%	10.57%
			001-2220-521-1600	OTHER REIMBURSED ALLOWANCES	5,400	188	375	5,025	2,252	41.71%	6.95%
			001-2220-521-2100	FICA TAXES - CITY MATCHING	726,878	51,115	97,816	629,062	586,898	80.74%	13.46%
			001-2220-521-2200	CITY RETIREMENT CONTRIBUTION	2,423,578	175,331	337,996	2,085,582	2,027,978	83.68%	13.95%

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
001	Expenditure	2220	001-2220-521-2300	LIFE AND HEALTH INSURANCE	2,062,360	118,089	234,780	1,827,580	1,408,678	68.30%	11.38%
			001-2220-521-2400	WORKER'S COMPENSATION	113,317	-	-	113,317	113,317	100.00%	0.00%
			001-2220-521-3100	PROFESSIONAL SERVICES	28,250	226	772	27,478	4,633	16.40%	2.73%
			001-2220-521-3400	OTHER CONTRACTUAL SERVICES	2,600	-	-	2,600	-	0.00%	0.00%
			001-2220-521-4000	TRAVEL & PER DIEM	12,000	1,316	1,411	10,589	8,467	70.56%	11.76%
			001-2220-521-4100	COMMUNICATIONS SERVICES	5,280	-	-	5,280	-	0.00%	0.00%
			001-2220-521-4400	RENTALS & LEASES	7,280	356	712	6,568	4,273	58.70%	9.78%
			001-2220-521-4600	REPAIR & MAINT.-BLDG.& EQUIPMENT	35,975	46	46	35,929	275	0.76%	0.13%
			001-2220-521-4650	VEHICLE MAINTENANCE	180,000	8,643	13,942	166,058	83,652	46.47%	7.75%
			001-2220-521-4700	PRINTING SERVICES	8,800	-	-	8,800	-	0.00%	0.00%
			001-2220-521-5100	OFFICE SUPPLIES	10,750	70	70	10,680	422	3.92%	0.65%
			001-2220-521-5200	OPERATING SUPPLIES	1,853,633	5,352	8,379	1,845,254	1,390,225	75.00%	0.45%
			001-2220-521-5250	FUEL AND GASOLINE	271,126	16,721	33,383	237,743	200,300	73.88%	12.31%
			001-2220-521-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	5,600	-	-	5,600	-	0.00%	0.00%
			001-2220-521-5500	TRAINING	40,150	12,642	12,882	27,268	40,150	100.00%	32.08%
			001-2220-521-6400	EQUIPMENT AND MACHINERY	1,540,161	6,702	6,702	1,533,460	770,081	50.00%	0.44%
		2220 POLICE FIELD SERVICES Total			**18,829,405**	**1,090,448**	**2,078,817**	**16,750,588**	**14,633,734**	**77.72%**	**11.04%**
		2230	001-2230-521-1200	REGULAR SALARIES AND WAGES	2,480,849	182,947	360,098	2,120,751	2,160,587	87.09%	14.52%
			001-2230-521-1210	LONGEVITY PAY	6,396	-	-	6,396	6,396	100.00%	0.00%
			001-2230-521-1225	PROFICIENCY PAY	22,999	2,346	4,884	18,115	4,884	21.24%	21.24%
			001-2230-521-1300	OTHER SALARIES AND WAGES	40,970	-	-	40,970	-	0.00%	0.00%
			001-2230-521-1400	OVERTIME PAY	320,854	11,883	23,198	297,656	139,189	43.38%	7.23%
			001-2230-521-1500	SPECIAL PAY	20,041	2,465	4,990	15,051	20,041	100.00%	24.90%
			001-2230-521-1600	OTHER REIMBURSED ALLOWANCES	21,660	789	1,597	20,063	9,582	44.24%	7.37%
			001-2230-521-2100	FICA TAXES - CITY MATCHING	222,903	14,644	28,789	194,114	172,734	77.49%	12.92%
			001-2230-521-2200	CITY RETIREMENT CONTRIBUTION	634,970	36,068	69,516	565,454	417,099	65.69%	10.95%
			001-2230-521-2300	LIFE AND HEALTH INSURANCE	541,181	32,662	66,840	474,341	401,043	74.11%	12.35%
			001-2230-521-2400	WORKER'S COMPENSATION	36,846	-	-	36,846	-	0.00%	0.00%
			001-2230-521-3100	PROFESSIONAL SERVICES	6,800	-	-	6,800	-	0.00%	0.00%
			001-2230-521-4000	TRAVEL & PER DIEM	8,000	585	885	7,115	5,311	66.39%	11.06%
			001-2230-521-4100	COMMUNICATIONS SERVICES	17,280	548	831	16,449	4,987	28.86%	4.81%
			001-2230-521-4600	REPAIR & MAINT.-BLDG.& EQUIPMENT	45,450	4,250	7,972	37,478	47,834	105.24%	17.54%
			001-2230-521-4650	VEHICLE MAINTENANCE	65,000	1,113	1,680	63,320	10,081	15.51%	2.58%
			001-2230-521-4700	PRINTING SERVICES	1,000	-	-	1,000	-	0.00%	0.00%
			001-2230-521-4902	LEGAL ADVERTISING	500	-	-	500	-	0.00%	0.00%
			001-2230-521-5100	OFFICE SUPPLIES	6,000	-	20	5,980	120	2.00%	0.33%
			001-2230-521-5200	OPERATING SUPPLIES	42,950	2,350	2,716	40,234	16,297	37.94%	6.32%
			001-2230-521-5250	FUEL AND GASOLINE	65,580	4,336	8,509	57,071	51,052	77.85%	12.97%
			001-2230-521-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	2,700	-	-	2,700	-	0.00%	0.00%
			001-2230-521-5500	TRAINING	22,000	-	-	22,000	-	0.00%	0.00%
			001-2230-521-6400	EQUIPMENT AND MACHINERY	300,000	-	-	300,000	150,000	50.00%	0.00%
			001-2230-521-6800	INTANGIBLE ASSETS	47,000	13,640	13,640	33,360	23,500	50.00%	29.02%
		2230 POLICE SUPPORT SERVICES Total			**4,979,929**	**310,626**	**596,167**	**4,383,762**	**3,640,736**	**73.11%**	**11.97%**

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
001	Expenditure										
		2235	001-2235-521-1300	OTHER SALARIES AND WAGES	224,000	20,808	40,059	183,941	240,353	107.30%	17.88%
			001-2235-521-2100	FICA TAXES - CITY MATCHING	17,136	1,592	3,065	14,071	18,387	107.30%	17.88%
			001-2235-521-2400	WORKER'S COMPENSATION	11,524	-	-	11,524	11,524	100.00%	0.00%
			001-2235-521-5200	OPERATING SUPPLIES	4,400	-	-	4,400	4,400	100.00%	0.00%
		2235 CROSSING GUARDS PARK RANGERS Total			**257,060**	**22,400**	**43,123**	**213,937**	**274,664**	**106.85%**	**16.78%**
		2250	001-2250-519-1200	REGULAR SALARIES AND WAGES	1,839,288	108,624	211,648	1,627,640	1,269,889	69.04%	11.51%
			001-2250-519-1210	LONGEVITY PAY	3,607	-	-	3,607	3,607	100.00%	0.00%
			001-2250-519-1225	PROFICIENCY PAY	8,000	231	462	7,538	2,769	34.61%	5.77%
			001-2250-519-1300	OTHER SALARIES AND WAGES	39,866	-	-	39,866	-	0.00%	0.00%
			001-2250-519-1400	OVERTIME PAY	375,691	26,523	48,831	326,860	292,986	77.99%	13.00%
			001-2250-519-2100	FICA TAXES - CITY MATCHING	173,384	9,810	18,804	154,580	112,826	65.07%	10.85%
			001-2250-519-2200	CITY RETIREMENT CONTRIBUTION	332,864	17,485	33,912	298,952	203,471	61.13%	10.19%
			001-2250-519-2300	LIFE AND HEALTH INSURANCE	555,521	27,981	60,560	494,961	363,361	65.41%	10.90%
			001-2250-519-2400	WORKER'S COMPENSATION	946	-	-	946	946	100.00%	0.00%
			001-2250-519-3100	PROFESSIONAL SERVICES	9,750	-	-	9,750	-	0.00%	0.00%
			001-2250-519-3400	OTHER CONTRACTUAL SERVICES	66,500	-	-	66,500	-	0.00%	0.00%
			001-2250-519-4000	TRAVEL & PER DIEM	8,200	190	190	8,010	1,140	13.90%	2.32%
			001-2250-519-4100	COMMUNICATIONS SERVICES	10,500	20	20	10,480	118	1.12%	0.19%
			001-2250-519-4300	UTILITY SERVICES	41,000	952	952	40,048	36,900	90.00%	2.32%
			001-2250-519-4600	REPAIR & MAINT.-BLDG.& EQUIPMENT	9,300	-	-	9,300	-	0.00%	0.00%
			001-2250-519-5100	OFFICE SUPPLIES	7,000	-	-	7,000	-	0.00%	0.00%
			001-2250-519-5200	OPERATING SUPPLIES	16,100	512	512	15,588	3,072	19.08%	3.18%
			001-2250-519-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	3,800	-	-	3,800	-	0.00%	0.00%
			001-2250-519-5500	TRAINING	31,800	-	-	31,800	-	0.00%	0.00%
		2250 DISPATCH Total			**3,533,117**	**192,328**	**375,891**	**3,157,226**	**2,291,084**	**64.85%**	**10.64%**
		2240	001-2240-521-1200	REGULAR SALARIES AND WAGES	2,212,523	154,102	323,177	1,889,346	1,939,063	87.64%	14.61%
			001-2240-521-1210	LONGEVITY PAY	6,774	-	-	6,774	6,774	100.00%	0.00%
			001-2240-521-1225	PROFICIENCY PAY	13,999	-	-	13,999	-	0.00%	0.00%
			001-2240-521-1400	OVERTIME PAY	40,726	4,065	7,059	33,667	42,351	103.99%	17.33%
			001-2240-521-1500	SPECIAL PAY	15,122	-	-	15,122	-	0.00%	0.00%
			001-2240-521-1600	OTHER REIMBURSED ALLOWANCES	480	-	-	480	-	0.00%	0.00%
			001-2240-521-2100	FICA TAXES - CITY MATCHING	175,156	11,469	24,062	151,094	144,371	82.42%	13.74%
			001-2240-521-2200	CITY RETIREMENT CONTRIBUTION	415,683	28,472	52,814	362,869	316,882	76.23%	12.71%
			001-2240-521-2300	LIFE AND HEALTH INSURANCE	453,636	30,786	61,713	391,923	370,275	81.62%	13.60%
			001-2240-521-2400	WORKER'S COMPENSATION	24,255	-	-	24,255	-	0.00%	0.00%
			001-2240-521-3100	PROFESSIONAL SERVICES	59,200	-	-	59,200	-	0.00%	0.00%
			001-2240-521-3400	OTHER CONTRACTUAL SERVICES	1,900	170	170	1,730	1,020	53.68%	8.95%
			001-2240-521-4000	TRAVEL & PER DIEM	2,000	-	-	2,000	-	0.00%	0.00%
			001-2240-521-4600	REPAIRS AND MAINTENANCE SERVICES	5,250	-	-	5,250	-	0.00%	0.00%
			001-2240-521-4650	VEHICLE MAINTENANCE	20,000	173	173	19,827	1,037	5.19%	0.86%
			001-2240-521-4900	OTHER CURRENT CHARGES	50,000	-	-	50,000	25,000	50.00%	0.00%

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Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
001	Expenditure	2240	001-2240-521-4902	LEGAL ADVERTISING	500	-	-	500	-	0.00%	0.00%
			001-2240-521-5100	OFFICE SUPPLIES	1,000	-	60	940	360	35.98%	6.00%
			001-2240-521-5200	OPERATING SUPPLIES	196,750	(32)	-	196,750	147,563	75.00%	0.00%
			001-2240-521-5250	FUEL AND GASOLINE	16,500	-	-	16,500	-	0.00%	0.00%
			001-2240-521-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	900	340	340	560	2,040	226.67%	37.78%
			001-2240-521-5500	TRAINING	4,500	-	-	4,500	-	0.00%	0.00%
			001-2240-521-6400	EQUIPMENT & MACHINERY	105,000	-	-	105,000	52,500	50.00%	0.00%
		2240 CODE ENFORCEMENT & SRO OFFICER Total			**3,821,854**	**229,544**	**469,567**	**3,352,287**	**3,049,236**	**79.78%**	**12.29%**
		3310	001-3310-519-1200	REGULAR SALARIES AND WAGES	1,258,786	79,971	161,235	1,097,552	967,407	76.85%	12.81%
			001-3310-519-1210	LONGEVITY PAY	3,740	-	-	3,740	3,740	100.00%	0.00%
			001-3310-519-1400	OVERTIME PAY	53,107	1,425	2,435	50,672	14,610	27.51%	4.59%
			001-3310-519-1600	OTHER REIMBURSED ALLOWANCES	480	37	74	406	443	92.30%	15.38%
			001-3310-519-2100	FICA TAXES - CITY MATCHING	100,683	5,834	11,687	88,996	70,123	69.65%	11.61%
			001-3310-519-2200	CITY RETIREMENT CONTRIBUTION	198,329	12,370	24,815	173,514	148,888	75.07%	12.51%
			001-3310-519-2300	LIFE AND HEALTH INSURANCE	422,335	23,124	47,809	374,526	286,857	67.92%	11.32%
			001-3310-519-2400	WORKER'S COMPENSATION	37,334	-	-	37,334	-	0.00%	0.00%
			001-3310-519-3400	OTHER CONTRACTUAL SERVICES	3,000	-	-	3,000	-	0.00%	0.00%
			001-3310-519-4000	TRAVEL & PER DIEM	6,700	-	34	6,666	207	3.08%	0.51%
			001-3310-519-4200	FREIGHT & POSTAGE SERVICES	100	-	-	100	-	0.00%	0.00%
			001-3310-519-4300	UTILITY SERVICES	18,000	808	1,270	16,730	7,620	42.33%	7.06%
			001-3310-519-4600	REPAIR & MAINT.-BLDG.& EQUIPMENT	60,500	3,103	3,103	57,397	54,450	90.00%	5.13%
			001-3310-519-4650	VEHICLE MAINTENANCE	12,000	392	392	11,608	2,352	19.60%	3.27%
			001-3310-519-5100	OFFICE SUPPLIES	3,000	-	-	3,000	-	0.00%	0.00%
			001-3310-519-5200	OPERATING SUPPLIES	72,830	709	1,384	71,446	65,547	90.00%	1.90%
			001-3310-519-5250	FUEL AND GASOLINE	7,132	430	843	6,289	5,056	70.89%	11.81%
			001-3310-519-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	1,250	-	-	1,250	-	0.00%	0.00%
			001-3310-519-5500	TRAINING	7,000	50	50	6,950	300	4.29%	0.71%
		3310 FLEET MAINTENANCE Total			**2,266,306**	**128,252**	**255,131**	**2,011,175**	**1,627,599**	**71.82%**	**11.26%**
		3512	001-3512-539-1200	REGULAR SALARIES AND WAGES	96,986	7,629	14,850	82,136	89,098	91.87%	15.31%
			001-3512-539-1210	LONGEVITY PAY	349	-	-	349	349	100.00%	0.00%
			001-3512-539-1400	OVERTIME PAY	948	-	-	948	-	0.00%	0.00%
			001-3512-539-2100	FICA TAXES - CITY MATCHING	7,519	575	1,118	6,401	6,708	89.22%	14.87%
			001-3512-539-2200	CITY RETIREMENT CONTRIBUTION	14,929	1,159	2,256	12,673	13,534	90.66%	15.11%
			001-3512-539-2300	LIFE AND HEALTH INSURANCE	27,754	2,129	4,359	23,395	26,152	94.23%	15.70%
			001-3512-539-2400	WORKER'S COMPENSATION	3,023	-	-	3,023	3,023	100.00%	0.00%
			001-3512-539-3400	OTHER CONTRACTUAL SERVICES	15,000	-	-	15,000	-	0.00%	0.00%
			001-3512-539-4300	UTILITY SERVICES	2,000	269	439	1,561	2,000	100.00%	21.97%
			001-3512-539-4600	REPAIR & MAINT.-BLDG.& EQUIPMENT	11,000	-	-	11,000	9,900	90.00%	0.00%
			001-3512-539-4650	VEHICLE MAINTENANCE	4,000	-	-	4,000	-	0.00%	0.00%
			001-3512-539-5200	OPERATING SUPPLIES	9,650	-	331	9,319	1,986	20.59%	3.43%
			001-3512-539-5250	FUEL AND GASOLINE	3,833	353	698	3,135	4,189	109.28%	18.21%
		3512 CEMETERY Total			**196,991**	**12,114**	**24,051**	**172,940**	**156,940**	**79.67%**	**12.21%**
		3513	001-3513-572-4300	UTILITY SERVICES	-	1,771	3,455	(3,455)	3,455	0.00%	0.00%
		3513 GROUNDS MAINTENANCE Total			**-**	**1,771**	**3,455**	**(3,455)**	**3,455**	**0.00%**	**0.00%**

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
001	**Expenditure**	**3514**	001-3514-572-1200	REGULAR SALARIES AND WAGES	955,649	77,885	149,574	806,075	897,445	93.91%	15.65%
			001-3514-572-1210	LONGEVITY PAY	2,943	-	-	2,943	2,943	100.00%	0.00%
			001-3514-572-1300	OTHER SALARIES AND WAGES	18,720	-	-	18,720	-	0.00%	0.00%
			001-3514-572-1400	OVERTIME PAY	50,309	3,129	8,068	42,241	48,406	96.22%	16.04%
			001-3514-572-1600	OTHER REIMBURSED ALLOWANCES	480	37	74	406	443	92.30%	15.38%
			001-3514-572-2100	FICA TAXES - CITY MATCHING	78,650	6,007	11,681	66,969	70,084	89.11%	14.85%
			001-3514-572-2200	CITY RETIREMENT CONTRIBUTION	152,942	12,062	23,464	129,478	140,786	92.05%	15.34%
			001-3514-572-2300	LIFE AND HEALTH INSURANCE	322,603	22,417	45,945	276,658	275,670	85.45%	14.24%
			001-3514-572-2400	WORKER'S COMPENSATION	10,214	-	-	10,214	10,214	100.00%	0.00%
			001-3514-572-3100	PROFESSIONAL SERVICES	70,000	-	-	70,000	70,000	100.00%	0.00%
			001-3514-572-3400	OTHER CONTRACTUAL SERVICES	869,100	38,064	47,863	821,237	782,190	90.00%	5.51%
			001-3514-572-4000	TRAVEL & PER DIEM	500	-	-	500	-	0.00%	0.00%
			001-3514-572-4200	FREIGHT & POSTAGE SERVICES	100	-	-	100	-	0.00%	0.00%
			001-3514-572-4300	UTILITY SERVICES	424,000	20,157	27,152	396,848	381,600	90.00%	6.40%
			001-3514-572-4400	RENTALS AND LEASES	5,000	-	-	5,000	-	0.00%	0.00%
			001-3514-572-4600	REPAIRS AND MAINTENANCE SERVICES	170,000	-	-	170,000	-	0.00%	0.00%
			001-3514-572-4650	VEHICLE MAINTENANCE	90,000	6,210	6,321	83,679	37,928	42.14%	7.02%
			001-3514-572-5200	OPERATING SUPPLIES	477,450	27,054	28,205	449,245	429,705	90.00%	5.91%
			001-3514-572-5216	TREE BANKS EXPENDITURE	500,000	-	-	500,000	500,000	100.00%	0.00%
			001-3514-572-5250	FUEL AND GASOLINE	42,656	3,080	4,203	38,453	25,219	59.12%	9.85%
			001-3514-572-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	1,925	-	-	1,925	-	0.00%	0.00%
			001-3514-572-5500	TRAINING	6,420	383	383	6,037	2,296	35.77%	5.96%
			001-3514-572-6200	BUILDINGS	150,000	-	-	150,000	75,000	50.00%	0.00%
			001-3514-572-6300	INFRASTRUCTURE	50,000	-	-	50,000	25,000	50.00%	0.00%
			001-3514-572-6400	EQUIPMENT & MACHINERY	27,500	-	-	27,500	13,750	50.00%	0.00%
		3514 RECREATION ATHLETIC COMPLEXES Total			**4,477,161**	**216,485**	**352,933**	**4,124,228**	**3,788,679**	**84.62%**	**7.88%**
		3612	001-3612-572-1200	REGULAR SALARIES AND WAGES	1,454,411	102,089	199,573	1,254,838	1,197,438	82.33%	13.72%
			001-3612-572-1210	LONGEVITY PAY	3,063	-	-	3,063	3,063	100.00%	0.00%
			001-3612-572-1300	OTHER SALARIES AND WAGES	730,780	24,619	48,869	681,911	293,217	40.12%	6.69%
			001-3612-572-1400	OVERTIME PAY	15,586	534	1,362	14,224	8,170	52.42%	8.74%
			001-3612-572-1600	OTHER REIMBURSED ALLOWANCES	2,400	185	369	2,031	2,215	92.30%	15.38%
			001-3612-572-2100	FICA TAXES - CITY MATCHING	168,777	9,485	18,612	150,165	111,675	66.17%	11.03%
			001-3612-572-2200	CITY RETIREMENT CONTRIBUTION	226,091	15,347	30,047	196,044	180,279	79.74%	13.29%
			001-3612-572-2300	LIFE AND HEALTH INSURANCE	456,401	23,703	49,501	406,900	297,004	65.08%	10.85%
			001-3612-572-2400	WORKER'S COMPENSATION	14,541	-	-	14,541	14,541	100.00%	0.00%
			001-3612-572-3400	OTHER CONTRACTUAL SERVICES	205,020	2,206	19,151	185,870	114,903	56.04%	9.34%
			001-3612-572-4000	TRAVEL & PER DIEM	1,500	-	-	1,500	-	0.00%	0.00%
			001-3612-572-4200	FREIGHT & POSTAGE SERVICES	400	1	1	399	9	2.22%	0.37%
			001-3612-572-4400	RENTALS AND LEASES	68,600	-	-	68,600	-	0.00%	0.00%
			001-3612-572-4600	REPAIRS & MAINT. - BLDG.& EQUIPMENT	7,750	154	154	7,596	925	11.94%	1.99%
			001-3612-572-4650	VEHICLE MAINTENANCE	16,000	551	790	15,210	4,739	29.62%	4.94%
			001-3612-572-4700	PRINTING SERVICES	12,000	-	-	12,000	-	0.00%	0.00%
			001-3612-572-4800	PROMOTIONAL ADVERTISEMENT	39,800	-	-	39,800	-	0.00%	0.00%
			001-3612-572-5100	OFFICE SUPPLIES	7,500	373	373	7,127	2,237	29.83%	4.97%

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Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
001	Expenditure	3612	001-3612-572-5200	OPERATING SUPPLIES	296,030	6,618	6,893	289,137	266,427	90.00%	2.33%
			001-3612-572-5201	AMPHITHEATER EVENTS	329,000	7,599	7,599	321,401	296,100	90.00%	2.31%
			001-3612-572-5203	COMMUNITY EVENTS	262,500	2,227	5,202	257,298	236,250	90.00%	1.98%
			001-3612-572-5206	RECREATION SCHOLARSHIPS - ADVENT HEALTH	5,000	-	-	5,000	-	0.00%	0.00%
			001-3612-572-5250	FUEL AND GASOLINE	10,161	171	449	9,712	2,695	26.52%	4.42%
			001-3612-572-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	2,800	720	720	2,080	4,318	154.20%	25.70%
			001-3612-572-5500	TRAINING	9,400	-	-	9,400	-	0.00%	0.00%
			001-3612-572-6300	IMPROVEMENTS OTHER THAN BUILDINGS	251,303	-	-	251,303	125,652	50.00%	0.00%
			001-3612-572-6400	EQUIPMENT AND MACHINERY	14,500	-	-	14,500	7,250	50.00%	0.00%
		3612 RECREATION ATHLETICS Total			**4,611,314**	**196,582**	**389,664**	**4,221,650**	**3,169,105**	**68.72%**	**8.45%**
		3614	001-3614-572-1200	REGULAR SALARIES AND WAGES	89,107	10,005	20,039	69,068	120,233	134.93%	22.49%
			001-3614-572-1210	LONGEVITY PAY	113	-	-	113	113	100.00%	0.00%
			001-3614-572-1300	OTHER SALARIES AND WAGES	351,960	-	-	351,960	-	0.00%	0.00%
			001-3614-572-1400	OVERTIME PAY	14,063	437	477	13,586	2,862	20.35%	3.39%
			001-3614-572-2100	FICA TAXES - CITY MATCHING	34,826	791	1,554	33,272	9,321	26.77%	4.46%
			001-3614-572-2200	CITY RETIREMENT CONTRIBUTION	20,576	1,115	2,138	18,438	12,827	62.34%	10.39%
			001-3614-572-2300	LIFE AND HEALTH INSURANCE	27,754	2,800	4,932	22,822	29,593	106.63%	17.77%
			001-3614-572-2400	WORKER'S COMPENSATION	7,985	-	-	7,985	7,985	100.00%	0.00%
			001-3614-572-3100	PROFESSIONAL SERVICES	10,000	-	-	10,000	9,000	90.00%	0.00%
			001-3614-572-3400	OTHER CONTRACTUAL SERVICES	82,000	1,581	3,162	78,838	73,800	90.00%	3.86%
			001-3614-572-4000	TRAVEL & PER DIEM	100	-	-	100	-	0.00%	0.00%
			001-3614-572-4200	FREIGHT & POSTAGE SERVICES	50	-	-	50	-	0.00%	0.00%
			001-3614-572-4300	UTILITY SERVICES	48,000	2,560	2,942	45,058	43,200	90.00%	6.13%
			001-3614-572-4400	RENTALS AND LEASES	2,200	-	-	2,200	-	0.00%	0.00%
			001-3614-572-4600	REPAIR & MAINT.-BLDG. & EQUIP.	74,000	6,395	6,395	67,605	66,600	90.00%	8.64%
			001-3614-572-4650	VEHICLE MAINTENANCE	3,000	-	-	3,000	-	0.00%	0.00%
			001-3614-572-4700	PRINTING SERVICES	5,000	-	-	5,000	-	0.00%	0.00%
			001-3614-572-4800	PROMOTIONAL ADVERTISEMENT	3,500	-	-	3,500	-	0.00%	0.00%
			001-3614-572-5100	OFFICE SUPPLIES	1,500	-	-	1,500	-	0.00%	0.00%
			001-3614-572-5200	OPERATING SUPPLIES	116,600	215	215	116,385	104,940	90.00%	0.18%
			001-3614-572-5250	FUEL AND GASOLINE	3,300	-	-	3,300	-	0.00%	0.00%
			001-3614-572-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	2,085	-	-	2,085	-	0.00%	0.00%
			001-3614-572-5500	TRAINING	7,300	-	-	7,300	-	0.00%	0.00%
			001-3614-572-6200	BUILDINGS	75,000	-	-	75,000	37,500	50.00%	0.00%
			001-3614-572-6300	IMPROVEMENTS OTHER THAN BUILDINGS	20,000	-	-	20,000	10,000	50.00%	0.00%
			001-3614-572-6400	EQUIPMENT & MACHINERY	43,000	-	-	43,000	21,500	50.00%	0.00%
		3614 RECREATION - ACTIVITIES AND CIVIC EVENTS Total			**1,043,019**	**25,899**	**41,854**	**1,001,165**	**549,475**	**52.68%**	**4.01%**
		4020	001-4020-515-1200	REGULAR SALARIES AND WAGES	1,011,212	69,642	137,267	873,945	823,603	81.45%	13.57%
			001-4020-515-1210	LONGEVITY PAY	1,310	-	-	1,310	1,310	100.00%	0.00%
			001-4020-515-1400	OVERTIME PAY	1,056	298	1,015	41	6,092	576.88%	96.15%
			001-4020-515-2100	FICA TAXES - CITY MATCHING	77,539	5,021	9,920	67,619	59,519	76.76%	12.79%
			001-4020-515-2200	CITY RETIREMENT CONTRIBUTION	153,963	10,624	21,005	132,958	126,031	81.86%	13.64%

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Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
001	Expenditure	4020	001-4020-515-2300	LIFE AND HEALTH INSURANCE	253,456	14,745	30,015	223,441	180,087	71.05%	11.84%
			001-4020-515-2400	WORKER'S COMPENSATION	2,517	-	-	2,517	2,517	100.00%	0.00%
			001-4020-515-3400	OTHER CONTRACTUAL SERVICES	708,500	-	-	708,500	637,650	90.00%	0.00%
			001-4020-515-4000	TRAVEL & PER DIEM	6,200	-	-	6,200	-	0.00%	0.00%
			001-4020-515-4100	COMMUNICATIONS SERVICES	4,450	-	-	4,450	-	0.00%	0.00%
			001-4020-515-4200	FREIGHT & POSTAGE SERVICES	7,000	17	76	6,924	456	6.51%	1.08%
			001-4020-515-4400	RENTALS AND LEASES	500	-	-	500	-	0.00%	0.00%
			001-4020-515-4600	REPAIR & MAINT.-BLDG.& EQUIPMENT	1,600	-	-	1,600	-	0.00%	0.00%
			001-4020-515-4650	VEHICLE MAINTENANCE	1,500	-	(250)	1,750	1,350	90.00%	-16.67%
			001-4020-515-4700	PRINTING SERVICES	3,350	-	-	3,350	-	0.00%	0.00%
			001-4020-515-4902	LEGAL ADVERTISING	45,000	3,061	3,571	41,429	40,500	90.00%	7.94%
			001-4020-515-5100	OFFICE SUPPLIES	10,000	122	141	9,859	9,000	90.00%	1.41%
			001-4020-515-5200	OPERATING SUPPLIES	5,700	-	-	5,700	-	0.00%	0.00%
			001-4020-515-5250	FUEL AND GASOLINE	220	100	208	12	220	100.00%	94.75%
			001-4020-515-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	23,645	620	620	23,025	21,281	90.00%	2.62%
			001-4020-515-5500	TRAINING	6,740	-	-	6,740	6,740	100.00%	0.00%
			001-4020-515-6400	EQUIPMENT AND MACHINERY	33,000	-	-	33,000	16,500	50.00%	0.00%
		4020 COMMUNITY DEVELOPMENT Total			**2,358,458**	**104,250**	**203,588**	**2,154,870**	**1,932,855**	**81.95%**	**8.63%**
		4021	001-4021-524-1200	REGULAR SALARIES AND WAGES	797,804	55,894	110,185	687,619	661,112	82.87%	13.81%
			001-4021-524-1210	LONGEVITY PAY	1,749	-	-	1,749	1,749	100.00%	0.00%
			001-4021-524-1400	OVERTIME PAY	2,449	28	83	2,366	996	40.68%	3.39%
			001-4021-524-2100	FICA TAXES - CITY MATCHING	61,353	4,097	8,073	53,279	48,440	78.95%	13.16%
			001-4021-524-2200	CITY RETIREMENT CONTRIBUTION	112,441	7,390	14,579	97,863	87,471	77.79%	12.97%
			001-4021-524-2300	LIFE AND HEALTH INSURANCE	181,044	12,307	25,264	155,780	151,586	83.73%	13.95%
			001-4021-524-2400	WORKERS' COMPENSATION	5,988	-	-	5,988	5,988	100.00%	0.00%
			001-4021-524-4000	TRAVEL AND PER DIEM	4,250	-	-	4,250	-	0.00%	0.00%
			001-4021-524-4200	FREIGHT & POSTAGE SERVICES	100	10	10	90	60	60.00%	10.00%
			001-4021-524-4400	RENTALS AND LEASES	200	-	-	200	-	0.00%	0.00%
			001-4021-524-4600	REPAIR & MAINT.-BLDG & EQUIP	2,000	-	-	2,000	-	0.00%	0.00%
			001-4021-524-4650	VEHICLE MAINTENANCE	7,000	-	177	6,823	1,061	15.16%	2.53%
			001-4021-524-5100	OFFICE SUPPLIES	2,500	100	100	2,400	597	23.90%	3.98%
			001-4021-524-5200	OPERATING SUPPLIES	2,220	79	79	2,141	475	21.40%	3.57%
			001-4021-524-5250	FUEL AND GASOLINE	5,123	341	725	4,398	4,349	84.89%	14.15%
			001-4021-524-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	2,000	-	-	2,000	1,800	90.00%	0.00%
			001-4021-524-5500	TRAINING	5,500	79	79	5,421	4,950	90.00%	1.44%
		4021 BUILDING INSPECTIONS Total			**1,193,721**	**80,325**	**159,354**	**1,034,367**	**970,634**	**81.31%**	**13.35%**
		4022	001-4022-515-1200	REGULAR SALARIES AND WAGES	165,137	11,166	22,320	142,817	133,919	81.10%	13.52%
			001-4022-515-1210	LONGEVITY PAY	24	-	-	24	24	100.00%	0.00%
			001-4022-515-1600	OTHER REIMBURSED ALLOWANCES	12,672	-	-	12,672	-	0.00%	0.00%
			001-4022-515-2100	FICA TAXES - CITY MATCHING	480	769	1,538	(1,058)	1,538	320.32%	320.32%
			001-4022-515-2200	CITY RETIREMENT CONTRIBU	25,161	1,696	3,390	21,771	20,342	80.85%	13.47%
			001-4022-515-2300	LIFE AND HEALTH INSURANCE	29,982	2,305	4,654	25,328	27,926	93.14%	15.52%

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Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
001	Expenditure	4022	001-4022-515-2400	WORKER'S COMPENSATION	55	-	-	55	55	100.00%	0.00%
			001-4022-515-3100	PROFESSIONAL SERVICES	8,000	-	-	8,000	-	0.00%	0.00%
			001-4022-515-3400	OTHER CONTRACTUAL SERVICES	48,000	-	-	48,000	43,200	90.00%	0.00%
			001-4022-515-4000	TRAVEL & PER DIEM	5,000	1,376	1,376	3,624	4,500	90.00%	27.51%
			001-4022-515-5200	OPERATING SUPPLIES	900	-	-	900	-	0.00%	0.00%
			001-4022-515-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	24,500	8,000	8,000	16,500	22,050	90.00%	32.65%
			001-4022-515-5500	TRAINING	4,525	-	-	4,525	-	0.00%	0.00%
		4022 ECONOMIC DEVELOPMENT Total			**324,436**	**25,312**	**41,277**	**283,159**	**253,553**	**78.15%**	**12.72%**
		5110	001-5110-519-1200	REGULAR SALARIES AND WAGES	1,052,188	76,904	150,905	901,283	905,428	86.05%	14.34%
			001-5110-519-1210	LONGEVITY PAY	1,753	-	-	1,753	1,753	100.00%	0.00%
			001-5110-519-1400	OVERTIME PAY	3,854	456	636	3,218	3,817	99.05%	16.51%
			001-5110-519-1600	OTHER REIMBURSED ALLOWANCES	5,280	37	74	5,206	443	8.39%	1.40%
			001-5110-519-2100	FICA TAXES - CITY MATCHING	80,195	5,542	10,840	69,355	65,041	81.10%	13.52%
			001-5110-519-2200	CITY RETIREMENT CONTRIBUTION	161,481	11,762	23,041	138,440	138,249	85.61%	14.27%
			001-5110-519-2300	LIFE AND HEALTH INSURANCE	219,707	15,530	31,596	188,111	189,576	86.29%	14.38%
			001-5110-519-2400	WORKERS' COMPENSATION	368	-	-	368	368	100.00%	0.00%
			001-5110-519-3100	PROFESSIONAL SERVICES	30,000	-	-	30,000	-	0.00%	0.00%
			001-5110-519-3400	OTHER CONTRACTUAL SERVICES	552,800	196,230	196,230	356,570	552,800	100.00%	35.50%
			001-5110-519-4100	COMMUNICATIONS SERVICES	499,580	23,805	33,546	466,034	449,622	90.00%	6.71%
			001-5110-519-4200	FREIGHT & POSTAGE SERVICES	200	-	-	200	-	0.00%	0.00%
			001-5110-519-4600	REPAIR & MAINT.-BLDG & EQUIP	2,140,274	45,395	69,970	2,070,304	1,926,247	90.00%	3.27%
			001-5110-519-4650	VEHICLE MAINTENANCE	1,500	-	-	1,500	-	0.00%	0.00%
			001-5110-519-5100	OFFICE SUPPLIES	2,500	33	33	2,467	197	7.89%	1.32%
			001-5110-519-5200	OPERATING SUPPLIES	69,970	(735)	765	69,205	62,973	90.00%	1.09%
			001-5110-519-5250	FUEL AND GASOLINE	289	45	45	244	272	94.13%	15.69%
			001-5110-519-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	1,000	-	-	1,000	-	0.00%	0.00%
			001-5110-519-5500	TRAINING	6,000	191	191	5,809	1,144	19.07%	3.18%
			001-5110-519-6300	INFRASTRUCTURE	95,000	-	-	95,000	47,500	50.00%	0.00%
			001-5110-519-6400	MACHINERY AND EQUIPMENT	740,000	188,580	188,580	551,420	370,000	50.00%	25.48%
			001-5110-519-6800	INTANGIBLE ASSETS	60,000	-	-	60,000	30,000	50.00%	0.00%
		5110 INFORMATION TECHNOLOGY Total			**5,723,939**	**563,775**	**706,451**	**5,017,488**	**4,745,430**	**82.90%**	**12.34%**
		9011	001-9011-581-9111	TRANSFER TO STREETS IMPROV. FUND	6,141,754	511,813	1,023,626	5,118,128	6,141,754	100.00%	16.67%
			001-9011-581-9150	TRANSFER TO GRANT FUND	-	-	-	-	-	0.00%	0.00%
			001-9011-590-7189	MOTOROLA - TOWER LEASE	582,433	-	-	582,433	582,433	100.00%	0.00%
			001-9011-590-7200	DEBT SERVICE - INTEREST & OTHER	569,372	-	-	569,372	569,372	100.00%	0.00%
			001-9011-590-7289	MOTOROLA - TOWER LEASE (INTEREST)	11,061	-	-	11,061	11,061	100.00%	0.00%
		9011 TRANSFERS Total			**7,304,620**	**511,813**	**1,023,626**	**6,280,994**	**7,304,620**	**100.00%**	**14.01%**
		9999	001-9999-999-4650	NON-INVENTORY PARTS REPAIR	-	-	-	-	-	0.00%	0.00%
			001-9999-999-4652	NON-INVENTORY FLUIDS	-	-	-	-	-	0.00%	0.00%
		9999 Inventory Total			**-**	**-**	**-**	**-**	**-**	**0.00%**	**0.00%**

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
001	Expenditure Total				108,895,244	6,220,767	11,688,391	97,206,853	85,712,213	78.71%	10.73%
101	Revenue				8,381,840	691,782	1,380,524	(7,001,316)	8,395,122	100.16%	16.47%
	Revenue Total				8,381,840	691,782	1,380,524	(7,001,316)	8,395,122	100.16%	16.47%
	Expenditure	3412	101-3412-541-1200	REGULAR SALARIES AND WAGES	679,369	45,706	90,041	589,328	540,249	79.52%	13.25%
			101-3412-541-1210	LONGEVITY PAY	1,369	-	-	1,369	1,369	100.00%	0.00%
			101-3412-541-1400	OVERTIME PAY	78,867	3,220	6,808	72,059	40,850	51.80%	8.63%
			101-3412-541-1600	OTHER REIMBURSED ALLOWANCES	480	37	74	406	443	92.30%	15.38%
			101-3412-541-2100	FICA TAXES - CITY MATCHING	58,146	3,387	6,697	51,449	40,181	69.10%	11.52%
			101-3412-541-2200	CITY RETIREMENT CONTRIBUTION	115,457	7,437	14,723	100,734	88,336	76.51%	12.75%
			101-3412-541-2300	LIFE AND HEALTH INSURANCE	250,130	18,465	37,380	212,750	224,279	89.66%	14.94%
			101-3412-541-2400	WORKER'S COMPENSATION	11,832	-	-	11,832	11,832	100.00%	0.00%
			101-3412-541-3100	PROFESSIONAL SERVICES	10,000	-	-	10,000	10,000	100.00%	0.00%
			101-3412-541-3400	OTHER CONTRACTUAL SERVICES	780,862	-	-	780,862	702,776	90.00%	0.00%
			101-3412-541-4000	TRAVEL & PER DIEM	2,000	-	-	2,000	2,000	100.00%	0.00%
			101-3412-541-4200	FREIGHT & POSTAGE SERVICES	300	-	-	300	300	100.00%	0.00%
			101-3412-541-4300	UTILITY SERVICES	55,000	3,393	4,895	50,105	55,000	100.00%	8.90%
			101-3412-541-4310	UTILITY SERVICES - STREET LIGHTS	1,801,264	55,225	55,225	1,746,039	1,621,138	90.00%	3.07%
			101-3412-541-4311	FDOT STREET LIGHTS	64,000	-	-	64,000	57,600	90.00%	0.00%
			101-3412-541-4400	RENTAL AND LEASES	71,865	7,868	7,868	63,997	47,208	65.69%	10.95%
			101-3412-541-4600	REPAIR & MAINT.-BLDG.& EQUIPMENT	625,000	33,013	33,607	591,393	562,500	90.00%	5.38%
			101-3412-541-4609	FDOT SIGNALS & EQUIPMENT	64,000	-	-	64,000	57,600	90.00%	0.00%
			101-3412-541-4612	STREET STRIPPING	100,000	-	-	100,000	90,000	90.00%	0.00%
			101-3412-541-4650	VEHICLE MAINTENANCE	103,300	3,457	4,905	98,395	92,970	90.00%	4.75%
			101-3412-541-4700	PRINTING SERVICES	5,000	-	-	5,000	4,500	90.00%	0.00%
			101-3412-541-4900	OTHER CURRENT CHARGES	57,350	1,324	1,324	56,026	51,615	90.00%	2.31%
			101-3412-541-4903	TEMPORARY LABOR	10,000	-	-	10,000	9,000	90.00%	0.00%
			101-3412-541-5100	OFFICE SUPPLIES	1,500	-	-	1,500	1,350	90.00%	0.00%
			101-3412-541-5200	OPERATING SUPPLIES	81,210	3,694	4,694	76,516	73,089	90.00%	5.78%
			101-3412-541-5203	SIDEWALK/CURB REPAIRS	820,760	-	-	820,760	738,684	90.00%	0.00%
			101-3412-541-5204	STREET/STOP SIGN REPLACEMENT PRG	110,000	4,488	4,488	105,512	99,000	90.00%	4.08%
			101-3412-541-5250	FUEL AND GASOLINE	36,479	1,742	4,002	32,477	32,831	90.00%	10.97%
			101-3412-541-5300	ROAD MATERIALS & SUPPLIES	66,000	-	-	66,000	59,400	90.00%	0.00%
			101-3412-541-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	1,700	220	220	1,480	1,530	90.00%	12.94%
			101-3412-541-5500	TRAINING	8,600	2,216	2,216	6,384	7,740	90.00%	25.77%
			101-3412-541-6303	ROADWAY RESURFACING	2,000,000	-	-	2,000,000	1,800,000	90.00%	0.00%
			101-3412-541-6307	SPEED HUMPS PROGRAM	50,000	-	-	50,000	45,000	90.00%	0.00%
			101-3412-541-6400	EQUIPMENT AND MACHINERY	260,000	-	-	260,000	130,000	50.00%	0.00%
		3412 STREET MAINTENANCE Total			8,381,840	194,892	279,167	8,102,673	7,300,368	87.10%	3.33%
	Expenditure Total				8,381,840	194,892	279,167	8,102,673	7,300,368	87.10%	3.33%

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
102	Revenue				15,354,300	1,579,603	2,028,427	(13,325,873)	12,170,564	79.26%	13.21%
	Revenue Total				**15,354,300**	**1,579,603**	**2,028,427**	**(13,325,873)**	**12,170,564**	**79.26%**	**13.21%**
	Expenditure	3413	102-3413-541-3100	PROFESSIONAL SERVICES	636,000	-	-	636,000	477,000	75.00%	0.00%
			102-3413-541-3112	TRAFFIC COUNTS	200,000	-	-	200,000	150,000	75.00%	0.00%
			102-3413-541-6100	LAND	658,144	508,144	508,144	150,000	508,144	77.21%	77.21%
			102-3413-541-6300	IMPROVEMENTS OTHER THAN BLDGS.	13,791,857	(48,196)	-	13,791,857	4,827,150	35.00%	0.00%
			102-3413-581-9101	TRANSFER TO GENERAL FUND	68,300	5,692	11,383	56,917	68,300	100.00%	16.67%
		3413 TRANSPORTATION IMPACT FEES Total			**15,354,300**	**465,639**	**519,527**	**14,834,773**	**6,030,593**	**39.28%**	**3.38%**
	Expenditure Total				**15,354,300**	**465,639**	**519,527**	**14,834,773**	**6,030,593**	**39.28%**	**3.38%**

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
103	Revenue				135,000	6,155	6,716	(128,284)	40,298	29.85%	4.98%
	Revenue Total				**135,000**	**6,155**	**6,716**	**(128,284)**	**40,298**	**29.85%**	**4.98%**
	Expenditure	2291	103-2291-521-5200	FED FORFEIT OP SUPPLIES NEW	85,000	-	-	85,000	42,500	50.00%	0.00%
			103-2291-521-6400	FED FORFEIT EQUIP NEW	50,000	-	-	50,000	25,000	50.00%	0.00%
		2291 LAW ENFORCEMENT TRUST-FEDERAL Total			**135,000**	**-**	**-**	**135,000**	**67,500**	**50.00%**	**0.00%**
	Expenditure Total				**135,000**	**-**	**-**	**135,000**	**67,500**	**50.00%**	**0.00%**

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
104	Revenue				4,382,250	280,693	340,050	(4,042,200)	2,040,299	46.56%	7.76%
	Revenue Total				4,382,250	280,693	340,050	(4,042,200)	2,040,299	46.56%	7.76%
	Expenditure	3614	104-3614-572-6300	IMPROVEMENTS OTHER THAN BLDGS.	4,382,250	8,500	8,500	4,373,750	1,095,563	25.00%	0.19%
		3614 RECREATION - ACTIVITIES AND CIVIC EVENTS Total			4,382,250	8,500	8,500	4,373,750	1,095,563	25.00%	0.19%
	Expenditure Total				4,382,250	8,500	8,500	4,373,750	1,095,563	25.00%	0.19%

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
105	Revenue				100,000	612	1,239	(98,761)	11,692	11.69%	1.24%
	Revenue Total				100,000	612	1,239	(98,761)	11,692	11.69%	1.24%
	Expenditure	2290	105-2290-521-5200	OPERATING SUPPLIES	50,000	-	-	50,000	25,000	50.00%	0.00%
			105-2290-521-6400	EQUIPMENT AND MACHINERY	50,000	-	-	50,000	50,000	100.00%	0.00%
		2290 LAW ENFORCEMENT TRUST-STATE Total			**100,000**	**-**	**-**	**100,000**	**75,000**	**75.00%**	**0.00%**
	Expenditure Total				**100,000**	**-**	**-**	**100,000**	**75,000**	**75.00%**	**0.00%**

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
106	Revenue				120,000	18,900	22,785	(97,215)	104,748	87.29%	18.99%
	Revenue Total				**120,000**	**18,900**	**22,785**	**(97,215)**	**104,748**	**87.29%**	**18.99%**
	Expenditure	2220	106-2220-521-5203	OP SUPPLIES - DONATIONS	80,000	4,000	11,746	68,254	80,000	100.00%	14.68%
			106-2220-521-6400	EQUIPMENT AND MACHINERY - K9 Program	40,000	-	-	40,000	40,000	100.00%	0.00%
		2220 POLICE FIELD SERVICES Total			**120,000**	**4,000**	**11,746**	**108,254**	**120,000**	**100.00%**	**9.79%**
	Expenditure Total				**120,000**	**4,000**	**11,746**	**108,254**	**120,000**	**100.00%**	**9.79%**

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
110	**Revenue**				2,018,123	204,718	263,897	(1,754,226)	1,583,384	78.46%	13.08%
	Revenue Total				**2,018,123**	**204,718**	**263,897**	**(1,754,226)**	**1,583,384**	**78.46%**	**13.08%**
	Expenditure	**2110**	110-2110-522-6300	IMPROVEMENTS OTHER THAN BUILDINGS	2,013,123	-	-	2,013,123	1,006,562	50.00%	0.00%
			110-2110-581-9101	TRANSFER TO GENERAL FUND	5,000	417	833	4,167	5,000	100.00%	16.67%
		2110 FIRE CHIEF Total			**2,018,123**	**417**	**833**	**2,017,290**	**1,011,562**	**50.12%**	**0.04%**
	Expenditure Total				**2,018,123**	**417**	**833**	**2,017,290**	**1,011,562**	**50.12%**	**0.04%**

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
115	Revenue				2,143,903	213,940	276,408	(1,867,495)	1,658,447	77.36%	12.89%
	Revenue Total				2,143,903	213,940	276,408	(1,867,495)	1,658,447	77.36%	12.89%
	Expenditure	2210	115-2210-521-6300	IMPROVEMENTS OTHER THAN BUILDINGS	2,138,903	-	-	2,138,903	1,069,452	50.00%	0.00%
			115-2210-581-9101	TRANSFER TO GENERAL FUND	5,000	417	833	4,167	5,000	100.00%	16.67%
		2210 POLICE CHIEF Total			2,143,903	417	833	2,143,070	1,074,452	50.12%	0.04%
	Expenditure Total				2,143,903	417	833	2,143,070	1,074,452	50.12%	0.04%

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
120	**Revenue**				2,666,932	68,501	75,727	(2,591,205)	2,657,028	99.63%	2.84%
	Revenue Total				**2,666,932**	**68,501**	**75,727**	**(2,591,205)**	**2,657,028**	**99.63%**	**2.84%**
	Expenditure	**3151**	120-3151-538-1200	REGULAR SALARIES AND WAGES	367,603	20,910	40,112	327,491	240,671	65.47%	10.91%
			120-3151-538-1210	LONGEVITY PAY	1,979	-	-	1,979	1,979	100.00%	0.00%
			120-3151-538-1400	OVERTIME PAY	9,428	12	418	9,010	2,510	26.63%	4.44%
			120-3151-538-2100	FICA TAXES - CITY MATCHING	28,994	1,567	3,033	25,961	18,198	62.77%	10.46%
			120-3151-538-2200	CITY RETIREMENT CONTRIBUTION	57,572	3,178	6,157	51,415	36,939	64.16%	10.69%
			120-3151-538-2300	LIFE AND HEALTH INSURANCE	131,578	5,377	11,047	120,531	66,280	50.37%	8.40%
			120-3151-538-2400	WORKER'S COMPENSATION	4,458	-	-	4,458	4,458	100.00%	0.00%
			120-3151-538-3400	OTHER CONTRACTUAL SERVICES	546,476	25,097	25,097	521,379	491,828	90.00%	4.59%
			120-3151-538-4000	TRAVEL & PER DIEM	250	-	-	250	250	100.00%	0.00%
			120-3151-538-4100	COMMUNICATIONS SERVICES	720	-	-	720	720	100.00%	0.00%
			120-3151-538-4300	UTILITY SERVICES	40,000	163	163	39,837	36,000	90.00%	0.41%
			120-3151-538-4400	RENTALS AND LEASES	10,000	-	-	10,000	9,000	90.00%	0.00%
			120-3151-538-4600	REPAIR & MAINT.-BLDG.& EQUIPMENT	615,897	320	320	615,577	554,307	90.00%	0.05%
			120-3151-538-4650	VEHICLE MAINTENANCE	63,875	145	264	63,611	57,488	90.00%	0.41%
			120-3151-538-4700	PRINTING SERVICES	2,000	-	-	2,000	2,000	100.00%	0.00%
			120-3151-538-4900	OTHER CURRENT CHARGES	43,000	1,040	1,040	41,960	38,700	90.00%	2.42%
			120-3151-538-5100	OFFICE SUPPLIES	2,000	-	-	2,000	2,000	100.00%	0.00%
			120-3151-538-5200	OPERATING SUPPLIES	34,450	315	1,655	32,795	31,005	90.00%	4.81%
			120-3151-538-5250	FUEL AND GASOLINE	24,826	990	1,941	22,885	22,343	90.00%	7.82%
			120-3151-538-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	1,500	220	220	1,280	1,500	100.00%	14.67%
			120-3151-538-5500	TRAINING	5,680	199	199	5,481	5,680	100.00%	3.50%
			120-3151-538-6300	IMPROVEMENTS OTHER THAN BLDGS.	28,500	-	-	28,500	28,500	100.00%	0.00%
			120-3151-538-6400	EQUIPMENT AND MACHINERY	211,524	-	-	211,524	211,524	100.00%	0.00%
			120-3151-538-9300	CONTINGENCY	372,817	-	-	372,817	-	0.00%	0.00%
			120-3151-581-9101	TRANSFER TO GENERAL FUND	61,805	5,150	10,301	51,504	61,805	100.00%	16.67%
		3151 STORMWATER Total			**2,666,932**	**64,683**	**101,967**	**2,564,965**	**1,925,688**	**72.21%**	**3.82%**
	Expenditure Total				**2,666,932**	**64,683**	**101,967**	**2,564,965**	**1,925,688**	**72.21%**	**3.82%**

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
130	Revenue				-	3,200	10,800	10,800	10,800	0.00%	0.00%
	Revenue Total				-	3,200	10,800	10,800	10,800	0.00%	0.00%

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
150	Revenue				7,654,621	2,793	6,348	(7,648,273)	2,291,509	29.94%	0.08%
	Revenue Total				**7,654,621**	**2,793**	**6,348**	**(7,648,273)**	**2,291,509**	**29.94%**	**0.08%**
	Expenditure	1022 I	150-1022-519-6302	CORONA SLRF:CITY HALL GROUNDING AND LIGH	76	-	-	76	-	0.00%	0.00%
		1022 FACILITIES MAINTENANCE Total			**76**	**-**	**-**	**76**	**-**	**0.00%**	**0.00%**
		1120 I	150-1120-513-3400	CONTRACTUAL SERVICES	129,401	-	-	129,401	129,401	100.00%	0.00%
			150-1120-513-5294	EXPENSES - HURRICANE MILTON	586,354	-	-	586,354	-	0.00%	0.00%
			150-1120-513-5295	Debris Expenses - Hurricane Milton	81,000	-	-	81,000	-	0.00%	0.00%
		1120 FINANCE Total			**796,755**	**-**	**-**	**796,755**	**129,401**	**16.24%**	**0.00%**
		3514 I	150-3514-572-6200	RECREATION ATHL PARKS AND RECRE	1,047,573	-	-	1,047,573	523,787	50.00%	0.00%
			150-3514-572-6300	IMPROVEMENTS - Orange Cty NWRC TDT GRANT	3,105,186	-	-	3,105,186	1,550,958	49.95%	0.00%
		3514 RECREATION ATHLETIC COMPLEXES Total			**4,152,759**	**-**	**-**	**4,152,759**	**2,074,745**	**49.96%**	**0.00%**
		3614 I	150-3614-572-6300	CORONAVIRUS STATE - LOCAL RECOVERY FUNDS	44,262	-	-	44,262	-	0.00%	0.00%
		3614 RECREATION - ACTIVITIES AND CIVIC EVENTS Total			**44,262**	**-**	**-**	**44,262**	**-**	**0.00%**	**0.00%**
		3613 I	150-3613-572-6305	LAND AND WATER CONSERVATION GRANT	79,754	-	-	79,754	-	0.00%	0.00%
		3613 RECREATION PROGRAMS & CIVIC EVENTS Total			**79,754**	**-**	**-**	**79,754**	**-**	**0.00%**	**0.00%**
		3151 S	150-3151-538-3100	PROFESSIONAL SERVICES	-	-	-	-	-	0.00%	0.00%
		3151 STORMWATER Total			**-**	**-**	**-**	**-**	**-**	**0.00%**	**0.00%**
		3412 S	150-3412-541-6306	CDBG-SIDEWALKS PHASE I & CURB NEW CONSTR	81,015	-	-	81,015	81,015	100.00%	0.00%
			150-3412-581-9111	TRANSFER TO STREETS IMPROVEMENT FUND	-	-	-	-	-	0.00%	0.00%
		3412 STREET MAINTENANCE Total			**81,015**	**-**	**-**	**81,015**	**81,015**	**100.00%**	**0.00%**
		3141 V	150-3141-543-6300	IMPROVEMENTS-Apk Aquifer Recharge&Floo	2,500,000	-	-	2,500,000	-	0.00%	0.00%
		3141 WATER MAINTENANCE Total			**2,500,000**	**-**	**-**	**2,500,000**	**-**	**0.00%**	**0.00%**
	Expenditure Total				**7,654,621**	**-**	**-**	**7,654,621**	**2,285,161**	**29.85%**	**0.00%**

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
171	Revenue				42,000	291	610	(41,390)	30,062	71.58%	1.45%
	Revenue Total				42,000	291	610	(41,390)	30,062	71.58%	1.45%
	Expenditure	6170 S	171-6170-581-9101	TRANSFER TO GENERAL FUND	-	-	-	-	-	0.00%	0.00%
		6170 SPECIAL ASSESSMENT - CIMARRON HILLS Total			-	-	-	-	-	0.00%	0.00%
		6171 S	171-6171-539-4600	REPAIRS & MAINTENANCE SVCS	19,680	-	-	19,680	19,680	100.00%	0.00%
			171-6171-539-9300	CONTINGENCY	6,720	-	-	6,720	-	0.00%	0.00%
			171-6171-581-9101	TRANSFER TO GEN FUND MAINLINE VILLAGE	15,600	1,300	2,600	13,000	15,600	100.00%	16.67%
		6171 SPECIAL ASSESSMENT - MAINLINE VILLAGE Total			42,000	1,300	2,600	39,400	35,280	84.00%	6.19%
	Expenditure Total				42,000	1,300	2,600	39,400	35,280	84.00%	6.19%

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
172	Revenue				46,005	1,259	1,574	(44,431)	16,705	36.31%	3.42%
	Revenue Total				46,005	1,259	1,574	(44,431)	16,705	36.31%	3.42%
	Expenditure	6170 S	172-6170-581-9101	TRANSFER TO GENERAL FUND	-	-	-	-	-	0.00%	0.00%
		6170 SPECIAL ASSESSMENT - CIMARRON HILLS Total			-	-	-	-	-	0.00%	0.00%
		6172 S	172-6172-539-4600	REPAIRS & MAINTENANCE SVCS	33,980	-	-	33,980	33,980	100.00%	0.00%
			172-6172-581-9101	TRANSFER TO GEN FUND MAIN AVE	12,025	1,002	2,004	10,021	12,025	100.00%	16.67%
		6172 SPECIAL ASSESSMENT - MAINE AVE VILLAS Total			46,005	1,002	2,004	44,001	46,005	100.00%	4.36%
	Expenditure Total				46,005	1,002	2,004	44,001	46,005	100.00%	4.36%

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
173	Revenue				23,500	177	370	(23,130)	9,370	39.87%	1.57%
	Revenue Total				23,500	177	370	(23,130)	9,370	39.87%	1.57%
	Expenditure	6170	173-6170-539-4600	REPAIRS & MAINTENANCE SVCS	23,050	-	-	23,050	23,050	100.00%	0.00%
			173-6170-581-9101	TRANSFER TO GENERAL FUND CIMARRON	450	38	75	375	450	100.00%	16.67%
		6170 SPECIAL ASSESSMENT - CIMARRON HILLS Total			23,500	38	75	23,425	23,500	100.00%	0.32%
	Expenditure Total				23,500	38	75	23,425	23,500	100.00%	0.32%

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
174	Revenue				8,373	365	365	(8,008)	8,363	99.88%	4.36%
	Revenue Total				8,373	365	365	(8,008)	8,363	99.88%	4.36%
	Expenditure	6174	174-6174-581-9120	TRANSFER TO STORMWATER	8,373	698	1,396	6,978	8,373	100.00%	16.67%
		6174 SPECIAL ASSESSMENT - MARTIN PL POND P2 Total			8,373	698	1,396	6,978	8,373	100.00%	16.67%
	Expenditure Total				8,373	698	1,396	6,978	8,373	100.00%	16.67%

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
175	Revenue				9,404	-	-	(9,404)	9,000	95.70%	0.00%
	Revenue Total				9,404	-	-	(9,404)	9,000	95.70%	0.00%
	Expenditure	6175	175-6175-539-4600	REPAIRS & MAINTENANCE SVCS	3,500	-	-	3,500	3,500	100.00%	0.00%
			175-6175-539-9300	CONTINGENCY	5,500	-	-	5,500	-	0.00%	0.00%
			175-6175-581-9101	TRANSFER TO GENERAL FUND LOVELL TERRACE	404	34	67	337	404	100.00%	16.67%
		6175 SPECIAL ASSESSMENT - LOVELL TERRACE Total			9,404	34	67	9,337	3,904	41.51%	0.72%
	Expenditure Total				9,404	34	67	9,337	3,904	41.51%	0.72%

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
176	**Revenue**				17,180	-	-	(17,180)	4,680	27.24%	0.00%
	Revenue Total				**17,180**	**-**	**-**	**(17,180)**	**4,680**	**27.24%**	**0.00%**
	Expenditure	**6176**	176-6176-539-4600	REPAIRS & MAINTENANCE SVCS	1,680	-	-	1,680	1,680	100.00%	0.00%
			176-6176-539-9300	CONTINGENCY	3,000	-	-	3,000	-	0.00%	0.00%
			176-6176-581-9101	TRANSFER TO GENERAL FUND LAKE MCCOY OAKS	12,500	1,042	2,083	10,417	12,500	100.00%	16.67%
		6176 SPECIAL ASSESSMENT - LAKE MCCOY OAKS Total			**17,180**	**1,042**	**2,083**	**15,097**	**14,180**	**82.54%**	**12.13%**
	Expenditure Total				**17,180**	**1,042**	**2,083**	**15,097**	**14,180**	**82.54%**	**12.13%**

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
177	**Revenue**				14,750	243	293	(14,457)	14,751	100.01%	1.98%
	Revenue Total				**14,750**	**243**	**293**	**(14,457)**	**14,751**	**100.01%**	**1.98%**
	Expenditure	**6177**	177-6177-000-0000	MARTIN PLACE P1 SPECIAL ASSESSMENT	-	-	-	-	-	0.00%	0.00%
			177-6177-539-4600	REPAIRS & MAINTENANCE SVCS	11,162	-	-	11,162	-	0.00%	0.00%
			177-6177-539-9300	CONTINGENCY	3,588	-	-	3,588	3,588	100.00%	0.00%
		6177 SPECIAL ASSESSMENT - MARTIN PLACE P1 Total			**14,750**	**-**	**-**	**14,750**	**3,588**	**24.33%**	**0.00%**
	Expenditure Total				**14,750**	**-**	**-**	**14,750**	**3,588**	**24.33%**	**0.00%**

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
178	**Revenue**				225,500	-	-	(225,500)	225,500	100.00%	0.00%
	Revenue Total				**225,500**	**-**	**-**	**(225,500)**	**225,500**	**100.00%**	**0.00%**
	Expenditure	**6178**	178-6178-539-7100	DEBT SERVICE - PRINCIPAL	102,000	-	-	102,000	102,000	100.00%	0.00%
			178-6178-539-7200	DEBT SERVICE-INTEREST & OTHER	107,274	-	-	107,274	107,274	100.00%	0.00%
			178-6178-539-9300	CONTINGENCY	16,226	-	-	16,226	-	0.00%	0.00%
		6178 SPECIAL ASSESSMENT - EMERSON PARK Total			**225,500**	**-**	**-**	**225,500**	**209,274**	**92.80%**	**0.00%**
	Expenditure Total				**225,500**	**-**	**-**	**225,500**	**209,274**	**92.80%**	**0.00%**

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
190	Revenue				311,784	16,758	16,388	(295,396)	313,032	100.40%	5.26%
	Revenue Total				311,784	16,758	16,388	(295,396)	313,032	100.40%	5.26%
	Expenditure	6190	190-6190-541-4310	STREET LIGHTS AVIAN POINTE	97,483	-	-	97,483	97,483	100.00%	0.00%
			190-6190-581-9101	TRANSFER TO GEN FUND AVIAN POINTE	1,485	124	248	1,238	1,485	100.00%	16.67%
		6190 STREET LIGHTS AVIAN POINTE Total			98,968	124	248	98,721	98,968	100.00%	0.25%
		6191	190-6191-541-4310	STREET LIGHTS EAST KELLY PARK	57,830	-	-	57,830	57,830	100.00%	0.00%
			190-6191-581-9101	TRANSFER TO GEN FUND EAST KELLY PARK	429	36	72	358	429	100.00%	16.67%
		6191 STREET LIGHTS BRIDLE PATH Total			58,259	36	72	58,188	58,259	100.00%	0.12%
		6192	190-6192-541-4310	STREET LIGHTS OAKS AT KELLY PARK	18,838	-	-	18,838	18,838	100.00%	0.00%
			190-6192-581-9101	TRANSFER TO GEN FUND OAKS AT KELLY PARK	240	20	40	200	240	100.00%	16.67%
		6192 STREET LIGHTS OAKS AT KELLY PARK Total			19,078	20	40	19,038	19,078	100.00%	0.21%
		6193	190-6193-541-4310	STREET LIGHTS OAK POINTE	32,642	-	-	32,642	32,642	100.00%	0.00%
		6193 STREET LIGHTS OAK POINTE Total			32,642	-	-	32,642	32,642	100.00%	0.00%
		6194	190-6194-541-4310	STREET LIGHTS EMERSON PARK	71	-	-	71	71	100.00%	0.00%
		6194 STREET LIGHTS EMERSON PARK Total			71	-	-	71	71	100.00%	0.00%
		6195	190-6195-541-4310	STREET LIGHTS WINDING MEADOWS	29,780	-	-	29,780	29,780	100.00%	0.00%
			190-6195-581-9101	TRANSFER TO GEN FUND WINDING MEADOWS	453	38	76	378	453	100.00%	16.67%
		6195 STREET LIGHTS WINDING MEADOWS Total			30,233	38	76	30,158	30,233	100.00%	0.25%
		6196	190-6196-541-4310	STREET LIGHTS MEADOW LARK	25,836	-	-	25,836	25,836	100.00%	0.00%
			190-6196-581-9101	TRANSFER TO GEN FUND PONKAN RESERVE	612	51	102	510	612	100.00%	16.67%
		6196 STREET LIGHTS MEADOWLARK STREET Total			26,448	51	102	26,346	26,448	100.00%	0.39%
		6197	190-6197-541-4310	STREET LIGHTS IVY TRAILS	11,530	-	-	11,530	11,530	100.00%	0.00%
			190-6197-581-9101	TRANSFER TO GEN FUND HAMMOCK AT ROCK SPR	275	23	46	229	275	100.00%	16.67%
		6197 STREET LIGHTS IVY TRAILS Total			11,805	23	46	11,759	11,805	100.00%	0.39%
		6198	190-6198-541-4310	STREET LIGHTS NOTTINGHAM	5,681	-	-	5,681	5,681	100.00%	0.00%
			190-6198-581-9101	TRANSFER TO GEN FUND NOTTINGHAM	271	23	45	226	271	100.00%	16.66%
		6198 STREET LIGHTS NOTTINGHAM PARK Total			5,952	23	45	5,907	5,952	100.00%	0.76%
		6205	190-6205-541-4310	STREET LIGHTS WEST KELLY PARK STREET	27,938	-	-	27,938	27,938	100.00%	0.00%
			190-6205-581-9101	TRANSFER TO GEN FUND WEST KELLY PARK	390	33	65	325	390	100.00%	16.67%
		6205 STREET LIGHTS WEST KELLY PARK Total			28,328	33	65	28,263	28,328	100.00%	0.23%
	Expenditure Total				311,784	346	693	311,092	311,784	100.00%	0.22%

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
401	**Revenue**				43,865,295	2,014,850	5,389,338	(38,475,957)	38,000,838	86.63%	12.29%
	Revenue Total				**43,865,295**	**2,014,850**	**5,389,338**	**(38,475,957)**	**38,000,838**	**86.63%**	**12.29%**
	Expenditure	**3010**	401-3010-539-1200	REGULAR SALARIES AND WAGES	749,888	35,099	69,191	680,697	415,148	55.36%	9.23%
			401-3010-539-1210	LONGEVITY PAY	410	-	-	410	410	100.00%	0.00%
			401-3010-539-1400	OVERTIME PAY	2,577	21	230	2,347	1,378	53.49%	8.91%
			401-3010-539-1600	OTHER REIMBURSED ALLOWANCES	1,480	37	74	1,406	443	29.94%	4.99%
			401-3010-539-2100	FICA TAXES - CITY MATCHING	56,856	2,616	5,169	51,687	31,012	54.54%	9.09%
			401-3010-539-2200	CITY RETIREMENT CONTRIBUTION	113,885	5,346	10,567	103,318	63,405	55.67%	9.28%
			401-3010-539-2300	LIFE AND HEALTH INSURANCE	143,398	6,114	12,484	130,914	74,903	52.23%	8.71%
			401-3010-539-2400	WORKER'S COMPENSATION	844	-	-	844	844	100.00%	0.00%
			401-3010-539-2500	UNEMPLOYMENT COMPENSATION	15,000	-	-	15,000	-	0.00%	0.00%
			401-3010-539-3400	OTHER CONTRACTUAL SERVICES	17,088	-	-	17,088	15,379	90.00%	0.00%
			401-3010-539-4000	TRAVEL & PER DIEM	3,800	-	-	3,800	3,420	90.00%	0.00%
			401-3010-539-4200	FREIGHT & POSTAGE SERVICES	3,000	171	171	2,829	2,700	90.00%	5.69%
			401-3010-539-4300	UTILITY SERVICES	17,000	222	421	16,579	15,300	90.00%	2.48%
			401-3010-539-4400	RENTAL AND LEASES	179	-	-	179	161	90.00%	0.00%
			401-3010-539-4600	REPAIR & MAINT.-BLDG.& EQUIPMENT	70,400	55,319	55,369	15,031	63,360	90.00%	78.65%
			401-3010-539-4650	VEHICLE MAINTENANCE	3,950	5	5	3,945	3,555	90.00%	0.12%
			401-3010-539-4700	PRINTING SERVICES	2,000	-	-	2,000	1,800	90.00%	0.00%
			401-3010-539-5100	OFFICE SUPPLIES	14,500	368	368	14,132	13,050	90.00%	2.54%
			401-3010-539-5200	OPERATING SUPPLIES	9,150	461	512	8,638	8,235	90.00%	5.60%
			401-3010-539-5201	VENDING SUPPLIES	1,200	-	-	1,200	1,080	90.00%	0.00%
			401-3010-539-5250	FUEL AND GASOLINE	748	13	46	702	673	90.00%	6.16%
			401-3010-539-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	1,445	110	110	1,335	1,301	90.00%	7.61%
			401-3010-539-5500	TRAINING	5,300	1,793	1,793	3,507	4,770	90.00%	33.83%
			401-3010-539-6400	EQUIPMENT AND MACHINERY	40,000	23,900	23,900	16,100	36,000	90.00%	59.75%
			401-3010-581-9101	TRANSFER TO GENERAL FUND	6,241,453	520,121	1,040,242	5,201,211	6,241,453	100.00%	16.67%
	3010 UTILITY ADMINSTRATION Total				**7,515,551**	**651,714**	**1,220,652**	**6,294,899**	**6,999,780**	**93.14%**	**16.24%**
		3111	401-3111-517-7101	01 BOND DEBT SVC - PRINCIPAL	27,588	-	27,588	-	27,588	100.00%	100.00%
			401-3111-517-7201	01 BOND DEBT SVC - INTEREST	7,684	-	3,842	3,842	7,684	100.00%	50.00%
			401-3111-533-1200	REGULAR SALARIES AND WAGES	413,379	33,222	64,797	348,582	388,782	94.05%	15.67%
			401-3111-533-1210	LONGEVITY PAY	998	-	-	998	998	100.00%	0.00%
			401-3111-533-1400	OVERTIME PAY	7,164	310	1,671	5,493	10,029	139.99%	23.33%
			401-3111-533-2100	FICA TAXES - CITY MATCHING	32,248	2,425	4,804	27,444	28,822	89.38%	14.90%
			401-3111-533-2200	CITY RETIREMENT CONTRIBUTION	64,032	5,094	10,097	53,935	60,579	94.61%	15.77%
			401-3111-533-2300	LIFE AND HEALTH INSURANCE	98,222	6,514	13,515	84,707	81,091	82.56%	13.76%
			401-3111-533-2400	WORKER'S COMPENSATION	3,411	-	-	3,411	3,411	100.00%	0.00%
			401-3111-533-3100	PROFESSIONAL SERVICES	55,375	375	375	55,000	49,838	90.00%	0.68%
			401-3111-533-3400	OTHER CONTRACTUAL SERVICES	110,000	2,430	4,860	105,140	99,000	90.00%	4.42%
			401-3111-533-4000	TRAVEL & PER DIEM	1,500	38	108	1,392	1,350	90.00%	7.21%
			401-3111-533-4200	FREIGHT & POSTAGE SERVICES	200	-	-	200	180	90.00%	0.00%
			401-3111-533-4300	UTILITY SERVICES	900,000	40	76	899,924	810,000	90.00%	0.01%

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
401	Expenditure	3111	401-3111-533-4400	RENTAL AND LEASES	3,500	-	-	3,500	3,150	90.00%	0.00%
			401-3111-533-4600	REPAIR & MAINT.-BLDG.& EQUIPMENT	182,500	259	259	182,241	164,250	90.00%	0.14%
			401-3111-533-4650	VEHICLE MAINTENANCE	12,000	-	-	12,000	10,800	90.00%	0.00%
			401-3111-533-4900	OTHER CURRENT CHARGES	7,000	-	-	7,000	6,300	90.00%	0.00%
			401-3111-533-4960	BAD DEBT EXPENSE	12,000	-	-	12,000	10,800	90.00%	0.00%
			401-3111-533-5200	OPERATING SUPPLIES	384,550	39,327	40,127	344,423	346,095	90.00%	10.43%
			401-3111-533-5220	WATER CONSERVATION PROGRAM	11,500	269	319	11,181	10,350	90.00%	2.78%
			401-3111-533-5250	FUEL AND GASOLINE	22,972	896	1,446	21,526	20,675	90.00%	6.29%
			401-3111-533-5500	TRAINING	1,650	-	-	1,650	1,485	90.00%	0.00%
			401-3111-533-6300	IMPROVEMENTS OTHER THAN BLDGS.	300,000	-	-	300,000	150,000	50.00%	0.00%
			401-3111-533-6400	EQUIPMENT AND MACHINERY	505,000	-	-	505,000	252,500	50.00%	0.00%
		3111 UTILITY SERVICES-WATER PLANT Total			**3,164,473**	**91,200**	**173,884**	**2,990,589**	**2,545,756**	**80.45%**	**5.49%**
		3121	401-3121-517-7101	01 BOND DEBT SVC - PRINCIPAL	74,509	-	74,509	0	74,509	100.00%	100.00%
			401-3121-517-7201	01 BOND DEBT SVC - INTEREST	20,752	-	10,376	10,376	20,752	100.00%	50.00%
			401-3121-535-1200	REGULAR SALARIES AND WAGES	931,545	59,253	115,643	815,902	693,855	74.48%	12.41%
			401-3121-535-1210	LONGEVITY PAY	1,863	-	-	1,863	1,863	100.00%	0.00%
			401-3121-535-1400	OVERTIME PAY	23,651	869	2,074	21,577	12,447	52.63%	8.77%
			401-3121-535-1600	OTHER REIMBURSED ALLOWANCES	2,420	37	74	2,346	443	18.31%	3.05%
			401-3121-535-2100	FICA TAXES - CITY MATCHING	73,400	4,312	8,431	64,969	50,589	68.92%	11.49%
			401-3121-535-2200	CITY RETIREMENT CONTRIBUTION	145,745	9,133	17,881	127,864	107,287	73.61%	12.27%
			401-3121-535-2300	LIFE AND HEALTH INSURANCE	273,037	16,425	33,399	239,638	200,394	73.39%	12.23%
			401-3121-535-2400	WORKER'S COMPENSATION	8,034	-	-	8,034	8,034	100.00%	0.00%
			401-3121-535-3100	PROFESSIONAL SERVICES	205,875	375	375	205,500	185,288	90.00%	0.18%
			401-3121-535-3400	OTHER CONTRACTUAL SERVICES	574,900	8,853	8,853	566,047	517,410	90.00%	1.54%
			401-3121-535-3401	DISTRIBUTED WASTEWATER	64,000	2,706	5,334	58,666	57,600	90.00%	8.33%
			401-3121-535-4000	TRAVEL & PER DIEM	5,080	9	14	5,066	4,572	90.00%	0.27%
			401-3121-535-4200	FREIGHT & POSTAGE SERVICES	500	-	-	500	450	90.00%	0.00%
			401-3121-535-4300	UTILITY SERVICES	1,750,000	2,209	9,798	1,740,202	1,575,000	90.00%	0.56%
			401-3121-535-4400	RENTAL AND LEASES	3,500	-	-	3,500	3,150	90.00%	0.00%
			401-3121-535-4600	REPAIR & MAINT.-BLDG.& EQUIPMENT	2,303,200	-	-	2,303,200	2,072,880	90.00%	0.00%
			401-3121-535-4650	VEHICLE MAINTENANCE	11,000	1,775	1,775	9,225	9,900	90.00%	16.14%
			401-3121-535-4700	PRINTING SERVICES	2,000	-	-	2,000	1,800	90.00%	0.00%
			401-3121-535-4900	OTHER CURRENT CHARGES	375,200	22,335	36,551	338,649	337,680	90.00%	9.74%
			401-3121-535-4960	BAD DEBT EXPENSE	6,000	-	-	6,000	5,400	90.00%	0.00%
			401-3121-535-5200	OPERATING SUPPLIES	637,300	30,631	31,754	605,546	573,570	90.00%	4.98%
			401-3121-535-5220	WATER CONSERVATION PROGRAM	10,000	550	550	9,450	9,000	90.00%	5.50%
			401-3121-535-5250	FUEL AND GASOLINE	40,274	312	777	39,497	36,247	90.00%	1.93%
			401-3121-535-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	987	-	-	987	888	90.00%	0.00%
			401-3121-535-5500	TRAINING	8,900	200	200	8,700	8,010	90.00%	2.25%
			401-3121-535-6300	IMPROVEMENTS OTHER THAN BLDGS.	100,000	-	-	100,000	50,000	50.00%	0.00%
			401-3121-535-6400	EQUIPMENT AND MACHINERY	442,000	-	-	442,000	221,000	50.00%	0.00%
		3121 WASTEWATER PLANT Total			**8,095,672**	**159,984**	**358,367**	**7,737,305**	**6,840,017**	**84.49%**	**4.43%**

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
401	Expenditure										
		3131	401-3131-536-5250	FUEL AND GASOLINE	-	14	17	(17)	17	0.00%	0.00%
		3131 UTILITY CONSTRUCTION Total			**-**	**14**	**17**	**(17)**	**17**	**0.00%**	**0.00%**
		3141	401-3141-533-1200	REGULAR SALARIES AND WAGES	1,208,708	78,246	159,130	1,049,578	954,779	78.99%	13.17%
			401-3141-533-1210	LONGEVITY PAY	2,854	-	-	2,854	2,854	100.00%	0.00%
			401-3141-533-1400	OVERTIME PAY	200,303	13,478	22,100	178,203	132,598	66.20%	11.03%
			401-3141-533-1600	OTHER REIMBURSED ALLOWANCES	480	-	-	480	-	0.00%	0.00%
			401-3141-533-2100	FICA TAXES - CITY MATCHING	113,782	6,586	13,015	100,767	78,093	68.63%	11.44%
			401-3141-533-2200	CITY RETIREMENT CONTRIBUTION	225,928	13,145	26,268	199,660	157,608	69.76%	11.63%
			401-3141-533-2300	LIFE AND HEALTH INSURANCE	449,773	25,484	54,443	395,330	326,658	72.63%	12.10%
			401-3141-533-2400	WORKER'S COMPENSATION	8,772	-	-	8,772	8,772	100.00%	0.00%
			401-3141-533-3100	PROFESSIONAL SERVICES	-	-	-	-	-	0.00%	0.00%
			401-3141-533-3400	OTHER CONTRACTUAL SERVICES	-	31	59	(59)	59	0.00%	0.00%
			401-3141-533-4000	TRAVEL & PER DIEM	1,000	-	-	1,000	900	90.00%	0.00%
			401-3141-533-4200	FREIGHT & POSTAGE SERVICES	2,000	-	-	2,000	1,800	90.00%	0.00%
			401-3141-533-4300	UTILITY SERVICES	13,000	9,822	9,981	3,019	11,700	90.00%	76.77%
			401-3141-533-4400	RENTAL AND LEASES	30,027	-	-	30,027	27,024	90.00%	0.00%
			401-3141-533-4600	REPAIR & MAINT.-BLDG.& EQUIPMENT	578,500	8,842	19,047	559,453	520,650	90.00%	3.29%
			401-3141-533-4650	VEHICLE MAINTENANCE	128,000	5,782	6,249	121,751	115,200	90.00%	4.88%
			401-3141-533-4700	PRINTING SERVICES	6,500	-	-	6,500	5,850	90.00%	0.00%
			401-3141-533-4900	OTHER CURRENT CHARGES	12,500	1,561	1,561	10,939	11,250	90.00%	12.49%
			401-3141-533-5100	OFFICE SUPPLIES	1,000	-	-	1,000	900	90.00%	0.00%
			401-3141-533-5200	OPERATING SUPPLIES	133,550	2,422	5,609	127,941	120,195	90.00%	4.20%
			401-3141-533-5201	SENSUS METERING SYSTEM	1,588,000	90,216	286,262	1,301,738	1,429,200	90.00%	18.03%
			401-3141-533-5236	BACKFLOW OPERATIONAL SUPPLIES	523,000	1,940	1,940	521,060	470,700	90.00%	0.37%
			401-3141-533-5250	FUEL AND GASOLINE	57,133	3,035	6,409	50,724	51,420	90.00%	11.22%
			401-3141-533-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	200	-	-	200	180	90.00%	0.00%
			401-3141-533-5500	TRAINING	20,000	-	-	20,000	18,000	90.00%	0.00%
			401-3141-533-6300	IMPROVEMENTS OTHER THAN BLDGS.	1,100,000	-	-	1,100,000	550,000	50.00%	0.00%
			401-3141-533-6400	EQUIPMENT AND MACHINERY	280,000	4,140	4,140	275,860	140,000	50.00%	1.48%
		3141 WATER MAINTENANCE Total			**6,685,010**	**264,730**	**616,211**	**6,068,799**	**5,136,388**	**76.83%**	**9.22%**
		3161	401-3161-533-1200	REGULAR SALARIES AND WAGES	599,533	37,934	74,898	524,635	449,391	74.96%	12.49%
			401-3161-533-1210	LONGEVITY PAY	1,913	-	-	1,913	1,913	100.00%	0.00%
			401-3161-533-1400	OVERTIME PAY	14,784	1,367	3,037	11,747	18,221	123.25%	20.54%
			401-3161-533-2100	FICA TAXES - CITY MATCHING	47,141	2,935	5,818	41,323	34,909	74.05%	12.34%
			401-3161-533-2200	CITY RETIREMENT CONTRIBUTION	92,136	5,970	11,838	80,298	71,030	77.09%	12.85%
			401-3161-533-2300	LIFE AND HEALTH INSURANCE	198,797	10,997	21,950	176,847	131,700	66.25%	11.04%
			401-3161-533-2400	WORKER'S COMPENSATION	26,994	-	-	26,994	26,994	100.00%	0.00%
			401-3161-533-3100	PROFESSIONAL SERVICES	10,000	-	-	10,000	10,000	100.00%	0.00%
			401-3161-533-3400	OTHER CONTRACTUAL SERVICES	605,000	35,268	65,602	539,398	544,500	90.00%	10.84%
			401-3161-533-4200	FREIGHT & POSTAGE SERVICES	202,000	13,189	31,845	170,155	181,800	90.00%	15.76%
			401-3161-533-4400	RENTALS AND LEASES	15,000	-	-	15,000	13,500	90.00%	0.00%

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
401	**Expenditure**	**3161**	401-3161-533-4600	REPAIR & MAINT. BLDG. & EQUIPMENT	87,200	210	242	86,958	78,480	90.00%	0.28%
			401-3161-533-4650	VEHICLE MAINTENANCE	4,000	68	68	3,932	3,600	90.00%	1.71%
			401-3161-533-4700	PRINTING SERVICES	227,000	10,128	20,369	206,631	204,300	90.00%	8.97%
			401-3161-533-5100	OFFICE SUPPLIES	15,000	-	-	15,000	13,500	90.00%	0.00%
			401-3161-533-5200	OPERATING SUPPLIES	10,000	-	-	10,000	9,000	90.00%	0.00%
			401-3161-533-5250	FUEL AND GASOLINE	2,589	71	890	1,699	2,330	90.00%	34.38%
			401-3161-533-5500	TRAINING	4,000	-	-	4,000	3,600	90.00%	0.00%
			401-3161-533-6400	EQUIPMENT AND MACHINERY	180,000	-	-	180,000	90,000	50.00%	0.00%
		3161 UTILITY BILLING Total			**2,343,087**	**118,137**	**236,559**	**2,106,528**	**1,888,768**	**80.61%**	**10.10%**
		3171	401-3171-535-1200	REGULAR SALARIES AND WAGES	969,013	63,864	117,638	851,375	705,826	72.84%	12.14%
			401-3171-535-1210	LONGEVITY PAY	2,040	-	-	2,040	2,040	100.00%	0.00%
			401-3171-535-1400	OVERTIME PAY	182,755	11,332	19,534	163,221	117,203	64.13%	10.69%
			401-3171-535-1600	OTHER REIMBURSED ALLOWANCES	720	18	37	683	222	30.77%	5.13%
			401-3171-535-2100	FICA TAXES - CITY MATCHING	94,059	5,349	9,673	84,386	58,035	61.70%	10.28%
			401-3171-535-2200	CITY RETIREMENT CONTRIBUTION	186,765	9,921	18,155	168,610	108,930	58.32%	9.72%
			401-3171-535-2300	LIFE AND HEALTH INSURANCE	389,650	20,545	39,183	350,467	235,100	60.34%	10.06%
			401-3171-535-2400	WORKER'S COMPENSATION	9,318	-	-	9,318	9,318	100.00%	0.00%
			401-3171-535-3100	PROFESSIONAL SERVICES	-	-	-	-	-	0.00%	0.00%
			401-3171-535-3400	OTHER CONTRACTUAL SERVICES	5,300	-	-	5,300	4,770	90.00%	0.00%
			401-3171-535-4000	TRAVEL AND PER DEIM	600	-	-	600	540	90.00%	0.00%
			401-3171-535-4100	COMMUNICATIONS SERVICES	38,000	-	-	38,000	34,200	90.00%	0.00%
			401-3171-535-4200	FREIGHT & POSTAGE SERVICES	400	-	-	400	360	90.00%	0.00%
			401-3171-535-4300	UTILITY SERVICES	462,000	21,501	21,792	440,208	415,800	90.00%	4.72%
			401-3171-535-4400	RENTAL AND LEASES	538,249	26,550	26,550	511,699	484,424	90.00%	4.93%
			401-3171-535-4600	REPAIR & MAINT.-BLDG.& EQUIPMENT	2,277,200	8,768	14,968	2,262,232	2,049,480	90.00%	0.66%
			401-3171-535-4650	VEHICLE MAINTENANCE	77,000	1,238	1,566	75,434	69,300	90.00%	2.03%
			401-3171-535-4900	OTHER CURRENT CHARGES	6,000	-	6,000	-	5,400	90.00%	100.00%
			401-3171-535-5100	OFFICE SUPPLIES	400	-	-	400	360	90.00%	0.00%
			401-3171-535-5200	OPERATING SUPPLIES	510,866	24,744	60,224	450,642	459,779	90.00%	11.79%
			401-3171-535-5250	FUEL AND GASOLINE	60,337	2,950	5,731	54,606	54,303	90.00%	9.50%
			401-3171-535-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	1,000	-	-	1,000	900	90.00%	0.00%
			401-3171-535-5500	TRAINING	10,000	2,480	2,480	7,520	9,000	90.00%	24.80%
			401-3171-535-6300	IMPROVEMENTS OTHER THAN BLDGS.	5,965,000	-	-	5,965,000	2,982,500	50.00%	0.00%
			401-3171-535-6400	EQUIPMENT AND MACHINERY	768,334	-	-	768,334	384,167	50.00%	0.00%
		3171 WASTEWATER MAINTENANCE Total			**12,555,006**	**199,261**	**343,531**	**12,211,475**	**8,191,957**	**65.25%**	**2.74%**
		3191	401-3191-535-1200	REGULAR SALARIES AND WAGES	590,554	37,562	72,031	518,523	432,186	73.18%	12.20%
			401-3191-535-1210	LONGEVITY PAY	1,444	-	-	1,444	1,444	100.00%	0.00%
			401-3191-535-1400	OVERTIME PAY	15,197	314	784	14,413	4,706	30.97%	5.16%
			401-3191-535-2100	FICA TAXES - CITY MATCHING	46,450	2,671	5,117	41,333	30,703	66.10%	11.02%
			401-3191-535-2200	CITY RETIREMENT CONTRIBUTION	92,233	5,753	11,061	81,172	66,364	71.95%	11.99%
			401-3191-535-2300	LIFE AND HEALTH INSURANCE	153,600	9,610	19,670	133,930	118,022	76.84%	12.81%
			401-3191-535-2400	WORKER'S COMPENSATION	5,387	-	-	5,387	5,387	100.00%	0.00%

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
401	Expenditure	3191	401-3191-535-3400	OTHER CONTRACTUAL SERVICES	95,450	-	-	95,450	85,905	90.00%	0.00%
			401-3191-535-4000	TRAVEL & PER DIEM	1,000	-	11	989	900	90.00%	1.12%
			401-3191-535-4200	FREIGHT & POSTAGE SERVICES	500	-	-	500	450	90.00%	0.00%
			401-3191-535-4400	RENTALS AND LEASES	15,000	-	-	15,000	13,500	90.00%	0.00%
			401-3191-535-4600	REPAIR & MAINT.-BLDG & EQUIPMENT	556,850	2,797	2,797	554,053	501,165	90.00%	0.50%
			401-3191-535-4650	VEHICLE MAINTENANCE	33,000	2,515	2,949	30,051	29,700	90.00%	8.94%
			401-3191-535-4900	OTHER CURRENT CHARGES	500	-	-	500	450	90.00%	0.00%
			401-3191-535-5200	OPERATING SUPPLIES	243,100	4,615	5,483	237,617	218,790	90.00%	2.26%
			401-3191-535-5250	FUEL AND GASOLINE	10,326	911	1,635	8,691	9,293	90.00%	15.83%
			401-3191-535-5500	TRAINING	48,150	-	-	48,150	43,335	90.00%	0.00%
			401-3191-535-6400	EQUIPMENT AND MACHINERY	185,000	-	-	185,000	92,500	50.00%	0.00%
		3191 UTILITY MAINTENANCE Total			**2,093,741**	**66,748**	**121,539**	**1,972,202**	**1,654,801**	**79.04%**	**5.80%**
		3410	401-3410-539-1200	REGULAR SALARIES AND WAGES	703,299	39,202	79,048	624,251	474,288	67.44%	11.24%
			401-3410-539-1210	LONGEVITY PAY	990	-	-	990	990	100.00%	0.00%
			401-3410-539-1400	OVERTIME PAY	3,748	471	946	2,802	5,673	151.37%	25.23%
			401-3410-539-1600	OTHER REIMBURSED ALLOWANCES	480	-	-	480	-	0.00%	0.00%
			401-3410-539-2100	FICA TAXES - CITY MATCHING	54,202	2,906	5,861	48,341	35,163	64.87%	10.81%
			401-3410-539-2200	CITY RETIREMENT CONTRIBUTION	107,624	5,890	12,015	95,609	72,087	66.98%	11.16%
			401-3410-539-2300	LIFE AND HEALTH INSURANCE	184,590	7,472	15,375	169,215	92,252	49.98%	8.33%
			401-3410-539-2400	WORKER'S COMPENSATION	7,888	-	-	7,888	7,888	100.00%	0.00%
			401-3410-539-3100	PROFESSIONAL SERVICES	195,749	-	-	195,749	176,175	90.00%	0.00%
			401-3410-539-4000	TRAVEL & PER DIEM	2,000	-	-	2,000	1,800	90.00%	0.00%
			401-3410-539-4200	FREIGHT & POSTAGE SERVICES	1,800	-	-	1,800	1,620	90.00%	0.00%
			401-3410-539-4600	REPAIR & MAINT.-BLDG & EQUIPMENT	300	-	-	300	270	90.00%	0.00%
			401-3410-539-4650	VEHICLE MAINTENANCE	7,220	14	14	7,206	6,498	90.00%	0.20%
			401-3410-539-4902	LEGAL ADVERTISING	1,000	-	-	1,000	900	90.00%	0.00%
			401-3410-539-5100	OFFICE SUPPLIES	3,650	(49)	(49)	3,699	3,285	90.00%	-1.34%
			401-3410-539-5200	OPERATING SUPPLIES	61,413	13,837	13,899	47,514	55,272	90.00%	22.63%
			401-3410-539-5250	FUEL AND GASOLINE	18,114	193	484	17,630	16,303	90.00%	2.67%
			401-3410-539-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	4,250	550	550	3,700	3,825	90.00%	12.94%
			401-3410-539-5500	TRAINING	13,500	70	70	13,430	12,150	90.00%	0.52%
			401-3410-539-6400	EQUIPMENT AND MACHINERY	40,938	2,199	2,199	38,739	40,938	100.00%	5.37%
		3410 DESIGN ENGINEERING Total			**1,412,755**	**72,755**	**130,410**	**1,282,345**	**1,007,376**	**71.31%**	**9.23%**
Expenditure Total					**43,865,295**	**1,624,544**	**3,201,171**	**40,664,124**	**34,264,860**	**78.11%**	**7.30%**

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
402	**Revenue**				9,498,592	440,097	1,100,945	(8,397,647)	8,541,534	89.92%	11.59%
	Revenue Total				**9,498,592**	**440,097**	**1,100,945**	**(8,397,647)**	**8,541,534**	**89.92%**	**11.59%**
	Expenditure	**3210**	402-3210-534-1200	REGULAR SALARIES AND WAGES	1,409,003	113,466	212,033	1,196,970	1,272,197	90.29%	15.05%
			402-3210-534-1210	LONGEVITY PAY	4,341	-	-	4,341	4,341	100.00%	0.00%
			402-3210-534-1400	OVERTIME PAY	257,114	14,892	34,214	222,900	205,285	79.84%	13.31%
			402-3210-534-1600	OTHER REIMBURSED ALLOWANCES	1,440	74	148	1,292	886	61.53%	10.26%
			402-3210-534-2100	FICA TAXES - CITY MATCHING	127,900	9,510	18,206	109,694	109,237	85.41%	14.23%
			402-3210-534-2200	CITY RETIREMENT CONTRIBUTION	253,218	19,290	37,209	216,009	223,252	88.17%	14.69%
			402-3210-534-2300	LIFE AND HEALTH INSURANCE	422,469	25,392	53,796	368,673	322,778	76.40%	12.73%
			402-3210-534-2400	WORKER'S COMPENSATION	43,992	-	-	43,992	43,992	100.00%	0.00%
			402-3210-534-3400	OTHER CONTRACTUAL SERVICES	33,000	2,538	2,538	30,462	31,350	95.00%	7.69%
			402-3210-534-4000	TRAVEL & PER DIEM	1,800	-	-	1,800	1,710	95.00%	0.00%
			402-3210-534-4200	FREIGHT & POSTAGE SERVICES	200	-	-	200	190	95.00%	0.00%
			402-3210-534-4300	UTILITY SERVICES	9,000	669	1,347	7,653	8,550	95.00%	14.97%
			402-3210-534-4302	SANITATION TIPPING FEES	2,406,000	31,246	31,246	2,374,754	2,285,700	95.00%	1.30%
			402-3210-534-4400	RENTAL AND LEASES	126,000	8,000	8,000	118,000	119,700	95.00%	6.35%
			402-3210-534-4600	REPAIR & MAINT.-BLDG.& EQUIPMENT	40,800	775	775	40,025	38,760	95.00%	1.90%
			402-3210-534-4650	VEHICLE MAINTENANCE	970,000	36,466	37,940	932,060	921,500	95.00%	3.91%
			402-3210-534-4700	PRINTING SERVICES	15,800	-	-	15,800	15,010	95.00%	0.00%
			402-3210-534-4902	LEGAL ADVERTISING	1,500	-	-	1,500	1,425	95.00%	0.00%
			402-3210-534-4903	TEMPORARY LABOR	369,000	-	-	369,000	350,550	95.00%	0.00%
			402-3210-534-4960	BAD DEBT EXPENSE	5,000	-	-	5,000	4,750	95.00%	0.00%
			402-3210-534-5100	OFFICE SUPPLIES	2,000	-	-	2,000	1,900	95.00%	0.00%
			402-3210-534-5200	OPERATING SUPPLIES	448,685	2,943	3,214	445,471	426,251	95.00%	0.72%
			402-3210-534-5250	FUEL AND GASOLINE	313,478	3,695	8,155	305,323	297,804	95.00%	2.60%
			402-3210-534-5400	BOOKS, PUBLICATIONS, SUBSCRIPTIONS & MEM	900	-	-	900	855	95.00%	0.00%
			402-3210-534-5500	TRAINING	5,000	85	85	4,915	4,750	95.00%	1.70%
			402-3210-534-6400	EQUIPMENT AND MACHINERY	596,000	-	-	596,000	596,000	100.00%	0.00%
			402-3210-581-9101	TRANSFER TO GENERAL FUND	680,784	56,732	113,464	567,320	680,784	100.00%	16.67%
			402-3210-581-9300	CONTINGENCY	954,168	-	-	954,168	-	0.00%	0.00%
		3210 SANITATION Total			**9,498,592**	**325,773**	**562,369**	**8,936,223**	**7,969,506**	**83.90%**	**5.92%**
	Expenditure Total				**9,498,592**	**325,773**	**562,369**	**8,936,223**	**7,969,506**	**83.90%**	**5.92%**

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
403	Revenue				31,122,616	2,361,962	2,965,801	(28,156,815)	17,794,806	57.18%	9.53%
	Revenue Total				**31,122,616**	**2,361,962**	**2,965,801**	**(28,156,815)**	**17,794,806**	**57.18%**	**9.53%**
	Expenditure	3113	403-3113-517-7101	01 BOND DEBT SVC - PRINCIPAL	316,635	-	316,635	-	316,635	100.00%	100.00%
			403-3113-517-7201	01 BOND DEBT SVC - INTEREST	88,188	-	44,094	44,094	88,188	100.00%	50.00%
			403-3113-533-6300	IMPROVE OTHER THAN BLDGS	4,150,000	(45,717)	0	4,150,000	2,075,000	50.00%	0.00%
		3113 WATER Total			**4,554,823**	**(45,717)**	**360,729**	**4,194,094**	**2,479,823**	**54.44%**	**7.92%**
		3115	403-3115-517-7101	01 BOND DEBT SVC - PRINCIPAL	128,535	-	128,535	0	128,535	100.00%	100.00%
			403-3115-517-7201	01 BOND DEBT SVC - INTEREST	35,799	-	17,900	17,899	35,799	100.00%	50.00%
			403-3115-535-6300	IMPROVE OTHER THAN BLD.	17,300,000	-	-	17,300,000	6,055,000	35.00%	0.00%
		3115 REUSE Total			**17,464,334**	**-**	**146,435**	**17,317,899**	**6,219,334**	**35.61%**	**0.84%**
		3123	403-3123-517-7101	01 BOND DEBT SVC - PRINCIPAL	497,734	-	497,734	0	497,734	100.00%	100.00%
			403-3123-517-7150	SRF LOAN WW480210 - PRINCIPAL	69,559	-	34,660	34,899	69,320	99.66%	49.83%
			403-3123-517-7151	SRF LOAN WW480211 - PRINCIPAL	3,025,244	-	-	3,025,244	3,025,244	100.00%	0.00%
			403-3123-517-7201	01 BOND DEBT SVC - INTEREST	138,627	-	69,314	69,313	138,627	100.00%	50.00%
			403-3123-517-7250	SRF LOAN WW480210 - INTEREST	6,103	-	3,112	2,991	6,223	101.97%	50.98%
			403-3123-517-7251	SRF LOAN WW480211 - INTEREST	325,247	-	-	325,247	325,247	100.00%	0.00%
			403-3123-517-7350	SRF LOAN WW480210 - OTHER EXPENSES	6,103	-	3,112	2,991	6,223	101.97%	50.98%
			403-3123-535-3100	PROFESSIONAL SERVICES	-	-	-	-	-	0.00%	0.00%
			403-3123-535-6100	LAND	200,000	-	-	200,000	200,000	100.00%	0.00%
			403-3123-535-6300	IMPROVE OTHER THAN BLDGS	4,740,000	(39,912)	(0)	4,740,000	2,370,000	50.00%	0.00%
		3123 WATER/WASTEWATER/RECLAIM IMPACT FEES Total			**9,008,617**	**(39,912)**	**607,930**	**8,400,687**	**6,638,617**	**73.69%**	**6.75%**
		8019	403-8019-536-6400	EQUIPMENT & MACHINERY	94,842	-	-	94,842	94,842	100.00%	0.00%
		8019 SCADA SYSTEM EQUIPMENT Total			**94,842**	**-**	**-**	**94,842**	**94,842**	**100.00%**	**0.00%**
	Expenditure Total				**31,122,616**	**(85,629)**	**1,115,094**	**30,007,522**	**15,432,617**	**49.59%**	**3.58%**

FY26 Budget to Actual - YTD November

Fund	Type	Div	Account Id	Account Description	FY26 Amended Budget	FY26 Current November Rev/Exp	FY26 YTD November Rev/Exp	FY26 Balance Excess/Deficit	FY26 Annual Projection	FY26 Annual Projected %	FY26 YTD %
610	**Revenue**				6,328,123	12,369	26,250	(6,301,873)	1,487,917	23.51%	0.41%
	Revenue Total				**6,328,123**	**12,369**	**26,250**	**(6,301,873)**	**1,487,917**	**23.51%**	**0.41%**
	Expenditure	**9950**	610-9950-515-3100	PROFESSIONAL SERVICES	100,000	12,340	12,340	87,660	85,000	85.00%	12.34%
			610-9950-515-3200	AUDIT SERVICES	5,500	-	-	5,500	4,675	85.00%	0.00%
			610-9950-515-3400	OTHER CONTRACTUAL SERVICES	50,000	-	-	50,000	42,500	85.00%	0.00%
			610-9950-515-4000	TRAVEL AND PER DIEM	850	-	-	850	723	85.00%	0.00%
			610-9950-515-4900	CRA (BCAP)	45,000	-	-	45,000	-	0.00%	0.00%
			610-9950-515-4910	CRA (FRAP)	100,000	15,000	10,098	89,902	100,000	100.00%	10.10%
			610-9950-515-4912	CRA (BPRP)	20,000	-	-	20,000	-	0.00%	0.00%
			610-9950-515-4914	CRA (BIFAP)	20,000	-	-	20,000	-	0.00%	0.00%
			610-9950-515-4920	CRA (RFAP)	10,000	-	-	10,000	-	0.00%	0.00%
			610-9950-515-4922	CRA (RRAP)	900,000	24,073	24,073	875,927	900,000	100.00%	2.67%
			610-9950-515-4950	DEMOLITION	100,000	-	-	100,000	85,000	85.00%	0.00%
			610-9950-515-5400	BOOKS, SUBS & MEMBERSHIPS	1,170	175	1,170	-	995	85.00%	100.00%
			610-9950-515-5500	TRAINING	450	-	-	450	383	85.00%	0.00%
			610-9950-515-6100	BUILDING	150,000	-	-	150,000	150,000	100.00%	0.00%
			610-9950-515-6300	IMPROVEMENTS OTHER THAN BLDGS.	4,225,153	20,942	20,942	4,204,211	2,112,577	50.00%	0.50%
			610-9950-515-9300	CONTINGENCY	600,000	-	-	600,000	-	0.00%	0.00%
		9950	**COMMUNITY DEVELOPMENT AGENCY Total**		**6,328,123**	**72,529**	**68,622**	**6,259,501**	**3,481,851**	**55.02%**	**1.08%**
	Expenditure Total				**6,328,123**	**72,529**	**68,622**	**6,259,501**	**3,481,851**	**55.02%**	**1.08%**

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 1.
Meeting Date: December 17, 2025
Department: Administration

SUBJECT:
Sponsorship of Public Facilities Policy and Procedures

ACTION ITEM INFORMATION:

REQUEST:
Approval of the administrative policy and procedures for the Sponsorship of Public Facilities.

SUMMARY:
The purpose of this administrative policy and procedures is to establish a systematic and consistent approach for the sponsorship of the name of selected public facilities in the City of Apopka, including an enterprise fund facility, public facility, park, object, location, or program.

The distinctive characteristic for this type of naming rights is that the buyer gets a marketing property to promote products and services, promote customer retention and/or increase market share for a defined period of time, consisting of a minimum of 3–5 years and a maximum of 10 years, and for a specific amount of money.

The Apopka Amphitheater is the city facility staff recommend exploring naming rights opportunities for, at this time.

FUNDING SOURCE:
n/a

RECOMMENDED MOTION:
Approval of the administrative policy and procedures for the Sponsorship of Public Facilities.

ATTACHMENTS:
1. Apopka - Sponsorship of Public Facilities Policy and Procedures 2025
2. Apopka Sponsorship of Public Facilities Application Form

SPONSORSHIP OF PUBLIC FACILITIES

Purpose

The purpose of these guidelines is to establish a systematic and consistent approach for the sponsorship of the name of selected public facilities in the City of Apopka, including an enterprise fund facility, public facility, park, object, location, or program.

The distinctive characteristic for this type of naming rights is that the buyer gets a marketing property to promote products and services, promote customer retention and/or increase market share for a defined period of time consisting of a minimum of 3-5 years and a maximum of 10 years and for a specific amount of money.

Names can be as a presenting sponsor, which attaches the name to the traditional name, or as a title sponsor, which replaces the original name with the sponsored one. Sections within the overall facility, specialized areas, or amenities may be separately sponsored and have a name different from that of the larger facility.

Objectives

- Ensure that given names to these facilities are consistent with the values and character of the City.
- Encourage public input opportunities for the sponsorship of these facilities.
- Provide an opportunity for the City to enter into sponsorship agreements for the purpose of optimizing non-tax revenue sources. City staff may solicit such sponsorship agreements as RFPs or receive an Unsolicited Proposal. Sponsorships must be paid per the agreement within 30 days.
- The City will not relinquish to the sponsor any aspect of the City's right to manage and control the City's assets or facilities.
- All sponsorship agreements are to be reviewed by the City Attorney's office prior to finalization to ensure that the City's legal interests are protected.

Criteria

The practice of the City of Apopka is to name these facilities through an adopted process utilizing the above objectives, emphasizing community values and character, local and national history, geography, the environment, civics, and service to the City of Apopka. Therefore, the following criteria shall be used in determining the appropriateness of the sponsored naming designation:

- Sponsors may be a Corporate entity, or any entity or individual that would benefit from this marketing approach.
- The following industries and products are not eligible to sponsor public facilities: police-regulated businesses; faith-based and political organizations; companies whose business is substantially derived from the sale of alcohol, tobacco, firearms, or adult use of a sexual nature.

- All advertising designs will be reviewed in detail and must comply with City standards to be approved. The following standards for advertising are examples of what will not be displayed:
    - If false, misleading, or deceptive.
    - Relates to an illegal activity.
    - Is explicit sexual material, obscene material, or material harmful to minors.
    - Advertises tobacco products.
    - Includes language, which is obscene, vulgar, profane, or scatological.
    - Depicts violence and/or anti-social behavior.
    - Is specific to religious or political beliefs.
- The sponsorship program does not apply to:
    - Philanthropic contributions, gifts, grants, or unsolicited donations in which no commercial and/or marketing benefits of being associated with one or more of the City's activities are granted to the sponsor.
    - Funding obtained from other governmental entities through formal grant programs.
    - City sponsorship support of external projects where the City provides funds to an outside organization.
    - In-kind contributions or monetary contributions from independent foundations or registered charitable organizations through their granting or giving programs.
    - In-kind contributions or monetary contributions from entities making such contributions with funds made available to them by the City.
    - Rent fees, and/or other compensation received by the City from third parties who lease, license, or use City property for their own activities, including, but not limited to, the use of City recreational facilities by athletic organizations.
- The City may revoke, suspend, or modify any sponsorship agreement as necessary to comply with laws, to ensure the safety and convenience of the public, and to effectuate the City's goals and objectives. In the event an organization that has received a sponsorship is acquired by or merged into another organization, the City reserves the right to discontinue the existing sponsorship. Refunds may be granted at the sole discretion of the City Administrator.

Procedures

The steps to sponsor the name of a selected public facility include but are not limited to:

1. Initiation of a request for applications to sponsor. This can be initiated by the City of Apopka (including organizations within) through the RFP process, or by a potential sponsor through an Unsolicited Proposal. A "Sponsorship Application Form" has been provided to initiate the process.

2. Initiate a call for sponsor if deemed appropriate with a deadline for submission of applications within 30 days.

3. Applications submitted to the City Clerk for each nomination by potential sponsors.

4. Review of application(s) from potential sponsors by the Finance Department Purchasing Division according to Objectives and Criteria above as well as the RFP or Unsolicited Proposal.

5. All vetted applications presented to the Board of City Commissioners with notes from the review.

6. Councilmembers approve/deny the application(s) by a vote at a Council Meeting. If approved, a final Sponsorship Agreement will be produced and executed by the City Attorney.

CITY OF APOPKA

SPONSORSHIP OF PUBLIC FACILITIES APPLICATION FORM

Entity Information

Entity Name: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Mailing Address (if different than above): _____

City: _____ State: _____ Zip: _____

Phone Number: _____ Email Address: _____

Website Address: _____

Tax ID No.: _____

Authorized Representative Name: _____

Authorized Representative Title: _____

Authorized Representative Phone Number: _____

Authorized Representative Email Address: _____

Year the Entity Was Founded: _____

Entity Description:

_____

_____

_____

_____

Entity Mission Statement:

_____

_____

_____

_____

Sponsorship Request

Is the Request for a Presenting Sponsor or Title Sponsor (circle one).

Please List the City Facility You or the Entity Wishes to Sponsor: _____

_____

Please List the Proposed Duration (in years) for the Sponsorship: _____

Please List the Proposed Name of the Sponsorship: _____

_____

Additional Information

Please Provide Any Additional Information That May Be Relevant to Your Request:

_____

_____

_____

Supporting Documents

Along with a completed application form, please submit:

- A detailed description of any proposed advertising designs and/or signage for the proposed sponsorship.

A Sponsorship of Public Facilities Application Form is not complete unless it includes all of the documents and information listed above. Incomplete applications will not be considered.

By signing below the applicant confirms receipt and understanding of the City of Apopka Sponsorship of Public Facilities Policy. The applicant further certifies that the statements contained herein are true, complete and accurate, to the best of their knowledge.

_____ _____

Signature of Authorized Representative Date

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 2.
Meeting Date: December 17, 2025
Department: City Clerk

SUBJECT:
Special Election - Appointment of Alternate Canvassing Board Members, per Apopka Municipal Code, Sec. 30-26.

ACTION ITEM INFORMATION:

REQUEST:
Requesting the appointment of Eric Mock to serve as the First Alternate to the Canvassing Board and the appointment of Karen Jewell, to serve as the Second Alternate to the Canvassing Board.

SUMMARY:
The City Canvassing Board shall be composed of the City Clerk and two members of the City Council who are not candidates. In the event that one of the City Council members is no longer eligible to sit on the Canvassing Board, the majority of City Council must appoint two Citizens to serve as First and Second Alternate Canvassing Board members. The First Alternate Canvassing Board member will serve as the 3rd member of the City Canvassing Board. In the event that he/she cannot fulfill their duties, the Second Alternate Canvassing Board Member will serve as the 3rd member of the City Canvassing Board.

Requesting the appointment of Eric Mock to serve as the First Alternate to the Canvassing Board and the appointment of Karen Jewell, to serve as the Second Alternate to the Canvassing Board.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
The Recommended Motion is to appoint Eric Mock to serve as the First Alternate and Karen Jewell, to serve as the Second Alternate to the City Canvassing Board.

ATTACHMENTS:
None

ORDINANCE NO. 3144

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING CHAPTER 54 "RETIREMENT SYSTEMS," ARTICLE II, "GENERAL EMPLOYEES' RETIREMENT SYSTEM," BY AMENDING SECTION 54-23, "CONTRIBUTIONS" TO PROVIDE FOR AN INCREASE IN THE MEMBER CONTRIBUTION RATE; AMENDING SECTION 54-24 "BENEFIT AMOUNTS AND ELIGIBILITY" TO PROVIDE FOR AN INCREASE IN THE RETIREMENT BENEFIT MULTIPLIER; AMENDING SECTION 54-32 "MINIMUM DISTRIBUTION OF BENEFITS" TO ADJUST THE REQUIRED MINIMUM DISTRIBUTION AGE; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS AND SETTING AN EFFECTIVE DATE.

WHEREAS, The City of Apopka, Florida has established the City of Apopka General Employees' Retirement System for the benefit of its employees and their beneficiaries; and

WHEREAS, members of the General Employees' Retirement System were provided the opportunity, by majority vote, to choose between two benefit enhancement options, and the members have chosen an increase in the benefit multiplier, to be funded in part by an increased member contribution rate; and

WHEREAS, certain changes to the City's retirement systems are required to maintain compliance with applicable federal law; and

WHEREAS, in order to implement such changes, amendment of the City of Apopka General Employees' Retirement System is required.

NOW, THEREFORE, be it ordained by the City Council of the City of Apopka, Florida, as follows:

[Words with strike through indicate deletions; words with underscore indicate additions; asterisks (* * *) indicate an omission from the existing text which is intended to remain unchanged.]*

SECTION I. The foregoing recitals are hereby adopted as the legislative findings of the City Council of the City of Apopka, Florida.

SECTION II. CHAPTER 54, RETIREMENT SYSTEMS, ARTICLE II, SECTION 54-23 CONTRIBUTIONS shall be amended as follows:

Sec. 54-23. Contributions.

(a) *Member contributions.*

(1) *Amount.* Members of the system shall be required to make regular contributions to the fund in the amount of ~~4.9~~ 5.5 percent of their salary. Member contributions withheld by the city on behalf of the member shall be deposited with the board at least monthly. The contributions made by each member to the fund shall be designated as employer contributions pursuant to section 414(h) of the Internal Revenue Code. Such designation is contingent upon the

contributions being excluded from the member's gross income for federal income tax purposes. For all other purposes of the system, such contributions shall be considered to be member contributions.

(2) *Method.* Such contributions shall be made by payroll deduction.

* * * *

SECTION III. CHAPTER 54, RETIREMENT SYSTEMS, ARTICLE II, SECTION 54-24 BENEFIT AMOUNTS AND ELIGIBILITY shall be amended as follows:

Sec. 54-24. Benefit amounts and eligibility.

(a) *Normal retirement date.* A member's normal retirement date shall be the first day of the month coincident with or the next following the attainment of age 57 years and the completion of five years of credited service. A member may retire on his normal retirement date or on the first day of any month thereafter, and each member shall become 100 percent vested in his accrued benefit on the member's normal retirement date. Normal retirement under the system is retirement from employment with the city on or after the normal retirement date.

(b) *Normal retirement benefit.* A member retiring hereunder on or after his normal retirement date shall receive a monthly benefit which shall commence on the first day of the month coincident with or next following his retirement and be continued thereafter during the member's lifetime, ceasing upon death. The monthly retirement benefit for members who separate from service with the City prior to [*EFFECTIVE DATE*] shall equal 2.75 percent of ~~the~~ average final compensation for each year of credited service. The monthly retirement benefit for members who separate from service with the City on or after [*EFFECTIVE DATE*], shall equal 3.0 percent of average final compensation for each year of credited service.

* * * *

SECTION IV. CHAPTER 54, RETIREMENT SYSTEMS, ARTICLE II, SECTION 54-32 MINIMUM DISTRIBUTION OF BENEFITS shall be amended as follows:

Sec. 54-32. Minimum distribution of benefits

* * * *

(b) *Time and manner of distribution.*

(1) *Required beginning date.* The member's entire interest will be distributed, or begin to be distributed, to the member no later than the member's required beginning date, which shall not be later than April 1 of the calendar year following the later of the calendar year in which the member attains age ~~70½~~ 73 years or the calendar year in which the member retires, unless otherwise provided for in the plan or required by law.

(2) *Death of member before distributions begin.* If the member dies before distributions begin, the member's entire interest will be distributed, or begin to be distributed, no later than as follows:

a. If the member's surviving spouse is the member's sole designated beneficiary, then distributions to the surviving spouse will begin by December 31 of the calendar year

immediately following the calendar year in which the member died, or by December 31 of the calendar year in which the member would have attained age ~~70½~~ 73 years, if later. Effective for calendar years beginning after December 31, 2023, a member's surviving spouse may elect to be treated as the deceased member, solely for purposes of the required minimum distribution rules under this section; provided however, that such election must be in writing and shall be irrevocable.

* * * *

SECTION V. The provisions of this Ordinance shall be included and incorporated into the Code of Ordinances of the City of Apopka as additions or amendments thereto.

SECTION VI. All ordinances or parts thereof in conflict herewith are repealed to the extent of such conflict.

SECTION VII. 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 VIII. *EFFECTIVE DATE*: This Ordinance shall take effect immediately upon its passage and adoption.

PASSED UPON the first reading of the City Council, this ____ day of _____ 2025.

PASSED UPON the second and final reading of the City Council, this ____ day of _____ 2025.

_____
Bryan Nelson, Mayor

ATTEST:

_____
Susan M. Bone, CMC, City Clerk

DULY ADVERTISED FOR PUBLIC HEARING: _____, 2025

_____, 2025

APPROVED as to form and legality for use of and reliance by the City of Apopka, Florida.

_____
Clifford B. Shepard, City Attorney
01198233-1

4914-9660-1461, v. 1

CITY OF APOPKA
MUNICIPAL GENERAL EMPLOYEES' RETIREMENT TRUST FUND

ACTUARIAL IMPACT STATEMENT
November 25, 2025
(Page 1)

This statement outlines the projected impact on the Total Required Contribution (per Chapter 112, Florida Statutes) and the Required City Contribution resulting from the following proposed amendments to the Code of Ordinances, Chapter 54, Sections 23, 24, and 32.

1) Sec. 54-23 - Contributions
    a. The proposed amendment to the plan will increase members contributions from 4.9% of their salary to 5.5% of their salary.

2) Sec. 54-24 - Benefit amounts and eligibility
    a. The proposed amendment to the plan will change the monthly retirement benefit from 2.75% of the average final compensation for each year of credited service to 3.00% of the average final compensation for each year of credited service.

The combined plan changes under Sections 54-23 and 54-24 will have the following impact on the plan's projected Total Required Contribution:

	(Annual Impact)		
	Prior	**Proposed**	**Change**
Total Required Contribution:	$3,500,000	$3,930,000	$430,000
Estimated Employee Contribution:	$850,000	$960,000	$110,000
Estimated Employer Contribution:	$2,650,000	$2,970,000	$320,000

For the first year, the prorated impact is:

	Change
Total Required Contribution:	$322,500
Estimated Employee Contribution:	$82,500
Estimated Employer Contribution:	$240,000

* *Please also note that all assumptions and methods used in the Impact Statement are the same as those reflected in the 10/1/2024 Actuarial Valuation Report.*

3) Sec. 54-32 – Minimum Distribution of Benefits
   a. The proposed amendment to the plan to extend the Required Minimum Distribution (RMD) age from age 70 ½ to age 73, pursuant to the Secure 2.0 Act, will have no impact on the plan's projected Total Required Contribution.

The changes presented are in compliance with Part VII, Chapter 112, Florida Statues and Section 14, Article X of the State Constitution.

David V. Pappalardo, FSA, EA, FCA, MAAA
Enrolled Actuary #23-5283

STATEMENT OF PLAN ADMINISTRATOR

The prepared information presented reflects the cost of the benefit improvement.

Chairman, Board of Trustees

City of Apopka
CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
Item #: 2.
Meeting Date: December 17, 2025
Department: Legal Department

SUBJECT:
Ordinance No. 3143 - Second Reading - Certified Recovery Residences

ACTION ITEM INFORMATION:

REQUEST:
Adopt 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 21 and November 28, 2025 editions of the Apopka Chief newspaper.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Planning Commission: At the December 9, 2025 meeting, the Planning Commission unanimously recommended approval.

City Council: At the December 3, 2025 meeting, the City Council unanimously accepted First Reading of Ordinance No. 3143 and held it over for Second Reading and Adoption.

Recommended Motion - City Council: Adopt 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

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SECTION 4.2. – PRINCIPAL USES

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4.2.2. – Principal Use Table

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4.2.3. – Standards Specific to Principal Uses

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C. **Residential Uses**

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2. **Group Living Uses**

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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.

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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
CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
Item #: 3.
Meeting Date: December 17, 2025
Department: Finance Department

SUBJECT:
Ordinance No. 3145 - Second Reading Police and Fire Impact Fees

ACTION ITEM INFORMATION:

REQUEST:
Accept Second Reading of Ordinance No. 3145 for 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 Mr. 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. On November 5th, the first Public Extraordinary Workshop meeting was held. The implementation process includes the following meetings, workshops and approval of the ordinance:

- Public Extraordinary Circumstance Workshop #1, November 5th at 1:00 p.m. (prior to the 1:30pm Regular City Council Meeting)
- Public Extraordinary Circumstance Workshop #2, November 19th at 6:30 p.m. (prior to the 7:00pm Regular City Council Meeting)
- Municipal Impact Fee Ordinance First Reading, November 19th at the 7:00 p.m. Regular City Council Meeting
- Municipal Impact 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 7:00 p.m. Regular City Council Meeting

NOTE: There is a 90-day wait period after the effective date (proposed December17th) before the new impact fees will begin to be collected.

The First Reading of Ordinance No. 3145 for Police and Fire Impact Fees was approved by City Council on November 19, 2025, and held over for a second reading on December 17, 2025. On December 9, 2025, the Planning Commission recommended approval of Ordinance No 3145. Mr. Shawn Ocasio with Raftelis will present the results of the Municipal Impact Fee Study, including the recommended rate increases and the extraordinary circumstances, at the December 17, 2025, Council Meeting for the second reading of Ordinance No. 3145.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Accept Second Reading of Ordinance No. 3145 for Police and Fire (EMS) Impact Fees.

ATTACHMENTS:
1. Ordinance No. 3145 Police and Fire (EMS) Impact Fees

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
CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
Item #: 4.
Meeting Date: December 17, 2025
Department: Finance Department

SUBJECT:
Ordinance No. 3146- Second Reading Parks & Recreation Impact Fees

ACTION ITEM INFORMATION:

REQUEST:
Accept Second Reading of Ordinance No. 3146 for Parks and Recreation 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 Mr. 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. On November 5th, the first Public Extraordinary Workshop meeting was held. The implementation process includes the following meetings, workshops and approval of the ordinance:

- Public Extraordinary Circumstance Workshop #1, November 5th at 1:00 p.m. (prior to the 1:30pm Regular City Council Meeting)
- Public Extraordinary Circumstance Workshop #2, November 19th at 6:30 p.m. (prior to the 7:00pm Regular City Council Meeting)
- Municipal Impact Fee Ordinance First Reading, November 19th at the 7:00 p.m. Regular City Council Meeting
- Municipal Impact 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 7:00 p.m. Regular City Council Meeting

NOTE: There is a 90-day wait period after the effective date (proposed December17th) before the new impact fees will begin to be collected.

The First Reading of Ordinance No. 3146 for Parks and Recreation Impact Fees was approved by City Council on November 19, 2025, and held over for a second reading on December 17, 2025. On December 9, 2025, the Planning Commission recommended approval of Ordinance No 3146. Mr. Shawn Ocasio with Raftelis will present the results of the Municipal Impact Fee Study, including the recommended rate increases and the extraordinary circumstances, at the December 17, 2025, Council Meeting for the second reading of Ordinance No. 3146.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:

Accept Second Reading of Ordinance No. 3146 for Parks and Recreation Impact Fees.

ATTACHMENTS:

1. Ordinance No. 3146 Parks and Recreation Impact Fees

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
CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
Item #: 5.
Meeting Date: December 17, 2025
Department: Administration

SUBJECT:
Ordinance No. 3148 - Second Reading and Adoption - Amendment to the Police Officers Retirement System

ACTION ITEM INFORMATION:

REQUEST:
Adopt the Second Reading of Ordinance No. 3148 regarding the Amendment to the Police Officers Retirement System.

SUMMARY:
The proposed Ordinance No. 3148 amends provisions of the City of Apopka Police Officers Retirement System.This change is in compliance with the changes of the Secure 2.0 Act which changes the Required Minimum Distributions (RMD's) to age 73.

This ordinance codifies the approved changes to the retirement plan and ensures continued compliance with applicable state laws and actuarial soundness requirements.

FUNDING SOURCE:
Funding will come from Members of the Plan as well as the City.

RECOMMENDED MOTION:
Adopt the Second Reading of Ordinance No. 3148 regarding the Amendment to the Police Officers Retirement System.

ATTACHMENTS:
1. Ord. 3148 - Second Reading Amendment to the City of Apopka Police Officer Pension Plan .
2. Apopka Police - 2025 Actuarial Impact Statement - signed 11.25.25 (3)

ORDINANCE NO. 3148

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING CHAPTER 54 "RETIREMENT SYSTEMS," ARTICLE IV, "POLICE OFFICERS' RETIREMENT SYSTEM," BY AMENDING SECTION 54-134, "MINIMUM DISTRIBUTION OF BENEFITS" TO ADJUST THE REQUIRED MINIMUM DISTRIBUTION AGE; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS AND SETTING AN EFFECTIVE DATE.

WHEREAS, The City of Apopka, Florida has established the City of Apopka Police Officers' Retirement System for the benefit of its employees and their beneficiaries; and

WHEREAS, certain changes to the City's retirement systems are required, in order to maintain compliance with applicable federal law; and

WHEREAS, in order to implement such changes, amendment of the City of Apopka Police Officers' Retirement System is required.

NOW, THEREFORE, be it ordained by the City Council of the City of Apopka, Florida, as follows:

[Words with strike through indicate deletions; words with underscore indicate additions; asterisks (* * *) indicate an omission from the existing text which is intended to remain unchanged.]*

SECTION I. The foregoing recitals are hereby adopted as the legislative findings of the City Council of the City of Apopka, Florida.

SECTION II. CHAPTER 54, RETIREMENT SYSTEMS, ARTICLE II, SECTION 54-134 MINIMUM DISTRIBUTION OF BENEFITS shall be amended as follows:

Sec. 54-134. Minimum distribution of benefits

* * * *

(b) *Time and manner of distribution.*

(1) *Required beginning date.* The member's entire interest will be distributed, or begin to be distributed, to the member no later than the member's required beginning date, which shall not be later than April 1 of the calendar year following the later of the calendar year in which the member attains age ~~70½~~ 73 years or the calendar year in which the member retires, unless otherwise provided for in the plan or required by law.

(2) *Death of member before distributions begin.* If the member dies before distributions begin, the member's entire interest will be distributed, or begin to be distributed, no later than as follows:

a. If the member's surviving spouse is the member's sole designated beneficiary, then distributions to the surviving spouse will begin by December 31 of the calendar year immediately following the calendar year in which the member died, or by December 31 of the calendar year in which the member would have attained age ~~70½~~ 73 years, if later.

Effective for calendar years beginning after December 31, 2023, a member's surviving spouse may elect to be treated as the deceased member, solely for purposes of the required minimum distribution rules under this section; provided however, that such election must be in writing and shall be irrevocable.

* * * *

SECTION III. The provisions of this Ordinance shall be included and incorporated into the Code of Ordinances of the City of Apopka as additions or amendments thereto.

SECTION IV. All ordinances or parts thereof in conflict herewith are repealed to the extent of such conflict.

SECTION V. Should any word, phrase, sentence, subsection, or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection, or section so held shall be severed from this Ordinance and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

SECTION VI. *EFFECTIVE DATE*: This Ordinance shall take effect immediately upon its passage and adoption.

PASSED UPON the first reading of the City Council, this ____ day of _____ 2025.

PASSED UPON the second and final reading of the City Council, this ____ day of _____ 2025.

_____
Bryan Nelson, Mayor

ATTEST:

_____
Susan M. Bone, CMC, City Clerk

DULY ADVERTISED FOR PUBLIC HEARING: _____, 2025

_____, 2025

APPROVED as to form and legality for use of and reliance by the City of Apopka, Florida.

_____
Clifford B. Shepard, City Attorney

4909-2308-9019, v. 1

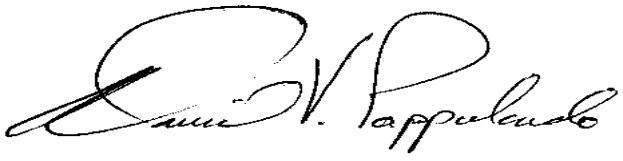
CITY OF APOPKA
MUNICIPAL POLICE OFFICERS' RETIREMENT TRUST FUND

ACTUARIAL IMPACT STATEMENT
November 25, 2025

This statement outlines the projected impact on the Total Required Contribution (per Chapter 112, Florida Statutes) and the Required City Contribution resulting from the following proposed amendments to the Code of Ordinances, Chapter 54, Section 134.

1) Sec. 54-134 – Minimum Distribution of Benefits
   a. The proposed amendment to the plan to extend the Required Minimum Distribution (RMD) age from age 70 ½ to age 73, pursuant to the Secure 2.0 Act, will have no impact on the plan's projected Total Required Contribution.

The changes presented are in compliance with Part VII, Chapter 112, Florida Statues and Section 14, Article X of the State Constitution.



David V. Pappalardo, FSA, EA, FCA, MAAA
Enrolled Actuary #23-5283

STATEMENT OF PLAN ADMINISTRATOR

The prepared information presented reflects the cost of the benefit improvement.

Chairman, Board of Trustees

City of Apopka
CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
Item #: 6.
Meeting Date: December 17, 2025
Department: Administration

SUBJECT:
Ordinance No. 3149 - Second Reading and Adoption - Amendment to the City of Apopka Firefighters Pension Plan

ACTION ITEM INFORMATION:

REQUEST:
Ordinance No. 3149 - Second Reading and Adoption of Amendment to the City of Apopka Firefighters Pension Plan

SUMMARY:
The proposed Ordinance No. 3149 amends provisions of the City of Apopka Firefighters Retirement System. This change is in compliance with the changes of the Secure 2.0 Act which changes the Required Minimum Distributions (RMD's) to age 73.

This ordinance codifies the approved changes to the retirement plan and ensures continued compliance with applicable state laws and actuarial soundness requirements.

FUNDING SOURCE:
Funding will come from Members of the Plan as well as the City.

RECOMMENDED MOTION:
Adoption of Ordinance No. 3149 - Second Reading and Adoption of Amendment to the City of Apopka Firefighters Pension Plan

ATTACHMENTS:
1. Ord. 3149 - FF Pension Plan re req. beginning date 11.21.25
2. Apopka Firefighters - 2025 Actuarial Impact Statement - signed 11.25.25

ORDINANCE NO. 3149

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING CHAPTER 54 "RETIREMENT SYSTEMS," ARTICLE III, "FIREFIGHTERS' RETIREMENT SYSTEM," BY AMENDING SECTION 54-81, "MINIMUM DISTRIBUTION OF BENEFITS" TO ADJUST THE REQUIRED MINIMUM DISTRIBUTION AGE; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS AND SETTING AN EFFECTIVE DATE.

WHEREAS, The City of Apopka, Florida has established the City of Apopka Firefighters' Retirement System for the benefit of its employees and their beneficiaries; and

WHEREAS, certain changes to the City's retirement systems are required, in order to maintain compliance with applicable federal law; and

WHEREAS, in order to implement such changes, amendment of the City of Apopka Firefighters' Retirement System is required.

NOW, THEREFORE, be it ordained by the City Council of the City of Apopka, Florida, as follows:

[Words with strike through indicate deletions; words with underscore indicate additions; asterisks (* * *) indicate an omission from the existing text which is intended to remain unchanged.]*

SECTION I. The foregoing recitals are hereby adopted as the legislative findings of the City Council of the City of Apopka, Florida.

SECTION II. CHAPTER 54, RETIREMENT SYSTEMS, ARTICLE II, SECTION 54-81 MINIMUM DISTRIBUTION OF BENEFITS shall be amended as follows:

Sec. 54-81. Minimum distribution of benefits

* * * *

(b) *Time and manner of distribution.*

(1) *Required beginning date.* The member's entire interest will be distributed, or begin to be distributed, to the member no later than the member's required beginning date, which shall not be later than April 1 of the calendar year following the later of the calendar year in which the member attains age ~~70½~~ 73 years or the calendar year in which the member retires, unless otherwise provided for in the plan or required by law.

(2) *Death of member before distributions begin.* If the member dies before distributions begin, the member's entire interest will be distributed, or begin to be distributed, no later than as follows:

a. If the member's surviving spouse is the member's sole designated beneficiary, then distributions to the surviving spouse will begin by December 31 of the calendar year immediately following the calendar year in which the member died, or by December 31 of the calendar year in which the member would have attained age ~~70½~~ 73 years, if later.

Effective for calendar years beginning after December 31, 2023, a member's surviving spouse may elect to be treated as the deceased member, solely for purposes of the required minimum distribution rules under this section; provided however, that such election must be in writing and shall be irrevocable.

* * * *

SECTION III. The provisions of this Ordinance shall be included and incorporated into the Code of Ordinances of the City of Apopka as additions or amendments thereto.

SECTION IV. All ordinances or parts thereof in conflict herewith are repealed to the extent of such conflict.

SECTION V. Should any word, phrase, sentence, subsection, or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection, or section so held shall be severed from this Ordinance and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

SECTION VI. *EFFECTIVE DATE*: This Ordinance shall take effect immediately upon its passage and adoption.

PASSED UPON the first reading of the City Council, this ____ day of _____ 2025.

PASSED UPON the second and final reading of the City Council, this ____ day of _____ 2025.

_____
Bryan Nelson, Mayor

ATTEST:

_____
Susan M. Bone, CMC, City Clerk

DULY ADVERTISED FOR PUBLIC HEARING: _____, 2025

_____, 2025

APPROVED as to form and legality for use of and reliance by the City of Apopka, Florida.

_____
Clifford B. Shepard, City Attorney

4912-8871-4363, v. 1

CITY OF APOPKA
MUNICIPAL FIREFIGHTERS' RETIREMENT TRUST FUND

ACTUARIAL IMPACT STATEMENT
November 25, 2025

This statement outlines the projected impact on the Total Required Contribution (per Chapter 112, Florida Statutes) and the Required City Contribution resulting from the following proposed amendments to the Code of Ordinances, Chapter 54, Section 81.

1) Sec. 54-81 – Minimum Distribution of Benefits
   a. The proposed amendment to the plan to extend the Required Minimum Distribution (RMD) age from age 70 ½ to age 73, pursuant to the Secure 2.0 Act, will have no impact on the plan's projected Total Required Contribution.

The changes presented are in compliance with Part VII, Chapter 112, Florida Statues and Section 14, Article X of the State Constitution.

David V. Pappalardo, FSA, EA, FCA, MAAA
Enrolled Actuary #23-5283

STATEMENT OF PLAN ADMINISTRATOR

The prepared information presented reflects the cost of the benefit improvement.

Chairman, Board of Trustees

City of Apopka
CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
Item #: 7.
Meeting Date: December 17, 2025
Department: Community Development

SUBJECT:
Ordinance No. 3117 – First Reading - 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:
Accept the first reading of Ordinance No. 3117, Change of Zoning from County A-1 (Citrus Rural) to PD (Planned Development) for Ondich North, and hold it over for second reading and adoption.

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:

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:
At its meeting on December 9, 2025, the Planning Commission unanimously recommended 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, finding PD rezoning 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 – CITY COUNCIL:

Accept the first reading of Ordinance No. 3117, Change of Zoning from County A-1 (Citrus Rural) to PD (Planned Development) for Ondich North, and hold it over for second reading and adoption on January 7, 2026.

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

ATTACHMENTS:

1. Ordinance No 3117
2. Ondich North Planned Development Agreement
3. Ondich North - Map Series
4. Ondich North - Community Meeting Report
5. Ondich North - OCPS Capacity Determination
6. 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:

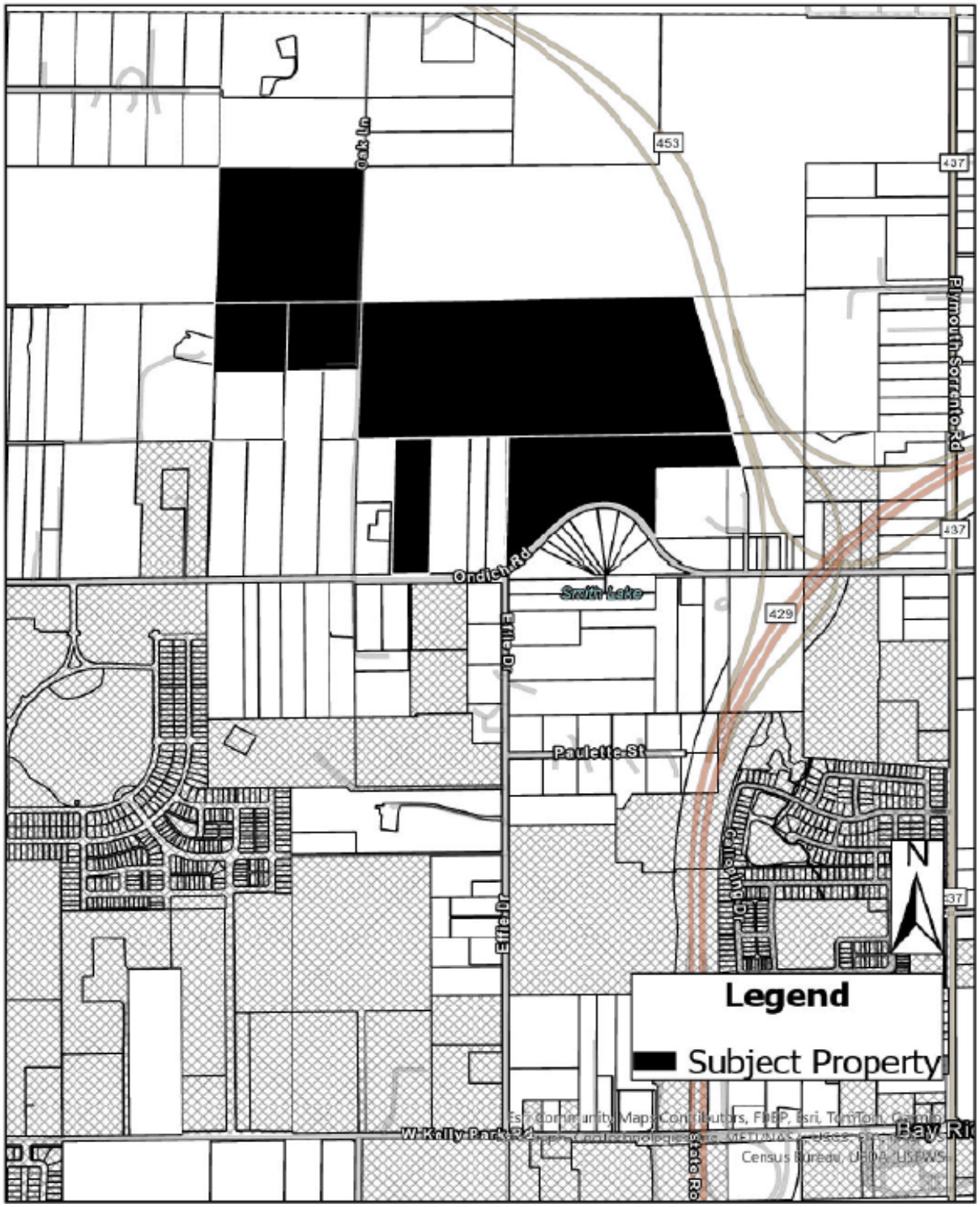
_____

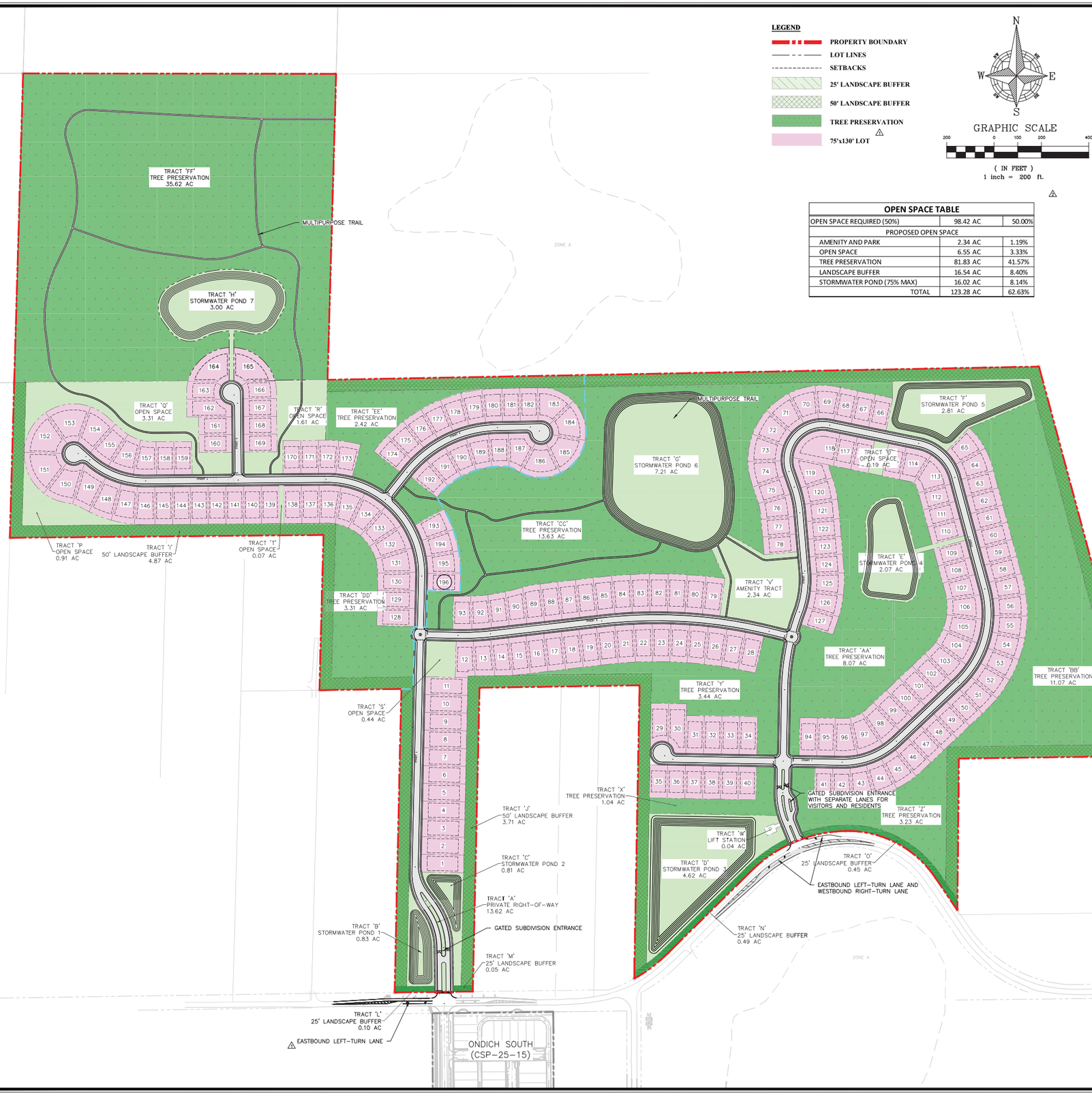
Clifford B. Shepard, City Attorney

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)





LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- SETBACKS
- 25' LANDSCAPE BUFFER
- 50' LANDSCAPE BUFFER
- TREE PRESERVATION ⚠
- 75'x130' LOT

N W E S

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

⚠

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
STATE OF 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 '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 'E' STORMWATER POND 4 2.07 AC

TRACT 'K' 50' LANDSCAPE BUFFER 6.88 AC

TRACT 'DD' TREE PRESERVATION 3.31 AC

TRACT 'AA' TREE PRESERVATION 8.07 AC

TRACT 'BB' TREE PRESERVATION 11.07 AC

TRACT 'S' OPEN SPACE 0.44 AC

TRACT 'Y' TREE PRESERVATION 3.44 AC

TRACT 'X' TREE PRESERVATION 1.04 AC

TRACT 'J' 50' LANDSCAPE BUFFER 3.71 AC

TRACT 'Z' TREE PRESERVATION 3.23 AC

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

TRACT 'M' 25' LANDSCAPE BUFFER 0.05 AC

TRACT 'L' 25' LANDSCAPE BUFFER 0.10 AC

ZONE A

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
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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
TRACT 'G' STORMWATER POND 6 7.21 AC
SANITARY SEWER MANHOLE (TYP)
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 'J' 50' LANDSCAPE BUFFER 3.71 AC
LIFT STATION WET WELL
TRACT 'W' LIFT STATION 0.04 AC
TRACT 'Z' TREE PRESERVATION 3.23 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
ZONE A

TRACT 'M' LANDSCAPE BUFFER .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
5' WOOD PRIVACY FENCE

EFFIE DRIVE UTILITY EXTENSION DETAIL

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
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3	05/30/25	UPDATED PER INFORMAL FEEDBACK FROM CITY STAFF	AF

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MAITLAND, FLORIDA 32751
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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.

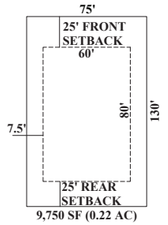
K. Building Permits & Model Homes

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**" or "**Developer**"), whose address is 888 S.E. Third Avenue, Suite 501, Ft. Lauderdale, Florida 33163, 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 desires to develop 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.

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

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" or "DEVELOPER"

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" or "DEVELOPER"

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:_____

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:

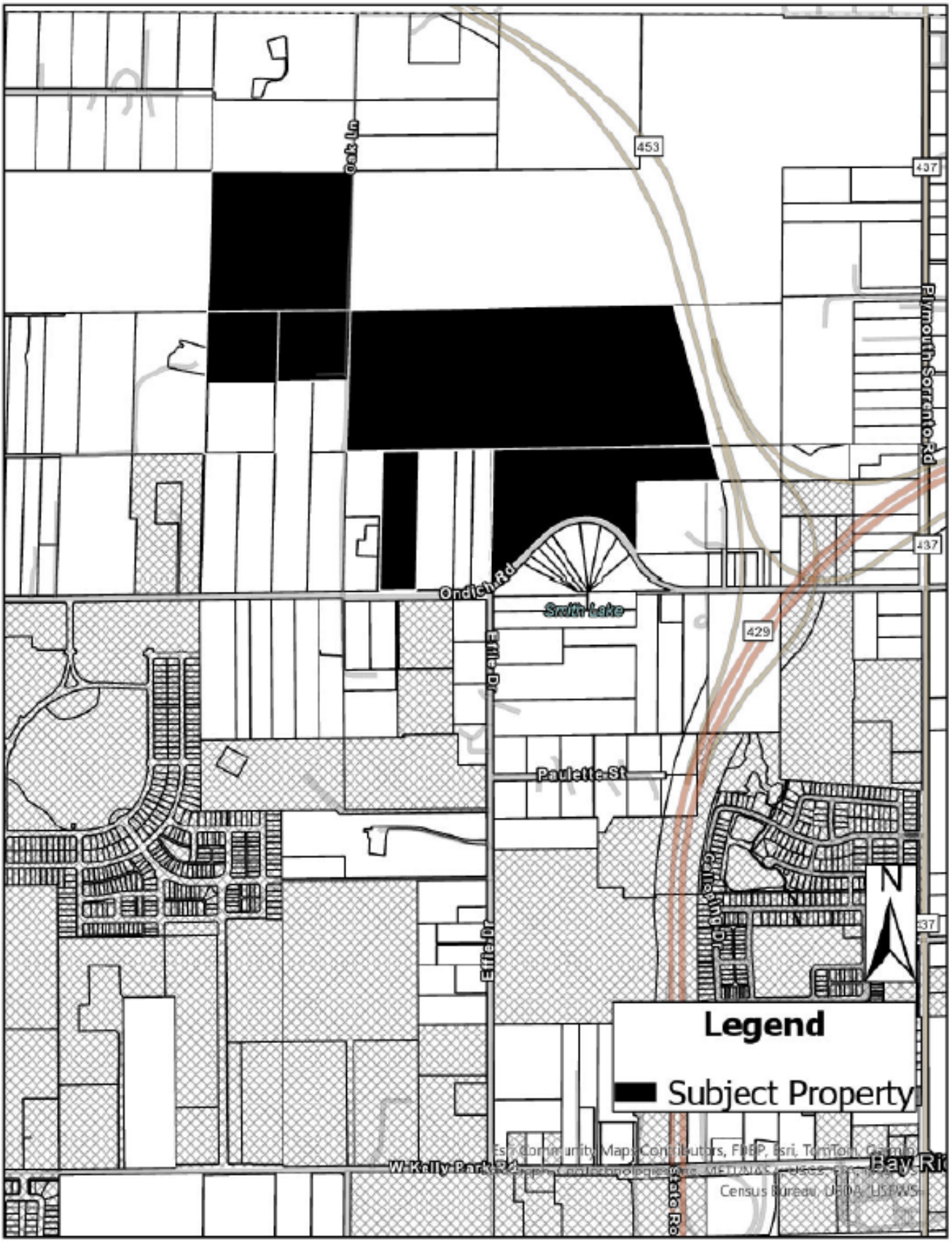
The Northwest ¼ of the Northeast ¼ of the Southeast ¼ of Section 2, Township 20 South, Range 27 East, Orange County, Florida.

EXHIBIT "B"

Master Plan

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

Vicinity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Aerial

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Ondich Rd
Smith Lake
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Effie Dr
Paulette St
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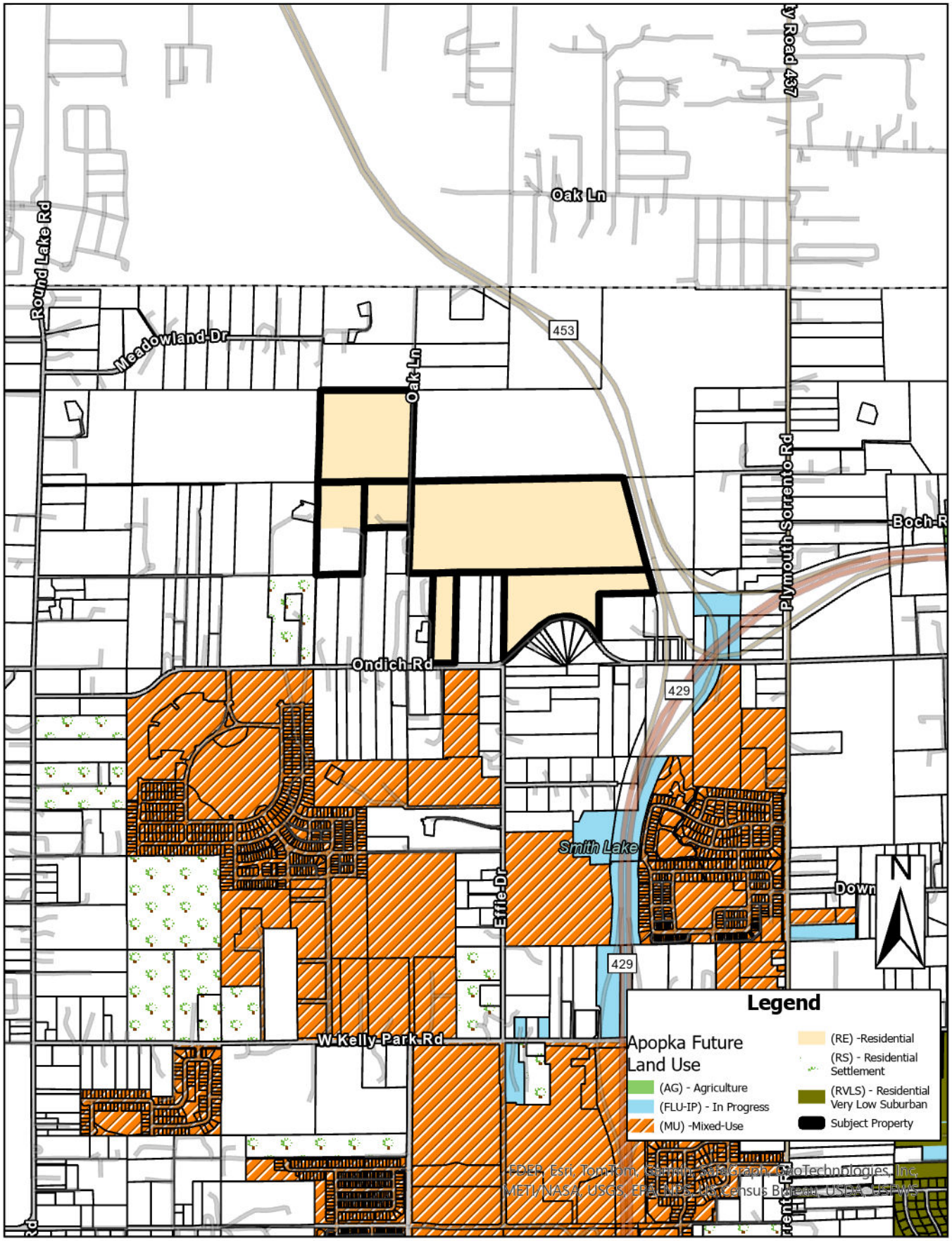
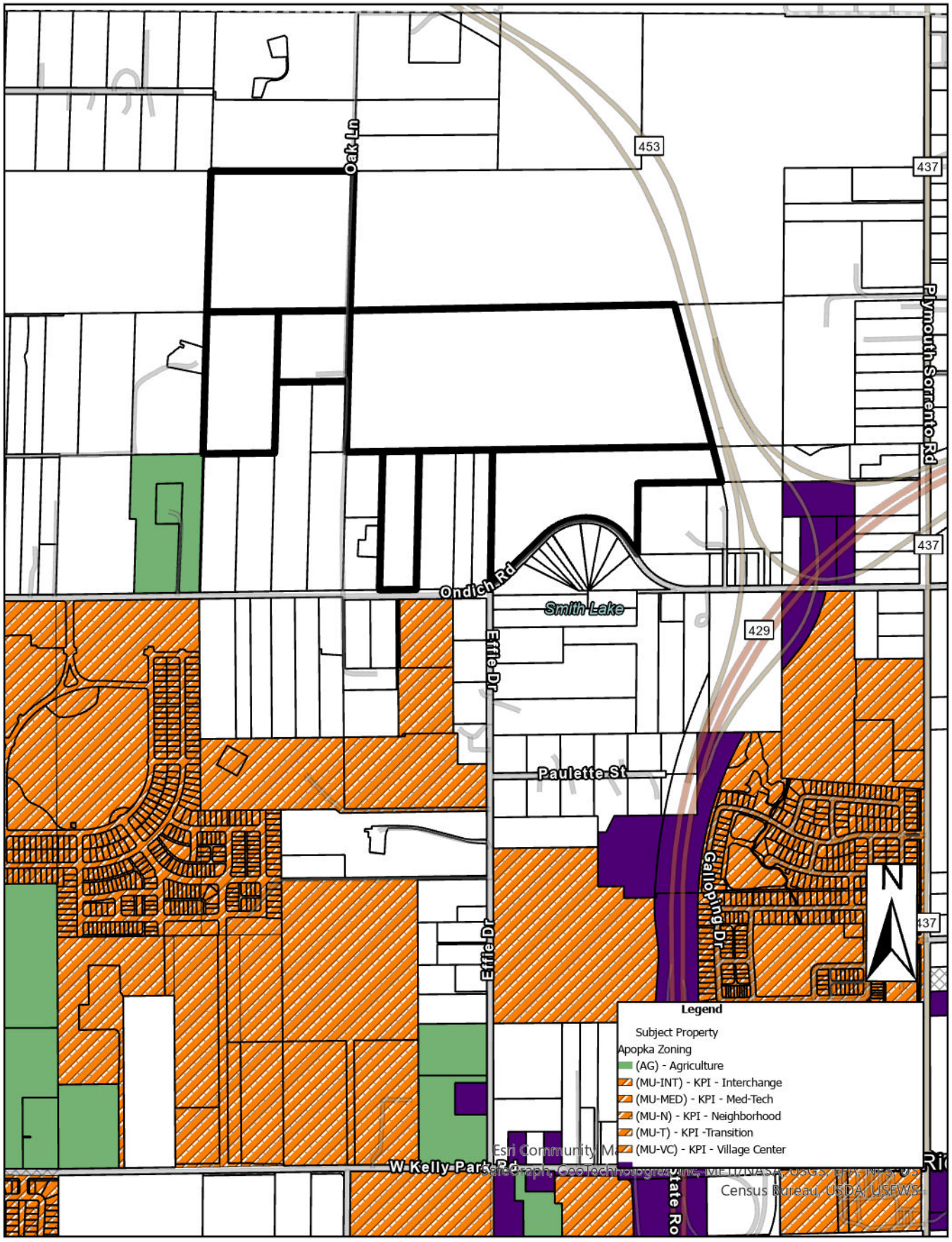
Esri Community Maps Contributors, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

Future Land Use



Zoning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Ondich Rd
Smith Lake
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Effie Dr
Paulette St
Galloping Dr
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W Kelly Park Rd
State Ro
Legend
Subject Property
Apopka Zoning
(AG) - Agriculture
(MU-INT) - KPI - Interchange
(MU-MED) - KPI - Med-Tech
(MU-N) - KPI - Neighborhood
(MU-T) - KPI -Transition
(MU-VC) - KPI - Village Center
Esri Community Ma
Census Bureau, USDA, USFWS

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

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REYES ANGINETTE
3536 ONDICH RD
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PEREZ CINDY
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3903 ONDICH RD
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C/O REAL ESTATE MNGT DEPT
PO BOX 1393
ORLANDO, FL 32802
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PARK CHONG SOON
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MOORE JOHN P W
MOORE JOSEPH A
P.O. BOX 298
ZELLWOOD, FL 32798

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CARTER ANTHONY RANDALL
3245 ONDICH RD
APOPKA, FL 32712

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

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MAITLAND, FL DEC 09 2024

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HAMPTON BRYAN RANDALL
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Jacksonville, FL 32256

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- Adult Signature Restricted Delivery $

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

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- Adult Signature Restricted Delivery $

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TATUM GLENN
TATUM JENNIFER
4251 ONDICH RD
APOPKA, FL 32712

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

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MAITLAND, FL 32751

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

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Mount Dora, FL 32757

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- Adult Signature Restricted Delivery $

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

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Plymouth, FL 32768

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- 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

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MAITLAND, FL 32751

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12/09/2024

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

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

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$5.58

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MAITLAND, FL 32751

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

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

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Apopka, FL 32712

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YEAGER KARL V
3544 ONDICH RD
APOPKA, FL 32712

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- ☐ Adult Signature Required $
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CENTRAL FLORIDA EXPRESSWAY AUTHORITY
4974 ORL TOWER RD
ORLANDO, FL 32807

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

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Howey-in-the-Hills, FL 34737

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

USPS-32751

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

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

USPS-32751

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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

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HUNSAKER SUSAN
3610 ONDICH RD
APOPKA, FL 32712

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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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GAONA FELIPE
3658 ONDICH RD
APOPKA, FL 32712

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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
Postmark Here
$5.58
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
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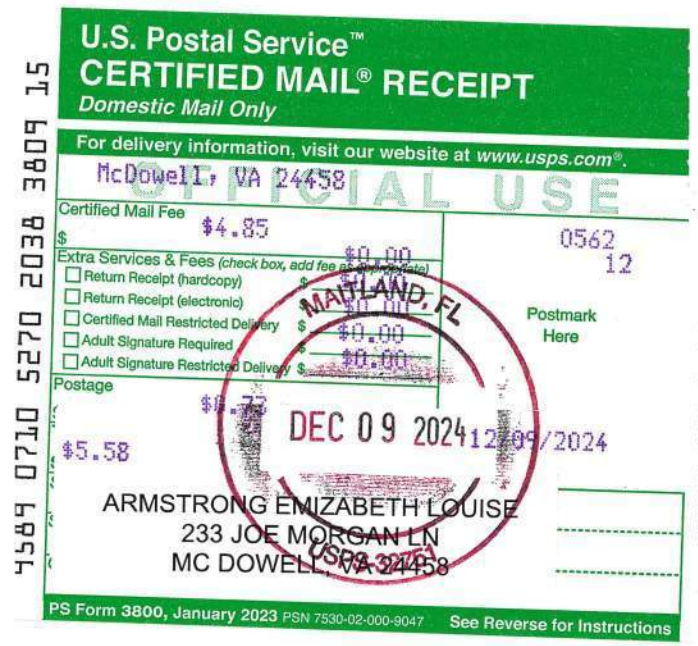
0562 12
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.73
DEC 09 2024
12/09/2024
Postmark Here
$5.58
BEGELMAN 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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McDowell, VA 24458
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Certified Mail Fee $4.85
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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
Postmark Here
$5.58
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

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Apopka, FL 32712
OFFICIAL USE
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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
DEC 09 2024
12/09/2024
Postmark Here
$5.58
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.

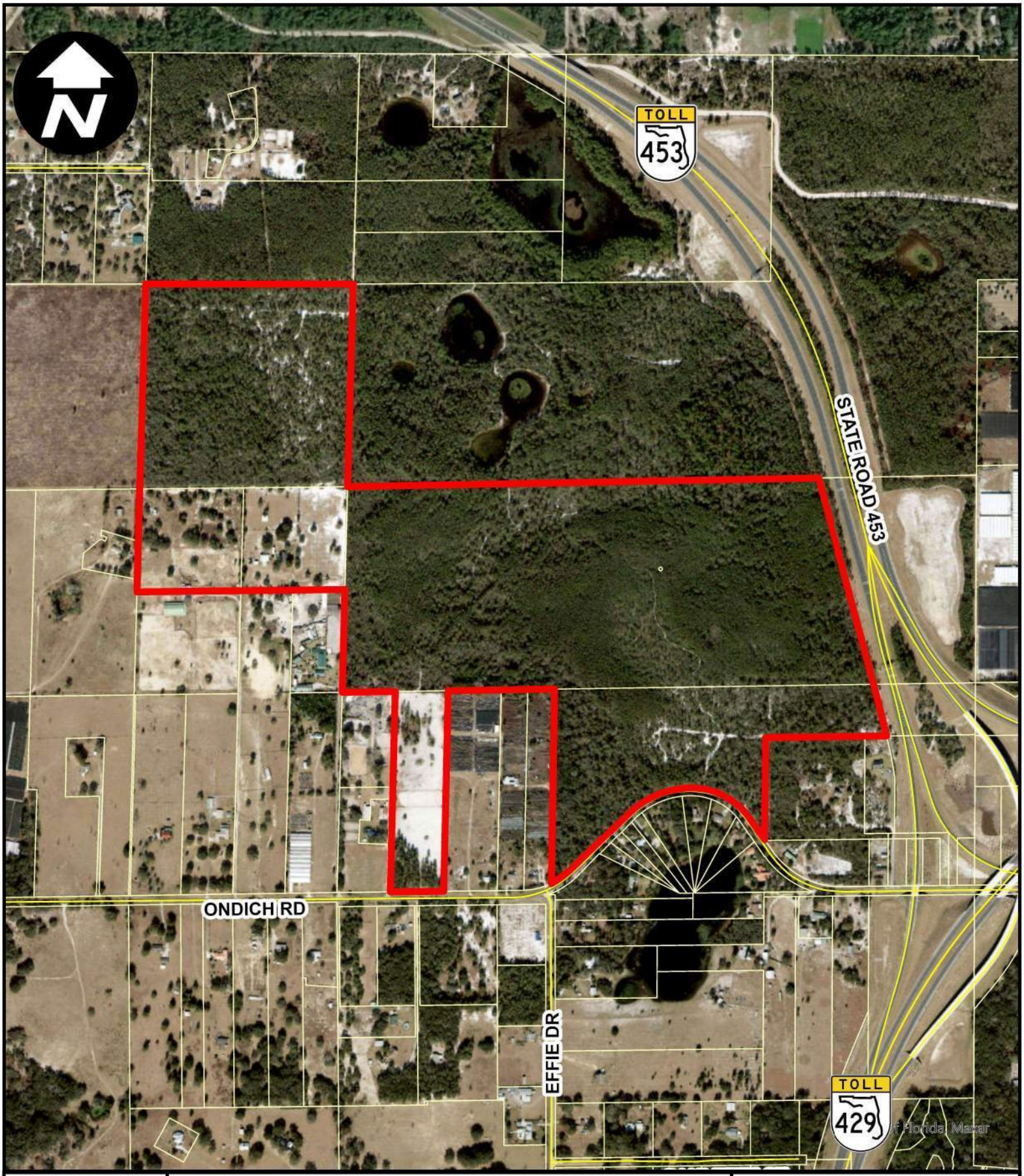
Please call me at (407) 960-5868 or email me at lclasson@appianfl.com if you have any questions regarding the development prior to the meeting.

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

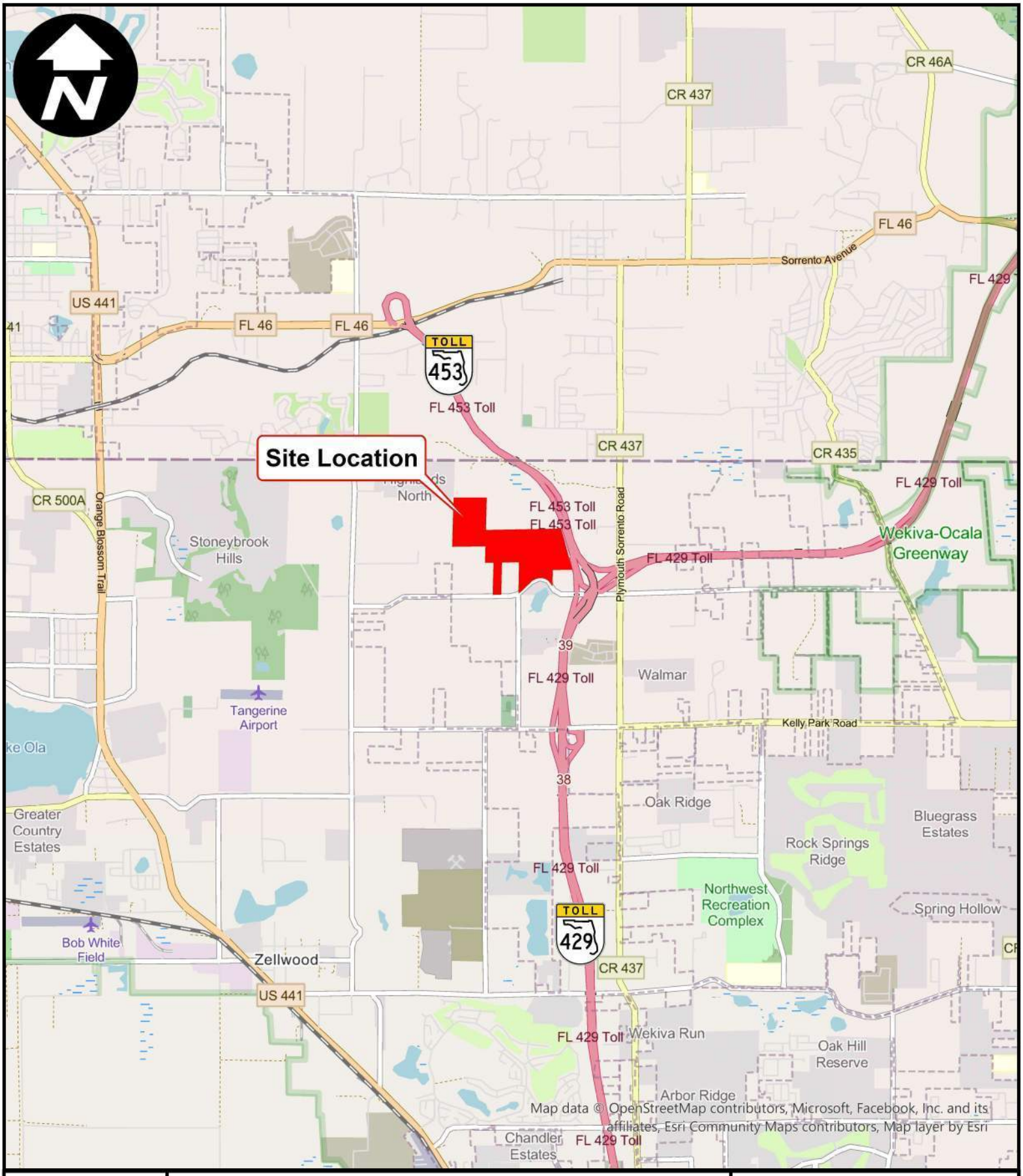
Aerial Map

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 | 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.

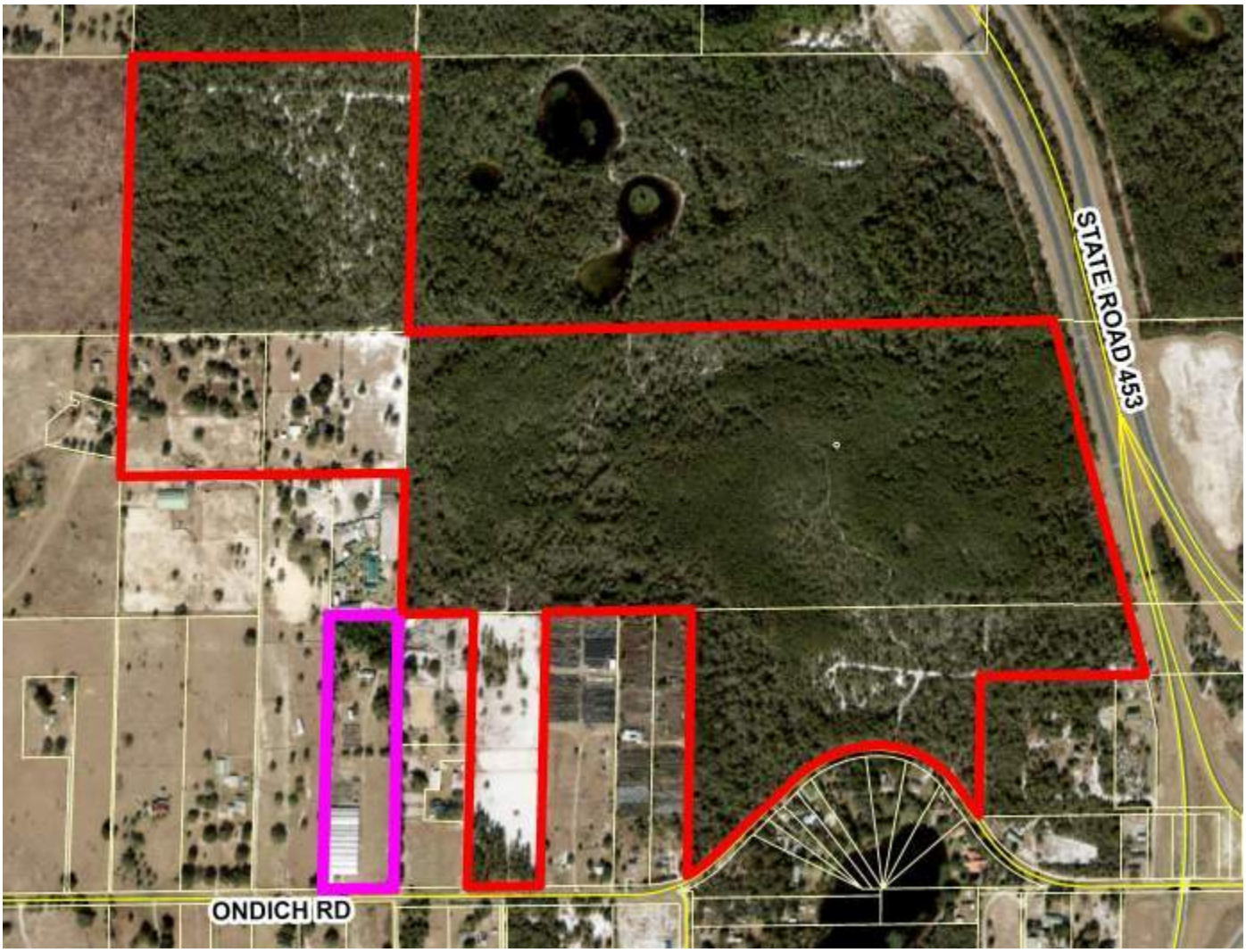
Asma & Asma, P.A.
ATTORNEYS AT LAW

****
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 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
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	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%
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	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

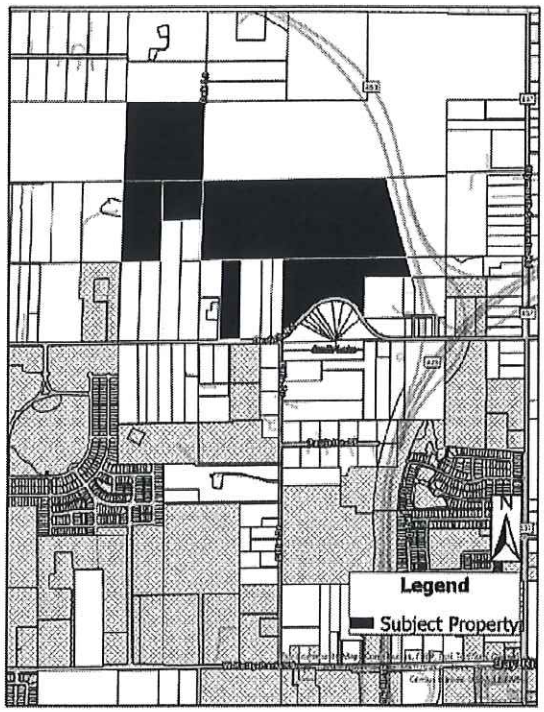
Notary Public State of Florida
Nancy C Thomas
My Commission HH 688639
Expires 7/4/2029

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
CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
Item #: 8.
Meeting Date: December 17, 2025
Department: Community Development

SUBJECT:
Ordinance No. 3147 - First Reading - Paulucci Acres Planned Development (PD) Rezoning and Planned Development (PD) Master Plan (Request for continuance to January 7, 2026)

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:
The applicant is requesting a continuance of the First Reading of this item to January 7, 2026 and Second Reading to January 21, 2026.

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.

Planning Commission: At the December 9, 2025 meeting, the Planning Commission recommended approval of Ordinance No. 3147, 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 by a vote of 5-1. Member Robert Ryan voted no as he believes Rogers Road is not up to City standards.

Recommended Motion - City Council: Accept the applicant's request to continue First Reading of Ordinance No. 3147 to January 7, 2026 and Second Reading to January 21, 2026.

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 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)
9. 4th Community Meeting sign in sheet
10. APK-25-014 Paulucci Acres OCPS response

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

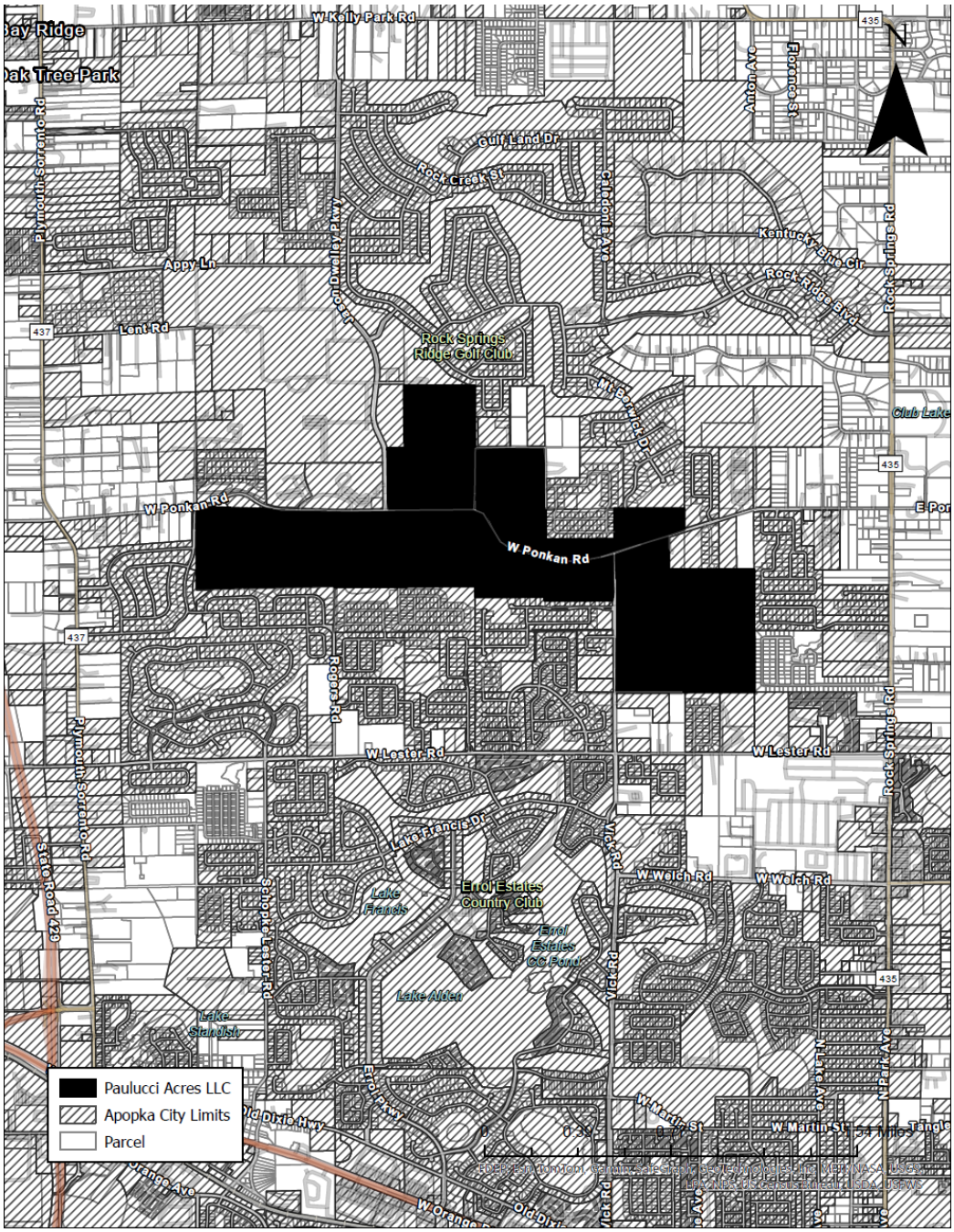


EXHIBIT “B” - MASTER PLAN

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
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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.
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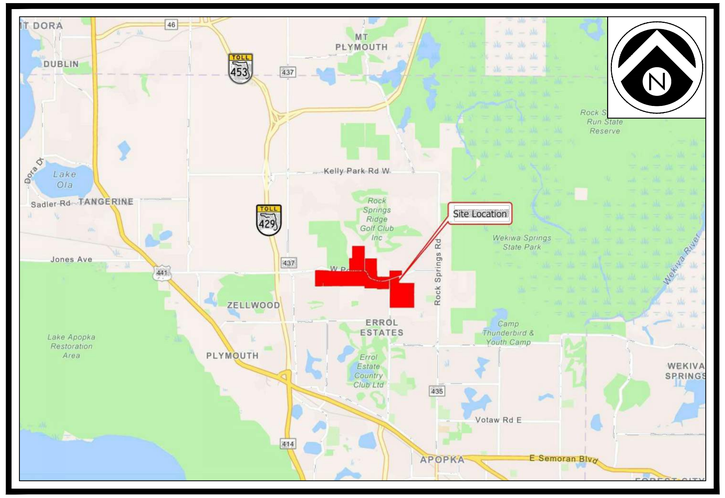
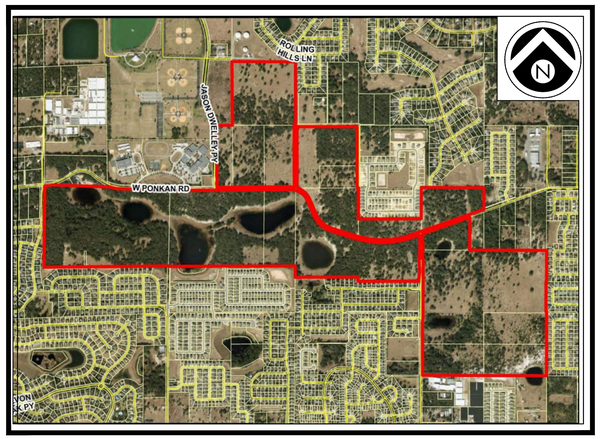
5500 ALHAMBRA DRIVE
ORLANDO, FL 32808
PHONE: (407) 290-2371
FAX: (407) 298-9011
EMAIL: DEVO@DEVOENG.COM



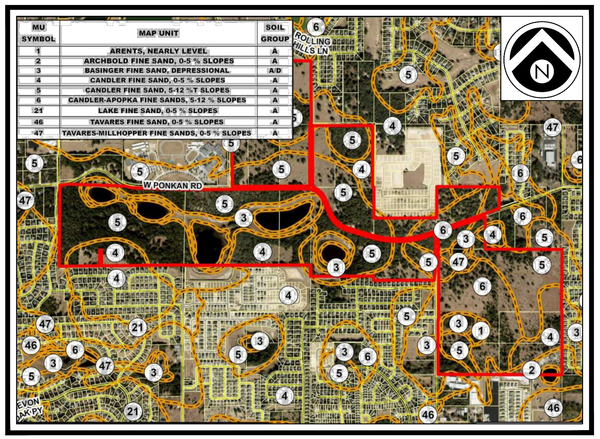
VICINITY MAP

SCALE: 1" = 3000'



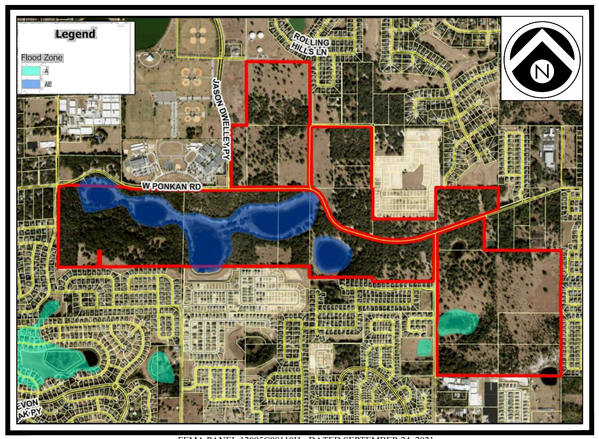
AERIAL MAP

SCALE: 1" = 400'



SOILS MAP

SCALE: 1" = 400'



FEMA PANEL 12095C0011OH - DATED SEPTEMBER 24, 2021

FEMA FLOOD MAP

SCALE: 1" = 400'

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

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. 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\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 MARIE DUNCAN WILLIAMS
ADDRESS: 3186 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#:28-20-28-0000-00-007
OWNER: CITY OF APOPKA
ADDRESS: 325 W PONKAN RD

PARCEL#:28-20-28-0000-00-016
OWNER: JOHN B PITMAN TRUST
ADDRESS: 325 W PONKAN RD

PARCEL#:28-20-28-0000-00-006
OWNER: CITY OF APOPKA
ADDRESS: 320 W PONKAN RD

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

PARCEL#:28-20-28-0000-00-003
OWNER: MENEX CONSTRUCTION PAINTING INC
ADDRESS: 3224 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

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)

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 TAVERN PROPERTIES, LLC
ADDRESS: 2127A VICK RD

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

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

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

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

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)

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)

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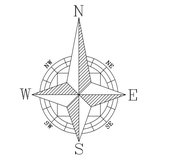
PARCEL#:28-20-28-0000-00-013 & 28-20-28-0000-00-100
OWNER: FRANK SCOTT MCCORKLE AND CAROL VEENEMAN MCCORKLE F

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

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



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

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	10/20/25	CITY OF APOPKA COMMENTS DATED 09/29/2025	LMC
2	10/20/25	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" = 400'
PROJECT: PUL-051
SHEET: C1.0

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

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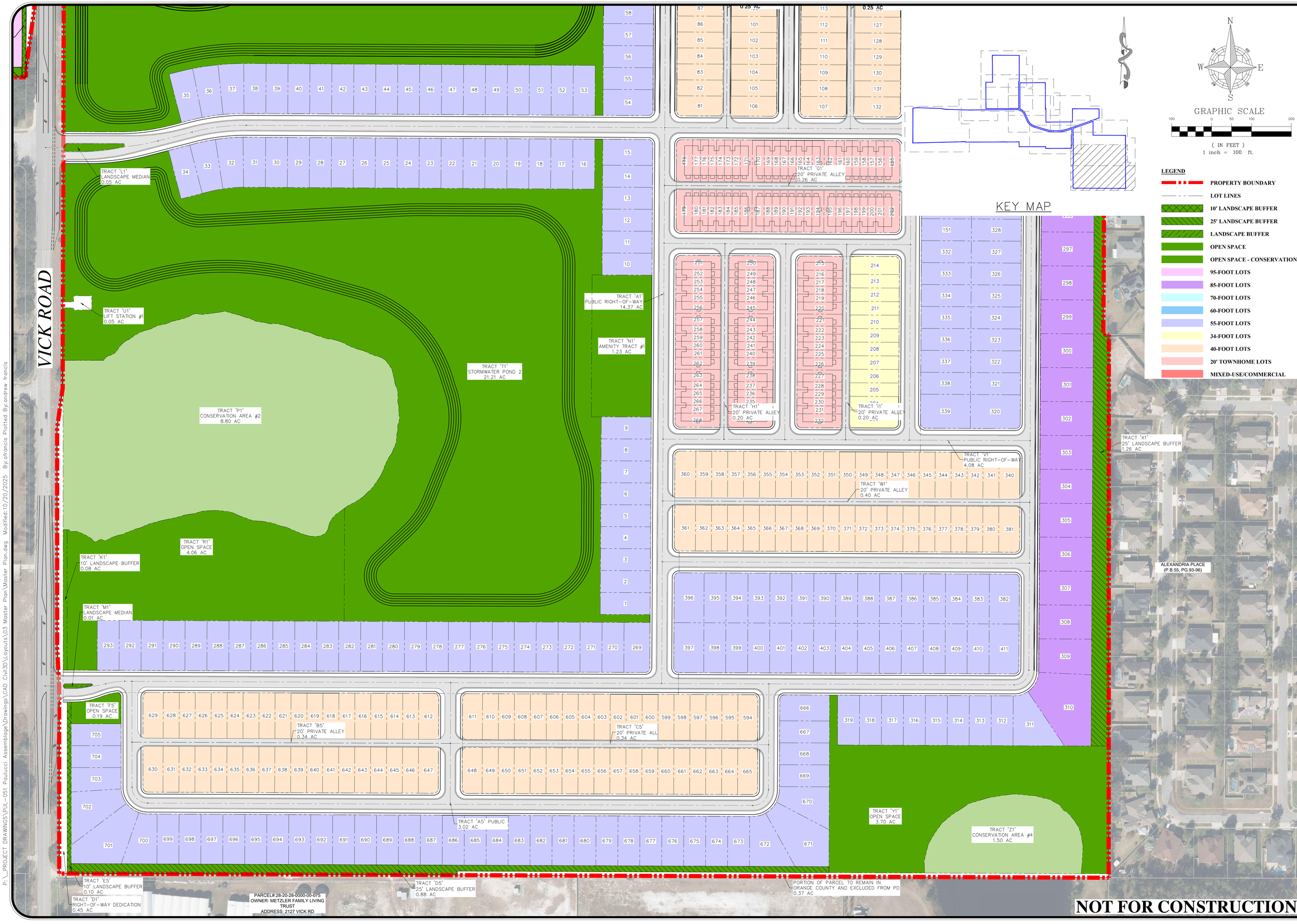
P:_PROJECT DRAWINGS\PUL-051 Paulucci Assemblage\Drawings\CAD Civil3D\Layouts\03 Master Plan\Master Plan.dwg Modified:10/20/2025 By:afrancis Plotted By:andrew francis



KEY MAP

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

SCALE	PROJECT	SHEET
1" = 100'	PUL-051	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.
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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 '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: 249 W PONKAN RD

PARCEL# 28-20-28-0000-00-007
OWNER: DONALD R EMERY
& ANNETTE M EMERY
ADDRESS: 3253 W PONKAN RD

PARCEL# 28-20-28-0000-00-006
& 28-20-28-0000-00-062
OWNER: BSC PONKAN LLC
ADDRESS: 3291 W PONKAN RD

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

PARCEL# 28-2
OWNER: MENEX CONS
ADDRESS: 30

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 electronic PE for the date adjacent to the seal.
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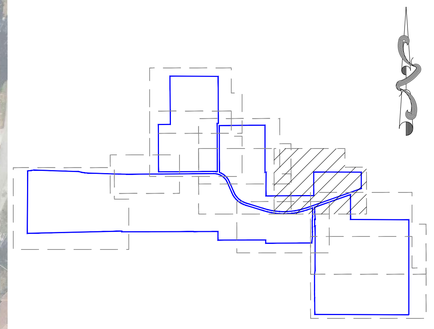

LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- 10' LANDSCAPE BUFFER
- 25' LANDSCAPE BUFFER
- LANDSCAPE BUFFER
- OPEN SPACE
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- 95-FOOT LOTS
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- 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.

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

TRACT 'D3'
25' LANDSCAPE BUFFER
0.77 AC

TRACT 'A3'
PUBLIC RIGHT-OF-WAY
2.28 AC

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

HILLSIDE AT WEKIVA
(P.B.88, PG.74-76)

TRACT 'I3'
STORMWATER POND #4
5.23 AC

TRACT 'E3'
10' LANDSCAPE BUFFER
0.08 AC

TRACT 'L3'
LIFT STATION #3
0.05 AC

TRACT 'F3'
10' LANDSCAPE BUFFER
0.04 AC

TRACT 'H3'
25' LANDSCAPE BUFFER
1.25 AC

TRACT 'J3'
STORMWATER POND #5
3.30 AC

TRACT 'K3'
STORMWATER POND #6
8.98 AC

TRACT 'G3'
10' LANDSCAPE BUFFER
0.57 AC

TRACT 'B3'
30 ' RIGHT-OF-WAY DEDICATION
2.15 AC

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

TRACT 'C1'
RIGHT-OF-WAY DEDICATION

W. PONKAN ROAD

PARCEL # 20-20-28-0000-00-016
OWNER: JOHN B PITMAN TRUST
& ANNETTE M EMERY
ADDRESS: 325 W PONKAN RD

PARCEL # 20-20-28-0000-00-007
OWNER: DONALD R EMERY
ADDRESS: 329 W PONKAN RD

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: C1.3

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA 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.
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PORTION OF PITTMAN ROAD RIGHT-OF-WAY TO BE VACATED

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 'M4'
STORMWATER POND #9
7.59 AC

TRACT 'D4'
10' LANDSCAPE BUFFER
0.23 AC

W. PONKAN RD

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

W. PONKAN ROAD

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

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
LICENSED
No 77066
STATE OF
10/20/25
PROFESSIONAL ENGINEER

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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

REV.	DATE	DESCRIPTION	BY
2	10/20/25	CITY OF APOPKA COMMENTS DATED 09/29/2025	LMC
1	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: C1.5

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

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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 "H6"
STORMWATER POND #10
23.96 AC

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

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
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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 10/20/25
PROFESSIONAL ENGINEER

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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

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 "Q7"
STORMWATER POND #11
11.04 AC

TRACT "S7" LIFT STATION #6
0.05 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

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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 "J7"
AMENITY #3
0.87 AC

TRACT "K7"
CONSERVATION AREA #6
14.68 AC

TRACT "A7"
PUBLIC RIGHT-OF-WAY
9.36 AC

TRACT "G7"
10' LANDSCAPE BUFFER
0.26 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
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- 40-FOOT LOTS
- 20' TOWNHOME LOTS
- MIXED-USE/COMMERCIAL

KEY MAP

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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

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RCEL#:20-20-28-0000-00-02
OWNER: CITY OF APOPKA
DRESS: 1715 W PONKAN R

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LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- 10' LANDSCAPE BUFFER
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- LANDSCAPE BUFFER
- OPEN SPACE
- OPEN SPACE - CONSERVATION
- 95-FOOT LOTS
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- 60-FOOT LOTS
- 55-FOOT LOTS
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- 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.

KEY MAP

PROPOSED ROUNDABOUT

W. PONKAN ROAD

TRACT 'K3'
STORMWATER POND #6
8.98 AC

TRACT 'C3'
RIGHT-OF-WAY DEDICATION
0.75 AC

TRACT 'G3'
10' LANDSCAPE BUFFER
0.57 AC

TRACT 'B3'
30 ' RIGHT-OF-WAY DEDICATION
2.15 AC

TRACT 'D2'
10' LANDSCAPE BUFFER
0.43 AC

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

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

TRACT 'I2'
OPEN SPACE
4.64 AC

TRACT 'E2'
10' LANDSCAPE BUFFER
0.10 AC

TRACT 'H2'
LANDSCAPE MEDIAN
0.02 AC

TRACT 'A2'
PUBLIC RIGHT-OF-WAY
2.66 AC

TRACT 'K2'
STORMWATER POND #3
13.10 AC

TRACT 'L2'
LIFT STATION #2
0.06 AC

TRACT 'F2'
10' LANDSCAPE BUFFER
0.14 AC

TRACT 'G2'
25' LANDSCAPE BUFFER
0.63 AC

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

455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471
454 453 452 451 450
412 413 414 415 416 417 418 419 420 421 422 423 424
437 436 435 434 433 432 431 430 429 428 427 426 425
438 439 440
449 448 447 446 445 444 443 442 441
35 36 33 34

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	09/04/25	3

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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 C1.9

LUKE CLASSON LICENSE No 77066 STATE OF 10/20/2025 PROFESSIONAL ENGINEER

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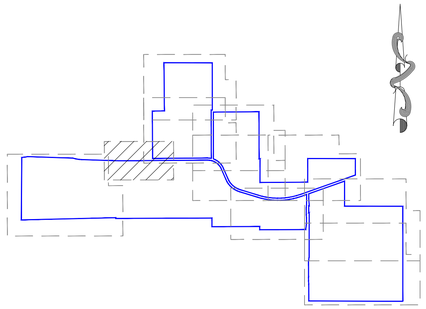

KEY MAP

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
10/20/25
PROFESSIONAL ENGINEER

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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) 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.

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'

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

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: C1.11

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.

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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

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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

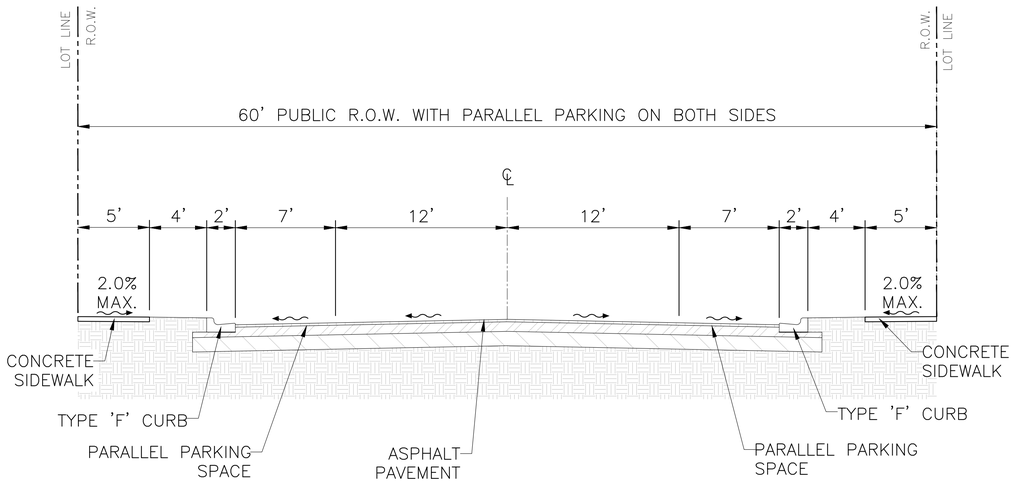
PAULUCCI ACRES
CITY OF APOPKA, FLORIDA

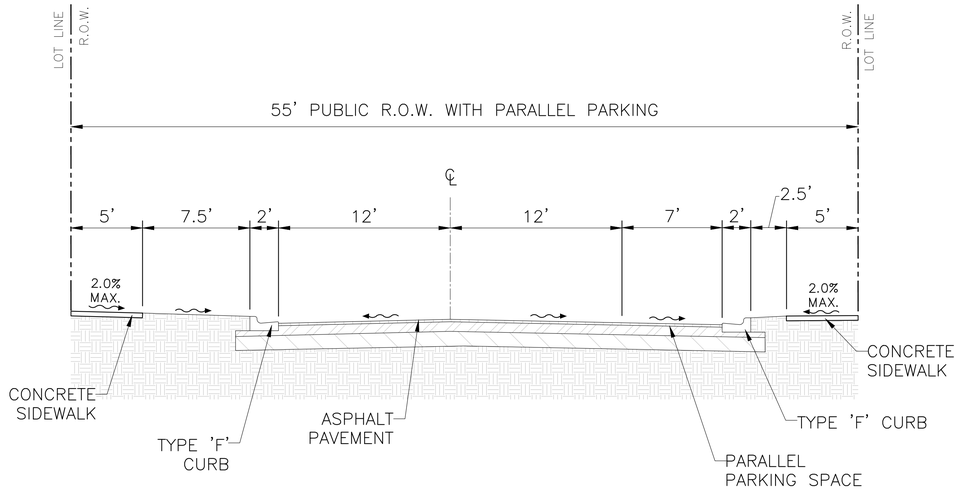
DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 10/20/2025

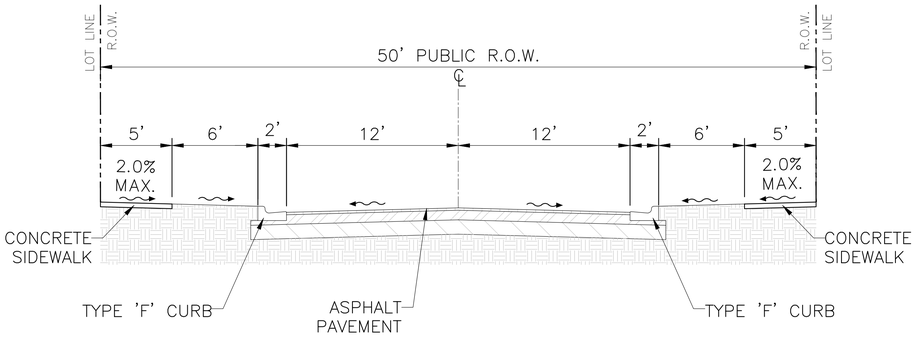
SCALE: N.T.S.
PROJECT: PUL-051
SHEET: C1.11a

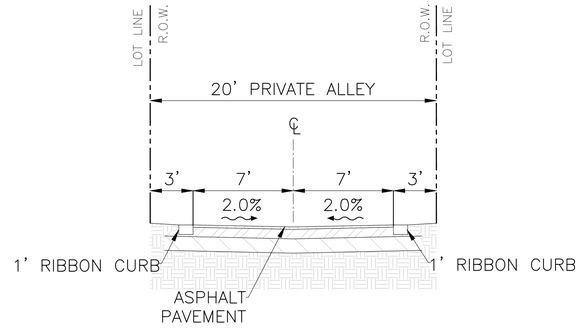
LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 10/20/25

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.

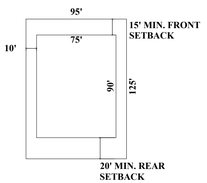








TYPICAL 95' LOT SIZE/PROPOSED BUILDING PAD



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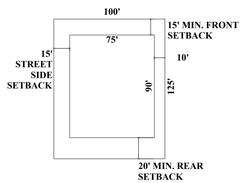

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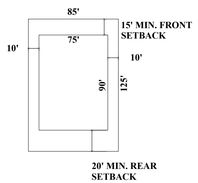

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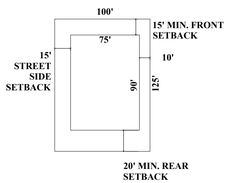

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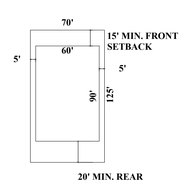

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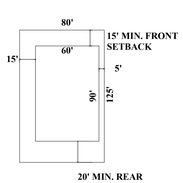

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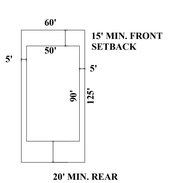
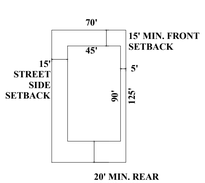


CORNER 60' LOT SIZE/PROPOSED BUILDING PAD



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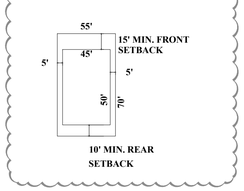

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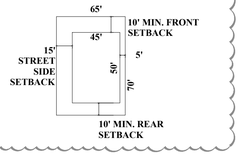
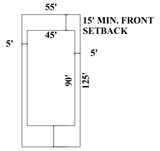


TYPICAL 55' LOT SIZE/PROPOSED BUILDING PAD



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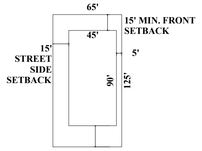

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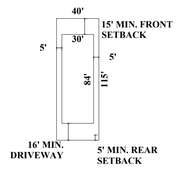
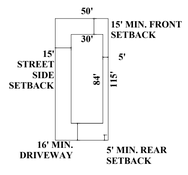


CORNER 40' LOT SIZE/PROPOSED BUILDING PAD



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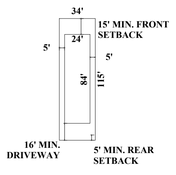
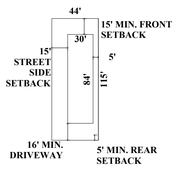
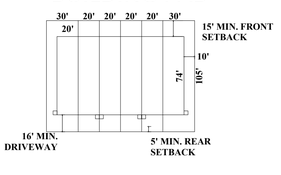


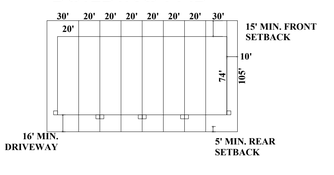
CORNER 34' LOT SIZE/PROPOSED BUILDING PAD



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 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: 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

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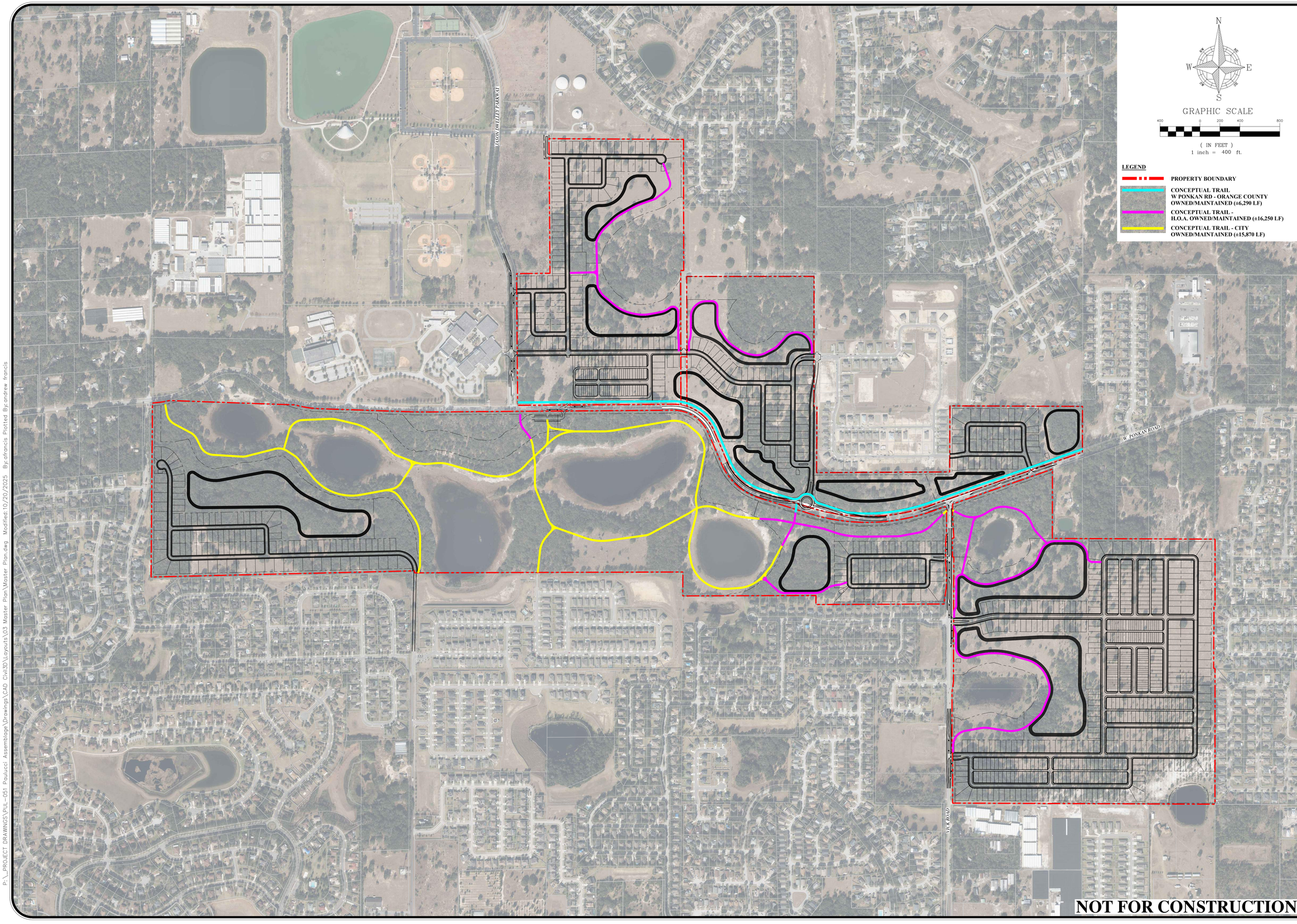

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2	09/04/25	CITY OF APOPKA COMMENTS DATED 07/08/2025	

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(407) 558-2228
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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

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

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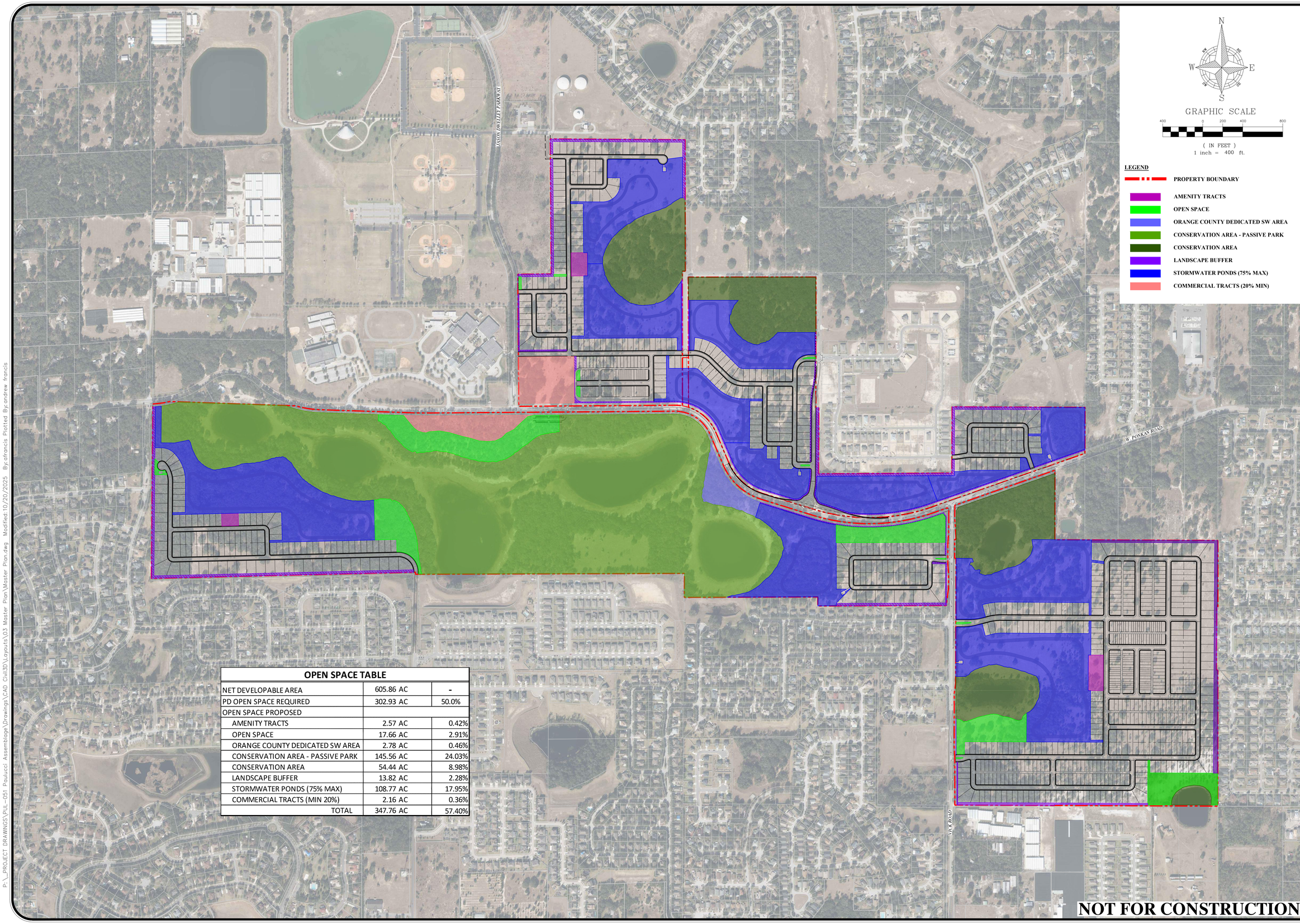

OPEN SPACE TABLE		
NET DEVELOPABLE AREA	605.86 AC	-
PD OPEN SPACE REQUIRED	302.93 AC	50.0%
OPEN SPACE PROPOSED		
AMENITY TRACTS	2.57 AC	0.42%
OPEN SPACE	17.66 AC	2.91%
ORANGE COUNTY DEDICATED SW AREA	2.78 AC	0.46%
CONSERVATION AREA - PASSIVE PARK	145.56 AC	24.03%
CONSERVATION AREA	54.44 AC	8.98%
LANDSCAPE 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

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A	09/04/25	CITY OF APOPKA COMMENTS DATED 07/08/2025	LMC

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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

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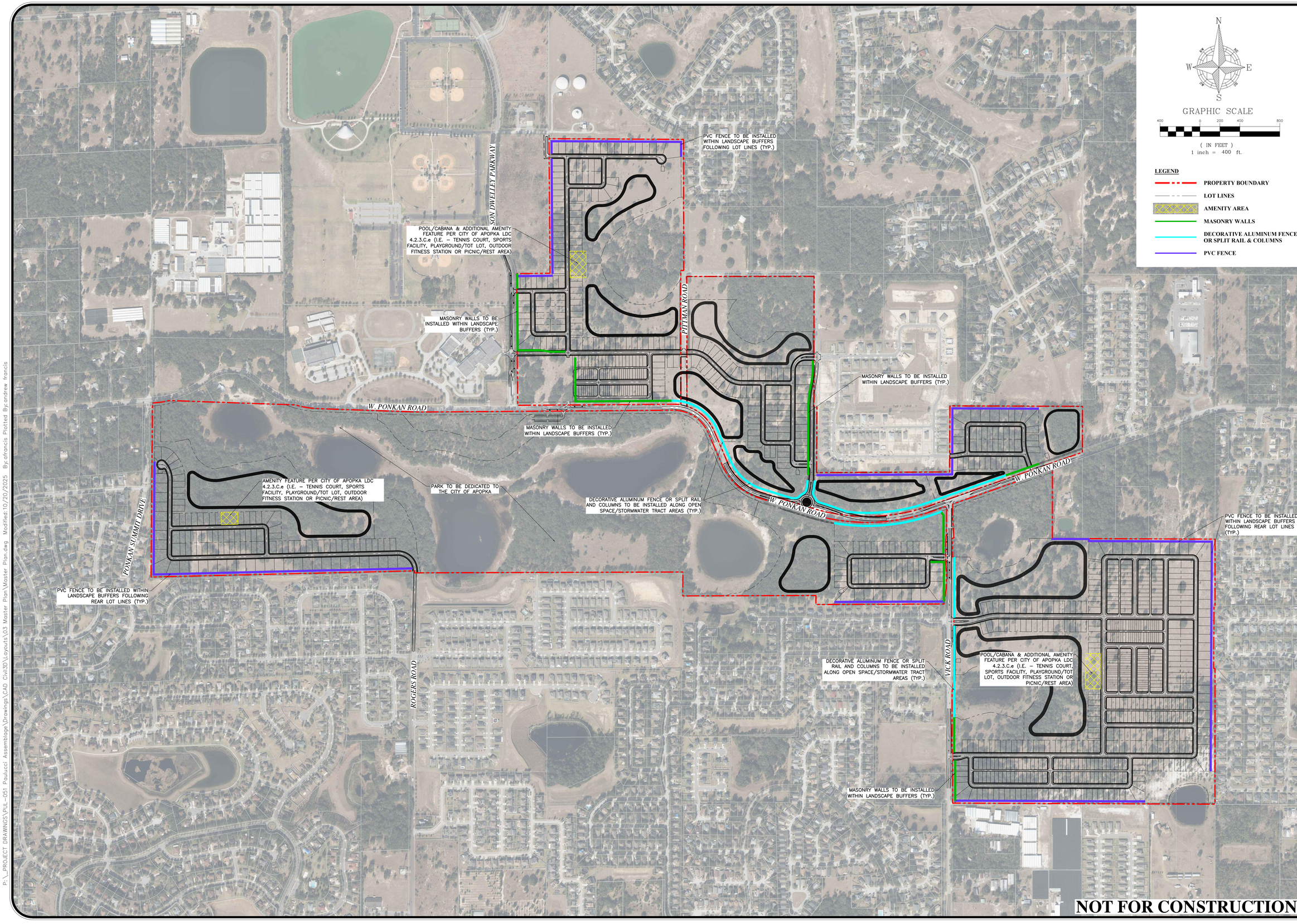

REV.	DATE	DESCRIPTION	BY
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2	09/04/25	CITY OF APOPKA COMMENTS DATED 07/08/2025	

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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

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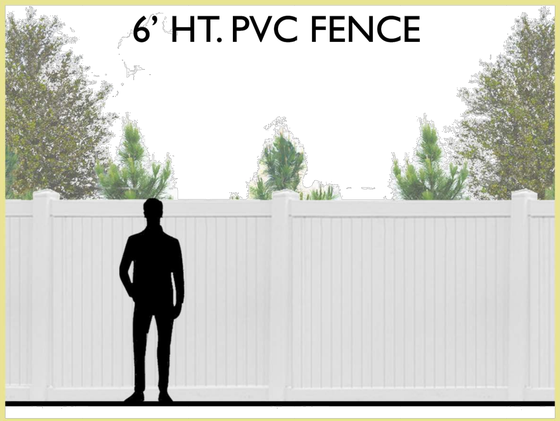
PAULUCCI ACRES
SITE WALLS AND FENCES

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
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	BK

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

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

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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

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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

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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

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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.

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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 MD1

Elevation C2

Elevation CO2

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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

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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

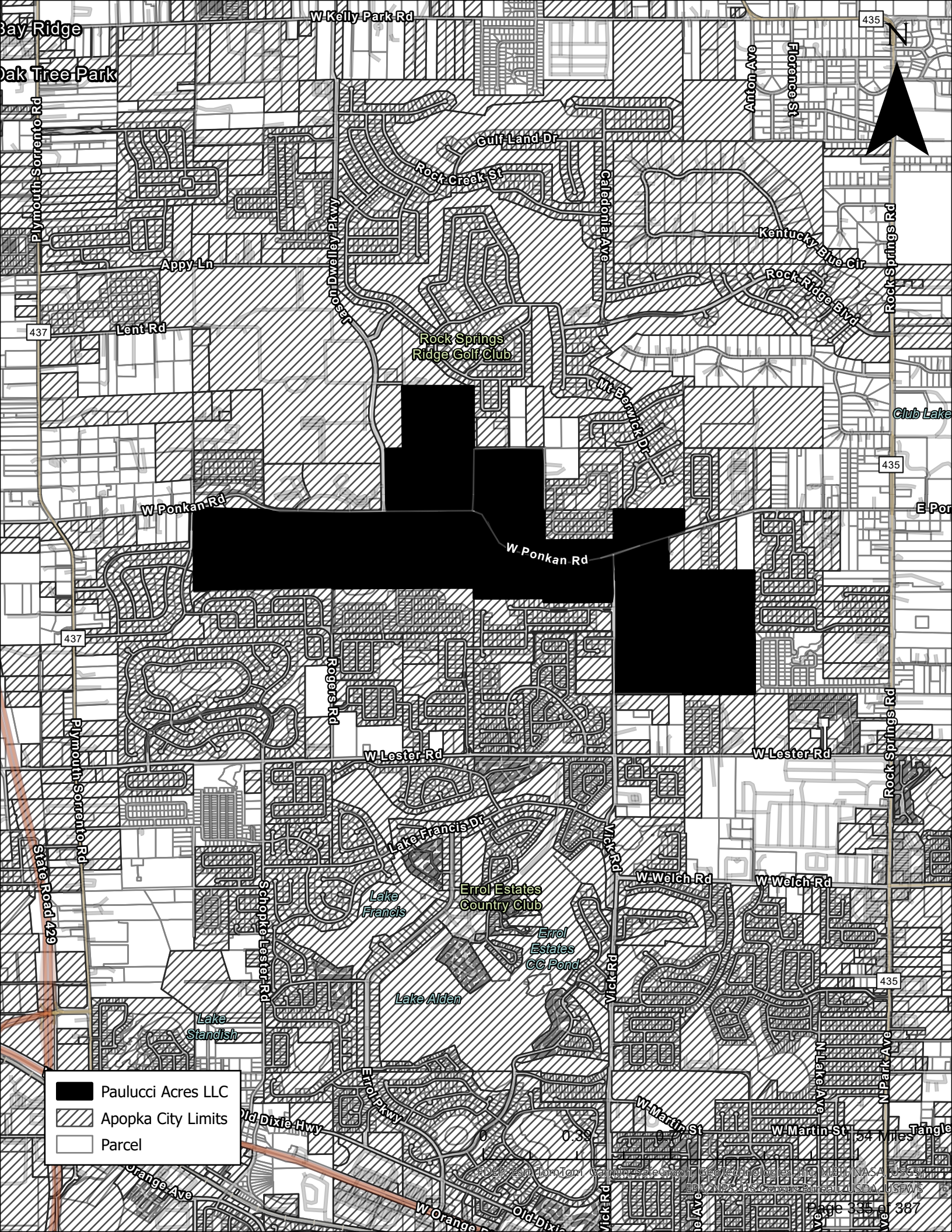
Elevation C1

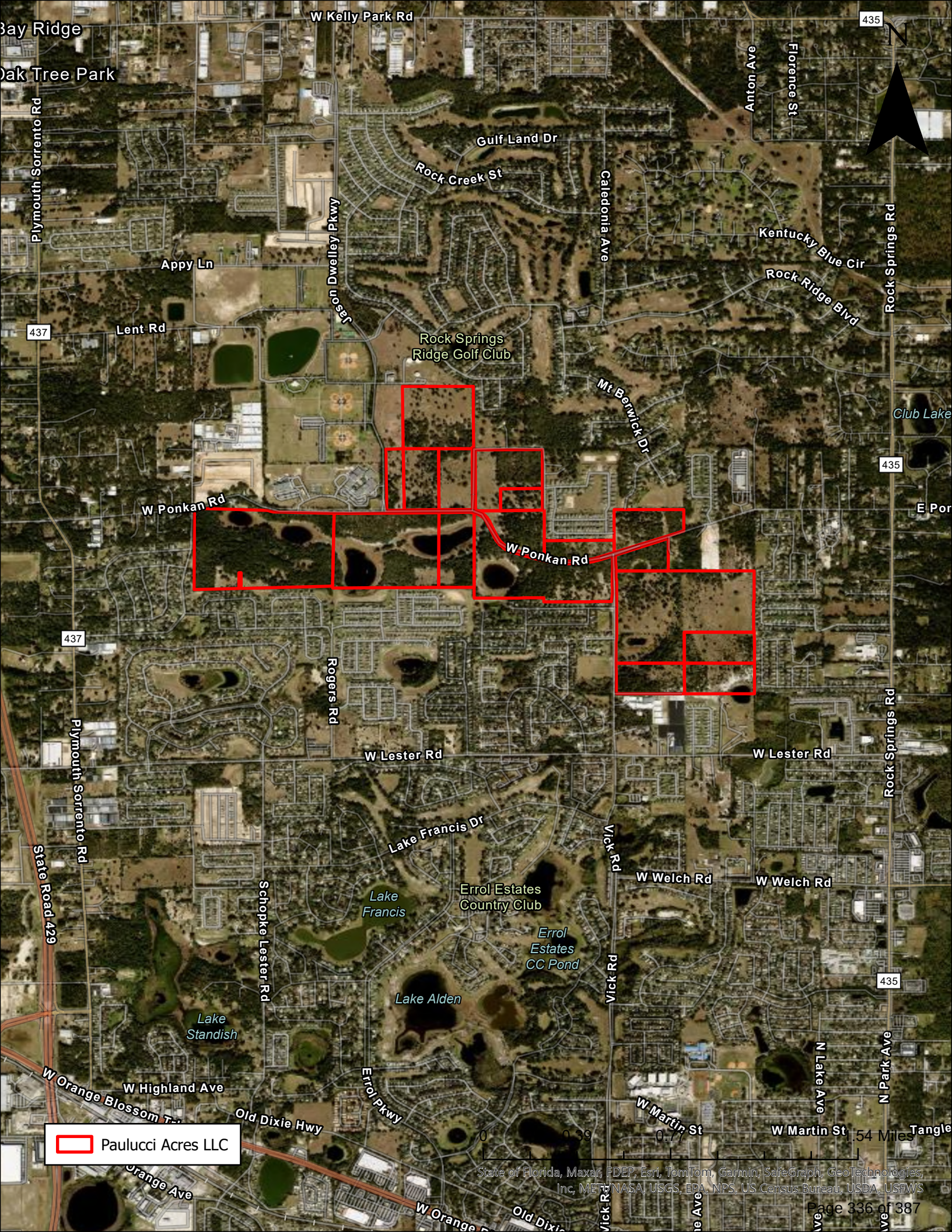
Elevation CO1

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
Bay Ridge
Oak Tree Park
Plymouth Sorrento Rd
Arton Ave
Florence St
Gulf Land Dr
Rock Creek St
Caledonia Ave
Kentucky Blue Cir
Rock Springs Rd
Appy Ln
Jason Dwelley Pkwy
Rock Ridge Blvd
437
Lent Rd
Rock Springs Ridge Golf Club
Mt Berwick Dr
Club Lake
435
W Ponkan Rd
E Pon
W Ponkan Rd
437
Rogers Rd
Plymouth Sorrento Rd
W Lester Rd
W Lester Rd
Rock Springs Rd
Lake Francis Dr
Vick Rd
W Welch Rd
W Welch Rd
State Road 429
Schopke Lester Rd
Lake Francis
Errol Estates Country Club
Errol Estates CC Pond
435
Lake Alden
Lake Standish
Errol Pkwy
N Lake Ave
N Park Ave
W Martin St
W Martin St
Tangle
Old Dixie Hwy
Orange Ave
W Orange
Old Dixie
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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Gulf Land Dr
Rock Creek St
Caledonia Ave
Anton Ave
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Kentucky Blue Cir
Rock Springs Rd
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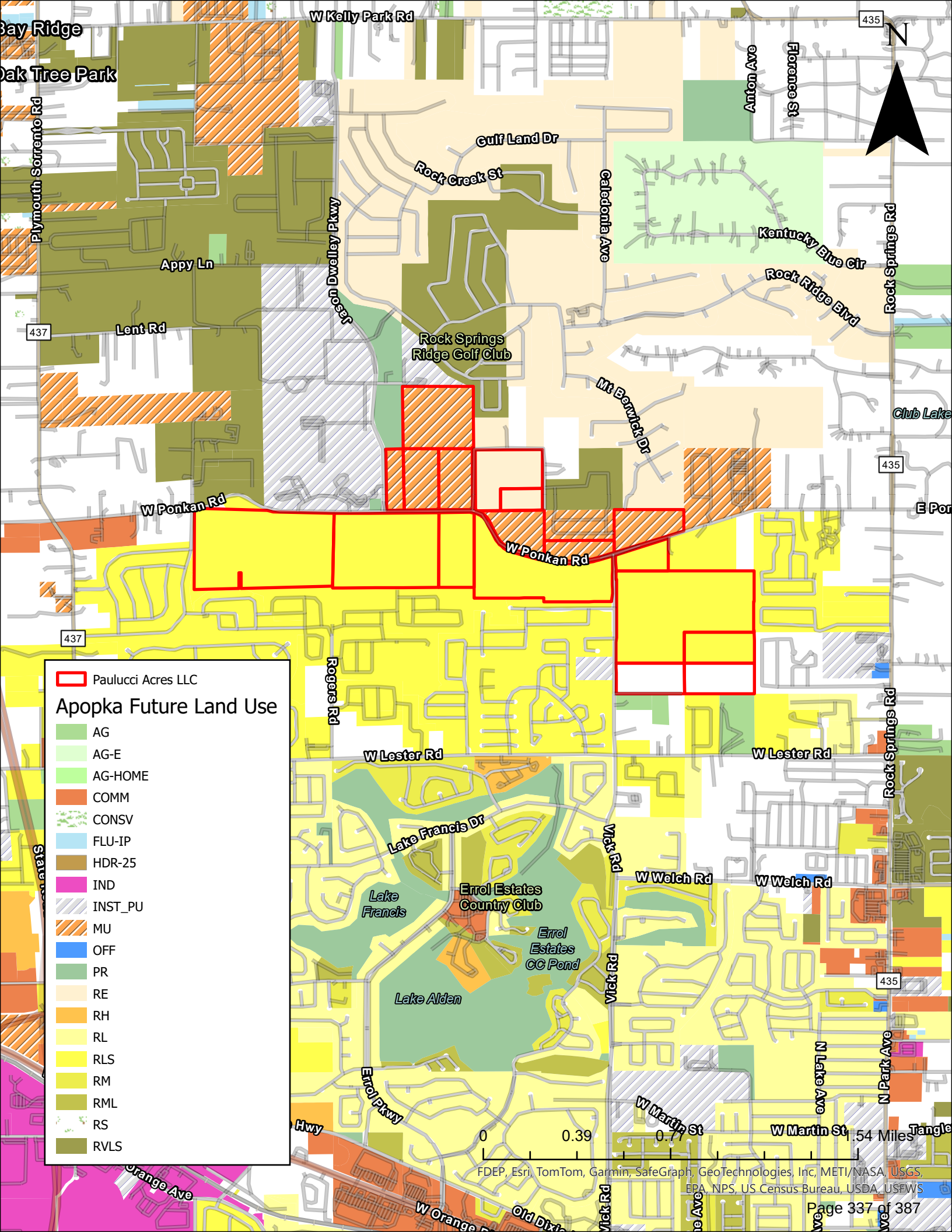
Jason Dwelley Pkwy
Appy Ln
Lent Rd
437
435
Rock Springs Ridge Golf Club
Mt Berwick Dr
Club Lake
W Ponkan Rd
E Por
Rogers Rd
W Lester Rd
Lake Francis Dr
Vick Rd
W Welch Rd
State Road 429
Schopke Lester Rd
Lake Francis
Errol Estates Country Club
Errol Estates CC Pond
Lake Alden
Lake Standish
W Highland 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
N
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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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
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
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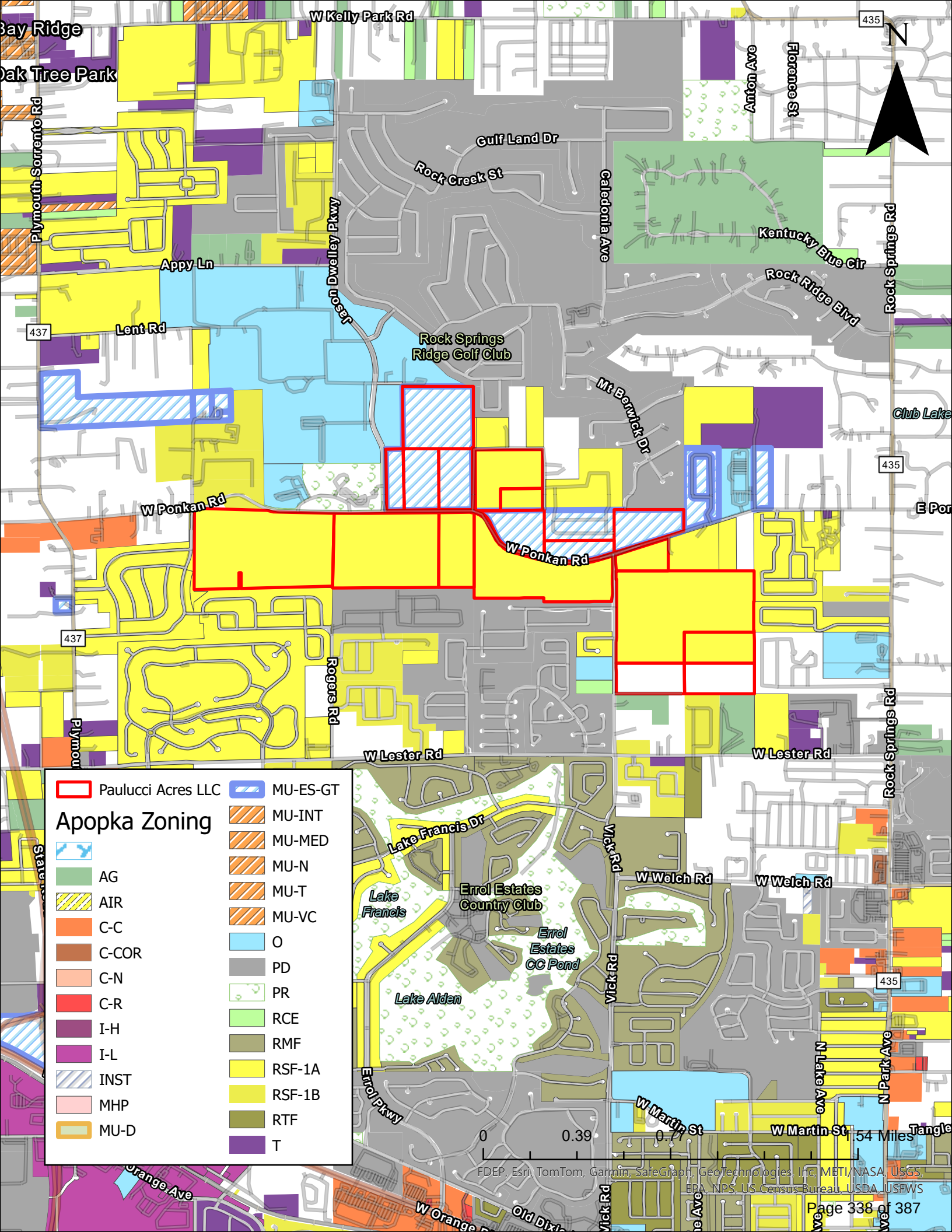
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Errol Pkwy
W Martin St
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N Park Ave
Orange Ave
W Orange
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Paulucci Acres LLC
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FDEP, Esri, TomTom, 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

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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

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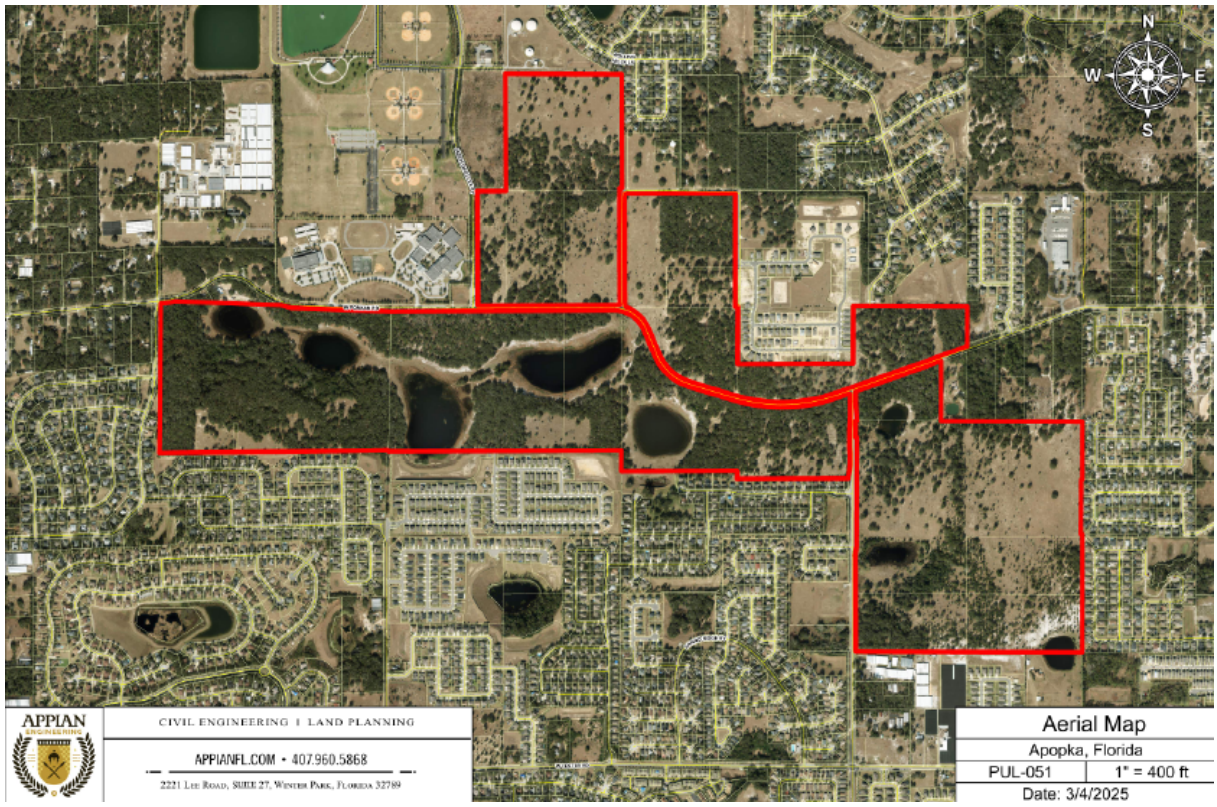
Summary and Location

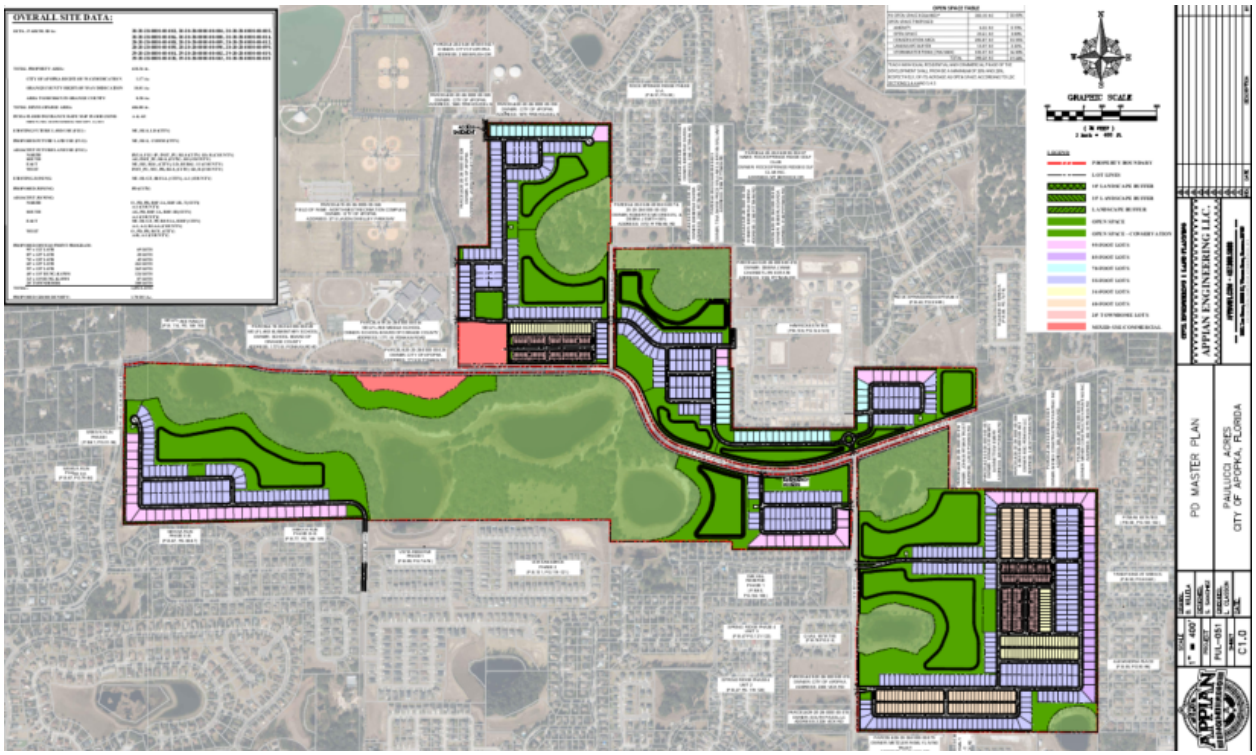
Paulucci Acres is a 618.36± acre site situated north and south of W. Ponkan Road, with approximately 580 acres located in the City Apopka, Florida (the "City") and approximately 40 acres located in unincorporated Orange County, with such unincorporated area proposed to be annexed into the City. The site 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

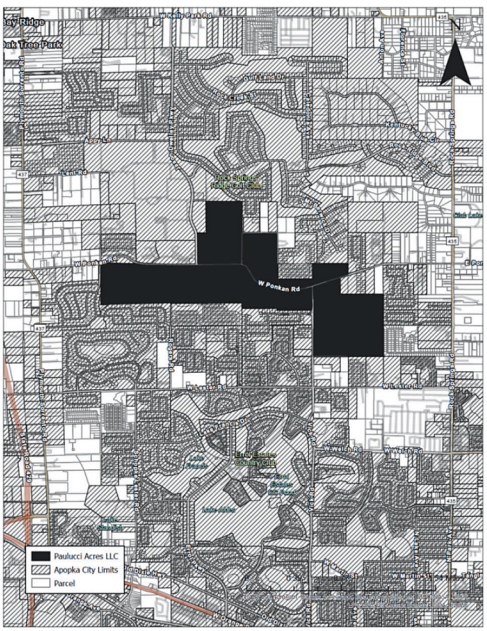
The requested rezoning is compatible with the surrounding development and uses. The Applicant respectfully requests your consideration of this Application for rezoning the Proposed Development to PD. Should you have any questions regarding this Application, please contact Dan O'Keefe or Elesa Sowell 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 & JACQUI DAVIS	2647 SAILING DRIVE	302 362 2929	JRaeQui62 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 Raja	1441 Valley Run Cir	514 814 4214	Thaneraja2000@yahoo.com
7	DAVID TAYLOR & FAMILY	524 Alexandria Place Dr APK	407 965 0571	Jwtaylor66@gmail.com
8	Natalie Gozar	2586 Pankin 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 bctl.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 Ruxton Dr.		tbest32beyond@icloud.com
30	Ruben & Elly Martinez	3367 Players Point Loop		rubenandelly@gmail.com
31	541RISINGSUCHAIR	1556 Goldrich Village Blvd		
32	Traci Scott	4625		
33	Megan VanTreet	2685 Tree Meadow Loop		
34	Kelsey Henderson	5585 Valley Run DR.		Kitandkels@yahoo.com
35	VIVIAN VALDIVIA	2853 Pompan Meadow Dr		VIVIAN.VALDIVIA@US.med.com
36	Mr Max Perez	1013 Valleyview Dr		homehealthbiz@hotmail.com
37	Ben Masterson	2113 Misty Glen Dr		NOTBostrom@gmail
38	Edwin Luciano	3358 Players Point Loop		
39	Teresa Rodriguez	821 Ramrider Loop		R.leyster@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	2804 Westkellwood		mbehunelson@hotmail.com
45	David Haire	874 Rampage 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 Jacksonville 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	Mikelang05@gmail.com
54	Elsy & Dale Burnham	512 Alexandra 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 Krysziforski	3340 Wolf Lake Ave	410-960-9814	JKRYSZIOFORSKI@CHEFBYRON.com
59	Fran Bernie	3342 Wolf Lake Ave	410-960-6781	BERNIE@CHEFBYRON.com
60	Michael Bayliss	790 Rominger Loop	863-333-5349	mtbayliss@outlook.com
61	James Sosinski	408 Alexandra Place Dr.	407-78[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	Kaye Tew	2810 Sheila	407-739-5237	Sivilee1@yahoo.com
72	Anthony Payne		407-702-0600	
73	Marys Sandiayani		786.402.4717	marysgalinda@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 Pitman	PO X 833 Apopka	407-353-1180	
84	Ben Pitman	" " "	" "	
85	Cheryl Caballero	530 Alexandria Place		chercab22@gmail
86	Tavy Pierce	37 Cove Key Loop	352-267-7621	
87	Jimmy Singh	607 Rominger Loop	352-425-4569	JSingh1379@yahoo.com
88	Joe Kilsheimer	2377 Home Again Rd	407-719-6686	joe.kilsheimer@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 Circle		Cioccì4justice@gmail.com
115	Cindy Ciocci	3150 Phils Lane	407-889-0859	Ciocci4justice@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 cmty.			
4	Joe Kitselman		Oak Hill		
5	Ed Velazquez	RSR			
6	Jacqueline Jefferson Johnson	3375 Players Club 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	KIFFLEE	2536 W POLK AVE		407 325 9088	
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 Rdg	321-331-4777	Chad.sandusky@gmail
18	Gary VanKuilenburg	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 RomingerLoop	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.com
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 Parkan 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		twoodardjr2@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	Hamlick	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	904-699-2622	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	Shavon + Myron Murphree	9106 Misty Glen Dr	Wekiva Run	407-903-2023	MBSW Murphree@Yahoo
63	F. Thomas				flashcho@me.com
64	JEREMY MARTIN	797 ROHINGER LOOP	HAMRICK EST.	561 818 3241	jmartin2k4@yahoo.com
65	Shaton Lusk	1514 Royal Oaks Dr	Royal Oak	407-310-3468	Slusk@rollins.edu
66	Wayne Gordon	754 Silverthorn 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	4073099019	
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		richardsfam6se@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 Paul Loop	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 + Wendy [illegible]	869 Valleyview Dr	Oak Hill	321-277-0631	
[illegible]	205 NPC	TRADITIONS		
NICK NESTA		City of Apopka		
[illegible]	[illegible]	[illegible]		[illegible]
Ruben & Elley Martinez	33607 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@hotmail.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@traffictechnologies.com

Pulte Home Company, Paulucci Acres
Community Meeting (December 2, 2025) Sign-In Sheet

Name	Address	Subdivision	Phone Number	E-mail Address
NICK NESSIA				NNESSIA@APOPKA.NET
Emma Clark		HAMRICK EST.		clark.emmaa@gmail.com
Teresa Rodriguez		Hamrick Est		Rileysreign@comcast.net
WILLIAMS		PITTMAN		
CLIFFORD ELLIS		HAMRICK ESTATES		clifford.c.ellis@gmail.com
Geoff. Clark		Vista Reserve		geoffrey Clark884@yahoo.com
Cyprus Scarpinati		HAMRICK EST		C Scarpinati@Gmail.com
Norman Perron		OAK HILL RES.		homehealthbb.2@hotmail.com
CJ Abel		Vista Res.		
Marys Sangiovanni		Hamrick EST		dennysangiovanni@gmail.com
Denny Sangiovanni		Hamrick EST		
Dimitri Ioannidis		Oak Hill Reserve		Dikonas1@yahoo.com
Christine Moore		downtown		Christine.M@prodoctf.net
Thomas Altemose	2561 Woodside Ridge Dr	Wekiva Run		Thomkat8466@hotmail
Judy Altemose	"	"		"

Pulte Home Company, Paulucci Acres
Community Meeting (December 2, 2025) Sign-In Sheet

Name	Address	Subdivision	Phone Number	E-mail Address
S. Curley	Wolf Lake Ave	Wolf Lake Ranch		curleys@email.com

From: Vitale, Stefani
To: Bobby Howell
Cc: Jean Sanchez
Subject: APK-25-014 Paulucci Acres
Date: Monday, August 4, 2025 10:31:12 AM
Attachments: AGENT AUTHORIZATION FORM.pdf

Good Morning Bobby,

We won't need to run an analysis for the attached project since all the units are vested.

Thank you,

Stefani Vitale
Senior Specialist, Real Estate Management and Land Planning
Orange County Public Schools
Tel: 407-317-3700 ext. 2023974
planning.ocps.net

*__District Office Summer Hours__ from June 5 – July 30 will be Monday – Thursday 7:00 AM – 5:30 PM __CLOSED on Fridays__

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City of Apopka
CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
Item #: 9.
Meeting Date: December 17, 2025
Department: City Clerk

SUBJECT:
Resolution No. 2025-46 - Calling for a Special Election to fill Vacancy in Seat 4.

ACTION ITEM INFORMATION:

REQUEST:
APPROVE RESOLUTION 2025-46 FOR THE PURPOSE OF FILLING AN UNEXPIRED TERM FOR COMMISSIONER, SEAT 4, SETTING THE QUALIFYING PERIOD, AND SETTING THE ELECTION DATE.

SUMMARY:
City Council has declared a vacancy in Council Seat, 4 upon the resignation of Commissioner Nick Nesta, who has resigned to run, effective December 4, 2025. Pursuant to the requirements of Section 2.07(b) of the Charter of the City of Apopka, upon the resignation of a council member, if the unexpired term exceeds one (1) year, a special election shall be held within sixty (60) days, or as soon thereafter to comply with state election laws to fill such vacancy.

Resolution No. 2025-46 calls for the Special Election to be held in conjunction with the City General Election on Tuesday, March 10, 2026. Should it be necessary, a Runoff Election, will be held on Tuesday, April 14, 2026.

The qualifying period for the Special Election shall begin on Monday, January 5, 2026, at 12:00 p.m. and end on Wednesday, January 7, 2026 at 12:00 p.m. Qualifying by petition is not an option for the Special Election.

This resolution authorizes and directs the Clerk's office to proceed with all election arrangements required for the elections in accordance with the Apopka Municipal Code Charter and applicable law.

FUNDING SOURCE:
FY 26 City Clerk's Budget

RECOMMENDED MOTION:
Approve Resolution No. 2025-46

ATTACHMENTS:
1. Resolution No. 2025-46 (CLEAN)

RESOLUTION 2025-46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA CALLING A SPECIAL ELECTION AND A RUNOFF, AS NEEDED, FOR THE PURPOSE OF ELECTING A CITY COUNCIL MEMBER FOR SEAT 4; PROVIDING FOR THE QUALIFYING PERIOD AND ELECTION DATES; AUTHORIZING CITY CLERK TO PROCEED WITH ALL ELECTION ARRANGEMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has declared a vacancy in Council Seat 4, pursuant to the requirements of Section 2.07(b) of the City of Apopka Charter upon the resignation of a council member;

WHEREAS, Section 2.07(b) of the Charter of the City of Apopka provides that if the unexpired term of the council member exceeds one (1) year, the remaining members shall call an election to be held within sixty (60) days, or as soon thereafter to comply with state election laws, to fill such vacancy;

WHEREAS, the City Council desires to establish the Special and Runoff election dates and the qualifying dates for the voters to elect a Council member for Seat 4;

WHEREAS, Section 4.03 of the City of Apopka Charter provides that candidates for office of city council shall qualify by filing a written notice of candidacy with the city clerk at such time and in such manner as prescribed by ordinance, and that each member of the city council shall be a resident of the City of Apopka for a period of at least one (1) year preceding his or her election to office and shall be a registered voter pursuant to Florida law;

WHEREAS, all City of Apopka registered voters shall be eligible to elect a council member at-large for Seat 4; and

WHEREAS, the City has given notice to the Supervisor of Elections, who has approved the special and runoff election dates as set forth herein.

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

SECTION I: The City Council of the City of Apopka hereby calls a Special Election to be held on Tuesday, March 10, 2026.

SECTION II: The City Council of the City of Apopka hereby calls a Runoff Election, if needed, to be held on Tuesday, April 14, 2026.

SECTION III: The qualifying period of the above described special and runoff elections for the City of Apopka are hereby ratified and shall begin at **12:00 p.m. on Monday, January 5th, 2026** and shall end at **12:00 p.m. on Wednesday, January 7th, 2026**. Qualifying by petition is not an option for this special election.

SECTION IV: In the event not more than one (1) person qualifies as a candidate for a designated seat on the City Council to be filled at an election, that seat shall not be listed on the Special Election ballot. Each unopposed candidate shall be deemed to have voted for themselves.

SECTION V: The City of Apopka Canvassing Board shall be composed of the City Clerk and two members of the City Council who are not Candidates. If it becomes necessary, the City Council, by majority vote, shall select two citizens to serve as first and second alternate canvassing board members in compliance with Section 30-26 of the Apopka Code of Ordinances. The Canvassing Board is as follows:

City Commissioner, Seat 3, Nadia Anderson
City Clerk, Susan M. Bone, CMC
Planning Commission Alternate Board Member, Eric Mock

SECTION VI: The City Clerk is authorized and directed to proceed with all election arrangements required for the above-described elections in accordance with the Charter of the City of Apopka and applicable law.

SECTION VII: This Resolution shall become effective immediately upon adoption.

This Resolution is adopted this 17th day of December 2025.

_____
Susan M. Bone,
City Clerk

_____
Bryan Nelson,
Mayor

Approved as to form:

_____
Clifford B. Shepard,
City Attorney