



## **APOPKA PLANNING COMMISSION AGENDA**

**August 11, 2026 5:30 PM**

**Apopka City Hall Commission Chambers**

**APOPKA PLANNING COMMISSION MEETING WILL BE LIVE-STREAMED ON YOUTUBE. TO WATCH, PLEASE VISIT:**

**<https://www.youtube.com/CityofApopkaFL>**

### **CALL TO ORDER**

### **OPENING AND INVOCATION**

### **PUBLIC COMMENT PERIOD**

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

### **ELECTION OF OFFICERS**

1. **1. Vice-Chairperson**

### **APPROVAL OF MINUTES**

1. **Approval of Planning Commission Meeting Minutes of July 14, 2026.**

### **PUBLIC HEARING**

1. **Quasi- Judicial - 107 N. Central Avenue SPX**  
Owner(s): Johnny Navarro  
Applicant(s): Johnny Navarro  
Location: 107 N. Central Avenue  
Project: 107 N. Central Avenue Special Exception  
Density: N/A  
Project Manager: Amer Hamza
2. **Legislative: Ordinance No. 3164 — Future Land Use Amendment — Kelly Park Road Commercial**  
Owner(s): Effie Road Holdings, LLC  
Applicant(s): Luke Classon, P.E.  
Parcel Identification Number(s): 12-20-27-0000-00-016, 12-20-27-0000-00-017 and 12-20-27-0000-00-018  
Location: East of Effie Drive and North of Kelly Park Road  
Existing Future Land Use: County Rural  
Existing Zoning: County A-1 (Citrus Rural)  
Existing Use: Vacant  
Proposed Future Land Use: Mixed-Use  
Proposed Density/Intensity: Minimum 0.1 — Maximum 0.75 (1.0 with a bonus) Floor Area Ratio; Maximum 10 dwelling units per acre (15 with bonus)  
Tract Size: 3.48 +/- acre(s)
3. **Legislative: Ordinance No. 3170 — Future Land Use Amendment — Twin Fountains Commercial**  
Owner(s): Effie Road Holdings, LLC  
Applicant(s): Luke Classon, P.E.  
Parcel Identification Number(s): 18-20-28-0000-00-065  
Location: East of Plymouth Sorrento Road and south of Kelly Park Road

Existing Future Land Use: Residential Very Low Suburban

Existing Zoning: AG (Agriculture)

Existing Use: Vacant

Proposed Future Land Use: Mixed-Use

Proposed Density/Intensity: Minimum 0.15 Floor Area Ratio; Minimum 7.5 — Maximum 20 dwelling units per acre (25 with bonus)

Tract Size: 5.09 +/- acre(s)

## **SITE PLANS**

## **ITEMS FOR DISCUSSION**

1. **Land Development Code workshop following the conclusion of September 8th, 2026, Planning Commission items to include:**

1. Data center definitions per member Ryan
2. Open spaces
3. Commercial development

## **ADJOURNMENT**

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

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

**MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JULY 14, 2026 AT 5:30 P.M.  
IN THE CITY COMMISSION CHAMBERS, APOPKA, FLORIDA.**

**MEMBERS PRESENT**

- Chairperson Robert Ryan
- David Woods
- Eric Mock
- Mary Norwood
- Malika Harrison
- Wes Dumey

**MEMBERS ABSENT**

- Orange County Public Schools (Non-voting)

**CALL TO ORDER**

**OPENING AND INVOCATION**

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

**PUBLIC COMMENT**

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

**APPROVAL OF MINUTES**

1. **Planning Commission Meeting Minutes of June 9, 2026.**
  - a. **Chairperson Ryan** asked for a motion to approve the meeting minutes from June 9, 2026.
  - b. Motion by **Malika Harrison** and seconded by **Mary Norwood**.
  - c. **Motion carried unanimously.**

**PUBLIC HEARING**

1. **Legislative – Ordinance Number 3160 – Small-Scale Future Land Use Amendment – E. Keene Road**

Owner(s): HCH Development LLC  
Applicant: Michael Rankin  
Parcel Identification Number(s): 22-21-28-0000-00-206  
Location: E. Keene Road  
Existing Future Land Use: Commercial  
Proposed Future Land Use: Industrial  
Existing Use(s): Vacant  
Existing Zoning: C-C (Community Commercial)  
Proposed Zoning: I-L (Light Industrial)  
Tract Size: 5.23 +/- Acres  
Proposed Use: Warehouse storage (enclosed car storage)  
Project Manager: Jun Sohn, Ph.D.

**MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JULY 14, 2026 AT 5:30 P.M.  
IN THE CITY COMMISSION CHAMBERS, APOPKA, FLORIDA.**

**Chairperson Ryan opened the public comment period.**

- **Mike Rankin**– Applicant, spoke about the project and requested change from community to light industrial. Stated purpose of the building is air-conditioned car storage spaces.

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

- Chairperson Ryan** asked for a motion.
- Motion by **Wes Dumey** to recommend approval of Ordinance Number 3160 changing the future land use from commercial to industrial.
- Seconded by **Eric Mock**.
- Motion carried unanimously.**

**2. Quasi-Judicial – Ordinance Number 3161 – Change of Zoning – E. Keene Road**

Owner(s): HCH Development LLC

Applicant: Michael Rankin

Parcel Identification Number(s): 22-21-28-0000-00-206

Location: E. Keene Road

Existing Zoning: C-C (Community Commercial)

Proposed Zoning: I-L (Light Industrial)

Existing Use(s): Vacant

Existing Future Land Use: Commercial

Proposed Future Land Use: Industrial

Tract Size: 5.23 +/- Acres

Proposed Use: Warehouse storage (enclosed car storage)

Project Manager: Jun Sohn, Ph.D.

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

- Chairperson Ryan** asked for a motion.
- Motion by **Eric Mock** to recommended approval of Ordinance Number 3159 – change of zoning from Community Commercial to Light Industrial, consistent with the Comprehensive Plan and Land Development Code and compatible with the characteristics of the surrounding areas.
- Seconded by **David Woods**.
- Motion carried unanimously**

**3. Quasi- Judicial - 1030 E Sandpiper Street SPX**

Owner(s): Lincoln Douglas Haynes and Lauren Elizabeth Haynes

Applicant(s): Lincoln Douglas Haynes

Location: 1030 E. Sandpiper Street

Project: 1030 E. Sandpiper Street Special Exception

Density: N/A

Project Manager: Amer Hamza

**MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JULY 14, 2026 AT 5:30 P.M.  
IN THE CITY COMMISSION CHAMBERS, APOPKA, FLORIDA.**

**Chairperson Ryan opened the public comment period.**

- **Lincoln Haynes applicant** – requested approval due to him needing this accessory dwelling unit to house is aging elderly parents.

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

- Chairperson Ryan** asked for a motion.
- Motion by **Wes Dumey** to recommend approval of the special exception to allow for an accessory dwelling unit within the residential country estates zoning district subject to the exhibits and findings of the staff report.
- Seconded by **Malika Harrison**.
- Motion carried unanimously**

**SITE PLANS**

**1. Quasi-Judicial - Revised Cold Link Apopka - Major Development Plan**

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

Applicant(s): Joshua Enot

Location: 2560 W. Orange Blossom Trail

Project: New 168,180 SF Building

Density: 0.6 Maximum FAR

Project Manager: Amer Hamza

**Chairperson Ryan opened the public comment period.**

- **Josh Enot applicant** – they made a small change to the labels on the plan and data table. No change to the building just the labeling was incorrect.

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

- Chairperson Ryan** asked for a motion.
- Motion by **Eric Mock** to recommend approval of Revised Cold Link Apopka - Major Development Plan.
- Seconded by **David Woods**.
- Motion carried unanimously**

**ITEMS FOR DISCUSSION**

**Chairperson Ryan** spoke about an email sent to board members pertaining to the rights of the Planning Commission. Asked if any board members had any suggested changes, they feel should be made to the Land Development Code. Suggested a workshop.

- Motion by **Wes Dumey** to have a workshop at the next Planning Commission Meeting in September (September 8, 2026), immediately following termination of business in Planning Commission. There will be a Community Workshop to discuss changes and improvements to the Land Development Code.
- Seconded by **Eric Mock**.

**MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JULY 14, 2026 AT 5:30 P.M.  
IN THE CITY COMMISSION CHAMBERS, APOPKA, FLORIDA.**

**c. Motion carried unanimously.**

**ADJOURNMENT**

The meeting adjourned at 6:19 p.m.

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

---

Chairperson Ryan

---

Bobby Howell, Planning Manager



## City of Apopka PLANNING COMMISSION STAFF REPORT

**Section:** PUBLIC HEARING

**Item #:** 1.

**Meeting Date:** August 11, 2026

**Department:** Community Development

**SUBJECT:**

Quasi- Judicial - 107 N. Central Avenue SPX

**ACTION ITEM INFORMATION:**

Owner(s): Johnny Navarro

Applicant(s): Johnny Navarro

Location: 107 N. Central Avenue

Project: 107 N. Central Avenue Special Exception

Density: N/A

Project Manager: Amer Hamza

**REQUEST:**

Approve a Special Exception Use Permit to allow an Accessory Dwelling Unit (ADU) in the MU-D (Mixed-Use Downtown) Zoning District.

**SUMMARY:**

Owner: Johnny Navarro

Applicant: Johnny Navarro

Parcel ID Number: 09-21-28-1972-02-192

Location: 107 N. Central Avenue

Future Land Use: Residential Low

Existing Use: Single Family Home

Zoning: MU-D (Mixed-Use Downtown)

Tract Size: 0.21 +/- acres

Proposed Use: Accessory Dwelling Unit

**Zoning Report**

This chart includes the relationships to adjacent properties.

| Direction | Future Land Use | Zoning                    | Present Use                                         |
|-----------|-----------------|---------------------------|-----------------------------------------------------|
| North     | Residential Low | MU-D (Mixed-Use Downtown) | Single Family Residence                             |
| East      | Residential Low | MU-D (Mixed-Use Downtown) | Single Family Residence                             |
| South     | Residential Low | MU-D (Mixed-Use Downtown) | Single Family Residence,<br>Single Family Residence |
| West      | Residential Low | MU-D (Mixed-Use Downtown) | Single Family Residence                             |

**PROJECT SUMMARY:**

The applicant intends to build an Accessory Dwelling Unit on the site which requires a Special Exception Use Permit within the MU-D (Mixed-Use Downtown) zoning district according to LDC Section 4.2.3.C.b. The site is located at 107 N. Central Avenue. All the adjacent properties to the north, south, west, and east have the same future land use of Residential Low and zoning of MU-D (Mixed-Use Downtown). The character of the surrounding area consists of single-family homes. The total acreage of the site is 0.21 +/- acres and currently has a Single-Family Residence. The Accessory Dwelling Unit will be one story and will have a total area of 488 square feet, which is below the 500 square feet maximum allowed area for an accessory dwelling unit in the MU-D (Mixed-Use

Downtown) Zoning District.

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

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

Applicant Response: The project supports residential housing flexibility by converting an existing structure without changing the character of the neighborhood.

Staff Response: Staff has no objection.

- Will comply with all applicable zoning district standards;

Applicant Response: The project will comply with all applicable setbacks, parking, building, lot coverage, and zoning requirements.

Staff Response: Staff has no objection.

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

Applicant Response: The accessory dwelling unit will remain secondary to the main residence and will be used only for residential purposes.

Staff Response: Staff has no objection.

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

Applicant Response: The proposed use is appropriate because it involves an existing detached structure and is compatible with the surrounding residential neighborhood.

Staff Response: Staff has no objection.

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

Applicant Response: Existing fencing, vegetation, and the location of the structure will help minimize visual impacts on neighboring properties.

Staff Response: Staff has no objection.

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

Applicant Response: Any exterior lighting will be shielded and directed away from neighboring properties to prevent glare or light spill.

Staff Response: Staff has no objection.

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

Applicant Response: The property has safe existing access and sufficient space for parking, residents, visitors, and emergency vehicles.

Staff response: Staff has no objection.

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

Applicant Response: The residential use will not create excessive noise, odors, glare, vibration, or other disturbances to nearby properties.

Staff Response: Staff has no objection.

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

Applicant Response: The code-compliant renovation will maintain the residential appearance of the property and will not negatively affect nearby property values.

Staff Response: Staff has no objection.

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

Applicant Response: The project uses an existing structure and will not significantly disturb the land or negatively affect natural resources.

Staff Response: Staff has no objection.

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

Applicant Response: The small residential unit will not place an unreasonable demand on roads, utilities, drainage, or emergency services.

Staff Response: Staff has no objection.

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

Applicant Response: All required permits will be obtained, and the project will comply with applicable city, state, and federal requirements.

Staff Response: Staff has no objection.

**PUBLIC HEARING SCHEDULE:**

August 11, 2026 – Planning Commission (5:30 P.M.)

**DULY ADVERTISED:**

July 17, 2026 – Mailed Notices to Adjacent Property Owners

July 23, 2026 – Poster Placed on Property

July 24, 2026 – Apopka Chief

**FUNDING SOURCE:**

N/A

**RECOMMENDED MOTION:**

**Development Review Committee:**

Recommends approval of a Special Exception to allow an Accessory Dwelling Unit within the MU-D (Mixed-Use Downtown) zoning district, subject to the exhibits and findings of the staff report.

**Recommended Motion – Planning Commission:**

Approve a Special Exception to allow an Accessory Dwelling Unit within the MU-D (Mixed-Use Downtown) zoning district, subject to the exhibits and findings of the staff report.

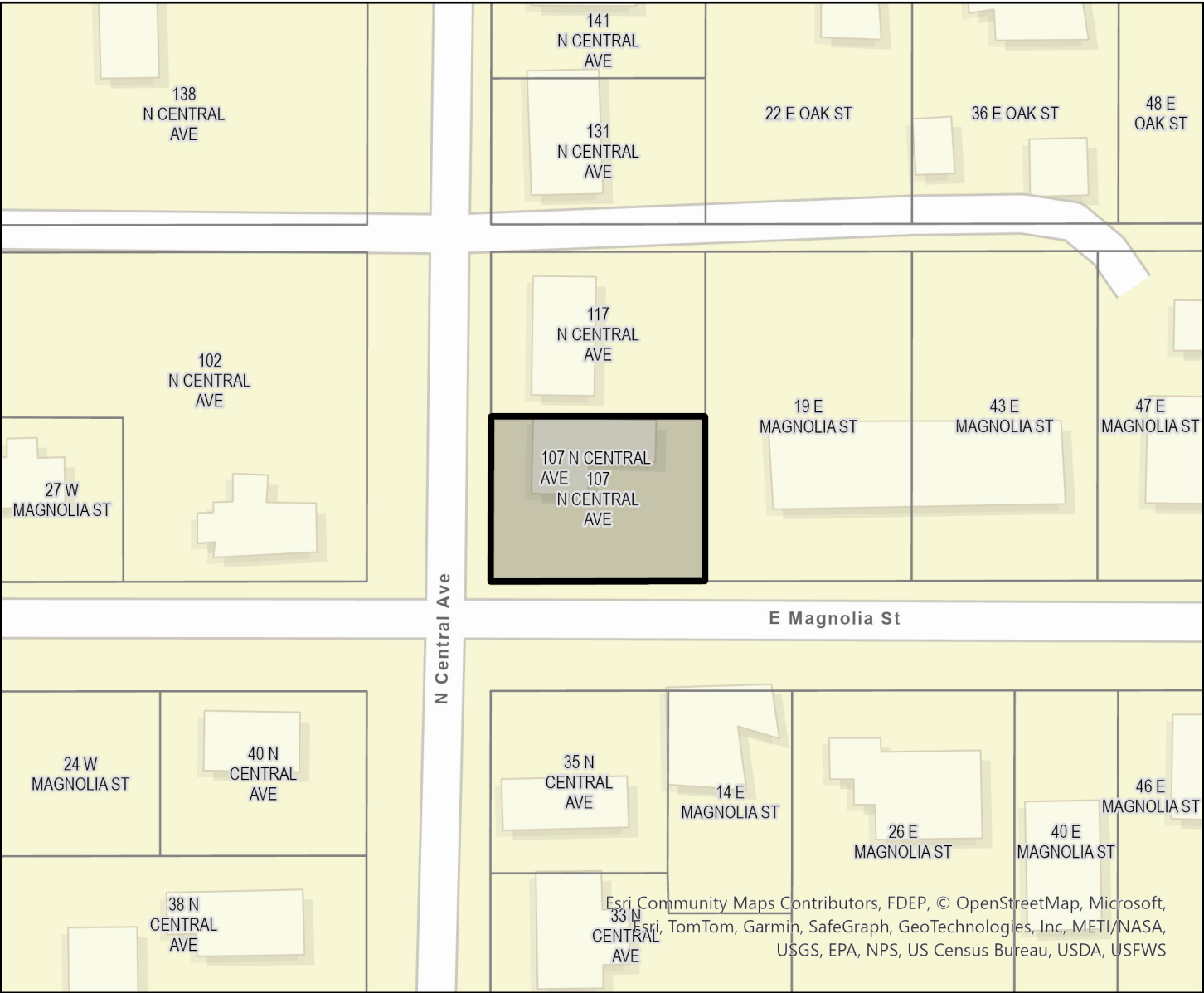
**Planning Commission Role:**

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

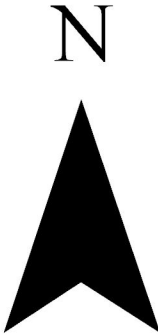
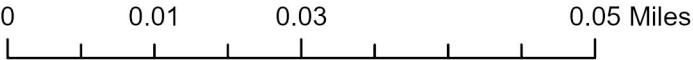
**Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.**

**ATTACHMENTS:**

1. Map Series
2. ADU Site Plan
3. Community Meeting Summary
4. Advertisement July 24, 2026

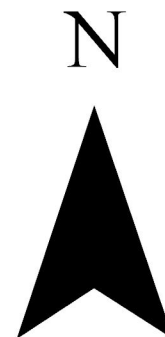


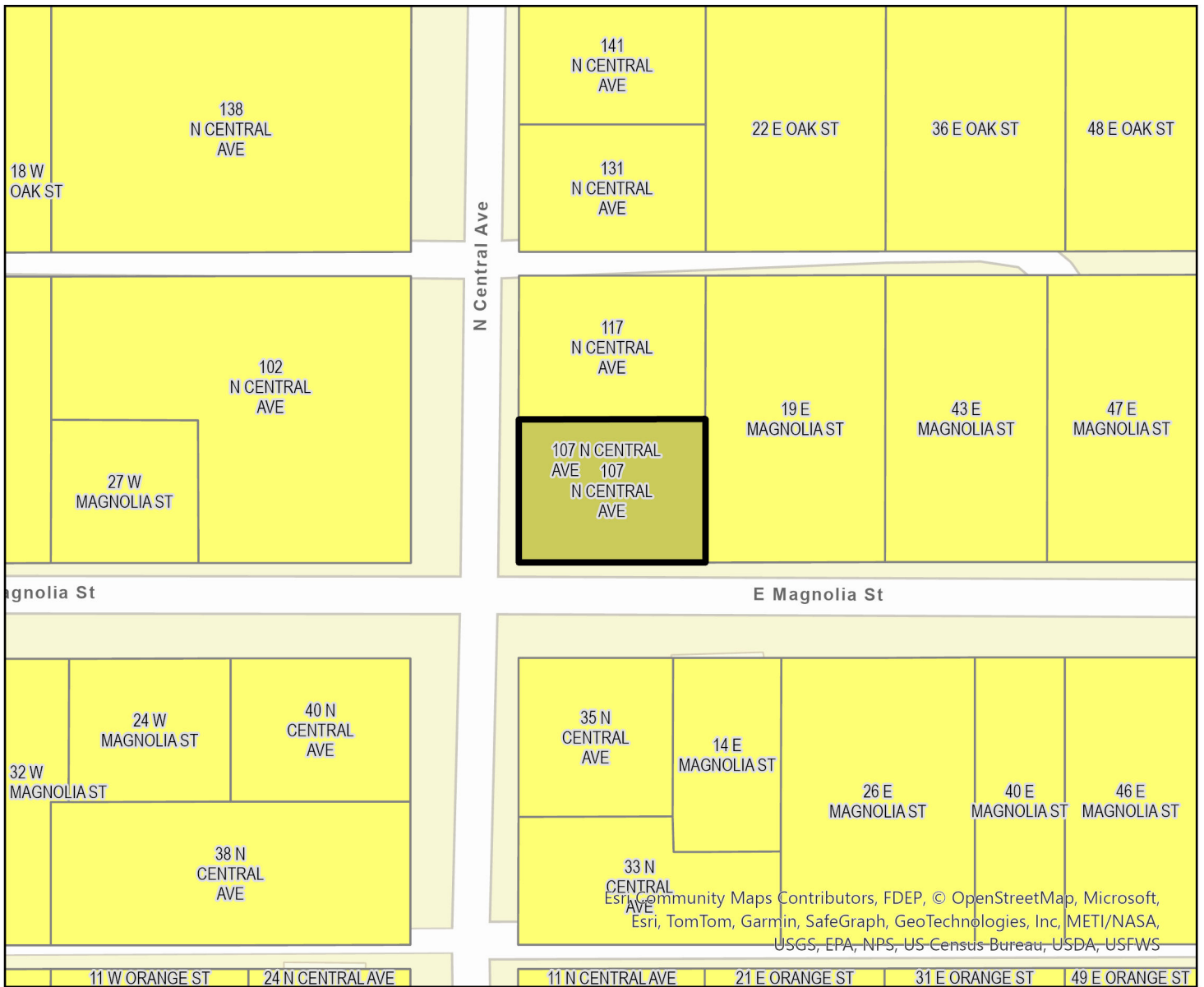
-  Parcel
-  107 N Central Avenue





- Parcel
- 107 N. Central Avenue





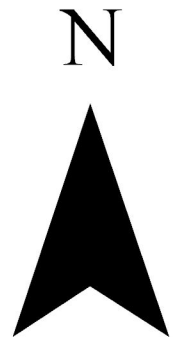
Parcel

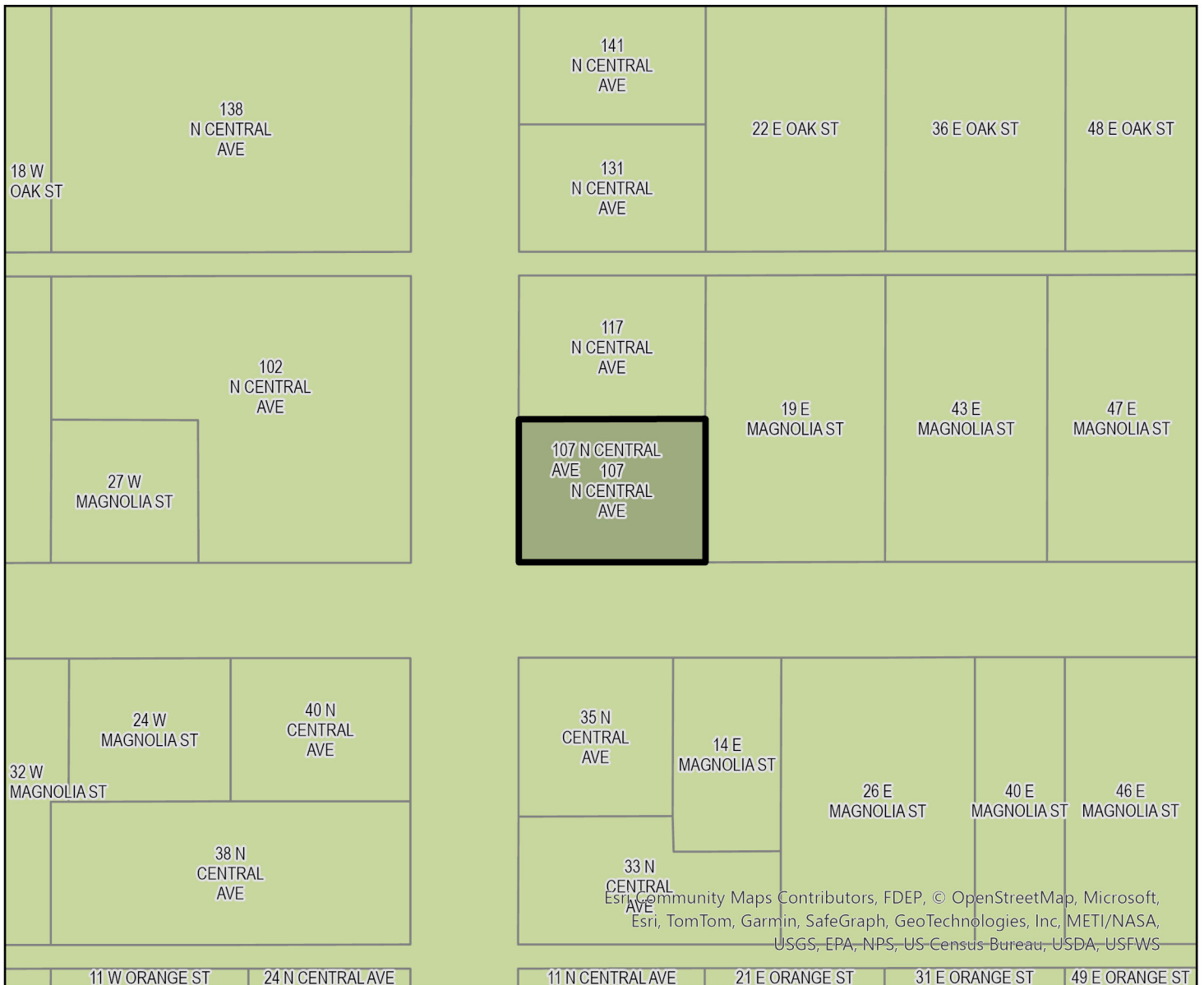
## Apopka Future Land Use

- AG
- AG-E
- AG-HOME
- COMM
- CONSV
- FLU-IP
- HDR-25
- IND
- INST\_PU

- MU
- OFF
- PR
- RE
- RH
- RL
- RLS
- RM
- RML
- RS
- RVLS
- 107 N. Central Avenue

0 0.01 0.03 0.06 Miles





Parcel

## Apopka Zoning



AG

AIR

C-C

C-COR

C-N

C-R

I-H

I-L

INST

MHP

MU-D

MU-ES-GT

MU-INT

MU-MED

MU-N

MU-T

MU-VC

O

PD

PR

RCE

RMF

RSF-1A

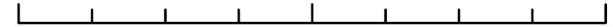
RSF-1B

RTF

T

107 N. Central Avenue

0 0.01 0.03 0.06 Miles



N





STAMP:

Ed Shinskie  
4707 Wild Turkey Rd  
Mims, FL 32754  
PE 47515  
(321) 863-3223

## GENERAL REQUIREMENTS

ALL WORK, MATERIALS AND INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ALL EXISTING ORDINANCES, STATE AND LOCAL BUILDING CODES, OSHA REGULATIONS, AND CODES IN FORCE BY REFERENCE, LATEST ADOPTED EDITIONS, INCLUDING: THE 2023 FLORIDA BUILDING CODE, 8TH EDITION; THE CURRENT NATIONAL ELECTRIC CODE; "BUILDING CODE REQUIREMENTS FOR REINFORCING CONCRETE" (ACI 318-05); "SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS" (ACI 301-05); "BUILDING CODE REQUIREMENT FOR MASONRY STRUCTURES" (ACI 530-05);

## NOTICE TO BUILDER AND OWNER

IT IS THE INTENT OF THE DESIGNER THAT THESE PLANS ARE ACCURATE AND ARE CLEAR ENOUGH FOR A LICENSED PROFESSIONAL TO CONSTRUCT THIS PROJECT. IF THE OWNER INTENDS TO BUILD THIS PROJECT WITHOUT AID OF A LICENSED PROFESSIONAL CONTRACTOR, IT IS ASSUMED THAT THE OWNER HAS THE SAME ABILITIES AND KNOWLEDGE AS A FULLY LICENSED AND EXPERIENCED PROFESSIONAL BUILDER.

### DIMENSIONING CONVENTIONS

WRITTEN DIMENSIONS SHALL AT ALL TIMES TAKE PRECEDENCE OVER SCALED DIMENSIONS, AND NO WORKMAN SHALL REPLY UPON THE SCALE OF ANY PORTION OF THE DRAWING IN THE CONSTRUCTION OF THE WORK. NO JOINTS SHALL BE UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL DIMENSIONS OF WALL ARE TO THE FACE OF THE CMU IN EXTERIOR WALLS, TO ONE SIDE OF THE WOOD STUDS IN INTERIOR PARTITIONS.

UNLESS OTHERWISE NOTED ON THE DRAWINGS, ELEVATIONS OF FLOOR AND CEILING HEIGHTS ARE TO FINISHED CONCRETE OF THE PRIMARY HABITABLE FLOOR AREA.

ALL STRUCTURAL CONDITIONS NOTED AS 'EXISTING' OR OF EXISTING STRUCTURES ARE BASED ON THE BEST INFORMATION CURRENTLY AVAILABLE AT THE TIME OF PREPARATION OF THESE DOCUMENTS. THE CONTRACTOR IS TO VERIFY ALL CONDITIONS PRIOR TO COMMENCING WORK AND REPORT ANY DISCREPANCIES THAT MAY AFFECT THE WORK. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

## FLASHING NOTES

4.05.4. FLASHING.

FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT THAT MOISTURE TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-UP INTERIORS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH INTEGRATED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM. WHEN SELFADHERED MEMBRANES ARE USED AS FLASHING IN WALL ASSEMBLIES, THOSE SELFADHERED FLASHINGS SHALL COMPLY WITH AAMA-711. WHEN FLUID APPLIED MEMBRANES ARE USED AS FLASHING FOR EXTERIOR WALL OPENINGS, THOSE FLUID APPLIED MEMBRANE FLASHING SHALL BE INSTALLED ON BOTH SIDES AND 7/16" APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS, FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR EXTERIOR-RESISTIVE BARRIER FOR EXTERIOR WINDOW AND DOOR OPENINGS.

EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:

1.1. THE PENETRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE PENETRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING OR WATER/RESISTIVE BARRIER MANUFACTURER'S INSTRUCTIONS, WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL ALSO INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.

1.2. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.

1.3. IN ACCORDANCE WITH OTHER APPROVED METHODS.

1.4. IN ACCORDANCE WITH FMA/AMA 100, FMA/AMA 200, FMA/VDMA 250, FMA/AMA/VDMA 300, FMA/AMA/VDMA 400, OR FMA/AMA/VDMA 2710.

2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING FILLS ON BOTH SIDES UNDER STUCCO COPING.

3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.

4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.

5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.

6. AT WALL AND ROOF INTERSECTIONS.

7. AT BUILT-UP IN GUTTERS.

[illegible]

JOHNNY NAVARRO JR

107 NORTH CENTRAL AVENUE APOPKA, FL

# SITE PLAN

|                |             |
|----------------|-------------|
| Project number | 001         |
| Date           | 1/21/26     |
| Drawn by       | KS          |
| Checked by     | SCD         |
| C102           |             |
| Scale          | 1" = 10'-0" |

15' ALLEY

REM  
LOT  
BLO

S 89° 10'

E.O.P.

16' - 7"

FND 5/8" I.R.  
NO ID

30' - 0"

EXISTING CONC. D/W

5'0"

5'0"

7' - 7"

(EST. PORCH)

PROPOSED BATH/CLOSET

15' - 0"

10' - 0"

PROPOSED M. BEDROOM RENOVATION

S

8' - 9"

EXISTING ONE STORY RESIDENCE #107 (NO WORK)

30' - 7"

24' - 2"

23' - 5"

N 0° 00' 00" E  
90.19'

FND 5/8" I.R.  
NO ID, B.C.

NORTH CENTRAL AVENUE  
(60' R/W)

S 1/2 OF LOT 19 BLOCK B

EAST MAGNOLIA STREET

THE WIND DESIGN DATA ON THIS PLAN APPLIES ONLY TO THE NEW EXTERIOR DOOR UNIT BEING INSTALLED. NO OTHER PORTION OF THE STRUCTURE IS INCLUDED IN THIS CERTIFICATION. THE COMPONENTS AND CLADDING PRESSURES USED FOR THESE OPENINGS ARE TAKEN FROM ASCE 7-12 CHAPTER 30.

BASED ON THE APPLICABLE WALL ZONES FOR THIS INSTALLATION (SONES 4 AND 5), THE DESIGN USES THE MOST CRITICAL PRESSURE BETWEEN THE:

DESIGN PRESSURES FOR EXTERIOR OPENINGS

-WALL ZONE 4C = +24.5 PSF, -27.3 PSF

-WALL ZONE 5 = +24.5 PSF, -27.8 PSF

GOVERNING PRESSURES USED:

+24.5 PSF

-27.8 PSF

ALL DOOR AND WINDOW UNITS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS TESTED AND APPROVED INSTALLATION REQUIREMENTS.

-BASIC WIND SPEED: 145 MPH/NOMINAL WIND SPEED: 108

-BUILDING RISK CATEGORY- 2/ (FULLY ENCLOSED)

-WIND EXPOSURE CATEGORY- B

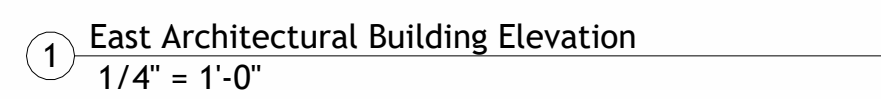
DISCLAIMER

THESE DRAWINGS ARE PROVIDED TO ASSIST WITH PERMIT APPLICATION; HOWEVER, PERMIT APPROVAL IS SUBJECT TO REVIEW BY THE AUTHORITY HAVING JURISDICTION (AHJ). BLUEPRINTS FOR LESS, LLC. MAKES NO GUARANTEE OF PERMIT APPROVAL. REVISIONS REQUIRED BY PLAN REVIEW SHALL BE CONSIDERED ADDITIONAL SERVICES. ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 8TH EDITION (2023).



STAMP:

Ed Shinskie  
4707 Wild Turkey Rd  
Mims, FL 32754  
PE 47515  
(321) 863-3223



JOHNNY NAVARRO JR

107 NORTH CENTRAL AVENUE APOPKA, FL

## ELEVATIONS

|                |         |
|----------------|---------|
| Project number | 001     |
| Date           | 1/21/26 |
| Drawn by       | KS      |
| Checked by     | SCD     |

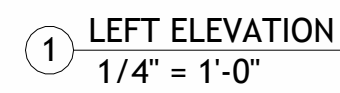
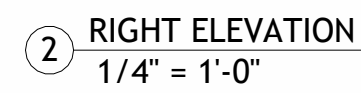
# E101.5

Scale  $1/4" = 1'-0"$



STAMP:

Ed Shinskie  
4707 Wild Turkey Rd  
Mims, FL 32754  
PE 47515  
(321) 863-3223



JOHNNY NAVARRO JR

107 NORTH CENTRAL AVENUE APOPKA, FL

## ELEVATIONS

|                |     |
|----------------|-----|
| Project number | 001 |
|----------------|-----|

|      |         |
|------|---------|
| Date | 1/21/26 |
|------|---------|

|          |    |
|----------|----|
| Drawn by | KS |
|----------|----|

|            |     |
|------------|-----|
| Checked by | SCD |
|------------|-----|

## E101.6

Scale  $1/4" = 1'-0"$



Ed Shinskie  
4707 Wild Turkey Rd  
Mims, FL 32754  
PE 47515  
(321) 863-3223

# JOHNNY NAVARRO JR

107 NORTH CENTRAL AVENUE APOPKA, FL

## BEDROOM FLOOR PLAN

|                |         |
|----------------|---------|
| Project number | 001     |
| Date           | 1/21/26 |
| Drawn by       | KS      |
| Checked by     | SCD     |

# A101

Scale As indicated

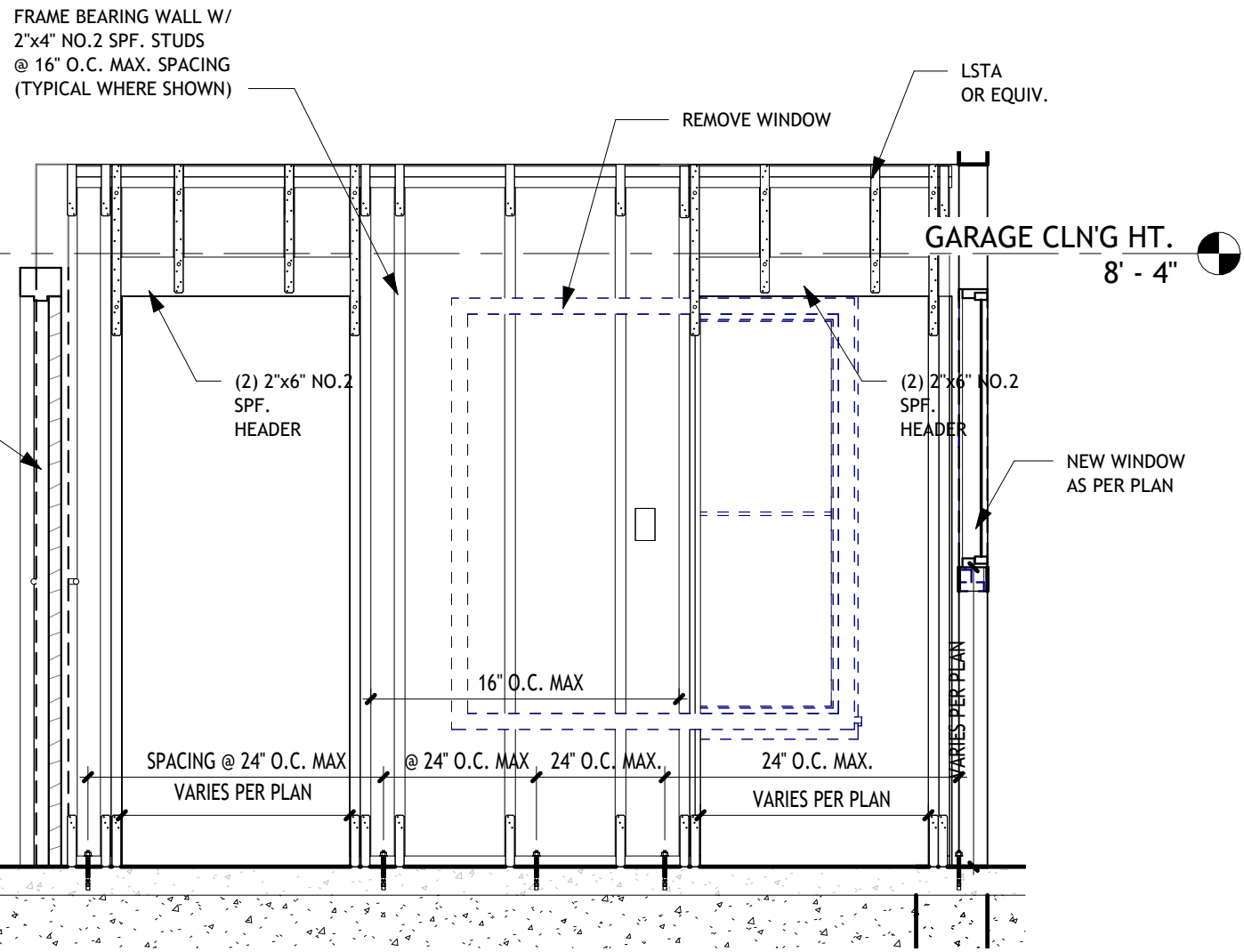
| CONNECTOR SCHEDULE (TABLE) |                |              |                           |                 |
|----------------------------|----------------|--------------|---------------------------|-----------------|
| Location                   | Connector Type | Size / Model | Fasteners Spacing / Notes |                 |
| Truss to CMU               | Hurricane Tie  | H2.5A        | (8) 8d                    | Each truss      |
| Truss to Wood Plate        | Hurricane Tie  | H1           | (8) 8d                    | Each truss      |
| Stud to Plate              | Strap          | LSTA12       | (10) 10d                  | Bearing walls   |
| Header to King Stud        | Strap          | HRS416       | (8) 10d                   | Each side       |
| Ledger to CMU              | Anchor Bolt    | ½" Ø         | @ 32" o.c.                | Min embed 7"    |
| Sill Plate to Slab         | Anchor Bolt    | ½" Ø         | @ 62" o.c.                | W/ plate washer |
| Gable End Studs            | Strap          | LSTA24       | (18) 10d                  | Each stud       |

|                                                                                     |                                      |
|-------------------------------------------------------------------------------------|--------------------------------------|
|  | EXISTING 2"x4" EXTERIOR BEARING WALL |
|  | NEW 2"x4" EXTERIOR BEARING WALL      |
|  | NEW 2"x4" INTERIOR NON-BEARING WALL  |

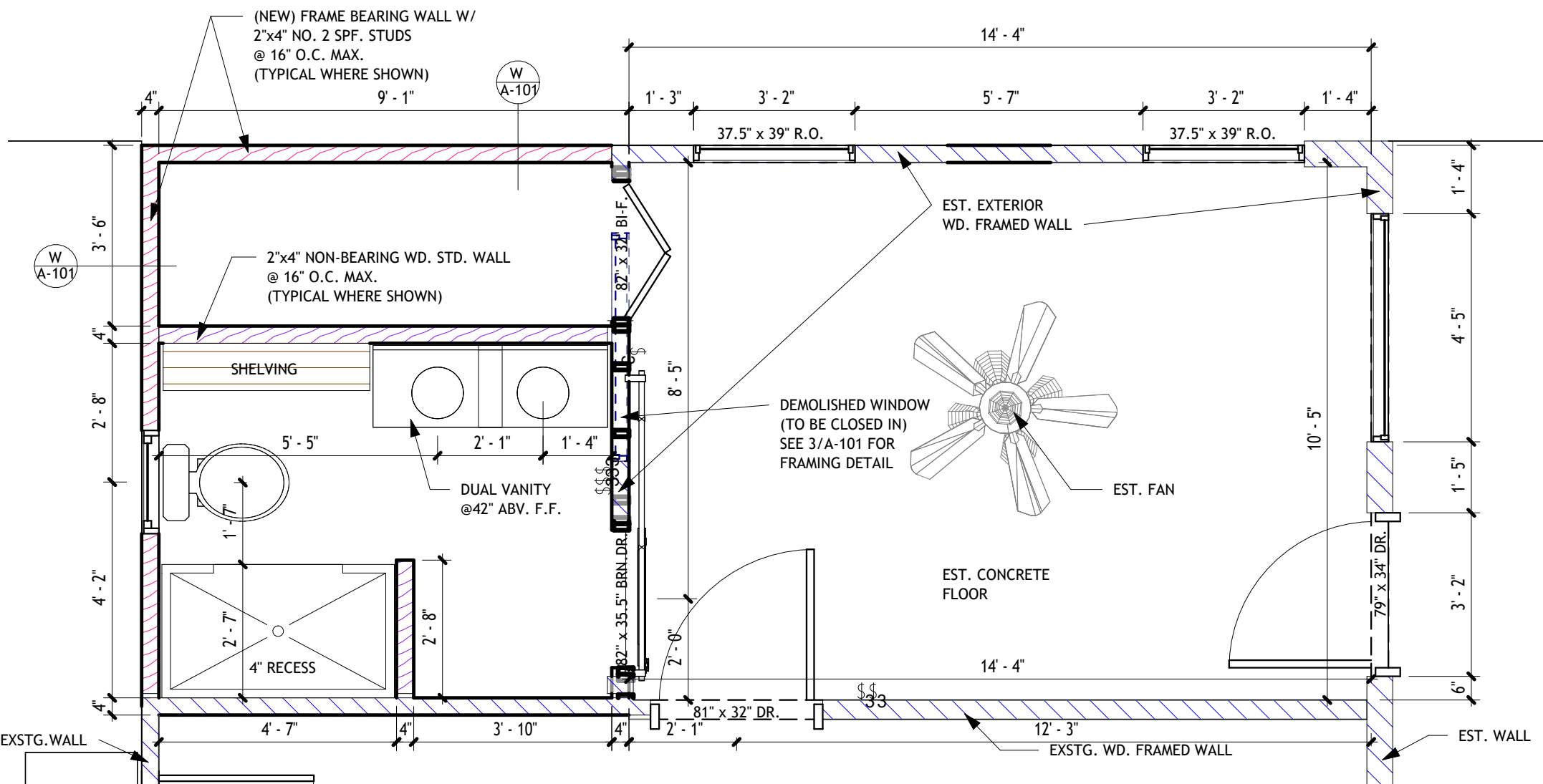
○ WALL LEGEND  
1/2" = 1'-0"

## REMODEL-FLOOR PLAN NOTES

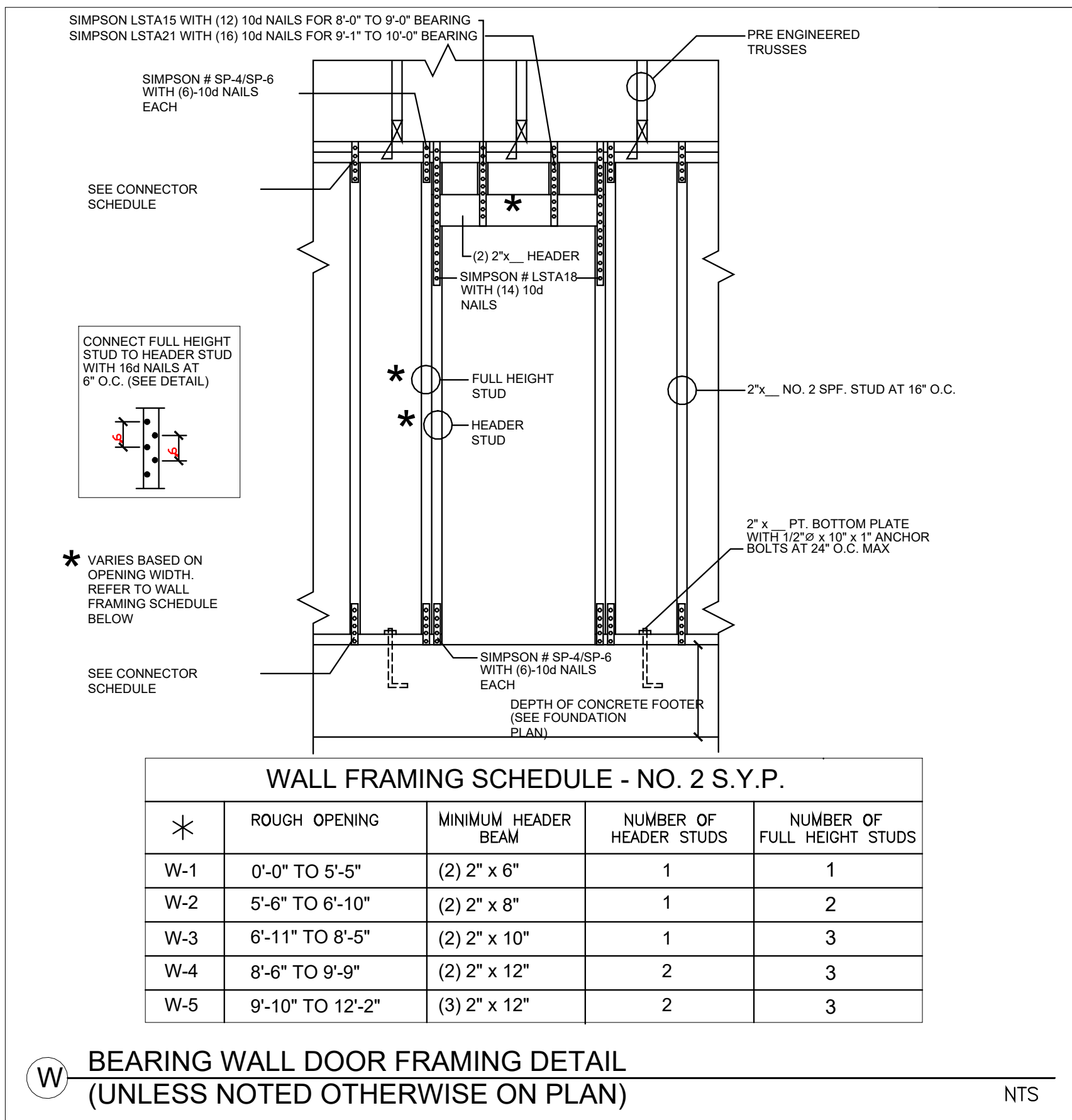
1. EXISTING WALLS, DOORS, AND FIXTURES SHOWN TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
2. REMOVE ONLY THOSE ELEMENTS SHOWN DASHED OR NOTED "TO BE REMOVED."
3. PATCH, REPAIR, AND REFINISH ALL DISTURBED SURFACES TO MATCH EXISTING.
4. WHERE EXISTING FRAMING IS MODIFIED, VERIFY LOAD PATHS AND PROVIDE TEMPORARY SUPPORT AS REQUIRED.
5. EXISTING STRUCTURAL ELEMENTS SHALL NOT BE CUT, NOTCHED, OR ALTERED WITHOUT WRITTEN APPROVAL FROM THE DESIGNER OR ENGINEER OF RECORD.



3 DEMO. WIN./BEARING WALL FRAMING  
1/2" = 1'-0"



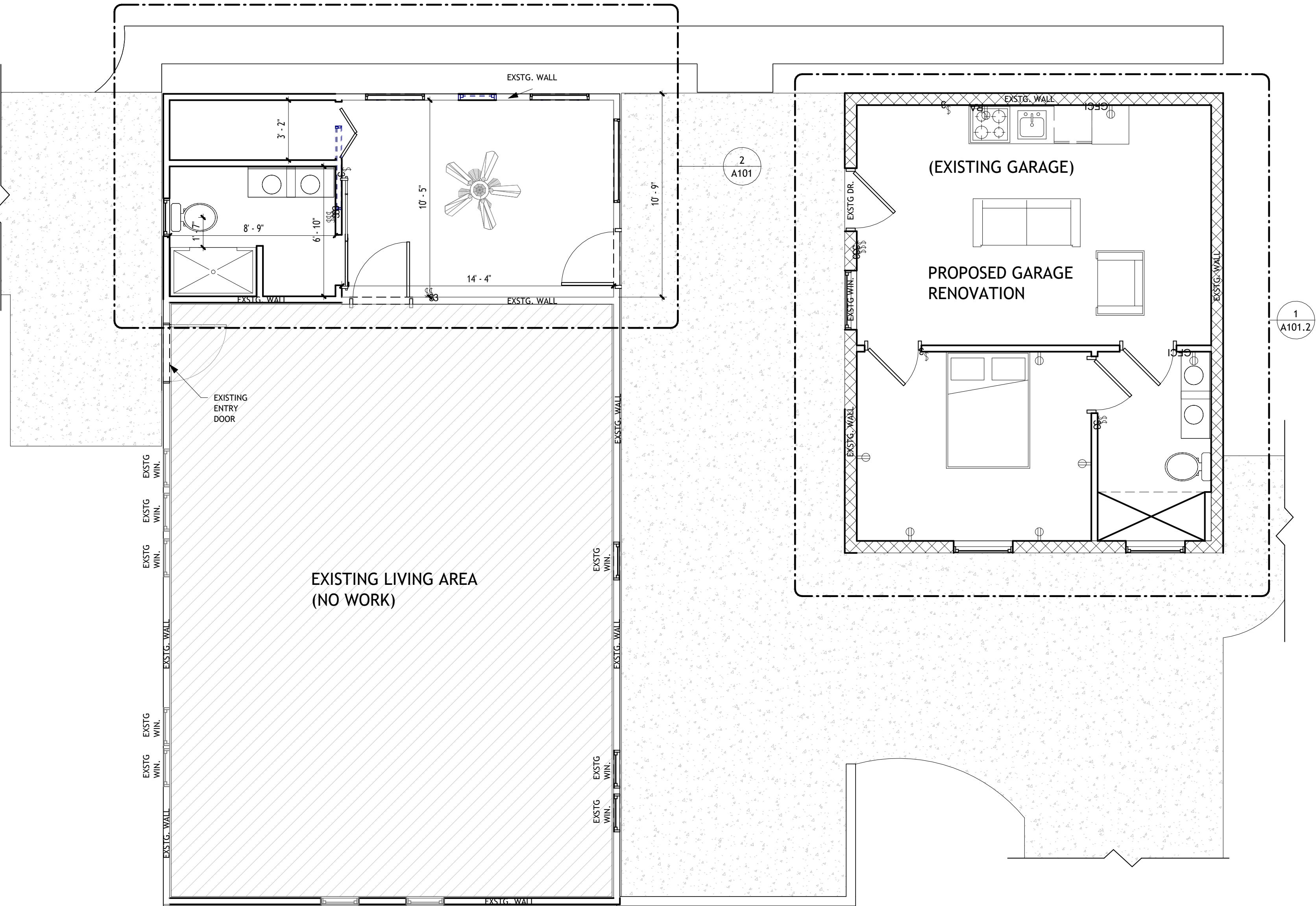
② M. BEDROOM-CALL OUT 1  
3/8" = 1'-0"



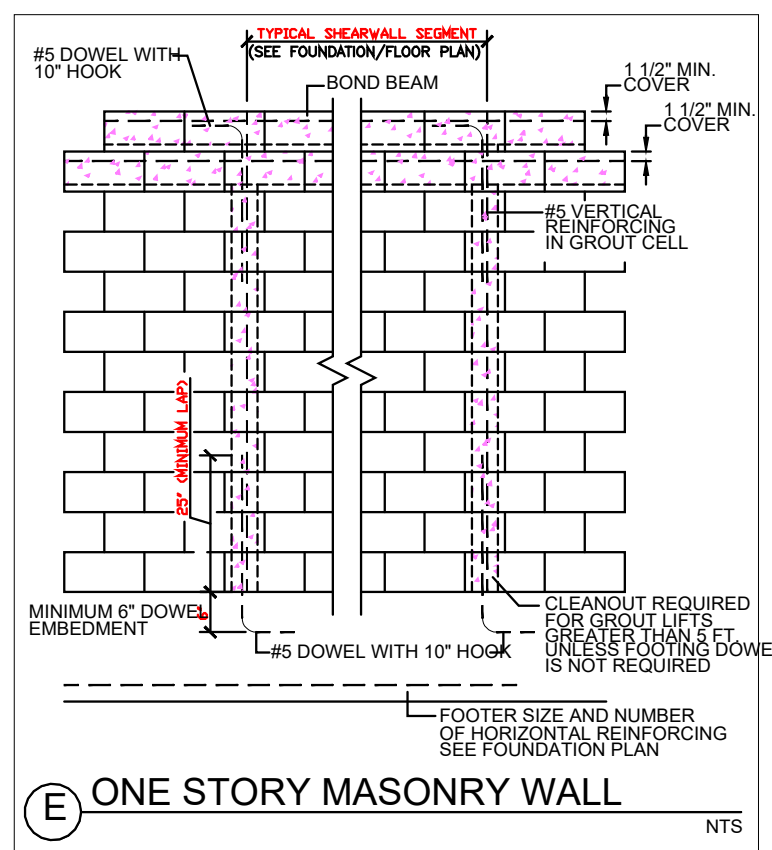
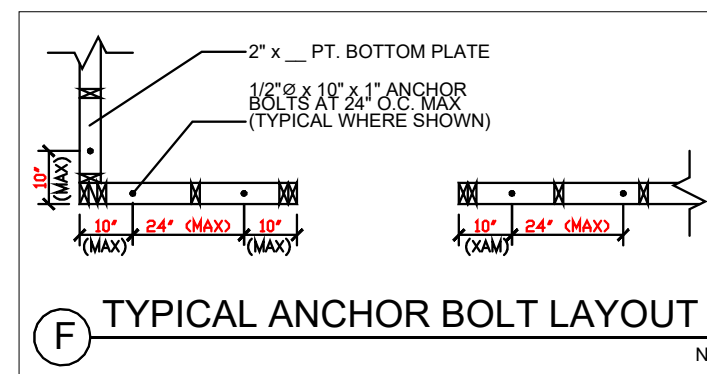
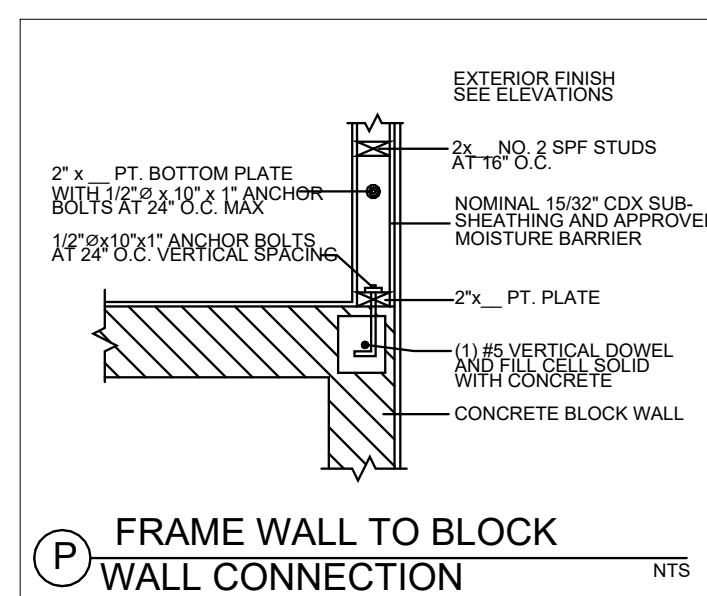
NTS

## GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES AND NOTATIONS.
  2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
  3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
  4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
- DO NOT SCALE DRAWINGS



1 First Floor Architectural Plan  
1/4" = 1'-0"



GENERAL NOTES: MASONRY

1. ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530/530.1-13, ASTM C-722, TMS 402/602-22, (LATEST EDITIONS)
2. CONCRETE GROUT (SIZE B) SHALL BE USED IN CONFORMANCE TO THE REQUIREMENTS OF ASCE 4-76. STANDARD SPECIFICATIONS FOR GROUT OF REINFORCED AND NON-REINFORCED MASONRY.
3. CONCRETE MASONRY SHALL BE NORMAL WEIGHT, GRADE N, TYPE I OR TYPE II CONFORMING WITH ASTM C900-08 "STANDARD SPECIFICATIONS FOR HOLLOW LAD BEARING CONCRETE MASONRY UNITS".
4. THE NET AREA COMPRESSIVE STRENGTH OF MASONRY UNITS (fm) SHALL BE 1900 PSI USING TYPE M OR S MORTAR.
5. THICKNESS OF MORTAR BED SHALL NOT EXCEED 5/8".
6. HORIZONTAL REINFORCING SHALL CONFORM WITH ASTM A82-02.
7. MASONRY REINFORCING STEEL BARS SHALL BE CONTINUOUS WITH LAP SPICES OF 30 BAR DIAMETERS MINIMUM.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL MASONRY STRUCTURE ELEMENTS ARE ADEQUATELY BRACED TO RESIST WIND, BACKFILLING, SOIL COMPACTION, AND OTHER CONSTRUCTION AS WELL NATURAL OCCURRING FORCES ORDINARILY ENCOUNTERED DURING THE CONSTRUCTION PROCESS. BRACING SHALL REMAIN IN PLACE UNTIL THE STRUCTURE HAS BEEN STRENGTHENED.
9. CONCRETE GROUT SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP BETWEEN 8 AND 11 INCHES.
10. WHEN GROUT POURS EXCEED 5 FEET IN HEIGHT, PROVIDE A CLEAN-OUT HOLE AT THE BOTTOM CELL. CLEAN THE CELL BY REMOVING ALL MORTAR DEBRIS, LOOSE AGGREGATES AND OTHER MATERIAL DELETERIOUS TO MASONRY GROUT. INSTALL AND SECURELY TIE THE VERTICAL STEEL REINFORCEMENT TOGETHER. CLOSE THE OPENING AFTER INSPECTION.

GENERAL NOTES: WOOD

1. ALL FRAMING CONSTRUCTION, WORKMANSHIP AND MATERIALS (INCLUDING TRUSSES) SHALL CONFORM WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE REFERENCES LISTED BELOW "AMERICAN INSTITUTE OF TIMBER CONSTRUCTION" SIXTH EDITION "NATIONAL DEPARTMENT OF AGRICULTURE FOR WOOD CONSTRUCTION" 2018 AND SUPPLEMENT "U.S. DEPARTMENT OF AGRICULTURE FOREST SERVICE" PRE-108 PERFORMANCE STANDARDS "MANUAL FOR HOUSE FRAMING, WOOD CONSTRUCTION DATA NO 1" "NATIONAL FLOOR PRODUCTS ASSOCIATION."
2. ALL TRUSS BEAM AND COLUMN MEMBERS SHALL BE SPECIES AND GRADES OF LUMBER WHICH WILL PRODUCE DESIGN VALUES EQUAL TO OR GREATER THAN VALUES FOR SOUTHERN YELLOW PINE NO. 2 19% M.C. C.
3. ALL TRUSS BEAM AND COLUMN MEMBERS AND FRAMING ANCHORS SHOWN ON THE PLANS SHALL BE USED AND SHALL BE FASTENED IN ACCORDANCE WITH THE MANUF. SPECS., SUBSTITUTIONS REQUIRE ENGINEERS APPROVAL.
4. ANCHORING AND NAILING NOT IDENTIFIED SHALL COMPLY WITH THE NAILING SCHEDULE GIVEN WITHIN "MANUAL FOR HOUSE FRAMING" AND 2023 FLORIDA BUILDING CODE EIGHTH EDITION.
5. A MINIMUM OF TWO STUDS SHALL BE INSTALLED ADJACENT TO ALL OPENINGS IN EXTERIOR AND LOAD BEARING WALLS AND BENEATH ALL BEAM & GIRDER BEARING POINTS.
6. EXTERIOR WOOD FRAME WALL SHALL BE SHEATHED WITH 1/2" APA SPAN RATED, EXPOSURE 1 PLYWOOD OR 7/16" O.S.B. THE SHEATHING SHALL BE ATTACHED TO FRAMING WITH 16D NAIL @ 12" O.C.
7. EXTERIOR AND INTERIOR LOAD BEARING WALLS SHALL BE FRAMED WITH 2x4 MEMBERS AT 16" O.C. MAX. SPACING FOR MAX. 8' HIGH PARTITIONS. FOR HEIGHTS ABOVE 8' REFER TO WALL SECTIONS. STUDS SHALL BE SPRUCE-PINE-FIR #2 OR SPECIES WITH EQUAL OR GREATER DESIGN VALUES.
8. UN-TREATED LUMBER SHALL BE SOUTHERN YELLOW PINE #2 19% MAC. M/C/I IN ACCORDANCE WITH APA STANDARDS C1,C2 AND C9 LATEST EDITIONS, WITH A WATERBORNE PRESERVATIVE IN ACCORDANCE WITH STANDARD P5. ALL NAILS AND SCREWS SHALL BE STAINLESS STEEL OR GALVANIZED.
9. WHERE DRAWING INDICATES ADJACENT EXTERIOR FINISH OVER APPROVED WATER BARRIER SHALL BE ATTACHED TO EXTERIOR CONCRETE. OWNER IS RESPONSIBLE TO INSTALL ALL REQUIRED SEALANT, FLASHING, ETC. TO MAINTAIN WATER-PROOF INTEGRITY TO PREVENT MOISTURE INFILTRATION INTO STRUCTURE. OWNER IS RESPONSIBLE FOR PERIODIC MAINTENANCE AND UPKEEP OF EXTERIOR APPLIED FINISH TO MAINTAIN WATERPROOF INTEGRITY TO PREVENT DAMAGE TO INTERIOR COMPONENTS.
10. WATER-RESISTIVE BARRIER
- EXTERIOR WALLS OF FRAME CONSTRUCTION RECEIVING VENEER SHALL BE PROVIDED WITH A WATER-RESISTIVE BARRIER THE WATER RESISTIVE BARRIER SHALL BE A MINIMUM OF ONE LAYER OF NO. 15 ASPHALT FELT, COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT, SHALL BE ATTACHED TO THE SUBSTRATE WITH FELT ADHESIVE. A CONTINUOUS WATER RESISTIVE BARRIER SHALL BE PROVIDED A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER.

EXTERIOR WALLS OF FRAME CONSTRUCTION RECEIVING VENEER SHALL BE PROVIDED WITH A WATER-RESISTIVE BARRIER THE WATER RESISTIVE BARRIER SHALL BE A MINIMUM OF ONE LAYER OF NO. 15 ASPHALT FELT, COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT, SHALL BE ATTACHED TO THE SHEATHING, WITH FLASHING IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER.

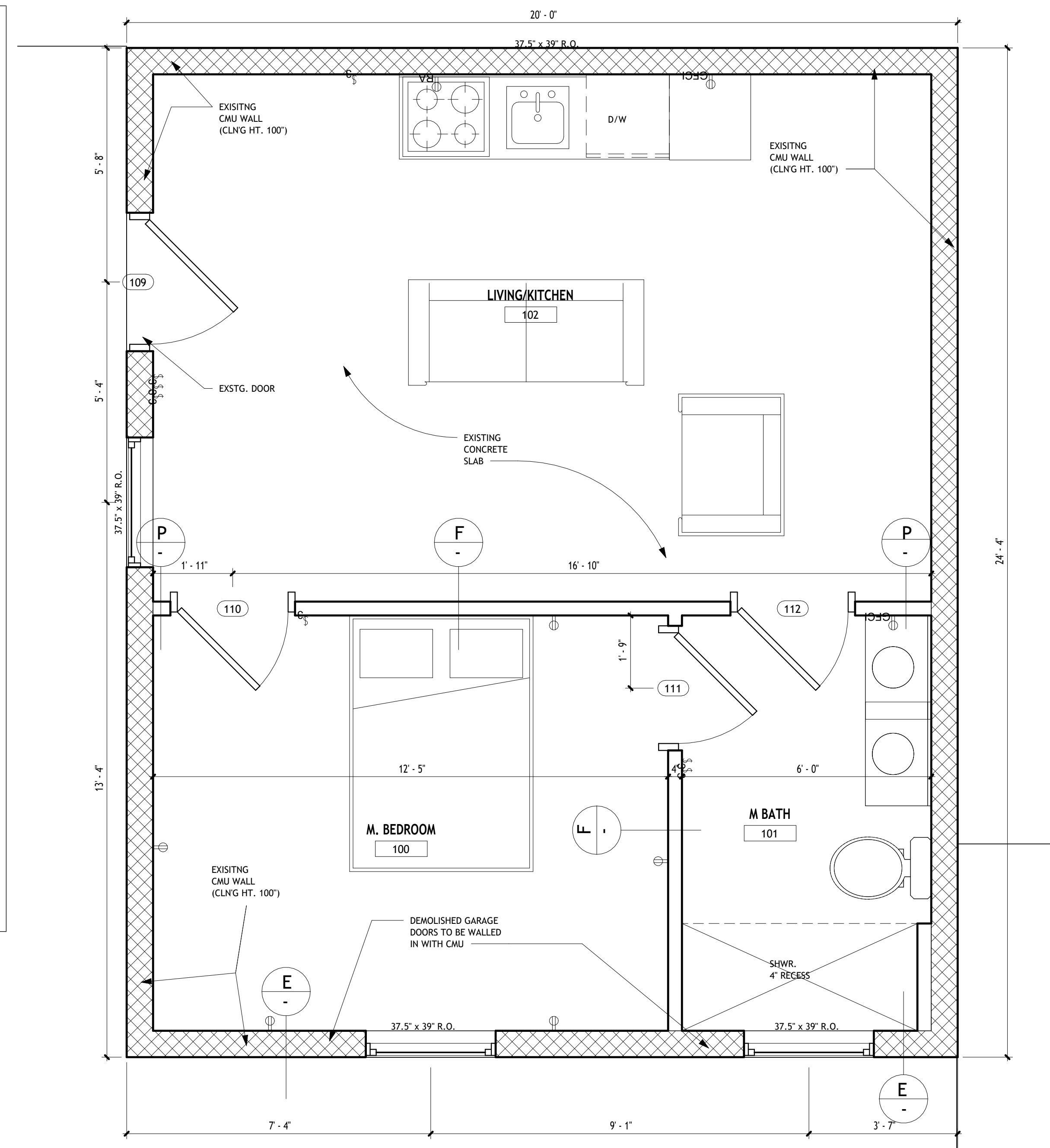
WHERE CEMENT PLASTER (STUCCO) IS TO BE APPLIED TO LATH OVER FRAME CONSTRUCTION, MEASURES SHALL BE TAKEN TO PREVENT BONDING BETWEEN THE CEMENT PLASTER AND THE WATER-RESISTIVE BARRIER A BOND BREAK SHALL BE PROVIDED BETWEEN THE WATER-RESISTIVE BARRIER AND THE CEMENT PLASTER (STUCCO) CONSISTING OF ONE OF THE FOLLOWING;

GENERAL NOTES: CONCRETE

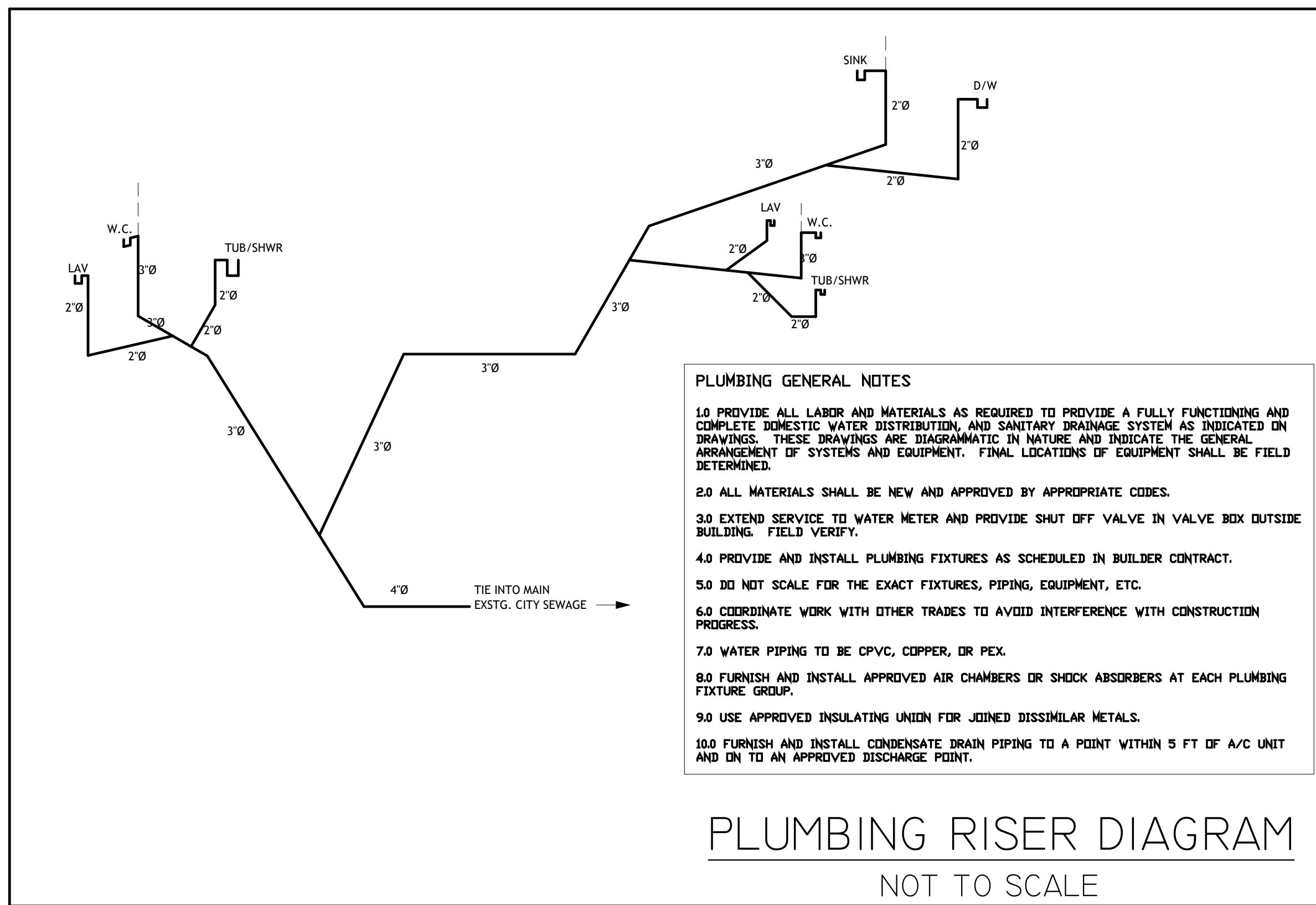
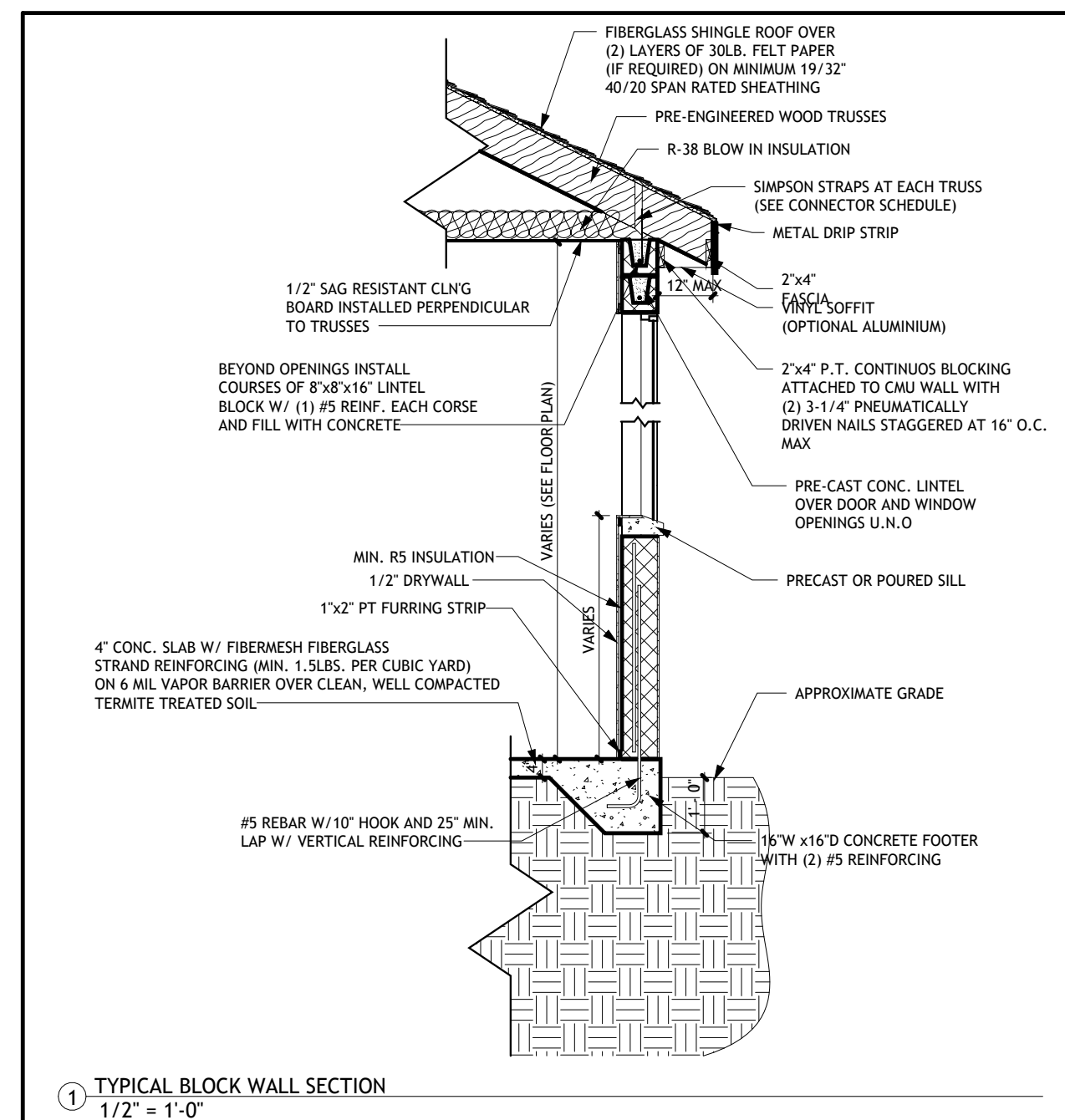
1. ALL CONCRETE CONSTRUCTION WORKMANSHIP AND MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF ACI 301-89 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
2. ALL CONCRETE SHALL BE PLACED ON TOP OF COMPACTED CEMENT TREATED SAND AND SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH SHOWN BELOW:
- |                                                                                                                                                                                                  |                                                                                                                                                                 |          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
|                                                                                                                                                                                                  | FOUNDATIONS & SLABS                                                                                                                                             | 3000 PSI |
|                                                                                                                                                                                                  | BEAMS                                                                                                                                                           | 3000 PSI |
|                                                                                                                                                                                                  | MASONRY                                                                                                                                                         | 3000 PSI |
| 3. ALL REINFORCING STEEL SHALL BE:                                                                                                                                                               | WELDED WIRE REINFORCED BARS CONFORMING TO ASTM A615-22 GRADE 60. BARS SHALL BE FREE OF RUST, MILL SCALE, PAINT OR OTHER COATING THAT WILL REDUCE CONCRETE BOND. |          |
| 4. ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN WITHIN ACI 318-19 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT". |                                                                                                                                                                 |          |
| 5. ALL BAR SPLICES, DOWELS AND CONCRETE COVERAGE SHALL MEET THE REQUIREMENTS OF ACI 318-18/318R-18 "BUILDING CODE AND COMMENTARY FOR REINFORCED CONCRETE".                                       |                                                                                                                                                                 |          |
| 6. BEAMS OVER MASONRY OPENINGS SHALL HAVE CONTINUOUS TOP AND BOTTOM REINFORCEMENT. LAP SPLICES IN BOTTOM BARS SHALL OCCUR OVER TOP OF MASONRY OPENINGS.                                          |                                                                                                                                                                 |          |
| 7. CONCRETE BEAMS AND SLABS SHALL BE FINISHED LEVEL AND TO THE ELEVATIONS SHOWN ON THE DRAWINGS.                                                                                                 |                                                                                                                                                                 |          |
| 8. CALCIUM CHLORIDE SHALL NOT BE USED IN ANY FORM.                                                                                                                                               |                                                                                                                                                                 |          |
| 9. UNLESS OTHERWISE SPECIFIED, ALL REINFORCEMENT SHALL BE PRODUCED TO HAVE A SLUMP OF 4 INCHES +/- 1 INCH.                                                                                       |                                                                                                                                                                 |          |

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER-BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORROBORATE WITH THE FIELD-CONSTRUCTED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS.
5. FLASHING SHALL BE PROVIDED PER FIELD CONDITIONS.
6. MOISTURE PROTECTION SHALL BE PROVIDED BETWEEN ALL MASONRY AND NON PRESSURE TREATED WOOD SURFACES.
7. A 1/2" DIAMETER X 10' LONG MINIMUM WEDGE ANCHOR MAY BE USED IN PLACE OF 1/2" DIAMETER X 10' LONG ANCHORS.
8. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS LISTED.
9. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION SHOWN ON THE DRAWINGS, ANY QUESTIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION TO THE ENGINEER BEFORE STARTING CONSTRUCTION.
10. THE STRUCTURE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF 2023 FLORIDA BUILDING CODE 8TH EDITION
11. FOUNDATION AND SLAB ARE TO BE FORMED UPON SOIL WITH A MINIMUM OF 10% COMPACTED FILL.
12. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO UNIFORMLY PROVIDE THE BEARING CAPACITY UNDER ALL FOUNDATIONS.
13. THE CONTRACTORS SHALL HIRE A GEOTECHNICAL ENGINEER TO CONDUCT SOIL BOREHOLE TESTS REQUIRED TO OBTAIN MINIMUM, SAFE BEARING CAPACITY STATED ABOVE.



| Door Schedule |          |         |
|---------------|----------|---------|
| Door          |          |         |
| Mark          | Size     |         |
|               | Width    | Height  |
| 101           | 2' - 10" | 6' - 8" |
| 102           | 3' - 0"  | 6' - 8" |
| 105           | 2' - 8"  | 6' - 8" |
| 107           | 3' - 0"  | 6' - 8" |
| 108           | 3' - 0"  | 6' - 8" |
| 109           | 3' - 0"  | 6' - 8" |
| 110           | 2' - 8"  | 6' - 8" |
| 111           | 2' - 8"  | 6' - 8" |
| 112           | 2' - 8"  | 6' - 8" |

[illegible]

JOHNNY NAVARRO JR

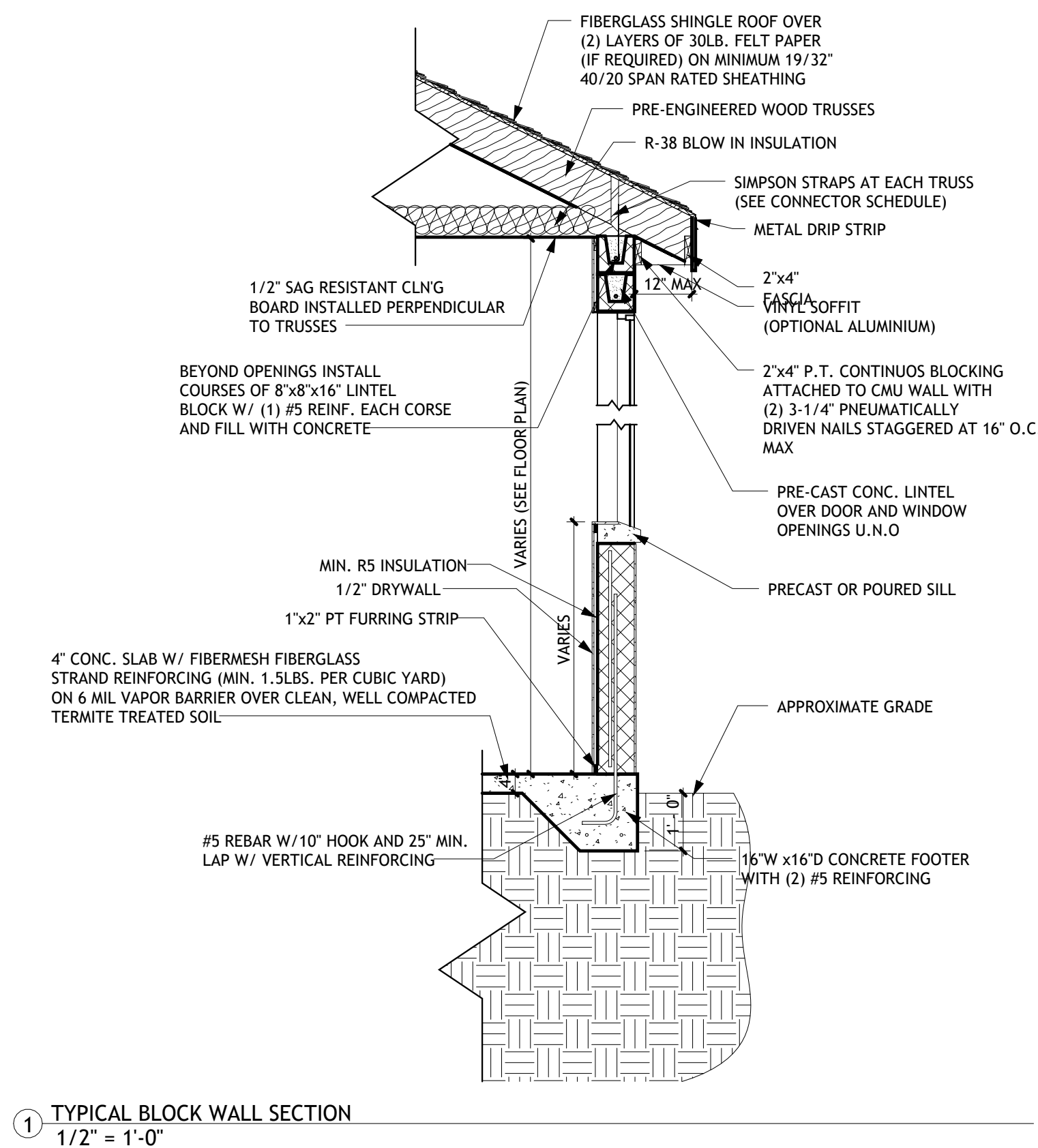
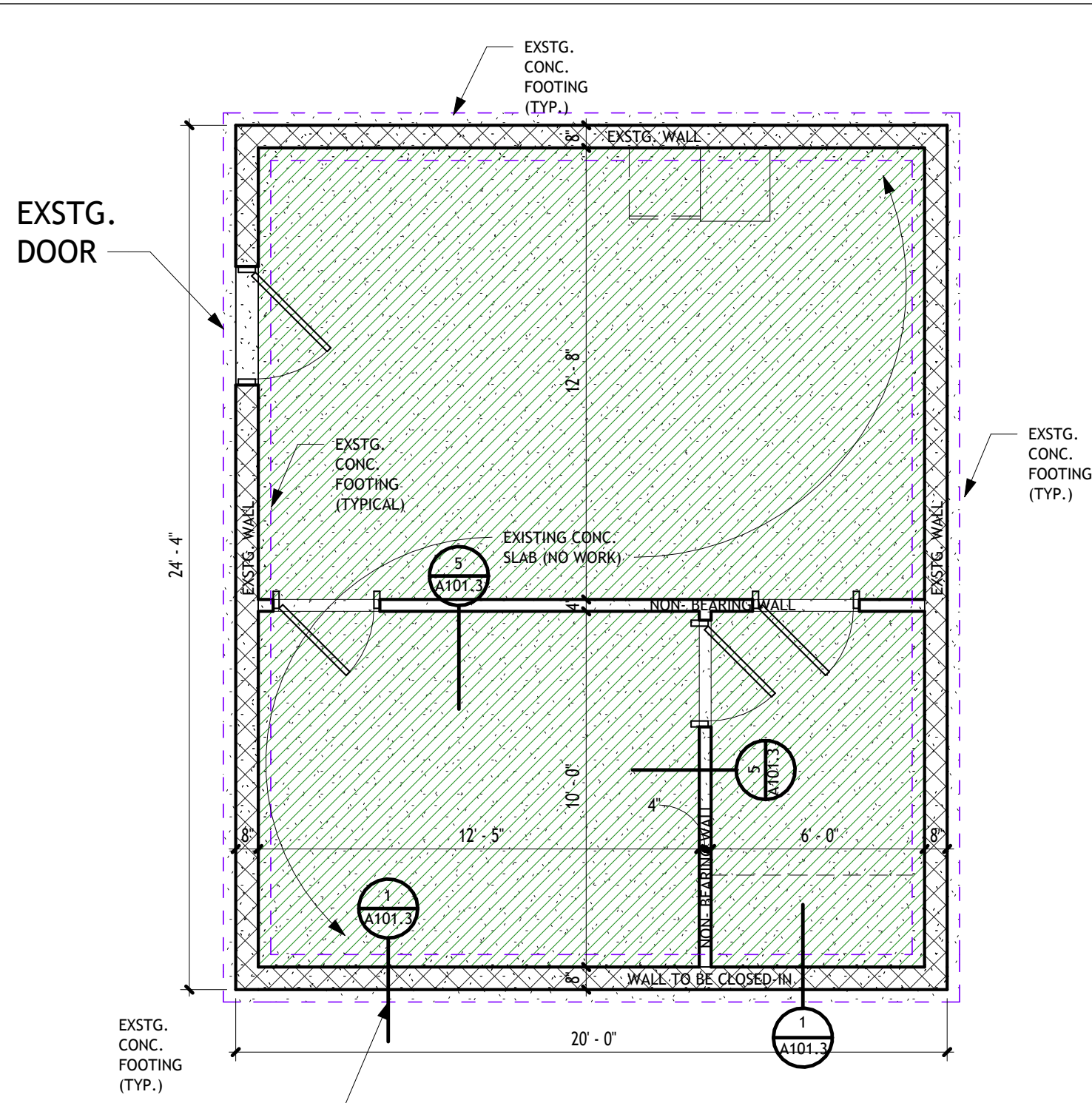
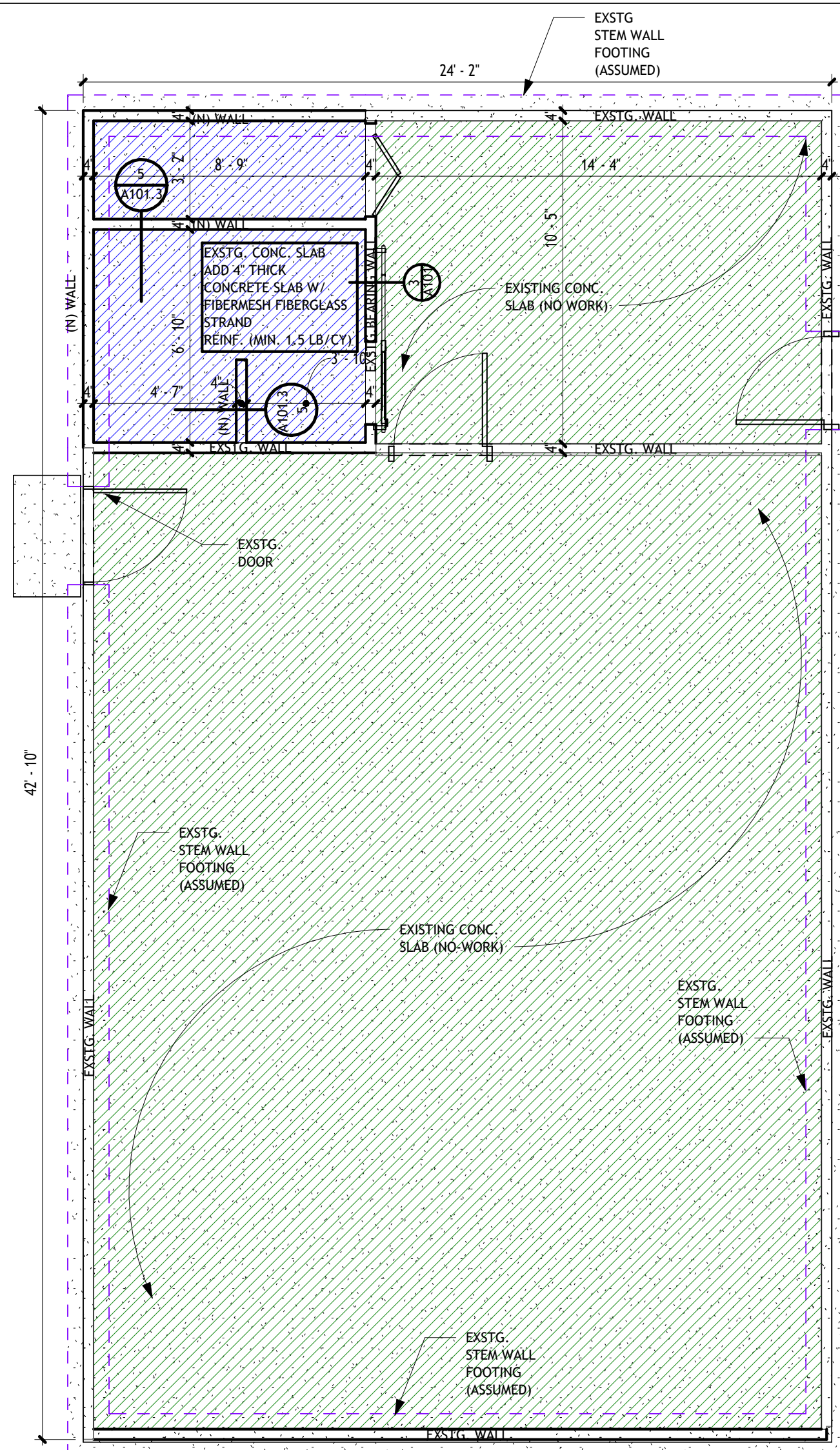
107 NORTH CENTRAL AVENUE APOPKA, FL

## PROPOSED GARAGE RENO.

|                |         |
|----------------|---------|
| Project number | 001     |
| Date           | 1/21/26 |
| Drawn by       | KS      |
| Checked by     | SCD     |

## A101.2

|       |                |
|-------|----------------|
| Scale | $1/2" = 1'-0"$ |
|-------|----------------|



| WINDOW AND DOOR BUCK INSTALLATION (MASONRY) |                       |                |                |                  |
|---------------------------------------------|-----------------------|----------------|----------------|------------------|
| MASONRY                                     | TAP-CONS              | PAF'S          | PDN'S          | WOOD SCREWS      |
| ROUGH OP'NG.                                | BUCK TO HEAD AND JAMB |                |                | WINDOW. TO BUCK. |
| UP TO 8'-0"                                 | 3/16" @ 16" O.C.      | .145 @ 8" O.C. | .120 @ 6" O.C. | # 8 @ 12" O.C.   |
| 8'-1" TO 10'-0"                             | 3/16" @ 12" O.C.      | .145 @ 6" O.C. | .120 @ 6" O.C. | # 8 @ 8" O.C.    |
| 10'-1" TO 12'-0"                            | 3/16" @ 8" O.C.       | .145 @ 4" O.C. | .120 @ 4" O.C. | # 8 @ 6" O.C.    |
| 12'-1" AND BEYOND                           | BY DESIGN             | BY DESIGN      | BY DESIGN      | BY DESIGN        |

**LEGEND:**  
 PAF = POWDER ACTUATED FASTENERS  
 PDN = PNEUMATICALLY DRIVEN FASTENERS  
**NOTES:**  
 MAINTAIN 3" EDGE CLEARANCE FOR PAF'S  
 EMBED PAF'S 1.25" MIN. INTO CMU OR CONC.  
 EMBED TAP-CONS 1.50" MIN. INTO CMU OR CONC.  
 LARGER MAS. OR WOOD SCREWS MAY BE SUBSTITUTED

CMU HEAD OR JAMB  
 TAP-CON OR PAF  
 1" X P.T. BUCK STRIP  
 WOOD SCREWS

NOTICE: FOAM SEAL AT ALL BUCKS, WINDOWS AND DOORS

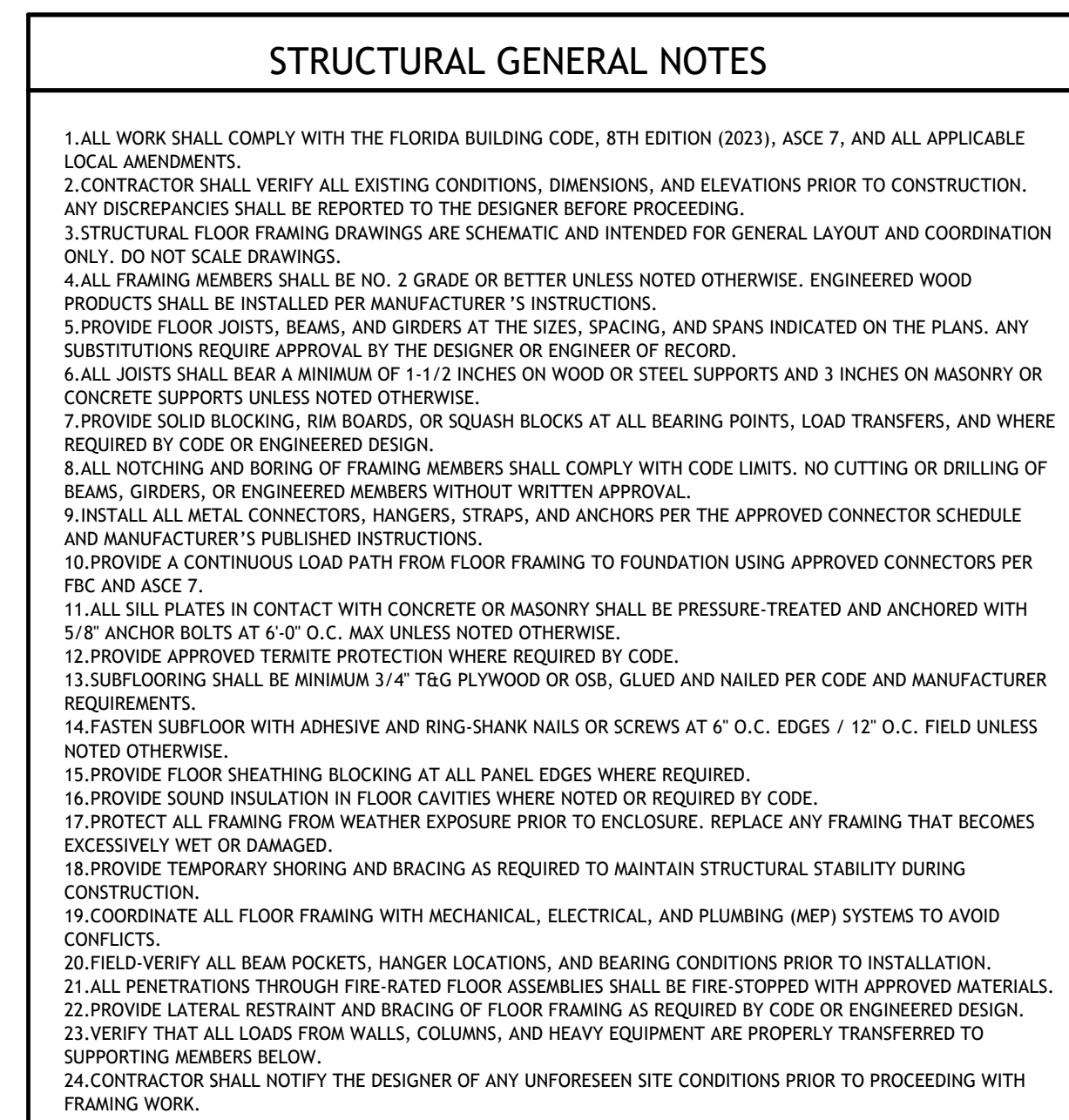
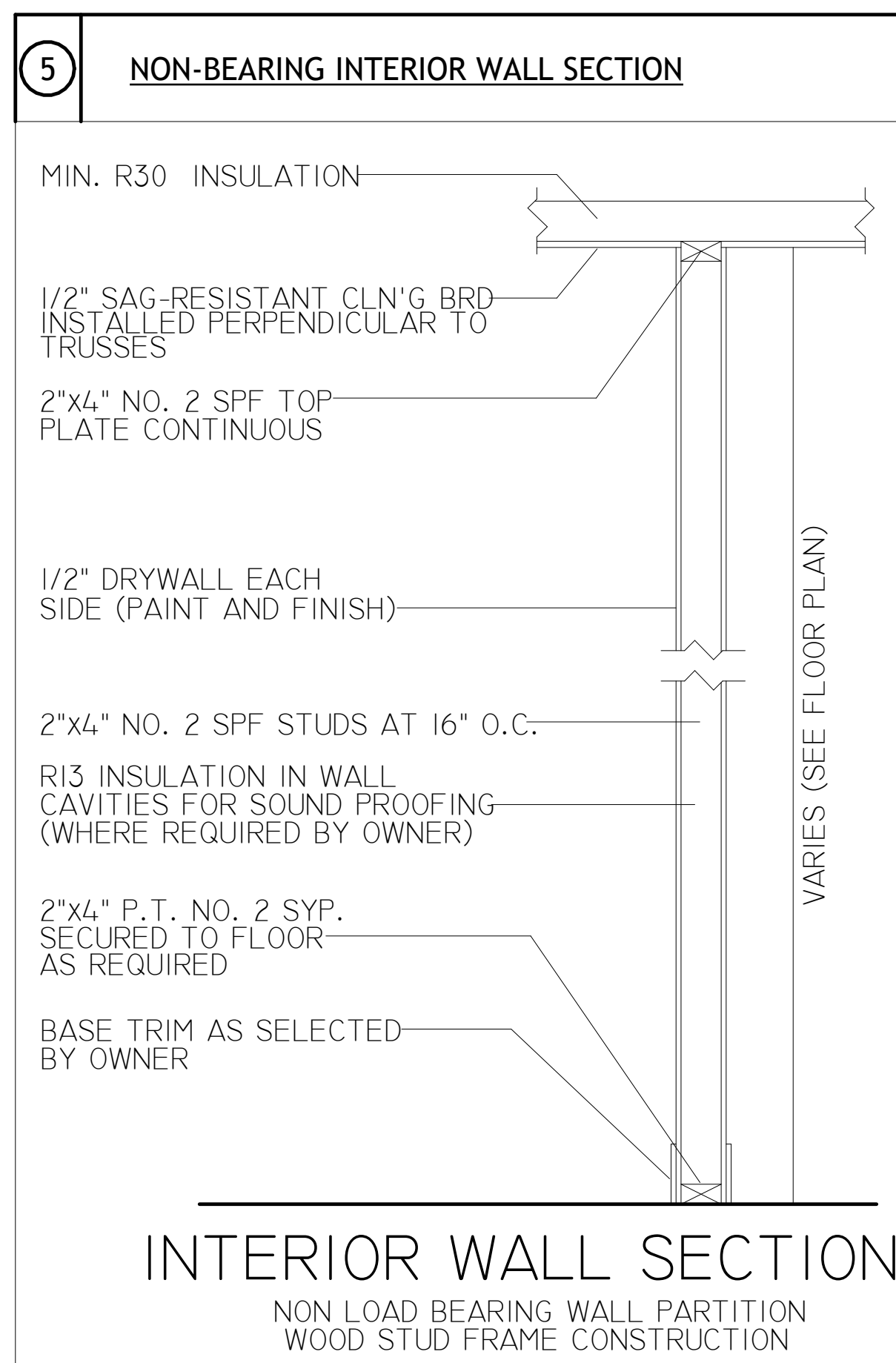
**NOTE: IF DOOR/WINDOW BUCK IS LESS THAN 1-1/2" DOOR/WINDOW MUST BE ANCHORED THROUGH JAMB INTO THE STRUCTURAL SUBSTRATE**

**NOTE: WINDOWS AND DOORS SHALL BE ANCHORED PER MANUFACTURERS SPECIFICATIONS**

NOTE:  
COORDINATE ALL ROUGH OPENINGS FOR EXTERIOR  
DOORS AND WINDOWS WITH MANUFACTURER'S SPECS.

**CABINETRY NOTE:**  
CABINET LAYOUT SHOWN AT KITCHEN, BATHROOMS, AND ANY OTHER  
LOCATIONS ARE DIAGRAMMATIC ONLY. COORDINATE FINAL CABINET  
DESIGN W/OWNER/BUILDER PRIOR TO ANY FABRICATION/INSTALLATION

NOTE:  
COORDINATE ALL FINAL BEARING HEIGHTS WITH  
FINAL TRUSS LAYOUT PRIOR TO CONSTRUCTION



Santos Construction & Design

STAMP:

Ed Shinskie  
4707 Wild Turkey Rd  
Mims, FL 32754  
PE 47515  
(321) 863-3223

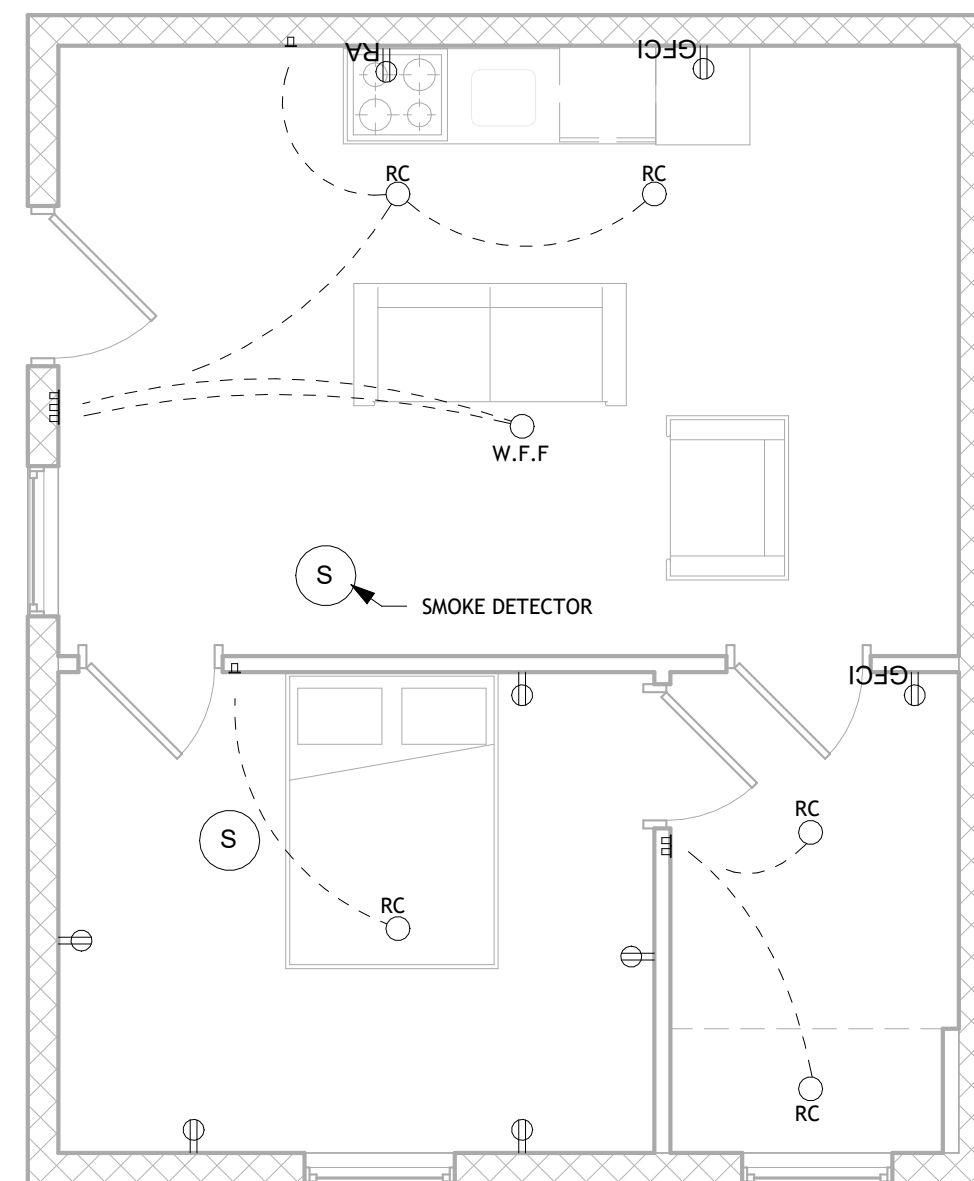
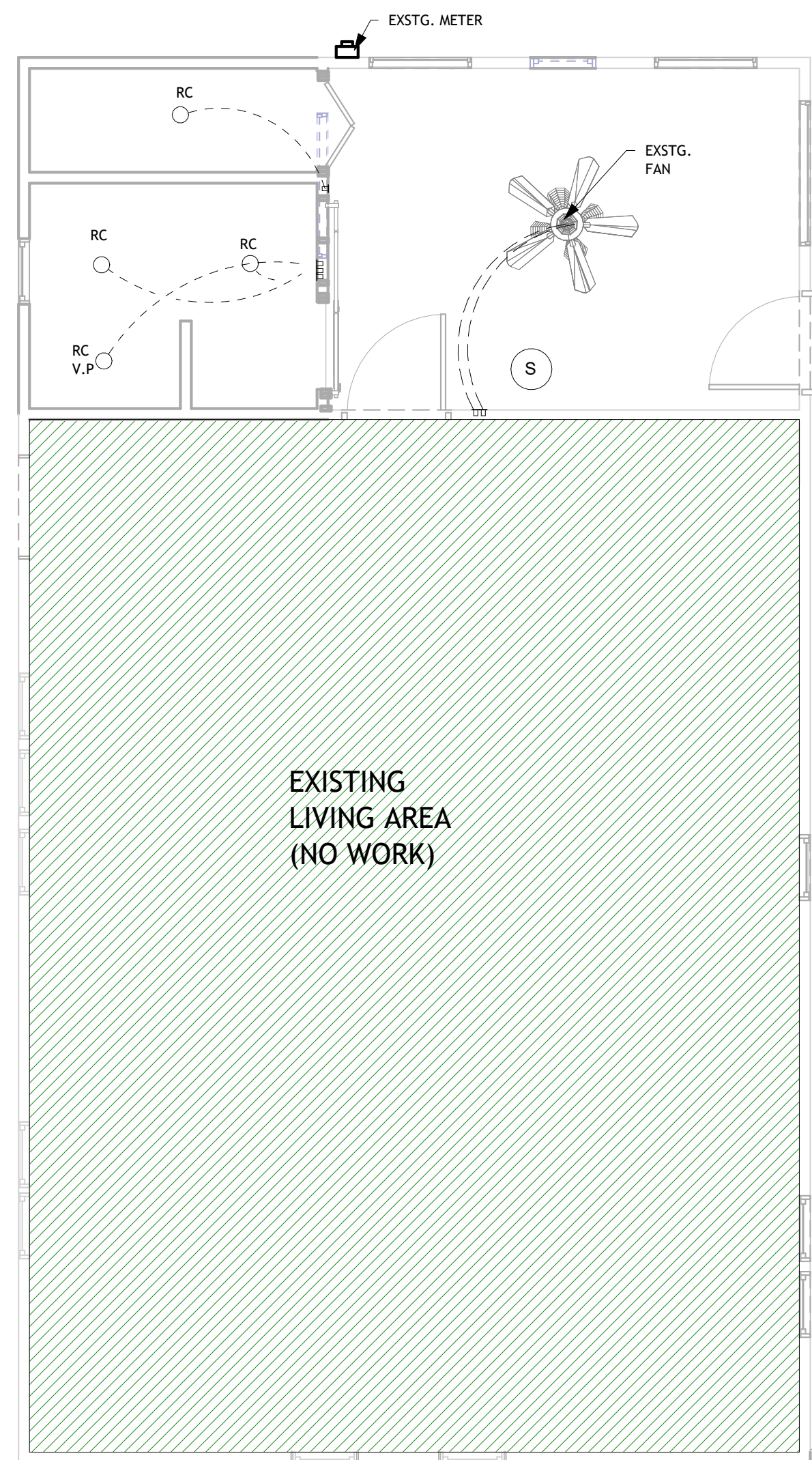
[illegible]

JOHNNY NAVARRO JR

107 NORTH CENTRAL AVENUE APOPKA, FL

## STRUCTURAL PLAN

|                 |              |
|-----------------|--------------|
| Project number  | 001          |
| Date            | 1/21/26      |
| Drawn by        | KS           |
| Checked by      | SCD          |
| <h1>A101.3</h1> |              |
| Scale           | 1/4" = 1'-0" |



1 ELECTRICAL PLAN  
1/4" = 1'-0"

## ELECTRICAL GENERAL NOTES

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE (8TH EDITION - 2023), THE NATIONAL ELECTRICAL CODE (NEC 2023), AND ALL APPLICABLE LOCAL AMENDMENTS.
2. CONTRACTOR SHALL OBTAIN ALL REQUIRED ELECTRICAL PERMITS AND COORDINATE ALL INSPECTIONS WITH THE AUTHORITY HAVING JURISDICTION (AHJ).
3. VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGNER BEFORE PROCEEDING.
4. ALL NEW ELECTRICAL DEVICES, WIRING, AND EQUIPMENT SHALL BE UL-LISTED AND INSTALLED PER MANUFACTURER'S PUBLISHED INSTRUCTIONS.
5. PROVIDE AFCI PROTECTION FOR ALL REQUIRED CIRCUITS SERVING HABITABLE ROOMS PER NEC.
6. PROVIDE GFCI PROTECTION FOR ALL REQUIRED CIRCUITS SERVING BATHROOMS, KITCHENS, LAUNDRY AREAS, GARAGES, EXTERIOR OUTLETS, AND WET LOCATIONS PER NEC.
7. PROVIDE TAMPER-RESISTANT RECEPTACLES IN ALL REQUIRED LOCATIONS PER NEC.
8. ALL NEW RECEPTACLES IN HABITABLE ROOMS SHALL BE COMBINATION-TYPE AFCI PROTECTED UNLESS OTHERWISE PERMITTED BY CODE.
9. COORDINATE ALL ELECTRICAL WORK WITH MECHANICAL, PLUMBING, AND FRAMING SYSTEMS TO AVOID CONFLICTS.
10. MAINTAIN REQUIRED WORKING CLEARANCES IN FRONT OF ELECTRICAL PANELS AND EQUIPMENT PER NEC.
11. LABEL ALL NEW CIRCUITS AT THE PANEL DIRECTORY INDICATING AREA SERVED AND LOAD DESCRIPTION.
12. PROVIDE SMOKE ALARMS AND CARBON MONOXIDE ALARMS AS REQUIRED BY FBC RESIDENTIAL AND NEC FOR REMODELED AREAS.
13. EXISTING ELECTRICAL SYSTEMS AFFECTED BY THE REMODEL SHALL BE BROUGHT UP TO CURRENT CODE WHERE REQUIRED BY THE AHJ.
14. ALL ABANDONED WIRING AND DEVICES SHALL BE REMOVED OR PROPERLY CAPPED IN APPROVED JUNCTION BOXES.
15. PROVIDE BONDING AND GROUNDING FOR ALL NEW CIRCUITS AND EQUIPMENT PER NEC REQUIREMENTS.
16. ALL EXTERIOR OUTLETS SHALL BE WEATHER-RESISTANT (WR) TYPE WITH IN-USE COVERS.
17. ALL WIRING INSTALLED IN WALLS, FLOORS, OR CEILINGS SHALL BE PROTECTED FROM PHYSICAL DAMAGE AND PROPERLY SUPPORTED PER NEC.
18. RECESSED LIGHTING INSTALLED IN INSULATED CEILINGS SHALL BE IC-RATED AND AIRTIGHT.
19. PROVIDE SURGE PROTECTION FOR THE SERVICE EQUIPMENT WHERE REQUIRED BY CURRENT NEC.
20. CONTRACTOR SHALL VERIFY SERVICE CAPACITY AND PANEL LOAD CALCULATIONS PRIOR TO ADDING NEW CIRCUITS OR EQUIPMENT.



Santos Construction & Design

STAMP:

Ed Shinskie  
4707 Wild Turkey Rd  
Mims, FL 32754  
PE 47515  
(321) 863-3223

[illegible]

JOHNNY NAVARRO JR

107 NORTH CENTRAL AVENUE APOPKA, FL

## ELECTRICAL

|                |         |
|----------------|---------|
| Project number | 001     |
| Date           | 1/21/26 |
| Drawn by       | KS      |
| Checked by     | SCD     |

## E101.4

|       |              |
|-------|--------------|
| Scale | 1/4" = 1'-0" |
|-------|--------------|

## Community Meeting Summary Statement

On **July 10, 2026**, I hosted a voluntary community meeting at Kit Land Nelson Park to discuss my application for a Special Exception Permit to allow the conversion of my existing detached garage into an Accessory Dwelling Unit (ADU) on my property.

The purpose of the meeting was to provide nearby residents with an opportunity to learn about the proposed project, ask questions, express any concerns, and have an open discussion before the application moved forward.

During the meeting, I explained that the proposed ADU would be created by converting the existing detached garage and would remain subordinate to the primary residence. I also explained that the intent of the project is to provide additional living space for family members when they visit and that no changes would be made that would negatively impact the character of the neighborhood.

Residents who attended asked questions regarding the project, including parking, the appearance of the structure, and how the property would be used. I answered each question and explained that the exterior of the structure would remain compatible with the existing home and surrounding neighborhood. I also confirmed that adequate parking would be maintained on the property and that the project would comply with applicable City requirements.

The discussion was respectful and productive. Attendees were given the opportunity to provide comments, ask additional questions, and share their opinions regarding the proposed Special Exception request.

This meeting was conducted in good faith as part of my effort to communicate openly with neighboring property owners and address any questions prior to the City's review of the application.



## OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **The Apopka Chief** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(407) 886-2777**.

Notice ID: MSJ9uKcdZLeAttvu7JTw | **Proof Updated: Jul. 21, 2026 at 02:54pm EDT**  
Notice Name: Navarro Special Exception 7-24

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

#### FILER

Emilee Sumlin  
esumlin@apopka.net  
(407) 703-1700

#### FILING FOR

The Apopka Chief

**Columns Wide:** 3      **Ad Class:** Legals

**Total Column Inches:** 30.01

**Number of Lines:** n/a

07/24/2026: Display Ad Notice 232.59

Subtotal \$232.59

Tax \$0.00

Processing Fee \$23.26

**Total \$255.85**

See Proof on Next Page

## CITY OF APOPKA PUBLIC HEARING NOTICE SPECIAL EXCEPTION

NOTICE is hereby given that **Johnny Navarro** has made an application, pursuant to the with Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.5.1.G for a **SPECIAL EXCEPTION TO ALLOW AN ACCESSORY DWELLING UNIT (ADU) IN THE MIXED-USE DOWNTOWN (MU-D) ZONING DISTRICT.**



Parcel Identification Number(s): 09-21-28-1972-02-192  
Contains: 0.21 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider the Special Exception request at its scheduled meeting in the City Commission Chambers of the Apopka City Hall on **Tuesday, August 11, 2026 beginning at 5:30 P.M.**, or as soon thereafter as possible.

Interested parties and the public may appear at the above listed hearing to speak. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. Additional information regarding the application and review process may be inspected at the Apopka Community Development Department located at Apopka City Hall, 120 E. Main Street.

Expected print dimensions of advertisement:  
Width: 5.54 in., Height: 10 in.

Newspaper page size: Width: 11.25 in., Height: 20.13 in.  
Publisher may wrap or break notice between pages.

Apopka Community Development Department located at Apopka City Hall, 120 E. Main Street, Apopka, Florida, 32703 on weekdays between the hours of 8:00 a.m. and 4:30 p.m. Written public comments regarding the application for the proposed special exception may be submitted by mail to the City Clerk's Office at 120 East Main Street, Apopka, Florida, 32703. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka, Florida, 32703; Telephone: 407-703-1704, at least 48 hours prior to the proceeding.

**July 24, 2026**

**Apopka Planning Commission  
Community Development Department**



## City of Apopka PLANNING COMMISSION STAFF REPORT

**Section:** PUBLIC HEARING

**Item #:** 2.

**Meeting Date:** August 11, 2026

**Department:** Community Development

**SUBJECT:**

Legislative: Ordinance No. 3164 — Future Land Use Amendment — Kelly Park Road Commercial

**ACTION ITEM INFORMATION:**

Owner(s): Effie Road Holdings, LLC Applicant(s): Luke Classon, P.E.

Parcel Identification Number(s): 12-20-27-0000-00-016, 12-20-27-0000-00-017 and 12-20-27-0000-00-018

Location: East of Effie Drive and North of Kelly Park Road

Existing Future Land Use: County Rural

Existing Zoning: County A-1 (Citrus Rural)

Existing Use: Vacant

Proposed Future Land Use: Mixed-Use

Proposed Density/Intensity: Minimum 0.1 — Maximum 0.75 (1.0 with a bonus) Floor Area Ratio; Maximum 10 dwelling units per acre (15 with bonus)

Tract Size: 3.48 +/- acre(s)

**REQUEST:**

Recommend approval of the Future Land Use Map Amendment from County Rural and Future Land Use - In Progress to City Mixed-Use for Kelly Park Road Commercial.

**SUMMARY:**

**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)             | Single-family residence  |
| East      | FLU-IP (Future Land Use - in Progress) | T (Transitional)                      | Single-family residence  |
| West      | Rural Settlement                       | AG (Agriculture) and T (Transitional) | Single-family residences |
| South     | FLU-IP (Future Land Use - in Progress) | T (Transitional)                      | Single-family residence  |

**SUMMARY:**

The applicant is requesting approval of a Small-Scale Future Land Use Amendment to change the Future Land Use designation for approximately 3.48 +/- acres from County Rural and Future Land Use-In Progress to Mixed Use. The subject property is located east of Effie Drive and north of Kelly Park Road and consists of three parcels generally situated along the north side of Kelly Park Road within the Kelly Park Interchange Form-Based Code Area. Parcel 12-20-27-0000-00-017 was annexed into the City limits by the City Council through Ordinance No. 3163, adopted on June 17, 2026. The proposed Future Land Use Amendment includes the recently annexed parcel together with the adjoining parcels to establish a unified Mixed Use Future Land Use designation for the

overall 3.48 +/- acre property. The applicant intends to develop the property into a commercial development consistent with the Kelly Park Interchange Mixed Use Code. According to the applicant's community meeting materials, the proposed commercial development would have access from Kelly Park Road and include stub-outs for future connectivity.

The proposed amendment is strategically important due to the property's location along Kelly Park Road within the KPI area, which has been planned as a coordinated growth activity center since the City's adoption of the Kelly Park Interchange Form-Based Code through Ordinance No. 2576 on June 21, 2017. As residential development continues to increase in the surrounding area, the need for commercial services to support existing and future residents has also increased. The requested Mixed Use designation would further implement the City's long-term planning objectives for the Kelly Park Interchange area by allowing future development of the property to be reviewed under the City's adopted KPI-FBC. The amendment would also support the transition of this portion of Kelly Park Road from rural and low-intensity residential conditions toward the commercial and mixed-use development pattern encouraged by the Form-Based Code.

A Community Awareness and Participation meeting was held on February 9, 2026, at Wolf Lake Elementary School. According to the applicant's Community Meeting Report, property owners within 300 feet of the site were notified by certified mail. One resident attended the meeting, and no opposition to the project was expressed. The applicant reported that questions regarding the KPI area, development trends, and allowable uses within the interchange zone were addressed at the meeting.

Based on the property's location within the Kelly Park Interchange Form-Based Code Area, the surrounding development pattern, and the City's long-term planning objectives for the KPI area, the proposed Future Land Use Amendment is consistent with the intended development pattern for this portion of Kelly Park Road. Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and the extent to which the proposed amendment:

- Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
  - Applicant's response: The project is consistent with the KPI and intends to fill the need for commercial development within the Interchange character zone.
  - Staff response: Staff finds the request consistent with the Comprehensive Plan and the Kelly Park Interchange planning framework. The proposed Mixed Use Future Land Use designation supports the intended development pattern for the KPI area and allows future development to be reviewed under the City's adopted KPI-FBC standards.
- Is in conflict with any provisions of the LDC;
  - Applicant's response: There are no known conflicts to any provisions of the LDC. Amending the Future Land Use designation to Mixed-Use is required for developments within the Kelly Park Interchange.
  - Staff response: Staff has not identified any conflicts with the Land Development Code at this stage. Future development of the property will be required to comply with all applicable LDC and KPI-FBC requirements during subsequent development review.
- Addresses a demonstrated community need;
  - Applicant's response: Per coordination with City staff rapid residential development in the surrounding area has created a need for commercial centers to serve new residents, and this project aims to address this need.
  - Staff response: Staff concurs that the request addresses a demonstrated need for commercial services within the Kelly Park Interchange area, particularly as residential development continues to increase in the surrounding area.
- Is required by changed conditions;
  - Applicant's response: Conditions of the surrounding area have been changing from rural and agricultural to single-family residential. The abundance of new homes requires commercial uses to serve new residents, which this project aims to provide.
  - Staff response: Staff finds that changed conditions in the surrounding area, including continued residential growth and the transition of the Kelly Park Road corridor from rural conditions toward the planned KPI mixed-use development pattern, support consideration of the proposed amendment.
- Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

- Applicant's response: The project is located within the City's KPI, which requires all development to receive a Mixed-Use Future Land Use Designation.
- Staff response: Staff finds the proposed Mixed Use Future Land Use designation compatible with the planned development pattern for the KPI area. The property is located within the Kelly Park Interchange Form-Based Code Area, where mixed-use and commercial development are contemplated, subject to future zoning and development review.
- Would result in a logical and orderly development pattern;
  - Applicant's response: The project aims to create a new commercial center consistent with the KPI Form Based Code.
  - Staff response: Staff finds that the amendment would result in a logical and orderly development pattern by establishing a unified City Future Land Use designation for the subject property and allowing future development to proceed under the City's KPI-FBC framework.
- 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: To ensure that adverse impacts on the natural environment will be minimized, all applicable local, state, and federal regulations will be adhered to.
  - Staff response: Staff does not anticipate significant adverse environmental impacts at the Future Land Use amendment stage. Any future development will be required to comply with applicable local, state, and federal environmental regulations, including requirements related to stormwater management, wetlands, vegetation, and wildlife protection.
- Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).
  - Applicant's response: The project will undergo all capacity and concurrency processes required to ensure that public facilities will be able to adequately serve the project. If any public facilities are not able to meet the demands of the project in their current state, mitigation options will be explored.
  - Staff response: Staff finds that public facility impacts will be evaluated during subsequent development review. Future development will be required to demonstrate adequate public facilities and services, including transportation, potable water, sewer, stormwater, solid waste, police, fire, and emergency medical services, and to provide any required mitigation or improvements.

#### SCHOOL PLANNING

Not applicable. The applicant intends to develop the property as a commercial site; therefore, the proposed Future Land Use Amendment is not anticipated to generate residential students or create a school capacity impact.

#### ORANGE COUNTY NOTIFICATION

The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on April 29, 2026.

#### LAND USE REPORT

| Direction Future Land Use |                                        | Zoning                                | Present Use              |
|---------------------------|----------------------------------------|---------------------------------------|--------------------------|
| <b>North</b>              | County Rural                           | County A-1 (Citrus Rural)             | Single-family residence  |
| <b>East</b>               | FLU-IP (Future Land Use - in Progress) | T (Transitional)                      | Single-family residence  |
| <b>West</b>               | Rural Settlement                       | AG (Agriculture) and T (Transitional) | Single-family residences |
| <b>South</b>              | FLU-IP (Future Land Use - in Progress) | T (Transitional)                      | Single-family residence  |

Land Use Analysis

The subject property is located east of Effie Drive and north of Kelly Park Road within the Kelly Park Interchange Form-Based Code Area. The request is to amend the Future Land Use designation from County Rural and Future Land Use-In Progress to Mixed Use. The applicant intends to develop the property as a commercial development consistent with the Kelly Park Interchange Mixed Use Code. The requested Mixed Use designation would provide a unified City Future Land Use designation for the overall property and would allow future development to be reviewed under the City's adopted KPI-FBC framework.

The surrounding area is transitioning from rural and low-intensity residential conditions toward the mixed-use development pattern contemplated for the Kelly Park Interchange area. Residential growth in the vicinity has increased the need for nearby commercial services, and the subject property's location along Kelly Park Road makes it appropriate for Mixed Use consideration. The proposed amendment is consistent with the City's long-term planning objectives for the KPI area, which has been planned as a coordinated growth activity center since the City's adoption of the Kelly Park Interchange Form-Based Code through Ordinance No. 2576 on June 21, 2017. The requested Mixed Use designation would support the intended development pattern for this portion of Kelly Park Road while allowing site-specific transportation, access, utilities, stormwater, and design requirements to be reviewed during subsequent development review. The property is approximately 3.48 acres in size and is located in one of the following areas:

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

#### Comprehensive Plan Consistency

The proposed Future Land Use Amendment is consistent with Objective 20 and related policies of the Future Land Use Element, which establish the planning framework for the Wekiva Parkway Interchange Vision Plan Area. Objective 20 directs development around the interchange to occur in a predictable but flexible manner that supports the community vision, the City's economic development goals, and a balanced land use scenario capable of accommodating both economic and residential growth. The following are some of the related Comprehensive Plan Policies:

#### Future Land Use Element

- Policy 20.1: The Wekiva Parkway Interchange Plan is composed of three elements: the Wekiva Parkway Interchange Vision Plan, the Wekiva Parkway Interchange Land Use Plan, and the Wekiva Parkway Interchange Goal, Objectives, and Policies. The Wekiva Parkway Interchange Vision Plan, adopted as part of the Future Land Use Overlay Series found in Appendix 1-2 of the Future Land Use Element, represents a conceptual scenario that demonstrates the intent of the Wekiva Parkway Interchange Plan and will guide the development of lands located within the Wekiva Parkway Interchange Vision Plan Area. The Wekiva Parkway Interchange Land Use Plan and the Wekiva Parkway Interchange Goal, Objectives, and Policies shall represent the regulatory elements of the Wekiva Parkway Interchange Plan. The land use configuration and distribution demonstrated on the Wekiva Parkway Interchange Vision Plan are intended to illustrate the potential application of the adopted Wekiva Parkway Interchange Vision Plan policies; however, the specific details for each development phase will be established through the approval of development plans consistent with the Wekiva Parkway Interchange Goal, Objectives & Policies, the Wekiva Parkway Interchange Land Use Plan, and the regulations established in the Wekiva Parkway Interchange Form-Based Code.
- Policy 20.2: The Wekiva Parkway Interchange Vision Plan shall be applicable within Wekiva Parkway Interchange Vision Plan Area. The Wekiva Parkway Interchange Vision Plan Area is generally comprised of a one-mile radius emanating from the anticipated Wekiva Parkway Interchange. The exact configuration is based upon a logical, parcel-specific boundary consistent with the intent of capturing a one-mile radius.
- Policy 20.3: The annexation, land use change, and subsequent development of lands located within the Wekiva Parkway Interchange Plan Area for Apopka and the Wekiva Interchange Land use Plan Overlay for the County shall be consistent with the adopted Interlocal Agreement between Orange County and the City of Apopka regarding Wekiva Interchange Land Use Plan Overlay.
- Policy 20.5: The Wekiva Parkway Interchange Vision Plan identifies the approximate location of the character districts necessary to support the anticipated development program within the Wekiva Parkway Interchange Vision Plan Area. The location and/or boundaries of the character districts shown on the Vision Plan are illustrative only, and it is the intent of the City that locations and boundaries can be refined

through an administrative review, except where other review and approval procedures are specified, in either the Comprehensive Plan or the Wekiva Parkway Interchange Form-Based Code. The specific boundaries and locations of character districts will be established through the approval of development plans, as established through the Wekiva Parkway Interchange Form-Based Code procedures.

- Policy 20.8: The Wekiva Parkway Interchange Form-Based Code shall include provisions requiring that the land uses incorporated into the Wekiva Interchange Vision and Land Use Plans are physically and functionally integrated, including a connected and continuous system of pedestrian facilities.
- Policy 20.9: Development within the Wekiva Parkway Interchange Plan Area shall be assigned a Mixed-Use Interchange future land use designation and shall accomplish an overall mix of residential and non-residential uses as outlined in Policy 3.1.r: Assignment of the Mixed-Use Interchange Land Use future land use designation shall require an amendment to the Comprehensive Plan. This policy shall not be construed to remove any existing entitlements upon property within the Wekiva Parkway Interchange Plan Area, nor shall it prevent development consistent with the existing future land use designations. Development occurring under the existing future land use designations shall comply with the design criteria included in the Wekiva Parkway Interchange Plan to the extent that the criteria does not conflict with the existing future land use designation.
- Policy 20.10: The City shall ensure that areas of greatest density and intensity within the Wekiva Parkway Interchange Plan Area are located at and between the two major intersection nodes at Kelly Park Road/Golden Gem Road and Kelly Park Road/Plymouth-Sorrento Road, but not upon areas of Karst formations. The Wekiva Interchange Form-Based Code shall require a mix of uses consistent with Wekiva Interchange Plan and shall establish a system of transfer of development rights to encourage increased density and intensity within Wekiva Parkway Interchange Plan Area. Development at the outer edges of the mixed-use area shall maintain compatibility with the lands adjacent to the Wekiva Interchange Plan Area by reducing density and intensity or by providing substantial buffers, landscaping, height, and lighting controls. The City shall also allow transfer of development rights to maintain 20% open space in the overall Study Area. Densities and intensities allowed within the Wekiva Parkway Interchange Plan Area character districts shall be as shown on Table 20.10: Wekiva Parkway Interchange Character District Standards.
- Policy 20.21: Properties assigned the Mixed-Use Interchange future land use designation shall be rezoned to the Wekiva Parkway Interchange Mixed-Use Zoning District to be established in the Wekiva Parkway Interchange Form-Based Code.
- Policy 20.23: Permitted land uses within the Wekiva Parkway Interchange Mixed-Use Zoning District shall be outlined in the Wekiva Parkway Interchange Form-Based Code, consistent with the Mixed-Use Interchange future land use designation and Policy
- 20.10. The Community Development Director shall have the authority to approve uses not listed there if the proposed use is compatible with the listed permitted uses and/or will generate or support the development of employment opportunities and/or an increased tax base.

## Transportation Element Policies

- *Note: The City of Apopka is a Transportation Concurrency Exception Area, meaning development is not subject to traditional state-mandated transportation concurrency based solely on roadway level of service. However, future development must still address transportation impacts through the City's development review process, including applicable traffic analysis, mobility requirements, access management, and site-related transportation improvements.*
- Objective 1.1: The City shall seek to balance safety, efficiency, LOS, and strategic mode choice. The City shall continue to maintain good relationships and partnerships with all appropriate local, regional, state, and federal agencies, the Counties of Orange, Lake, and Seminole, the Florida Department of Transportation (FDOT), Central Florida Expressway Authority, LYNX, Bike/Walk Central Florida, Florida Central Railroad (FCEN), CSX Transportation, and MetroPlan Orlando, to address mobility throughout the City through a multi-modal transportation system that includes enhanced facilities using Complete Streets concepts to address walking, bicycling, transit, vehicles (including electric), and roadways.
- Policy 1.2.5: The wastewater collection, treatment and reclamation facilities shall be provided by the applicant seeking a development permit and/or the City, in a timely manner that is concurrent with the impacts of development as required in the City's Concurrency Management System. Development and redevelopment within the City shall mitigate adverse transportation impacts to the multimodal transportation system, utilizing criteria related
- to the density/intensity, location of the development, and impact to the surrounding transportation network.

- Policy 1.3.1: The City shall consider how proposed future land use amendments could impact the multimodal transportation system.
- Policy 1.3.2: Review roadway improvements, new construction, and roadway extensions proposed by other agencies for consistency with the Future Land Use Map series of the Comprehensive Plan.
- Policy 1.3.3: Appropriate transportation study shall be required of new development, where applicable, as a tool to monitor development impacts.
- Objective 1.6: The City shall seek to balance safety, efficiency, LOS, and strategic mode choice.
- Policy 3.1.3: In addition to paying impact fees or other applicable development-related fees, new developments, and redevelopments shall be responsible for the cost of site-related road and traffic operations improvements that are necessary for safe and adequate multimodal access to the development site. This requirement shall apply citywide to City, County, and State roads as allowed by the applicable jurisdiction and pursuant to Florida Statutes.

### **Infrastructure Element**

- Policy 1.5.1: The wastewater collection, treatment and reclamation facilities shall be provided by the applicant seeking a development permit and/or the City, in a timely manner that is concurrent with the impacts of development as required in the City's Concurrency Management System.
- Policy 1.5.2: The internal wastewater facilities within future developments and/or redevelopments shall continue to be the responsibility of the applicant seeking a development permit and shall be designed and constructed in accordance with the most current edition of the Apopka Land Development Regulations.
- Policy 2.9.1: The potable water facilities shall be provided by the applicant seeking a development permit and/or the City, in a timely manner that is concurrent with the impacts of development as required by the policies of the comprehensive plan.
- Policy 2.9.2: The internal potable water facilities within future developments and/or redevelopments shall be the responsibility of the applicant seeking a development permit and shall be designed and constructed in accordance with the most current edition of the Apopka Land Development Regulations.
- Policy 2.11.4: In order to adequately assess the impact that a proposed development may have upon water supply and related facilities, the City shall, through its concurrency evaluation, assess the availability of adequate water supply and related facilities to serve the proposed development by the issuance date of the certificate of occupancy, development order or other milestone in advance of occupancy as determined by the City. The City will ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.
- Policy 3.7.1: Stormwater management facilities shall be provided by the applicant seeking a development permit and/or the City, in a timely manner that is concurrent with the impacts of development as required in the concurrency management system.
- Policy 3.7.2: The internal stormwater management facilities within future developments and/or redevelopments shall be the responsibility of the applicant seeking a development permit and shall be designed and constructed in accordance with the most recent edition of the Apopka Land Development Regulations.

### **Conservation Element**

- Policy 3.3: New developments shall identify jurisdictional wetland boundary areas and such areas shall be so designated and assigned a Conservation Land Use. Those areas designated in the development plan as wetland areas shall be updated in the Future Land Use Map upon each large scale Comprehensive Plan Amendment. This initial review does not preclude conformance with concurrency requirements at the time of development approval.

### **PUBLIC HEARING SCHEDULE**

August 11, 2026 – Planning Commission (5:30 PM)

September 2, 2026 – City Council (1:30 PM)

September 16, 2026 – City Council (6:00 PM)

**DULY ADVERTISED**

July 10, 2026 – Apopka Chief  
July 15, 2026 – Mailed Notice to Property Owners and Posted Notice

**FUNDING SOURCE:**

N/A

**RECOMMENDED MOTION:**

DEVELOPMENT REVIEW COMMITTEE (DRC):

On April 22, 2026, the Development Review Committee recommended approval of the change in Future Land Use designation from County Rural and Future Land Use — In Progress to City Mixed-Use, finding the proposed amendment consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, based on the findings and facts presented in the staff report and exhibits.

PLANNING COMMISSION:

Find the proposed Change in Future Land Use designation from County Rural and Future Land Use — In Progress to City Mixed-Use consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and recommend approval of the proposed Change of Future Land Use, based on the findings and facts presented in the staff report and exhibits.

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

**ATTACHMENTS:**

1. Ordinance No. 3164
2. KPR Commercial FLU - Map Series
3. KPR Commercial FLU - Boundary Survey
4. July 10 Advertisement

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46

**ORDINANCE NO. 3164**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM COUNTY RURAL AND FUTURE LAND USE-IN PROGRESS TO MIXED USE FOR CERTAIN REAL PROPERTY; OWNED BY EFFIE ROAD HOLDINGS, LLC; LOCATED EAST OF EFFIE ROAD AND NORTH OF KELLY PARK ROAD; COMPRISING 3.48 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the City of Apopka Planning Commission held a public hearing on August 11, 2026 to consider this small-scale amendment to the Future Land Use Map of the Comprehensive Plan and determined that this amendment is internally consistent with the City's Comprehensive Plan; and

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

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

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

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

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

**Section II. Future Land Use Amendment.** Page 1-32 (Map 1-6) of the Future Land Use Element of the City of Apopka Comprehensive Plan, is hereby amended to change the land use from County Rural and Future Land Use – in Progress to Mixed-Use for certain real property generally located East of Effie Road and North of Kelly Park Road, comprising 3.48 acres more or less; as shown and further described in Exhibit “A” attached hereto.

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

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

**Section V. Conflicts.** All Ordinances or parts of Ordinances in conflict with any of the 16 provisions of this Ordinance are hereby repealed.

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

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

READ FIRST TIME: September 2, 2026

READ SECOND TIME AND  
ADOPTED: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Susan Bone, City Clerk

\_\_\_\_\_  
Nicholas L. Nesta, III, Mayor

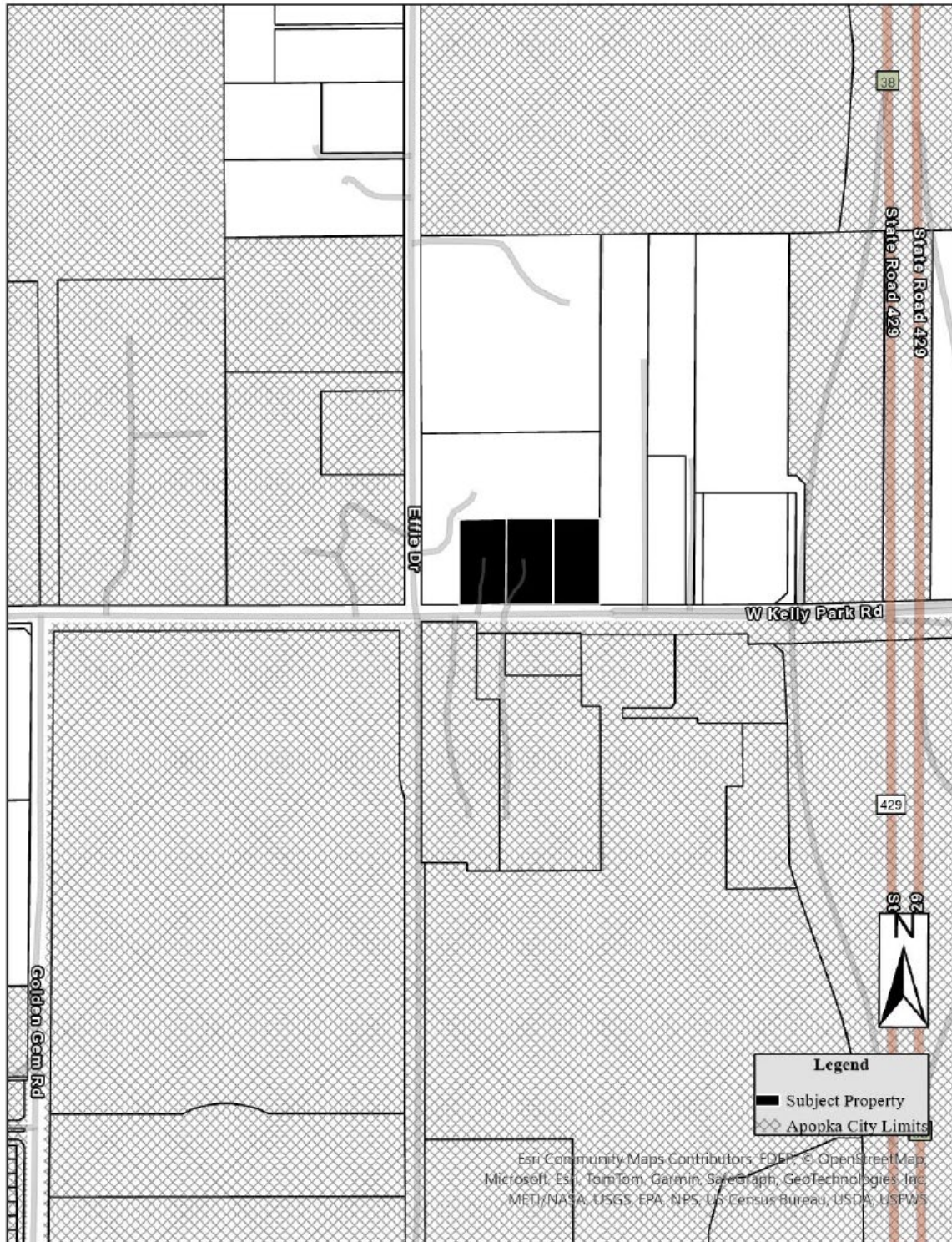
Approved as to form and legal sufficiency:

\_\_\_\_\_  
Clifford B. Shepard, City Attorney

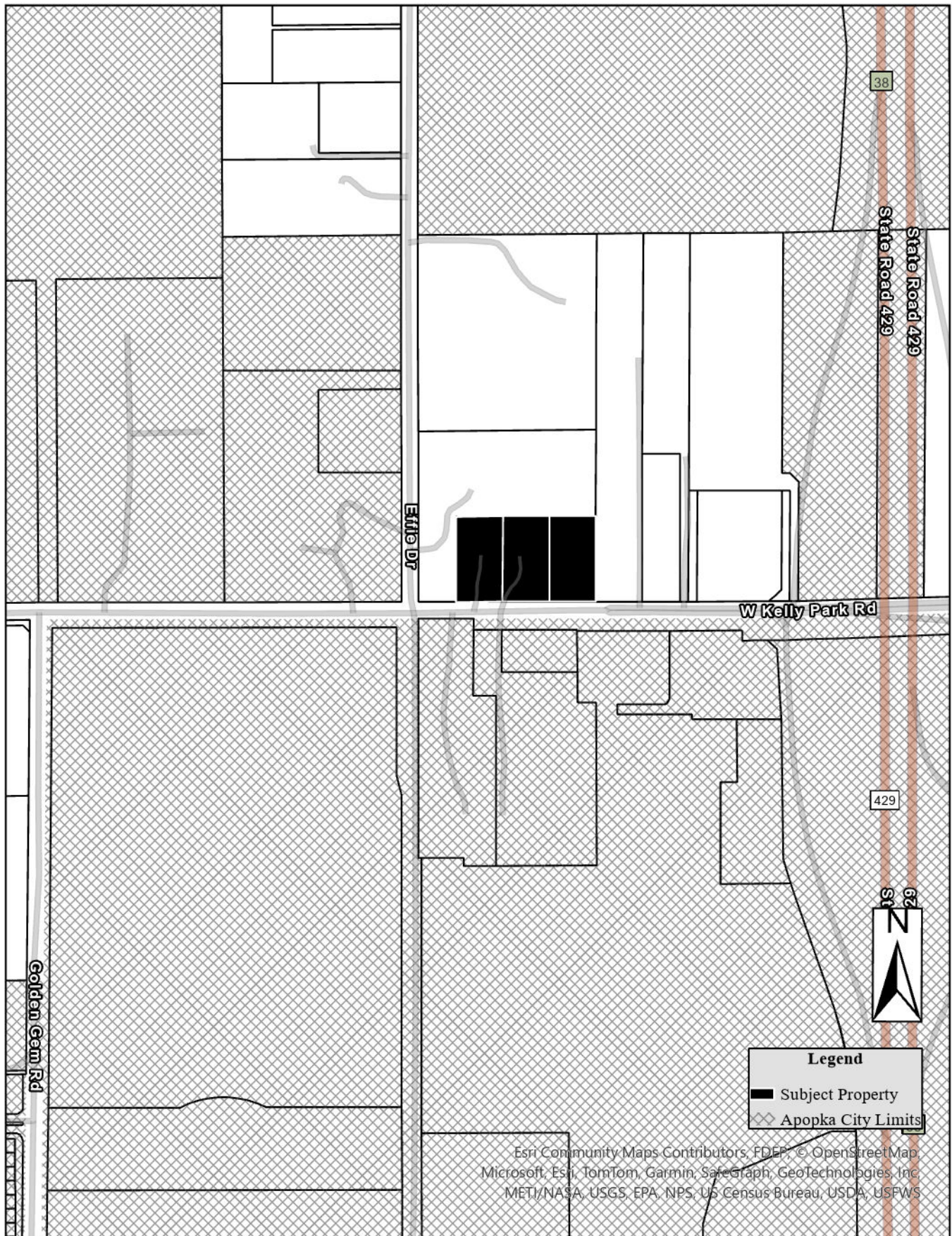
DULY ADVERTISED FOR PUBLIC HEARING: July 10, 2026

EXHIBIT A

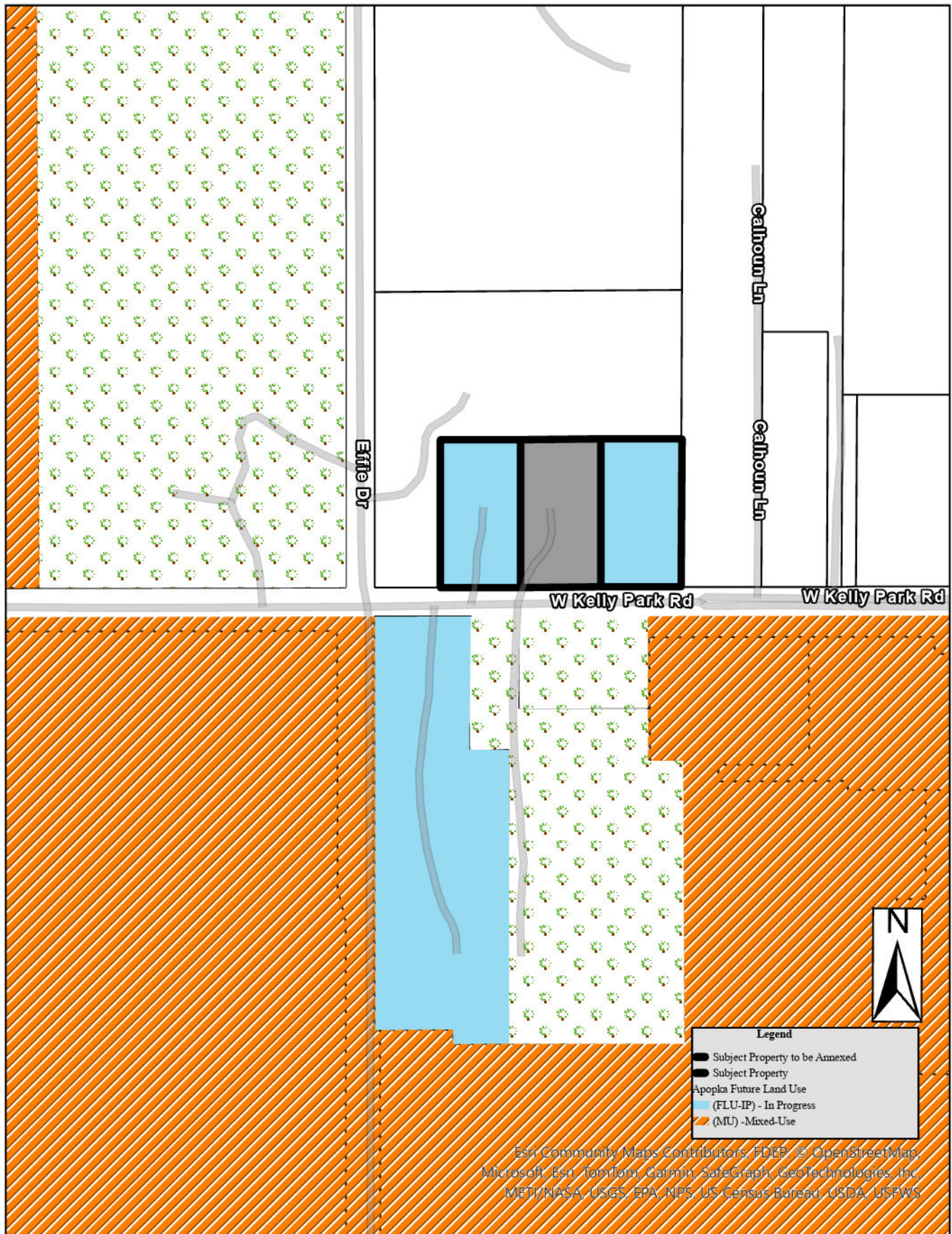
Parcel Identification Number(s): 12-20-27-0000-00-016, 12-20-27-0000-00-017 and 12-20-27-0000-00-018



# Vicinity



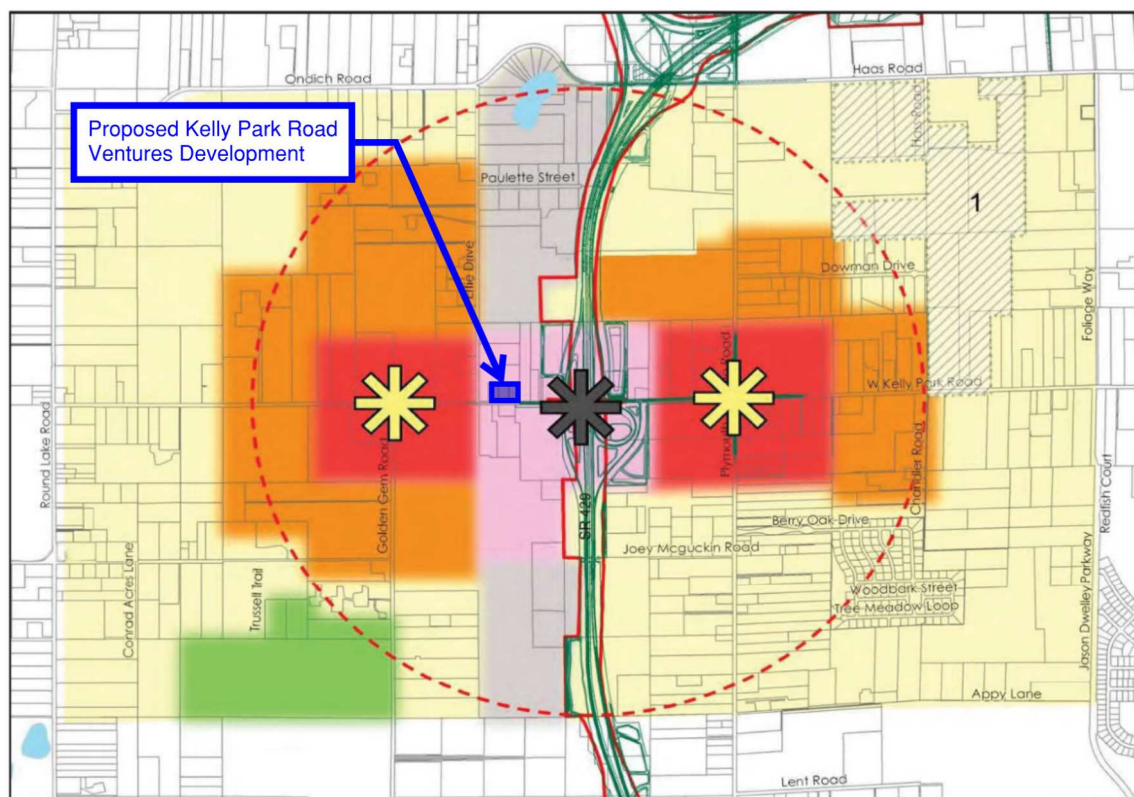
# Future Land Use



## C. Regulating Plan.

The Kelly Park Interchange Regulating Plan (Figure 2) is organized around five character zones: Village Center, Employment, Interchange, Transition and Neighborhood. Each zone, described in the following pages, represents a spectrum of development characters and intensities. The regulating plan calls for higher densities and intensities in areas closest to the interchange transitioning into lower densities/intensities as sites get farther away from the interchange to ensure compatibility with the surrounding areas. Compatible intensities should face across primary streets, with any necessary changes in intensities occurring along side streets or along rear property lines.

**Figure 2. Kelly Park Interchange Regulating Plan**



*Note: City boundaries not depicted in this graphics as they change overtime.*

### Legend:

| Design Districts                                                                                                         |                |
|--------------------------------------------------------------------------------------------------------------------------|----------------|
| <span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span>       | Village Center |
| <span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span>      | Employment     |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightpink; border:1px solid black;"></span> | Interchange    |
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span>    | Transition     |
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>    | Neighborhood   |
| <span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span>     | Recreation     |

|                                                                                                                                             |                |
|---------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <span style="display:inline-block; width:20px; border-bottom:2px solid black;"></span>                                                      | Existing Roads |
| <span style="display:inline-block; width:20px; border:2px dashed red;"></span>                                                              | 1 Mile Radius  |
| <span style="display:inline-block; width:20px; height:20px; background-color:lightgrey; border:2px solid black; border-radius:50%;"></span> | Interchange    |
| <span style="display:inline-block; width:20px; height:20px; background-color:yellow; border:2px solid black; border-radius:50%;"></span>    | Activity Nodes |

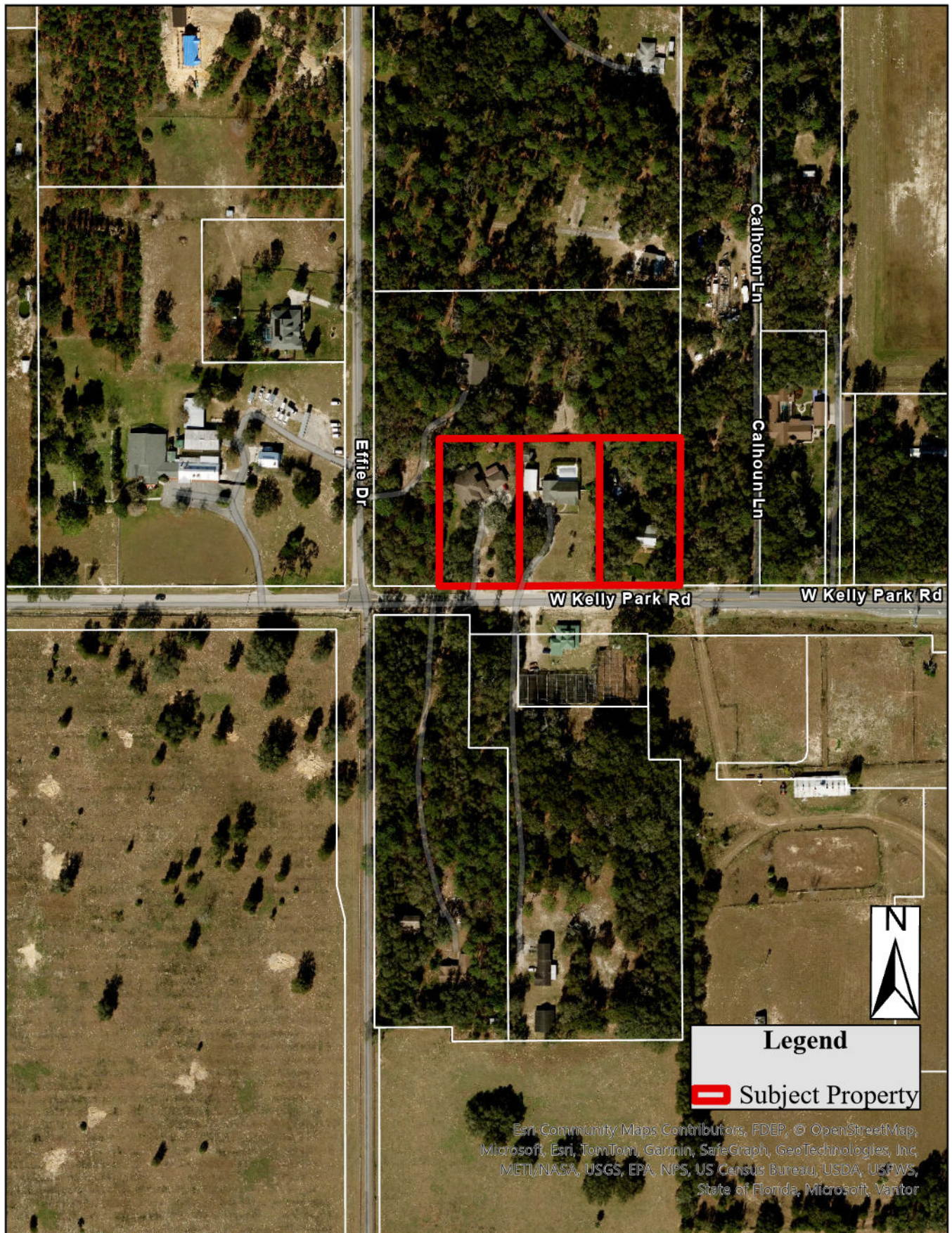
Rainbow Ridge Rural Settlement

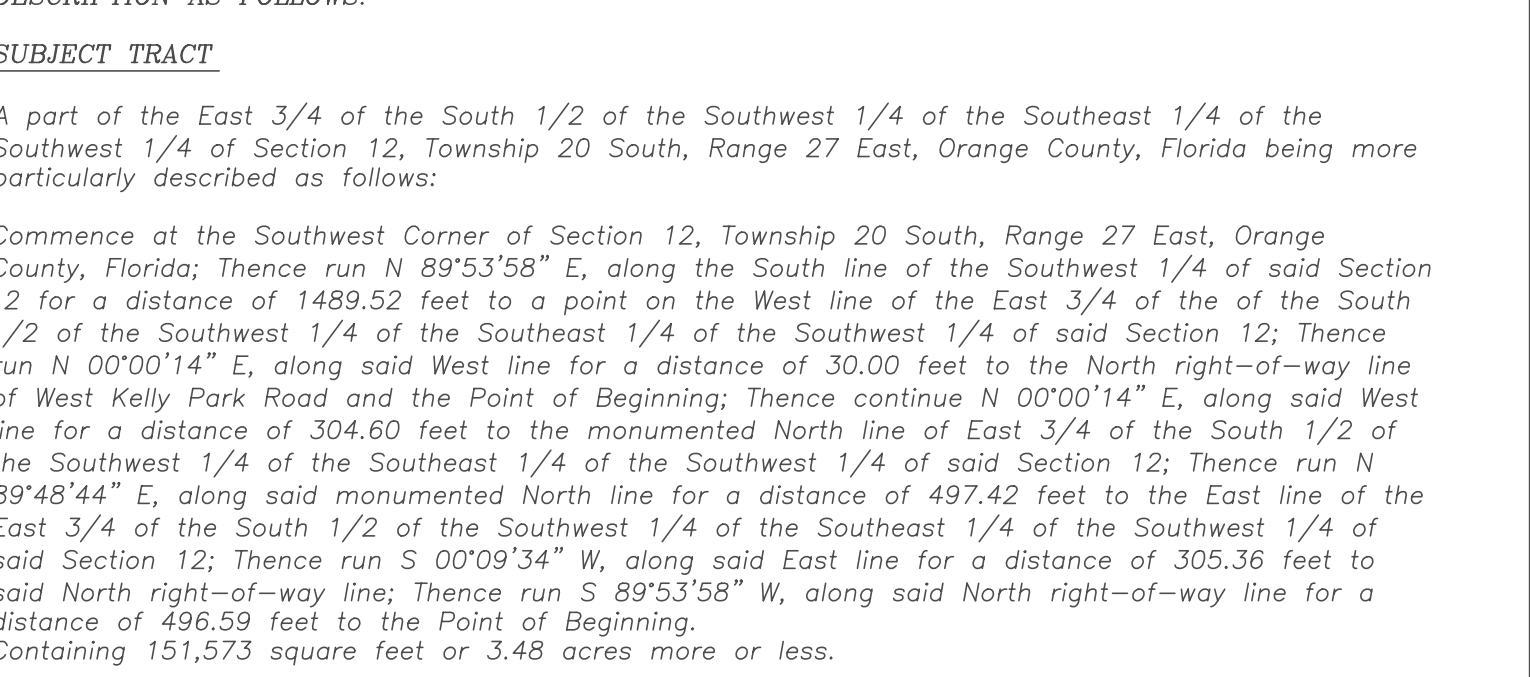
- Village Center Overlay District** The primary intent of this zone is to create a safe, vibrant and pedestrian-oriented village center that can support a variety of residential, retail, commercial, office

# Zoning



# Aerial





See Proof on Next Page

## AFFIDAVIT OF PUBLICATION

**The Apopka Chief**  
**400 N. Park Avenue, Apopka, FL 32712**  
**(407) 886-2777**

I, J.C. Derrick, of lawful age, being duly sworn upon oath, deposes and says that I am the Publisher of The Apopka Chief, a publication that is a "legal newspaper" as that phrase is defined for the city of Apopka, for county of Orange, in the state of Florida, that this affidavit is 1 of 3 with the full text of the sworn-to notice set forth on the page(s) that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**Publication Dates:**

- Jul 10, 2026

**Notice ID:** QYeAIG9O18LrScBRW3YE

**Notice Name:** City of Apopka ord. 3164 7-10

*J. C. Derrick*

Publisher

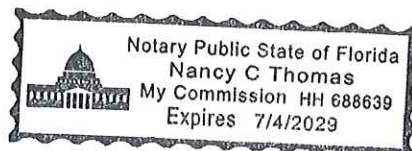
## VERIFICATION

STATE OF FLORIDA  
COUNTY OF ORANGE

Signed or attested before me on this

10 day of July, A.D. 2026.

*Nancy C Thomas*  
Notary Public

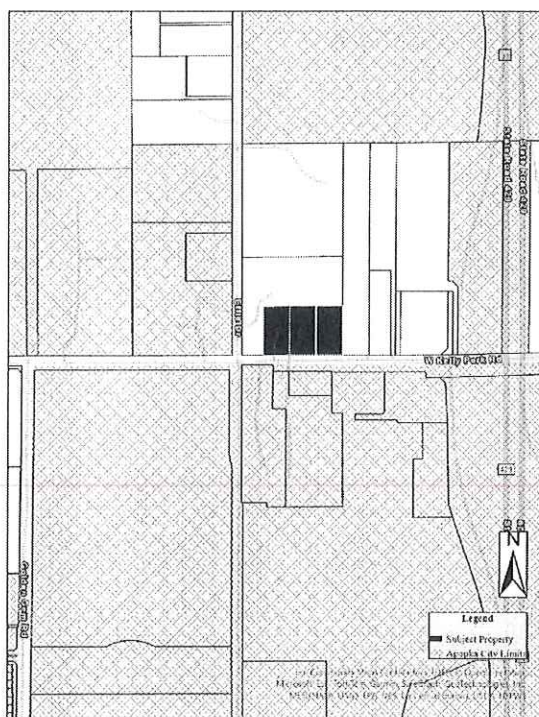


## CITY OF APOPKA PUBLIC HEARING NOTICE SMALL-SCALE FUTURE LAND USE AMENDMENT

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

### ORDINANCE NO. 3164

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM COUNTY RURAL AND FUTURE LAND USE-IN-PROGRESS TO MIXED USE FOR CERTAIN REAL PROPERTY; OWNED BY EFFIE ROAD HOLDINGS, LLC; LOCATED EAST OF EFFIE ROAD AND NORTH OF KELLY PARK ROAD; COMPRISING 3.48 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 12-20-27-0000-00-016, 12-20-27-0000-00-017 and 12-20-27-0000-00-018  
Contains: 3.48 +/- acres

NOTICE is given that a public hearing for Ordinance Number 3164 will be held by the **City of Apopka Planning Commission** at its regularly scheduled meeting in the City Commission Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, August 11, 2026 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3164 will be held by the **City of Apopka City Commission** at its regularly scheduled meeting in the City Commission Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, September 2, 2026 beginning at 1:30 P.M. and Wednesday, September 16, 2026 beginning at 6:00 P.M.** or as soon thereafter as possible.

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

proceedings and may need to ensure that a verbatim record is made; such 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 Commission  
Apopka Planning Commission  
Community Development Department**

**July 10, 2026**



## City of Apopka PLANNING COMMISSION STAFF REPORT

**Section:** PUBLIC HEARING

**Item #:** 3.

**Meeting Date:** August 11, 2026

**Department:** Community Development

**SUBJECT:**

Legislative: Ordinance No. 3170 — Future Land Use Amendment — Twin Fountains Commercial

**ACTION ITEM INFORMATION:**

Owner(s): Effie Road Holdings, LLC Applicant(s): Luke Classon, P.E.

Parcel Identification Number(s): 18-20-28-0000-00-065

Location: East of Plymouth Sorrento Road and south of Kelly Park Road

Existing Future Land Use: Residential Very Low Suburban

Existing Zoning: AG (Agriculture)

Existing Use: Vacant

Proposed Future Land Use: Mixed-Use

Proposed Density/Intensity: Minimum 0.15 Floor Area Ratio; Minimum 7.5 — Maximum 20 dwelling units per acre (25 with bonus)

Tract Size: 5.09 +/- acre(s)

**REQUEST:**

Recommend approval of the Future Land Use Map Amendment from Residential Very Low Suburban to Mixed Use to City Mixed-Use for Twin Fountains Commercial.

**SUMMARY:**

**ZONING REPORT**

This chart includes the relationships to adjacent properties.

| <u>Direction</u>    | <u>Future Land Use</u>        | <u>Zoning</u>             | <u>Present Use</u>                 |
|---------------------|-------------------------------|---------------------------|------------------------------------|
| <b><u>North</u></b> | Residential Very Low Suburban | AG (Agriculture)          | Vacant and Single-Family Residence |
| <b><u>East</u></b>  | Residential Very Low Suburban | AG (Agriculture)          | Single-Family Residence            |
| <b><u>South</u></b> | County Rural                  | County A-1 (Citrus Rural) | Mobile Home Park                   |
| <b><u>West</u></b>  | County Rural                  | County A-1 (Citrus Rural) | Agricultural Facilities            |

**SUMMARY:**

The applicant requests approval of a Small-Scale Future Land Use Amendment for approximately 5.09 +/- acres located at 4849 Plymouth Sorrento Road, on the east side of Plymouth Sorrento Road and south of Kelly Park Road. The amendment would change the property's Future Land Use designation from Residential Very Low

Suburban to Mixed Use. The applicant has also submitted a companion rezoning request to Kelly Park Interchange–Mixed Use–Village Center (KPI-MU-VC). The requested Mixed Use designation would align the property with its location within the Village Center design district of the Kelly Park Interchange Form-Based Code. The property fronts Plymouth Sorrento Road and is situated near existing and emerging commercial and mixed-use development. Retaining the Residential Very Low Suburban designation would not fully reflect the development pattern and adopted planning policies established for the Village Center district.

The applicant intends to develop the property as a multi-tenant commercial center, although specific tenants and a final site plan have not yet been identified. The Future Land Use Amendment would establish the policy basis for development permitted within the KPI Village Center district, while the companion rezoning and subsequent development review would address site design, access, circulation, cross-connectivity, parking, landscaping, stormwater management, utilities, and compatibility with adjacent properties. The property is currently wooded and undeveloped. Its future development would extend the planned Village Center pattern along Plymouth Sorrento Road rather than introduce an isolated commercial designation outside an established activity center. The KPI Form-Based Code anticipates a compact and interconnected development pattern within the Village Center.

A Community Awareness and Participation meeting was held on February 25, 2026, at Wolf Lake Elementary School. Four nearby property owners attended, excluding the applicant's representative, and no opposition was expressed. Discussion focused on anticipated uses, the potential inclusion of residential components, the development timeline, and future connections to adjoining properties. Adjacent property representatives also expressed interest in coordinated access and interconnectivity.

Based on the property's roadway frontage, location within the Village Center design district, proximity to existing and planned development, and opportunity for coordinated access with neighboring properties, the requested Mixed Use designation is consistent with the City's adopted planning policies for the Kelly Park Interchange area.

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

- Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
  - Applicant's response: The project is consistent with the KPI and intends to fill the need for commercial development within the Interchange character zone.
  - Staff response: Staff finds the request consistent with the Comprehensive Plan and the Kelly Park Interchange planning framework. The proposed Mixed Use Future Land Use designation supports the intended development pattern for the KPI area and allows future development to be reviewed under the City's adopted KPI-FBC standards.
- Is in conflict with any provisions of the LDC;
  - Applicant's response: There are no known conflicts to any provisions of the LDC. Amending the Future Land Use designation to Mixed-Use is required for developments within the Kelly Park Interchange.
  - Staff response: Staff has not identified any conflicts with the Land Development Code at this stage. Future development of the property will be required to comply with all applicable LDC and KPI-FBC requirements during subsequent development review.
- Addresses a demonstrated community need;
  - Applicant's response: Per coordination with City staff rapid residential development in the surrounding area has created a need for commercial centers to serve new residents, and this project aims to address this need.
  - Staff response: Staff concurs that the request addresses a demonstrated need for commercial services within the Kelly Park Interchange area, particularly as residential development continues to increase in the surrounding area.
- Is required by changed conditions;
  - Applicant's response: Conditions of the surrounding area have been changing from rural and agricultural to single-family residential. The abundance of new homes requires commercial uses to serve new residents, which this project aims to provide.
  - Staff response: Staff finds that changed conditions in the surrounding area, including continued residential growth and the transition of the Kelly Park Road corridor from rural conditions toward the planned KPI mixed-use development pattern, support consideration of the proposed amendment.

- Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
  - Applicant's response: The project is located within the City's KPI, which requires all development to receive a Mixed-Use Future Land Use Designation.
  - Staff response: Staff finds the proposed Mixed Use Future Land Use designation compatible with the planned development pattern for the KPI area. The property is located within the Kelly Park Interchange Form-Based Code Area, where mixed-use and commercial development are contemplated, subject to future zoning and development review.
- Would result in a logical and orderly development pattern;
  - Applicant's response: The project aims to create a new commercial center consistent with the KPI Form Based Code.
  - Staff response: Staff finds that the amendment would result in a logical and orderly development pattern by establishing a unified City Future Land Use designation for the subject property and allowing future development to proceed under the City's KPI-FBC framework.
- 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: To ensure that adverse impacts on the natural environment will be minimized, all applicable local, state, and federal regulations will be adhered to.
  - Staff response: Staff does not anticipate significant adverse environmental impacts at the Future Land Use amendment stage. Any future development will be required to comply with applicable local, state, and federal environmental regulations, including requirements related to stormwater management, wetlands, vegetation, and wildlife protection.
- Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).
  - Applicant's response: The project will undergo all capacity and concurrency processes required to ensure that public facilities will be able to adequately serve the project. If any public facilities are not able to meet the demands of the project in their current state, mitigation options will be explored.
  - Staff response: Staff finds that public facility impacts will be evaluated during subsequent development review. Future development will be required to demonstrate adequate public facilities and services, including transportation, potable water, sewer, stormwater, solid waste, police, fire, and emergency medical services, and to provide any required mitigation or improvements.

#### SCHOOL PLANNING

Not applicable. The applicant proposes to develop the property as a multi-tenant commercial center; therefore, the amendment is not anticipated to generate residential student demand or affect public school capacity.

#### ORANGE COUNTY NOTIFICATION

The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on April 29, 2026.

#### LAND USE REPORT

|                     | <b><u>Future Land Use</u></b> | <b><u>Zoning</u></b>      | <b><u>Present Use</u></b>          |
|---------------------|-------------------------------|---------------------------|------------------------------------|
| <b><u>North</u></b> | Residential Very Low Suburban | AG (Agriculture)          | Vacant and Single-Family Residence |
| <b><u>East</u></b>  | Residential Very Low Suburban | AG (Agriculture)          | Single-Family Residence            |
| <b><u>South</u></b> | County Rural                  | County A-1 (Citrus Rural) | Mobile Home Park                   |

|             |              |                           |                         |
|-------------|--------------|---------------------------|-------------------------|
| <b>West</b> | County Rural | County A-1 (Citrus Rural) | Agricultural Facilities |
|-------------|--------------|---------------------------|-------------------------|

### Land Use Analysis

The subject property is located at 4849 Plymouth Sorrento Road, on the east side of Plymouth Sorrento Road and south of Kelly Park Road, within the Kelly Park Interchange Form-Based Code Area. The request is to amend the Future Land Use designation from Residential Very Low Suburban to Mixed Use. The applicant has also submitted a companion rezoning request to Kelly Park Interchange–Mixed Use–Village Center (KPI-MU-VC) and has indicated that the property is intended for future commercial development consistent with the Kelly Park Interchange Form-Based Code. The existing Residential Very Low Suburban designation reflects the historically rural and low-density character of the area but does not correspond with the subject property’s planned role within the KPI Village Center. The property fronts Plymouth Sorrento Road near its intersection with Kelly Park Road, one of the major activity nodes identified within the Wekiva Parkway Interchange Plan Area. The requested Mixed Use designation would provide a more appropriate land use framework for the property’s location along a principal roadway and within an area designated for a compact and interconnected mixture of commercial, residential, civic, and employment-supporting uses.

The amendment would not approve a specific development plan or establish final development entitlements. Specific uses, building locations, access points, circulation, interconnectivity, utilities, stormwater management, buffering, landscaping, and other site-development requirements would be evaluated through the companion rezoning and subsequent development review processes. During the community meeting, the applicant stated that specific end users had not been selected and that the project remained in the entitlement stage. The applicant also indicated that the future design would likely include connections to adjacent properties in accordance with the KPI Form-Based Code’s emphasis on interconnectivity.

The surrounding area includes a varied development pattern. Existing residential properties are located generally south and east of the site, while commercial, nursery, agricultural, and undeveloped properties are located along Plymouth Sorrento Road and Kelly Park Road. The property’s location near existing and emerging nonresidential development provides an opportunity to expand commercial services within the KPI area while coordinating future access and circulation with adjoining properties. Representatives of adjacent properties attending the applicant’s community meeting expressed interest in future cross-access and coordinated development rather than opposition to the requested amendment. The property is approximately 5.09 acres in size and is located in one of the following areas:

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

The proposed amendment is consistent with the City’s long-term planning framework for the Wekiva Parkway Interchange Plan Area. The Mixed Use designation would align the property’s Future Land Use classification with the Village Center character district, support development near the Kelly Park Road/Plymouth Sorrento Road activity node, and allow future development to be reviewed under the adopted KPI Form-Based Code. The requested amendment therefore represents a planned transition within an established mixed-use activity center rather than the introduction of an isolated commercial designation into a predominantly residential area.

### JPA

The City of Apopka and Orange County entered into a Joint Planning Area (JPA) Agreement on October 26, 2004. The proposed Small-Scale Future Land Use Amendment from County Rural and Future Land Use-In Progress to City Mixed Use is consistent with the terms of the JPA, as the property is located within the Joint Planning Area and the request supports the City’s planned land use framework for the Kelly Park Interchange area. The JPA also requires the City to notify the County 30 days before any public hearing or advisory board.

The City notified Orange County on June 26, 2026.

### Comprehensive Plan Consistency

The proposed Future Land Use Amendment is consistent with Objective 20 and related policies of the Future Land Use Element, which establish the planning framework for the Wekiva Parkway Interchange Vision Plan Area. Objective 20 directs development around the interchange to occur in a predictable but flexible manner that supports the community vision, the City's economic development goals, and a balanced land use scenario capable of accommodating both economic and residential growth. The following are some of the related Comprehensive Plan Policies:

### Future Land Use Element

- Policy 20.1: The Wekiva Parkway Interchange Plan is composed of three elements: the Wekiva Parkway Interchange Vision Plan, the Wekiva Parkway Interchange Land Use Plan, and the Wekiva Parkway Interchange Goal, Objectives, and Policies. The Wekiva Parkway Interchange Vision Plan, adopted as part of the Future Land Use Overlay Series found in Appendix 1-2 of the Future Land Use Element, represents a conceptual scenario that demonstrates the intent of the Wekiva Parkway Interchange Plan and will guide the development of lands located within the Wekiva Parkway Interchange Vision Plan Area. The Wekiva Parkway Interchange Land Use Plan and the Wekiva Parkway Interchange Goal, Objectives, and Policies shall represent the regulatory elements of the Wekiva Parkway Interchange Plan. The land use configuration and distribution demonstrated on the Wekiva Parkway Interchange Vision Plan are intended to illustrate the potential application of the adopted Wekiva Parkway Interchange Vision Plan policies; however, the specific details for each development phase will be established through the approval of development plans consistent with the Wekiva Parkway Interchange Goal, Objectives & Policies, the Wekiva Parkway Interchange Land Use Plan, and the regulations established in the Wekiva Parkway Interchange Form-Based Code.
- Policy 20.2: The Wekiva Parkway Interchange Vision Plan shall be applicable within Wekiva Parkway Interchange Vision Plan Area. The Wekiva Parkway Interchange Vision Plan Area is generally comprised of a one-mile radius emanating from the anticipated Wekiva Parkway Interchange. The exact configuration is based upon a logical, parcel-specific boundary consistent with the intent of capturing a one-mile radius.
- Policy 20.3: The annexation, land use change, and subsequent development of lands located within the Wekiva Parkway Interchange Plan Area for Apopka and the Wekiva Interchange Land use Plan Overlay for the County shall be consistent with the adopted Interlocal Agreement between Orange County and the City of Apopka regarding Wekiva Interchange Land Use Plan Overlay.
- Policy 20.5: The Wekiva Parkway Interchange Vision Plan identifies the approximate location of the character districts necessary to support the anticipated development program within the Wekiva Parkway Interchange Vision Plan Area. The location and/or boundaries of the character districts shown on the Vision Plan are illustrative only, and it is the intent of the City that locations and boundaries can be refined through an administrative review, except where other review and approval procedures are specified, in either the Comprehensive Plan or the Wekiva Parkway Interchange Form-Based Code. The specific boundaries and locations of character districts will be established through the approval of development plans, as established through the Wekiva Parkway Interchange Form-Based Code procedures.
- Policy 20.8: The Wekiva Parkway Interchange Form-Based Code shall include provisions requiring that the land uses incorporated into the Wekiva Interchange Vision and Land Use Plans are physically and functionally integrated, including a connected and continuous system of pedestrian facilities.
- Policy 20.9: Development within the Wekiva Parkway Interchange Plan Area shall be assigned a Mixed-Use Interchange future land use designation and shall accomplish an overall mix of residential and non-residential uses as outlined in Policy 3.1.r: Assignment of the Mixed-Use Interchange Land Use future land use designation shall require an amendment to the Comprehensive Plan. This policy shall not be construed to remove any existing entitlements upon property within the Wekiva Parkway Interchange Plan Area, nor shall it prevent development consistent with the existing future land use designations. Development occurring under the existing future land use designations shall comply with the design criteria included in the Wekiva Parkway Interchange Plan to the extent that the criteria does not conflict with the existing future land use designation.
- Policy 20.10: The City shall ensure that areas of greatest density and intensity within the Wekiva Parkway Interchange Plan Area are located at and between the two major intersection nodes at Kelly Park Road/Golden Gem Road and Kelly Park Road/Plymouth-Sorrento Road, but not upon areas of Karst formations. The Wekiva Interchange Form-Based Code shall require a mix of uses consistent with Wekiva

Interchange Plan and shall establish a system of transfer of development rights to encourage increased density and intensity within Wekiva Parkway Interchange Plan Area. Development at the outer edges of the mixed-use area shall maintain compatibility with the lands adjacent to the Wekiva Interchange Plan Area by reducing density and intensity or by providing substantial buffers, landscaping, height, and lighting controls. The City shall also allow transfer of development rights to maintain 20% open space in the overall Study Area. Densities and intensities allowed within the Wekiva Parkway Interchange Plan Area character districts shall be as shown on Table 20.10: Wekiva Parkway Interchange Character District Standards.

- Policy 20.21: Properties assigned the Mixed-Use Interchange future land use designation shall be rezoned to the Wekiva Parkway Interchange Mixed-Use Zoning District to be established in the Wekiva Parkway Interchange Form-Based Code.
- Policy 20.23: Permitted land uses within the Wekiva Parkway Interchange Mixed-Use Zoning District shall be outlined in the Wekiva Parkway Interchange Form-Based Code, consistent with the Mixed-Use Interchange future land use designation and Policy
- 20.10. The Community Development Director shall have the authority to approve uses not listed there if the proposed use is compatible with the listed permitted uses and/or will generate or support the development of employment opportunities and/or an increased tax base.

## Transportation Element Policies

- *Note: The City of Apopka is a Transportation Concurrency Exception Area, meaning development is not subject to traditional state-mandated transportation concurrency based solely on roadway level of service. However, future development must still address transportation impacts through the City's development review process, including applicable traffic analysis, mobility requirements, access management, and site-related transportation improvements.*
- Objective 1.1: The City shall seek to balance safety, efficiency, LOS, and strategic mode choice. The City shall continue to maintain good relationships and partnerships with all appropriate local, regional, state, and federal agencies, the Counties of Orange, Lake, and Seminole, the Florida Department of Transportation (FDOT), Central Florida Expressway Authority, LYNX, Bike/Walk Central Florida, Florida Central Railroad (FCEN), CSX Transportation, and MetroPlan Orlando, to address mobility throughout the City through a multi-modal transportation system that includes enhanced facilities using Complete Streets concepts to address walking, bicycling, transit, vehicles (including electric), and roadways.
- Policy 1.2.5: The wastewater collection, treatment and reclamation facilities shall be provided by the applicant seeking a development permit and/or the City, in a timely manner that is concurrent with the impacts of development as required in the City's Concurrency Management System. Development and redevelopment within the City shall mitigate adverse transportation impacts to the multimodal transportation system, utilizing criteria related
  - to the density/intensity, location of the development, and impact to the surrounding transportation network.
- Policy 1.3.1: The City shall consider how proposed future land use amendments could impact the multimodal transportation system.
- Policy 1.3.2: Review roadway improvements, new construction, and roadway extensions proposed by other agencies for consistency with the Future Land Use Map series of the Comprehensive Plan.
- Policy 1.3.3: Appropriate transportation study shall be required of new development, where applicable, as a tool to monitor development impacts.
- Objective 1.6: The City shall seek to balance safety, efficiency, LOS, and strategic mode choice.
- Policy 3.1.3: In addition to paying impact fees or other applicable development-related fees, new developments, and redevelopments shall be responsible for the cost of site-related road and traffic operations improvements that are necessary for safe and adequate multimodal access to the development site. This requirement shall apply citywide to City, County, and State roads as allowed by the applicable jurisdiction and pursuant to Florida Statutes.

## Infrastructure Element

- Policy 1.5.1: The wastewater collection, treatment and reclamation facilities shall be provided by the applicant seeking a development permit and/or the City, in a timely manner that is concurrent with the impacts of development as required in the City's Concurrency Management System.

- Policy 1.5.2: The internal wastewater facilities within future developments and/or redevelopments shall continue to be the responsibility of the applicant seeking a development permit and shall be designed and constructed in accordance with the most current edition of the Apopka Land Development Regulations.
- Policy 2.9.1: The potable water facilities shall be provided by the applicant seeking a development permit and/or the City, in a timely manner that is concurrent with the impacts of development as required by the policies of the comprehensive plan.
- Policy 2.9.2: The internal potable water facilities within future developments and/or redevelopments shall be the responsibility of the applicant seeking a development permit and shall be designed and constructed in accordance with the most current edition of the Apopka Land Development Regulations.
- Policy 2.11.4: In order to adequately assess the impact that a proposed development may have upon water supply and related facilities, the City shall, through its concurrency evaluation, assess the availability of adequate water supply and related facilities to serve the proposed development by the issuance date of the certificate of occupancy, development order or other milestone in advance of occupancy as determined by the City. The City will ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.
- Policy 3.7.1: Stormwater management facilities shall be provided by the applicant seeking a development permit and/or the City, in a timely manner that is concurrent with the impacts of development as required in the concurrency management system.
- Policy 3.7.2: The internal stormwater management facilities within future developments and/or redevelopments shall be the responsibility of the applicant seeking a development permit and shall be designed and constructed in accordance with the most recent edition of the Apopka Land Development Regulations.

#### **Conservation Element**

- Policy 3.3: New developments shall identify jurisdictional wetland boundary areas and such areas shall be so designated and assigned a Conservation Land Use. Those areas designated in the development plan as wetland areas shall be updated in the Future Land Use Map upon each large scale Comprehensive Plan Amendment. This initial review does not preclude conformance with concurrency requirements at the time of development approval.

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

#### **PUBLIC HEARING SCHEDULE**

August 11, 2026 – Planning Commission (5:30 PM)

September 2, 2026 – City Council (1:30 PM)

September 16, 2026 – City Council (6:00 PM)

#### **DULY ADVERTISED**

July 10, 2026 – Apopka Chief

July 15, 2026 – Mailed Notice to Property Owners and Posted Notice

#### **FUNDING SOURCE:**

N/A

#### **FUNDING SOURCE:**

N/A

#### **RECOMMENDED MOTION:**

##### **DEVELOPMENT REVIEW COMMITTEE (DRC):**

On July 22, 2026, the Development Review Committee recommended approval of the change in Future Land Use designation from Residential Very Low Suburban to City Mixed-Use, finding the proposed amendment

consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, based on the findings and facts presented in the staff report and exhibits.

**PLANNING COMMISSION:**

Find the proposed Change in Future Land Use designation from Residential Very Low Suburban to Mixed-Use consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and recommend approval of the proposed Change of Future Land Use, based on the findings and facts presented in the staff report and exhibits.

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

**ATTACHMENTS:**

1. Ordinance No. 3170
2. Twin Fountains Comm FLU - Map Series
3. Twin Fountains Comm FLU - Boundary Survey
4. July 10 Advertisement

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46

**ORDINANCE NO. 3170**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM RESIDENTIAL VERY LOW SUBURBAN TO MIXED USE FOR CERTAIN REAL PROPERTY; OWNED BY EFFIE ROAD HOLDINGS, LLC; LOCATED EAST OF PLYMOUTH SORRENTO ROAD AND SOUTH OF KELLY PARK ROAD; COMPRISING 5.09 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the City of Apopka Planning Commission held a public hearing on August 11, 2026 to consider this small-scale amendment to the Future Land Use Map of the Comprehensive Plan and determined that this amendment is internally consistent with the City's Comprehensive Plan; and

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

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

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

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

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

**Section II. Future Land Use Amendment.** Page 1-32 (Map 1-6) of the Future Land Use Element of the City of Apopka Comprehensive Plan, is hereby amended to change the land use from Residential Very Low Suburban to Mixed-Use for certain real property generally located East of Plymouth Sorrento Road and South of Kelly Park Road, comprising 5.09 acres more or less; as shown and further described in Exhibit “A” attached hereto.

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

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

**Section V. Conflicts.** All Ordinances or parts of Ordinances in conflict with any of the 16 provisions of this Ordinance are hereby repealed.

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

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

READ FIRST TIME: September 2, 2026

READ SECOND TIME AND  
ADOPTED: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Susan Bone, City Clerk

\_\_\_\_\_  
Nicholas L. Nesta, III, Mayor

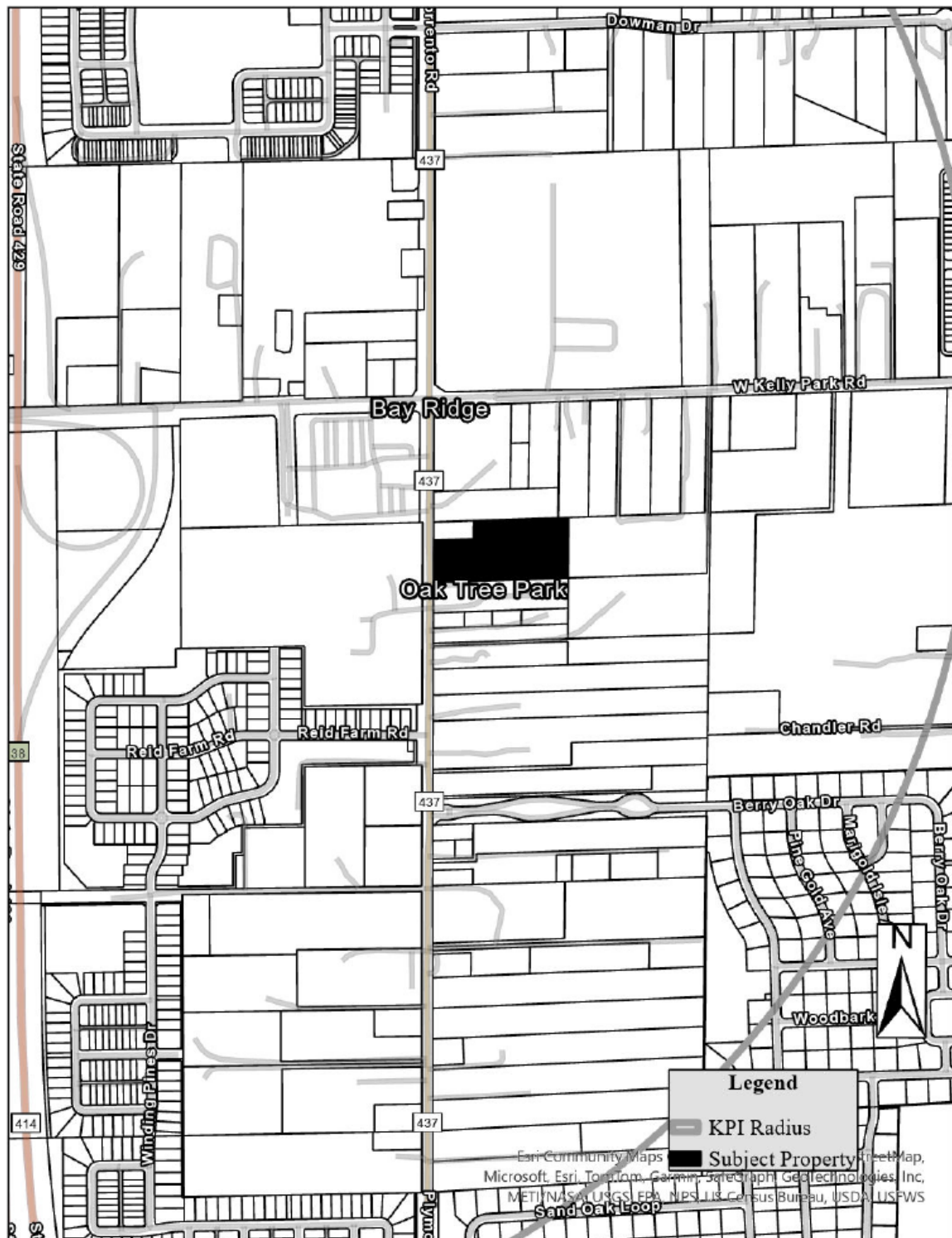
Approved as to form and legal sufficiency:

\_\_\_\_\_  
Clifford B. Shepard, City Attorney

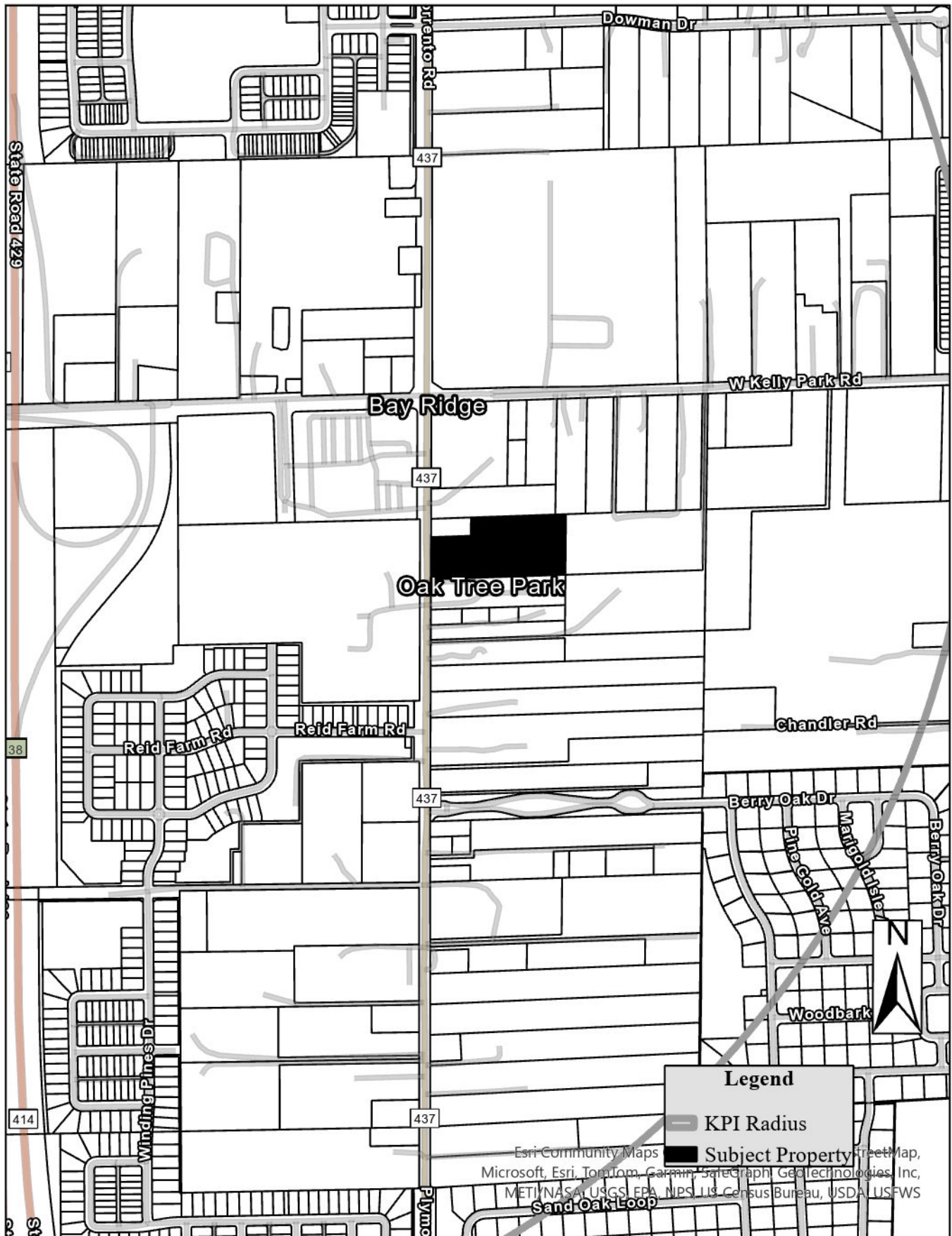
DULY ADVERTISED FOR PUBLIC HEARING: July 10, 2026

EXHIBIT A

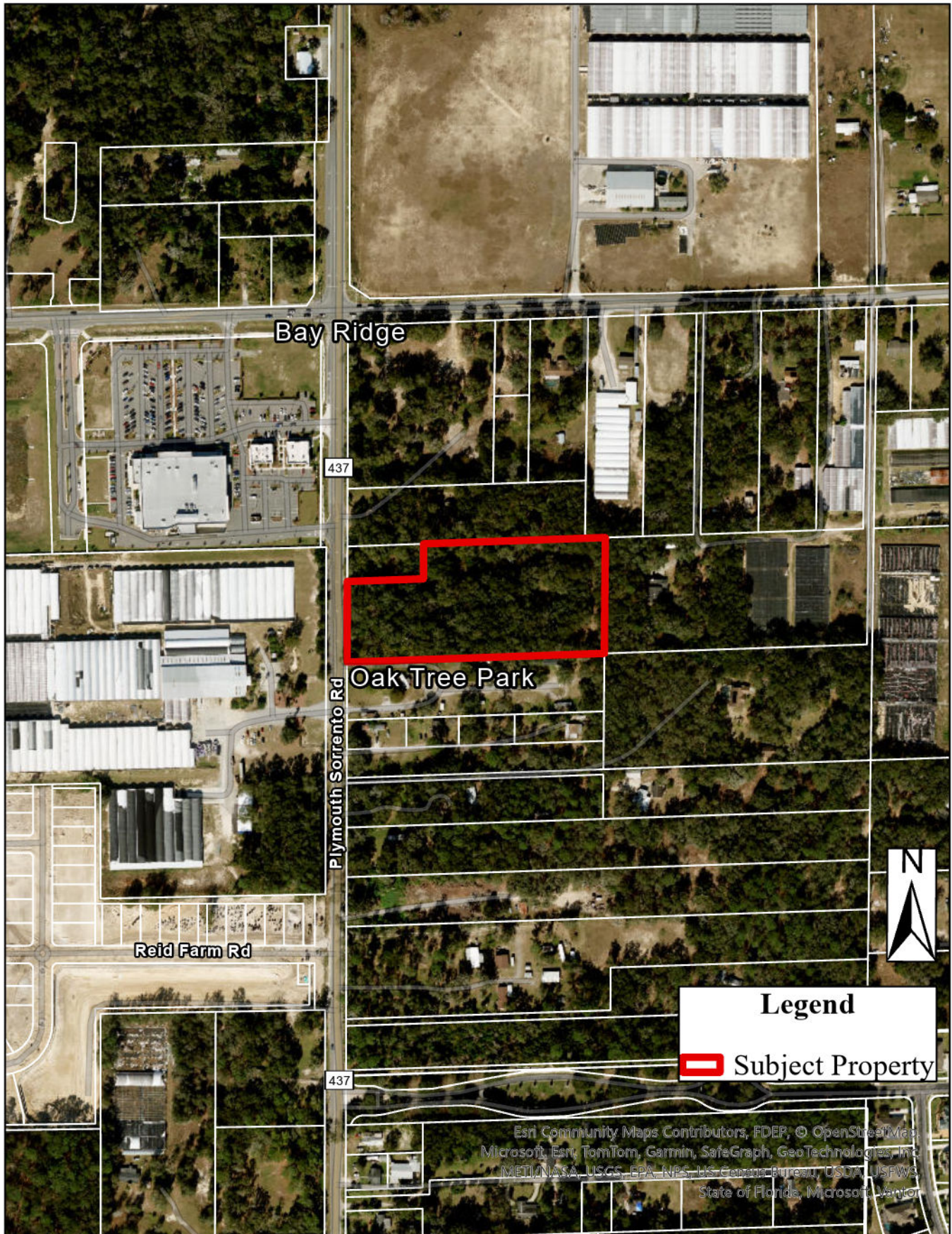
Parcel Identification Number(s): 18-20-28-0000-00-065



# Vicinity

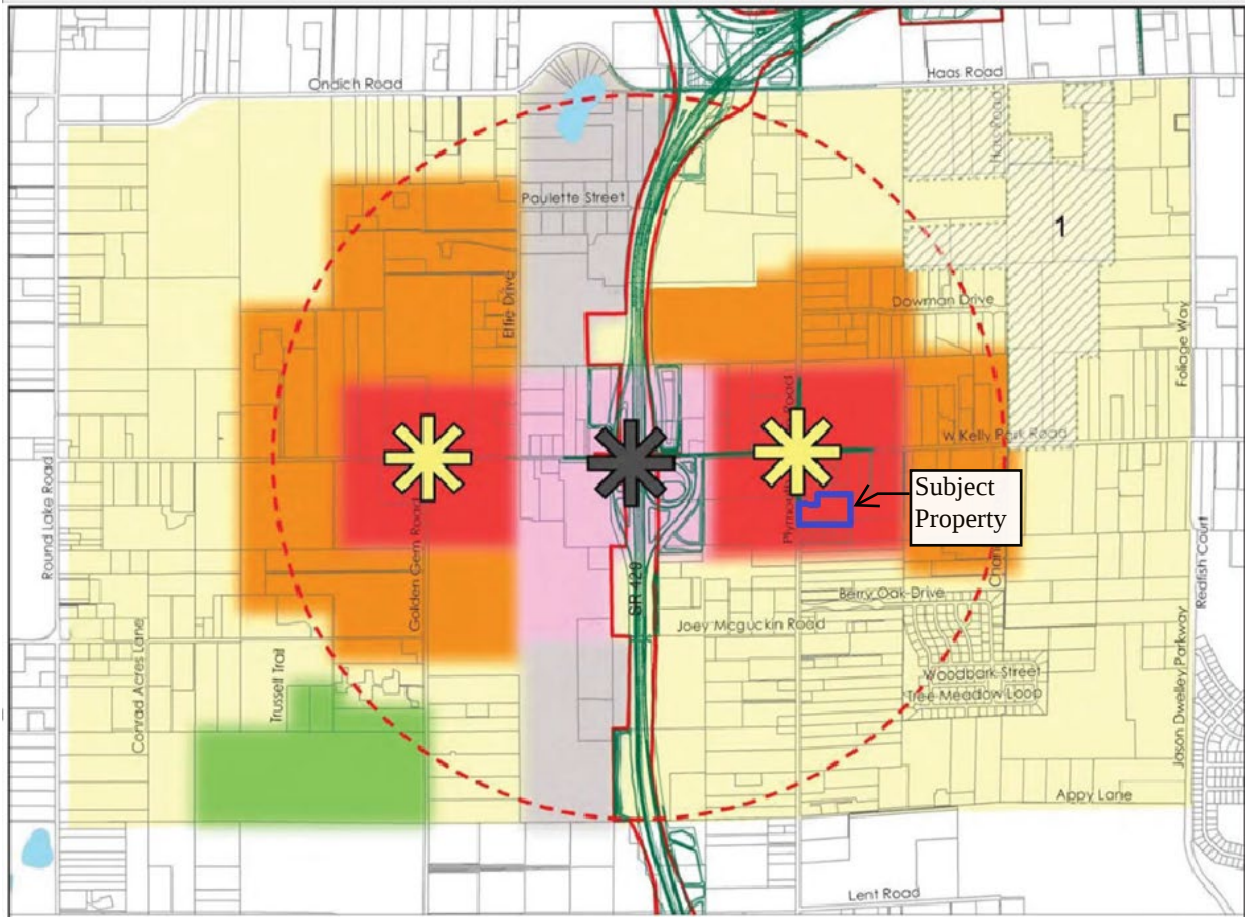


# Aerial



# Future Land Use





Note: City boundaries not depicted in this graphics as they change overtime.

#### Legend:

- Design Districts
- Village Center
  - Employment
  - Interchange
  - Transition
  - Neighborhood
  - Recreation

- Existing Roads
- 1 Mile Radius
- Interchange
- Activity Nodes

Rainbow Ridge Rural Settlement

# Zoning



DESCRIPTION AS FOLLOWS:

SUBJECT TRACT

A part of the North 1/2 of the West 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 18, Township 20 South, Range 28 East, Orange County, Florida being more particularly described as follows:

Commence at the East 1/4 Corner of Section 13, Township 20 South, Range 27 East, Orange County, Florida being monumented by a 1 1/4 inch iron pipe in well box Certified Corner Record #47875; Thence run N 00°09'08" E, along the West line of the Northwest 1/4 of the Northwest 1/4 of said Section 18 for a distance of 1669.23 feet to a point that lies 15.00 feet Northerly of the South line of the North 1/2 of the West 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 18; Thence run N 88°02'25" E, along a line 15.00 feet North of said South line, for a distance of 30.02 feet to the East right-of-way line of Plymouth Sorrento Road and the Point of Beginning; Thence run N 00°09'08 E, along said East right-of-way line, for a distance of 215.78 feet to a point that lies 100.00 feet Southerly from the North line of the North 1/2 of the West 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 18; Thence run N 88°01'14" E, along a line that lies 100.00 feet Southerly from said North line, for a distance of 218.17 feet to a point that lies 248.02 feet Easterly from said West line of the Northwest 1/4 of the Northwest 1/4 of said Section 18; Thence run N 00°09'08" E, along a line that lies 248.02 Easterly from said West line, for a distance of 100.07 feet to the North line of the North 1/2 of the West 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 18; Thence run N 88°01'14" E, along said North line, for a distance of 519.82 feet to the East line of the North 1/2 of the West 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 18; thence run S 00°28'43" W, along said West line, for a distance of 316.17 feet to a point that lies 15.00 feet Northerly from the South line of the North 1/2 of the West 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 18; Thence run S 88°02'25" W, on a line 15.00 feet Northerly of said South line, for a distance of 736.18 feet to the Point of Beginning. Containing 210,921 square feet or 4.842 acres more or less.

BOUNDARY SURVEY FOR / CERTIFIED TO: ABC CAPITOL Corp.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

SHEET 1 OF 2

GRUSENMEYER-SCOTT & ASSOC., INC. – LAND SURVEYORS

| LEGEND   |                                |
|----------|--------------------------------|
| P        | = PLAT                         |
| F        | = FIELD                        |
| I.P.     | = IRON PIPE                    |
| I.R.     | = IRON ROD                     |
| C.M.     | = CONCRETE MONUMENT            |
| SET I.R. | = 1/2" I.R. w/#LB 4596         |
| REC.     | = RECOVERED                    |
| P.O.B.   | = POINT OF BEGINNING           |
| ©        | = CENTERLINE                   |
| N&D      | = NAIL & DISK                  |
| R/W      | = RIGHT-OF-WAY                 |
| ESMT.    | = EASEMENT                     |
| DRAIN.   | = DRAINAGE                     |
| UTIL.    | = UTILITY                      |
| CL.F.C.  | = CHAIN LINK FENCE             |
| W.D.F.C. | = WOOD FENCE                   |
| C/B      | = CONCRETE BLOCK               |
| P.C.     | = POINT OF CURVATURE           |
| P.T.     | = POINT OF TANGENCY            |
| DESC.    | = DESCRIPTION                  |
| R        | = RADIUS                       |
| L        | = ARC LENGTH                   |
| Δ        | = DELTA                        |
| C        | = CHORD                        |
| C.B.     | = CHORD BEARING                |
| PP       | = POWER POLE                   |
| T.B.M.   | = TEMPORARY BENCHMARK          |
| P.D.C.   | = POINT OF COMMENCEMENT        |
| LP       | = LIGHT POLE                   |
| DI       | = DRAINAGE INLET               |
| MH       | = MANHOLE                      |
| TR/TRAN  | = TRANSFORMER                  |
| BFP      | = BACK FLOW PREVENTER          |
| FH       | = FIRE HYDRANT                 |
| P.O.L.   | = POINT ON LINE                |
| TYP.     | = TYPICAL                      |
| P.R.C.   | = POINT OF REVERSE CURVATURE   |
| P.C.C.   | = POINT OF COMPOUND CURVATURE  |
| RAD.     | = RADIAL                       |
| N.R.     | = NON-RADIAL                   |
| W.P.     | = WITNESS POINT                |
| DALC.    | = CALCULATED                   |
| P.R.M.   | = PERMANENT REFERENCE MONUMENT |
| F.F.     | = FINISHED FLOOR ELEVATION     |
| B.S.L.   | = BUILDING SETBACK LINE        |
| B.M.     | = BENCHMARK                    |
| B.B.     | = BASE BEARING                 |
| UB       | = UTILITY BOX                  |
| SN       | = SIGN                         |
| WM       | = WATER METER                  |
| WV       | = WATER VALVE                  |
| GA       | = GUY ANCHOR                   |
| O/H      | = OVER HEAD LINE               |
| C/O      | = CLEAN OUT                    |
| NO ID    | = NO IDENTIFICATION            |

5400 E. COLONIAL DR. ORLANDO, FL. 32807 (407)-277-3232 FAX (407)-658-1436

GRUSCOTT@GRUSCOTT.COM LB#4596

NOTES:

1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES

2. UNLESS EMBOSSED WITH SURVEYOR'S SIGNATURE AND ORIGINAL RAISED SEAL, THIS SURVEY MAP OR COPIES ARE NOT VALID.

3. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.

4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.

5. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.

6. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

7. BEARINGS, ARE BASED ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (B.B.)

8. ELEVATIONS, IF SHOWN, ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.

9. CERTIFICATE OF AUTHORIZATION No. 4596.

CERTIFIED BY:

TOM X. GRUSENMEYER, R.L.S. # 4714  
JAMES W. SCOTT, R.L.S # 4801

|                            |               |  |
|----------------------------|---------------|--|
| SCALE 1" = 100'            | DRAWN BY: *** |  |
| DATE                       |               |  |
| BOUNDARY SURVEY 04-02-2016 |               |  |
|                            | ORDER No.     |  |
|                            | 26-3163       |  |

THIS BUILDING/PROPERTY DOES NOT LIE WITHIN THE ESTABLISHED 100 YEAR FLOOD PLANE AS PER "FIRM" ZONE "X" MAP # 12095C0050H (09-24-2021)



See Proof on Next Page

## AFFIDAVIT OF PUBLICATION

**The Apopka Chief**  
**400 N. Park Avenue, Apopka, FL 32712**  
**(407) 886-2777**

I, J.C. Derrick, of lawful age, being duly sworn upon oath, deposes and says that I am the Publisher of The Apopka Chief, a publication that is a "legal newspaper" as that phrase is defined for the city of Apopka, for county of Orange, in the state of Florida, that this affidavit is 1 of 3 with the full text of the sworn-to notice set forth on the page(s) that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**Publication Dates:**

- Jul 10, 2026

**Notice ID:** ORRH18zO6EkccY4RUCAE

**Notice Name:** City of Apopka ord. 3170 7-10

J. C. Derrick

Publisher

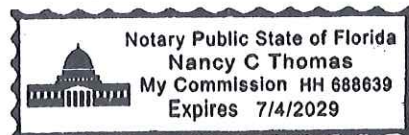
### VERIFICATION

STATE OF FLORIDA  
COUNTY OF ORANGE

Signed or attested before me on this

10 day of July, A.D. 2026.

Nancy C Thomas  
Notary Public

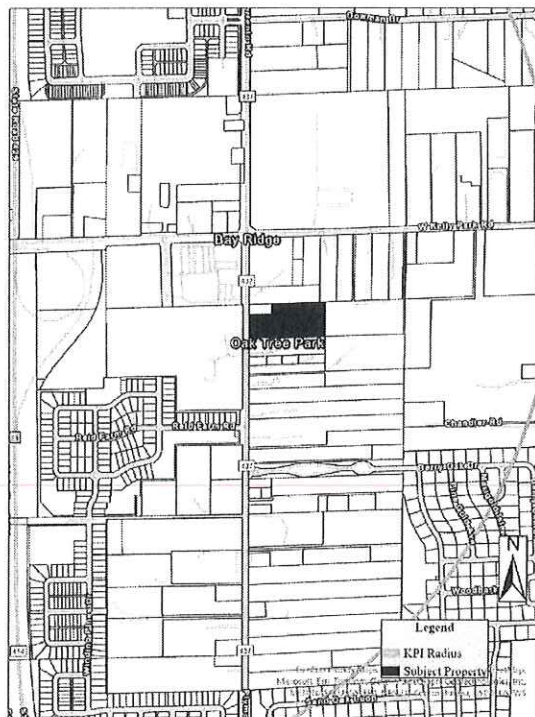


## CITY OF APOPKA PUBLIC HEARING NOTICE SMALL-SCALE FUTURE LAND USE AMENDMENT

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

### ORDINANCE NO. 3170

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM RESIDENTIAL VERY LOW SUBURBAN TO MIXED USE FOR CERTAIN REAL PROPERTY; OWNED BY EFFIE ROAD HOLDINGS, LLC; LOCATED EAST OF PLYMOUTH SORRENTO ROAD AND SOUTH OF KELLY PARK ROAD; COMPRISING 5.09 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 18-20-28-0000-00-065  
Contains: 5.09 +/- acres

NOTICE is given that a public hearing for Ordinance Number 3170 will be held by the **City of Apopka Planning Commission** at its regularly scheduled meeting in the City Commission Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, August 11, 2026 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3170 will be held by the **City of Apopka City Commission** at its regularly scheduled meeting in the City Commission Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, September 2, 2026 beginning at 1:30 P.M. and Wednesday, September 16, 2026 beginning at 6:00 P.M.** or as soon thereafter as possible.

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

proceedings and may need to ensure that a relevant 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 Commission  
Apopka Planning Commission  
Community Development Department**

July 10, 2026