

APOPKA CITY COUNCIL AGENDA

June 19, 2024 7:00 PM

Apopka City Hall Council Chambers

APOPKA CITY COUNCIL MEETING WILL BE LIVE-STREAMED ON YOUTUBE. TO WATCH, PLEASE VISIT:

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

CALL TO ORDER

INVOCATION

PLEDGE

APPROVAL OF MINUTES

1. Approval of City Council Meeting Minutes of June 5, 2024.

AGENDA REVIEW

PROCLAMATION

1. 49th Anniversary of the End of the Vietnam War
Presented by: Mayor Nelson

PRESENTATION

1. Apopka Youth Council 2023/2024 year end recap.
Presented by: Stephen Cribb, Special Projects Specialist
2. Parks & Recreation Update
Presented by: Radley Williams, Recreation Director

PUBLIC COMMENT PERIOD

The Public Comment Period is for City-related issues that may or may not be on today's Agenda. If you are here for a matter that requires a public hearing, please wait for that item to come up on the agenda. If you wish to address the Council, you must fill out an Intent to Speak form and provide it to the City Clerk prior to the start of the meeting. If you wish to speak during the Public Comment Period, please fill out a green-colored Intent-to-Speak form. If you wish to speak on a matter that requires a public hearing, please fill out a white-colored Intent-to-Speak form. Speaker forms may be completed up to 48 hours in advance of the Council meeting. Each speaker will have four minutes to give remarks, regardless of the number of items addressed. Please refer to Resolution No. 2016-16 for further information regarding our Public Participation Policy & Procedures for addressing the City Council.

CONSENT (Action Item)

1. Planning Commission re-appointment - Robert Ryan
2. Execute Release of Code Enforcement Lien for 1279 Cleveland Avenue
3. Execute Release of Code Enforcement Lien for 40 W Laurel Street
4. Authorize the execution of piggyback contracts for the assigned terms: Parra-Moore, Inc., Rep Services, Inc., and Big Truck Rental LLC.

5. Authorize the issuance of sole source memos: Nextran Truck Center: Orlando, Rosenbauer America: Minnesota/South Dakota/Nebraska (Ariels).
6. Authorize the issuance of evaluated source memos: Louis E. Snyder LLC., Mullinax Ford, Amsoil Inc.
7. Accept the disbursement report for May 2024.

BUSINESS (Action Item)

1. Lux Carwash – Plat
 Owner(s): Sebal Hospitality Group, LLC
 Applicant(s): Florida Engineering Group, Inc. c/o Gregory R. Crawford, P.E.
 Location: 1752, 1760, 1774 and 1788 Rock Springs Road
 Tract Size: 4.59 +/- acres
 Project Manager: Jean Sanchez
 Presented by: Jean Sanchez, Senior Planner
2. Quasi-Judicial - Brunache Commerce Park - Major Development Plan
 Owner(s): Yvon Brunache
 Applicant: Steven Shea
 Parcel Identification Number(s): 09-21-28-8260-04-010
 Location: 315 S. Bradshaw Road
 Project: Brunache Commerce Park Major Development Plan
 Density: N/A
 Project Manager: Jun Ik Sohn, Ph.D.
 Presented by: Jun Sohn, Planner
3. The Ridge Parcel 6C – Major Development Plan
 Owner(s): Apopka Centerline Development, LLC
 Applicant(s): VHB c/o James R. Hoffman, P.E.
 Location: Southeast corner of Binion Road and Boy Scout Road
 Project: 13.23 +/- acres
 Intensity: 0.2 floor area ratio
 Project Manager: Jean Sanchez
 Presented by: Jean Sanchez, Senior Planner
4. Binion Road, Ocoee-Apopka Road and Golden Gem Road Transfers from Orange County to Apopka
 Project: Acquisition of Ocoee-Apopka Road, from south of Keene Road to 13th Street, Binion Road from Areca Palm Drive to Hayden Valley Street, and Golden Gem Road from Capital Reef Way to Kelly Park Road from Orange County.
 Presented by: Pamela Richmond, Transportation Coordinator
5. Designate an official voting delegate for the Florida League of Cities annual conference
 Presented by: Bryan Nelson, Mayor
6. Ethics Complaint and Finding of No Probable Cause
 Presented by: Clif Shepard, City Attorney
7. Rescinding Censure of Mayor Nelson
 Presented by: Clif Shepard, City Attorney

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

1. Ordinance No. 3054 - Second Reading and Adoption - Investments Alliance, LLC Small-Scale Future Land Use Amendment
 Owner(s): Investments Alliance, LLC
 Applicant(s): Rommel Fontana
 Location: 2518 Haas Road
 Project: Investments Alliance, LLC

Density: 1 dwelling unit per acre
Project Manager: Bobby Howell, AICP
Presented by: Bobby Howell, Planning Manager

2. Ordinance No. 3055 -Second Reading and Adoption - Investments Alliance, LLC Planned Development (PD) Rezoning/Master Plan
Owner(s): Investments Alliance, LLC
Applicant(s): Rommel Fontana
Location: 2518 Haas Road
Project: Investments Alliance, LLC
Density: 1 dwelling unit per acre
Project Manager: Bobby Howell, AICP
Presented by: Bobby Howell, Planning Manager
3. Ordinance No. 3060 - First Reading - Amendment to the Floridian Town Center Planned Development
Owner(s): Floridian Apopka Phase I Owner, LLC
Applicant(s): Andrew McCown, GAI Consultants
Location: North of W. Orange Blossom Trail, west of SR 419
Project: Floridian Town Center Planned Development amendment
Density: Maximum 15 du/ac
Project Manager: Bobby Howell, AICP
Presented by: Bobby Howell, Planning Manager
4. Ordinance No. 3061 - First Reading - Floridian Town Center Small-Scale Future Land Use amendment
Owner(s): Floridian Apopka Phase I Owner, LLC
Applicant(s): Andrew McCown, GAI Consultants
Location: North of Southfork Drive and north of Dew Berry Avenue
Project: Small-Scale future land use amendment
Density: N/A - Commercial future land use, maximum FAR 0.25
Project Manager: Bobby Howell, AICP
Presented by: Bobby Howell, Planning Manager
5. Ordinance No. 3063 - First Reading - Repeal of old ordinance and implement new ordinance, bringing the ordinance into compliance with State Statute and current practices

Presented by: Steve Brick, Police Captain
6. Resolution No. 2024-13 - Establishing code enforcement citation fines

Presented by: Steve Brick, Police Captain
7. Resolution Number 2024-14 Synovus Bank updating designating officials

Presented by: Blanche Sherman, Finance Director

CITY COUNCIL REPORTS

CITY ADMINISTRATOR'S REPORT

CITY ATTORNEY'S REPORT

MAYOR'S REPORT

ADJOURNMENT

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

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person,

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

CITY OF APOPKA MINUTES

Minutes of the City Council Meeting held on June 5, 2024 at 1:30 PM, in the City of Apopka Council Chambers.

Present:

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

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE: Commissioner Smith provided the Invocation, led in the Pledge of Allegiance, and gave the Fact of the Day: Shortly after midnight on June 5, 1968, Senator Robert Kennedy is shot at the Ambassador Hotel in Los Angeles after winning the California presidential primary. Immediately after he announced to his cheering supporters that the country was ready to end its fractious divisions, Kennedy was shot several times by 24-year-old Palestinian Sirhan Sirhan. He was pronounced dead a day later, on June 6, 1968.

APPROVAL OF MINUTES

1. Approval of City Council Meeting Minutes of May 15, 2024.
 - a. **Mayor Nelson** asked if anyone had any questions about the minutes. **Mayor Nelson** added for the record Id like to make several changes but one that we definitely need to change and I'll let the rest of them go is on page 1, where it says "under the Mayor's report I didn't recognize Commissioner Nesta's comments in the middle of my Mayor's Report and they should not have been included", there's not a not in there so we need to add that. Everything else is just minor stuff.
 - b. Hearing no further questions or comments, he asked for a motion to approve the June 5, 2024 minutes.
 - c. **Motion by Commissioner Nesta** and seconded by **Commissioner Velazquez** to approve the June 5, 2024 minutes.
 - d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

AGENDA REVIEW

PROCLAMATION

1. Code Enforcement Officers' Appreciation Week
Presented by: Bryan Nelson, Mayor

Mayor Nelson read the proclamation recognizing Code Enforcement Officers' Appreciation Week as June 3- June 7, 2024 into the record. Captain Brick spoke and gave thanks to the Code Enforcement Officer's and Staff and thanked them for their hard work.

2. Apopka Historical Society Celebrates 55 years.
Presented by: Bryan Nelson, Mayor

Mayor Nelson read the proclamation recognizing Apopka Historical Society Day as June 5th, 2024 into the record. Maribel Brinkle spoke and gave thanks to the board, commissioners, Mayor and the City for their work and support.

PRESENTATION

1. Recognition to the Crime Analyst and Detectives who solved the bank robbery.
Presented by: Jerome Miller, Deputy Police Chief

Jerome Miller spoke and gave recognition to the Crime Analyst and Detectives of the Apopka Police Department that solved the bank robberies that occurred on May 8th and May 20th. He stated that through their dedication, expertise, and team work they were able to piece together limited information to identify a suspect and secure a confession.

2. Economic Development Department Update
Presented by: Michelle Boylan, Economic Development Director

Michelle Boylan presented the Economic Development Department's 100-day update. Her presentation was to update and provide education to inform the City and Staff of the goals and initiatives of Economic Development Department. She advised that she is still in the "onboarding" phase with the department.

Mayor Nelson asked if anyone had any questions.

Commissioner Velazquez said great presentation and asked to be kept involved and engaged in the developments.

Commissioner Smith asked if a handout will be presented to hand out to potential investors that is coming into the city. Michelle advised that is the goal.

Commissioner Nesta mentioned the Main Street Apopka project and asked where they are with their current agreement. Michelle advised the agreement has been passed along to the attorney for review and that some of the language was being tweaked to ensure the protection of the City and its investment. She said hasn't received the draft yet but anticipates receiving it by the end of the week. He also asked about her mentioning strategic plan and his concerns of a strategic plan of a department usually ties back to a strategic plan of the city which the city does not have. He advised that before we hire a consultant to come in and create a strategic plan for the economic development department that we need to have one for the city first. He asked about the Apopka Growth Alliance and if her department is partnered with them. She stated she believes the Apopka Growth

Alliance is a brand and she has not partnered with them.

3. Resilient Florida – Inland Vulnerability Assessment Grant Update
Presented by: Richard Earp, City Engineer

Richard Earp spoke about the Resilient Florida- Inland Vulnerability Assessment Grant from FDEP and advised we were awarded the grant, then an extension was needed to hire a consultant to do what is required in the grant. Part of the requirement is to have a public outreach component today so we can receive input from the public on things the city needs to improve to improve our resiliency and decrease our vulnerability to natural disasters, primarily higher amounts of rainfall than we've seen historically. Geosyntec Consultants were present and explained what the Inland Vulnerability Assessment is and where they are in the process of it at this time. He encouraged everyone to look at Florida Statutes Section 380.093 which will explain in more detail and descriptive.

Mayor Nelson asked if anyone had any questions. No questions from Commissioners.

4. FY 23-24 Major Public Services Capital Improvement projects that are scheduled to be constructed in the upcoming months
Presented by: Deodat Budhu, Public Services Director

Deodat Budhu gave an informal presentation on the major public services capital improvement projects some of which have already been approved by council. The projects presented if approved would be started within the next two to three months and at latest due to supply eight to nine months. The projects presented were the following: Grossenbacher – 1.5 MG Ground Storage Tank, Grossenbacher- Replacement of Well #1 with Well #8, NW Water Treatment Plan – 1.0 MG Ground Storage Tank, Mount Plymouth Regional Water Treatment Plant – Well #3 Replacement, Asbestos Cement Potable Water Main Replacement- Phase 1, Camp Wewa- Waste Water System Extension, NW Rec Center – Water Reclamation Facility Expansion, CRA Sidewalk Project- Phase 2, Golden Gem Reuse Pond Repairs- Phase 1.

Mayor Nelson asked if anyone had any questions.

Commissioner Velazquez asked if these projects have been funded and Deo advised that these have all been funded and discussed in the last budget.

PUBLIC COMMENT

Albert Mckimmie, 3603 Golden Gem Road, spoke about his concerns regarding the timeline of the Golden Gem Pond issues being discovered and investigated and timeline of repairs to take place. He spoke about the report and concerns that he discusses in his handout that he presented to the Commissioners at beginning of meeting. He also spoke about Oath of Office documents from 2022.

Andrew Reyes, The Oak Fitness Company, spoke about his next event in partnership with the 2650 Foundation. It's a hero workout that will honor those that are fallen heroes. The last one hosted was the Memorial Day Murph. The event will be on July 13th, starting

at 7:00AM at the Leroy Gilliam Training Center and the event is called Duran. Its open to the public and all can attend.

Steve Conenna, Gem Commerce Business, spoke about the re paving of Marshall Lake Road and the condition and the concerns he has about the road. The repaving project took a very long time, there's not a continuous curb, large trucks are destroying the ROW from entering and exiting the roadway, the road is holding water, and the pavement is uneven, and he believes the road is going to deteriorate quickly.

Mayor requested he provide his business card to the folks from Public Services so that they can look into this.

Sylvester Hall, 3091 Rolling Hills Lane, Apopka spoke about the DEI and the Commissioners mentioning disbanding the DEI. He expressed his concerns as he is a current member of the DEI and he doesn't want it to be disbanded.

Caitlin Kasheta, Main Street Apopka, introduced the Second Annual Apopka Dog Mayor Election Race and fundraising program. She spoke about the results from last year's Dog Mayor Election and the monies raised as the result. She introduced that Dog Mayor Asher will be running again along with 3 other candidates, Hank, Joy, and Winter. Early voting will be online from June 15th thru July 27th where anyone in the world can donate an unlimited amount of \$1.00 votes to their favorite candidate. The website is ApopkaDogMayor.com.

Leroy Bell, 2308 Blue Meadows Court, thanked the City Manager for taking care of the neighborhood like he said he would and congratulated the Police Department on the arrest of the robbery suspect. He stated that he is not anti-Police and that they city needs the police. He still expressed his concerns about the use of force incident discussed at the past meetings and what he has viewed in the videos online posted by other sources.

Megan Garcia, 2650 Foundation, said on June 30th they will be hosting a community vigil. This vigil will take place from 10:00 am to 11:00 am followed by a walk down to Three Odd Guys as per tradition. Following the 30th, there will be a campaign called the 15 days of hope. She invited the Commissioners to sponsor a meal for one shift at one station throughout the 15 days of hope.

CONSENT (Action Item)

1. Planning Commission re-appointment, Benjamin "Butch" Stanley.
2. Appointment of Robert J. Elmquist to the Apopka Police Officers' Board of Trustees as its 5th Member/ Secretary.
3. Execute Release of Code Enforcement Lien of 605 Ryan Avenue.
4. Execute Release of Code Enforcement Lien for 215 E Main Street.

5. Summit Ridge Subdivision- School Concurrency Mitigation Agreement.
6. Award a contract for ITB 2024-A-58: Grossenbacher Water Treatment Plant- Well No. 8 Replacement (fka Well 1A) to A.C.
7. Award a contract for RFQ 2023-A-18: Construction Manager at Risk (CMAR) for a New Public Safety Facility to H.J. High Construction.
8. Award a contract for ITB 2024-A-62: Asbestos Cement (AC) Potable Water Main Replacement (PWMR) – Phase 1 Martin Street to Cacique Utilities LLC.
9. Award a contract for ITB 2024-A-37: Re-Bid City of Apopka CRA Sidewalk Project- Phase II to Garcia Civil Contractors LLC.
10. Authorization to Dispose of Surplus Property.
11. Authorize the continued use of a Service Agreement for Hazardous Drug Disposal under the assigned terms with Sericycle, Inc.
12. Authorize the execution of piggyback contracts for the assigned terms: Sweep One, LLC, Fire-Dex, LLC, Osburn Associates, Inc., Rush Truck Centers of Texas, LP, Clean Energy CA Corp., and Hubbard Construction Co.
13. City of Apopka FY2024 Budget-to-Actual Report for the Seven Months Ending April 30, 2024.
 - a) **Mayor Nelson** asked if anyone had any questions about any items on the Consent Agenda items.
Commissioner Velazquez said regarding Consent item #1, Benjamin has an impressive resume however she would like for him to realize how important it is for him to show up to the planning and zoning meetings.
 - b) Hearing no further questions or comments, **Mayor Nelson** asked for a motion to approve the Thirteen (13) consent agendas.
 - c) **Motion by Commissioner Smith** and seconded by **Commissioner Anderson** to approve the Thirteen (13) consent agenda items.
 - d) **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

BUSINESS (ACTION ITEMS)

1. Kelly Park Multi-Family Phase 3 – Plat
Owner(s): DHIC Kelly Park, LLC, Kelly Park Land Investments, LLC and; HarrisKP, LLC
Applicant(s): Poulos & Bennett, LLC c/o Genevieve LaBuda
Location: Northwest corner of Waypointe Boulevard and Kelly Park Road
Tract Size: 150.19 +/- acres
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner

Jean Sanchez presented the details regarding Kelly Park Multi- Family Phase 3 Plat and recommended approval of the plat.

- a. **Mayor Nelson** asked if anyone had any questions for Jean or if anyone from the public wanted to speak about this item.
 - b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve the Kelly Park Multi-Family Phase 3 – Plat.
 - c. **Motion** by **Commissioner Velazquez** and seconded by **Commissioner Anderson** to approve the Kelly Park Multi-Family Phase 3 – Plat.
 - d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.
2. Marshall Lake Business Center - Major Development Plan
Owner(s): Marshall Lake Properties, LLC
Applicant(s): Michael R. Cooper
Location: 780 Marshall Lake Road
Project: Marshall Lake Business Center
Density: N/A (nonresidential project)
Project Manager: Bobby Howell, AICP
Presented by: Bobby Howell, Planning Manager

Bobby Howell, Planning Manager spoke about the Marshall Lake Business Center - Major Development Plan and requested approval of the MDP and applicant was available for questions.

- a. **Mayor Nelson** asked if anyone had any questions for Bobby or if anyone from the public wanted to speak about this item.
Commissioner Nesta asked if Marshall Lake Road was finished being paved up to where this project is proposed? He asked due to the resident explaining concerns about this particular roadway. He asked if the developer was going to finish the roadway at this area if not. Bobby advised that the developer would not finish this out and he is not sure of the status of the roadway at this location. He would have to defer to public works regarding the roadway there.

Albert Mckimmie spoke about the lake and the height of the water of Marshall Lake that would cause any flooding to the surrounding properties.

Commissioner Nesta asked if there are any concerns of that lake in any capacity?

Richard Earp advised that he is not aware of any concerns regarding flooding around Lake Marshall. Lake Marshall has an outfall to the other lakes in the area. Eventually flowing south towards BoyScout Rd and then in a 100-year storm to the west towards Lake Apopka. That lake is not a closed basin, there is an outfall. There is minor yard flooding during the rainy season. That is the most I've heard of flooding on that lake.

- b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve the Marshall Lake Business Center - Major Development Plan.
 - c. **Motion by Commissioner Smith** and seconded by **Commissioner Velazquez** to approve the Marshall Lake Business Center - Major Development Plan.
 - d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.
3. Plymouth Sorrento Apartments - Major Development Plan
Owner(s): Peggy G Charlton Living Trust 1/2 Int, Gary D Charlton Living Trust 1/2 Int, and Gary D Charlton Living Trust
Applicant(s): Appian Engineering, LLC c/o Luke Classon, P.E.
Location: 750 and 922 Plymouth Sorrento Road
Project: 242 multifamily units; 13.04 acres
Density: 18.56 dwelling units per acre
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner

Jean Sanchez, Senior Planner spoke about the Plymouth Sorrento Apartments - Major Development Plan and provided details. She requested approval of the MDP and applicant was available for questions.

- a. **Mayor Nelson** asked if anyone had any questions for Jean or if anyone from the public wanted to speak about this item.
Commissioner Velazquez spoke about a resident that has contacted her with several concerns and questions. Jean stated the only concern she was aware of was the concern of the access from Orange Ave / 441 area which the applicant is still finalizing the details and plan on that and the signal design. That shouldn't be finalized until the construction plan has been completed. She spoke about the landscaping in the center of the roadway which will only be road stripping and that has been addressed by staff.
Commissioner Nesta asked if there's a landscape buffer all around the project. Jean confirmed that is correct. It is a little over 100 feet from the road. Commissioner Nesta asked if a part of the land will be dedicated over to us then at some point we dedicate the land back to them? The State gives it to us then we deed it back? What is the process?

Jonathan Huels, Lowndes Law Firm, said that the current framework provides for CFX that owns a portion of that driveway. It's not demarcated on that site plan. It's a small area. We'd be deeding it to the city and then the developer or owner / operator once its constructed would be entering into a driveway maintenance agreement that has the private owner taking on the ongoing maintenance responsibilities for that driveway. On that small portion that would be on that ROW. The draft of that agreement has been completed and sent over to the city for review.

Albert Mckimmie expressed his concerns on whether the opposing residents on the other side of the roadway were consulted with or any one from real estate.

Rod Olsen spoke about adding more people and overcrowding resulting in the school and on the roadways.

- b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve the Plymouth Sorrento Apartments - Major Development Plan.
- c. **Motion by Commissioner Velazquez** and seconded by **Commissioner Anderson** to approve the Plymouth Sorrento Apartments - Major Development Plan.
- d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

4. First Amendment to Amended and Restated Development Agreement

Presented by: Bobby Howell, Planning Manager

Bobby Howell, explained that this amendment will strike the words "Non-Subsidies Market Rent" in Exhibit G. Everything stays the same except what's outlined in the staff report.

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

Mayor Nelson expressed his appreciation for the Community Development Team for handling this matter for the city even though it wasn't their mistake.

Commissioner Velazquez recommended for the public's knowledge explain what the city has agreed to with the training and what we need to post in the city from this training.

Bobby Howell said the training is a result of the settlement between the city and HUD within 60 days of the effective date of the agreement the city staff has to attend a fair housing training. We found a training on June 20th that was approved by HUD's manager and we have signed up for the training. The city was required to put posters in prominent places in the building and they have been posted in our building.

Commissioner Nesta said there's two separate lawsuits going on. One we settled and one is still actively occurring. Mayor Nelson said this is the one we are settling. Nesta responded and said yes but there's still one out there correct? Mayor responded correct.

- b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve the First Amendment to the Amended and Restated Development Agreement.
- c. **Motion by Commissioner Velazquez** and seconded by **Commissioner Smith** to approve the First Amendment to the Amended and Restated Development Agreement.
- d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez,

Nesta, Smith & Anderson voting aye.

5. The Emerson Park Development requests the transfer of roadways, curbs, gutters, and street signs from private to public ownership, and to create an MSBU (Municipal Services Benefit Unit) funding source to bring this infrastructure up to City standards.
Presented by: Deodat Budhu, Public Services Director

Deodat Budhu explained that his presentation is for the Emerson Park Subdivision to request to go from private to public ownership. His presentation outlined all the activities staff conducted to address Emerson Park homeowner's requests to have streets, curbs, signs transferred from private to public ownership. The city would create an MSBU (Municipal Services Benefit Unit) as a funding source and over a 20-year period the residents in that development would contribute funds to build up the infrastructure to city standards.

Michael Ortiz spoke and gave more details on the assessments and dates of meetings. Homeowners association was present to answer any questions regarding their request for this item. **Mayor Nelson** requested the HOA give the history of the subdivision and for a background to be explained. **Jennifer Hayes**, HOA President, provided a brief history of the development. She said Centex purchased the property and started building in 2007. She said in 2008, the housing crash happened and Centex was bought out by Pulte. She said in 2010, Lennar purchased the property from Centex/Pulte and work continued. It took 7 years to build this development and it was completed in 2014. She said we're the only subdivision that goes directly from Marden Road to Ocoee-Apopka Road and said the only way to get to Ocoee-Apopka Road is through Emerson Park. She said unfortunately, Lennar left and did not put the gates up so there are no gates installed for our private roads. She said once they left, the first HOA board was formed. She said that board then learned that our roads are private and that we needed to be saving for them so for those 7 years, no one was saving for private roads. As you all know, the increase for materials has gone up exponentially and said we're very behind. **Mayor Nelson** asked if anyone had any questions for Deo or the HOA. **Commissioner Nesta** asked if the vote that the HOA took had an expiration as to when action needed to be taken or is it in perpetuity? **Jennifer Hayes** confirmed, yes, it was in perpetuity. He then asked if any maintenance on the roads from date of inception through today. **Jennifer** responded in the affirmative. She said we've done pot-hole repairs and things of that nature however we do have a business on the corner, Greystone Development, using our roads as well so in addition to regular traffic we have a lot of wear and tear on our roads. **Commissioner Nesta** said to clarify, residents can go down to Keene Road and asked whether the businesses contribute to the HOA fees in any capacity. **Jennifer** advised no but said we do have a road share agreement that they do contribute a small portion into which helps with any potholes, sidewalks and greenspaces. Jennifer clarified that this is only the area by Alston Bay, not the entire subdivision.

Commissioner Nesta said there was a note that said Greystone and Park Square are a separate conversation and asked what that was. **Jennifer** said that's correct and what we have to do is create a new road share agreement with them and if we do go from private to public, they would no longer contribute to any portion of the road or sidewalk. **Commissioner Nesta** then asked about financials and how much has the HOA saved for roads at this time. **Jennifer** stated that our entire reserves is \$1.5 however we're responsible for many other things and not all of that is just for roadways. She then advised that because there were no savings for those first 7 years, we don't have the funds. **Commissioner Nesta** asked if the HOA anticipates a plan to contribute in any capacity to partnering with us or is the expectation that we would pay it all? **Jennifer** stated that yes, we're using our reserves to pay for the alleyways and would maintain responsibility of those. **Mayor Nelson** clarified that the HOA has to bring all the roadways up to city standards before the city takes on the maintenance of the roadways.

Deodat Budhu stated that the time it takes to put the MSBU in place will take a year before the city receives any revenue. He said in the interim, that road will still be private. He said the longer you wait, the more this road will be affected. He said the suggestion is that someone would have to put up front some money to fix that road. The city will have to put up front money for a year or two and that was a determination to consider in this. **Commissioner Nesta** clarified that it's not the MSBU funding it, it's the city and the MSBU is set up then it comes back over the 20-year period. The city is paying for it up front and it's three million dollars.

Chuck Vavrek advised that the MSBU is a funding source that the residents benefit by the improvements and is paid back. MSBU once created does not take effect immediately but on the next fiscal year so we would not collect revenue immediately. He said how this would work is that he would bring forward a document saying that you would like to create an MSBU for the Emerson Park area. He said we would need to advertise that in accordance with State Statutes. He said it has to be set up and approved prior to the end of a calendar year. He said once created, an MSBU does not take effect until the next Fiscal year. The city would be fronting the money to the roadway improvements and collecting it based on those revenues that come on an annual basis off the MSBU over a 20-year period.

Commissioner Smith asked if the HOA has attempted to seek funding elsewhere. **Jennifer** advised that they have not, they were told by their management company this would be the best route and safest instead of bankrupting the HOA. He also asked about the new construction taking place within the subdivision and will those roads be private or will the city have to take them over also. She advised that she believed they would be private still.

Commissioner Velazquez asked when Centex left did they put any gates up or anything. **Jennifer** responded no. **Commissioner Velazquez** asked when Lennar took over, were they aware that it was private roads and there would be expectations from them?

Jennifer stated they couldn't speak for them but their legal teams agreed on this decision to purchase it and they would know all that information. Jennifer further stated that said that majority of the residents had no idea when purchasing that the streets were private, not even herself when she purchased from Lennar directly in 2014. **Commissioner Velazquez** questioned how many meetings the HOA had with the Mayor which Jennifer responded six (6). **Commissioner Velazquez** expressed her concerns of being unaware of anything going on in Emerson Park, meetings with the Mayor, with Staff until February 2024 when she happened to go to the subdivision and a resident said something to her about a petition going around. The council knew nothing whatsoever, but yet asking for the city to front up this large amount of money and this has been going on over a year. She said she didn't feel like this should be voted on during this meeting.

Commissioner Anderson advised this is alarming and asked whether an attorney has looked over the documents to make sure there's not a breach with the developers. **Jennifer** advised that their attorney hasn't advised yet. **Commissioner Anderson** that if there was an agreement for it to be a gated community and there isn't a disclosure. There needs to be further discussions with the HOA attorney regarding that agreement. **Commissioner Smith** asked if it is too late to put the gates up now should you seek funding elsewhere. HOA advised that they would have to go through the voting process again and get the community to agree to the gates.

Commissioner Nesta suggested getting together and having more discussion about this as with time prices increase.

Albert Mckimmie expressed his concerns if they accept the MSBU as they would be setting a precedence and he did not feel like it was a good decision as other HOAs will come forward and ask for the same. He believes that other roadways need attention over Emerson Park which is not critical.

Rod Olson expressed his concerns about other roadways are in disrepair and need attention rather than taking on additional roadways that are not in as poor condition. He felt this item is a bad decision on the city's part.

Leroy Bell spoke about the condition of his city owned road in his subdivision that needs attention over the Emerson Park and that his road should be addressed first.

Sylvester Hall expressed that the council needs to make decisions and rule in the favor of the residents.

******After much back and forth discussions item was tabled to August 21, 2024 City Council Meeting******

- a. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to table the Emerson Park Development requests the transfer of roadways, curbs, gutters, and street signs from private to public ownership, and to create an MSBU funding source to bring this infrastructure up to City standards to August 21, 2024 City Council Meeting.

- b. **Motion by Commissioner Velazquez** and seconded by **Commissioner Nesta** to table the Emerson Park Development requests the transfer of roadways, curbs, gutters, and street signs from private to public ownership, and to create an MSBU funding source to bring this infrastructure up to City standards to August 21, 2024 City Council Meeting.
- c. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

PUBLIC HEARINGS/ ORDINANCES/ RESOLUTIONS (ACTION ITEMS)

- 1. Ordinance No. 3029 - First Reading - Repeal and Replacement of the Transportation Element of the Comprehensive Plan
Owner(s): Citywide - Comprehensive Plan element rewrite
Applicant(s): City of Apopka
Location: Citywide
Project: Repeal and Replacement of the Transportation Element of the Comprehensive Plan
Density: N/A
Project Manager: Bobby Howell, AICP
Presented by: Bobby Howell, Planning Manager

Pam Richmond explained that Bobby handled this item in her absence. They are trying to update the transportation element. This is separate from the rest of the comprehensive plan. The majority of it was funded by partners at Metroplan although the city used some transportation impact fee money. Mike Woodward and Evan Magley with Kimley-Horn were present and gave a summary presentation and were available for questions.

- a. **Mayor Nelson** asked if anyone had any questions about this item.
Commissioner Nesta asked why the data was from 2022 and not a more updated model since the city is growing rapidly. Pam advised the traffic comp data hasn't been collected recently for 2023, 2024 but the city was funded to do so. They will attempt to do it again in the Fall.
Sylvester Hall spoke about concerns about using old data from 2022 and not using recently updated data for calculations.
 - b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion approve Ordinance No. 3029 at first reading and carry over for second reading after approval of the transmittal.
 - c. **Motion by Commissioner Smith** and seconded by **Commissioner Anderson** to approve Ordinance No. 3029 at first reading and hold over for second reading after approval of the transmittal.
 - d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.
- 2. Ordinance No. 3051 - First Reading - 951 S Highland Avenue - Small-Scale Future Land Use Amendment
Owner(s): Pave A Lot of Asphalt Maintenance Inc.
Applicant(s): Joseph Lewis

Location: 951 S. Highland Avenue
Project: 951 S. Highland Avenue FLU
Density: 0.6 Maximum FAR
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner

Amer Hamza presented Ordinance No. 3051 and provided details and recommended approval of first reading and hold over for second reading and adoption on June 19, 2024.

- a. **Mayor Nelson** asked if anyone had any questions for Amer about this item.
Commissioner Velazquez asked for clarification if it was zoning that was changing and Amer advised its future land use that was changing not zoning. Its changing from residential low to industrial.
 - b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion approve Ordinance No. 3051 at first reading and carry over for second reading and adoption on June 19, 2024.
 - c. **Motion** by **Commissioner Velazquez** and seconded by **Commissioner Nesta** to approve Ordinance No. 3051 at first reading and hold over for second reading and adoption on June 19, 2024.
 - d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.
3. Ordinance No. 3054 - First Reading - Investments Alliance, LLC Small-Scale Future Land Use Amendment
Owner(s): Investments Alliance, LLC
Applicant(s): Rommel Fontana
Location: 2518 Haas Road
Project: Investments Alliance, LLC
Density: 1 dwelling unit per acre
Project Manager: Bobby Howell, AICP
Presented by: Bobby Howell, Planning Manager

Bobby Howell presented Ordinance No. 3054 and provided details and recommended approval of first reading and hold over for second reading and adoption on June 19, 2024. Applicant was available for questions.

- b. **Mayor Nelson** asked if anyone had any questions for Bobby about this item.
Commissioner Velazquez asked for clarification on what type of properties are surrounding this location. Bobby advised the applicant it building 4 units.
Jean Abi Aoun with Florida Engineering Group representing the developer spoke about the lots are very large and there will 4 units per 1 acre so they are larger lots, not piano keys.
- b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion approve Ordinance No. 3054 at first reading and carry over for second reading and adoption on June 19, 2024.

- c. **Motion by Commissioner Nesta** and seconded by **Commissioner Smith** to approve Ordinance No. 3054 at first reading and hold over for second reading and adoption on June 19, 2024.
 - d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.
4. Ordinance No. 3055 - First Reading - Investments Alliance, LLC Planned Development (PD) Rezoning/Master Plan
Owner(s): Investments Alliance, LLC
Applicant(s): Rommel Fontana
Location: 2518 Haas Road
Project: Investments Alliance, LLC
Density: 1 dwelling unit per acre
Project Manager: Bobby Howell, AICP
Presented by: Bobby Howell, Planning Manager

Bobby Howell presented Ordinance No. 3055 and provided details of rezoning to PD for 4 lot subdivision and recommended approval of first reading and hold over for second reading and adoption on June 19, 2024. Applicant was available for questions.

- a. **Mayor Nelson** asked if anyone had any questions for Bobby about this item.
Commissioner Velazquez asked if the city has utilities on Haas Road. Bobby advised public services would have to advise that information.
Jean Abi Aoun with Florida Engineering Group representing the developer spoke about the utilities and advised they will be using wells and septic tanks. The developer advised if there were utilities up there they would connect to it. He will verify.
Commissioner Nesta asked if these were custom built homes and what is the goal? Developer advised they are custom built homes.
Mayor Nelson reiterated that if there are utilities at the location the city would expect them to connect to them. He asked Bobby when in the approval if they have to use septic that they are using the correct septic tanks required by the city, not a regular tank. Bobby advised that this is just the rezoning stage. This could be placed the Planning Development Agreement to specify those details. Mayor Nelson specified that if there's sewer available then they connect to it, but if septic then they use Onsyte advanced septic tank.
Commissioner Nesta said that we can't require them to use a certain septic tank provider.
- b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion approve Ordinance No. 3055 at first reading and carry over for second reading and adoption on June 19, 2024.
- c. **Motion by Commissioner Velazquez** and seconded by **Commissioner Nesta** to approve Ordinance No. 3055 at first reading and hold over for second reading and adoption on June 19, 2024.
- d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye. **Ordinance was approved as presented.**

5. Ordinance No. 3057- First Reading - Annexation – 347 West 4th Street
Owner(s): SFL Partners, LLC and JFJ Real Investments, LLC
Applicant(s): Albert Iglesias
Location: 357 West 4th Street
Project: 1.97 acres
Density: N/A
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner

Jean Sanchez presented Ordinance No. 3057 and provided details and recommended approval of first reading and hold over for second reading and adoption on June 19, 2024.

- a. **Mayor Nelson** asked if anyone had any questions for Jean about this item.
Commissioner Velazquez asked if we knew what was going to be built there. Jean responded industrial since they are moving towards light industrial uses.
Rod Olson advised that acreage and density should be included and only one out of the five ordinances have had that.
 - b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion approve Ordinance No. 3057 at first reading and carry over for second reading and adoption on June 19, 2024.
 - c. **Motion by Commissioner Smith** and seconded by **Commissioner Nesta** to approve Ordinance No. 3057 at first reading and hold over for second reading and adoption on June 19, 2024.
 - d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.
6. Resolution: 2024-10 Authorizing the Execution of a Non-Exclusive Franchise Agreement for Commercial Solid Waste Services with JJ’s Waste and Recycling, LLC, for Roll-Off Container Collection and Disposal of Waste within the City.

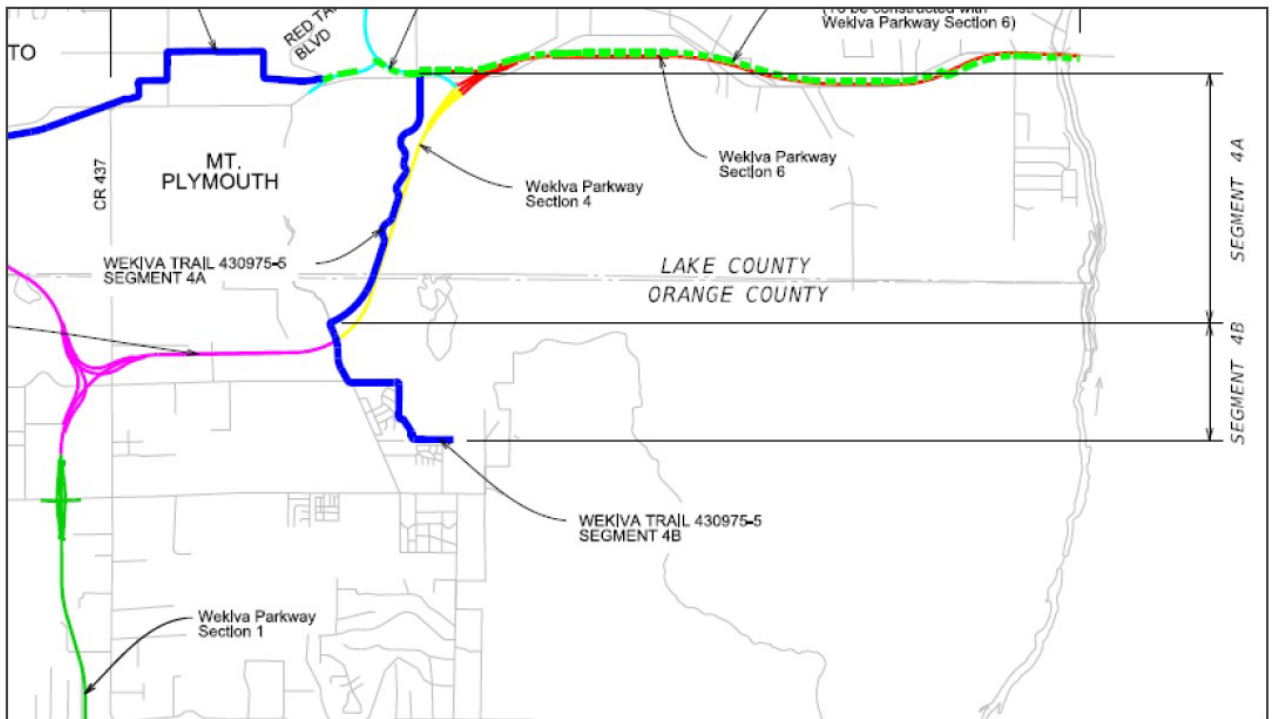
Presented by: Josh Robinson, Public Services Department

Josh Robinson presented Resolution 2024-10 and provided details and recommended approval.

- a. **Mayor Nelson** asked if anyone had any questions for Josh about this item.
- b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion approve Resolution 2024-10.
- c. **Motion by Commissioner Velazquez** and seconded by **Commissioner Nesta** to approve Resolution 2024-10.
- d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

7. Resolution 2024-11 State-Funded Grant Agreement with FDOT for Wekiva Trail Segment 4B of the Apopka Regional Trail
Project Manager: Jean Sanchez
Presented by: Pamela Richmond, Transportation Coordinator

Pam Richmond presented Resolution 2024-11 and provided details and recommended approval.



- a. **Mayor Nelson** asked if anyone had any questions for Cedric, Pam, or Mike about this item.
Commissioner Nesta asked questions about the 4D Orange County Component and what the plan was for it. Cedric advised it's still in the early stages of planning that area. There is a timeframe and it is being figured out presently. Commissioner Nesta expressed that the 4A component of the trail he feels is very important because it stops at Lester and you have to turn around. The City is spending money yet it's not correcting issues on the trail within our City limits. He asked questions on the plan up at the trail head etc. He asked what else Orange County has planned up at that trail head. Cedric said we will need to work with the State on that and then turn it over to the County for the maintenance. He said one of the key things is that this trail network goes into Lake County and it currently partners with Seminole County. He reviewed the phases and said this is a high priority for the County to work on this.

Commissioner Velazquez asked if this starts at Kelly Park Road to which Mike stated that this was Kelly Park, not Kelly Park Road. **Commissioner Nesta** asked if they've contacted the residents along the trail to let them know they'll have residents in their back-yard walking and running? He said we had this issue on the Orange County side on Welch Road and Wekiva Springs. Mike responded that there was public involvement in the first phase and there will be also be public involvement during this next phase. He said this is an integral portion of the Coast to Coast trail that will span Florida. He stated that Communities throughout Central Florida would love to connect to this system. **Mayor Nelson** mentioned that he has received a large amount of support from the surrounding communities supporting the trail project.

- b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion approve Resolution 2024-11.
 - c. **Motion by Commissioner Velazquez** and seconded by **Commissioner Smith** to approve Resolution 2024-11.
 - d. **Motion carried 4 to 1**, with Mayor Nelson, and Commissioners Velazquez, Smith & Anderson in favor. Commissioner Nesta in opposition.
8. Resolution No. 2024-12: Amending the budget for the fiscal year beginning October 1, 2023, and ending September 30, 2024.

Presented by: Blanche Sherman, Finance Director

Blanche Sherman presented Resolution 2024-12 and provided details on all the budget amendments and recommended approval.

- a. **Mayor Nelson** asked if anyone had any questions for Blanche about this item.
- b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion approve Resolution 2024-12.
- c. **Motion by Commissioner Velazquez** and seconded by **Commissioner Smith** to approve Resolution 2024-12.
- d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

CITY COUNCIL REPORTS

Commissioner Nesta said that he emailed our labor attorney to get an update on how the negotiations went and see what the next steps are and he was out of town. He requested to have it formalized and put something out.

Mayor Nelson said shade meeting is at 6:00 before the next council meeting.

Commissioner Nesta questioned that is was scheduled and he didn't know about it nor did any of the other commissioners as it was not on their calendars.

Mayor Nelson said I apologize. Yes, it's on June 19th at 6:00 pm.

Commissioner Nesta continued and said he has a clean up scheduled for June 29th. Working on fire stations 2, 3 and 4. The funding for this is coming out of that division with Radley. Its something that has been funded just not taken care of yet. If anyone wants to help come out its going to be from 8:00am to 11:00am. All 3 clean ups will be happening

at once. I'll be hosting every other month on the last Saturdays, cleanups. I'll provide the locations and details moving forward for those clean ups. He advised that he received a notice to vacate from the Chamber of Commerce. Do we have any information from them or receipts on the work that's been done or insurance claims? Do we have any data on anything other than that they want to leave? **Chuck Vavrek** said no, I received notice today and I was going to reach out with Cliff because Cliff needs to acknowledge that. They would like to vacate and we can start discussions with them to see if there's any residuals off of the money that they have obtained to fix the building and then make a decision from there. **Commissioner Nesta** asked what the condition of the building is. Chuck responded that it has been remediated on the inside. We don't have any issues with mold we are just going to have to do some interior clean up. If we are going to use it for our use it was going to happen no matter what, that we would have to go in and do some remodeling. I had a brief discussion with the Mayor on what my recommendation was with the building. I was surprised to receive this letter when the last letter was that they wanted to stay in the building. **Chuck Vavrek** said apparently, they had a board meeting and that is what the board voted. **Commissioner Nesta** continued, this is for Ms. Bone. He said he knew that there was some back and forth with documents having incorrect signatures, no signatures, he wanted to make sure that we are getting documents clearly out to everyone and make sure we have then accurate moving forward.

Commissioner Smith wanted to know if it was possible to have a Hurricane Expo. Have our citizens come out and vendors to come and talk about potential things that can be prepared for hurricane season. Mayor asked Radley if we had anything we could piggyback off of. The Mayor agrees but he wants to make sure that it is successful and have residents attend if something is organized. Radley said he would check with Orange County. Mayor's major concern was to have an event that is successful. Commissioner Smith continued to say that at the last city council meeting Commissioner Anderson responded to the video from the Police Department and he wanted to add that he also viewed the video as well but he concurred with what she saw and he agreed. **Commissioner Velazquez** said she wanted to respond to Mr. Mckimmie that he gave her her Oath of Office that was forwarded as public record. She said she sent the Clerk's office her "Official" Oath of Office which is signed, typed, and dated. She advised that that day they signed, but the official one is given to us in a frame, signed, dated and printed. The Clerk's Office will have the copy now and she has the official one. She wanted to clear the air and clarify that because of what was on social media. In addition, she sent an email on May 23rd. I know that I had said about disbanding the DEI. I did not say to get rid of all the members, I was only speaking regarding the members that I had spoken to and members that no longer show up or do not reside in the city any more. She advised that when she spoke she was speaking of 3 members, not the entire membership. She said she apologized to Mr. Hall if he felt offended but she was not speaking about him. She advised that she wanted a presentation to be done revamping the DEI committee.

Mayor Nelson advised that a presentation will be done at the next city council meeting. Commissioner Nesta asked who came up with the name for the committee which Mayor responded 4 or 5 people came up with it. **Commissioner Velazquez** advised she received something from Next Step that the building is not coming through for them. What do they

mean by that. Mayor responded that the city did the appraisal for them but Lamar Hughley will not accept that price and he wants more money so nothing happened. Commissioner Nesta requested copies of the appraisals since the city paid for it. **Commissioner Velazquez** said Orange County had their meeting yesterday and she understood that during public comment and attorney went representing us as not being in favor of the rural boundaries for Orange County. **Mayor Nelson** said he knew that all the cities were looking at having representation on the rural boundaries which they're unilaterally not negotiating with us. We are not paying him to represent us. He is representing all of the West Orange Cities. We need them to come to the table about how that looks and right now they not cooperating. They're looking at putting something on the ballot that will eliminate any rural boundaries. We probably need to get someone from our legal council and have a discussion about what the county is doing. I will have our legal counsel update us.

Commissioner Anderson said she had an opportunity to attend a few graduations. Congrats to Apopka and Wekiva High Schools. She said she attended the Valencia College, new Apopka Police Officers graduation.

CITY ADMINISTRATOR'S REPORT

Jacob said he now is a citizen of Florida. He's looking forward to working with the City. He has a full calendar and will be meeting with the departments individually. He said nobody likes change but its coming.

CITY ATTORNEY'S REPORT

Nothing to report

MAYOR'S REPORT

Mayor Nelson said summer camps are going well at Camp Wewa and Billy Dean and Alonzo Williams Park are full. We are maxed out. Next Saturday, June 15th we have the Juneteenth Parade. It will start at the Community Center and go to Alonzo Williams Park. It starts at 2:00pm. He asked Commissioner Smith what he thought about July 4th and asked Radley about getting something together for Hurricane Preparedness. He thanked everyone for coming together and working together to solve the city's problems.

ADJOURNMENT

The meeting adjourned at 5:19 PM

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

Bryan Nelson, Mayor

Attest: _____
Susan M. Bone, City Clerk

Transcribed By: _____
Jodi Wrigley, Deputy City Clerk



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 1.

Meeting Date: June 19, 2024

Department: Community Development

SUBJECT:

Planning Commission re-appointment - Robert Ryan

REQUEST:

Re-appoint Robert Ryan to a three (3) year term on the Planning Commission.

SUMMARY:

The City of Apopka's Planning Commission is established as a citizen board to review and recommend to the City Council, approval or denial of development plans, amendments to the zoning map, amendments to the Land Development Code, proposed subdivision plats, proposed site plans, and future land use map amendments. In accordance with Florida Statutes, the Planning Commission serves as the City's "Local Planning Agency" when reviewing and recommending to the City Council, any future land use amendments to the Comprehensive Plan and Future Land Use Map.

There are seven members that are appointed by the Mayor and approved by the City Council. Members are appointed to three-year terms and must reside within the city limits. The Planning Commission normally meets on the second Tuesday of each month at 5:30 P.M. Additional meetings are scheduled depending on the subject or volume of applications

At this time one member is due for re-appointment:

- Robert Ryan

Mr. Ryan was originally appointed to the Planning Commission on August 1, 2018 and was re-appointed on September 8, 2021. His term expires on September 8, 2024. He has indicated he would like to be re-appointed.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Mayor to reappoint Robert Ryan for a three-year term. City Council to approve appointments.

ATTACHMENTS:

1. PC attendance Jan 2023-May 2024
2. Land Development Code Section 2.3.2. Planning Commission

2023		Linda Laurendeau	William Gusler	Robert Ryan	Howard Washington	Mary Norwood	Butch Stanley	Wes Dumey	Eric Mock
January		X	X	X	X	X	AB	X	
February		X	X	X	X	X	X	X	
March		X	X	X	X	X	AB	X	
April		RETIRED	X	X	X	AB	AB	X	
May			X	X	X	X	X	X	X
June			X	X	X	X	X	AB	X
July			X	X	X	AB	X	X	X
August			X	AB	X	AB	X	AB	X
September			X	X	X	AB	AB	X	X
October			X	X	X	X	X	X	X
November			X	X	X	AB	AB	X	X
December			X	X	X	X	X	X	X
2024			William Gusler	Robert Ryan	Howard Washington	Mary Norwood	Butch Stanley	Wes Dumey	Eric Mock
January			X	AB	X	X	AB	DEPLOYED	X
February			X	X	X	AB	AB	DEPLOYED	X
March			X	X	X	TRIAL	X	X	X
April			X	X	X	X	X	X	X
May									
June									
July									
August									
September									
October									
November									
December									

2.3.2. Planning Commission

- A. **Establishment.** The Apopka Planning Commission is hereby established in accordance with State law.
- B. **Powers and Duties under LDC.** The Planning Commission shall have the following powers under this LDC.
1. To make decisions on the following:
 - a. Special exception permits (See 2.5.1.G, Special Exception Permit);
 - b. Plat vacations (See 2.5.2.D, Plat Vacation); and
 - c. Zoning variances (See 2.5.5.A, Zoning Variance).
 2. To review and make recommendations to the City Council on the following:
 - a. Text amendments (See 2.5.1.C, Text Amendments);
 - b. General map amendments (See 2.5.1 .D, General Map Amendment);
 - c. Site-specific map amendments (See 2.5.1.E, Site-Specific Map Amendment (Rezoning));
 - d. Planned developments (See 2.5.1.F, Planned Development);
 - e. Site plans for major development (See 2.5.2.A.4.b.1, Site Plan Procedure); and
 - f. Plats (subdivision) (See 2.5.2.B, Plat (Subdivision));
 3. Other Powers and Duties. In addition, the Planning Commission shall have the following additional powers and duties.
 - a. To act as the Local Planning Agency for the City under State law, and as the Local Planning Agency:
 1. Prepare the City's comprehensive plan and any amendments to the comprehensive plan;
 2. Monitor and oversee the effectiveness and status of the comprehensive plan and recommend to the City Council such changes in the comprehensive plan as may be required from time to time;
 3. Recommend comprehensive plan or elements or portions thereof to the City Council for adoption;
 4. Conduct public hearings on proposed amendments to and evaluation of the comprehensive plan;
 5. Seek to obtain citizen and public input into all phases and elements of the development of the comprehensive plan and amendments;
 6. Prepare, through the Apopka Community Development Department any studies required by the City Council with respect to the Comprehensive Plan; and
 7. Perform such other duties as from time to time may be assigned by the City Council.
- C. **Membership.**
1. The Planning Commission shall have seven members appointed by the Mayor and approved by City Council. An additional member shall be a non-voting, ex officio representative of the Orange County School Board.
 2. The seven members of the Planning Commission shall reside within the City limits.

-
3. Each member shall be appointed to a three-year term. Any member may be reappointed by the City Council from term to term.
 4. Any interested citizen may be appointed to the Planning Commission, but those with experience or interest in the field of land use regulation shall receive special consideration. Whenever possible, the Planning Commission shall include:
 - a. At least one member with a background as an architect or landscape architect;
 - b. At least one member with a background as an engineer;
 - c. At least one member with a background engaged in real estate sales or development; and
 - d. At least one member with a background as a natural or environmental scientist.
 5. When a position becomes vacant before the end of the term, the City Council shall appoint a substitute member to fill the vacancy for the duration of the vacated term. A member whose term expires may continue to serve until a successor is appointed and qualified.
 6. Members may be removed without notice and without assignment of cause by a majority vote of the City Council.
 7. The members of the Planning Commission shall annually elect, during the first regularly scheduled meeting of each calendar year, a Chairperson and Vice-Chairperson from among its members, and may create and fill other officers as the Planning Commission deems needed.
 8. The Planning Commission may create whatever subcommittees it deems needed to carry out the purposes of the Planning Commission.
 9. The Chairperson of the Planning Commission may appoint as needed, the membership of each subcommittee from the members of the Planning Commission.
 10. The City Council shall provide clerical and administrative support to the Planning Commission as may be reasonably required to complete the functions of the Planning Commission.
 11. The City shall provide a City employee to serve as secretary to the Planning Commission, recorder, and custodian of all Planning Commission records.
 12. Members shall not be compensated, but may be paid for travel and other expenses incurred on Planning Commission business under procedures prescribed in advance by the City Council.
 13. The City Council shall appropriate funds to permit the Planning Commission to perform its prescribed functions.
 14. If any member fails to attend two successive meetings without cause and without prior consent of the Chairperson, the Planning Commission shall formally consider the status of that Planning Commission position at the next meeting immediately following the second consecutive unexcused absence.

D. Meetings.

1. The Planning Commission shall meet at least once each calendar month, unless canceled by the Community Development Director, the Planning Commission, or its Chairperson, and more often at the call of the Chairperson or the City Council.
2. The Planning Commission shall keep minutes of its proceedings, indicating the attendance of each member, and the decision on every question.
3. Four members shall constitute a quorum.
4. Each decision of the Planning Commission must be approved by a majority vote of the members present at a meeting in which a quorum is in attendance and voting.

E. **Continuing Body.** The Planning Commission shall be a continuing body and no measure pending before the Planning Commission shall abate or be discontinued by reason of the change in the number or terms of Planning Commission members as provided in this section.

(Ord. No. 2836 , § II, 5-5-2021)



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 2.

Meeting Date: June 19, 2024

Department: Code Enforcement

SUBJECT:

Execute Release of Code Enforcement Lien for 1279 Cleveland Avenue

REQUEST:

Execute Release of Lien - 1279 Cleveland Avenue

SUMMARY:

On August 15, 2023, the City of Apopka rendered an Order Finding FKH SFR C1 L P, the owner of the property at 1279 Cleveland Avenue ("Subject Property") in violation of Section 308.1, of the International Property Maintenance Code. A fine in the amount of Five Hundred Dollars (\$500.00) Dollars per day, was imposed starting on August 31, 2023.

On May 15, 2024, Mariam Davis c/o FKH SFR C1 L P, and the City entered into a Settlement Stipulation to reduce the unpaid code enforcement lien to a settlement amount of Thirty-Five Hundred (\$3,500.00) Dollars, paid to the City. The property is currently in compliance with the International Property Maintenance Code.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

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

ATTACHMENTS:

1. Release of Lien- 1279 Cleveland Ave
2. Settlement Stipulation - 1279 Cleveland Ave
3. Affid of Compliance - 1279 Cleveland Ave

This instrument prepared by
the Code Enforcement Secretary

When recorded return to:
City Clerk
City of Apopka
120 East Main Street
Apopka, Florida 32703

RELEASE OF CODE ENFORCEMENT LIEN

KNOW ALL MEN BY THESE PRESENTS that the CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA (“City”), whose mailing address is 120 East Main Street, Apopka, Florida 32703, is the owner and holder of that certain Order Imposing Penalty/Lien against **FKH SFR C1 L P, recorded on September 19, 2023 at Instrument No. 20230537075**, of Public Records of Orange County, Florida (“Code Enforcement Lien”).

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

IN WITNESS WHEREOF, the City has executed these presents this 19th day of June, 2024.

ATTEST:

CITY OF APOPKA, FLORIDA

Susan Bone, City Clerk

Bryan Nelson, Mayor

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence OR online notarization, this 19th day of June, 2024, by Bryan Nelson, Mayor, and Susan Bone, City Clerk, who are personally known to me OR who have produced _____ as identification.

Notary Public

EXHIBIT A

LEGAL DESCRIPTION

A portion of Lot 9, LAKE HAMMER ESTATES, according to the plat thereof as recorded in Plat Book 30, Page 86, Public Records of Orange County, Florida, being more particularly described as follows: Commence at the Southeast corner of said Lot 9, thence North 00 degrees 45'32" East, along the East line of said Lot 9, a distance of 41.00 feet for the POINT OF BEGINNING; thence North 89 degrees 14'28" West, 86.00 feet; thence North 31 degrees 49'20" East, 40.57 feet to a point on the Right-of-Way line of Cleveland Avenue, said point being on a curve, concave Northwesterly, having a radius of 50.00 feet, a central angle of 20 degrees 26'34" and a chord bearing of North 37 degrees 28'07" East, thence run Northeasterly along the arc of said curve 17.84 feet to the Northwest corner of said Lot 9; thence departing said curve run the following two (2) courses and distances along the Northline of said Lot 9; (1) South 62 degrees 47'22" East 21.13 feet; (2) south 89 degrees 14'28" East 7832 feet to the Northeast corner of said Lot 9; thence South 00 degrees 45'32" West, along the East line of said Lot 9, a distance of 39.00 feet to the POINT OF BEGINNING.

**CODE ENFORCEMENT
CITY OF APOPKA, FLORIDA**

CITY OF APOPKA,

Petitioner,

v.

FKH SFR C1 L P,

Respondent,

Complaint No. 23-00350

Address: 1279 CLEVELAND AVE
APOPKA, FL 32703

Parcel ID: 23-21-28-4454-00-091

SETTLEMENT STIPULATION

Petitioner CITY OF APOPKA and Respondent FKH SFR C1 L P, enter into this Settlement Stipulation (“Stipulation”) in the above-styled action as follows,

1. This Stipulation is meant to be absolute.
2. Petitioner and Respondent have entered into this Stipulation as a result of an agreement to pay a reduced total unpaid code enforcement fine in the amount of Three Thousand, Five Hundred (\$3,500.00) Dollars in full satisfaction of said fines.
3. Each party represents and warrants to the other party that it has the requisite authority to enter into this Stipulation.
4. In exchange for the mutual covenants and mutual release set forth herein, upon clearance of the funds in the payment in full of the agreed upon amount set forth hereinabove and the approval of this Stipulation, the City of Apopka will record a Satisfaction of Lien for property address 1279 Cleveland Ave, Apopka, FL 32703.
5. In exchange for the mutual covenants and mutual release set forth herein, Respondent will insure that the subject property will remain in compliance with the Apopka Code of Ordinances during the pendency of approval of this Stipulation.
6. The Parties hereby irrevocably and unconditionally release, acquit, and forever discharge each other. The Parties also hereby waive all rights to file any claim or a lawsuit against the other party

relating to the above styled action. The releases herein do not release and acquit Petitioner for initiating code enforcement actions for subsequent violations (either new or repeat) of the Land Development Code or other authorized City codes and ordinances by Respondent occurring subsequent to the execution of this Stipulation.

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

Dated this 15 day of May, 2024.

Petitioner:

CITY OF APOPKA
Office of the City Attorney
120 East Main Street
Apopka, Florida 32703-5346
T: 407.703.1649
F: 407.703.1780
E: cvavrek@apopka.net



CHARLES VAVREK
Chief City Administrator

Respondent

FKH SFR C1 L P
1850 PARKWAY PL SE STE 900
MARIETTA, GA, 30067

Mariam Davis

Signature

Mariam Davis

Print Name

Senior Community Compliance Coordinator
Title

CODE ENFORCEMENT HEARING OFFICER
OF THE
CITY OF APOPKA, FLORIDA

CITY OF APOPKA, FLORIDA

CASE NO. 23-00350
ADDRESS: 1279 CLEVELAND AVE
PARCEL ID:23-21-28-4454-00-091

vs
Respondent(s)

FKH SFR C1 L P

AFFIDAVIT OF COMPLIANCE WITH ORDER
OF APOPKA CODE ENFORCEMENT HEARING OFFICER

STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That on **08/15/2023** the Code Enforcement Hearing Officer held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **08/31/2023**
3. That re-inspection was performed on **10/17/23** and was in compliance.

FURTHER AFFIANT SAYETH NOT.

Dated this **10/18/2023**

Chris Smith
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me this **10/18/2023**
an oath.

by Chris Smith who is personally known to me and did not take

Jodi Wrigley
Notary Public, State of Florida
Commission #HH 206009





City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 3.

Meeting Date: June 19, 2024

Department: Code Enforcement

SUBJECT:

Execute Release of Code Enforcement Lien for 40 W Laurel Street

REQUEST:

Execute Release of Lien - 40 W Laurel Street

SUMMARY:

On October 19, 2021, the City of Apopka rendered an Order Finding WALTER & MARY ROBINSON, the owner of the property at 40 W Laurel Street ("Subject Property") in violation of Sections 302.4, 302.7, of the International Property Maintenance Code and Section 5.13.2.B.5 of the Land Development Code. A fine in the amount of One Thousand (\$1000.00) Dollars per day, was imposed starting on October 30, 2021.

On May 24, 2024, Mary Robinson, and the City entered into a Settlement Stipulation to reduce the unpaid code enforcement lien to a settlement amount of Eighty Thousand (\$80,000.00) Dollars, paid to the City. The property is currently in compliance with the International Property Maintenance Code.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

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

ATTACHMENTS:

1. Release of Lien- 40 W Laurel St
2. Settlement Stipulation - 40 W Laurel St
3. Affid of Compliance - 40 W Laurel St

This instrument prepared by
the Code Enforcement Secretary

When recorded return to:
City Clerk
City of Apopka
120 East Main Street
Apopka, Florida 32703

RELEASE OF CODE ENFORCEMENT LIEN

KNOW ALL MEN BY THESE PRESENTS that the CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA (“City”), whose mailing address is 120 East Main Street, Apopka, Florida 32703, is the owner and holder of that certain Order Imposing Penalty/Lien against **WALTER & MARY ROBINSON**, recorded on January 10, 2022 at Instrument No. 20220022140, of Public Records of Orange County, Florida (“Code Enforcement Lien”).

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

IN WITNESS WHEREOF, the City has executed these presents this 19th day of June, 2024.

ATTEST:

CITY OF APOPKA, FLORIDA

Susan Bone, City Clerk

Bryan Nelson, Mayor

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence OR online notarization, this 19th day of June, 2024, by Bryan Nelson, Mayor, and Susan Bone, City Clerk, who are personally known to me OR who have produced _____ as identification.

Notary Public

EXHIBIT A

LEGAL DESCRIPTION

Lot 20, LAKESIDE HOMES, according to the map or Plat thereof, as recorded in Plat Book B, Page 69, of the Public Records of ORANGE County, Florida. AND Begin at the Southwest corner of Lot 20, Lakeside Homes, Plat Book B, Page 69, and run East 178.3 feet parallel to the North line of Lot 20; thence North 178.3 feet parallel to the West line of Lot 20, to the Northeast corner of Lot 20; thence Southwesterly to the Point of Beginning. Located in the Southeast quarter of the Southeast quarter Section 4, Township 21 South, Range 28 East.

**CODE ENFORCEMENT
CITY OF APOPKA, FLORIDA**

CITY OF APOPKA,

Petitioner,

v.

ROBINSON, WALTER
ROBINSON, MARY

Respondents,
_____ /

Complaint No. 21-00605

Address: 40 W LAUREL ST
APOPKA, FL 32712

Parcel ID: 04-21-28-4836-00-200

SETTLEMENT STIPULATION

Petitioner CITY OF APOPKA and Respondents WALTER ROBINSON & MARY ROBINSON enter into this Settlement Stipulation ("Stipulation") in the above-styled action as follows,

1. This Stipulation is meant to be absolute.
2. Petitioner and Respondents have entered into this Stipulation as a result of an agreement to pay a reduced total unpaid code enforcement fine in the amount of Eighty Thousand (\$80,000) Dollars in full satisfaction of said fines.
3. Each party represents and warrants to the other party that it has the requisite authority to enter into this Stipulation.
4. In exchange for the mutual covenants and mutual release set forth herein, upon clearance of the funds in the payment in full of the agreed upon amount set forth hereinabove and the approval of this Stipulation, the City of Apopka will record a Satisfaction of Lien for property address 40 W Laurel St, Apopka, FL 32703.
5. The Parties hereby irrevocably and unconditionally release, acquit, and forever discharge each other. The Parties also hereby waive all rights to file any claim or a lawsuit against the other party relating to the above styled action. The releases herein do not release and acquit Petitioner from initiating code enforcement actions for subsequent violations (either new or repeat) of the Land Development Code

or other authorized City codes and ordinances by Respondents occurring subsequent to the execution of this Stipulation.

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

Dated this 24 day of May, 2024.

Petitioner:

CITY OF APOPKA
Office of the City Attorney
120 East Main Street
Apopka, Florida 32703-5346
T: 407.703.1649
F: 407.703.1780
E: cvavrek@apopka.net



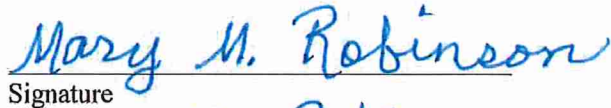
~~Charles Yavrek~~
~~Chief City Administrator~~

BRYAN NELSON

Mayor

Respondent

ROBINSON, WALTER
ROBINSON, MARY
40 W Laurel St
Apopka, Florida 32703



Signature



Print Name

CODE ENFORCEMENT HEARING OFFICER
OF THE
CITY OF APOPKA, FLORIDA

CITY OF APOPKA, FLORIDA

CASE NO. 21-00605

ADDRESS: 40 W LAUREL ST LIEN

PARCEL ID:04-21-28-4836-00-200

vs
Respondent(s)

WALTER & MARY ROBINSON

AFFIDAVIT OF COMPLIANCE WITH ORDER
OF APOPKA CODE ENFORCEMENT HEARING OFFICER

STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That on **10/19/21** the Code Enforcement Hearing Officer held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **10/29/21**
3. That re-inspection was performed on **05/22/24** and was in compliance.

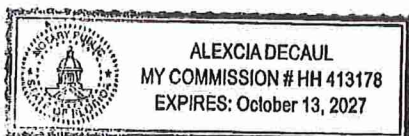
FURTHER AFFIANT SAYETH NOT.


Dated this **05/22/24**


Dave Whitty
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me this **05/22/24**
an oath.



by Dave Whitty who is personally known to me and did not take

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



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 4.

Meeting Date: June 19, 2024

Department: Finance Department

SUBJECT:

Authorize the execution of piggyback contracts for the assigned terms: Parra-Moore, Inc., Rep Services, Inc., and Big Truck Rental LLC.

REQUEST:

Authorize the execution of piggyback contracts for the assigned terms.

SUMMARY:

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

Per Purchasing Policy 107.3.17 - Piggyback Contracts:

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

Below is a full listing of the piggyback contracts that are being requested by; department submittals, vendors, descriptions, sources, and expiration dates.

Department:	Public Services
Vendor:	Parra-Moore, Inc.
Description:	Manhole Covers, Rings, Frames and Grates
Source:	City of Orlando
Bid/Contract #:	IFB23-0532
Bid Award Date	December 15, 2023
Expiration Date:	December 14, 2024
Renewals:	Yes

Department: Parks and Recreation
Vendor: Rep Services, Inc.
Description: Park and Playground Equipment
Source: School District of Manatee County, Florida
Bid/Contract #: #21-0053-MR
Bid Award Date: September 1, 2020
Expiration Date: August 31, 2024
Renewals: Yes

Department: Public Services
Vendor: Big Truck Rental, LLC
Description: Refuse Truck Rentals and Related Products and Services
Source: State of North Carolina County of Mecklenburg
Bid/Contract #: RFP 269-2018-047
Bid Award Date: September 24, 2018
Expiration Date: September 24, 2024
Renewals: Yes

FUNDING SOURCE:

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

RECOMMENDED MOTION:

Authorize the execution of piggyback contract per the assigned terms.

ATTACHMENTS:

None



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 5.

Meeting Date: June 19, 2024

Department: Finance Department

SUBJECT:

Authorize the issuance of sole source memos: Nextran Truck Center: Orlando, Rosenbauer America: Minnesota/South Dakota/Nebraska (Ariels).

REQUEST:

Approve the issuance of sole source memos.

SUMMARY:

The departments purchase large amounts of various commodities in its daily operations, including equipment, tooling, and services throughout the year. This purchasing may be accomplished via sole source memo when only one vendor is able to provide or meet the City’s requirements. In accordance with Section 107.3 of the City’s Purchasing Policy:

107.3.9.8.3. SOLE SOURCE.

Sole Source procurements are proprietary and used when only one vendor is able to provide commodities, contractual services, or construction services of adequate quality or quantity that meet the City’s requirements, or when compatibility with existing systems requires procurement from a single source. Note: A memo of explanation must be sent to the appropriate approval authority along with the requisition documentation being attached to the purchase order. The City Administrator must give approval for the Sole Source designation. The Sole Source designation will expire each fiscal year after approval and may be renewed upon submission of a new request with documentation. Sole Source designations above \$50,000.00 must be noticed per Section 287.057(3)(c), Florida Statutes.

Contingent to any purchase order being issued, the listed pricing sources are reviewed by the appropriate departments and legal review where applicable. City Council staff report approvals, source memos and contractual information are kept on record with each purchase order issued. In accordance with Section 107.3.9.8.3 & 107.3.9.8.4. of the City’s Purchasing Policy, staff requests blanket purchase order approval of the attached vendors for the purchase of the referenced commodities. The amounts shown will remain within the approved budget as designated.

Summary of Requested Sole Source Vendors:

Department	Vendor	Description	Requested Amount
Public Services Fleet Division	Nextran Truck Center: Orlando	Mack Authorized Dealer for Parts and Service	Annual Budgetary Appropriations
Public Services Fleet Division	Rosenbauer America: Minnesota/South Dakota/Nebraska (Ariels)	Rosenbauer Authorized Dealer(s) for Fire Truck Parts and Service	Annual Budgetary Appropriations

Vendor Sole Source Memo Details:

Vendor:	Nextran Truck Center: Orlando
Department:	Public Services: Fleet Division
Description:	Mack Authorized Dealer for Parts and Service
Requested Amount:	Annual Budgetary Appropriations
Policy Requirement:	Sole Source procurements are proprietary and used when only one vendor is able to provide commodities, contractual services, or construction services of adequate quality or quantity that meet the City's requirements: Nextran Truck Centers of Orlando is the Mack authorized Dealer for parts and services in the Central Florida area.
Policy Requirement:	Compatibility with existing systems requires procurement from a single source: The City Fleet includes sanitation trucks and various dump trucks that are manufactured by Mack.
Justification:	Only authorized dealer for parts and services on city-owned vehicles. Requires additional Sole Source dollar amount due to the amount of repairs needed on applicable vehicles.
History:	Sole Source memo authorized in FY23 by City Council on October 5, 2022. Sole Source memo authorized in FY24 via City Council on October 4, 2023, at \$80,000, requesting to increase to within annual budgetary appropriations.

Vendor:	Rosenbauer America: Minnesota/South Dakota/Nebraska (Ariels)
Department:	Public Services: Fleet Division
Description:	Rosenbauer Truck Authorized Dealer(s) for Fire Truck Parts and Service
Requested Amount:	Annual Budgetary Appropriations
Policy Requirement:	Sole Source procurements are proprietary and used when only one vendor is able to provide commodities, contractual services, or construction services of adequate quality or quantity that meet the City's requirements: Rosenbauer America: Minnesota/South Dakota/Nebraska (Ariels) is the Rosenbauer authorized Dealer for fire truck parts and services.
Policy Requirement:	Compatibility with existing systems requires procurement from a single source: The City Fleet includes fire trucks that are manufactured by Rosenbauer.
Justification:	Only authorized dealer for parts and services on city-owned vehicles.
History:	Sole Source memo authorized in FY23 but did not require City Council authorization.

FUNDING SOURCE:

Approved annual budgetary appropriations.

RECOMMENDED MOTION:

Approve the issuance of blanket purchase orders to the referenced vendors, not to exceed budgetary appropriations.

ATTACHMENTS:

None



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 6.

Meeting Date: June 19, 2024

Department: Finance Department

SUBJECT:

Authorize the issuance of evaluated source memos: Louis E. Snyder LLC., Mullinax Ford, Amsoil Inc.

REQUEST:

Approve the issuance of evaluated source memos.

SUMMARY:

The departments purchase large amounts of various commodities in its daily operations, including equipment, tooling, and services throughout the year. This purchasing may be accomplished via evaluated source memo when a vendor is in the best interest of the City. In accordance with Section 107.3 of the City's Purchasing Policy:

107.3.9.8.4. EVALUATED SOURCE

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

Contingent to any purchase order being issued, the listed pricing sources are reviewed by the appropriate departments and legal review where applicable. City Council staff report approvals, source memos and contractual information are kept on record with each purchase order issued. In accordance with Section 107.3.9.8.4. of the City's Purchasing Policy, staff requests blanket purchase order approval of the attached vendors for the purchase of the referenced commodities. The amounts shown will remain within the approved budget as designated.

Summary of Requested Evaluated Source Vendors:

Department	Vendor	Description	Requested Amount
Public Services Fleet Division	Louis E. Snyder LLC.	Sanitation Trucks: Packer Cylinders, Valve bodies, and Pump Re-builds	Annual Budgetary Appropriations
Public Services Fleet Division	Mullinax Ford	Engine & Transmission Repairs: Ford Vehicles	Annual Budgetary Appropriations
Public Services Fleet Division	Amsoil Inc.	Engine and Transmission Fluids for City Vehicles	Annual Budgetary Appropriations

Vendor Evaluated Source Memo Details:

Vendor:	Louis E. Snyder LLC.
Department:	Public Services: Fleet Division
Description:	Sanitation Trucks: Packer Cylinders, Valve bodies, and Pump Re-builds
Requested Amount:	Within Annual Budgetary Appropriations
Policy Requirements:	<p>Comprehensive review of all available competitive sources and all other applicable competitive considerations: Three quotes were solicited and received for the rebuild and repairs on cylinders, pumps and valve bodies for the City of Apopka sanitation trucks. Below is a summary of the three quotes received from the different vendors contacted:</p> <ul style="list-style-type: none"> • Louis Snyder: \$11,709 • Southern Sewer Equipment: \$13,487.51 • Waste Built: \$16,356.40
Policy Requirements:	<p>Proven quality differences and proximity of supplier: Public Services is recommending Louis Snyder be used for the described services. They offer the following:</p> <ul style="list-style-type: none"> • The lowest comparable pricing, as indicated in the pricing above. • Free pickup and delivery compared to having to pay for shipping and taking longer to get the product. • Parts shortages are not an issue due to their ability to keep parts in stock for the cylinders, pumps, and valve bodies that Apopka needs. • Capability to do in-house repairs and rebuilds, allowing the city sanitation trucks to be back in service as fast as possible.
Policy Requirements:	<p>Justification/Documentation clearly defining why it is in the best interest of the City not to obtain quotes with each purchase and/or why this vendor: The City of Apopka is currently limited to the amount of sanitation trucks that are in service, where it would cause operational issues for any of the trucks to be out of service for long periods of time. Louis E Snyder LLC, has proven over the years that repairs can be made in a timely manner.</p> <p>This memo will allow Fleet division to continue operations while research is developed to locate a piggybackable contract or to advertise a formal solicitation for the service.</p>
History:	Evaluated Source memo authorized in FY23 but did not require City Council authorization.

Vendor:	Mullinax Ford
Department:	Public Services: Fleet Division
Description:	Engine & Transmission Repairs: Ford Vehicles
Requested Amount:	Within Annual Budgetary Appropriations

Policy Requirements:	<p>Comprehensive review of all available competitive sources and all other applicable competitive considerations: The vendor supplies service, repairs, and parts for Ford vehicles. As a Ford certified dealer, Mullinax Ford can provide service to any Ford vehicles that are under warranty. They also have a large utility truck service center that allows for a multitude of vehicles to be serviced. There are two other Ford dealerships service centers in the central Florida area however they are both 20-30 minutes outside of the city and would require additional towing and delivery services.</p>
Policy Requirements:	<p>Proven quality differences and proximity of supplier: The vendor's proximity being within five miles of the Fleet division allows for minimal towing services and for repair turnaround in a timely manner. Due to the location, the vendor will also deliver parts when needed.</p>
Policy Requirements:	<p>Justification/Documentation clearly defining why it is in the best interest of the City not to obtain quotes with each purchase and/or why this vendor: When fleet has vehicles in need of repair it is essential to have a vendor that will provide quick turnaround time to continue operations. The close proximity allows for this vendor to service vehicles and deliver parts to the Fleet division when they are required. Their ability to service vehicles under ford warranty is a benefit that repairs and service will be conducted within the terms of conditions of the newer vehicles.</p> <p>This memo will allow Fleet to continue operations while research is developed to locate a piggybackable contract or advertise a formal solicitation.</p>
History:	<p>Evaluated Source memo authorized in FY23 by City Council on October 5, 2022. Evaluated Source memo authorized in FY24 via City Council on October 4, 2023, at \$79,000, requesting to increase to within Annual Budgetary Appropriations.</p>

Vendor:	Amsoil Inc.
Department:	Public Services: Fleet Division
Description:	Engine and Transmission Fluids for City Vehicles
Requested Amount:	Within Annual Budgetary Appropriations
Policy Requirements:	<p>Comprehensive review of all available competitive sources and all other applicable competitive considerations: Three quotes were received for the City vehicle fluids that are required for all City of Apopka vehicles and equipment. Below are the three quotes received from the different vendors:</p> <ul style="list-style-type: none"> • Amsoil: \$1,199.99 • Factory Supply Outlet: \$1,715.80 • Grainger: \$1,388.92
Policy Requirements:	<p>Proven quality differences and proximity of supplier:</p> <ul style="list-style-type: none"> • The lowest comparable pricing, as indicated in the pricing above. • Amsoil provides all necessary fluids in stock for the City and provides free delivery. • Due to their proximity to the City, Amsoil has the ability to provide best response times.

	<ul style="list-style-type: none"> The City of Apopka has been using Amsoil fluids since 1995, the Amsoil brand and quality fluid consistency is detrimental to the City vehicle engines and transmissions.
Policy Requirements:	<p>Justification/Documentation clearly defining why it is in the best interest of the City not to obtain quotes with each purchase and/or why this vendor:</p> <p>The consistency of utilizing the same brand products for almost 20 years has enabled the city to experience little to no issues with engine damage due to lack of lubrication or oil viscosity breakdown.</p> <p>This memo will allow Fleet to continue operations while research is developed to locate a piggybackable contract or advertise a formal solicitation.</p>
History:	<p>Evaluated Source memo authorized in FY23 but did not require City Council authorization.</p>

FUNDING SOURCE:

Approved Annual Budgetary Appropriations.

RECOMMENDED MOTION:

Approve the issuance of blanket purchase orders to the referenced vendors, not to exceed budgetary appropriations.

ATTACHMENTS:

None



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 7.

Meeting Date: June 19, 2024

Department: Finance Department

SUBJECT:

Accept the disbursement report for May 2024.

REQUEST:

Request Council to accept the May 2024 Disbursement Report for informational purposes only.

SUMMARY:

The Finance Department is submitting Exhibit A City of Apopka May 2024 Disbursement Report. This report includes all disbursements for May 2024, which were issued by check, wire, or credit card payments from various City accounts.

FUNDING SOURCE:

Not Applicable.

RECOMMENDED MOTION:

Accept the May 2024 Disbursement Report.

ATTACHMENTS:

1. Exhibit A City of Apopka May 2024 Disbursement Report

City of Apopka
May 2024
Finance Disbursement Report
Exhibit A

Description	Check #	Check Date	Vendor Name	PO #	Item Description	Amount	Void Amount	Net Amount	Void Reason
GENERAL OPERATING ACCOUNT	231109	5/2/2024	ALLEN'S REFRIGERATION & AIR CO	24-03642	ACC AC repair	3,612.50	0	3,612.50	
GENERAL OPERATING ACCOUNT	231110	5/2/2024	ALLIED UNIVERSAL CORPORATION	24-00504	Bleach for Water Treatment	5,570.73	0	5,570.73	
GENERAL OPERATING ACCOUNT	231111	5/2/2024	ALL VALLEY HOSE AND INDUSTRIAL	24-00348	HOSE & FITTINGS FOR BIG TRUCKS	5,059.87	0	5,059.87	
GENERAL OPERATING ACCOUNT	231112	5/2/2024	ALYSA CLEANERS	24-01142	Uniform Alterations	75.00	0	75.00	
GENERAL OPERATING ACCOUNT	231113	5/2/2024	AMERICAN WIRE & TERMINAL	24-00358	ELECTRICAL SUPPLIES	386.33	0	386.33	
GENERAL OPERATING ACCOUNT	231114	5/2/2024	AMERICA'S OFFICE SOURCE	24-01652	Table bases for employee cafe	934.54	0	934.54	
GENERAL OPERATING ACCOUNT	231115	5/2/2024	ANDRITZ SEPARATION, INC.	24-03170	Filter Press Belts	4,761.92	0	4,761.92	
GENERAL OPERATING ACCOUNT	231116	5/2/2024	AT&T CORP	24-03539	Investigative Service Invoice	70.00	0	70.00	
GENERAL OPERATING ACCOUNT	231117	5/2/2024	BIRCHMORE GROUP, INC.	24-01710	Saturday Sounds entertainment	13,600.00	0	13,600.00	
GENERAL OPERATING ACCOUNT	231118	5/2/2024	BOUND TREE MEDICAL, LLC.	24-00903	Blanket PO - EMS Medications	5,625.19	0	5,625.19	
GENERAL OPERATING ACCOUNT	231119	5/2/2024	CHARTER COMMUNICATIONS HOLDING	24-01387	Cable TV Services	218.48	0	218.48	
GENERAL OPERATING ACCOUNT	231120	5/2/2024	CITY ELECTRIC SUPPLY CO.	24-00677	Signal Maintenance Parts	1,232.55	0	1,232.55	
GENERAL OPERATING ACCOUNT	231121	5/2/2024	COLONIAL LIFE & ACCIDENT INSUR	24-00285	Open PO EE Paid Colonial FY24	8,980.06	0	8,980.06	
GENERAL OPERATING ACCOUNT	231122	5/2/2024	DJ EMCEE & ASSOCIATES INC	24-03610	Emcee/DJ Emanc. day event	750.00	0	750.00	
GENERAL OPERATING ACCOUNT	231123	5/2/2024	ELECTRONICS DEPOT	24-00752	VEHICLE ALARMS & WINDOW TINT	800.00	0	800.00	
GENERAL OPERATING ACCOUNT	231124	5/2/2024	FEDEX	24-03356	Overnight / Grant Application	28.76	0	28.76	
GENERAL OPERATING ACCOUNT	231124	5/2/2024	FEDEX	24-03655	Shipping-PO 24-01719 Ck 228922	16.70	0	16.70	
GENERAL OPERATING ACCOUNT	231125	5/2/2024	FIRE LINE EQUIPMENT, LLC	24-01707	PARTS FOR FIRE TRUCKS	334.05	0	334.05	
GENERAL OPERATING ACCOUNT	231126	5/2/2024	First Capitol Consulting	24-03576	2024 ACA IRS Filing Fee	550.00	0	550.00	
GENERAL OPERATING ACCOUNT	231127	5/2/2024	FL MUNICIPAL INSURANCE TRUST	24-03585	3RD QTR PREMIUM BILLING FMIT	406,689.75	0	406,689.75	
GENERAL OPERATING ACCOUNT	231128	5/2/2024	FLOORINGMASTER OF APOPKA	24-01788	Tile- PS Utility Warehouse	8,295.11	0	8,295.11	
GENERAL OPERATING ACCOUNT	231129	5/2/2024	FLORIDA DOOR SOLUTIONS INC.	24-03550	Graham's Garage roll up door	2,455.00	0	2,455.00	
GENERAL OPERATING ACCOUNT	231130	5/2/2024	FLORIDA COAST EQUIPMENT	24-01237	KUBOTA PARTS FOR MOWERS	3,896.63	0	3,896.63	
GENERAL OPERATING ACCOUNT	231131	5/2/2024	UPS FREIGHT	24-03554	Shipping	19.85	0	19.85	
GENERAL OPERATING ACCOUNT	231132	5/2/2024	GOBCZYNSKI, AUSTIN T	24-03669	Tuition Reimbursement	2,050.88	0	2,050.88	
GENERAL OPERATING ACCOUNT	231133	5/2/2024	GOVCONNECTION, INC.	24-03631	Dell VSI host annual support	8,331.95	0	8,331.95	
GENERAL OPERATING ACCOUNT	231134	5/2/2024	GRAINGER	24-00082	Inventory items blanket PO	3,825.80	0	3,825.80	
GENERAL OPERATING ACCOUNT	231134	5/2/2024	GRAINGER	24-00711	Repair Parts & Equipment	785.58	0	785.58	
GENERAL OPERATING ACCOUNT	231134	5/2/2024	GRAINGER	24-01087	Traffic Signal Repair	132.97	0	132.97	
GENERAL OPERATING ACCOUNT	231135	5/2/2024	HD INDUSTRIES, INC.	24-00762	PARTS & REPAIRS PATCH TRUCK	30.47	0	30.47	
GENERAL OPERATING ACCOUNT	231136	5/2/2024	INTERNATIONAL ACADEMIES OF EME	24-03043	EMD Recert - Gwenyth Donohue	55.00	0	55.00	
GENERAL OPERATING ACCOUNT	231137	5/2/2024	JANI- KING OF ORLANDO	24-00448	Janitorial services Citywide	3,980.00	0	3,980.00	
GENERAL OPERATING ACCOUNT	231137	5/2/2024	JANI- KING OF ORLANDO	24-00856	Annex Building Carpet Cleaning	800.00	0	800.00	
GENERAL OPERATING ACCOUNT	231138	5/2/2024	K & M CUSTOM CREATIONS	24-03556	Shirts for Bldg Dept Staff	216.24	0	216.24	
GENERAL OPERATING ACCOUNT	231139	5/2/2024	LAKE TIRE & AUTO	24-00633	STOCK TIRES FOR CITY VEHICLES	10,265.20	0	10,265.20	
GENERAL OPERATING ACCOUNT	231140	5/2/2024	LAW ENFORCEMENT TARGETS	24-03455	Target Order- sniper targets	109.12	0	109.12	
GENERAL OPERATING ACCOUNT	231144	5/2/2024	TPH HOLDINGS, LLC	24-00160	MISCELLANEOUS VEHICLE PARTS	6,999.47	0	6,999.47	
GENERAL OPERATING ACCOUNT	231144	5/2/2024	TPH HOLDINGS, LLC	24-00161	STOCK VEHICLE PARTS	3,310.03	0	3,310.03	
GENERAL OPERATING ACCOUNT	231145	5/2/2024	LOPEZ, BRYAN	24-03640	Medic Tuition Reimbursement	2,000.11	0	2,000.11	
GENERAL OPERATING ACCOUNT	231146	5/2/2024	LYNCH OIL COMPANY, INC	24-01662	STOCK BULK OILS FOR CITY USE	2,785.93	0	2,785.93	
GENERAL OPERATING ACCOUNT	231147	5/2/2024	MGF OF AMERICA CONSULTING, LLC	24-02572	Recruiting Services for CA	9,149.00	0	9,149.00	
GENERAL OPERATING ACCOUNT	231148	5/2/2024	MORGAN STANLEY SMITH BARNEY	24-03654	Invest Adv Fee 01/01/03/31/24	11,250.00	0	11,250.00	
GENERAL OPERATING ACCOUNT	231149	5/2/2024	MUNICIPAL EMERGENCY SERVICES	24-01073	Duty Uniforms	291.70	0	291.70	
GENERAL OPERATING ACCOUNT	231149	5/2/2024	MUNICIPAL EMERGENCY SERVICES	24-03548	Hurst Engine Chargers	2,382.00	0	2,382.00	
GENERAL OPERATING ACCOUNT	231150	5/2/2024	NORTH AMERICA FIRE EQUIPMENT C	24-00911	Blanket PO -Engine 4 Equipment	1,339.80	0	1,339.80	
GENERAL OPERATING ACCOUNT	231151	5/2/2024	NOTARY PUBLIC UNDERWRITERS INC	24-01018	BLANKET - Notary Renewal & New	215.90	0	215.90	
GENERAL OPERATING ACCOUNT	231152	5/2/2024	ODP BUSINESS SOLUTIONS, LLC	24-00624	Office supplies for department	775.31	0	775.31	
GENERAL OPERATING ACCOUNT	231152	5/2/2024	ODP BUSINESS SOLUTIONS, LLC	24-00625	Office supplies for department	81.35	0	81.35	
GENERAL OPERATING ACCOUNT	231153	5/2/2024	OFFICE DEPOT, INC.	24-01783	office supplies	76.18	0	76.18	
GENERAL OPERATING ACCOUNT	231154	5/2/2024	OPG PLUS LLC	24-03617	Oil spills	587.00	0	587.00	
GENERAL OPERATING ACCOUNT	231156	5/2/2024	O'REILLY AUTO PARTS	24-00158	MISCELLANEOUS VEHICLE PARTS	1,880.16	0	1,880.16	
GENERAL OPERATING ACCOUNT	231156	5/2/2024	O'REILLY AUTO PARTS	24-00159	STOCK VEHICLE PARTS	850.24	0	850.24	
GENERAL OPERATING ACCOUNT	231157	5/2/2024	ORLANDO PAVING CO	24-00743	Piggyback - Hot Asphalt	1,079.09	0	1,079.09	
GENERAL OPERATING ACCOUNT	231158	5/2/2024	ORLANDO RUBBER STAMPS & SIGN	24-03497	Invoice stamps for dept.	157.75	0	157.75	
GENERAL OPERATING ACCOUNT	231159	5/2/2024	P & A GROUP, THE	24-03599	April 2024FlexSpending EE pd	598.00	0	598.00	
GENERAL OPERATING ACCOUNT	231160	5/2/2024	PEOPLE READY, INC	24-01427	Temporary Workers	183.52	0	183.52	
GENERAL OPERATING ACCOUNT	231161	5/2/2024	PREMIERE JANITORIAL SUPPLY	24-00076	Inventory items blanket PO	986.90	0	986.90	
GENERAL OPERATING ACCOUNT	231162	5/2/2024	PREMIER LAWN MAINTENANCE	24-01235	Right of Way mowing contract	22,980.75	0	22,980.75	
GENERAL OPERATING ACCOUNT	231163	5/2/2024	PRINTERS, THE	24-00718	Business cards for PS	120.00	0	120.00	

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GENERAL OPERATING ACCOUNT	231163	5/2/2024	PRINTERS, THE	24-03531	Oil and grease door hangers	400.00	0	400.00
GENERAL OPERATING ACCOUNT	231163	5/2/2024	PRINTERS, THE	24-03533	Water Conservation hangers	195.00	0	195.00
GENERAL OPERATING ACCOUNT	231163	5/2/2024	PRINTERS, THE	24-03534	Water Conservation Flyers	220.00	0	220.00
GENERAL OPERATING ACCOUNT	231164	5/2/2024	PRO IMAGE APPAREL	24-02974	CPA graduation polo shirts	560.00	0	560.00
GENERAL OPERATING ACCOUNT	231165	5/2/2024	PSYTEGRITY, LLC	24-01126	Pre Employment Exams	375.00	0	375.00
GENERAL OPERATING ACCOUNT	231166	5/2/2024	RECRUITMENT & ENGINEERING PROD	24-03601	Mailing Supplies for BTR	698.91	0	698.91
GENERAL OPERATING ACCOUNT	231166	5/2/2024	RECRUITMENT & ENGINEERING PROD	24-03602	Payment for BTR's	7,995.00	0	7,995.00
GENERAL OPERATING ACCOUNT	231167	5/2/2024	ROBERSON, COLTON	24-03658	Mileage reimbursement	7.91	0	7.91
GENERAL OPERATING ACCOUNT	231168	5/2/2024	ROSENBAUER MINNESOTA, LLC	24-00454	MISCELLANEOUS FIRE TRUCK PARTS	654.23	0	654.23
GENERAL OPERATING ACCOUNT	231169	5/2/2024	RSC INSURANCE BROKERAGE, INC	23-05711	FY23 Salary Survey	10,000.00	0	10,000.00
GENERAL OPERATING ACCOUNT	231170	5/2/2024	SCHNEIDER ELECTRIC USA, INC.	24-03203	SCADAPack PLC's	23,900.00	0	23,900.00
GENERAL OPERATING ACCOUNT	231171	5/2/2024	SIGNAL ZERO ARMS	24-01669	SWAT Helmets & Rifle Accs.	16,989.30	0	16,989.30
GENERAL OPERATING ACCOUNT	231172	5/2/2024	SOUTHERN LOCK AND SUPPLY CO	24-00079	Inventory items blanket PO	686.32	0	686.32
GENERAL OPERATING ACCOUNT	231173	5/2/2024	SOUTHERN SEWER EQUIPMENT	24-00829	MISCELLANEOUS REPAIRS & PARTS	73,432.57	0	73,432.57
GENERAL OPERATING ACCOUNT	231174	5/2/2024	SOUTHERN COMPUTER WAREHOUSE, I	24-03041	Replacement Computer Monitors	0.00	0	0.00
GENERAL OPERATING ACCOUNT	231175	5/2/2024	STAGE DOOR II, INC.	24-02882	Repaving Ponkan Rd.	7,750.00	0	7,750.00
GENERAL OPERATING ACCOUNT	231175	5/2/2024	STAGE DOOR II, INC.	24-03237	Vick Rd. - Restoration	18,052.00	0	18,052.00
GENERAL OPERATING ACCOUNT	231176	5/2/2024	STAPLES CONTRACT & COMMERCIAL	24-00336	Operating & Office Supplies	190.95	0	190.95
GENERAL OPERATING ACCOUNT	231177	5/2/2024	STAPLE, INC	24-00298	Blanket PO - Supplies	562.86	0	562.86
GENERAL OPERATING ACCOUNT	231178	5/2/2024	STRICKLAND, ANTONIO	24-03659	Mileage reimbursement	1.88	0	1.88
GENERAL OPERATING ACCOUNT	231179	5/2/2024	SUNDAY COOL, LLC	24-03586	Summer Camp Field Trip shirts	1,669.00	0	1,669.00
GENERAL OPERATING ACCOUNT	231180	5/2/2024	PEP BOYS - MANNY, MOE & JACK,	24-00897	ALIGNMENTS ON CITY VEHICLES	431.97	0	431.97
GENERAL OPERATING ACCOUNT	231181	5/2/2024	ULINE INC	24-00871	Janitorial Supplies	420.83	0	420.83
GENERAL OPERATING ACCOUNT	231181	5/2/2024	ULINE INC	24-03449	Barricade Tape	170.41	0	170.41
GENERAL OPERATING ACCOUNT	231182	5/2/2024	VERIZON WIRELESS	24-00908	Verizon Cellular Service	398.98	0	398.98
GENERAL OPERATING ACCOUNT	231183	5/2/2024	VOGELIUS, JONATHAN	24-03657	Mileage reimbursement	15.41	0	15.41
GENERAL OPERATING ACCOUNT	231184	5/2/2024	W.B. MASON COMPANY, INC	24-00006	Toilet Paper and Trash bags	2,316.27	0	2,316.27
GENERAL OPERATING ACCOUNT	231184	5/2/2024	W.B. MASON COMPANY, INC	24-00575	Blanket PO - Office Supplies	12.48	0	12.48
GENERAL OPERATING ACCOUNT	231184	5/2/2024	W.B. MASON COMPANY, INC	24-01096	General Office Supplies @ NW	158.07	0	158.07
GENERAL OPERATING ACCOUNT	231185	5/2/2024	XAVIER MILLER	24-03639	Medic Tuition Reimbursement	1,716.84	0	1,716.84
GENERAL OPERATING ACCOUNT	231186	5/3/2024	GARCIA LOPEZ, JESSICA D	24-03712	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231187	5/3/2024	PEREZ ESTRADA, WALTER	24-03713	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	231188	5/3/2024	BRAGG, PAIGE	24-03714	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	231189	5/3/2024	LOWRY, LAURA	24-03715	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231190	5/3/2024	ATLAHUA, RAQUE	24-03716	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231191	5/3/2024	THOMAS, JOSEPH	24-03717	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231192	5/3/2024	FUENTES, KENNETH	24-03718	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231193	5/3/2024	MENDOZA, SERGIO	24-03719	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231194	5/3/2024	MAFFEO, NICHOLAS	24-03720	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231195	5/3/2024	TORREBLANCA, JULIAN	24-03721	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231196	5/3/2024	TOOLSIE, REBECCA	24-03722	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231197	5/3/2024	PEAK, JOANE	24-03723	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231198	5/3/2024	MORPHEW, WALTER	24-03724	UTILITY REFUND	90.00	0	90.00
GENERAL OPERATING ACCOUNT	231199	5/3/2024	DUDHWALA, RUSHANG	24-03725	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231200	5/3/2024	JOHNSON, KIMBERLY	24-03726	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231201	5/3/2024	LOPEZ, SARAMARI	24-03727	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231202	5/3/2024	GAFFOOR, ARQAAM	24-03728	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231203	5/3/2024	JONES, TERRY	24-03729	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231204	5/3/2024	TONNU, THUHUONG	24-03730	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231205	5/3/2024	GIBSON, ELEANOR	24-03731	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231206	5/3/2024	SWAMPILLAI, LEONARD	24-03732	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231207	5/3/2024	SNOW, NICOLE	24-03733	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231208	5/3/2024	CHUA, ANN GEE	24-03734	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231209	5/3/2024	DAVIS, PATRICK	24-03735	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231210	5/3/2024	SHAW, COURTNEY	24-03736	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231211	5/3/2024	BAYLISS, TANYA	24-03737	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231212	5/3/2024	RADFORD, SHERYL	24-03738	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231213	5/3/2024	WILLIAMS, JOHN	24-03739	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231214	5/3/2024	LEE, MYUNGHO	24-03740	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231215	5/3/2024	CHINATOMBY, GEORGE	24-03741	UTILITY REFUND	245.00	0	245.00

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GENERAL OPERATING ACCOUNT	231217	5/3/2024	SEURATTAN, DAVID	24-03743	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231218	5/3/2024	JOSIAH, DIANA	24-03744	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231219	5/3/2024	KYAW, AYE	24-03745	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231220	5/3/2024	KALAGOTILA, KALYAN BABU	24-03746	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231221	5/3/2024	O'CONNOR, THOMAS	24-03747	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	231222	5/3/2024	MARRAH, THOMAS	24-03748	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231223	5/3/2024	SEO, ISABELL	24-03749	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231224	5/3/2024	BEAM, MELANIE	24-03750	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231225	5/3/2024	ONEAL, DARREN	24-03751	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	231226	5/3/2024	HOWILER, SEAN	24-03752	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231227	5/3/2024	KING, LORI	24-03753	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231228	5/3/2024	MARTIN, ANN	24-03754	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231229	5/3/2024	KONITZER, LISA	24-03755	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231230	5/3/2024	LEGACY HILLS PROPERTY OWNERS	24-03756	UTILITY REFUND	3,364.69	0	3,364.69
GENERAL OPERATING ACCOUNT	231231	5/3/2024	LEGACY HILLS PROPERTY OWNERS	24-03757	UTILITY REFUND	9,365.97	0	9,365.97
GENERAL OPERATING ACCOUNT	231232	5/3/2024	LEGACY HILLS PROPERTY OWNERS	24-03758	UTILITY REFUND	4,459.73	0	4,459.73
GENERAL OPERATING ACCOUNT	231233	5/3/2024	CLARK, ADAM	24-03759	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231234	5/3/2024	ROCHA, EDNA	24-03760	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	231235	5/3/2024	ALMARIO, RICHARD	24-03761	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	231236	5/3/2024	PATEL, RANJAN	24-03762	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231237	5/3/2024	SAULSBERRY, SHAUN	24-03763	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	231238	5/6/2024	ALYSA CLEANERS	24-01142	Uniform Alterations	15.00	0	15.00
GENERAL OPERATING ACCOUNT	231239	5/9/2024	ACUNA WANDA	24-03697	April 2024 PRM monthly meeting	88.34	0	88.34
GENERAL OPERATING ACCOUNT	231240	5/9/2024	ADVANCED ENVIRONMENTAL LAB	24-00149	Drinking Water Compliance Labs	1,644.00	0	1,644.00
GENERAL OPERATING ACCOUNT	231240	5/9/2024	ADVANCED ENVIRONMENTAL LAB	24-00355	OnSyte Laboratory Services	436.00	0	436.00
GENERAL OPERATING ACCOUNT	231240	5/9/2024	ADVANCED ENVIRONMENTAL LAB	24-03255	Water Samples for Irrigation	249.10	0	249.10
GENERAL OPERATING ACCOUNT	231241	5/9/2024	ALLIED UNIVERSAL CORPORATION	24-00504	Bleach for Water Treatment	5,278.50	0	5,278.50
GENERAL OPERATING ACCOUNT	231241	5/9/2024	ALLIED UNIVERSAL CORPORATION	24-00505	Sodium Hypochlorite	7,562.79	0	7,562.79
GENERAL OPERATING ACCOUNT	231242	5/9/2024	ALL-RITE FENCE CO.,INC.	24-02365	Amphitheater Fence	56,617.98	0	56,617.98
GENERAL OPERATING ACCOUNT	231243	5/9/2024	ALYSA CLEANERS	24-01142	Uniform Alterations	291.50	0	291.50
GENERAL OPERATING ACCOUNT	231244	5/9/2024	ANGELO'S AGGREGATE MATERIALS L	24-00342	Blanket PO - Base Material	700.56	0	700.56
GENERAL OPERATING ACCOUNT	231245	5/9/2024	APOPKA HIGH SCHOOL	24-03777	ACC facility deposit refund	500.00	0	500.00
GENERAL OPERATING ACCOUNT	231246	5/9/2024	APOPKA MINISTERIAL ALLIANCE	24-03764	2 tables/Prayer Bkfst	800.00	0	800.00
GENERAL OPERATING ACCOUNT	231247	5/9/2024	APPLIED CONCEPTS, INC./STALKER	24-01805	In-car Radar	3,539.25	0	3,539.25
GENERAL OPERATING ACCOUNT	231248	5/9/2024	BOUND TREE MEDICAL, LLC.	24-00903	Blanket PO - EMS Medications	7,349.09	0	7,349.09
GENERAL OPERATING ACCOUNT	231249	5/9/2024	BROWNIE'S SEPTIC & PLUMBING	24-03685	Storm water drain clean up	3,875.00	0	3,875.00
GENERAL OPERATING ACCOUNT	231250	5/9/2024	BROWN JACOBE	24-03680	Training Reimbursement	394.00	0	394.00
GENERAL OPERATING ACCOUNT	231251	5/9/2024	BULK AGGREGATE GOLF	24-02885	Topdressing sand	9,565.49	0	9,565.49
GENERAL OPERATING ACCOUNT	231252	5/9/2024	CENTURYLINK	24-01131	CenturyLink Phone Service	174.97	0	174.97
GENERAL OPERATING ACCOUNT	231253	5/9/2024	CIVICPLUS, INC.	24-03580	SeeClickFix Annual Renewal	32,909.64	0	32,909.64
GENERAL OPERATING ACCOUNT	231254	5/9/2024	COMPLETE PRODUCTION RESOURCES	24-03542	Stage rental	2,350.00	0	2,350.00
GENERAL OPERATING ACCOUNT	231255	5/9/2024	CONCORD TECHNOLOGIES	24-00354	Hosted Faxing Service	200.49	0	200.49
GENERAL OPERATING ACCOUNT	231256	5/9/2024	CREATIVE FINANCIAL STAFFING	24-01732	Finance Dept. Temp Staff	432.25	0	432.25
GENERAL OPERATING ACCOUNT	231257	5/9/2024	DATA GRAPHICS	24-02195	Wewa camper & staff apparel	3,087.50	0	3,087.50
GENERAL OPERATING ACCOUNT	231258	5/9/2024	DAVEY TREE EXPERT COMPANY	24-03226	Fert. and Prune Jon Land Tree	2,450.00	0	2,450.00
GENERAL OPERATING ACCOUNT	231259	5/9/2024	DJ'S UNLIMITED OF FLORIDA	24-03653	Memorial Day DJ	300.00	0	300.00
GENERAL OPERATING ACCOUNT	231260	5/9/2024	DLT SOLUTIONS LLC	24-03473	AutoCAD LT licenses	722.00	0	722.00
GENERAL OPERATING ACCOUNT	231261	5/9/2024	EVOQUA WATER TECHNOLOGIES LLC	24-00698	Chemical for Ordor Control	23,636.51	0	23,636.51
GENERAL OPERATING ACCOUNT	231261	5/9/2024	EVOQUA WATER TECHNOLOGIES LLC	24-00699	Ordor Control Scubber Leases	10,956.42	0	10,956.42
GENERAL OPERATING ACCOUNT	231262	5/9/2024	EXPLORE INFORMATION SERVICES	24-00337	MVR MONITORING SYSTEM 2023-24	719.80	0	719.80
GENERAL OPERATING ACCOUNT	231263	5/9/2024	FARM CITY, INC	24-01196	Canine food	270.90	0	270.90
GENERAL OPERATING ACCOUNT	231264	5/9/2024	FCX, LLC	24-01144	Courier Service CJIS Documents	136.00	0	136.00
GENERAL OPERATING ACCOUNT	231265	5/9/2024	FEDERAL EASTERN INTERNATIONAL	24-01202	Exterior Vest Carriers	439.02	0	439.02
GENERAL OPERATING ACCOUNT	231266	5/9/2024	FISHER & PHILLIPS LLP	24-00395	LABOR ATTORNEY FEES 2023-24	8,233.00	0	8,233.00
GENERAL OPERATING ACCOUNT	231267	5/9/2024	FLORIDA PPE SERVICES, LLC	24-03700	Training Course	179.00	0	179.00
GENERAL OPERATING ACCOUNT	231268	5/9/2024	FW FLEET CLEAN, LLC	24-02850	Sant. truck maintenance wash	584.27	0	584.27
GENERAL OPERATING ACCOUNT	231269	5/9/2024	GENERAL UTILITIES CORPORATION	24-01030	General Utilities- Wewa	320.00	0	320.00
GENERAL OPERATING ACCOUNT	231270	5/9/2024	GRAINGER	24-00082	Inventory items blanket PO	231.62	0	231.62
GENERAL OPERATING ACCOUNT	231270	5/9/2024	GRAINGER	24-00447	Citywide blanket for repairs	242.43	0	242.43

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GENERAL OPERATING ACCOUNT	231270	5/9/2024	GRAINGER	24-00449	Tools for Division	226.46	0	226.46
GENERAL OPERATING ACCOUNT	231271	5/9/2024	HIGH DRIVE K-9 INC	24-03633	Police Canine-Replacement(Ted)	10,500.00	0	10,500.00
GENERAL OPERATING ACCOUNT	231272	5/9/2024	HITTN SKINS LLC	24-03247	Training shirts for SWAT	902.25	0	902.25
GENERAL OPERATING ACCOUNT	231273	5/9/2024	HOPE COMMUNITY CENTER	24-03766	Hope C.C. Donation/Nelson	500.00	0	500.00
GENERAL OPERATING ACCOUNT	231274	5/9/2024	JAMES BESS FOUNDATION	24-03769	Donation - Nesta	750.00	0	750.00
GENERAL OPERATING ACCOUNT	231275	5/9/2024	JANI- KING OF ORLANDO	24-00448	Janitorial services Citywide	1,175.00	0	1,175.00
GENERAL OPERATING ACCOUNT	231276	5/9/2024	J.J. KELLER & ASSOCIATES, INC	24-03676	2024 Federal Labor Law Posters	1,219.53	0	1,219.53
GENERAL OPERATING ACCOUNT	231277	5/9/2024	KONICA MINOLTA BUSINESS	24-00578	Finance Copy Machine Maintenan	122.62	0	122.62
GENERAL OPERATING ACCOUNT	231277	5/9/2024	KONICA MINOLTA BUSINESS	24-01135	Dispatch Copy Machine Maint	75.17	0	75.17
GENERAL OPERATING ACCOUNT	231277	5/9/2024	KONICA MINOLTA BUSINESS	24-01136	GWTP Printer Maintenance	34.82	0	34.82
GENERAL OPERATING ACCOUNT	231277	5/9/2024	KONICA MINOLTA BUSINESS	24-03149	Printer Maintenance	115.24	0	115.24
GENERAL OPERATING ACCOUNT	231278	5/9/2024	KONICA MINOLTA BUSINESS	24-01157	PS Purchasing Printer Maint	71.18	0	71.18
GENERAL OPERATING ACCOUNT	231279	5/9/2024	KRASNOW, YEMANJA	23-03289	Blanket PO- Clinician Services	1,969.00	0	1,969.00
GENERAL OPERATING ACCOUNT	231280	5/9/2024	LIFE SOILS, LLC	24-03027	Comand Top-Dressing	17,256.00	0	17,256.00
GENERAL OPERATING ACCOUNT	231281	5/9/2024	LINA	24-03779	APRIL.2024 Life Insurnace EE/ER	22,292.25	0	22,292.25
GENERAL OPERATING ACCOUNT	231282	5/9/2024	MARCO POLO POOL MAINT INC	24-01241	Pool & Splash Pad Maintenance	3,591.67	0	3,591.67
GENERAL OPERATING ACCOUNT	231283	5/9/2024	MAX SERVICE AIR AND HEAT, LLC	24-03665	Little League Building AC	7,800.00	0	7,800.00
GENERAL OPERATING ACCOUNT	231284	5/9/2024	MCKESSON MEDICAL-SURGICAL INC	24-03778	April 2024 Clinic Expenses	1,481.52	0	1,481.52
GENERAL OPERATING ACCOUNT	231285	5/9/2024	MID FLORIDA MATERIALS	24-01458	Debris Disposal	768.16	0	768.16
GENERAL OPERATING ACCOUNT	231286	5/9/2024	MINCHEY, CODY	24-03699	Training Reimbursement	620.72	0	620.72
GENERAL OPERATING ACCOUNT	231287	5/9/2024	MOTOROLA SOLUTIONS, INC.	24-01010	Motorola P25 & Wireless Maint	84,254.86	0	84,254.86
GENERAL OPERATING ACCOUNT	231287	5/9/2024	MOTOROLA SOLUTIONS, INC.	24-03629	Portable radio knobs	96.90	0	96.90
GENERAL OPERATING ACCOUNT	231288	5/9/2024	MP ELECTRONICS, LLC	24-03465	Electronic Devices for LS	4,834.42	0	4,834.42
GENERAL OPERATING ACCOUNT	231289	5/9/2024	MUNICIPAL EMERGENCY SERVICES	24-00164	Blanket PO - Firefighter PPE	295.75	0	295.75
GENERAL OPERATING ACCOUNT	231289	5/9/2024	MUNICIPAL EMERGENCY SERVICES	24-01073	Duty Uniforms	521.95	0	521.95
GENERAL OPERATING ACCOUNT	231289	5/9/2024	MUNICIPAL EMERGENCY SERVICES	24-02336	12 Gas Mask Filters CS/CN	615.00	0	615.00
GENERAL OPERATING ACCOUNT	231290	5/9/2024	MY HEALTH ONSITE	24-03792	May 2024 Program Fee	13,271.00	0	13,271.00
GENERAL OPERATING ACCOUNT	231290	5/9/2024	MY HEALTH ONSITE	24-03829	April 2024 MHO Operations	42,471.45	0	42,471.45
GENERAL OPERATING ACCOUNT	231291	5/9/2024	NELSON, BRYAN	24-03767	Reimburse Mayor	99.98	0	99.98
GENERAL OPERATING ACCOUNT	231292	5/9/2024	NFPA	24-03681	Annual Subscription Renewal	1,725.00	0	1,725.00
GENERAL OPERATING ACCOUNT	231293	5/9/2024	NORTH AMERICA FIRE EQUIPMENT C	24-00911	Blanket PO -Engine 4 Equipment	717.52	0	717.52
GENERAL OPERATING ACCOUNT	231294	5/9/2024	OCU - SOLID WASTE DIVISION	24-00643	Garbage Tipping Fees	113,003.89	0	113,003.89
GENERAL OPERATING ACCOUNT	231295	5/9/2024	ODP BUSINESS SOLUTIONS, LLC	24-00095	Office Supplies	442.78	0	442.78
GENERAL OPERATING ACCOUNT	231295	5/9/2024	ODP BUSINESS SOLUTIONS, LLC	24-00594	Blanket PO - Office Supplies	270.38	0	270.38
GENERAL OPERATING ACCOUNT	231296	5/9/2024	ONSYTE PERFORMANCE LLC	24-00632	Monthly Utilities Charges	1,215.82	0	1,215.82
GENERAL OPERATING ACCOUNT	231297	5/9/2024	ORANGE COUNTY UTILITIES	24-00719	RW Augmentation Acc#7266041755	9,554.26	0	9,554.26
GENERAL OPERATING ACCOUNT	231298	5/9/2024	OUTFRONT MEDIA	24-00451	Blanket Billboard Advertising	1,750.00	0	1,750.00
GENERAL OPERATING ACCOUNT	231299	5/9/2024	PATTON, JOSEPH	24-03689	PRM April 2024 Monthly Mecting	76.92	0	76.92
GENERAL OPERATING ACCOUNT	231300	5/9/2024	PETROLEUM TRADERS CORP	24-00313	Fuel For Northwest Complex	990.57	0	990.57
GENERAL OPERATING ACCOUNT	231301	5/9/2024	CATALIS COURT & LAND RECORDS	23-00860	Doc Scanning-Plans/Drawings	4,795.70	0	4,795.70
GENERAL OPERATING ACCOUNT	231302	5/9/2024	PREMIERE JANITORIAL SUPPLY	24-00076	Inventory items blanket PO	519.50	0	519.50
GENERAL OPERATING ACCOUNT	231303	5/9/2024	PREMIER LAWN MAINTENANCE	24-01236	Grounds Maintenance	470.00	0	470.00
GENERAL OPERATING ACCOUNT	231304	5/9/2024	PRINTERS, THE	24-00772	Cross Connection Door Hangers	580.00	0	580.00
GENERAL OPERATING ACCOUNT	231305	5/9/2024	PROFESSIONAL PEST MANAGEMENT	24-00132	Ballfield Chemical Application	16,470.00	0	16,470.00
GENERAL OPERATING ACCOUNT	231306	5/9/2024	PUBLIC RISK MANAGEMENT OF FL	24-03686	PRM DEDUCTIBLE BILLING 3-31-24	4,753.55	0	4,753.55
GENERAL OPERATING ACCOUNT	231307	5/9/2024	RE-IMAGINE COMMUNITIES CORP	24-03768	donation - Nesta	500.00	0	500.00
GENERAL OPERATING ACCOUNT	231308	5/9/2024	SHEEPDOG GUARDIAN CONSULTING	24-03667	Annual subscription	50.00	0	50.00
GENERAL OPERATING ACCOUNT	231310	5/9/2024	SHEPARD, SMITH, KOHLMYER &HAND	24-03684	CITY ATTORNEY MARCH 24 BILLING	50,186.40	0	50,186.40
GENERAL OPERATING ACCOUNT	231311	5/9/2024	SOUTHEAST DRAINS, LLC	24-00786	Blanket for Plumbing needs	1,570.00	0	1,570.00
GENERAL OPERATING ACCOUNT	231312	5/9/2024	SPAULDING, THOMAS	24-03793	Mileage reimbursement	23.85	0	23.85
GENERAL OPERATING ACCOUNT	231313	5/9/2024	STAGE DOOR II, INC.	24-03511	Roadway for FD6 Truck	121,410.00	0	121,410.00
GENERAL OPERATING ACCOUNT	231314	5/9/2024	STAPLES CONTRACT & COMMERCIAL	24-00336	Operating & Office Supplies	260.36	0	260.36
GENERAL OPERATING ACCOUNT	231315	5/9/2024	SUNSHINE STATE ONE CALL OF FL	24-01398	Sunshine 811	535.84	0	535.84
GENERAL OPERATING ACCOUNT	231316	5/9/2024	THE BIG POTATO FOUNDATION	24-03765	donation - Smith	500.00	0	500.00
GENERAL OPERATING ACCOUNT	231317	5/9/2024	THE LUNZ GROUP, LLC	23-02407	St.#6 Architectural Services	1,150.50	0	1,150.50
GENERAL OPERATING ACCOUNT	231318	5/9/2024	T-MOBILE USA, INC	24-01200	PIO/Strategic Service-BLANKET	0.00	0	0.00
GENERAL OPERATING ACCOUNT	231318	5/9/2024	T-MOBILE USA, INC	24-03244	Commissioner iPads	4,153.47	0	4,153.47
GENERAL OPERATING ACCOUNT	231319	5/9/2024	T-MOBILE USA	24-00909	Cell Data For GPS & iPad Servi	4,948.64	0	4,948.64
GENERAL OPERATING ACCOUNT	231319	5/9/2024	T-MOBILE USA	24-03630	Strategic Investigations	100.00	0	100.00
GENERAL OPERATING ACCOUNT	231320	5/9/2024	TRANSUNION RISK AND ALTERNATIV	24-01268	Transunion Risk TLO - Blanket	339.00	0	339.00

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GENERAL OPERATING ACCOUNT	231321	5/9/2024	TRITECH FORENSICS	24-02225	Drug Test Kits Blood Collectio	1,159.60	0	1,159.60
GENERAL OPERATING ACCOUNT	231322	5/9/2024	ULINE INC	24-03660	Evidence Section Supplies	1,823.56	0	1,823.56
GENERAL OPERATING ACCOUNT	231323	5/9/2024	VERIZON WIRELESS	24-00908	Verizon Cellular Service	5,769.72	0	5,769.72
GENERAL OPERATING ACCOUNT	231324	5/9/2024	VETERANS OF FOREIGN WARS USA	24-03799	Citys April payout to the VFW	1,978.00	0	1,978.00
GENERAL OPERATING ACCOUNT	231325	5/9/2024	W.B. MASON COMPANY, INC	24-00006	Toilet Paper and Trash bags	1,077.84	0	1,077.84
GENERAL OPERATING ACCOUNT	231325	5/9/2024	W.B. MASON COMPANY, INC	24-00575	Blanket PO - Office Supplies	122.48	0	122.48
GENERAL OPERATING ACCOUNT	231326	5/9/2024	YOURIDGUARD, INC.	24-00288	Open PO EE YOURIDGUARD FY24	930.08	0	930.08
GENERAL OPERATING ACCOUNT	231327	5/9/2024	CHA CONSULTING, INC.	22-05753	Grossenbacher WTP - GST	-17,021.31	0	-17,021.31
GENERAL OPERATING ACCOUNT	231327	5/9/2024	CHA CONSULTING, INC.	23-02607	Grossenbacher WTP Master Plan	17,021.31	0	17,021.31
GENERAL OPERATING ACCOUNT	231328	5/10/2024	DUKE ENERGY	24-03512		7,924.69	0	7,924.69
GENERAL OPERATING ACCOUNT	231329	5/10/2024	ARROWSMITH, J.W.	24-00015	COUNCIL RETIREMENT FY2024	575.00	0	575.00
GENERAL OPERATING ACCOUNT	231330	5/10/2024	BORRELLI + PARTNERS, INC	23-05225	Cem Maint Bldg design services	3,637.49	0	3,637.49
GENERAL OPERATING ACCOUNT	231331	5/10/2024	BOZARD FORD CO	24-01587	New marked patrol SUV	42,261.00	0	42,261.00
GENERAL OPERATING ACCOUNT	231331	5/10/2024	BOZARD FORD CO	24-01588	New marked patrol SUV	42,261.00	0	42,261.00
GENERAL OPERATING ACCOUNT	231331	5/10/2024	BOZARD FORD CO	24-01589	New marked patrol SUV	42,261.00	0	42,261.00
GENERAL OPERATING ACCOUNT	231331	5/10/2024	BOZARD FORD CO	24-01592	New marked patrol SUV	42,261.00	0	42,261.00
GENERAL OPERATING ACCOUNT	231332	5/10/2024	CPH CONSULTING, LLC	24-03282	Design Services for AMP (TDT)	11,120.00	0	11,120.00
GENERAL OPERATING ACCOUNT	231333	5/10/2024	FL MUNICIPAL INSURANCE TRUST	24-03783	FINAL AUDIT FOR 22/23 FUND YR	38,051.00	0	38,051.00
GENERAL OPERATING ACCOUNT	231334	5/10/2024	MULCH FOR YOU	24-02980	Mulch for KLPN and City Hall	6,720.00	0	6,720.00
GENERAL OPERATING ACCOUNT	231335	5/10/2024	OCU - SOLID WASTE DIVISION	24-00643	Garbage Tipping Fees	120,002.20	0	120,002.20
GENERAL OPERATING ACCOUNT	231336	5/10/2024	RIVERA, LUIS A	24-03781	Rivera Tactical Medic- P Diem	270.00	0	270.00
GENERAL OPERATING ACCOUNT	231337	5/10/2024	ST JOHNS TURF CARE	24-03666	Recycling Dresser Ballfields	30,950.00	0	30,950.00
GENERAL OPERATING ACCOUNT	231338	5/10/2024	SUNDAY COOL, LLC	24-03615	Cops & Bobbers t-shirts	782.50	0	782.50
GENERAL OPERATING ACCOUNT	231339	5/13/2024	HUGHES BROTHERS CONSTRUCTION	24-03831	UTILITY REFUND	2,011.97	0	2,011.97
GENERAL OPERATING ACCOUNT	231340	5/13/2024	HGR CONSTRUCTION INC	24-03832	UTILITY REFUND	2,000.00	0	2,000.00
GENERAL OPERATING ACCOUNT	231341	5/13/2024	WSP FIBERS	24-03833	UTILITY REFUND	1,964.24	0	1,964.24
GENERAL OPERATING ACCOUNT	231342	5/13/2024	ROAN, EDDIE	24-03834	UTILITY REFUND	362.00	0	362.00
GENERAL OPERATING ACCOUNT	231343	5/13/2024	DENAUD, KETHLIE	24-03835	UTILITY REFUND	80.00	0	80.00
GENERAL OPERATING ACCOUNT	231344	5/13/2024	NEAL, SHAQUAIL	24-03836	UTILITY REFUND	38.75	0	38.75
GENERAL OPERATING ACCOUNT	231345	5/13/2024	TROUBLE FREE PROPERTY MGMT	24-03837	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231346	5/13/2024	KHUBLAL, USHANA	24-03838	UTILITY REFUND	42.17	0	42.17
GENERAL OPERATING ACCOUNT	231347	5/13/2024	ORTIZ, NYDIA	24-03839	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231348	5/13/2024	MAIN STREET RENEWAL	24-03840	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231349	5/13/2024	JONES, BRADLEY	24-03841	UTILITY REFUND	79.09	0	79.09
GENERAL OPERATING ACCOUNT	231350	5/13/2024	BARRIOS, HECTOR	24-03842	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231351	5/13/2024	CROUSO, CHARLEY	24-03843	UTILITY REFUND	98.89	0	98.89
GENERAL OPERATING ACCOUNT	231352	5/13/2024	BAUTISTA, LIBNY	24-03844	UTILITY REFUND	90.02	0	90.02
GENERAL OPERATING ACCOUNT	231353	5/13/2024	SULLIVAN, TYREE	24-03845	UTILITY REFUND	90.59	0	90.59
GENERAL OPERATING ACCOUNT	231354	5/13/2024	HABITAT FOR HUMANITY	24-03846	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231355	5/13/2024	APOPKA CENTERLINE DEVELOPMENT	24-03859	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231356	5/13/2024	WHITE, KRISTINA	24-03860	UTILITY REFUND	257.43	0	257.43
GENERAL OPERATING ACCOUNT	231357	5/13/2024	MIRNER, BRIAN	24-03861	UTILITY REFUND	170.00	0	170.00
GENERAL OPERATING ACCOUNT	231358	5/13/2024	LAIRSEY, JEFFREY	24-03862	UTILITY REFUND	26.67	0	26.67
GENERAL OPERATING ACCOUNT	231359	5/13/2024	WOODS, RENNETA	24-03863	UTILITY REFUND	129.47	0	129.47
GENERAL OPERATING ACCOUNT	231360	5/13/2024	ORTIZ, JADALIS	24-03864	UTILITY REFUND	83.21	0	83.21
GENERAL OPERATING ACCOUNT	231361	5/13/2024	SALA-DIAKANDA, VALYNN	24-03865	UTILITY REFUND	110.10	0	110.10
GENERAL OPERATING ACCOUNT	231362	5/13/2024	SUKANEK, CHARLES	24-03866	UTILITY REFUND	134.67	0	134.67
GENERAL OPERATING ACCOUNT	231363	5/13/2024	DAVIS, KYLE	24-03867	UTILITY REFUND	71.89	0	71.89
GENERAL OPERATING ACCOUNT	231364	5/13/2024	RODRIGUEZ MALDONADO, DIANE	24-03868	UTILITY REFUND	132.57	0	132.57
GENERAL OPERATING ACCOUNT	231365	5/13/2024	CAUSEY, ELISSA	24-03869	UTILITY REFUND	20.00	0	20.00
GENERAL OPERATING ACCOUNT	231366	5/13/2024	SIMONS, TAMEKA	24-03870	UTILITY REFUND	127.09	0	127.09
GENERAL OPERATING ACCOUNT	231367	5/13/2024	WELLS, SHONDREKA	24-03871	UTILITY REFUND	136.73	0	136.73
GENERAL OPERATING ACCOUNT	231368	5/13/2024	DR HORTON	24-03872	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	231369	5/13/2024	RYAN HOMES	24-03873	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231370	5/13/2024	GPS REALTY AND PROPERTY MNGMT	24-03875	UTILITY REFUND	207.21	0	207.21
GENERAL OPERATING ACCOUNT	231371	5/13/2024	CASTANEDA, ALFREDO	24-03876	UTILITY REFUND	42.10	0	42.10
GENERAL OPERATING ACCOUNT	231372	5/13/2024	NEBLETT, BRIAN	24-03877	UTILITY REFUND	144.94	0	144.94
GENERAL OPERATING ACCOUNT	231373	5/13/2024	ZAMAN, FAIOA	24-03878	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	231374	5/13/2024	DR HORTON	24-03879	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	231375	5/13/2024	DR HORTON	24-03880	UTILITY REFUND	215.00	0	215.00

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GENERAL OPERATING ACCOUNT	231377	5/13/2024	BEST ORLANDO LIVING REALTY	24-03882	UTILITY REFUND	111.89	0	111.89
GENERAL OPERATING ACCOUNT	231378	5/13/2024	DR HORTON	24-03883	UTILITY REFUND	210.42	0	210.42
GENERAL OPERATING ACCOUNT	231379	5/16/2024	ACME BARRICADES LC	24-02552	Traffic Control Safety Rentals	44.25	0	44.25
GENERAL OPERATING ACCOUNT	231380	5/16/2024	ADKINS MICHAEL	24-03902	Paramedic Reimbursement	2,355.49	0	2,355.49
GENERAL OPERATING ACCOUNT	231381	5/16/2024	ADVANCED ENVIRONMENTAL LAB	24-00148	Laboratory Services	4,360.00	0	4,360.00
GENERAL OPERATING ACCOUNT	231382	5/16/2024	ALISON M. YURKO, P.A.	24-00324	HEARING OFFICER 2023-24	950.00	0	950.00
GENERAL OPERATING ACCOUNT	231383	5/16/2024	ALLIED UNIVERSAL CORPORATION	24-00504	Bleach for Water Treatment	12,405.24	0	12,405.24
GENERAL OPERATING ACCOUNT	231383	5/16/2024	ALLIED UNIVERSAL CORPORATION	24-00505	Sodium Hypochlorite	7,691.31	0	7,691.31
GENERAL OPERATING ACCOUNT	231384	5/16/2024	ALYSA CLEANERS	24-01142	Uniform Alterations	60.00	0	60.00
GENERAL OPERATING ACCOUNT	231385	5/16/2024	AMERICAN WIRE & TERMINAL	24-00073	Blanket PO for Cable Ties	435.50	0	435.50
GENERAL OPERATING ACCOUNT	231388	5/16/2024	A.O.K. TIRE MART	24-00833	MISCELLANEOUS TIRE REPAIRS	12,299.05	0	12,299.05
GENERAL OPERATING ACCOUNT	231389	5/16/2024	APOPKA BOTTLE & R.V.GAS CENTER	24-00086	Blanket PO for Propane	112.58	0	112.58
GENERAL OPERATING ACCOUNT	231390	5/16/2024	ARROWROCK IV APOPKA 452, LLC	24-02290	Marshall Lake Capacity Project	410,377.01	410,377.01	0 PAY VIA WIRE
GENERAL OPERATING ACCOUNT	231391	5/16/2024	BOUND TREE MEDICAL, LLC.	24-00903	Blanket PO - EMS Medications	4,936.59	0	4,936.59
GENERAL OPERATING ACCOUNT	231392	5/16/2024	BOYLAN, MICHELLE	24-03020	Conference Per Diem M.Boylan	30.00	0	30.00
GENERAL OPERATING ACCOUNT	231392	5/16/2024	BOYLAN, MICHELLE	24-03291	SEDC Meet the Consultants 2024	104.00	0	104.00
GENERAL OPERATING ACCOUNT	231393	5/16/2024	BROWNIE'S SEPTIC & PLUMBING	24-03287	Backflow	3,126.10	0	3,126.10
GENERAL OPERATING ACCOUNT	231394	5/16/2024	BUREAU OF ELEVATOR SAFETY	24-03891	License renewal Elevator C.H.	75.00	0	75.00
GENERAL OPERATING ACCOUNT	231395	5/16/2024	CAR STORE OF WEST ORANGE, INC.	24-00328	TOWING FOR LARGE VEHICLES	401.50	0	401.50
GENERAL OPERATING ACCOUNT	231396	5/16/2024	CENTURYLINK	24-01131	CenturyLink Phone Service	879.41	0	879.41
GENERAL OPERATING ACCOUNT	231397	5/16/2024	CHA CONSULTING, INC.	22-05753	Grossenbacher WTP - GST	12,444.40	0	12,444.40
GENERAL OPERATING ACCOUNT	231397	5/16/2024	CHA CONSULTING, INC.	23-02602	Grounding & Lightening Assess.	6,011.82	0	6,011.82
GENERAL OPERATING ACCOUNT	231397	5/16/2024	CHA CONSULTING, INC.	23-02607	Grossenbacher WTP Master Plan	391.59	0	391.59
GENERAL OPERATING ACCOUNT	231398	5/16/2024	CHARTER COMMUNICATIONS HOLDING	24-01128	City Clinic Internet/Phone	209.96	0	209.96
GENERAL OPERATING ACCOUNT	231398	5/16/2024	CHARTER COMMUNICATIONS HOLDING	24-01387	Cable TV Services	236.74	0	236.74
GENERAL OPERATING ACCOUNT	231399	5/16/2024	CLEAN ENERGY	24-00330	MAINTENANCE ON CNG TANKS	2,237.13	0	2,237.13
GENERAL OPERATING ACCOUNT	231400	5/16/2024	CLERK OF THE COURT, ORANGE CO	24-00404	Code Enforce/Munic. Code Violat	30.00	0	30.00
GENERAL OPERATING ACCOUNT	231401	5/16/2024	CRYSTAL SPRINGS	24-00134	Water Delivery - Station 6	61.93	0	61.93
GENERAL OPERATING ACCOUNT	231402	5/16/2024	DEYOUNG LAW FIRM, P.A.	24-00323	PD LEGAL ADVISOR 2023-24	8,511.23	0	8,511.23
GENERAL OPERATING ACCOUNT	231403	5/16/2024	ENFORCEMENT ELECTRONICS SERVIC	24-01615	Radar certs/repairs BLANKET	80.00	0	80.00
GENERAL OPERATING ACCOUNT	231404	5/16/2024	ENVIRONMENTAL PRODUCTS GROUP	24-00671	MISCELLANEOUS TRUCK PARTS	4,095.17	0	4,095.17
GENERAL OPERATING ACCOUNT	231404	5/16/2024	ENVIRONMENTAL PRODUCTS GROUP	24-02551	ACCIDENT PARTS AND REPAIRS	24,141.80	0	24,141.80
GENERAL OPERATING ACCOUNT	231404	5/16/2024	ENVIRONMENTAL PRODUCTS GROUP	24-03677	AUTOMATED ARM AND PACKER CYL	36,950.88	0	36,950.88
GENERAL OPERATING ACCOUNT	231405	5/16/2024	EVOQUA WATER TECHNOLOGIES LLC	24-00698	Chemical for Ordor Control	7,077.00	0	7,077.00
GENERAL OPERATING ACCOUNT	231406	5/16/2024	FISHER & PHILLIPS LLP	24-00395	LABOR ATTORNEY FEES 2023-24	3,141.50	0	3,141.50
GENERAL OPERATING ACCOUNT	231407	5/16/2024	FLASH-RITE, INC.	24-00656	Blanket for division use	527.76	0	527.76
GENERAL OPERATING ACCOUNT	231408	5/16/2024	FLORIDA COMBINED LIFE	24-00286	Open PO EE Pd Dental Ins FY24	28,143.37	0	28,143.37
GENERAL OPERATING ACCOUNT	231409	5/16/2024	FLORIDA KENWORTH, LLC	24-00836	PARTS & REPAIRS LARGE TRUCKS	3,584.72	0	3,584.72
GENERAL OPERATING ACCOUNT	231410	5/16/2024	GLENN JOINER & SON INC.	24-00805	MISCELLANEOUS VEHICLE PARTS	293.61	0	293.61
GENERAL OPERATING ACCOUNT	231411	5/16/2024	GRAINGER	24-00082	Inventory items blanket PO	1,104.79	0	1,104.79
GENERAL OPERATING ACCOUNT	231411	5/16/2024	GRAINGER	24-00712	Plant Maint Operating Supplies	716.83	0	716.83
GENERAL OPERATING ACCOUNT	231412	5/16/2024	GUARDIAN FUELING TECHNOLOGIES,	24-00761	MISCELLANEOUS FUEL ISLAND PART	720.00	0	720.00
GENERAL OPERATING ACCOUNT	231413	5/16/2024	HAGAN HOLDING COMPANY	24-00765	REMOVED USED OIL & FILTERS	235.00	0	235.00
GENERAL OPERATING ACCOUNT	231414	5/16/2024	HILLTOP SECURITIES, INC	24-03682	MUNICIPAL ADVISOR SERVICES	1,295.47	0	1,295.47
GENERAL OPERATING ACCOUNT	231415	5/16/2024	HINES, EARL	24-03897	Paramedic Reimbursement	2,000.11	0	2,000.11
GENERAL OPERATING ACCOUNT	231416	5/16/2024	HOWE, JOHN D.	24-03893	Rental Truck Reimbursement	89.10	0	89.10
GENERAL OPERATING ACCOUNT	231417	5/16/2024	JOHN MILLER TRUCKING, INC.	24-00730	Blanket P.O Sod.	89.00	0	89.00
GENERAL OPERATING ACCOUNT	231418	5/16/2024	KRONOS INCORPORATED	24-01134	Kronos Hosted Subscription	2,149.30	0	2,149.30
GENERAL OPERATING ACCOUNT	231419	5/16/2024	LaMOTTE COMPANY	24-02507	Handheld Chlorine Analyzer	620.00	0	620.00
GENERAL OPERATING ACCOUNT	231421	5/16/2024	TPH HOLDINGS, LLC	24-00160	MISCELLANEOUS VEHICLE PARTS	2,895.36	0	2,895.36
GENERAL OPERATING ACCOUNT	231421	5/16/2024	TPH HOLDINGS, LLC	24-00161	STOCK VEHICLE PARTS	1,308.07	0	1,308.07
GENERAL OPERATING ACCOUNT	231422	5/16/2024	LYNCH OIL COMPANY, INC	24-01662	STOCK BULK OILS FOR CITY USE	6,972.14	0	6,972.14
GENERAL OPERATING ACCOUNT	231423	5/16/2024	MAGIC TECH INC	24-00459	Blanket for ice machine repair	675.00	0	675.00
GENERAL OPERATING ACCOUNT	231424	5/16/2024	MCNEILUS TRUCK & MANUFACTURING	24-00827	PARTS & REPAIRS ON LARGE TRUCK	248.08	0	248.08
GENERAL OPERATING ACCOUNT	231425	5/16/2024	MID FLORIDA MATERIALS	24-01458	Debris Disposal	134.76	0	134.76
GENERAL OPERATING ACCOUNT	231426	5/16/2024	MULCH FOR YOU	24-02980	Mulch for KLNP and City Hall	6,210.00	0	6,210.00
GENERAL OPERATING ACCOUNT	231428	5/16/2024	MULLINAX FORD	24-00333	FORD PARTS AND REPAIRS	10,080.90	0	10,080.90
GENERAL OPERATING ACCOUNT	231429	5/16/2024	MUNICIPAL EMERGENCY SERVICES	24-03816	Rope Rescue Equipment	1,601.99	0	1,601.99
GENERAL OPERATING ACCOUNT	231430	5/16/2024	ODP BUSINESS SOLUTIONS, LLC	24-00624	Office supplies for department	25.19	0	25.19

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GENERAL OPERATING ACCOUNT	231430	5/16/2024	ODP BUSINESS SOLUTIONS, LLC	24-00625	Office supplies for department	29.59	0	29.59
GENERAL OPERATING ACCOUNT	231431	5/16/2024	ORANGE COUNTY COMPTROLLER	24-00461	Code Enf. Violation Filings	72.50	0	72.50
GENERAL OPERATING ACCOUNT	231433	5/16/2024	O'REILLY AUTO PARTS	24-00158	MISCELLANEOUS VEHICLE PARTS	10,052.75	0	10,052.75
GENERAL OPERATING ACCOUNT	231433	5/16/2024	O'REILLY AUTO PARTS	24-00159	STOCK VEHICLE PARTS	698.98	0	698.98
GENERAL OPERATING ACCOUNT	231434	5/16/2024	CENTRAL FL MAGAZINE LLC DBA	24-02853	Camp marketing	450.00	0	450.00
GENERAL OPERATING ACCOUNT	231435	5/16/2024	OUTFRONT MEDIA	24-00451	Blanket Billboard Advertising	3,500.00	0	3,500.00
GENERAL OPERATING ACCOUNT	231436	5/16/2024	PETROLEUM TRADERS CORP	24-00162	CITY WIDE GAS & DIESEL	72,672.74	0	72,672.74
GENERAL OPERATING ACCOUNT	231437	5/16/2024	PETTY CASH	24-03927	Petty Cash Reimbursement	118.18	0	118.18
GENERAL OPERATING ACCOUNT	231438	5/16/2024	PIN DEPOT	24-02903	ServiceAwardPins 2024 Replenis	402.20	0	402.20
GENERAL OPERATING ACCOUNT	231439	5/16/2024	POINT EMBLEMS	24-03791	Challenge Coins	2,210.00	0	2,210.00
GENERAL OPERATING ACCOUNT	231440	5/16/2024	PROFESSIONAL PEST MANAGEMENT	24-00132	Ballfield Chemical Application	3,315.00	0	3,315.00
GENERAL OPERATING ACCOUNT	231441	5/16/2024	PSYTEGRITY, LLC	24-01126	Pre Employment Exams	375.00	0	375.00
GENERAL OPERATING ACCOUNT	231442	5/16/2024	PUBLIX SUPER MARKETS, INC.	24-00403	Blanket PO - PR Events	85.60	0	85.60
GENERAL OPERATING ACCOUNT	231442	5/16/2024	PUBLIX SUPER MARKETS, INC.	24-03031	Food for Telecomm. Apprec. Wk	528.99	0	528.99
GENERAL OPERATING ACCOUNT	231443	5/16/2024	QUADIENNT LEASING USA, INC.	24-03488	Mail Machine Lease	580.83	0	580.83
GENERAL OPERATING ACCOUNT	231444	5/16/2024	AMSOIL INC./ACCOUNTS RECEIVABL	24-00496	STOCK SYNTHETIC OILS	6,553.84	0	6,553.84
GENERAL OPERATING ACCOUNT	231445	5/16/2024	Red Wing Brands of America,INC	24-01081	SAFETY FOOTWEAR	350.00	0	350.00
GENERAL OPERATING ACCOUNT	231446	5/16/2024	RICOH USA, INC.	24-00350	Quarterly Copy Charges	1,033.21	0	1,033.21
GENERAL OPERATING ACCOUNT	231447	5/16/2024	RING POWER CORPORATION	24-00828	PARTS & REPAIRS ON CATERPILLA	1,778.26	0	1,778.26
GENERAL OPERATING ACCOUNT	231448	5/16/2024	RMS CONSTRUCTORS GROUP, LLC	24-01715	Concrete repair	372,981.00	0	372,981.00
GENERAL OPERATING ACCOUNT	231449	5/16/2024	RUSH TRUCK CENTERS	24-03651	ENGINE HARNESS REPAIRS	1,913.31	0	1,913.31
GENERAL OPERATING ACCOUNT	231450	5/16/2024	SANCHEZ, ORLANDO	24-03817	Paramedic Reimbursement	1,571.08	0	1,571.08
GENERAL OPERATING ACCOUNT	231451	5/16/2024	SERVPRO OF APOPKA/WEKIVA & WES	24-02705	Flood Repairs	19,258.04	0	19,258.04
GENERAL OPERATING ACCOUNT	231452	5/16/2024	SIGNAL ZERO ARMS	24-01669	SWAT Helmets & Rifle Accs.	15,108.24	0	15,108.24
GENERAL OPERATING ACCOUNT	231453	5/16/2024	SISSINE'S BUSINESS SOLUTIONS	24-02670	Copies NW and FCC MAR-Sept	200.30	0	200.30
GENERAL OPERATING ACCOUNT	231454	5/16/2024	LOUIS E. SNYDER	24-00457	REBUILD HYDRAULIC CYLINDERS	924.00	0	924.00
GENERAL OPERATING ACCOUNT	231455	5/16/2024	SOUTHEAST POWER SYSTEMS OF ORL	24-00811	MISCELLANEOUS BIG TRUCK PARTS	633.32	0	633.32
GENERAL OPERATING ACCOUNT	231456	5/16/2024	STAGE DOOR II, INC.	24-02529	Mt. Sterling Turnaround	63,165.00	0	63,165.00
GENERAL OPERATING ACCOUNT	231456	5/16/2024	STAGE DOOR II, INC.	24-02825	Sidewalk Repair	26,527.00	0	26,527.00
GENERAL OPERATING ACCOUNT	231457	5/16/2024	STAPLE, INC	24-00298	Blanket PO - Supplies	1,256.81	0	1,256.81
GENERAL OPERATING ACCOUNT	231458	5/16/2024	SUNDAY COOL, LLC	24-03615	Cops & Bobbers t-shirts	367.25	0	367.25
GENERAL OPERATING ACCOUNT	231459	5/16/2024	SWI INDUSTRIAL SOLUTIONS DBA	24-02278	Easter Eggs	298.00	0	298.00
GENERAL OPERATING ACCOUNT	231460	5/16/2024	TETRA TECH INC.	23-02756	PWS Asbestos Cement Pipe Repl.	1,229.49	0	1,229.49
GENERAL OPERATING ACCOUNT	231461	5/16/2024	T-MOBILE USA	24-00909	Cell Data For GPS & iPad Servi	1,194.88	0	1,194.88
GENERAL OPERATING ACCOUNT	231462	5/16/2024	TRANSFORM OUTREACH INC	24-03925	Mayor Nelson, Juneteenth Parad	75.00	0	75.00
GENERAL OPERATING ACCOUNT	231463	5/16/2024	VISION SERVICE PLAN - (IC)	24-00287	Open PO for EE PD Vision FY24	4,919.14	0	4,919.14
GENERAL OPERATING ACCOUNT	231464	5/16/2024	WESCO TURF , INC.	24-00295	MISCELLANEOUS MOWER PARTS	643.44	0	643.44
GENERAL OPERATING ACCOUNT	231465	5/16/2024	WRIGHT-PIERCE	24-01598	Golden Gem scope of services	28,972.00	0	28,972.00
GENERAL OPERATING ACCOUNT	231466	5/16/2024	ZONES, INC	24-03668	Mimecast Archiving Service	7,200.00	0	7,200.00
GENERAL OPERATING ACCOUNT	231467	5/17/2024	SHORT LOADERS, LLC	24-03650	Short Loads	1,203.60	0	1,203.60
GENERAL OPERATING ACCOUNT	231468	5/20/2024	ALVARADO, BEATRIZ	24-03947	UTILITY REFUND	50.00	0	50.00
GENERAL OPERATING ACCOUNT	231469	5/20/2024	COLLADO, JUAN	24-03948	UTILITY REFUND	49.34	0	49.34
GENERAL OPERATING ACCOUNT	231470	5/20/2024	DIVVY BROKERAGE LLC	24-03949	UTILITY REFUND	295.61	0	295.61
GENERAL OPERATING ACCOUNT	231471	5/20/2024	NILL, COURTNEY	24-03950	UTILITY REFUND	20.48	0	20.48
GENERAL OPERATING ACCOUNT	231472	5/20/2024	GUTSULYAK, IVAN	24-03951	UTILITY REFUND	170.00	0	170.00
GENERAL OPERATING ACCOUNT	231473	5/20/2024	ADORNO, DEBORAH	24-03952	UTILITY REFUND	84.34	0	84.34
GENERAL OPERATING ACCOUNT	231474	5/20/2024	MAZARIEGUS AGUILAR, TITTA	24-03953	UTILITY REFUND	50.01	0	50.01
GENERAL OPERATING ACCOUNT	231475	5/20/2024	HILL, DEMETRIS	24-03954	UTILITY REFUND	220.00	0	220.00
GENERAL OPERATING ACCOUNT	231476	5/20/2024	MI HERRERA GROUP, LLC	24-03955	UTILITY REFUND	126.67	0	126.67
GENERAL OPERATING ACCOUNT	231477	5/20/2024	KNOX-FRANCOIS, JENELLE	24-03956	UTILITY REFUND	151.90	0	151.90
GENERAL OPERATING ACCOUNT	231478	5/20/2024	PEACH, ANTHONY	24-03957	UTILITY REFUND	39.67	0	39.67
GENERAL OPERATING ACCOUNT	231479	5/20/2024	K HOVANIAN	24-03958	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231480	5/20/2024	CINTRON, AMBAR	24-03959	UTILITY REFUND	119.34	0	119.34
GENERAL OPERATING ACCOUNT	231481	5/20/2024	CALDERON, PEARL	24-03960	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	231482	5/20/2024	MONTAUBAN, SIERRA E.	24-03961	UTILITY REFUND	103.74	0	103.74
GENERAL OPERATING ACCOUNT	231483	5/20/2024	GELIN, GINA	24-03962	UTILITY REFUND	67.93	0	67.93
GENERAL OPERATING ACCOUNT	231484	5/20/2024	GILES, JULIANA	24-03964	UTILITY REFUND	170.00	0	170.00
GENERAL OPERATING ACCOUNT	231485	5/20/2024	STEVENSON, CLINT	24-03965	UTILITY REFUND	220.00	0	220.00
GENERAL OPERATING ACCOUNT	231486	5/20/2024	MANCIA, MARIA	24-03966	UTILITY REFUND	29.13	0	29.13
GENERAL OPERATING ACCOUNT	231487	5/20/2024	PARKE, KEVIN	24-03967	UTILITY REFUND	124.04	0	124.04

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GENERAL OPERATING ACCOUNT	231488	5/20/2024	VELAZQUEZ-ROSADO, GABRIELA	24-03968	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231489	5/20/2024	SHAO, SHUCHENG	24-03969	UTILITY REFUND	93.90	0	93.90
GENERAL OPERATING ACCOUNT	231490	5/20/2024	TOLL BROTHERS	24-03970	UTILITY REFUND	100.01	0	100.01
GENERAL OPERATING ACCOUNT	231491	5/20/2024	CORDERO, JAVIER	24-03971	UTILITY REFUND	190.00	0	190.00
GENERAL OPERATING ACCOUNT	231492	5/20/2024	HANOVER FAMILY BUILDERS	24-03972	UTILITY REFUND	126.03	0	126.03
GENERAL OPERATING ACCOUNT	231493	5/20/2024	LENNAR HOMES	24-03973	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231494	5/20/2024	LENNAR HOMES	24-03974	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231495	5/20/2024	LENNAR HOMES	24-03975	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231496	5/20/2024	LENNAR HOMES	24-03976	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231497	5/20/2024	LENNAR HOMES	24-03977	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231498	5/20/2024	DR HORTON	24-03978	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	231499	5/20/2024	DR HORTON	24-03979	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	231500	5/20/2024	DR HORTON	24-03980	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	231501	5/20/2024	RYAN HOMES	24-03981	UTILITY REFUND	76.97	0	76.97
GENERAL OPERATING ACCOUNT	231502	5/20/2024	RYAN HOMES	24-03982	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231503	5/20/2024	PULTE HOMES	24-03983	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231504	5/20/2024	PULTE HOMES	24-03984	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231505	5/20/2024	PULTE HOME	24-03985	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231506	5/20/2024	PULTE HOMES	24-03986	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231507	5/20/2024	PULTE HOMES-MS#1045	24-03987	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231508	5/20/2024	PULTE HOMES	24-03988	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231509	5/20/2024	PULTE HOMES	24-03989	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231510	5/20/2024	DR HORTON	24-03990	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	231511	5/20/2024	RAHMANPARAST, DAREN	24-03991	UTILITY REFUND	100.00	0	100.00
GENERAL OPERATING ACCOUNT	231512	5/23/2024	A AAMERICAN CONTAINER & TRAILER	24-03481	Storage Container - JG	4,962.00	0	4,962.00
GENERAL OPERATING ACCOUNT	231513	5/23/2024	ALL METAL BUILDINGS LLC	24-02674	Relocate Station 6 Carport	3,847.50	0	3,847.50
GENERAL OPERATING ACCOUNT	231513	5/23/2024	ALL METAL BUILDINGS LLC	24-03992	Relocation - Station 6 Carport	700.00	0	700.00
GENERAL OPERATING ACCOUNT	231514	5/23/2024	ALYSA CLEANERS	24-01142	Uniform Alterations	60.00	0	60.00
GENERAL OPERATING ACCOUNT	231515	5/23/2024	AMERICAN WIRE & TERMINAL	24-00358	ELECTRICAL SUPPLIES	26.85	0	26.85
GENERAL OPERATING ACCOUNT	231516	5/23/2024	ATLAS SYSTEMS, INC.	24-04021	Cordless Headsets	924.40	0	924.40
GENERAL OPERATING ACCOUNT	231517	5/23/2024	AUTOMATED LOGIC CONTRACTING	24-00525	Blanket for electrical repairs	2,031.75	0	2,031.75
GENERAL OPERATING ACCOUNT	231519	5/23/2024	BOZARD FORD CO	24-01590	New marked patrol SUV	42,261.00	0	42,261.00
GENERAL OPERATING ACCOUNT	231519	5/23/2024	BOZARD FORD CO	24-01593	New marked patrol SUV	42,261.00	0	42,261.00
GENERAL OPERATING ACCOUNT	231519	5/23/2024	BOZARD FORD CO	24-01600	New marked patrol SUV	42,261.00	0	42,261.00
GENERAL OPERATING ACCOUNT	231519	5/23/2024	BOZARD FORD CO	24-01601	New marked patrol SUV	42,261.00	0	42,261.00
GENERAL OPERATING ACCOUNT	231519	5/23/2024	BOZARD FORD CO	24-01602	New marked patrol SUV	42,261.00	0	42,261.00
GENERAL OPERATING ACCOUNT	231519	5/23/2024	BOZARD FORD CO	24-01603	New marked patrol SUV	42,261.00	0	42,261.00
GENERAL OPERATING ACCOUNT	231519	5/23/2024	BOZARD FORD CO	24-01604	New marked patrol SUV	42,261.00	0	42,261.00
GENERAL OPERATING ACCOUNT	231519	5/23/2024	BOZARD FORD CO	24-01605	New marked patrol SUV	42,261.00	0	42,261.00
GENERAL OPERATING ACCOUNT	231519	5/23/2024	BOZARD FORD CO	24-01606	New marked patrol SUV	42,261.00	0	42,261.00
GENERAL OPERATING ACCOUNT	231519	5/23/2024	BOZARD FORD CO	24-01609	New marked patrol SUV	42,261.00	0	42,261.00
GENERAL OPERATING ACCOUNT	231519	5/23/2024	BOZARD FORD CO	24-01610	New marked patrol SUV	42,261.00	0	42,261.00
GENERAL OPERATING ACCOUNT	231519	5/23/2024	BOZARD FORD CO	24-01611	New marked patrol SUV	42,261.00	0	42,261.00
GENERAL OPERATING ACCOUNT	231519	5/23/2024	BOZARD FORD CO	24-01612	New marked patrol SUV	42,261.00	0	42,261.00
GENERAL OPERATING ACCOUNT	231520	5/23/2024	BRIGHTVIEW LANDSCAPE SERVICES	24-01117	Mowing Contracts	60,206.16	0	60,206.16
GENERAL OPERATING ACCOUNT	231521	5/23/2024	BROWN, ANDREW	24-03993	Travel Per Diem	175.00	0	175.00
GENERAL OPERATING ACCOUNT	231522	5/23/2024	BUDHU, DEODAT	24-03941	Seminar travel package - DB	1,156.92	0	1,156.92
GENERAL OPERATING ACCOUNT	231523	5/23/2024	BUSINESS DESIGNS UNLIMITED, LL	24-03998	Employer T-shirt Logo Design	199.99	0	199.99
GENERAL OPERATING ACCOUNT	231524	5/23/2024	CALL IT! INC.	24-00144	FF & BB Officials	6,496.00	0	6,496.00
GENERAL OPERATING ACCOUNT	231525	5/23/2024	Carmen Jimenez	24-03786	Repurchase Plot - GR7-A-101-7	1,600.00	0	1,600.00
GENERAL OPERATING ACCOUNT	231526	5/23/2024	CENTRAL FLORIDA WELD & FAB, LL	24-00676	Lift Station Guiderails	924.56	0	924.56
GENERAL OPERATING ACCOUNT	231527	5/23/2024	CHARTER COMMUNICATIONS HOLDING	24-01387	Cable TV Services	179.75	0	179.75
GENERAL OPERATING ACCOUNT	231528	5/23/2024	CITY ELECTRIC SUPPLY CO.	24-04033	Electrical Supplies	896.14	0	896.14
GENERAL OPERATING ACCOUNT	231529	5/23/2024	REXEL OF AMERICA. LLC	24-03213	Variable Frequency Drive	62.75	0	62.75
GENERAL OPERATING ACCOUNT	231530	5/23/2024	CYCLE SPORTS CENTER, INC	24-02363	PARTS FOR SMALL ENGINES	41.98	0	41.98
GENERAL OPERATING ACCOUNT	231531	5/23/2024	DANNY L. DULGAR, INC.	24-03545	Appraisal - 932 S Central Ave	2,000.00	0	2,000.00
GENERAL OPERATING ACCOUNT	231532	5/23/2024	DUKE ENERGY	24-03889	LS 010 voltage upgrade	9,057.00	0	9,057.00
GENERAL OPERATING ACCOUNT	231533	5/23/2024	DUNN, KAREN	24-00097	Accounting Services	6,150.00	0	6,150.00
GENERAL OPERATING ACCOUNT	231534	5/23/2024	EDWARDS, CONNOR	24-03939	Paramedic Reimbursement	1,965.18	0	1,965.18
GENERAL OPERATING ACCOUNT	231535	5/23/2024	ENCO UTILITY SERVICES FLORIDA	24-01428	UTILITY BILL PRINT & POSTAGE	24,129.06	0	24,129.06

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GENERAL OPERATING ACCOUNT	231536	5/23/2024	ENVIRONMENTAL PRODUCTS GROUP	24-00671	MISCELLANEOUS TRUCK PARTS	2,153.17	0	2,153.17
GENERAL OPERATING ACCOUNT	231537	5/23/2024	FASTENAL COMPANY	24-00367	Plant Maint Operating Supplies	80.90	0	80.90
GENERAL OPERATING ACCOUNT	231538	5/23/2024	FEDEX	24-01778	Postage/Frinking Blanket PO	35.66	0	35.66
GENERAL OPERATING ACCOUNT	231539	5/23/2024	FLANAGAN, SEAN	24-03909	Mileage reimbursement	10.72	0	10.72
GENERAL OPERATING ACCOUNT	231540	5/23/2024	FLORIDA CENTRAL RAILROAD	24-01623	Leases for Florida Railroad	1,418.65	0	1,418.65
GENERAL OPERATING ACCOUNT	231541	5/23/2024	FLORIDA DEPT. OF FINANCIAL SER	24-03892	City Hall Boiler License 24	30.00	0	30.00
GENERAL OPERATING ACCOUNT	231542	5/23/2024	FORD, TIMOTHY	24-03890	ACC facility deposit refund	500.00	0	500.00
GENERAL OPERATING ACCOUNT	231543	5/23/2024	FW FLEET CLEAN, LLC	24-02850	Sant. truck maintenance wash	280.90	0	280.90
GENERAL OPERATING ACCOUNT	231544	5/23/2024	GERMAN LEMUS	24-03921	Apopka History Mural Project	11,750.00	0	11,750.00
GENERAL OPERATING ACCOUNT	231545	5/23/2024	GLENDIA MCCORMACK	24-03787	Repurchase Cemetery Plots	3,480.00	0	3,480.00
GENERAL OPERATING ACCOUNT	231547	5/23/2024	GRAINGER	24-00082	Inventory items blanket PO	5,385.74	0	5,385.74
GENERAL OPERATING ACCOUNT	231547	5/23/2024	GRAINGER	24-00711	Repair Parts & Equipment	11.10	0	11.10
GENERAL OPERATING ACCOUNT	231547	5/23/2024	GRAINGER	24-00758	MISCELLANEOUS PARTS & SUPPLIES	177.24	0	177.24
GENERAL OPERATING ACCOUNT	231547	5/23/2024	GRAINGER	24-03907	3/8" Poly Tubing	577.02	0	577.02
GENERAL OPERATING ACCOUNT	231548	5/23/2024	INLINER SOLUTIONS, LLC	23-06063	Gravity main lining	308,829.50	0	308,829.50
GENERAL OPERATING ACCOUNT	231549	5/23/2024	HACH COMPANY	24-02569	Service Contract for WWTP	14,549.00	0	14,549.00
GENERAL OPERATING ACCOUNT	231550	5/23/2024	WHITE CAP, LP	24-01689	Construction Operating Supplie	6,307.80	0	6,307.80
GENERAL OPERATING ACCOUNT	231550	5/23/2024	WHITE CAP, LP	24-01903	INVENTORY ITEMS - BLANKET PO	6,088.65	0	6,088.65
GENERAL OPERATING ACCOUNT	231551	5/23/2024	HERC RENTALS	24-04011	Generator Rental- Emancipation	769.00	0	769.00
GENERAL OPERATING ACCOUNT	231552	5/23/2024	HERC RENTALS	24-00745	Blanket for Equipment Rental	3,120.00	0	3,120.00
GENERAL OPERATING ACCOUNT	231553	5/23/2024	INDIAN HORIZON OF FLORIDA	24-03913	ACC refund of rental rate	600.00	0	600.00
GENERAL OPERATING ACCOUNT	231554	5/23/2024	JACK HENRY & ASSOCIATES	24-01483	REMIT PLUS CHECK PROCESSING	470.00	0	470.00
GENERAL OPERATING ACCOUNT	231555	5/23/2024	J.J. KELLER & ASSOCIATES, INC	24-04034	2024 FML MGR Software License	2,550.00	0	2,550.00
GENERAL OPERATING ACCOUNT	231556	5/23/2024	Jumeaux, Inc	24-02380	Camp Wewa Potable Water Ext.	81,945.94	0	81,945.94
GENERAL OPERATING ACCOUNT	231557	5/23/2024	KELLER ENTERPRISES FL, LLC	24-03201	TDC Spring 2024 Video	560.00	0	560.00
GENERAL OPERATING ACCOUNT	231558	5/23/2024	LAKE APOPKA NATURAL GAS DISTRI	24-00495	NATURAL GAS CNG STATION FY23	6,356.95	0	6,356.95
GENERAL OPERATING ACCOUNT	231558	5/23/2024	LAKE APOPKA NATURAL GAS DISTRI	24-00695	Blanket PO - Utilities Charges	77.88	0	77.88
GENERAL OPERATING ACCOUNT	231558	5/23/2024	LAKE APOPKA NATURAL GAS DISTRI	24-00907	FY-24 Natural Gas	261.01	0	261.01
GENERAL OPERATING ACCOUNT	231559	5/23/2024	LAKE TIRE & AUTO	24-00633	STOCK TIRES FOR CITY VEHICLES	5,640.49	0	5,640.49
GENERAL OPERATING ACCOUNT	231560	5/23/2024	LEVEL3 FINANCING, INC.	24-01019	Secondary Internet Circuit	2,881.56	0	2,881.56
GENERAL OPERATING ACCOUNT	231561	5/23/2024	MARGARET BEAUFORD	24-03898	ACC facility deposit refund	500.00	0	500.00
GENERAL OPERATING ACCOUNT	231562	5/23/2024	MIDFLORIDA ARMORED & ATM SERV	24-00713	Armored Car Services	642.00	0	642.00
GENERAL OPERATING ACCOUNT	231563	5/23/2024	Nason, Zachary	24-04008	Nason Fundamental Photo.P Diem	240.00	0	240.00
GENERAL OPERATING ACCOUNT	231564	5/23/2024	NOTARY PUBLIC UNDERWRITERS INC	24-01018	BLANKET - Notary Renewal & New	112.95	0	112.95
GENERAL OPERATING ACCOUNT	231565	5/23/2024	ODP BUSINESS SOLUTIONS, LLC	24-00291	Office Depot HR Sup. FY24	200.87	0	200.87
GENERAL OPERATING ACCOUNT	231565	5/23/2024	ODP BUSINESS SOLUTIONS, LLC	24-00482	Office Supplies	326.52	0	326.52
GENERAL OPERATING ACCOUNT	231565	5/23/2024	ODP BUSINESS SOLUTIONS, LLC	24-00629	DE Office Supplies	140.65	0	140.65
GENERAL OPERATING ACCOUNT	231566	5/23/2024	OPG PLUS LLC	24-00725	spill remediation Blanket PO	463.00	0	463.00
GENERAL OPERATING ACCOUNT	231566	5/23/2024	OPG PLUS LLC	24-03617	Oil spills	1,711.00	0	1,711.00
GENERAL OPERATING ACCOUNT	231567	5/23/2024	ORKIN	24-01773	Mosquito Treatment	2,736.43	0	2,736.43
GENERAL OPERATING ACCOUNT	231568	5/23/2024	P & A GROUP, THE	24-03945	May 2024FlexSpending EE pd	591.50	0	591.50
GENERAL OPERATING ACCOUNT	231569	5/23/2024	PEDIATRIC EMERGENCY STANDARDS	24-03943	Handtevy Subscription	2,346.63	0	2,346.63
GENERAL OPERATING ACCOUNT	231570	5/23/2024	PETROLEUM TRADERS CORP	24-00313	Fuel For Northwest Complex	2,072.32	0	2,072.32
GENERAL OPERATING ACCOUNT	231571	5/23/2024	PREMIER LAWN MAINTENANCE	24-01235	Right of Way mowing contract	15,498.60	0	15,498.60
GENERAL OPERATING ACCOUNT	231571	5/23/2024	PREMIER LAWN MAINTENANCE	24-01236	Grounds Maintenance	470.00	0	470.00
GENERAL OPERATING ACCOUNT	231572	5/23/2024	RAFTELIS	23-05771	Consulting Services	4,873.50	0	4,873.50
GENERAL OPERATING ACCOUNT	231572	5/23/2024	RAFTELIS	24-03266	Stormwater Assessment TaxRoll	14,798.75	0	14,798.75
GENERAL OPERATING ACCOUNT	231573	5/23/2024	AMSOIL INC./ACCOUNTS RECEIVABL	24-00496	STOCK SYNTHETIC OILS	3,232.71	0	3,232.71
GENERAL OPERATING ACCOUNT	231574	5/23/2024	Red Wing Brands of America,INC	24-01081	SAFETY FOOTWEAR	175.00	0	175.00
GENERAL OPERATING ACCOUNT	231575	5/23/2024	SANCHEZ, WILFREDO	24-03995	Travel Per Diem	175.00	0	175.00
GENERAL OPERATING ACCOUNT	231576	5/23/2024	GRIMES, SHARON	24-03936	Face painting for Eman.	500.00	0	500.00
GENERAL OPERATING ACCOUNT	231577	5/23/2024	SHEELER HIGH SCHOOL	24-04037	ACC facility deposit refund	500.00	0	500.00
GENERAL OPERATING ACCOUNT	231578	5/23/2024	SHERMAN, BLANCHE	24-03923	UCF Annual Accounting Conf.	91.25	0	91.25
GENERAL OPERATING ACCOUNT	231579	5/23/2024	SOUTHERN SEWER EQUIPMENT	24-00829	MISCELLANEOUS REPAIRS & PARTS	29,515.53	0	29,515.53
GENERAL OPERATING ACCOUNT	231580	5/23/2024	SOUTHERN HYDRAULICS LLC	24-03634	MISC HYD PARTS AND REPAIRS	4,262.69	0	4,262.69
GENERAL OPERATING ACCOUNT	231581	5/23/2024	SPAULDING, THOMAS	24-03910	Mileage reimbursement	47.70	0	47.70
GENERAL OPERATING ACCOUNT	231582	5/23/2024	STAPLE, INC	24-00096	Office Supplies	399.90	0	399.90
GENERAL OPERATING ACCOUNT	231583	5/23/2024	STASYX, INC	24-03934	CivicOptimize Custom Lookup	3,500.00	0	3,500.00
GENERAL OPERATING ACCOUNT	231584	5/23/2024	SURFACE PREP SUPPLY INC.	24-02892	Filter Sand Replacement	6,735.30	0	6,735.30
GENERAL OPERATING ACCOUNT	231585	5/23/2024	TETRA TECH INC.	23-05181	Conceptual Proj Feasibility	13,807.62	0	13,807.62

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GENERAL OPERATING ACCOUNT	231586	5/23/2024	TOTAL TRUCK PARTS	24-00817	MISCELLANEOUS LARGE TRUCK PART	1,055.17	0	1,055.17
GENERAL OPERATING ACCOUNT	231587	5/23/2024	VERIZON WIRELESS	24-00908	Verizon Cellular Service	187.44	0	187.44
GENERAL OPERATING ACCOUNT	231587	5/23/2024	VERIZON WIRELESS	24-03911	Investigative Services Fee	20.00	0	20.00
GENERAL OPERATING ACCOUNT	231588	5/23/2024	WELCHES, WALTER	24-03908	Mileage reimbursement	9.11	0	9.11
GENERAL OPERATING ACCOUNT	231589	5/23/2024	WILLIAMS, TAYLOR	24-03997	Training Reimbursement	293.00	0	293.00
GENERAL OPERATING ACCOUNT	231590	5/23/2024	ZHA INCORPORATED	23-05359	Procurement Assitance Svcs.	60.00	0	60.00
GENERAL OPERATING ACCOUNT	231591	5/24/2024	HATCHER, SAFIA	24-04085	UTILITY REFUND	53.10	0	53.10
GENERAL OPERATING ACCOUNT	231592	5/24/2024	SMITH, KRISTIE	24-04086	UTILITY REFUND	170.00	0	170.00
GENERAL OPERATING ACCOUNT	231593	5/24/2024	WD HOLDINGS LLC	24-04050	UTILITY REFUND	50.00	0	50.00
GENERAL OPERATING ACCOUNT	231594	5/24/2024	MARTINEZ, MARTHA	24-04051	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	231595	5/24/2024	TAH 2017-1 BORROWER LLC	24-04052	UTILITY REFUND	60.00	0	60.00
GENERAL OPERATING ACCOUNT	231596	5/24/2024	FLARENT INC	24-04053	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231597	5/24/2024	NGUYEN, PHUONG	24-04054	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231598	5/24/2024	RODRIGUEZ, JOSE MANUEL	24-04055	UTILITY REFUND	149.55	0	149.55
GENERAL OPERATING ACCOUNT	231599	5/24/2024	RAMIREZ DOMINGO, ABRAM	24-04056	UTILITY REFUND	29.23	0	29.23
GENERAL OPERATING ACCOUNT	231600	5/24/2024	JUAREZ, YADY	24-04057	UTILITY REFUND	134.67	0	134.67
GENERAL OPERATING ACCOUNT	231601	5/24/2024	ABSOLUTE REALTY GROUP	24-04059	UTILITY REFUND	134.25	0	134.25
GENERAL OPERATING ACCOUNT	231602	5/24/2024	REYES, KARLA	24-04060	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231603	5/24/2024	KMG FENCE LLC	24-04061	UTILITY REFUND	197.26	0	197.26
GENERAL OPERATING ACCOUNT	231604	5/24/2024	GRACZ, JULIE	24-04062	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231605	5/24/2024	VYAS, TITKA	24-04063	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231606	5/24/2024	WILLIAMS, GABRIELLE	24-04064	UTILITY REFUND	31.78	0	31.78
GENERAL OPERATING ACCOUNT	231607	5/24/2024	MAIN STREET RENEWAL	24-04065	UTILITY REFUND	50.00	0	50.00
GENERAL OPERATING ACCOUNT	231608	5/24/2024	CLARK, JACOB	24-04066	UTILITY REFUND	115.01	0	115.01
GENERAL OPERATING ACCOUNT	231609	5/24/2024	ROSA, FERNANDO	24-04067	UTILITY REFUND	24.45	0	24.45
GENERAL OPERATING ACCOUNT	231610	5/24/2024	DIVVY BROKERAGE LLC	24-04068	UTILITY REFUND	141.64	0	141.64
GENERAL OPERATING ACCOUNT	231611	5/24/2024	VARELA, BRENDA	24-04069	UTILITY REFUND	114.48	0	114.48
GENERAL OPERATING ACCOUNT	231612	5/24/2024	NAVARRO, APRIL	24-04070	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231613	5/24/2024	HERNANDEZ, ROSA	24-04071	UTILITY REFUND	70.28	0	70.28
GENERAL OPERATING ACCOUNT	231614	5/24/2024	ALL COUNTY METRO PROPERTY MGMT	24-04072	UTILITY REFUND	131.87	0	131.87
GENERAL OPERATING ACCOUNT	231615	5/24/2024	GREATER ORLANDO PROPERTYT MGMT	24-04073	UTILITY REFUND	155.00	0	155.00
GENERAL OPERATING ACCOUNT	231616	5/24/2024	ALL COUNTY METRO PROPERTY MGMT	24-04074	UTILITY REFUND	125.36	0	125.36
GENERAL OPERATING ACCOUNT	231617	5/24/2024	LAMANTIA, JAMES	24-04075	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231618	5/24/2024	CENTRAL FLORIDA REALTY MEDICS	24-04076	UTILITY REFUND	184.55	0	184.55
GENERAL OPERATING ACCOUNT	231619	5/24/2024	MCPIHERSON, MICHAEL	24-04077	UTILITY REFUND	94.16	0	94.16
GENERAL OPERATING ACCOUNT	231620	5/24/2024	RAMSOOK, ANDREA	24-04078	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231621	5/24/2024	KIBLER, WILL	24-04079	UTILITY REFUND	59.39	0	59.39
GENERAL OPERATING ACCOUNT	231622	5/24/2024	TYSON, KARLISHA	24-04080	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231623	5/24/2024	CIVIL, ROOSEVELT	24-04081	UTILITY REFUND	134.67	0	134.67
GENERAL OPERATING ACCOUNT	231624	5/24/2024	NARAYAN, DEVARAJ	24-04082	UTILITY REFUND	54.48	0	54.48
GENERAL OPERATING ACCOUNT	231625	5/24/2024	OLSEN, JOHN	24-04083	UTILITY REFUND	134.61	0	134.61
GENERAL OPERATING ACCOUNT	231626	5/24/2024	RITTEN, JOAN	24-04084	UTILITY REFUND	57.48	0	57.48
GENERAL OPERATING ACCOUNT	231627	5/24/2024	SELF, VIRGINIA	24-04087	UTILITY REFUND	163.97	0	163.97
GENERAL OPERATING ACCOUNT	231628	5/24/2024	MEENACH, BREE	24-04088	UTILITY REFUND	175.71	0	175.71
GENERAL OPERATING ACCOUNT	231629	5/24/2024	LENNAR HOMES	24-04089	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231630	5/24/2024	DR HORTON	24-04090	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	231631	5/24/2024	DR HORTON	24-04091	UTILITY REFUND	215.00	0	215.00
GENERAL OPERATING ACCOUNT	231632	5/24/2024	RYAN HOMES	24-04092	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231633	5/24/2024	TROUBLE FREE PROPERTY MGMT	24-04093	UTILITY REFUND	147.02	0	147.02
GENERAL OPERATING ACCOUNT	231634	5/24/2024	PULTE HOME	24-04094	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231635	5/24/2024	PULTE HOME	24-04095	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231636	5/24/2024	DOVER, ROBYN	24-04096	UTILITY REFUND	36.00	0	36.00
GENERAL OPERATING ACCOUNT	231637	5/24/2024	PHILLIPS, SHELBY	24-04097	UTILITY REFUND	1,146.90	0	1,146.90
GENERAL OPERATING ACCOUNT	231638	5/24/2024	TACO BELL	24-04098	UTILITY REFUND	6,365.81	0	6,365.81
GENERAL OPERATING ACCOUNT	231639	5/28/2024	ALLIED UNIVERSAL CORPORATION	24-00504	Bleach for Water Treatment	4,684.86	0	4,684.86
GENERAL OPERATING ACCOUNT	231640	5/28/2024	DR HORTON INC.	24-00522	Parking Lot Agreement refund	750.00	0	750.00
GENERAL OPERATING ACCOUNT	231641	5/28/2024	RDK TRUCK SALES & SERVICE, INC	24-00103	Emergency Garb Truck Rental	4,640.00	0	4,640.00
GENERAL OPERATING ACCOUNT	231641	5/28/2024	RDK TRUCK SALES & SERVICE, INC	24-01683	Rearload garb truck rental	13,000.00	0	13,000.00
GENERAL OPERATING ACCOUNT	231641	5/28/2024	RDK TRUCK SALES & SERVICE, INC	24-01684	Emg Lease Mack FEL 3mo	9,350.00	0	9,350.00
GENERAL OPERATING ACCOUNT	231642	5/30/2024	A A CASEY COMPANY	24-03219	Hand Tools	3,065.09	0	3,065.09

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GENERAL OPERATING ACCOUNT	231643	5/30/2024	ADVENTHEALTH CENTRA CARE	24-00580	POST EXPOSURE/ACCIDENT TEST	75.00	0	75.00
GENERAL OPERATING ACCOUNT	231644	5/30/2024	ALLIED UNIVERSAL CORPORATION	24-00504	Bleach for Water Treatment	5,175.99	0	5,175.99
GENERAL OPERATING ACCOUNT	231644	5/30/2024	ALLIED UNIVERSAL CORPORATION	24-00505	Sodium Hypochlorite	7,662.24	0	7,662.24
GENERAL OPERATING ACCOUNT	231645	5/30/2024	AMERICA'S OFFICE SOURCE	24-03272	Desk needed for operation	2,047.86	0	2,047.86
GENERAL OPERATING ACCOUNT	231646	5/30/2024	AMERICAN RAMP COMPANY	24-02095	Skate Park Design/Build	25,000.00	0	25,000.00
GENERAL OPERATING ACCOUNT	231647	5/30/2024	AQUASOL COMMERCIAL CHEMICAL, I	24-02899	Pool & Splash pad chemicals	2,893.84	0	2,893.84
GENERAL OPERATING ACCOUNT	231648	5/30/2024	AT & T MOBILITY	24-01132	ICC Internet Circuit	43.23	0	43.23
GENERAL OPERATING ACCOUNT	231649	5/30/2024	AVI-SPL LLC	23-00999	Coucil Chambers Change Order	877.33	0	877.33
GENERAL OPERATING ACCOUNT	231650	5/30/2024	BIRCHMORE GROUP, INC.	24-01710	Saturday Sounds entertainment	15,340.00	0	15,340.00
GENERAL OPERATING ACCOUNT	231651	5/30/2024	BLUETARP FINANCIAL INC	24-00402	STOCK VEHICLE PARTS	72.00	0	72.00
GENERAL OPERATING ACCOUNT	231652	5/30/2024	CENTERS FOR MEDICARE/MEDICAID	24-03905	Overpayment Refund	413.82	0	413.82
GENERAL OPERATING ACCOUNT	231653	5/30/2024	CENTURYLINK COMMUNICATIONS LLC	24-01130	Camp Wewa Internet Circuit	180.18	0	180.18
GENERAL OPERATING ACCOUNT	231654	5/30/2024	CHA CONSULTING, INC.	22-05844	Grossenbacker Well # 1 Replace	480.00	0	480.00
GENERAL OPERATING ACCOUNT	231654	5/30/2024	CHA CONSULTING, INC.	22-05874	Plymouth Regional WTP Well 3	1,130.00	0	1,130.00
GENERAL OPERATING ACCOUNT	231655	5/30/2024	CHARTER COMMUNICATIONS HOLDING	24-01129	Primary Voice & Data Circuit	1,785.35	0	1,785.35
GENERAL OPERATING ACCOUNT	231656	5/30/2024	CONTROL SPECIALISTS	24-00345	Traffic Light Repair	12,000.00	0	12,000.00
GENERAL OPERATING ACCOUNT	231657	5/30/2024	DANNY L. DULGAR, INC.	24-03801	Property Appraisals (2)	1,000.00	0	1,000.00
GENERAL OPERATING ACCOUNT	231658	5/30/2024	EMBLEM ENTERPRISES, INC.	24-03774	Uniform Shoulder Patches	2,032.61	0	2,032.61
GENERAL OPERATING ACCOUNT	231659	5/30/2024	ENTERTAINMENT RETAIL	24-02675	Child's FD birthday shirt	551.25	0	551.25
GENERAL OPERATING ACCOUNT	231660	5/30/2024	ENVIRONMENTAL COMPOSITES, INC.	24-03795	Lovell Pond Trash Skimmer	2,036.49	0	2,036.49
GENERAL OPERATING ACCOUNT	231661	5/30/2024	FERTIC, ZACHARY	24-04100	Medic Tuition Reimbursement	2,680.00	0	2,680.00
GENERAL OPERATING ACCOUNT	231662	5/30/2024	FISHER SCIENTIFIC	24-00136	SCBA Annual Recertification	1,262.24	0	1,262.24
GENERAL OPERATING ACCOUNT	231663	5/30/2024	FITNESS SERVICES OF CENTRAL FL	24-01072	Maintenance OF Gym - Blanket	300.00	0	300.00
GENERAL OPERATING ACCOUNT	231664	5/30/2024	FLAG WORLD INCORPORATED	24-00378	Flags and flag hardware	1,920.90	0	1,920.90
GENERAL OPERATING ACCOUNT	231665	5/30/2024	FLORIDA PPE SERVICES, LLC	24-00135	Bunker Gear cleaning & repair	359.98	0	359.98
GENERAL OPERATING ACCOUNT	231666	5/30/2024	GRAINGER	24-00082	Inventory items blanket PO	1,481.28	0	1,481.28
GENERAL OPERATING ACCOUNT	231666	5/30/2024	GRAINGER	24-00773	Parts and Small Equipment	1,330.74	0	1,330.74
GENERAL OPERATING ACCOUNT	231667	5/30/2024	GRAYBAR	24-00779	Electrical Supplies	216.78	0	216.78
GENERAL OPERATING ACCOUNT	231668	5/30/2024	INDIAN HORIZON OF FLORIDA	24-03937	Indian Horizon Dep. Rfnd.	1,600.00	0	1,600.00
GENERAL OPERATING ACCOUNT	231669	5/30/2024	JANI-KING OF ORLANDO	24-00448	Janitorial services Citywide	8,785.02	0	8,785.02
GENERAL OPERATING ACCOUNT	231670	5/30/2024	KELLER ENTERPRISES FL, LLC	24-04039	cops & bobbers *24 video	480.00	0	480.00
GENERAL OPERATING ACCOUNT	231671	5/30/2024	K&M CUSTOM CREATIONS	24-03800	City Shirts for PZ Staff	213.20	0	213.20
GENERAL OPERATING ACCOUNT	231672	5/30/2024	JAMES MALTBY TREE AND OUTDOOR	24-03621	Tree removal in retention area	13,650.00	0	13,650.00
GENERAL OPERATING ACCOUNT	231673	5/30/2024	HARRELL CARMEN	24-03906	Eman. Day band event	1,000.00	0	1,000.00
GENERAL OPERATING ACCOUNT	231674	5/30/2024	MUNICIPAL EMERGENCY SERVICES	24-01073	Duty Uniforms	58.34	0	58.34
GENERAL OPERATING ACCOUNT	231675	5/30/2024	CENTRAL FL MAGAZINE LLC DBA	24-02853	Camp marketing	900.00	0	900.00
GENERAL OPERATING ACCOUNT	231676	5/30/2024	OSCEOLA UMPIRES LLC	24-00453	Softball Umpires	1,950.00	0	1,950.00
GENERAL OPERATING ACCOUNT	231677	5/30/2024	PREMIERE JANITORIAL SUPPLY	24-00076	Inventory items blanket PO	1,092.00	0	1,092.00
GENERAL OPERATING ACCOUNT	231678	5/30/2024	RADWELL INTERNATIONAL, LLC	24-03918	Input Module	348.72	0	348.72
GENERAL OPERATING ACCOUNT	231679	5/30/2024	RAFTELIS	23-05770	Consulting Services	11,317.00	0	11,317.00
GENERAL OPERATING ACCOUNT	231680	5/30/2024	RDK TRUCK SALES & SERVICE, INC	24-01683	Rearload garb truck rental	6,500.00	0	6,500.00
GENERAL OPERATING ACCOUNT	231680	5/30/2024	RDK TRUCK SALES & SERVICE, INC	24-02913	Em Rental 2 rearload garbage t	25,884.00	0	25,884.00
GENERAL OPERATING ACCOUNT	231681	5/30/2024	RICOH USA, INC.	24-00623	Copier Usage	59.59	0	59.59
GENERAL OPERATING ACCOUNT	231682	5/30/2024	RYAN BROTHERS, INC.	24-03946	PT lumber for Meads Bottom	250.50	0	250.50
GENERAL OPERATING ACCOUNT	231683	5/30/2024	SHERMAN, BLANCHE	24-03701	FGFOA 2024 Annual Conference	386.55	0	386.55
GENERAL OPERATING ACCOUNT	231684	5/30/2024	SHOUT TALENT ENTERTAINMENT PRO	24-03901	Shout entertainment	500.00	0	500.00
GENERAL OPERATING ACCOUNT	231685	5/30/2024	LOUIS E. SNYDER	24-00457	REBUILD HYDRAULIC CYLINDERS	5,150.17	0	5,150.17
GENERAL OPERATING ACCOUNT	231686	5/30/2024	SOUTHERN RESCUE TOOLS, LLC	24-02957	TNT Equipment Maintenance	4,630.00	0	4,630.00
GENERAL OPERATING ACCOUNT	231687	5/30/2024	SPIES POOL, LLC	24-03023	Splash Pad Filter Replacement	4,495.00	0	4,495.00
GENERAL OPERATING ACCOUNT	231688	5/30/2024	STAPLE, INC	24-00298	Blanket PO - Supplies	1,086.59	0	1,086.59
GENERAL OPERATING ACCOUNT	231689	5/30/2024	TEAHEADSETS CORP. DBA	24-03459	Radio headsets	12,399.39	0	12,399.39
GENERAL OPERATING ACCOUNT	231691	5/30/2024	TETRA TECH INC.	22-06209	Camp Wewa - PWS/WWS Ext.	28,533.11	0	28,533.11
GENERAL OPERATING ACCOUNT	231691	5/30/2024	TETRA TECH INC.	23-02756	PWS Asbestos Cement Pipe Repl.	952.50	0	952.50
GENERAL OPERATING ACCOUNT	231691	5/30/2024	TETRA TECH INC.	23-03155	Misc PE Services	500.20	0	500.20
GENERAL OPERATING ACCOUNT	231691	5/30/2024	TETRA TECH INC.	24-02088	Asbestos Pipe Design Phase 2	24,707.50	0	24,707.50
GENERAL OPERATING ACCOUNT	231691	5/30/2024	TETRA TECH INC.	24-02573	NW Storm and Reuse Upgrade-2A	24,157.30	0	24,157.30
GENERAL OPERATING ACCOUNT	231691	5/30/2024	TETRA TECH INC.	24-02574	NW Storm and Reuse Upgrade-2B	9,670.50	0	9,670.50
GENERAL OPERATING ACCOUNT	231691	5/30/2024	TETRA TECH INC.	24-03227	South RW Pond Expansion	15,420.50	0	15,420.50
GENERAL OPERATING ACCOUNT	231691	5/30/2024	TETRA TECH INC.	24-03228	South RW Pond Pump Upgrades	20,539.50	0	20,539.50
GENERAL OPERATING ACCOUNT	231691	5/30/2024	TETRA TECH INC.	24-03229	Love&Villa Ln Water Main Repla	9,446.47	0	9,446.47

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GENERAL OPERATING ACCOUNT	231691	5/30/2024	TETRA TECH INC.	24-03350	East WW Plant Re-Rate Eval.	6,116.98	0	6,116.98
GENERAL OPERATING ACCOUNT	231692	5/30/2024	THE BALMORAL GROUP, LLC	24-03261	Clearlake Irr. Pump Design	10,668.00	0	10,668.00
GENERAL OPERATING ACCOUNT	231693	5/30/2024	TRANSFORM OUTREACH INC	24-04049	sponsorship - Velazquez	300.00	0	300.00
GENERAL OPERATING ACCOUNT	231694	5/31/2024	MYERS, SARAH	24-04121	UTILITY REFUND	50.00	0	50.00
GENERAL OPERATING ACCOUNT	231695	5/31/2024	MYERS, SARAH	24-04122	UTILITY REFUND	50.00	0	50.00
GENERAL OPERATING ACCOUNT	231696	5/31/2024	TURNIER, WILHEMINE	24-04123	UTILITY REFUND	109.28	0	109.28
GENERAL OPERATING ACCOUNT	231697	5/31/2024	MAIN STREET RENEWAL LLC	24-04124	UTILITY REFUND	185.00	0	185.00
GENERAL OPERATING ACCOUNT	231698	5/31/2024	EDMOND, BELLEGARDE	24-04125	UTILITY REFUND	134.64	0	134.64
GENERAL OPERATING ACCOUNT	231699	5/31/2024	HIDDEN LAKE TOWNHOME HOA	24-04127	UTILITY REFUND	74.80	0	74.80
GENERAL OPERATING ACCOUNT	231700	5/31/2024	LESSA INVESTMENTS, LLC	24-04128	UTILITY REFUND	69.09	0	69.09
GENERAL OPERATING ACCOUNT	231701	5/31/2024	SPM 247 ORLANDO LLC	24-04129	UTILITY REFUND	104.75	0	104.75
GENERAL OPERATING ACCOUNT	231702	5/31/2024	HPA US1 LLC	24-04130	UTILITY REFUND	245.00	0	245.00
GENERAL OPERATING ACCOUNT	231703	5/31/2024	K HOVANIAN	24-04131	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231704	5/31/2024	JUSKEY, MATTHEW	24-04132	UTILITY REFUND	118.05	0	118.05
GENERAL OPERATING ACCOUNT	231705	5/31/2024	OPENDOOR LABS INC.	24-04133	UTILITY REFUND	132.61	0	132.61
GENERAL OPERATING ACCOUNT	231706	5/31/2024	TOLL BROTHERS	24-04134	UTILITY REFUND	100.00	0	100.00
GENERAL OPERATING ACCOUNT	231707	5/31/2024	BOYLE, LYNDA	24-04135	UTILITY REFUND	133.36	0	133.36
GENERAL OPERATING ACCOUNT	231708	5/31/2024	LENNAR HOMES	24-04136	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231709	5/31/2024	LENNAR HOMES	24-04137	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231710	5/31/2024	LENNAR HOMES	24-04138	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231711	5/31/2024	LENNAR HOMES	24-04139	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231712	5/31/2024	NVR INC	24-04140	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231713	5/31/2024	NVR INC	24-04141	UTILITY REFUND	39.62	0	39.62
GENERAL OPERATING ACCOUNT	231714	5/31/2024	RYAN HOMES	24-04142	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231715	5/31/2024	NVR INC	24-04143	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231716	5/31/2024	DR HORTON	24-04144	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231717	5/31/2024	DR HORTON	24-04145	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231718	5/31/2024	AMH DEVELOPMENT LLC	24-04146	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231719	5/31/2024	PULTE HOMES	24-04147	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231720	5/31/2024	PULTE HOME	24-04148	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231721	5/31/2024	PULTE HOME	24-04149	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231722	5/31/2024	PULTE HOME	24-04150	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231723	5/31/2024	PULTE HOMES-MS#1045	24-04151	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231724	5/31/2024	PULTE HOME	24-04152	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231725	5/31/2024	PULTE HOMES	24-04153	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231726	5/31/2024	PULTE HOME	24-04154	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231727	5/31/2024	PULTE HOME	24-04155	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231728	5/31/2024	PULTE HOMES	24-04156	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231729	5/31/2024	PULTE HOMES	24-04157	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231730	5/31/2024	RYAN HOMES	24-04158	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231731	5/31/2024	RYAN HOMES	24-04159	UTILITY REFUND	75.39	0	75.39
GENERAL OPERATING ACCOUNT	231732	5/31/2024	NVR INC	24-04160	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231733	5/31/2024	RYAN HOMES	24-04161	UTILITY REFUND	54.36	0	54.36
GENERAL OPERATING ACCOUNT	231734	5/31/2024	RYAN HOMES	24-04162	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231735	5/31/2024	NVR INC	24-04163	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231736	5/31/2024	PULTE HOME	24-04164	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231737	5/31/2024	RYAN HOMES	24-04165	UTILITY REFUND	120.00	0	120.00
GENERAL OPERATING ACCOUNT	231738	5/31/2024	BLAKE, ANNMARIE	24-04166	UTILITY REFUND	170.00	0	170.00
OPERATING ACCOUNT WIRES	903197	5/1/2024	FLORIDA DEPARTMENT OF REVENUE	24-03441	MARCH 2024 SALES TAX PMT	6,355.90	0	6,355.90
OPERATING ACCOUNT WIRES	903198	5/1/2024	ORANGE COUNTY PUBLIC SCHOOLS	24-02542	4Q SCHOOL IMPACT FEE 10-12/23	1,038,991.25	0	1,038,991.25
OPERATING ACCOUNT WIRES	903124	5/3/2024	DUKE ENERGY	24-01012	Electric Inv. 3412-4300	62.71	0	62.71
OPERATING ACCOUNT WIRES	903125	5/3/2024	DUKE ENERGY	24-01012	Electric Inv. 3412-4300	1,118.30	0	1,118.30
OPERATING ACCOUNT WIRES	903126	5/3/2024	DUKE ENERGY	24-00302	Electric Bill Payments	3,852.36	0	3,852.36
OPERATING ACCOUNT WIRES	903127	5/3/2024	DUKE ENERGY	24-00301	FY24 Electrical Invoice 3121	99,139.86	0	99,139.86
OPERATING ACCOUNT WIRES	903128	5/3/2024	DUKE ENERGY	24-00309	FY23 Electronic Invoices 2250	915.68	0	915.68
OPERATING ACCOUNT WIRES	903129	5/3/2024	DUKE ENERGY	24-00127	Utility Billing - Electrical	8,399.12	0	8,399.12
OPERATING ACCOUNT WIRES	903130	5/3/2024	DUKE ENERGY	24-01102	Duke Energy	14,470.11	0	14,470.11
OPERATING ACCOUNT WIRES	903131	5/3/2024	DUKE ENERGY	24-00300	Duke Energy Blanket	9,431.98	0	9,431.98
OPERATING ACCOUNT WIRES	903131	5/3/2024	DUKE ENERGY	24-00917	Street Lights & Median Elect.	9,431.98	0	9,431.98
OPERATING ACCOUNT WIRES	903131	5/3/2024	DUKE ENERGY	24-01102	Duke Energy	9,431.97	0	9,431.97

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OPERATING ACCOUNT WIRES	903133	5/3/2024	DUKE ENERGY	24-00302	Electric Bill Payments	79.05	0	79.05
OPERATING ACCOUNT WIRES	903133	5/3/2024	DUKE ENERGY	24-00843	FY24 Electric Invoices 3614	611.86	0	611.86
OPERATING ACCOUNT WIRES	903133	5/3/2024	DUKE ENERGY	24-00917	Street Lights & Median Elect.	11,798.12	0	11,798.12
OPERATING ACCOUNT WIRES	903133	5/3/2024	DUKE ENERGY	24-01012	Electric Inv. 3412-4300	132.88	0	132.88
OPERATING ACCOUNT WIRES	903133	5/3/2024	DUKE ENERGY	24-01052	Duke Energy PO for Power	239.33	0	239.33
OPERATING ACCOUNT WIRES	903133	5/3/2024	DUKE ENERGY	24-01102	Duke Energy	19.39	0	19.39
OPERATING ACCOUNT WIRES	903133	5/3/2024	DUKE ENERGY	24-01170	Avian Pointe Str Lgts FY2324	2,445.27	0	2,445.27
OPERATING ACCOUNT WIRES	903133	5/3/2024	DUKE ENERGY	24-01738	West Kelly Park MSBU Str Lgts	1,157.19	0	1,157.19
OPERATING ACCOUNT WIRES	903133	5/3/2024	DUKE ENERGY	24-02722	Nottingham MSBU Street Lights	480.23	0	480.23
OPERATING ACCOUNT WIRES	903164	5/3/2024	EXPERTPAY	24-03708	CHILD SUPPORT W/E 04/27/24	1,373.45	0	1,373.45
OPERATING ACCOUNT WIRES	903165	5/3/2024	INTERNAL REVENUE SERVICE	24-03710	ACH PAYROLL TAX W/E 04/27/24	114,253.48	0	114,253.48
OPERATING ACCOUNT WIRES	903166	5/3/2024	EMPOWER ANNUITY INSURANCE CO.	24-03711	PRUDENTIAL RETIREMENT 04/27/24	121,670.62	0	121,670.62
OPERATING ACCOUNT WIRES	903167	5/3/2024	VOYA INSTITUTIONAL TRUST CO.	24-03709	457 CONTRIBUTION W/E 04/27/24	6,406.68	0	6,406.68
OPERATING ACCOUNT WIRES	903146	5/9/2024	HOME DEPOT CREDIT SERVICES	24-00069	General Operating Supplies	347.54	0	347.54
OPERATING ACCOUNT WIRES	903146	5/9/2024	HOME DEPOT CREDIT SERVICES	24-00088	Repair needs for Division	837.76	0	837.76
OPERATING ACCOUNT WIRES	903146	5/9/2024	HOME DEPOT CREDIT SERVICES	24-00150	Non inventory supplies	186.14	0	186.14
OPERATING ACCOUNT WIRES	903146	5/9/2024	HOME DEPOT CREDIT SERVICES	24-00621	Plant Maint Operating Supplies	223.78	0	223.78
OPERATING ACCOUNT WIRES	903146	5/9/2024	HOME DEPOT CREDIT SERVICES	24-03053	Plant Materials	81.75	0	81.75
OPERATING ACCOUNT WIRES	903147	5/9/2024	HOME DEPOT CREDIT SERVICES	24-00069	General Operating Supplies	590.83	0	590.83
OPERATING ACCOUNT WIRES	903147	5/9/2024	HOME DEPOT CREDIT SERVICES	24-00088	Repair needs for Division	359.00	0	359.00
OPERATING ACCOUNT WIRES	903147	5/9/2024	HOME DEPOT CREDIT SERVICES	24-00150	Non inventory supplies	67.03	0	67.03
OPERATING ACCOUNT WIRES	903147	5/9/2024	HOME DEPOT CREDIT SERVICES	24-03472	Ice Machines	1,616.71	0	1,616.71
OPERATING ACCOUNT WIRES	903168	5/10/2024	APOPKA POLICE OFFICERS ASSOC	24-03858	PD Union April 2024	254.80	0	254.80
OPERATING ACCOUNT WIRES	903169	5/10/2024	APOPKA FIREFIGHTERS ASSOC.	24-03856	FD Assoc Dues April 2024	552.00	0	552.00
OPERATING ACCOUNT WIRES	903170	5/10/2024	APOPKA PROFESSIONAL	24-03857	FD Union Dues April 2024	4,243.04	0	4,243.04
OPERATING ACCOUNT WIRES	903171	5/10/2024	EXPERTPAY	24-03852	CHILD SUPPORT W/E 05/04/24	2,771.55	0	2,771.55
OPERATING ACCOUNT WIRES	903172	5/10/2024	INTERNAL REVENUE SERVICE	24-03854	ACH PAYROLL TAX W/E 05/04/24	262,238.40	0	262,238.40
OPERATING ACCOUNT WIRES	903173	5/10/2024	EMPOWER ANNUITY INSURANCE CO.	24-03855	PRUDENTIAL RETIREMENT 05/04/24	267,183.62	0	267,183.62
OPERATING ACCOUNT WIRES	903174	5/10/2024	VOYA INSTITUTIONAL TRUST CO.	24-03853	457 CONTRIBUTION W/E 05/04/24	13,419.36	0	13,419.36
OPERATING ACCOUNT WIRES	903134	5/13/2024	WALMART COMMUNITY/CAPITAL ONE	24-03789	Summer Camp snacks / supplies	327.28	0	327.28
OPERATING ACCOUNT WIRES	903135	5/13/2024	DUKE ENERGY	24-00127	Utility Billing - Electrical	769.76	0	769.76
OPERATING ACCOUNT WIRES	903136	5/13/2024	DUKE ENERGY	24-00302	Electric Bill Payments	16,946.74	0	16,946.74
OPERATING ACCOUNT WIRES	903137	5/13/2024	DUKE ENERGY	24-01012	Electric Inv. 3412-4300	1,287.11	0	1,287.11
OPERATING ACCOUNT WIRES	903138	5/13/2024	DUKE ENERGY	24-00307	Electronic Invoices 2210	2,970.98	0	2,970.98
OPERATING ACCOUNT WIRES	903139	5/13/2024	DUKE ENERGY	24-00696	Blanket PO - Utility Charges	6,095.99	0	6,095.99
OPERATING ACCOUNT WIRES	903140	5/13/2024	DUKE ENERGY	24-00307	Electronic Invoices 2210	99.98	0	99.98
OPERATING ACCOUNT WIRES	903143	5/13/2024	DUKE ENERGY	24-00307	Electronic Invoices 2210	25.15	0	25.15
OPERATING ACCOUNT WIRES	903143	5/13/2024	DUKE ENERGY	24-00843	FY24 Electric Invoices 3614	1,122.79	0	1,122.79
OPERATING ACCOUNT WIRES	903143	5/13/2024	DUKE ENERGY	24-00917	Street Lights & Median Elect.	36,240.68	0	36,240.68
OPERATING ACCOUNT WIRES	903143	5/13/2024	DUKE ENERGY	24-01170	Avian Pointe Str Lgts FY2324	4,422.80	0	4,422.80
OPERATING ACCOUNT WIRES	903143	5/13/2024	DUKE ENERGY	24-01171	East Kelly Park MSBU Str Lgts	2,052.75	0	2,052.75
OPERATING ACCOUNT WIRES	903144	5/13/2024	LOWE'S	24-00297	Station Operating Supplies	597.08	0	597.08
OPERATING ACCOUNT WIRES	903144	5/13/2024	LOWE'S	24-03151	Station Appliances	597.08	0	597.08
OPERATING ACCOUNT WIRES	903144	5/13/2024	LOWE'S	24-03463	Tools	958.67	0	958.67
OPERATING ACCOUNT WIRES	903151	5/15/2024	LOWE'S	24-00068	repairs to facilities	2,934.35	0	2,934.35
OPERATING ACCOUNT WIRES	903151	5/15/2024	LOWE'S	24-00070	General Operating Supplies	680.90	0	680.90
OPERATING ACCOUNT WIRES	903151	5/15/2024	LOWE'S	24-00151	Non inventory supplies	58.81	0	58.81
OPERATING ACCOUNT WIRES	903151	5/15/2024	LOWE'S	24-00297	Station Operating Supplies	-239.47	0	-239.47
OPERATING ACCOUNT WIRES	903151	5/15/2024	LOWE'S	24-00631	Lowe's Blanket	18.99	0	18.99
OPERATING ACCOUNT WIRES	903151	5/15/2024	LOWE'S	24-00638	Blanket PO - Operating Supplie	126.44	0	126.44
OPERATING ACCOUNT WIRES	903151	5/15/2024	LOWE'S	24-01120	Blanket PO -Training Materials	340.72	0	340.72
OPERATING ACCOUNT WIRES	903151	5/15/2024	LOWE'S	24-02841	Blanket PO for supplies	27.44	0	27.44
OPERATING ACCOUNT WIRES	903151	5/15/2024	LOWE'S	24-03151	Station Appliances	557.84	0	557.84
OPERATING ACCOUNT WIRES	903151	5/15/2024	LOWE'S	24-03162	Operating supplies	46.51	0	46.51
OPERATING ACCOUNT WIRES	903202	5/15/2024	FLORIDA DEPARTMENT OF REVENUE	24-03884	APRIL 2024 SALES TAX PMT	316.73	0	316.73
OPERATING ACCOUNT WIRES	903203	5/16/2024	PUBLIC RISK MANAGEMENT OF FL	24-03914	May 2024 Medical Insurance	669,188.56	0	669,188.56
OPERATING ACCOUNT WIRES	903177	5/17/2024	EXPERTPAY	24-03929	CHILD SUPPORT W/E 05/11/24	1,373.45	0	1,373.45
OPERATING ACCOUNT WIRES	903178	5/17/2024	INTERNAL REVENUE SERVICE	24-03931	ACH PAYROLL TAX W/E 05/11/24	115,190.49	0	115,190.49
OPERATING ACCOUNT WIRES	903179	5/17/2024	EMPOWER ANNUITY INSURANCE CO.	24-03932	PRUDENTIAL RETIREMENT 05/11/24	122,344.54	0	122,344.54
OPERATING ACCOUNT WIRES	903180	5/17/2024	VOYA INSTITUTIONAL TRUST CO.	24-03930	457 CONTRIBUTION W/E 05/11/24	6,444.11	0	6,444.11

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OPERATING ACCOUNT WIRES	903200	5/17/2024	FLORIDA DEPT OF ENVIRONMENTAL	24-04000	WATER PLANT LOAN 480211 PMT 9	1,675,245.34	0	1,675,245.34
OPERATING ACCOUNT WIRES	903201	5/17/2024	FLORIDA DEPT OF ENVIRONMENTAL	24-04001	SRF LOAN 480210 PAYMENT #14	40,882.92	0	40,882.92
OPERATING ACCOUNT WIRES	903156	5/20/2024	DUKE ENERGY	24-00696	Blanket PO - Utility Charges	788.18	0	788.18
OPERATING ACCOUNT WIRES	903157	5/20/2024	DUKE ENERGY	24-01102	Duke Energy	97.30	0	97.30
OPERATING ACCOUNT WIRES	903158	5/20/2024	DUKE ENERGY	24-00302	Electric Bill Payments	10,598.53	0	10,598.53
OPERATING ACCOUNT WIRES	903159	5/20/2024	DUKE ENERGY	24-00309	FY23 Electronic Invoices 2250	1,417.71	0	1,417.71
OPERATING ACCOUNT WIRES	903160	5/20/2024	DUKE ENERGY	24-01011	Electric Invoices 3151	439.29	0	439.29
OPERATING ACCOUNT WIRES	903160	5/20/2024	DUKE ENERGY	24-01102	Duke Energy	121.85	0	121.85
OPERATING ACCOUNT WIRES	903161	5/20/2024	DUKE ENERGY	24-00917	Street Lights & Median Elect.	6,354.52	0	6,354.52
OPERATING ACCOUNT WIRES	903161	5/20/2024	DUKE ENERGY	24-01102	Duke Energy	3,000.72	0	3,000.72
OPERATING ACCOUNT WIRES	903161	5/20/2024	DUKE ENERGY	24-01174	Winding Meadows Str Lgts MSBU	67.70	0	67.70
OPERATING ACCOUNT WIRES	903206	5/20/2024	ARROWROCK IV APOPKA 452, LLC	24-02290	Marshall Lake Capacity Project	410,377.01	0	410,377.01
OPERATING ACCOUNT WIRES	903155	5/21/2024	LOWE'S	24-00068	repairs to facilities	775.92	0	775.92
OPERATING ACCOUNT WIRES	903155	5/21/2024	LOWE'S	24-00151	Non inventory supplies	123.85	0	123.85
OPERATING ACCOUNT WIRES	903155	5/21/2024	LOWE'S	24-00297	Station Operating Supplies	1,642.89	0	1,642.89
OPERATING ACCOUNT WIRES	903155	5/21/2024	LOWE'S	24-01120	Blanket PO -Training Materials	233.70	0	233.70
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-00170	Event/program supplies	9.99	0	9.99
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-00369	Blanket PO - Office Supplies	285.70	0	285.70
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-00445	Digital Subscription - J Hitt	14.00	0	14.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-00472	Amazon Open Purchase Order	415.00	0	415.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-00588	Skillpath- AP Skills & Strategy	249.00	0	249.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-00689	Blanket PO for Bike Unit Gear	16.95	0	16.95
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-00690	Batteries for PD - BLANKET	362.86	0	362.86
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-00714	UTILITY BILLING IVR PHONE PYMT	1,201.36	0	1,201.36
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-01203	Domain Registration Renewals	15.99	0	15.99
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-01212	Blanket for PS Toll Charges	475.00	0	475.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-01811	Traffic/Code Enforc. Supplies	88.99	0	88.99
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-01812	BLANKET - Office Supplies	231.81	0	231.81
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-02056	Rental Car	354.27	0	354.27
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-02066	Baker- travel fuel	52.97	0	52.97
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-02079	Baker- Hotel during training	398.72	0	398.72
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-02103	Wave Academy Hotel	2,672.16	0	2,672.16
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-02279	Easter decorations	246.10	0	246.10
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-02286	Blanket Sr Events (Amazon)	77.91	0	77.91
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-02424	FIN Blanket PO:Office Supplies	365.40	0	365.40
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-02685	Breakfast for Easter Event	2,000.00	0	2,000.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-02817	Face paint. Balloon twist	500.00	0	500.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-02835		-116.99	0	-116.99
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-02854	Camp Wewa marketing- Fun4kids	1,320.00	0	1,320.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03016	Office or Program supplies	374.96	0	374.96
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03022	FEDC Conference: Fuel	30.00	0	30.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03030	FLEET TOOLS	4,374.69	0	4,374.69
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03032	MISCELLANEOUS VEHICLE PARTS	224.40	0	224.40
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03055	Cops & Bobbers fishing gear	1,495.59	0	1,495.59
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03152	Blue Gun Firearm Simulator	253.98	0	253.98
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03184	Service Pinning Luncheon Q2	226.21	0	226.21
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03210	On-Line Training Class	80.00	0	80.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03211	Book	79.00	0	79.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03220	Police academy testing codes	340.00	0	340.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03222	Saw Blade	24.69	0	24.69
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03223	Conference Room Display	1,099.98	0	1,099.98
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03243	Notary Public renewal - VK	152.95	0	152.95
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03245	iPad Case/ Keyboards	1,295.48	0	1,295.48
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03246	Business Cards/ Anderson	43.28	0	43.28
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03251	Patrol Bike Repair Tools	785.25	0	785.25
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03254	Florida Chamber-Env Permitting	220.89	0	220.89
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03260	D/C Miller Surviving 21st Trn	400.00	0	400.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03262	Velazquez / subscription	170.00	0	170.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03279	FL CITIES INSURANCE SUMMIT 24	350.00	0	350.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03280	SUBSTANCE ABUSE TRAINING	78.00	0	78.00

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OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03284	Reasonable Suspicion Training	234.00	0	234.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03288	BOAF Educational & Trade Expo	358.00	0	358.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03297	SEDC Meet the Consultants 2024	371.20	0	371.20
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03298	SEDC Meet the Consultants 2024	17.99	0	17.99
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03299	SEDC Meet the Consultants Conf	845.00	0	845.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03353	SHRM Certification Testing	745.00	0	745.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03362	Computer Hardware Supplies	1,366.26	0	1,366.26
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03363	APWA Membership -JG	248.00	0	248.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03364	Airport Parking	120.00	0	120.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03365	Cobweb Duster	159.94	0	159.94
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03389	Gatorland Field Trip	50.00	0	50.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03392	Dun & Bradstreet FIN Reporting	960.00	0	960.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03450	Wonderworks	500.00	0	500.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03456	Kerrigan Fl Sunshine Law	279.00	0	279.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03457	Parkinson and JRudich NIOA	1,500.00	0	1,500.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03462	Fun Spot Field trip	250.00	0	250.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03494	Stormwater Supplies	213.83	0	213.83
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03499	Amin Tacticop Women's Training	525.00	0	525.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03500	Armorer/cleaning supplies	196.32	0	196.32
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03506	Training Fuel	48.20	0	48.20
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03509	Peloton subscription fee	528.00	0	528.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03510	Annual Renters Insurance	188.85	0	188.85
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03513	Station 6 Rent	1,687.89	0	1,687.89
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03519	Broom Set	79.98	0	79.98
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03520	CPR Class- Camp staff	512.50	0	512.50
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03532	Reboundezr field trip	192.60	0	192.60
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03544	Jump Box for Traffic	172.79	0	172.79
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03551	Campsafe summer camp training	275.00	0	275.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03555	NOBLE Juneteenth Event/Trainin	120.00	0	120.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03581	Transcription Service	60.75	0	60.75
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03583	Dorazio travel for canine-Fuel	131.32	0	131.32
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03596	Gideon/Sein 1st Amen Audit	318.00	0	318.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03598	APA Membership - J Sanchez	119.27	0	119.27
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03604	Air Filter/Carpet Cleaner	1,022.59	0	1,022.59
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03606	Lockers or Comm Center	339.99	0	339.99
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03608	WEF Annual Membership Fee	128.00	0	128.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03611	APA Membership - Amer Hamza	119.27	0	119.27
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03612	Accessories for new Vehicles	706.50	0	706.50
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03626	Event Hotel	429.80	0	429.80
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03627	Airfare	648.96	0	648.96
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03636	Annual SHRM HRFL24 Conference	1,199.00	0	1,199.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03637	Annual SHRM HRFL24 Conference	1,199.00	0	1,199.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03638	Annual SHRM HRFL24 Conference	1,199.00	0	1,199.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03643	Non-A Valorem 16 General Fund	148.37	0	148.37
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03647	Microsoft Support	0.00	0	0.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03649	Airport Parking	168.00	0	168.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-03848	Parking FEDC24 Annual Conf.	44.00	0	44.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-04099	Rental car protection plan	50.00	0	50.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-04119	GFOA FY23 Certificate App.	610.00	0	610.00
OPERATING ACCOUNT WIRES	903222	5/21/2024	SYNOVUS BANK	24-04193	Flat Panel TV Replacement	879.96	0	879.96
OPERATING ACCOUNT WIRES	903204	5/22/2024	ORANGE COUNTY COMPTROLLER	24-04035	ORANGE CO PUBLIC SERVICE TAX	19,145.09	0	19,145.09
OPERATING ACCOUNT WIRES	903152	5/23/2024	WALMART COMMUNITY/CAPITAL ONE	24-00169	Event Supplies	217.00	0	217.00
OPERATING ACCOUNT WIRES	903152	5/23/2024	WALMART COMMUNITY/CAPITAL ONE	24-03176	Food & Supplies Health/Fitness	712.70	0	712.70
OPERATING ACCOUNT WIRES	903152	5/23/2024	WALMART COMMUNITY/CAPITAL ONE	24-03536	BLANKET - Bike Unit Gear Items	175.41	0	175.41
OPERATING ACCOUNT WIRES	903152	5/23/2024	WALMART COMMUNITY/CAPITAL ONE	24-04024	Telecommunications Week	80.82	0	80.82
OPERATING ACCOUNT WIRES	903153	5/23/2024	WALMART	24-03704	Office Supplies	44.94	0	44.94
OPERATING ACCOUNT WIRES	903153	5/23/2024	WALMART	24-03705	Office Supplies	28.08	0	28.08
OPERATING ACCOUNT WIRES	903153	5/23/2024	WALMART	24-03706	Station Supplies	597.06	0	597.06
OPERATING ACCOUNT WIRES	903205	5/23/2024	LEOPOLD KORN, P.A.	24-04047	Purchase S Boy Scout Rd	722,938.44	0	722,938.44
OPERATING ACCOUNT WIRES	903163	5/24/2024	DUKE ENERGY	24-00302	Electric Bill Payments	701.19	0	701.19

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OPERATING ACCOUNT WIRES	903163	5/24/2024	DUKE ENERGY	24-00311	FY23 Electronic Invoices 3010	175.49	0	175.49
OPERATING ACCOUNT WIRES	903163	5/24/2024	DUKE ENERGY	24-00372	Warehouse Electric Bills	175.48	0	175.48
OPERATING ACCOUNT WIRES	903163	5/24/2024	DUKE ENERGY	24-00692	FY24 Electric Invoices 3210	175.49	0	175.49
OPERATING ACCOUNT WIRES	903163	5/24/2024	DUKE ENERGY	24-00917	Street Lights & Median Elect.	61,309.25	0	61,309.25
OPERATING ACCOUNT WIRES	903163	5/24/2024	DUKE ENERGY	24-01011	Electric Invoices 3151	2,893.21	0	2,893.21
OPERATING ACCOUNT WIRES	903163	5/24/2024	DUKE ENERGY	24-01052	Duke Energy PO for Power	350.97	0	350.97
OPERATING ACCOUNT WIRES	903163	5/24/2024	DUKE ENERGY	24-01172	Oaks @ Kelly Park Str Lgts MSB	1,289.67	0	1,289.67
OPERATING ACCOUNT WIRES	903182	5/24/2024	EXPERTPAY	24-04043	CHILD SUPPORT W/E 05/18/24	2,771.55	0	2,771.55
OPERATING ACCOUNT WIRES	903183	5/24/2024	INTERNAL REVENUE SERVICE	24-04045	ACH PAYROLL TAX W/E 05/18/24	243,172.38	0	243,172.38
OPERATING ACCOUNT WIRES	903184	5/24/2024	EMPOWER ANNUITY INSURANCE CO.	24-04046	PRUDENTIAL RETIREMENT 05/18/24	255,150.27	0	255,150.27
OPERATING ACCOUNT WIRES	903185	5/24/2024	VOYA INSTITUTIONAL TRUST CO.	24-04044	457 CONTRIBUTION W/E 05/18/24	13,087.11	0	13,087.11
OPERATING ACCOUNT WIRES	903207	5/30/2024	ORANGE COUNTY PUBLIC SCHOOLS	24-04120	2Q SCHOOL IMPACT FEE JAN-MAR24	2,678,106.48	0	2,678,106.48
OPERATING ACCOUNT WIRES	903175	5/31/2024	DUKE ENERGY	24-01012	Electric Inv. 3412-4300	125.62	0	125.62
OPERATING ACCOUNT WIRES	903176	5/31/2024	DUKE ENERGY	24-01012	Electric Inv. 3412-4300	1,153.29	0	1,153.29
OPERATING ACCOUNT WIRES	903181	5/31/2024	DUKE ENERGY	24-00302	Electric Bill Payments	4,146.37	0	4,146.37
OPERATING ACCOUNT WIRES	903186	5/31/2024	DUKE ENERGY	24-00300	Duke Energy Blanket	39,073.06	0	39,073.06
OPERATING ACCOUNT WIRES	903187	5/31/2024	DUKE ENERGY	24-00127	Utility Billing - Electrical	9,668.17	0	9,668.17
OPERATING ACCOUNT WIRES	903188	5/31/2024	DUKE ENERGY	24-01102	Duke Energy	14,858.35	0	14,858.35
OPERATING ACCOUNT WIRES	903189	5/31/2024	DUKE ENERGY	24-01102	Duke Energy	305.73	0	305.73
OPERATING ACCOUNT WIRES	903190	5/31/2024	EXPERTPAY	24-04167	CHILD SUPPORT W/E 05/25/24	1,373.45	0	1,373.45
OPERATING ACCOUNT WIRES	903191	5/31/2024	INTERNAL REVENUE SERVICE	24-04169	ACH PAYROLL TAX W/E 05/25/24	126,109.31	0	126,109.31
OPERATING ACCOUNT WIRES	903192	5/31/2024	EMPOWER ANNUITY INSURANCE CO.	24-04170	PRUDENTIAL RETIREMENT 05/25/24	122,837.46	0	122,837.46
OPERATING ACCOUNT WIRES	903193	5/31/2024	VOYA INSTITUTIONAL TRUST CO.	24-04168	457 CONTRIBUTION W/E 05/25/24	6,315.49	0	6,315.49
OPERATING ACCOUNT WIRES	903196	5/31/2024	DUKE ENERGY	24-00307	Electronic Invoices 2210	258.48	0	258.48
OPERATING ACCOUNT WIRES	903196	5/31/2024	DUKE ENERGY	24-00311	FY23 Electronic Invoices 3010	925.76	0	925.76
OPERATING ACCOUNT WIRES	903196	5/31/2024	DUKE ENERGY	24-00696	Blanket PO - Utility Charges	258.48	0	258.48
OPERATING ACCOUNT WIRES	903196	5/31/2024	DUKE ENERGY	24-00843	FY24 Electric Invoices 3614	858.82	0	858.82
OPERATING ACCOUNT WIRES	903196	5/31/2024	DUKE ENERGY	24-00917	Street Lights & Median Elect.	14,481.92	0	14,481.92
OPERATING ACCOUNT WIRES	903196	5/31/2024	DUKE ENERGY	24-01012	Electric Inv. 3412-4300	64.48	0	64.48
OPERATING ACCOUNT WIRES	903196	5/31/2024	DUKE ENERGY	24-01052	Duke Energy PO for Power	377.80	0	377.80
OPERATING ACCOUNT WIRES	903196	5/31/2024	DUKE ENERGY	24-01102	Duke Energy	19.47	0	19.47
OPERATING ACCOUNT WIRES	903196	5/31/2024	DUKE ENERGY	24-02722	Nottingham MSBU Street Lights	480.23	0	480.23
SYNOVUS BANK E-PAYMENTS	304542	5/2/2024	ALTERNATIVE POWER SOLUTIONS, I	24-00004	Generator PM and repairs	208.95	0	208.95
SYNOVUS BANK E-PAYMENTS	304542	5/2/2024	ALTERNATIVE POWER SOLUTIONS, I	24-00299	Generator Repair & Maintenance	1,524.00	0	1,524.00
SYNOVUS BANK E-PAYMENTS	304543	5/2/2024	APOPKA ACE HARDWARE & LUMBER I	24-00343	Repair & Maintenance Supplies	6.78	0	6.78
SYNOVUS BANK E-PAYMENTS	304543	5/2/2024	APOPKA ACE HARDWARE & LUMBER I	24-00346	MISCELLANEOUS VEHICLE PARTS	47.46	0	47.46
SYNOVUS BANK E-PAYMENTS	304543	5/2/2024	APOPKA ACE HARDWARE & LUMBER I	24-00362	Repairs to Facilities	46.70	0	46.70
SYNOVUS BANK E-PAYMENTS	304544	5/2/2024	APOPKA CHIEF	24-03285	Foliage Festival ad	435.00	0	435.00
SYNOVUS BANK E-PAYMENTS	304545	5/2/2024	CENTRAL FLORIDA TRUCK ACCESSOR	24-00329	ACCESSORIES FOR CITY VEHICLES	429.90	0	429.90
SYNOVUS BANK E-PAYMENTS	304546	5/2/2024	CORE & MAIN LP	24-00098	Inventory items	70,335.14	0	70,335.14
SYNOVUS BANK E-PAYMENTS	304547	5/2/2024	DANA SAFETY SUPPLY, INC.	24-00835	PARTS & REPAIRS EMERGENCY CARS	449.06	0	449.06
SYNOVUS BANK E-PAYMENTS	304548	5/2/2024	FAST SIGNS	24-01772	DECALS & SIGNS FOR CITY USE	389.89	0	389.89
SYNOVUS BANK E-PAYMENTS	304549	5/2/2024	FERGUSON ENTERPRISES, INC.	24-00074	Inventory Blanket PO	1,356.10	0	1,356.10
SYNOVUS BANK E-PAYMENTS	304551	5/2/2024	GALLS, PARENT HOLDINGS, LLC	24-01154	Accouterments - Blanket PO	676.55	0	676.55
SYNOVUS BANK E-PAYMENTS	304551	5/2/2024	GALLS, PARENT HOLDINGS, LLC	24-01254	Firefighter Uniforms	1,647.84	0	1,647.84
SYNOVUS BANK E-PAYMENTS	304551	5/2/2024	GALLS, PARENT HOLDINGS, LLC	24-01516	Footwear Annual Replacement	489.44	0	489.44
SYNOVUS BANK E-PAYMENTS	304552	5/2/2024	LAKE JEM FARMS INC.	24-03205	Sod restoration	7,776.00	0	7,776.00
SYNOVUS BANK E-PAYMENTS	304553	5/2/2024	MILLIKAN BATTERY & ELECTRIC	24-00124	Blanket PO: Vehicle Batteries	2,096.50	0	2,096.50
SYNOVUS BANK E-PAYMENTS	304553	5/2/2024	MILLIKAN BATTERY & ELECTRIC	24-00125	STOCK BATTERIES	1,636.00	0	1,636.00
SYNOVUS BANK E-PAYMENTS	304554	5/2/2024	NEXTRAN TRUCK CENTER - ORLANDO	24-00826	PARTS & REPAIRS ON MACK TRUCKS	4,621.33	0	4,621.33
SYNOVUS BANK E-PAYMENTS	304555	5/2/2024	ORLANDO FREIGHTLINER, INC.	24-00456	MISC FREIGHTLINER TRUCK PARTS	6,036.31	0	6,036.31
SYNOVUS BANK E-PAYMENTS	304555	5/2/2024	ORLANDO FREIGHTLINER, INC.	24-00470	STOCK PARTS FOR LARGE TRUCKS	285.64	0	285.64
SYNOVUS BANK E-PAYMENTS	304556	5/2/2024	SHELLEY'S ENVIRONMENTAL SYSTEM	24-02237	Sludge Hualing	5,807.75	0	5,807.75
SYNOVUS BANK E-PAYMENTS	304557	5/2/2024	AAMCO TRANSMISSIONS	24-00325	TRANSMISSION REPAIRS	1,966.00	0	1,966.00
SYNOVUS BANK E-PAYMENTS	304558	5/2/2024	WASTE MANAGEMENT INC OF FL	24-00641	Yard Waste Tipping Fees	14,546.28	0	14,546.28
SYNOVUS BANK E-PAYMENTS	304558	5/2/2024	WASTE MANAGEMENT INC OF FL	24-00642	Recycling Tipping Fees	4,128.00	0	4,128.00
SYNOVUS BANK E-PAYMENTS	304558	5/2/2024	WASTE MANAGEMENT INC OF FL	24-00654	Landfill/Roll off Charges	46.48	0	46.48
SYNOVUS BANK E-PAYMENTS	304559	5/9/2024	AIRGAS USA, LLC	24-00469	WELDING SUPPLIES FOR REPAIRS	312.75	0	312.75
SYNOVUS BANK E-PAYMENTS	304559	5/9/2024	AIRGAS USA, LLC	24-01459	Oxygen & Cylinder Rental	693.15	0	693.15
SYNOVUS BANK E-PAYMENTS	304560	5/9/2024	APOPKA CHIEF, THE	24-01086	Blanket PO - Legal Ads	1,035.00	0	1,035.00

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SYNOVUS BANK E-PAYMENTS	304561	5/9/2024	APOPKA ACE HARDWARE & LUMBER I	24-00362	Repairs to Facilities	24.67	0	24.67
SYNOVUS BANK E-PAYMENTS	304561	5/9/2024	APOPKA ACE HARDWARE & LUMBER I	24-00400	Purchase noninventory Supplies	83.83	0	83.83
SYNOVUS BANK E-PAYMENTS	304561	5/9/2024	APOPKA ACE HARDWARE & LUMBER I	24-00416	Repairs for claimed damages.	81.58	0	81.58
SYNOVUS BANK E-PAYMENTS	304561	5/9/2024	APOPKA ACE HARDWARE & LUMBER I	24-01392	Hand tools and supplies	107.63	0	107.63
SYNOVUS BANK E-PAYMENTS	304562	5/9/2024	APOPKA PLAQUE AND TROPHY	24-03770	Comish name plates/plaque/phot	60.00	0	60.00
SYNOVUS BANK E-PAYMENTS	304563	5/9/2024	BATTERIES PLUS	24-00678	Lift Station Backup Batteries	2,064.00	0	2,064.00
SYNOVUS BANK E-PAYMENTS	304564	5/9/2024	CINTAS CORPORATION	24-03025	UNIFORM RENTALS FY 2024	1,229.74	0	1,229.74
SYNOVUS BANK E-PAYMENTS	304565	5/9/2024	CORE & MAIN LP	24-00098	Inventory items	2,083.52	0	2,083.52
SYNOVUS BANK E-PAYMENTS	304565	5/9/2024	CORE & MAIN LP	24-00776	Parts and Materials	1,048.30	0	1,048.30
SYNOVUS BANK E-PAYMENTS	304566	5/9/2024	FAST SIGNS	24-02370	Business Cards	411.75	0	411.75
SYNOVUS BANK E-PAYMENTS	304566	5/9/2024	FAST SIGNS	24-02488	Event printing	86.11	0	86.11
SYNOVUS BANK E-PAYMENTS	304566	5/9/2024	FAST SIGNS	24-02977	Accountability Board	653.99	0	653.99
SYNOVUS BANK E-PAYMENTS	304567	5/9/2024	FERGUSON ENTERPRISES, INC.	24-00074	Inventory Blanket PO	339.50	0	339.50
SYNOVUS BANK E-PAYMENTS	304569	5/9/2024	GALLS, PARENT HOLDINGS, LLC	24-01154	Accouterments - Blanket PO	120.20	0	120.20
SYNOVUS BANK E-PAYMENTS	304569	5/9/2024	GALLS, PARENT HOLDINGS, LLC	24-01254	Firefighter Uniforms	1,148.49	0	1,148.49
SYNOVUS BANK E-PAYMENTS	304569	5/9/2024	GALLS, PARENT HOLDINGS, LLC	24-01516	Footwear Annual Replacement	1,124.44	0	1,124.44
SYNOVUS BANK E-PAYMENTS	304570	5/9/2024	MERCER PEST CONTROL, INC.	24-00452	Pest Control for Facilities	2,370.88	0	2,370.88
SYNOVUS BANK E-PAYMENTS	304571	5/9/2024	MICHIGAN ST. PUMP & ELECTRIC M	24-01259	Lift Station Pump Repairs	6,988.00	0	6,988.00
SYNOVUS BANK E-PAYMENTS	304572	5/9/2024	RAPID SYSTEMS	24-01181	Wireless Internet Circuit	2,136.00	0	2,136.00
SYNOVUS BANK E-PAYMENTS	304573	5/9/2024	SAFETY PRODUCTS INC	24-00075	Inventory items Blanket PO	4,286.70	0	4,286.70
SYNOVUS BANK E-PAYMENTS	304574	5/9/2024	SAFETY SHOE DISTRIBUTORS, L.L.	24-01055	Staff Boots	69.99	0	69.99
SYNOVUS BANK E-PAYMENTS	304576	5/9/2024	SEMINOLE OFFICE SOLUTIONS, INC	24-01184	Mayors Copy Machine Lease	80.96	0	80.96
SYNOVUS BANK E-PAYMENTS	304576	5/9/2024	SEMINOLE OFFICE SOLUTIONS, INC	24-01185	CommDev Copy Machine Maint	148.06	0	148.06
SYNOVUS BANK E-PAYMENTS	304576	5/9/2024	SEMINOLE OFFICE SOLUTIONS, INC	24-01186	CA Copy Machine Maintenance	43.97	0	43.97
SYNOVUS BANK E-PAYMENTS	304576	5/9/2024	SEMINOLE OFFICE SOLUTIONS, INC	24-01187	UB Copy Machine Lease	285.80	0	285.80
SYNOVUS BANK E-PAYMENTS	304576	5/9/2024	SEMINOLE OFFICE SOLUTIONS, INC	24-01188	PD Copy Machine Leases	520.01	0	520.01
SYNOVUS BANK E-PAYMENTS	304576	5/9/2024	SEMINOLE OFFICE SOLUTIONS, INC	24-01189	HR & Legal Copy Machine Lease	256.72	0	256.72
SYNOVUS BANK E-PAYMENTS	304576	5/9/2024	SEMINOLE OFFICE SOLUTIONS, INC	24-01190	Procurement Printer Maint	32.00	0	32.00
SYNOVUS BANK E-PAYMENTS	304576	5/9/2024	SEMINOLE OFFICE SOLUTIONS, INC	24-01191	Building Dept Copy Maintenance	73.83	0	73.83
SYNOVUS BANK E-PAYMENTS	304576	5/9/2024	SEMINOLE OFFICE SOLUTIONS, INC	24-01192	PS Copy Machine Maintenance	507.30	0	507.30
SYNOVUS BANK E-PAYMENTS	304576	5/9/2024	SEMINOLE OFFICE SOLUTIONS, INC	24-01193	Recreation Copy Machine Maint	76.66	0	76.66
SYNOVUS BANK E-PAYMENTS	304576	5/9/2024	SEMINOLE OFFICE SOLUTIONS, INC	24-01194	IT Copy Machine Lease	40.45	0	40.45
SYNOVUS BANK E-PAYMENTS	304577	5/9/2024	SPRAYER PARTS DEPOT	24-00812	MISCELLANEOUS SPRAYER PARTS	74.37	0	74.37
SYNOVUS BANK E-PAYMENTS	304578	5/9/2024	SHELLEY'S ENVIRONMENTAL SYSTEM	24-02237	Sludge Hualing	3,630.25	0	3,630.25
SYNOVUS BANK E-PAYMENTS	304579	5/9/2024	TRAIL SAW & MOWER SERVICE, INC	24-00824	MISCELLANEOUS MOWER PARTS	1,445.69	0	1,445.69
SYNOVUS BANK E-PAYMENTS	304580	5/9/2024	UNIFIRST CORPORATION	24-00130	UNIFORMS RENTAL FY 2024	2,023.60	0	2,023.60
SYNOVUS BANK E-PAYMENTS	304581	5/16/2024	AIRGAS USA, LLC	24-02847	Tools for Hazardous Materials	2,232.31	0	2,232.31
SYNOVUS BANK E-PAYMENTS	304582	5/16/2024	ALTERNATIVE POWER SOLUTIONS, I	24-00004	Generator PM and repairs	386.28	0	386.28
SYNOVUS BANK E-PAYMENTS	304583	5/16/2024	GHX INDUSTRIAL, LLC	24-03530	Stormwater Pump Hoses	4,334.40	0	4,334.40
SYNOVUS BANK E-PAYMENTS	304584	5/16/2024	APOPKA CHIEF, THE	24-01090	Blanket Ads Apopka Chief	435.00	0	435.00
SYNOVUS BANK E-PAYMENTS	304585	5/16/2024	APOPKA ACE HARDWARE & LUMBER I	24-00343	Repair & Maintenance Supplies	17.13	0	17.13
SYNOVUS BANK E-PAYMENTS	304585	5/16/2024	APOPKA ACE HARDWARE & LUMBER I	24-00362	Repairs to Facilities	93.51	0	93.51
SYNOVUS BANK E-PAYMENTS	304586	5/16/2024	APOPKA PLAQUE AND TROPHY	24-03361	trophies Cops & Bobbers '24	510.00	0	510.00
SYNOVUS BANK E-PAYMENTS	304587	5/16/2024	CORE & MAIN LP	24-00098	Inventory items	913.56	0	913.56
SYNOVUS BANK E-PAYMENTS	304588	5/16/2024	FERGUSON ENTERPRISES, INC.	24-00074	Inventory Blanket PO	641.40	0	641.40
SYNOVUS BANK E-PAYMENTS	304589	5/16/2024	GALLS, PARENT HOLDINGS, LLC	24-01515	Duty Gear - BLANKET PO	77.28	0	77.28
SYNOVUS BANK E-PAYMENTS	304589	5/16/2024	GALLS, PARENT HOLDINGS, LLC	24-01516	Footwear Annual Replacement	292.31	0	292.31
SYNOVUS BANK E-PAYMENTS	304589	5/16/2024	GALLS, PARENT HOLDINGS, LLC	24-03812	Duty Belts	560.00	0	560.00
SYNOVUS BANK E-PAYMENTS	304590	5/16/2024	ORLANDO FREIGHTLINER, INC.	24-00456	MISC FREIGHTLINER TRUCK PARTS	1,854.32	0	1,854.32
SYNOVUS BANK E-PAYMENTS	304590	5/16/2024	ORLANDO FREIGHTLINER, INC.	24-00470	STOCK PARTS FOR LARGE TRUCKS	214.23	0	214.23
SYNOVUS BANK E-PAYMENTS	304591	5/16/2024	WELDON PARTS-ORLANDO	24-00497	STOCK:DEF FLUID	930.61	0	930.61
SYNOVUS BANK E-PAYMENTS	304591	5/16/2024	WELDON PARTS-ORLANDO	24-01709	MISC DEF FULIDS FOR VEHICLES	2,841.24	0	2,841.24
SYNOVUS BANK E-PAYMENTS	304592	5/16/2024	PRIDE ENTERPRISES	24-00782	STOCK RECAP TIRES FOR TRUCKS	7,865.40	0	7,865.40
SYNOVUS BANK E-PAYMENTS	304593	5/16/2024	SITEONE LANDSCAPE SUPPLY, LLC	24-01774	Irrigation Repairs	4,143.22	0	4,143.22
SYNOVUS BANK E-PAYMENTS	304594	5/16/2024	PIRTEK ALTAMONTE SPRINGS	24-00898	MOBIL HYDRAULIC HOSE REPAIR	570.67	0	570.67
SYNOVUS BANK E-PAYMENTS	304595	5/16/2024	TAMPA CRANE & BODY, INC.	24-00830	MISCELLANEOUS PART LARGE TRUCK	399.41	0	399.41
SYNOVUS BANK E-PAYMENTS	304596	5/16/2024	SHELLEY'S ENVIRONMENTAL SYSTEM	24-02237	Sludge Hualing	15,834.65	0	15,834.65
SYNOVUS BANK E-PAYMENTS	304597	5/16/2024	TRADEMARK PRESS SOLUTIONS INC.	24-03805	Officer Business Cards (10)	425.00	0	425.00
SYNOVUS BANK E-PAYMENTS	304598	5/16/2024	WASTE MANAGEMENT INC OF FL	24-00641	Yard Waste Tipping Fees	11,889.92	0	11,889.92
SYNOVUS BANK E-PAYMENTS	304598	5/16/2024	WASTE MANAGEMENT INC OF FL	24-00654	Landfill/Roll off Charges	995.96	0	995.96

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SYNOVUS BANK E-PAYMENTS	304599	5/23/2024	A-ABRA-KEY-DABRA LOCKSMITH SER	24-03798	Keys for City facilities	140.00	0	140.00
SYNOVUS BANK E-PAYMENTS	304600	5/23/2024	AIRGAS USA, LLC	24-01459	Oxygen & Cylinder Rental	205.79	0	205.79
SYNOVUS BANK E-PAYMENTS	304601	5/23/2024	APOPKA ACE HARDWARE & LUMBER I	24-00362	Repairs to Facilities	54.29	0	54.29
SYNOVUS BANK E-PAYMENTS	304601	5/23/2024	APOPKA ACE HARDWARE & LUMBER I	24-00417	Blanket - Operating Supplies	119.41	0	119.41
SYNOVUS BANK E-PAYMENTS	304601	5/23/2024	APOPKA ACE HARDWARE & LUMBER I	24-01392	Hand tools and supplies	101.52	0	101.52
SYNOVUS BANK E-PAYMENTS	304602	5/23/2024	APOPKA PLAQUE AND TROPHY	24-04002	Soccer Medals	3,744.00	0	3,744.00
SYNOVUS BANK E-PAYMENTS	304603	5/23/2024	CINTAS CORPORATION	24-03025	UNIFORM RENTALS FY 2024	518.94	0	518.94
SYNOVUS BANK E-PAYMENTS	304604	5/23/2024	CORE & MAIN LP	24-00098	Inventory items	117,349.17	0	117,349.17
SYNOVUS BANK E-PAYMENTS	304604	5/23/2024	CORE & MAIN LP	24-00775	Parts and Materials	1,804.53	0	1,804.53
SYNOVUS BANK E-PAYMENTS	304604	5/23/2024	CORE & MAIN LP	24-03045	Check Valves	23,600.00	0	23,600.00
SYNOVUS BANK E-PAYMENTS	304605	5/23/2024	DANA SAFETY SUPPLY, INC.	23-05267	Upfit of marked vehicle	15,332.18	0	15,332.18
SYNOVUS BANK E-PAYMENTS	304606	5/23/2024	FAST SIGNS	24-01022	backdrops and tabelclothes	902.96	0	902.96
SYNOVUS BANK E-PAYMENTS	304607	5/23/2024	FERGUSON ENTERPRISES, INC.	24-00074	Inventory Blanket PO	468.00	0	468.00
SYNOVUS BANK E-PAYMENTS	304607	5/23/2024	FERGUSON ENTERPRISES, INC.	24-02814	Parts and materials	2,028.00	0	2,028.00
SYNOVUS BANK E-PAYMENTS	304608	5/23/2024	GALLS, PARENT HOLDINGS, LLC	24-01254	Firefighter Uniforms	817.39	0	817.39
SYNOVUS BANK E-PAYMENTS	304608	5/23/2024	GALLS, PARENT HOLDINGS, LLC	24-01516	Footwear Annual Replacement	61.43	0	61.43
SYNOVUS BANK E-PAYMENTS	304608	5/23/2024	GALLS, PARENT HOLDINGS, LLC	24-01518	UNIFORM APPAREL BLANKET P O	323.97	0	323.97
SYNOVUS BANK E-PAYMENTS	304609	5/23/2024	MILLIKAN BATTERY & ELECTRIC	24-00125	STOCK BATTERIES	1,767.50	0	1,767.50
SYNOVUS BANK E-PAYMENTS	304610	5/23/2024	NEXTRAN TRUCK CENTER - ORLANDO	24-00826	PARTS & REPAIRS ON MACK TRUCKS	2,401.36	0	2,401.36
SYNOVUS BANK E-PAYMENTS	304611	5/23/2024	SHELLEY'S ENVIRONMENTAL SYSTEM	24-00788	Sewer Debris Dumping	425.25	0	425.25
SYNOVUS BANK E-PAYMENTS	304611	5/23/2024	SHELLEY'S ENVIRONMENTAL SYSTEM	24-02237	Sludge Hualing	2,437.50	0	2,437.50
SYNOVUS BANK E-PAYMENTS	304612	5/23/2024	TRAIL SAW & MOWER SERVICE, INC.	24-00824	MISCELLANEOUS MOWER PARTS	695.04	0	695.04
SYNOVUS BANK E-PAYMENTS	304613	5/23/2024	WASTE MANAGEMENT INC OF FL	24-00642	Recycling Tipping Fees	5,292.96	0	5,292.96
SYNOVUS BANK E-PAYMENTS	304614	5/30/2024	APOPKA PLAQUE AND TROPHY	24-01390	Blanket PO Embroidery/Printing	312.00	0	312.00
SYNOVUS BANK E-PAYMENTS	304615	5/30/2024	GALLS, PARENT HOLDINGS, LLC	24-01154	Accouterments - Blanket PO	372.77	0	372.77
SYNOVUS BANK E-PAYMENTS	304615	5/30/2024	GALLS, PARENT HOLDINGS, LLC	24-01254	Firefighter Uniforms	126.88	0	126.88
SYNOVUS BANK E-PAYMENTS	304615	5/30/2024	GALLS, PARENT HOLDINGS, LLC	24-01517	Crossing Guard Uniform Needs	100.98	0	100.98
SYNOVUS BANK E-PAYMENTS	304615	5/30/2024	GALLS, PARENT HOLDINGS, LLC	24-01518	UNIFORM APPAREL BLANKET P O	36.08	0	36.08
SYNOVUS BANK E-PAYMENTS	304616	5/30/2024	GT DISTRIBUTORS	24-03813	Police Duty Gear	950.00	0	950.00
SYNOVUS BANK E-PAYMENTS	304617	5/30/2024	SHELLEY'S ENVIRONMENTAL SYSTEM	24-02237	Sludge Hualing	3,674.45	0	3,674.45
Total						14,851,540.68	410,377.01	14,441,163.67



City of Apopka CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)

Item #: 1.

Meeting Date: June 19, 2024

Department: Community Development

SUBJECT:

Lux Carwash – Plat

REQUEST:

Approve the Lux Carwash – Plat.

SUMMARY:

Owner(s): Sebal Hospitality Group, LLC

Applicant(s): Florida Engineering Group, Inc. c/o Gregory R. Crawford, P.E.

Tract Size: 4.59 +/- acres

Parcel Identification Number(s): 33-20-28-0000-00-033, 33-20-28-0000-00-042, 33-20-28-0000-00-048, and 33-20-28-0000-00-034

Location: 1752, 1760, 1774 and 1788 Rock Springs Road

Future Land Use: Commercial

Zoning: C-C (Community Commercial)

Project Manager: Jean Sanchez

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	County Low Medium	County R-T (Mobile Home Park)	Rock Springs Mobile Home Park
South	Residential Medium and Commercial	RSF-1B (Residential Single-Family District - Large Lot) and C-C (Community Commercial)	Vacant and retail stores
East	Residential Very Low Suburban	PD (Planned Development)	Wekiva Park Townhomes
West	County Low Medium	County R-T	Rock Springs Mobile Home Park

PROJECT SUMMARY:

The applicant has submitted the Lux Carwash – Plat to combine parcels and create three lots, as well as, Tract A (private drive), drainage and utility easements. A carwash use is intended to be constructed on Lot 3 and a Construction Site Plan for retail store and auto repair uses on Lot 1 is undergoing development review. The Plat is consistent with the Lux Carwash - Construction Site Plan (CSP), approved by the Development Review Committee on March 27, 2024.

The Development Review Committee (DRC) has found that the applicant demonstrates there is competent substantial evidence in the record that all of the following standards are met:

- The plat and its general layout and design comply with all applicable standards in Article 5: Development Standards, and Article 6: Environmental Standards;
- The plat complies with all conditions of approval in any development approval or permit to which it is subject;
- The plat conforms to the requirements of Chapter 177, Florida Statutes before recordation and per the review and determination of the City Surveyor;
- The plat conforms to any development plan (major or minor) to which it is a part; and
- The plat complies with all other applicable standards in this LDC and all other City regulations.

ACCESS:

The access to the development is on Rock Springs Road via the private access drive, Tract A.

PUBLIC HEARING SCHEDULE:

June 11, 2024 - Planning Commission (5:30 P.M.)

June 19, 2024 - City Council (1:30 P.M.)

FUNDING SOURCE:

Not applicable.

RECOMMENDED MOTION:

Development Review Committee (DRC):

Recommends approval of the Lux Carwash – Plat.

Planning Commission:

At its meeting on June 11, 2024, the Planning Commission unanimously recommended approval of the Lux Carwash – Plat.

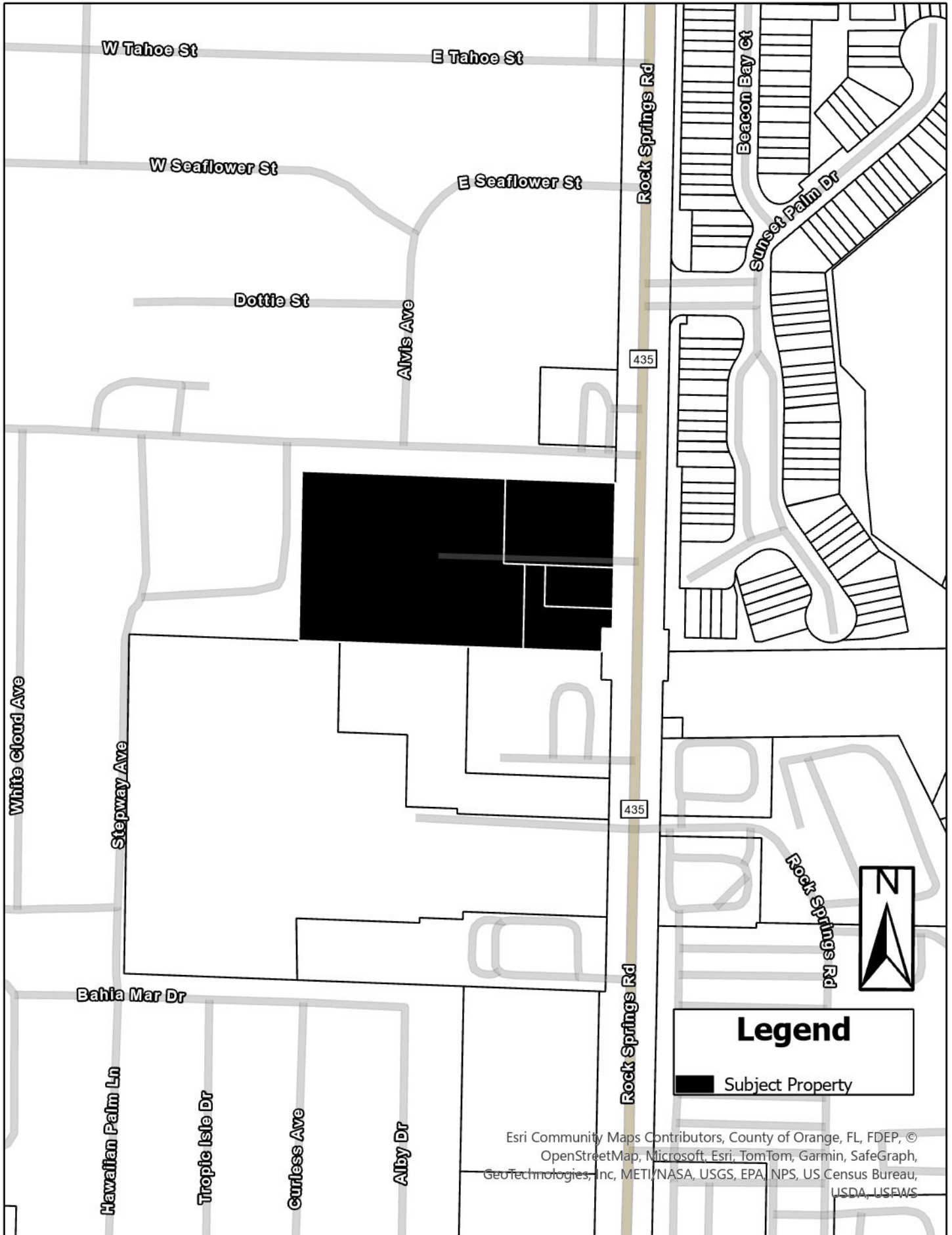
Recommended Motion - City Council:

Approve the Lux Carwash – Plat

ATTACHMENTS:

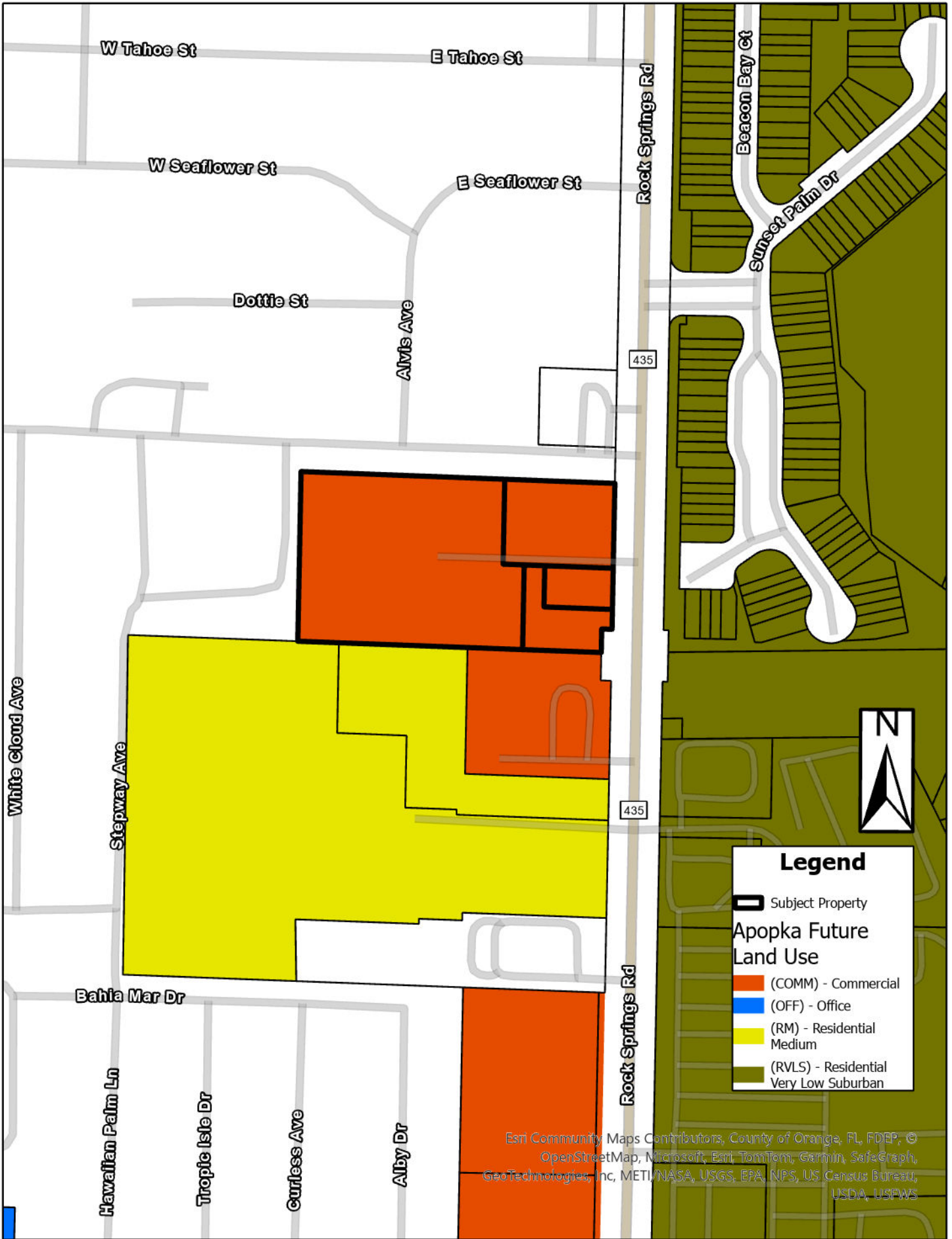
1. Maps
2. Lux Carwash - Plat

Vicinity



Esri Community Maps Contributors, County of Orange, FL, FDEP, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,
Geotechnologies, Inc, METI, NASA, USGS, EPA, NPS, US Census Bureau,
USDA, USFWS

Future Land Use

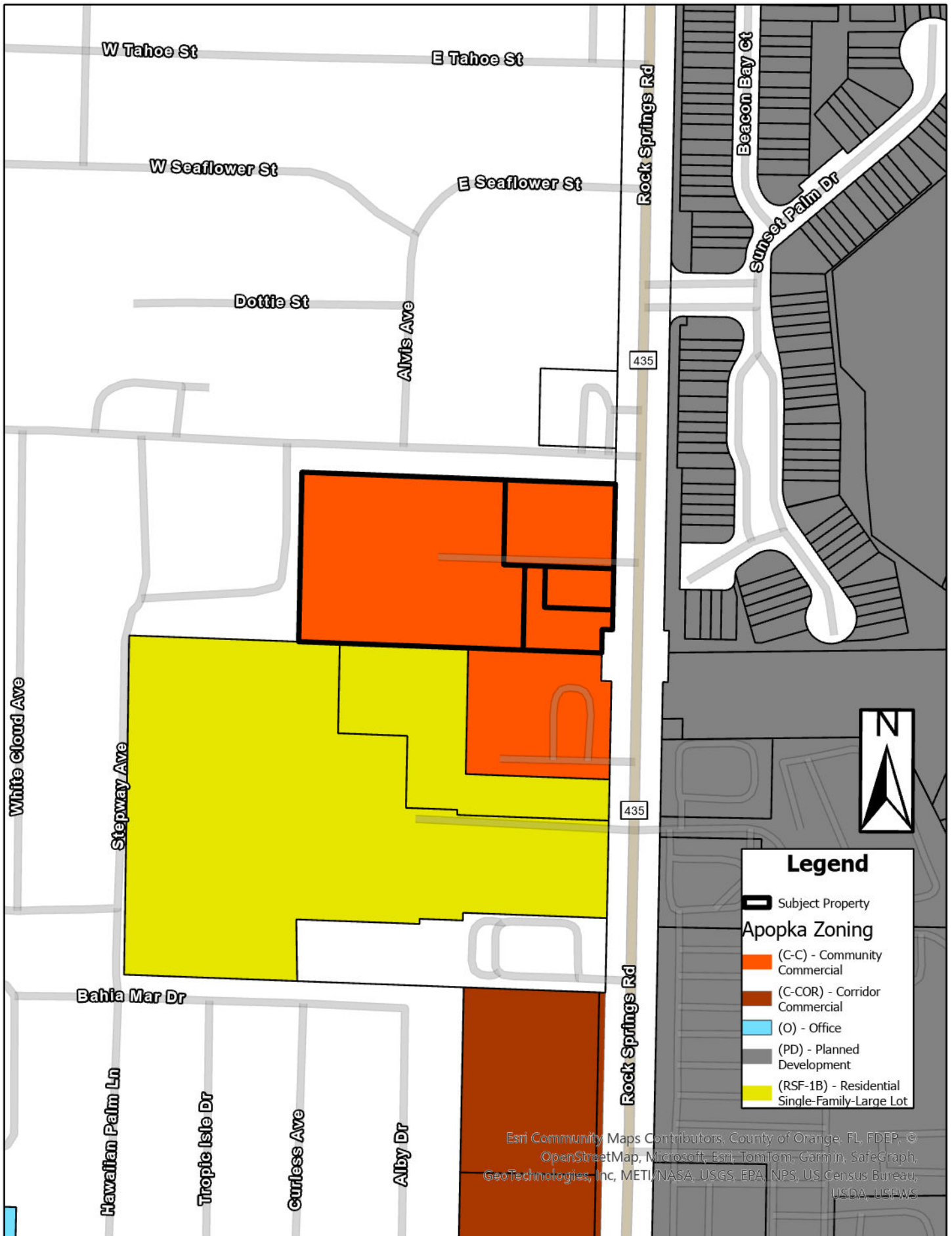


Legend

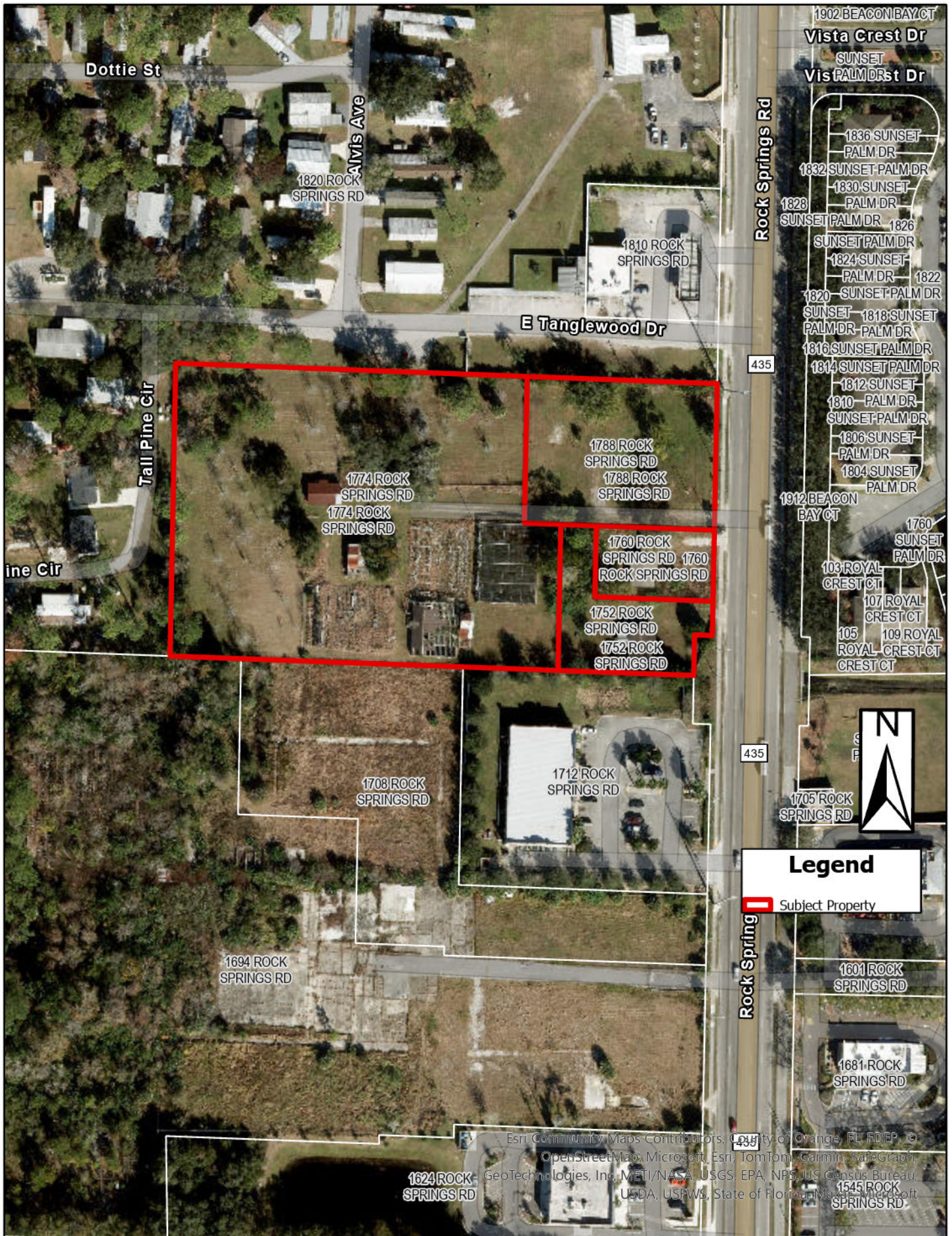
- Subject Property
- Apopka Future Land Use**
- (COMM) - Commercial
- (OFF) - Office
- (RM) - Residential Medium
- (RVLS) - Residential Very Low Suburban

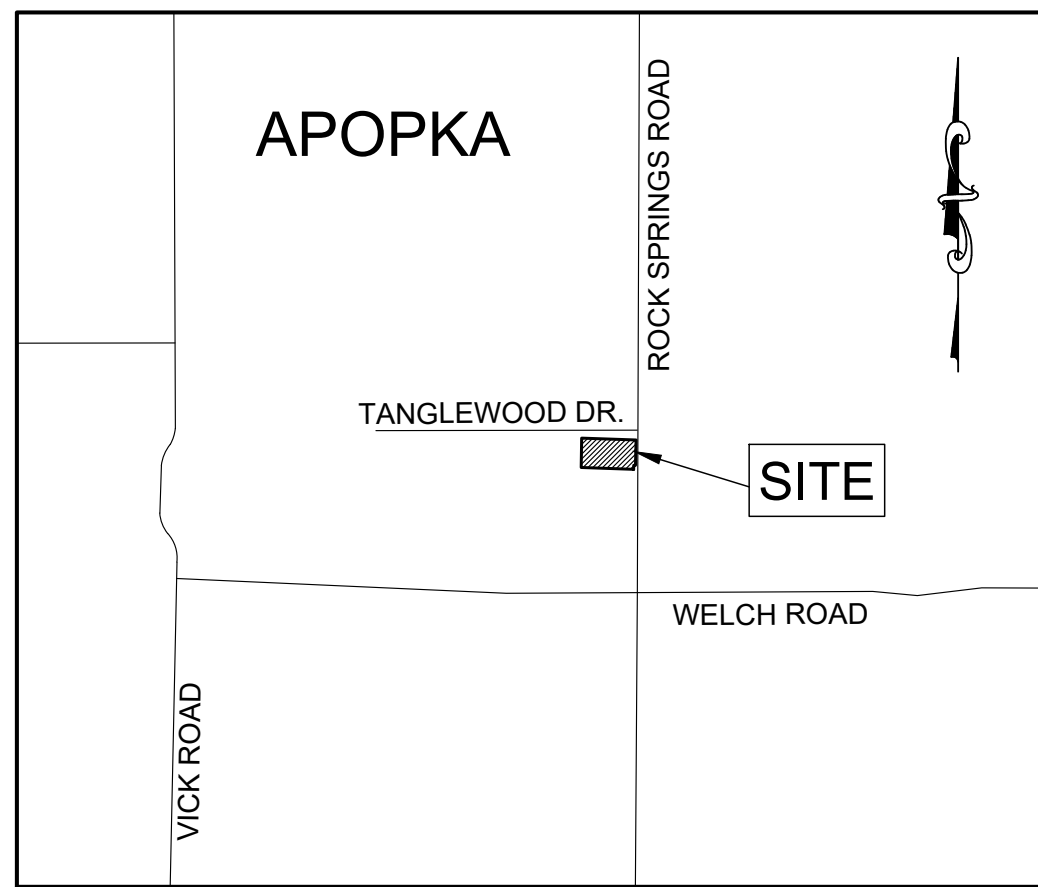
Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Zoning



Aerial





VICINITY MAP
(NOT TO SCALE)

NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF N01°07'09"E.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- TRACT A IS FOR INGRESS AND EGRESS AND WILL BE OWNED, OPERATED AND MAINTAINED BY THE LUX CAR WASH OWNERS ASSOCIATION.

LEGAL DESCRIPTION:

(TITLE COMMITMENT NO. T195426B)

SOUTH 165 FEET OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHEAST 1/4 (LESS NORTH 80 FEET OF EAST 186 FEET & LESS WEST 437 FEET) & (LESS EAST 50 FEET FOR ROAD RIGHT OF WAY) & (LESS PART TAKEN FOR RIGHT OF WAY IN OFFICIAL RECORDS BOOK 2670, PAGE 375) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

(TITLE COMMITMENT NO. T195425B)

THE EAST 264 FEET OF THE NORTH 165 FEET OF THE SOUTH 330 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. LESS ROAD RIGHT-OF- WAY ON THE EAST.

AND

BEGIN AT A POINT 1320 FEET NORTH AND 223 FEET WEST OF THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN THENCE WEST 437 FEET, THENCE NORTH 165 FEET, THENCE EAST 437 FEET, THENCE SOUTH 165 FEET TO POINT OF BEGINNING.

AND

FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN NORTH ALONG THE EAST LINE OF SAID SECTION 1485 FEET TO A POINT OF BEGINNING; THENCE RUN NORTH ALONG THE EAST LINE OF SAID SECTION 165 FEET; THENCE RUN WEST 660 FEET; THENCE RUN SOUTH 165 FEET; THENCE RUN EAST 660 FEET TO THE POINT OF BEGINNING (LESS THE EAST 264 FEET THEREOF).

AND

(TITLE COMMITMENT NO. T225909)

THE NORTH 80 FEET OF THE SOUTH 165 FEET OF THE EAST 183 FEET OF THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, LESS THE EAST 50 FEET THEREOF FOR ROAD RIGHT-OF-WAY, ORANGE COUNTY, FLORIDA.

(METES AND BOUNDS LEGAL DESCRIPTION BY SURVEYOR)

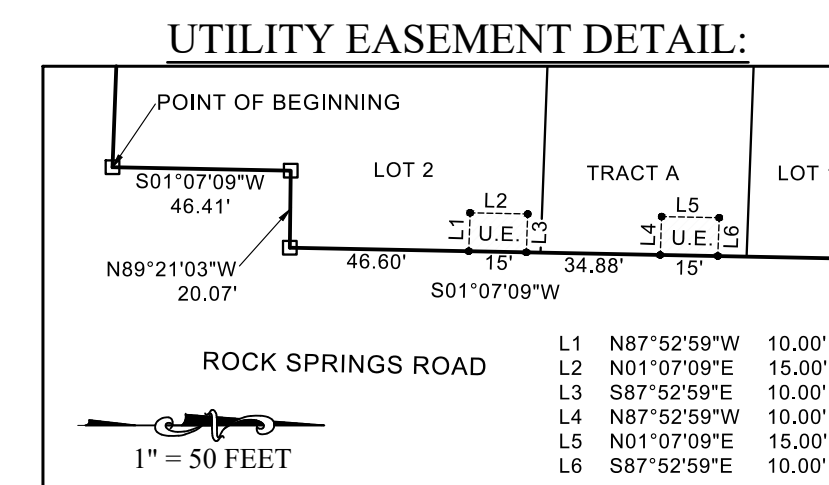
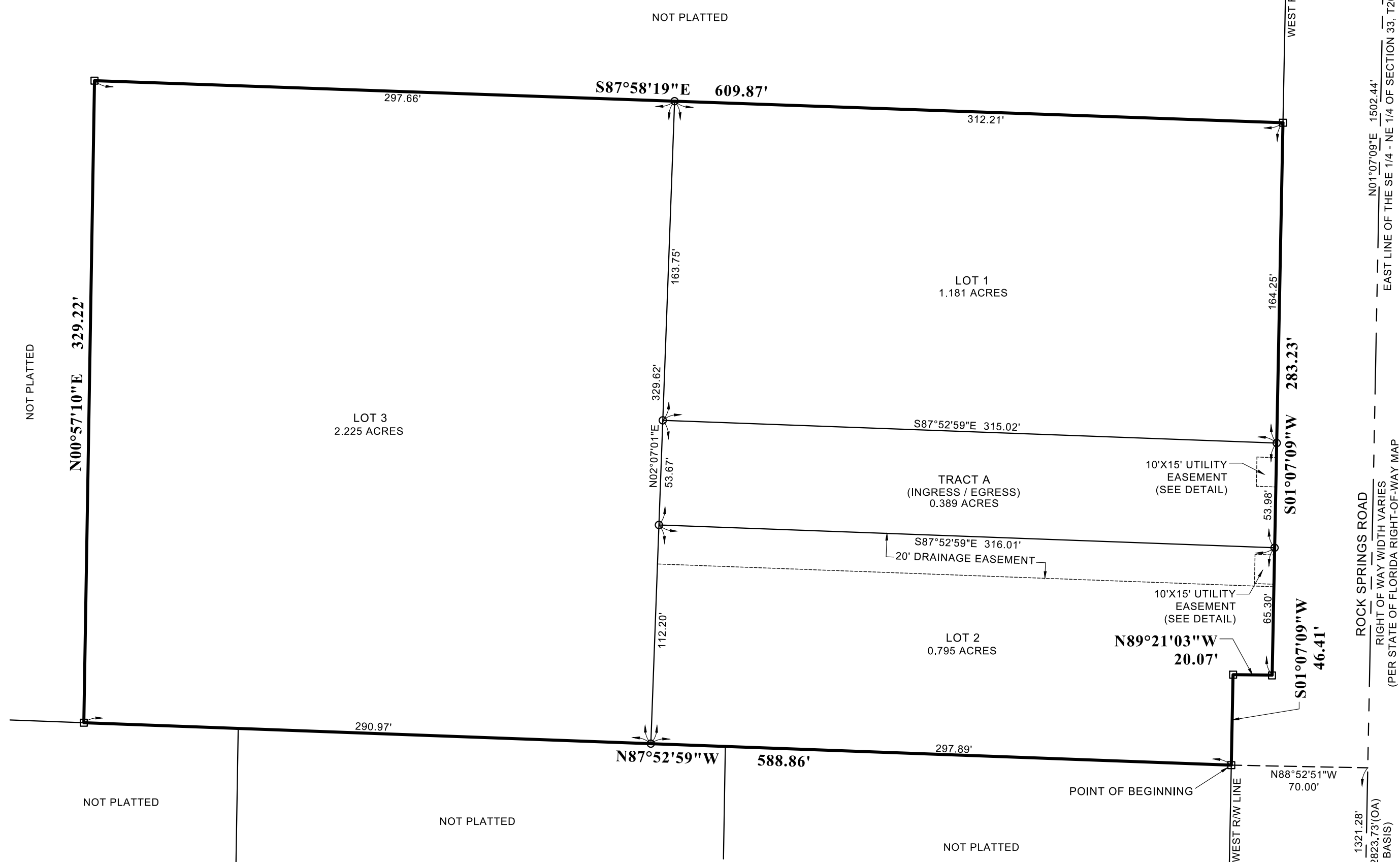
A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N01°07'09"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33 A DISTANCE OF 1321.28 FEET; THENCE RUN NORTH 88°52'51" WEST FOR A DISTANCE OF 70.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROCK SPRINGS ROAD FOR THE POINT OF BEGINNING; THENCE RUN NORTH 87°52'59" WEST A DISTANCE OF 588.86 FEET; THENCE NORTH 00°57'10" EAST A DISTANCE OF 329.22 FEET; THENCE SOUTH 87°58'19" EAST A DISTANCE OF 609.87 FEET TO A POINT ON THE AFORESAID WEST RIGHT OF WAY LINE OF ROCK SPRINGS ROAD; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 01°07'09" WEST A DISTANCE OF 283.23 FEET; (2) NORTH 89°21'03" WEST A DISTANCE OF 20.07 FEET; (3) SOUTH 01°07'09" WEST A DISTANCE OF 46.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 199,933 SQUARE FEET OR 4.590 ACRES, MORE OR LESS.

LUX CAR WASH

SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



- LEGEND AND ABBREVIATIONS:**
- CCR CERTIFIED CORNER RECORD
 - LB LICENSED BUSINESS
 - (OA) OVERALL LENGTH
 - PCP PERMANENT CONTROL POINT
 - PG(S) PAGE/PAGES
 - PRM PERMANENT REFERENCE MONUMENT
 - R/W RIGHT OF WAY
 - SEC SECTION-TOWNSHIP-RANGE
 - U.E. UTILITY EASEMENT
 - BREAK LINE
- SECTION 33-20-28 = SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST
- DENOTES LOT CORNER (SET 5/8" IRON ROD AND CAP "LB 8320") (UNLESS OTHERWISE NOTED)
 - DENOTES PERMANENT REFERENCE MONUMENT (RECOVERED 4"x4" CONCRETE MONUMENT "PRM LB 7345") (UNLESS OTHERWISE NOTED)

CERTIFICATE OF REVIEW BY REVIEWING SURVEYOR

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

CITY SURVEYOR _____ DATE _____

PLAT BOOK : PAGE:

LUX CAR WASH DEDICATION

KNOW ALL BY THESE PRESENTS, THAT THE UNDERSIGNED ENTITIES NAMED BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, INCLUDING AS SET FORTH IN THE PLAT NOTES AND DEDICATE THE DRAINAGE EASEMENTS, UTILITY EASEMENTS AND TRACT "A" SHOWN HEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE AUTHORIZED AGENT NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON _____, 2024.

SABAL HOSPITALITY GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY.
NAME: JAGDISH SINGH

SIGNED: _____ (CORPORATE SEAL)
TITLE: (MANAGER)

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS (SIGNATURE) _____ WITNESS (PRINTED) _____

WITNESS (SIGNATURE) _____ WITNESS (PRINTED) _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024 BY _____ IN HIS CAPACITY AS _____ ON BEHALF OF SABAL HOSPITALITY GROUP, LLC. [] WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION PRODUCED) AS IDENTIFICATION.

SIGNATURE OF NOTARY _____

NOTARY PRINTED NAME _____

SERIAL NUMBER, IF ANY _____ PLACE NOTARY SEAL STAMP ABOVE

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

EXAMINED AND APPROVED:

CITY PLANNING OFFICIAL _____ DATE _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

EXAMINED AND APPROVED:

CITY ENGINEER _____ DATE _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON _____, 2024, THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF APOPKA, FLORIDA.

CITY OF APOPKA _____

ATTEST: _____ CITY CLERK

BY: _____

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON _____, 2024, AS FILE NO. _____

COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA

BY: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A PROFESSIONAL SURVEYOR AND MAPPER HAS PREPARED THE FOREGOING PLAT AND IT WAS MADE UNDER MY DIRECTION AND SUPERVISION; AND THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN ORANGE COUNTY, FLORIDA.

LUKE P. FULFORD
FLORIDA REGISTRATION NUMBER: P.S.M 6954
CANVAS LAND SURVEYING, LLC
300 N. RONALD REAGAN BOULEVARD
LONGWOOD, FLORIDA 32750
CERTIFICATE OF AUTHORIZATION NUMBER: L.B. 8320

DATE _____ (SEAL)

CANVAS LAND SURVEYING
300 N. RONALD REAGAN BOULEVARD
LONGWOOD, FL 32750
321.689.5330
CANVASLANDSURVEYING.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8320

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



City of Apopka CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)

Item #: 2.

Meeting Date: June 19, 2024

Department: Community Development

SUBJECT:

Quasi-Judicial - Brunache Commerce Park - Major Development Plan

REQUEST:

Approve Brunache Commerce Park Major Development Plan.

SUMMARY:

Owner(s): Yvon Brunache

Applicant: Steven Shea

Parcel Identification Number(s): 09-21-28-8260-04-010

Location: 315 S. Bradshaw Road

Project: Brunache Commerce Park Major Development Plan

Density: N/A

Project Manager: Jun Ik Sohn, Ph.D.

Zoning Report

This chart includes the relationships to adjacent properties:

Direction	Future Land Use	Zoning	Present Use
North	Industrial	I-L	Vacant
East	"County" Residential	"County" R-2	Vacant
South	"County" Residential	"County" R-2	Residential
West	Industrial	I-L	Vacant

PROJECT SUMMARY:

The applicant has submitted a Major Development Plan for consideration for a development consisting of four buildings totaling 54,885 square feet in area that are comprised of light Industrial Office/Warehouse uses. The property is located at 315 S. Bradshaw Road. The subject property has an Industrial future land use designation and a zoning designation of I-L (Light Industrial). The subject property is approximately 5.79 acres (251,997 square feet) in size. 20.7% (52,230 square feet) of the site is set aside as open space, which includes a retention pond.

The Development Review Committee finds that the applicant demonstrates there is competent substantial evidence in the record that all of the following standards are met:

- a. The proposed development and use(s) in the development plan comply with Article 3: Zoning Districts, and Article 4: Use Regulations;
- b. The development proposed in the development plan and its general layout and design comply with all the standards in Article 5: Development Standards, and Article 6: Environmental Standards;
- c. The development proposed in the development plan complies with all conditions of approval in any development approval or permit to which the plan is subject;

- d. The development proposed in the development plan complies with all other applicable standards in this LDC and all other City regulations.
- e. If any part of the development plan requires a plat, the plat is approved in accordance with Sec. 2.5.2.B, Plat (Subdivision), and is in substantial conformance with the development plan.

ACCESS/PARKING:

Access is proposed via two full access points located on W. 4th St and S. Bradshaw Road. A 5-foot-wide sidewalk will be constructed along the portion of the site that is located along Marshall Lake Road.

A total of 134 parking spaces are provided on-site. Of the 134 parking spaces, 9 parking spaces are accessible spaces. LDC Table 5.1.5.J. requires 5 accessible spaces. 7 Electric Vehicle Charging/Parking spaces are also provided.

STORMWATER:

Stormwater retention is proposed on the west portion of the site.

LANDSCAPING/OPEN SPACE:

Landscape buffers are provided on the northern and southern property lines. Plant materials such as Weeping Yaupon Holly, Bald Cypress, and Winged Elm are provided.

A total of 52,230 square feet, which is 20.7 percent of the site, is reserved as open space. Per LDC Section 5.4.4., 5 percent open space is required. The open space set aside consists of a stormwater retention area, a pedestrian path and seating, and site landscaping.

COMPREHENSIVE PLAN COMPLIANCE:

The proposed use of the property as depicted on the Major Development Plan is consistent with the Industrial Future Land Use designation as detailed within the Future Land Use Element of the Comprehensive Plan.

ORANGE COUNTY NOTIFICATION:

The County was notified through the distribution of the DRC agenda.

PUBLIC HEARING SCHEDULE:

June 11, 2024 – Planning Commission (5:30 P.M.)

June 19, 2024 – City Council (7:00 P.M.)

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Development Review Committee (DRC):

The Development Review Committee recommends approval of the Brunache Commerce Park Major Development Plan.

Planning Commission:

At the meeting on June 11, 2024, the Planning Commission unanimously recommended approval of Brunache Commerce Park Major Development Plan, subject to the findings in the staff report.

Recommended Motion – City Council:

Approve Brunache Commerce Park Major Development Plan.

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

ATTACHMENTS:

1. Brunache Commerce Park Major Development Plan
2. Brunache Commerce Park Landscape Plan
3. Brunache Commerce Park Maps

BRUNACHE COMMERCE PARK CONSTRUCTION SITE PLAN MAJOR DEVELOPMENT PLAN

ORANGE COUNTY TAX PARCEL ID NUMBER:
09-21-28-8260-04-010

NOVEMBER 2023
REVISED APRIL 2024

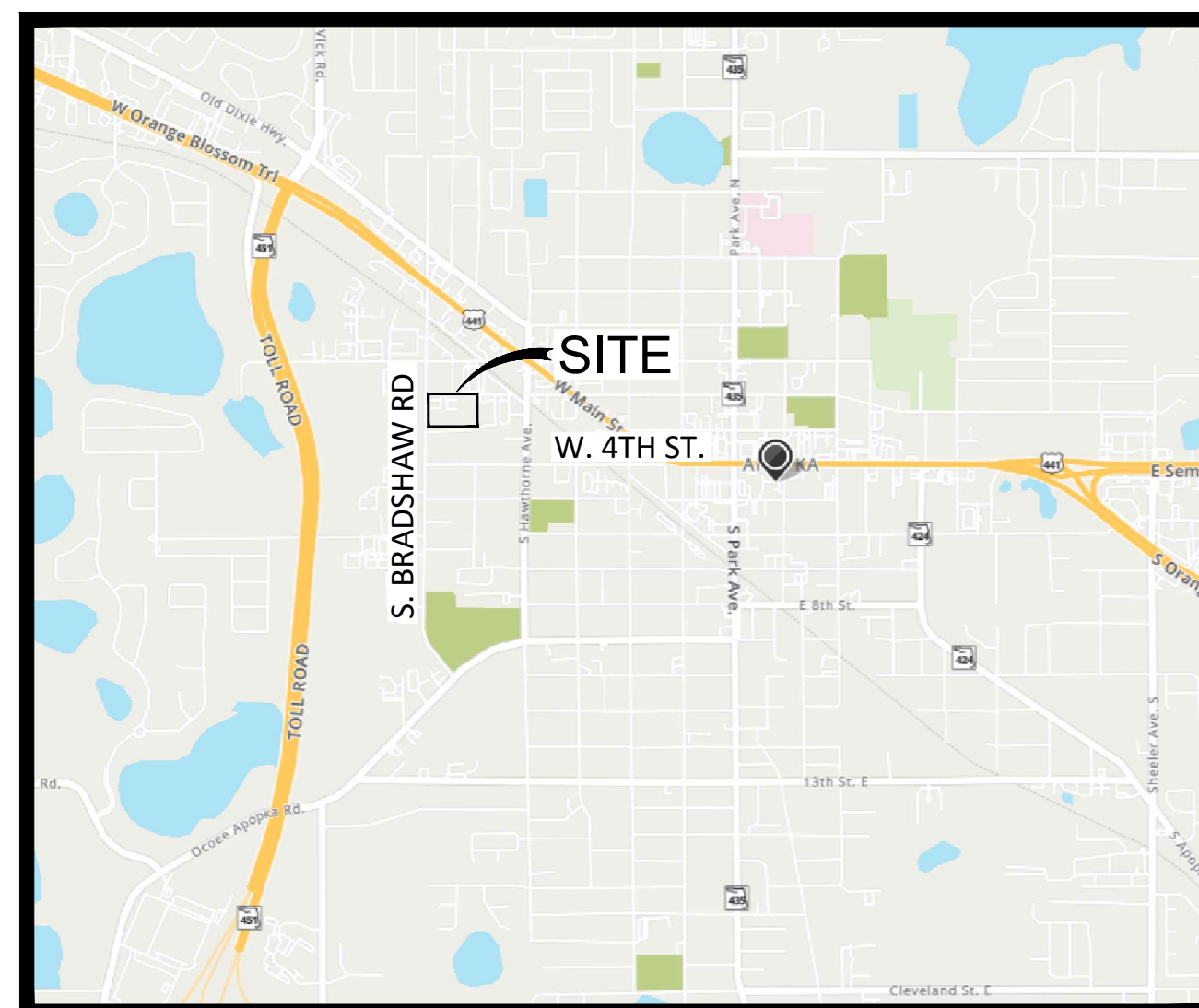
SOILS MAP
SCALE: N.T.S.



INFORMATION OBTAINED FROM USDA-NRCS WEBSITE:
SOIL SURVEY AREA: ORANGE COUNTY, FL
SURVEY AREA DATA: VERSION 18, AUG. 27, 2021

CLASSIFICATION	DESCRIPTION
48	TAVARES FINE SANDS - URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES (HYDROLOGIC SOIL GROUP 'A')
55	ZOLFO - URBAN LAND COMPLEX (HYDROLOGIC SOIL GROUP 'C')

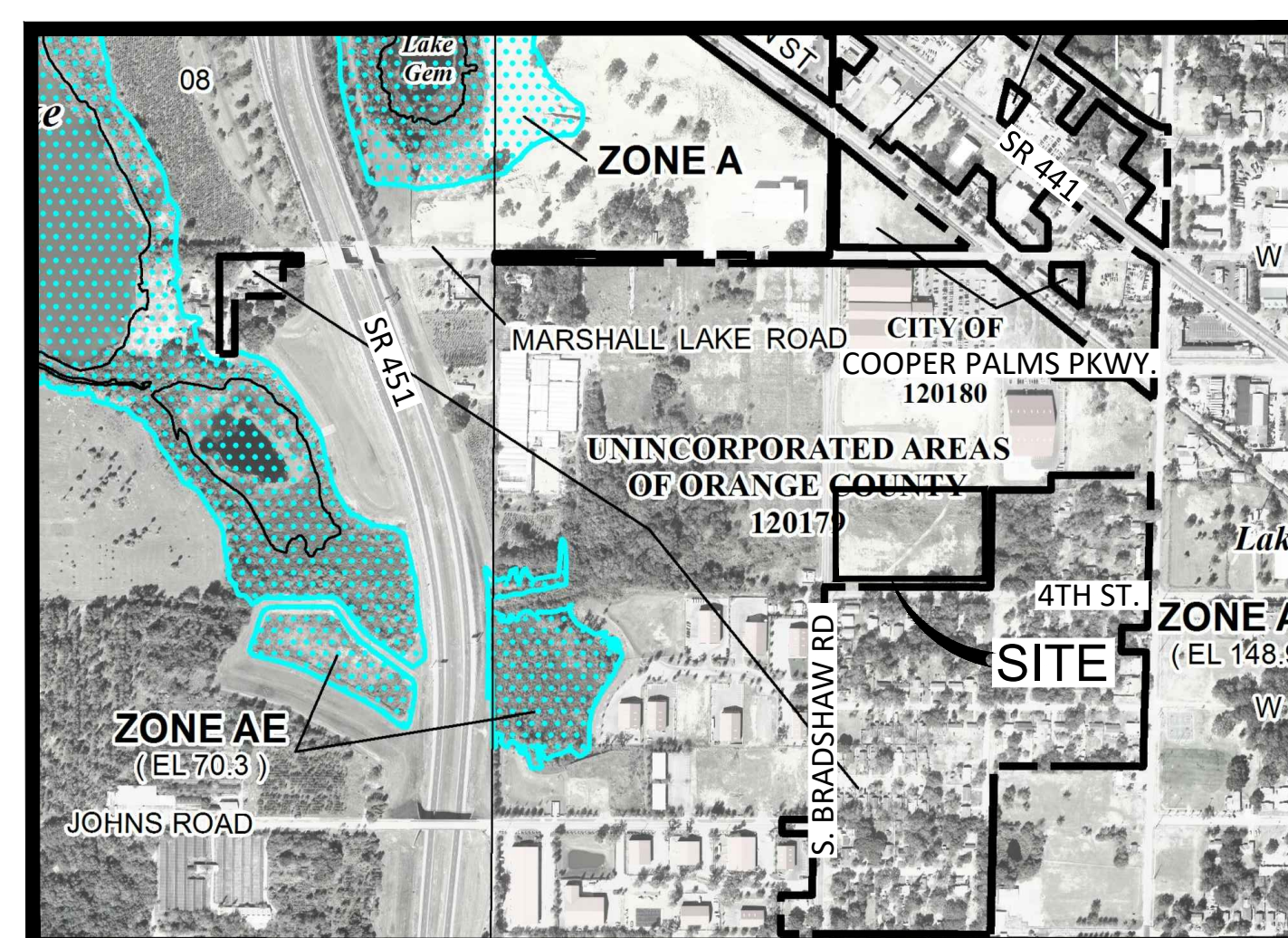
LOCATION MAP
SCALE: N.T.S.



LEGAL DESCRIPTION

LOT 1 THROUGH 24, BOTH INCLUSIVE, BLOCK D, SPRINGDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 48, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH THE WEST 1/2 OF THE VACATED ROAD LYING EAST OF AND ADJACENT THERETO, AND THE SOUTH 1/2 OF THE VACATED ROAD LYING NORTH OF AND ADJACENT THERETO. THE ABOVE DESCRIBE PARCEL CONTAINS A TOTAL OF 5.78 ACRES, MORE OR LESS. PROVIDED BY: BISHMAN SURVEYING & MAPPING, INC.

FLOOD INSURANCE RATE MAP
SCALE: N.T.S.

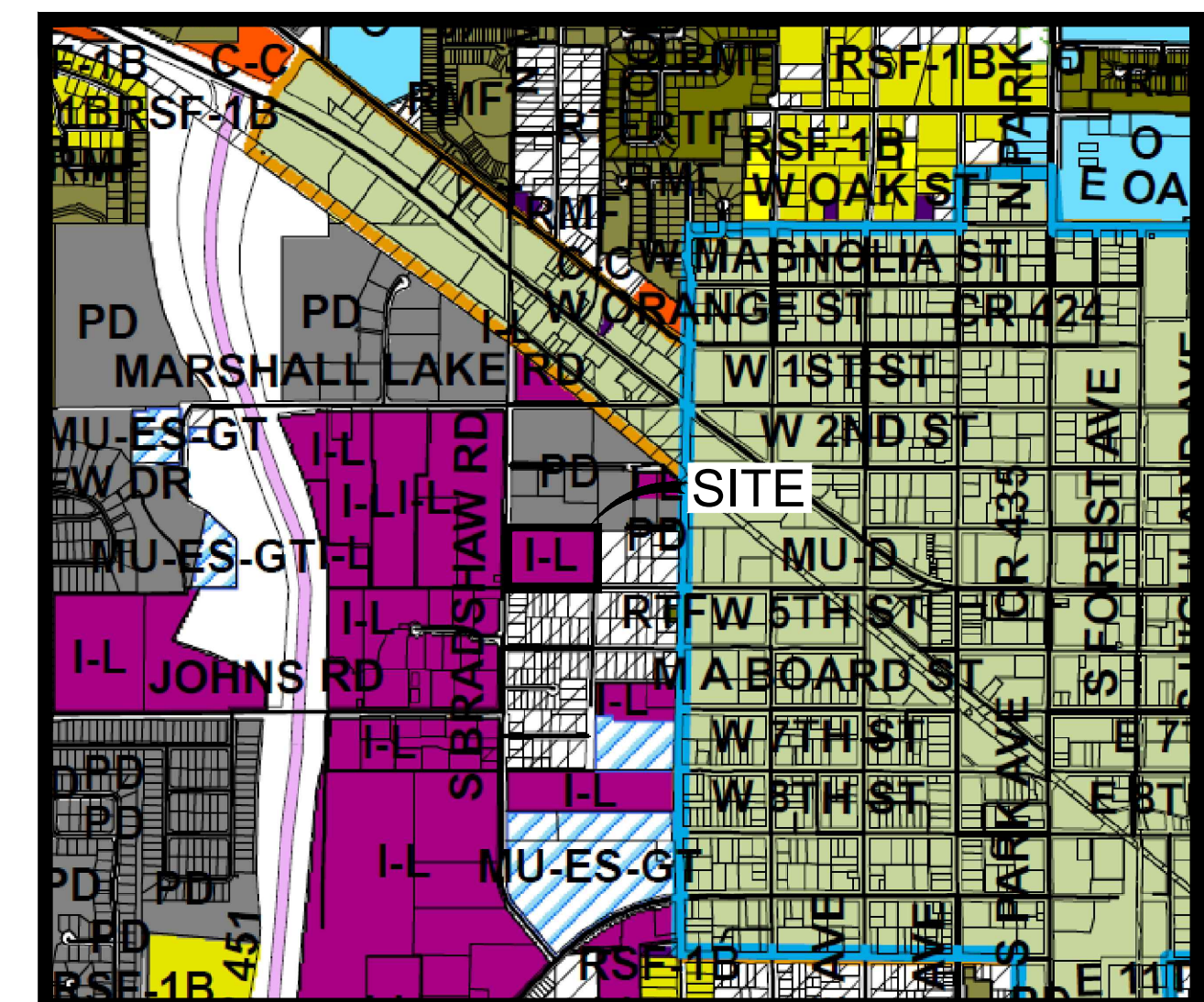


INFORMATION OBTAINED FROM FEMA WEBSITE:

MAP NUMBER 12095C0120H PANEL 120 OF 750; MAP REVISED SEPTEMBER 24, 2021

ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEEVES FROM 1% ANNUAL CHANCE FLOOD

ZONING MAP
SCALE: N.T.S.



ZONING: I-L (INDUSTRIAL - LIGHT)

OWNER/DEVELOPER
MR. YVON BRUNACHE
2239 PALM VISTA DR.
APOPKA, FL 32712-2448
T: (407) 822-4313

CIVIL ENGINEER
ATTN.: MR. TAN QU, P.E.
CIVIL/SITE ENGINEERING, INC.
1645 N. MAITLAND AVENUE
MAITLAND, FL 32751
T: (407) 644-6570

LANDSCAPE ARCHITECT
ATTN.: STEPHEN PATEGAS
HORTIS OASIS
1425 BERKSHIRE AVENUE
WINTER PARK, FL 32789
T: (407) 622-4886

GEOTECHNICAL ENGINEER
YOVAISH ENGINEERING, INC.
953 SUNSHINE LANE, STE 3804
ALTAMONTE SPRINGS, FL 32714
T: (407) 774-9383

SURVEYOR
ATTN.: MR. ARON BISHMAN
BISHMAN SURVEYING & MAPPING
32 W. PLANT STREET
WINTER GARDEN, FL 34787
T: (407) 905-8877

CIVIL / SITE ENGINEERING, INC.
1645 N. MAITLAND AVENUE
MAITLAND, FL 32751
TEL.: 407.644.6570
FAX: 407.644.8945
WWW.CSEI-FL.COM
CERTIFICATE OF AUTHORIZATION No. 27346

UTILITY & COMMUNICATION CONTACT INFORMATION

WATER / SANITARY
APOPKA PUBLIC WORKS DEPT.
748 E. CLEVELAND ST.
APOPKA, FL 32703
T: (407) 703-1731

CABLE PROVIDER
SPECTRUM
(855)222-0102

ELECTRIC
FLORIDA POWER AND LIGHT COMPANY
700 UNIVERSE BLVD.
JUNO BEACH, FL 33408
T: (800) 226-3545

STORMWATER
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
2501 S. BINION ROAD
APOPKA, FL 32703
T: (877) 228-1658
T: (407) 659-4800

CIVIL DESIGN CRITERIA:

- CITY OF APOPKA UTILITY DESIGN AND CONSTRUCTION STANDARDS MANUAL 2016 EDITION, UPDATED MAY 2022
- FDOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION FY 2022-2023
- FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION 2014 EDITION

SHEET INDEX

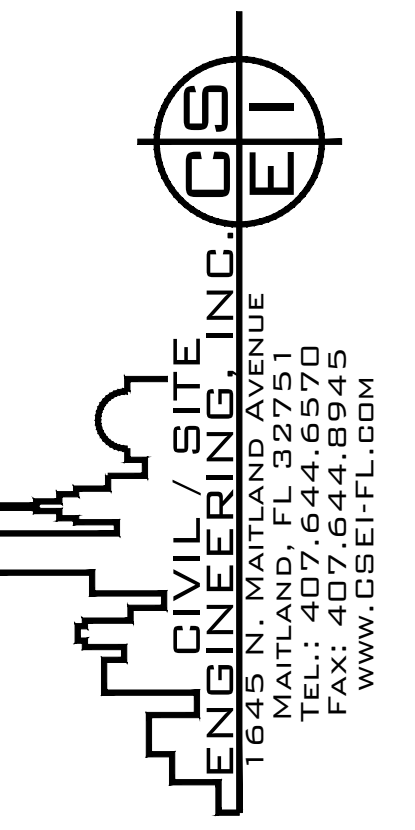
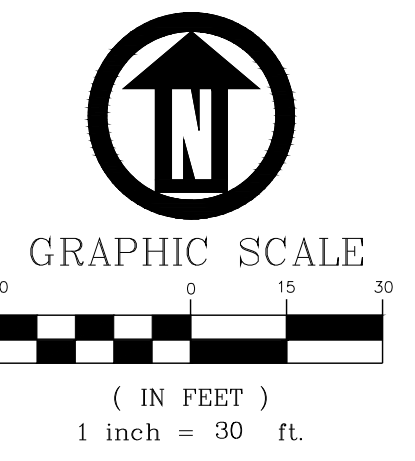
REVISION	SHEET No.	SHEET TITLE
0	C-0001	COVER SHEET
0	C-0002	SITE DATA & GENERAL NOTES
0	C-0003	SITE PLAN
0	C-0004	PARKING PLAN
0	C-0005	UTILITY PLAN
0	C-0006	PAVING, GRADING AND DRAINAGE PLAN
0	C-0007	SOUTH BRADSHAW ROAD IMPROVEMENTS PLAN & PROFILE
0	C-0008	WEST 4TH STREET IMPROVEMENTS PLAN & PROFILE
0	C-0009	STORMWATER POLLUTION PREVENTION PLAN
0	C-0010	CITY OF APOPKA FIRE TRUCK ACCESS
0	C-0011	SEMI TRUCK ACCESS
0	C-0012	UTILITY DETAILS
0	C-0013	UTILITY DETAILS
0	C-0014	UTILITY DETAILS
0	C-0015	PAVING AND DRAINAGE DETAILS
0	C-0016	PAVING AND DRAINAGE DETAILS
0	C-0017	MAINTENANCE OF TRAFFIC
0	C-0018	PROPOSED EASEMENTS & RIGHT OF WAY DONATION
0	EL-1	PHOTOMETRIC PLAN
0	EL-2	DETAILS AND SCHEDULES
0	L-1	LANDSCAPE PLAN
0	L-2	LANDSCAPE DETAILS AND NOTES
0	L-3	IRRIGATION SPRAY HEAD PLAN
0	L-4	IRRIGATION SPRAY HEAD PLAN DETAILS AND NOTES
0	SUR 1 & 2	BOUNDARY & TOPOGRAPHIC SURVEY (BISHMAN SURVEYING AND MAPPING)

DEVELOPMENT SCHEDULE AND PHASING PLAN
BEGIN CONSTRUCTION - 3RD QUARTER OF 2024
PHASE 1 WILL INCLUDE INFRASTRUCTURE (BUILDING PADS, SEWER, WATER, STORM) FOLLOWED BY BUILDING 'A' AND ASSOCIATED PARKING
PHASE 2, 3 & 4 WILL INCLUDE ADDITIONAL BUILDING AND ASSOCIATED PARKING TO BE DETERMINED UPON LEASE AGREEMENT
DEVELOPMENT OF PHASES 2, 3 & 4 MAY REQUIRE SLIGHT RECONFIGURATION AND ASSOCIATED CITY OF APOPKA PLANNING REVIEW PRIOR TO PERMITTING

This item has been electronically signed and sealed by Tan Qu, PE, on 04/25/2024 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

C-0001

Z:\0202222050 - Brunache\2.0 Cadd\DWG\22050 WSP-04-25-24.dwg, 4/25/2024 4:42:00 PM, AutoCAD PDF (General Documentation).pc3
 4/25/2024 4:42:03 PM, Z:\0202222050 - Brunache\2.0 Cadd\DWG\22050 WSP-04-25-24.dwg - SITE PLAN SHEET



THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE COPIED IN PART OR WHOLE.

315 S. BRADSHAW ROAD
 BRUNACHE COMMERCE PARK
 APOPKA, FL 32712

SITE PLAN

THIS ITEM WAS DIGITALLY SIGNED AND SEALED BY TAN QI ON:

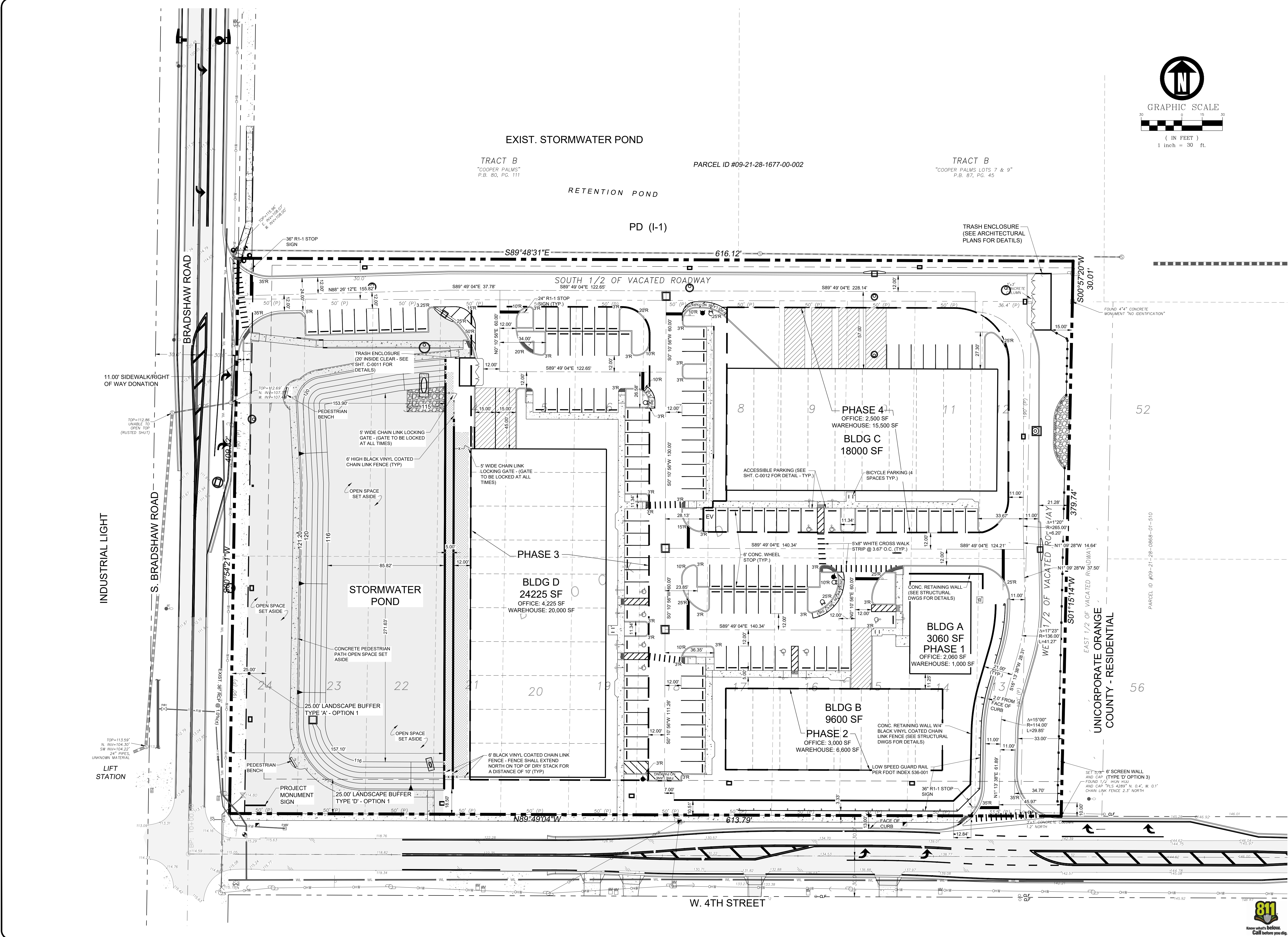
Apr 25, 2024

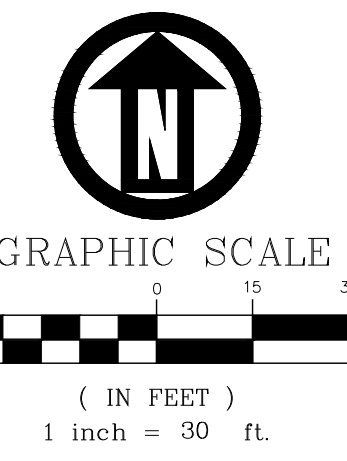
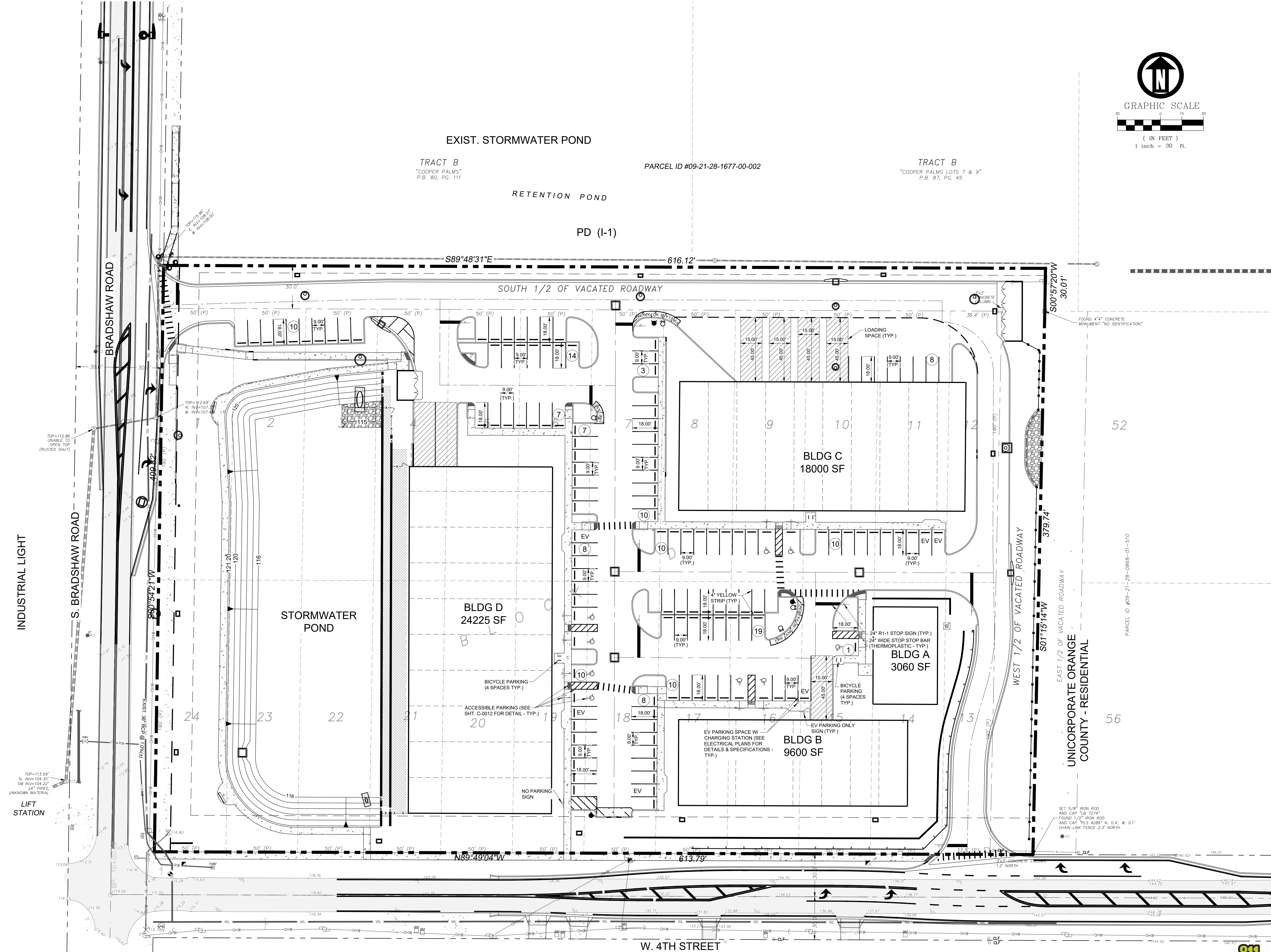
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC DOCUMENTS

DATE: _____
 PROJECT NO.: _____
 DRAWN BY: SS
 DESIGNED BY: TQ
 CHECKED BY: TQ
 ENGINEER IN CHARGE: TAN QI
 P.E. No.: 66512

CIVIL/SITE ENGINEERING, INC.
 1645 MAITLAND AVENUE
 MAITLAND, FL 32751
 LICENSE NO. 27346

SHEET NO. **C-0003**
 OF: 18





NO.	DATE	DESCRIPTION

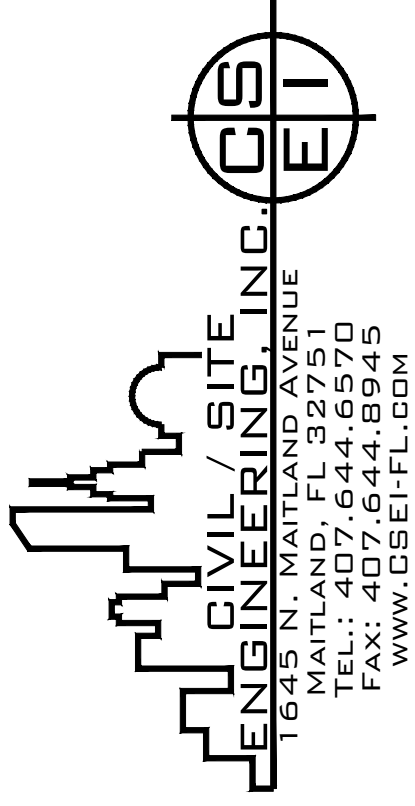
315 S. BRADSHAW ROAD
 BRUNACHE COMMERCE PARK
 APOPKA, FL 32712
PARKING PLAN

THIS ITEM WAS DIGITALLY SIGNED AND SEALED BY TAN QI ON:
 Apr 25, 2024
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC DOCUMENTS

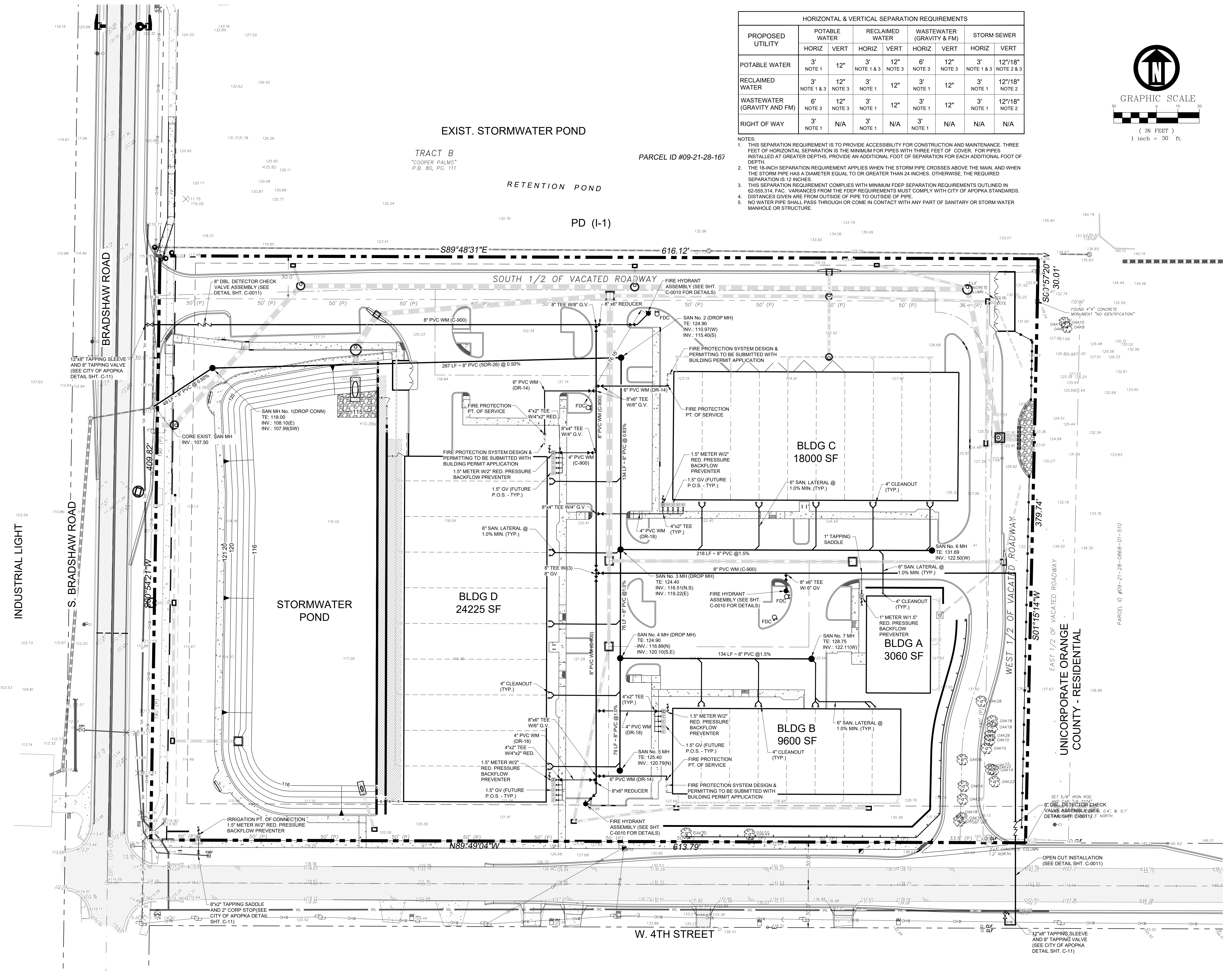
DATE: _____
 PROJECT NO.: _____
 DRAWN BY: SS
 DESIGNED BY: TQ
 CHECKED BY: TQ
 ENGINEER IN CHARGE: TAN QI
 P.E. No.: 66512

CIVIL/SITE ENGINEERING, INC.
 1645 MAITLAND AVENUE
 MAITLAND, FL 32751
 LICENSE No. 27346

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 OF: 18

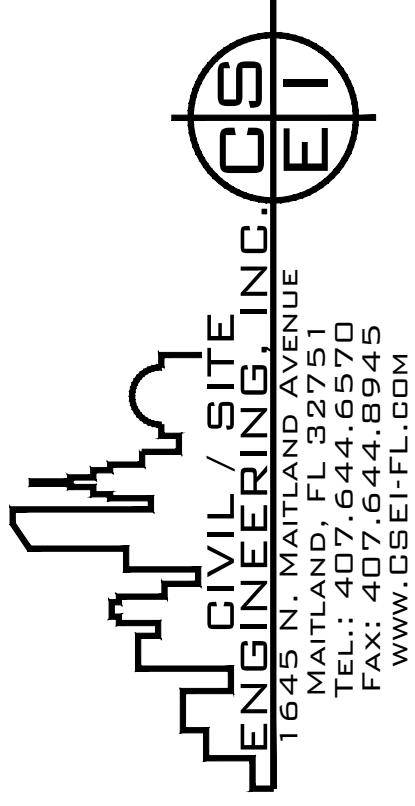
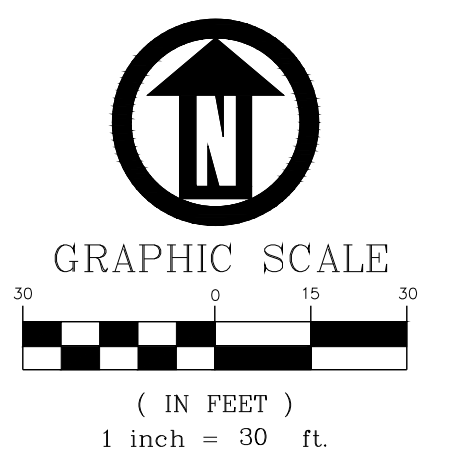


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PROPOSED UTILITY	HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS							
	POTABLE WATER		RECLAIMED WATER		WASTEWATER (GRAVITY & FM)		STORM SEWER	
	HORIZ	VERT	HORIZ	VERT	HORIZ	VERT	HORIZ	VERT
POTABLE WATER	3' NOTE 1	12" NOTE 3	3' NOTE 1	12" NOTE 3	6' NOTE 3	12" NOTE 3	3' NOTE 1 & 3	12"/18" NOTE 2 & 3
RECLAIMED WATER	3' NOTE 1 & 3	12" NOTE 3	3' NOTE 1	12" NOTE 3	3' NOTE 1	12" NOTE 3	3' NOTE 1	12"/18" NOTE 2
WASTEWATER (GRAVITY AND FM)	3' NOTE 3	12" NOTE 3	3' NOTE 1	12" NOTE 3	3' NOTE 1	12" NOTE 3	3' NOTE 1	12"/18" NOTE 2
RIGHT OF WAY	3' NOTE 1	N/A	3' NOTE 1	N/A	3' NOTE 1	N/A	N/A	N/A

- NOTES:
- THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE. THREE FEET OF HORIZONTAL SEPARATION IS THE MINIMUM FOR PIPES WITH THREE FEET OF COVER. FOR PIPES INSTALLED AT GREATER DEPTHS, PROVIDE AN ADDITIONAL FOOT OF SEPARATION FOR EACH ADDITIONAL FOOT OF DEPTH.
 - THE 18-INCH SEPARATION REQUIREMENT APPLIES WHEN THE STORM PIPE CROSSES ABOVE THE MAIN, AND WHEN THE STORM PIPE HAS A DIAMETER EQUAL TO OR GREATER THAN 24 INCHES. OTHERWISE, THE REQUIRED SEPARATION IS 12 INCHES.
 - THIS SEPARATION REQUIREMENT COMPLIES WITH MINIMUM FDEP SEPARATION REQUIREMENTS OUTLINED IN 82-555.314, FAC. VARIANCES FROM THE FDEP REQUIREMENTS MUST COMPLY WITH CITY OF APOPKA STANDARDS.
 - DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
 - NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF SANITARY OR STORM WATER MANHOLE OR STRUCTURE.



NO.	DESCRIPTION	DATE

315 S. BRADSHAW ROAD
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 APOPKA, FL 32712

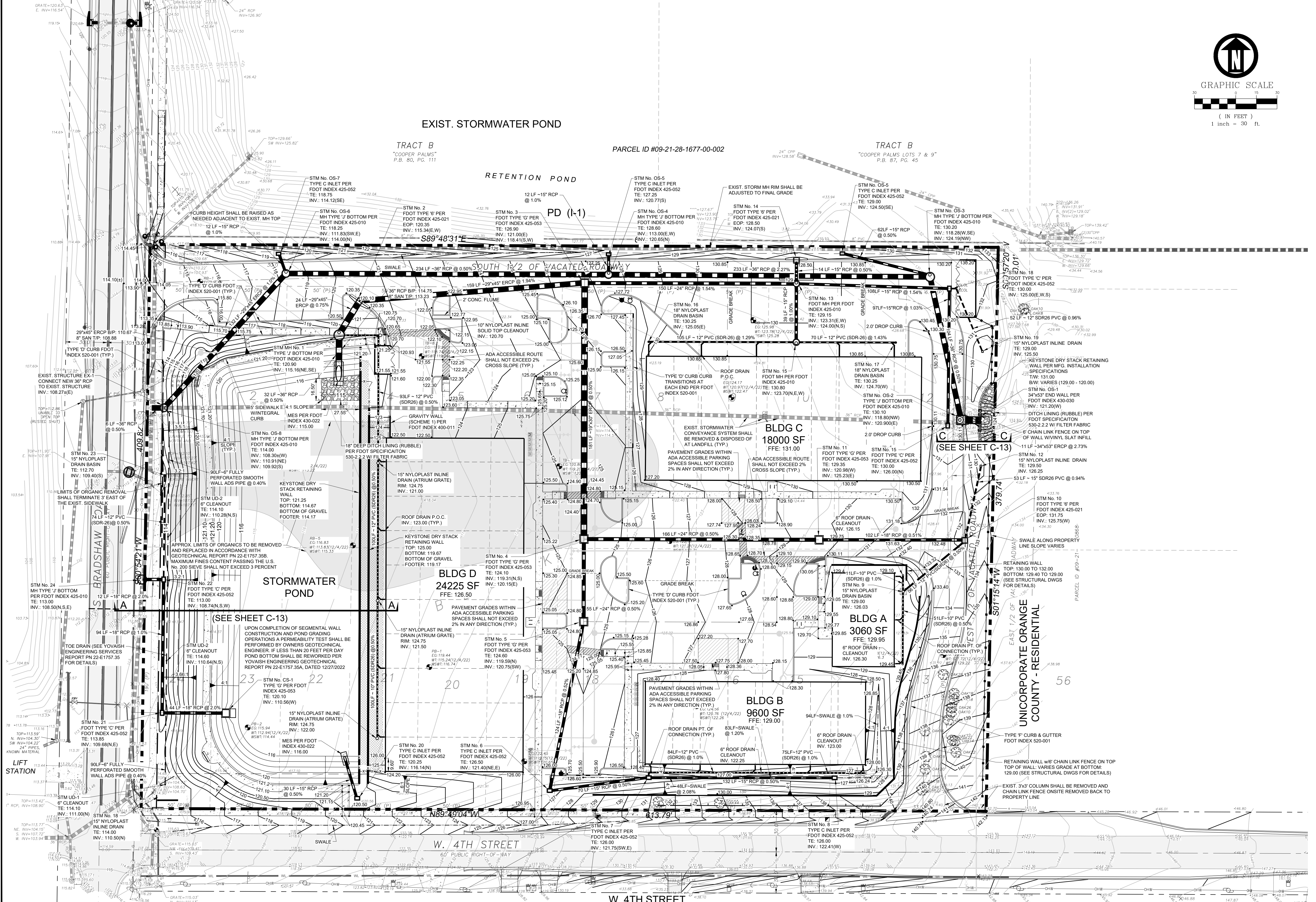
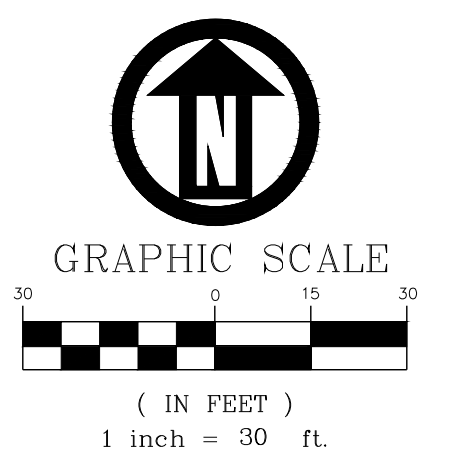
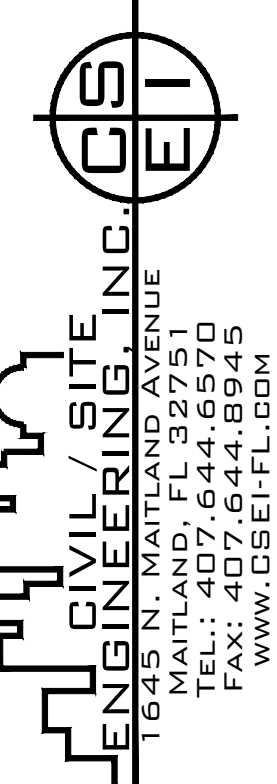
UTILITY PLAN

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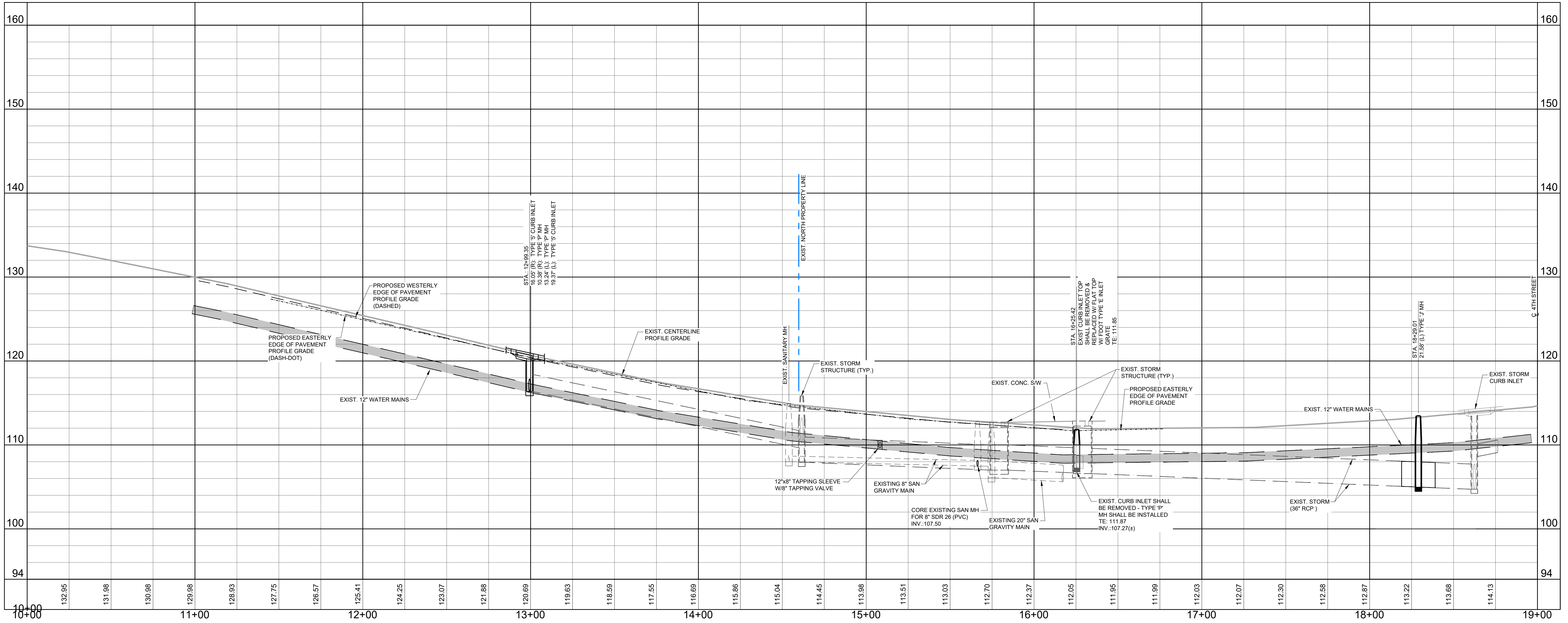
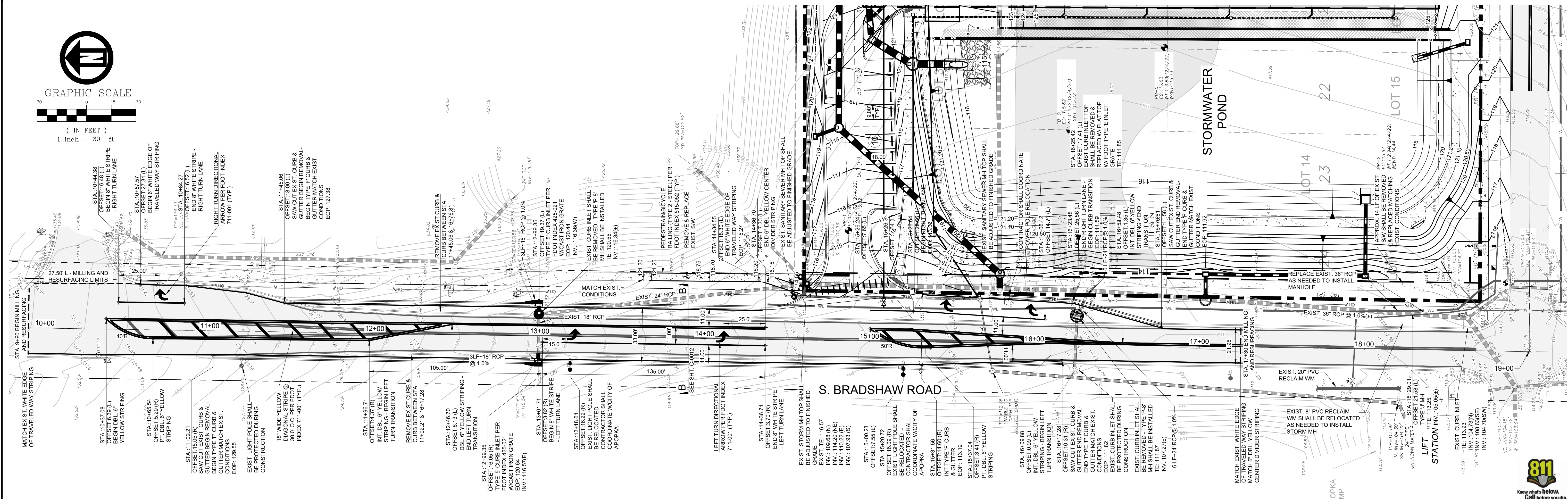
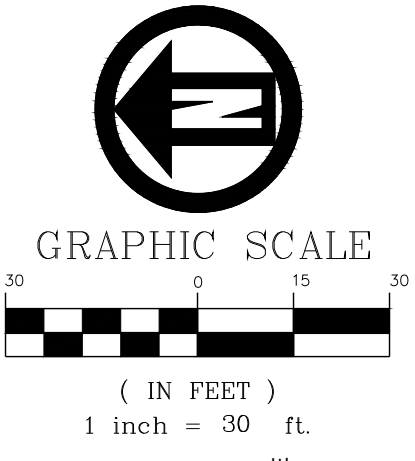
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APOPKA, FL 32712

PAVING, GRADING AND DRAINAGE PLAN

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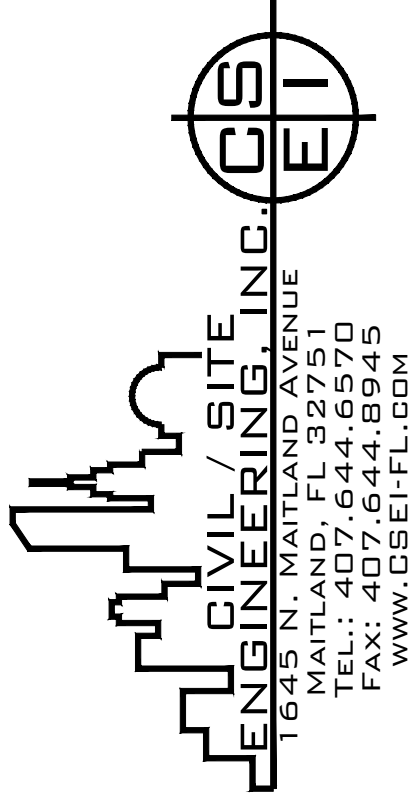
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S. BRADSHAW ROAD PROFILE

SCALE: 1"=30' H, 1"=6' V

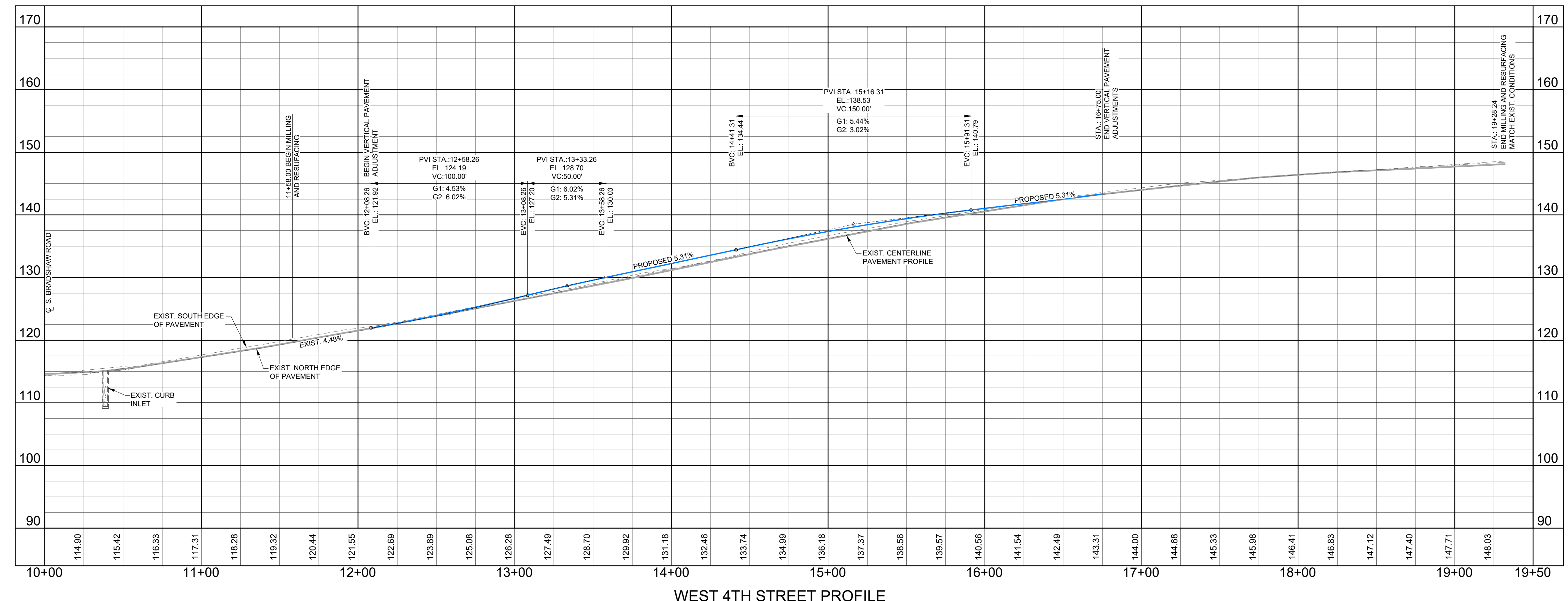
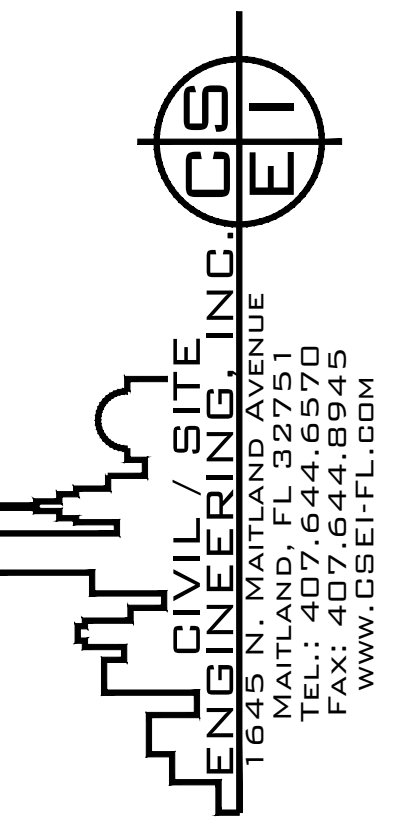
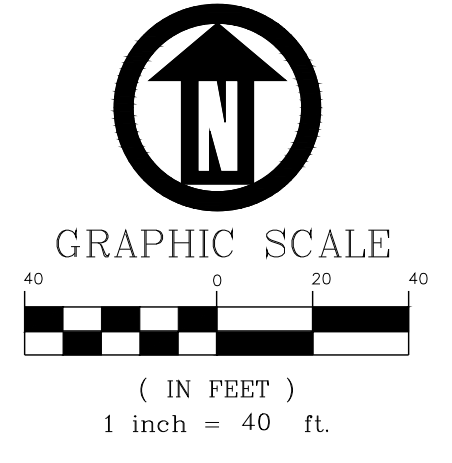
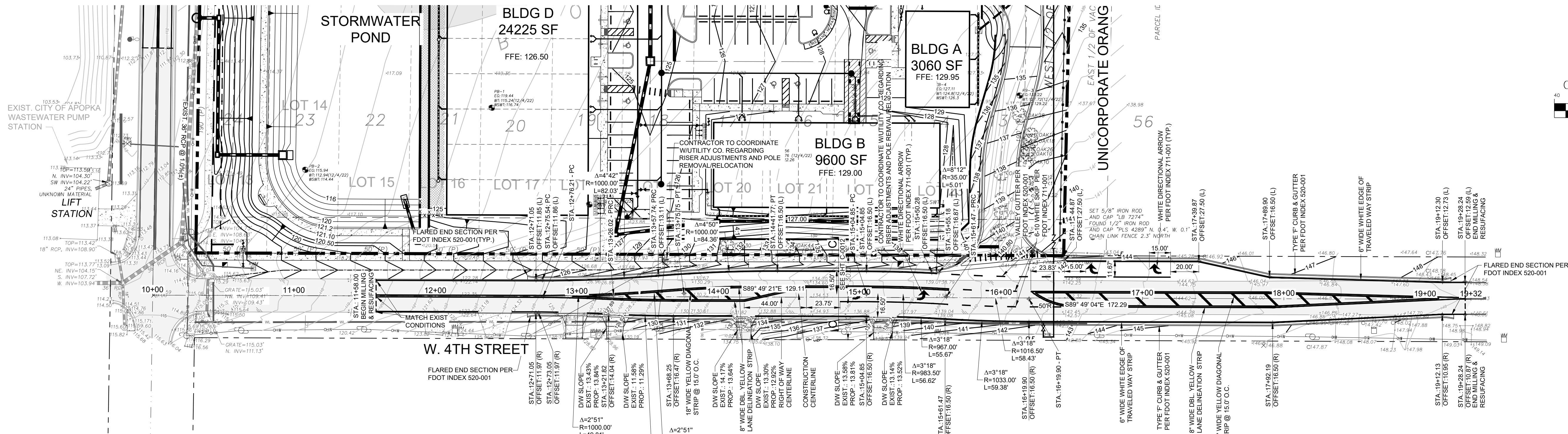


NO.	DATE	DESCRIPTION

315 S. BRADSHAW ROAD
 BRUNACHE COMMERCE PARK
 APOPKA, FL 32712
 SOUTH BRADSHAW ROAD
 IMPROVEMENTS PLAN AND PROFILE

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315 S. BRADSHAW ROAD
BRUNACHE COMMERCE PARK
APOPKA, FL 32712

WEST 4TH STREET
IMPROVEMENTS PLAN AND PROFILE

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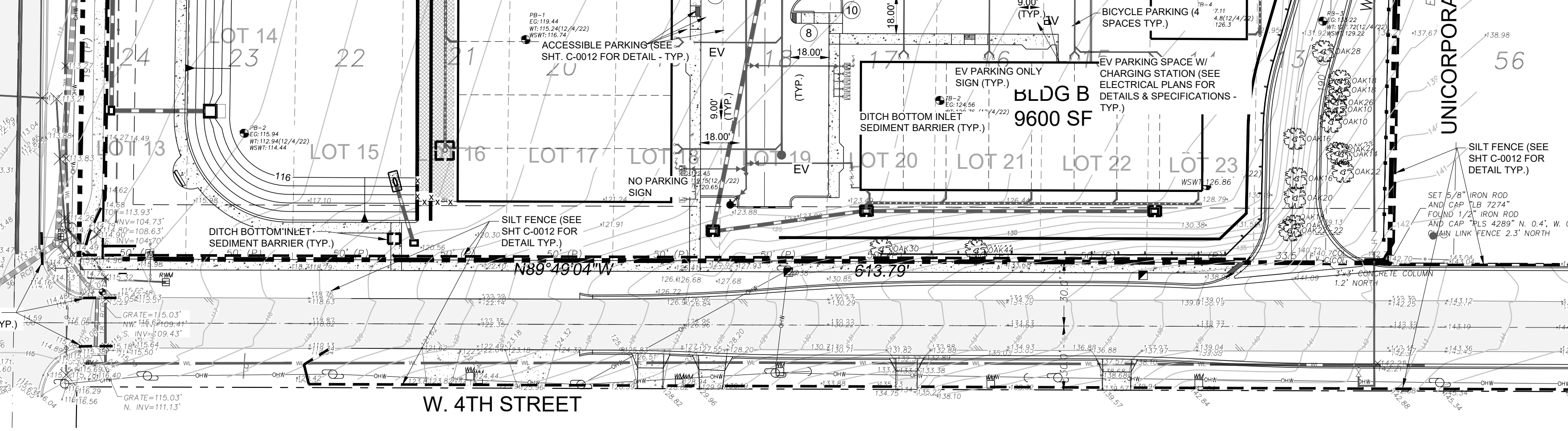
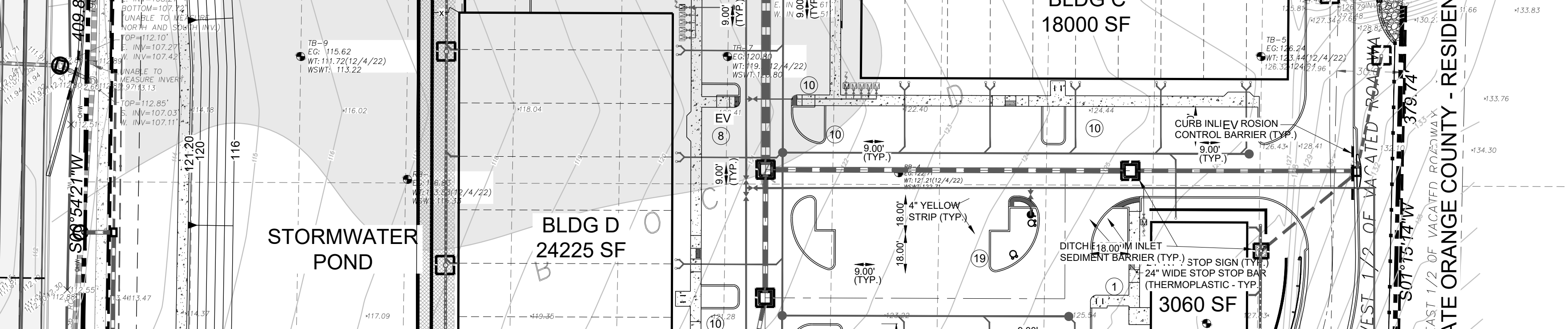
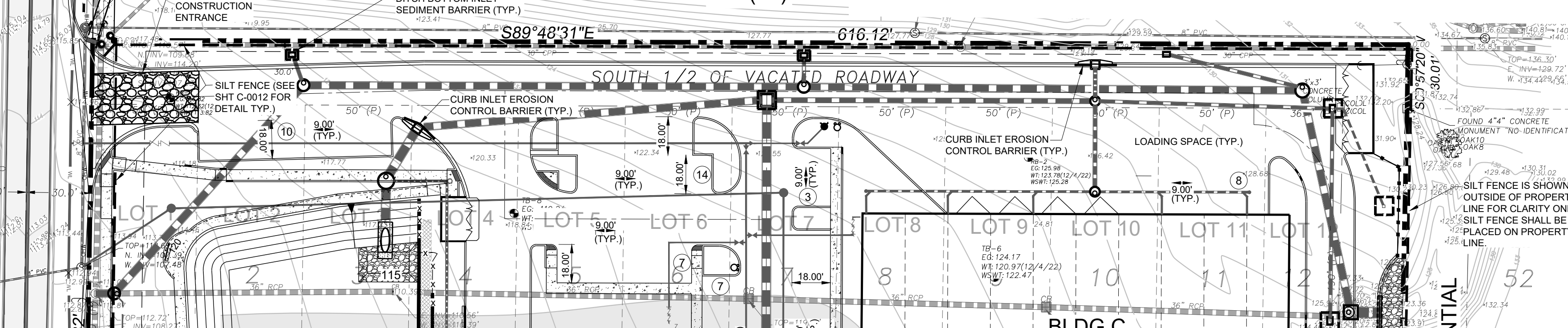
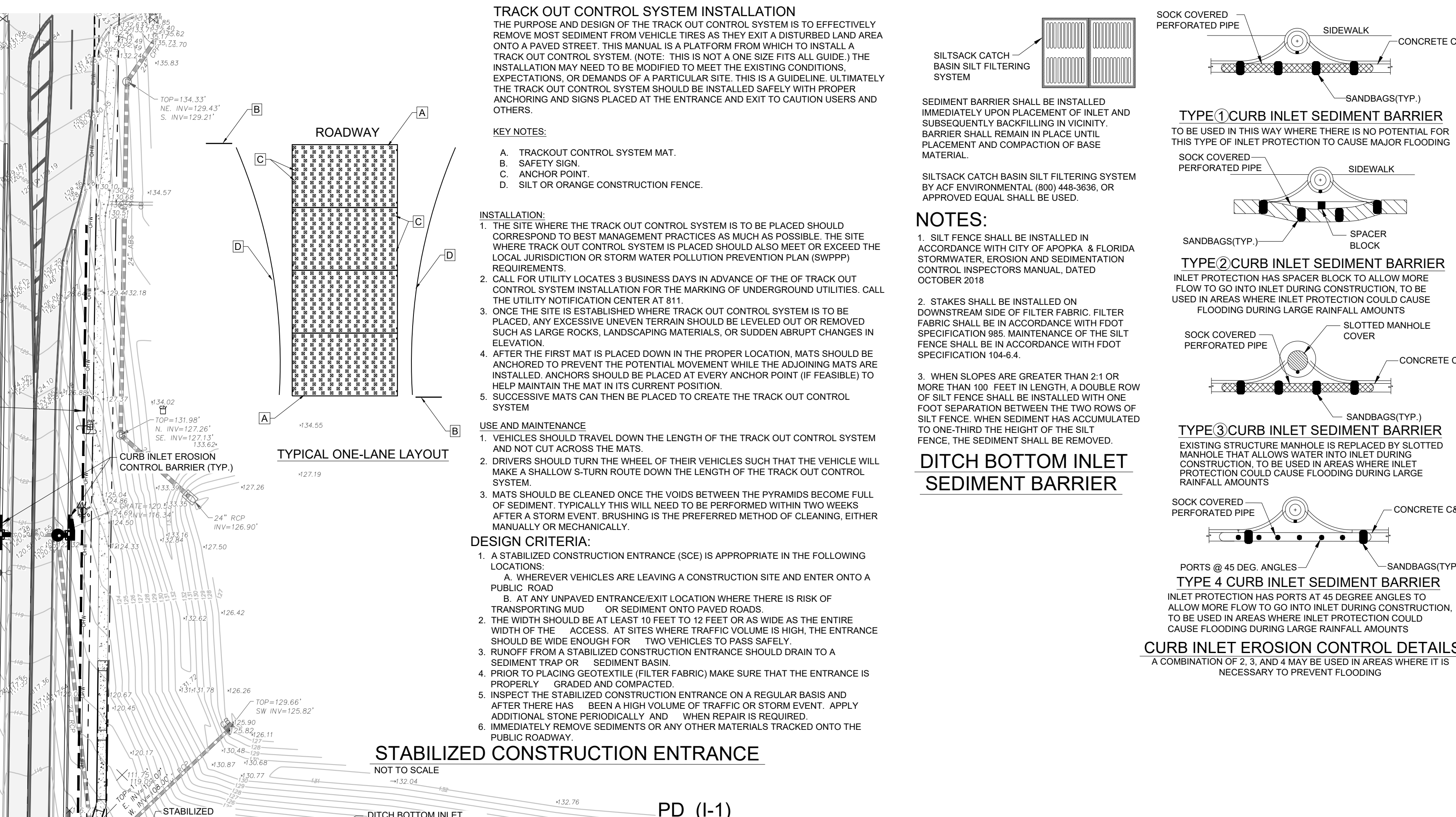
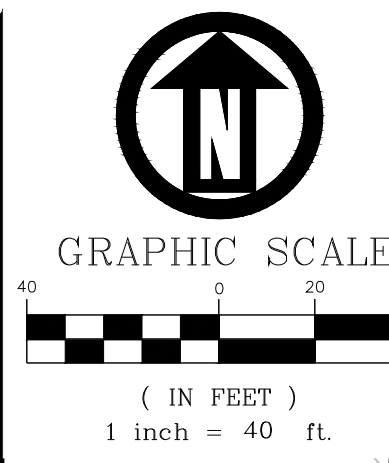
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ENGINEER IN CHARGE:





DESCRIPTION OF PROJECT

THIS PROJECT WILL BE PHASED. THE FIRST PHASE WILL INCLUDE CONSTRUCTION OF BUILDING 'A' AND ASSOCIATED ROADWAY, PARKING AND STORMWATER IMPROVEMENTS. EXISTING SITE DISTURBING ACTIVITIES WILL INCLUDE: INSTALLING A PERIMETER SILT FENCE AND OTHER EROSION AND SEDIMENT CONTROLS; CLEARING AND GRUBBING UTILITIES; AND BUILDING FOUNDATIONS; AND PREPARATION FOR FINAL PLANTING AND SEEDING. THE STORMWATER FROM THIS SITE WILL DISCHARGE TO A MASTER STORMWATER POND DESIGNED TO THE DISCHARGE REQUIREMENTS OF THE DRAINAGE BASIN.

SEQUENCE OF ACTIVITIES

1. INSTALL DOWN SLOPE AND SIDE SLOPE PERIMETER CONTROLS (E.G., SILT FENCE)
2. CONDUCT DEMOLITION CLEARING AND GRUBBING ACTIVITIES
3. CONDUCT EXCAVATION AND STOCKPILING ACTIVITIES
4. STABILIZE EXCAVATED AREAS AND STOCKPILES WITHIN 14 DAYS OF LAST CONSTRUCTION ACTIVITY
5. INSTALLATION OF UTILITIES
6. FINAL OR FINISH GRADING
7. COMPLETE GRADING AND INSTALL PERMANENT SOD, SEEDING, AND PLANTING
8. COMPLETE FINAL PAVING
9. REMOVE ACCUMULATED SEDIMENT FROM INLETS AND, AS NECESSARY, DRY STORMWATER PONDS
10. REMOVE DOWN SLOPE AND SIDE SLOPE PERIMETER CONTROLS AFTER ALL UPSTREAM AREAS ARE STABILIZED

PREVENTION NOTES

1. THIS PLAN SHALL BE AVAILABLE ON-SITE AT ALL TIMES DURING THE SITEWORK CONSTRUCTION.
2. THE 'LIMITS OF DISTURBANCE (PERIMETER SILT FENCING)' LINE SHOWN ON THIS PLAN INDICATES THE POINT BEYOND WHICH THE EXISTING VEGETATION SHOULD NOT BE IMPACTED.
3. STORMWATER POLLUTION PREVENTION MEASURES SHOWN HEREIN ARE THE MINIMUM REQUIRED. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ERECTING AND MAINTAINING AN EROSION AND SEDIMENT CONTROL SYSTEM TO MEET CITY OF APOPKA, FLORIDA COUNTY AND ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT, AND FDP NPDES REQUIREMENTS.
4. EACH AREA OF THE SITE SHALL NOT BE DISTURBED UNTIL IT IS NECESSARY FOR CONSTRUCTION TO PROCEED. DISTURBED AREAS SHALL BE COVERED OR STABILIZED AS SOON AS POSSIBLE.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE AREA THEY PROTECT HAS BEEN SODDED, PAVEMENT HAS BEEN PLACED, OR THE AREA IS OTHERWISE COMPLETELY STABILIZED.
6. ALL DISTURBED AREAS OF THE SITE SHALL BE INSPECTED BY QUALIFIED PERSONNEL OF THE RESPONSIBLE CONTRACTOR EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER EVERY RAINFALL EVENT OF 0.25 INCHES OR MORE TO ASSESS THE INTEGRITY OF THE EROSION AND SEDIMENT CONTROLS. THE INSPECTOR SHALL NOTE ANY DAMAGE OR DEFICIENCIES IN THE CONTROL MEASURES IN AN INSPECTION REPORT. PROBLEM AREAS SHALL BE CORRECTED BY THE RESPONSIBLE CONTRACTOR WITHIN SEVEN CALENDAR DAYS FOLLOWING THE INSPECTION.
7. THE CONTRACTOR SHALL KEEP A RECORD OF CONSTRUCTION ACTIVITY INCLUDING DATES WHEN MAJOR GRADING ACTIVITIES OCCUR IN A PARTICULAR AREA, DATES WHEN CONSTRUCTION ACTIVITIES CEASE IN AN AREA, WHETHER TEMPORARILY OR PERMANENTLY, AND DATES WHEN AN AREA IS STABILIZED.
8. IF A CHANGE IN CONSTRUCTION SCHEDULE OCCURS OR THIS PLAN PROVES, THOUGH REGULAR INSPECTIONS, TO BE LACKING, CIVILSITE ENGINEERING, INC. SHALL BE NOTIFIED SO THAT PLAN MODIFICATIONS CAN BE MADE.
9. NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO ALLOW RAINFALL RUNOFF DIRECTLY FROM THE PROJECT SITE.
10. INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT-LADEN STORMWATER RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
11. IF, AFTER FOURTEEN DAYS, GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THOSE AREAS SHALL BE REWORKED AND ADDITIONAL SEED OR SOD APPLIED TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. FOR DRY STORMWATER PONDS, THE POND SLOPES SHALL BE SODDED AND THE POND BOTTOM SHALL BE SEEDDED AND MULCHED TO ESTABLISH VEGETATIVE COVER. THE CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENT FROM THE POND BOTTOM PRIOR TO ACCEPTANCE BY CIVILSITE ENGINEERING. ADDITIONAL SOIL BORINGS PERFORMED BY A GEOTECHNICAL ENGINEER MAY BE NECESSARY TO PROVE THE INTEGRITY OF THE SOILS BENEATH THE POND HAS NOT BEEN NEGATIVELY IMPACTED.
13. ALL EXPOSED AREAS WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE SOLID SODDED. OTHER NON-POND AREAS WITH SLOPES STEEPER THAN 4:1 SHALL BE SODDED AND STAKED AS NECESSARY.
14. A NOTICE OF TERMINATION FOR THE NPDES CONSTRUCTION GENERAL PERMIT SHALL BE SUBMITTED TO THE FDP NPDES STORMWATER NOTICES CENTER WITHIN 14 DAYS OF THE DATE WHEN ALL AREAS OF THE SITE NOT OTHERWISE COVERED BY A PERMANENT PAVEMENT OR STRUCTURE HAVE BEEN STABILIZED WITH A UNIFORM PERENNIAL VEGETATIVE COVER TO A DENSITY OF 70 PERCENT OR GREATER.
15. SILT FENCE SHALL BE MAINTAINED AND REPAIRED AS NEEDED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
16. NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF.

SPILL PREVENTION

- THE FOLLOWING ARE THE MINIMUM MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORMWATER RUNOFF.
1. AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
 2. ALL MATERIALS STORED ON-SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE UNDER A ROOF OR OTHER ENCLOSURE.
 3. IF PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE MANUFACTURER'S LABELS, THE ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED. THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
 4. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
 5. WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
 6. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
 7. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF INFORMATION AND CLEANUP SUPPLIES.
 8. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, SHOES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL CONTAINERS SPECIALLY FOR THIS PURPOSE.
 9. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
 10. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
 11. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON-SITE. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY TO DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE WILL DESIGNATE SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ON-SITE.

HAZARDOUS PRODUCTS:

1. PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
 2. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED. THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
 3. ALL SPILLS OF PRODUCT MUST BE DISPOSED OF MANUFACTURERS' OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.
- PETROLEUM PRODUCTS:**
1. ALL ON-SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON-SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURERS' RECOMMENDATIONS.

FUEL STORAGE TANKS:

FUEL STORAGE TANKS SHALL BE LOCATED AWAY FROM SURFACE WATERS AND STORM WATER SYSTEM INLETS. FUEL TANKS SHALL BE STORED IN A DIKED AREA CAPABLE OF HOLDING 150% PF THE TANK CAPACITY.

FERTILIZERS:

FERTILIZERS WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS:

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:

CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

DUST CONTROL

DESCRIPTION: DUST CONTROL INVOLVES PREVENTING OR REDUCING DUST FROM EXPOSED SOILS OR OTHER SOURCES DURING LAND DISTURBING, DEMOLITION AND CONSTRUCTION ACTIVITIES TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY PRESENT HEALTH HAZARDS, TRAFFIC SAFETY PROBLEMS OR HARM ANIMAL OR PLANT LIFE.

SPECIFICATIONS FOR DUST CONTROL:

1. VEGETATIVE COVER AND MULCH - APPLY TEMPORARY OR PERMANENT SEEDING AND MULCH TO AREAS THAT WILL REMAIN IDLE FOR OVER 21 DAYS. SAVING EXISTING TREES AND LARGE SHRUBS WILL ALSO REDUCE SOIL AND AIR MOVEMENT ACROSS DISTURBED AREAS.
2. WATERING - SPRAY SITE WITH WATER UNTIL THE SURFACE IS WET BEFORE AND DURING GRADING OPERATIONS AND REPEAT AS NEEDED, ESPECIALLY ON HAUL ROADS AND OTHER HEAVY TRAFFIC ROUTES. WATERING SHALL BE DONE AT A RATE THAT PREVENTS DUST BUT DOES NOT CAUSE SOIL EROSION.
3. OPERATION AND MAINTENANCE - WHEN TEMPORARY DUST CONTROL MEASURES ARE USED, REPETITIVE TREATMENT SHOULD BE APPLIED AS NEEDED TO ACCOMPLISH CONTROL.
4. STREET CLEANING - PAVED AREAS THAT HAVE ACCUMULATED SEDIMENT FROM CONSTRUCTION SHOULD BE CLEANED DAILY, OR AS NEEDED, UTILIZING A STREET SWEEPER OR BUCKET-TYPE END LOADER OR SCRAPER.

MAINTENANCE

ALL MEASURES STATED ON THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5 INCH RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED, AREAS SHOULD BE FERTILIZED, WATERED AND RESEED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO THE STANDARD SPECIFICATIONS.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES AND THOSE IN ANY SEDIMENT BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM ANY SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS/acre.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

CONTRACTOR'S CERTIFICATION

ALL CONTRACTORS AND SUBCONTRACTORS IDENTIFIED ON THIS PLAN SHALL SIGN THE CERTIFICATION BELOW BEFORE CONDUCTING ANY PROFESSIONAL SERVICE IDENTIFIED IN THE STORMWATER POLLUTION PREVENTION PLAN.

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERIC STORMWATER PERMIT ISSUED PURSUANT TO SECTION 403.0885, F.S., THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE & DATE	NAME & TITLE	COMPANY ADDRESS AND PHONE NUMBER	RESPONSIBLE FOR

1645 MAITLAND AVENUE
MAITLAND, FL 32751
TEL: 407.644.6570
WWW.CS-EI.COM

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315 S. BRADSHAW ROAD
BRUNACHE COMMERCE PARK
APOPKA, FL 32712

STORMWATER POLLUTION
PREVENTION PLAN

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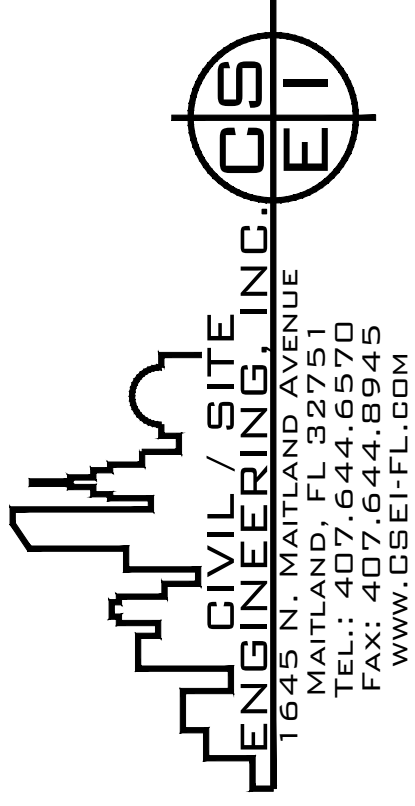
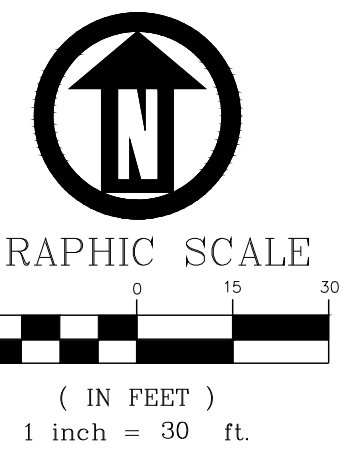
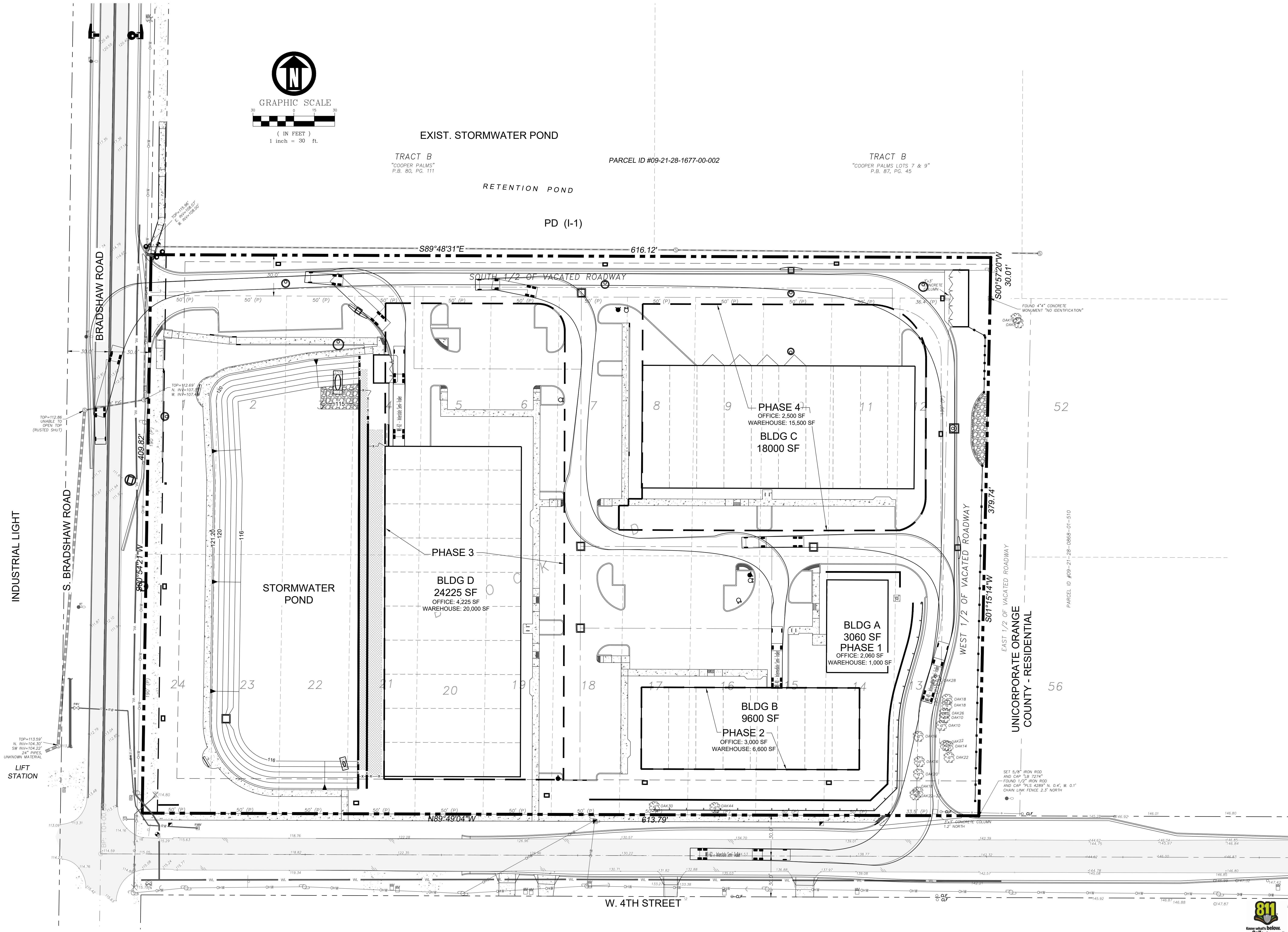
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		SS	TQ	TQ	

SHEET NO.
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OF: 18

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1645 MAITLAND AVENUE
MAITLAND, FL 32751
LICENSE NO. 27346



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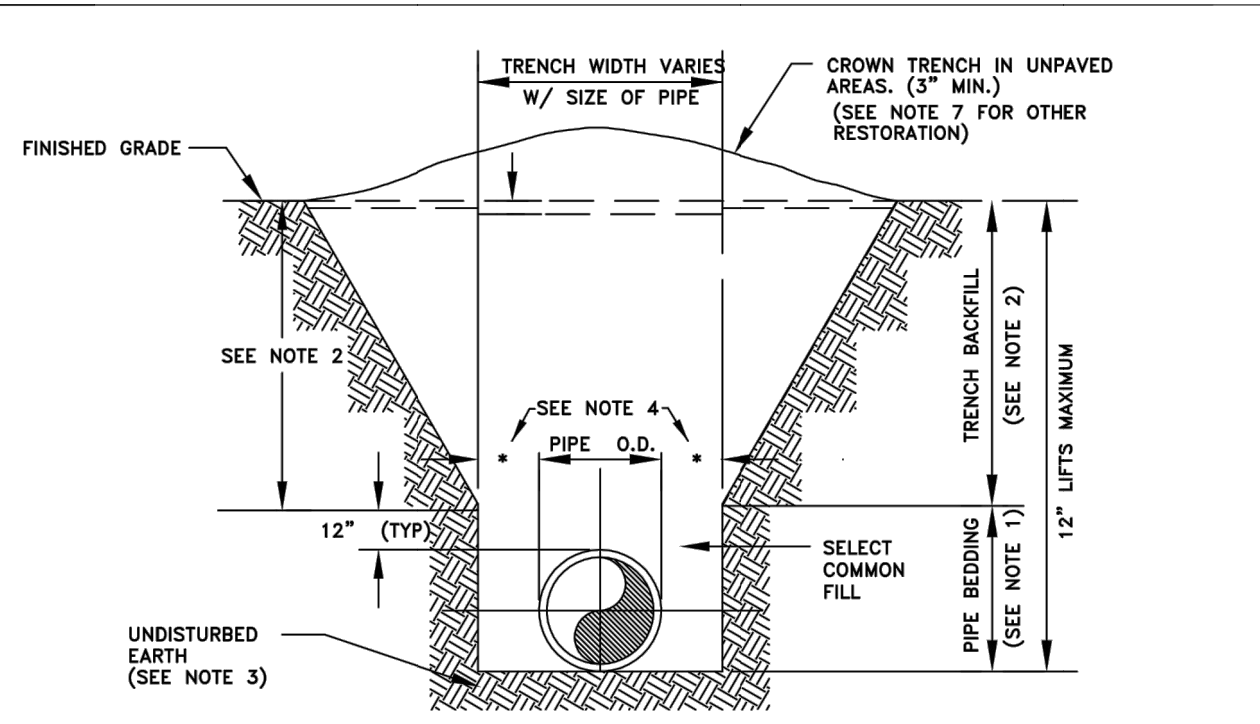
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BRUNACHE COMMERCE PARK
APOKA, FL 32712
SEMI-TRUCK ACCESS

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DESIGNED BY: TQ
CHECKED BY: TQ
ENGINEER IN CHARGE: TAN QI
P.E. No.: 66512

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1645 MAITLAND AVENUE
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SHEET NO.
C-0012
OF 18





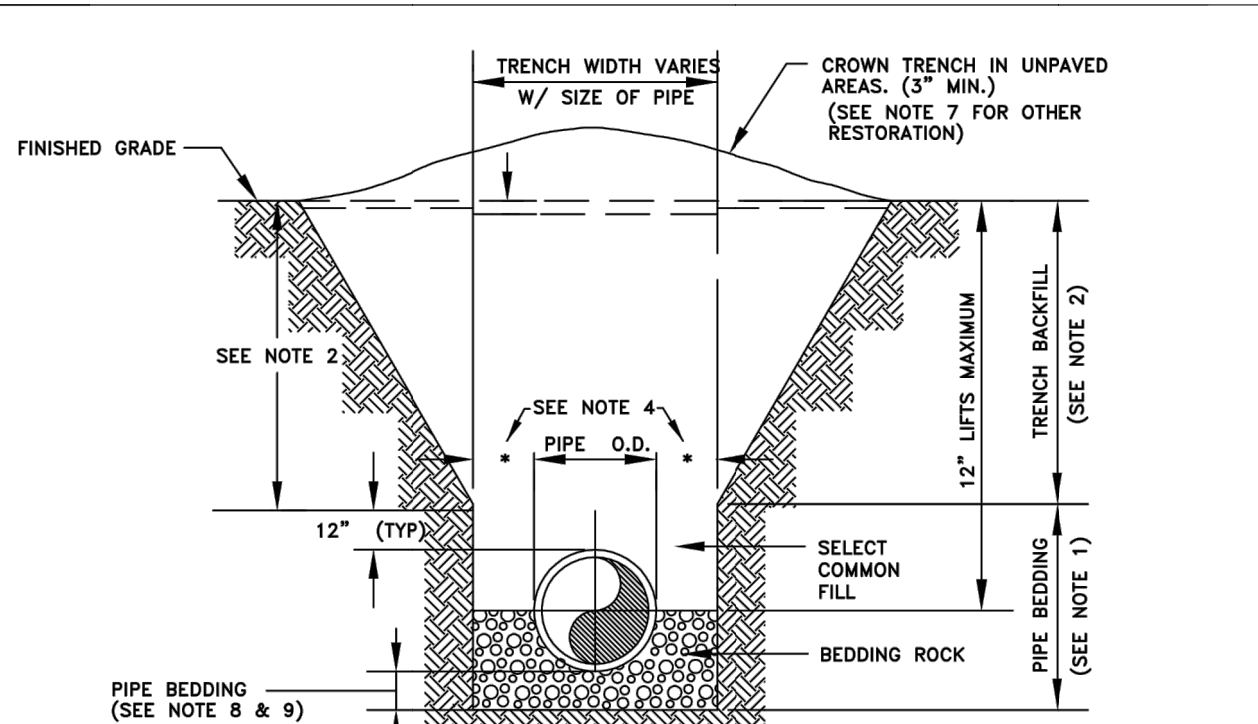
- NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
 2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS TO AASHTO T-180.
 3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE CITY.
 4. (*): 15" MAX. FOR PIPE DIAMETERS LESS THAN 24", AND 24" FOR PIPE DIAMETER 24" AND LARGER.
 5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
 6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
 7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.
 8. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.
 9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.

TYPE "B" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 100



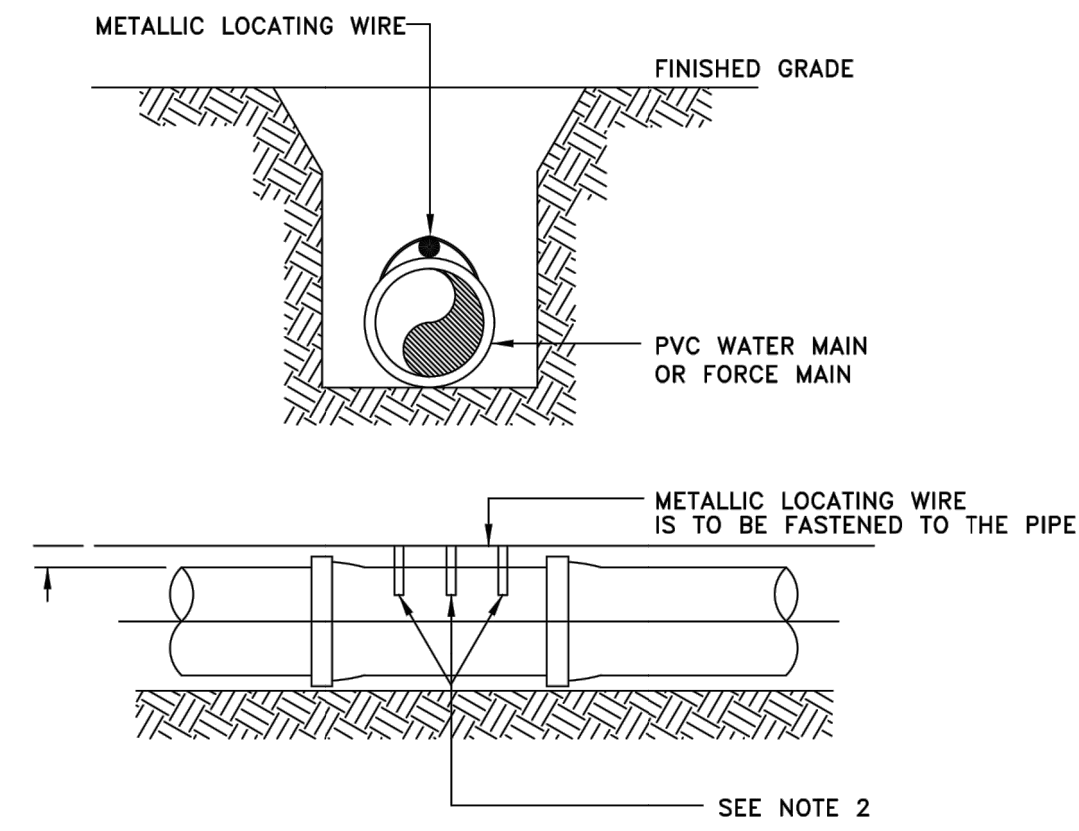
- NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
 2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
 3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
 4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
 5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
 6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
 7. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
 8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE CITY SHALL DETERMINE IN THE FIELD IF REMOVAL OF UNSUITABLE MATERIAL IS REQUIRED TO REACH A SUITABLE FOUNDATION.
 9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.
 10. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.

TYPE "A" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA
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FIG. 101



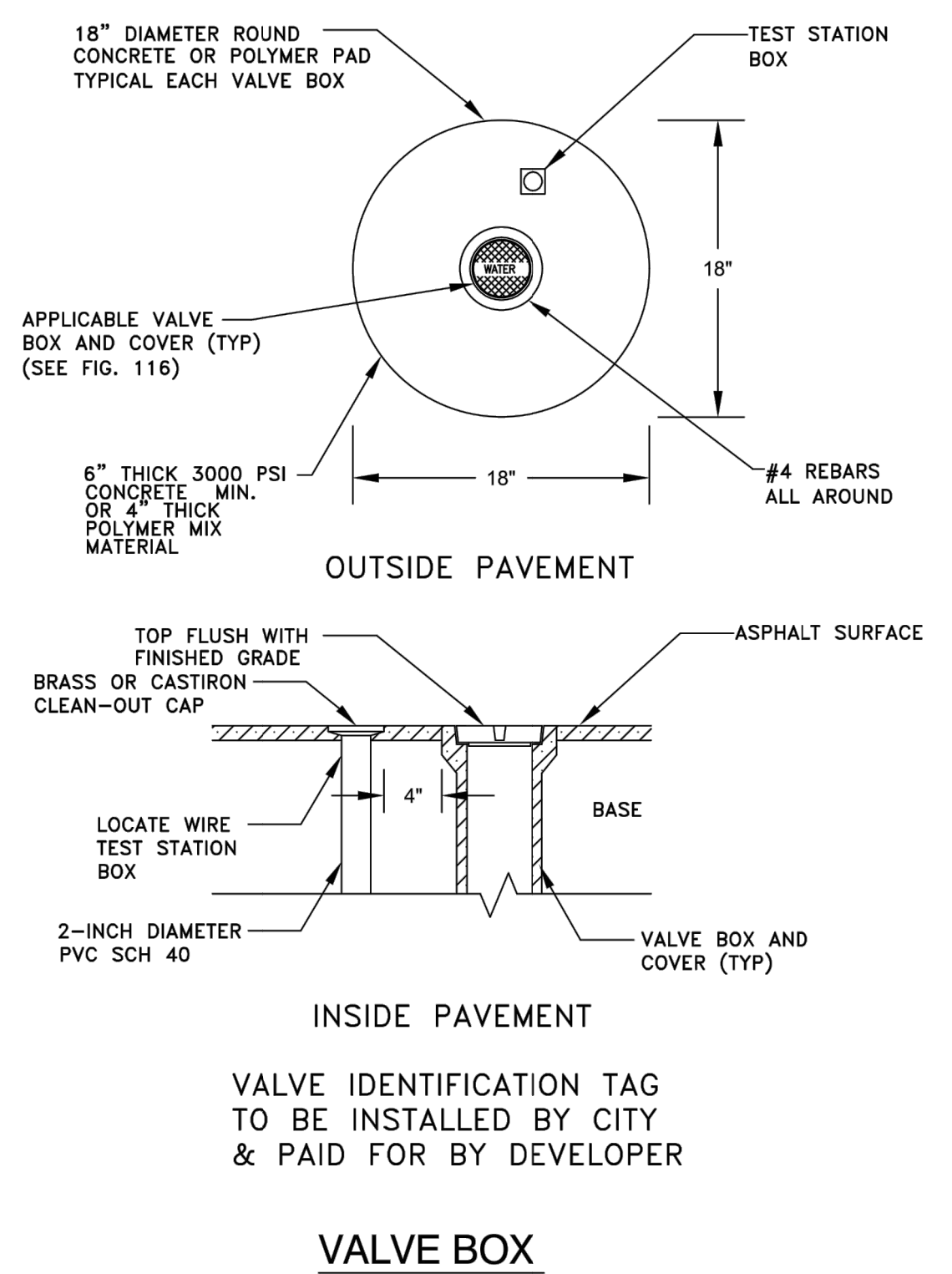
- NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 AWG-SOLID CCS REINFORCED TRACER WIRE-INSULATED 30 MIL HDPE - 30 VOLT MFG. BY COPPERHEAD INDUSTRIES, LLC OR EQUAL) CAPABLE OF DETECTION BY A CABLE LOCATOR.
 2. SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND ATTACHED WITH DUCT TAPE OR NYLON STRAPS AT 3 LOCATIONS PER JOINT. LOCATING WIRE SHALL TERMINATE AT THE TEST STATION BOX AS SHOWN IN FIG. 109.
 3. BE CAPABLE OF EXTENDING 12" ABOVE TOP OF TEST STATION BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.
 4. SPLICES SHOULD BE MADE USING STANDARDS AND PRODUCTS DESIGNED FOR DIRECT BURIAL CONDUCTORS.
 5. WIRE INSULATION SHALL BE COLOR CODED FOR THE TYPE OF PIPE BEING INSTALLED.

PVC PIPE LOCATING WIRE DETAIL

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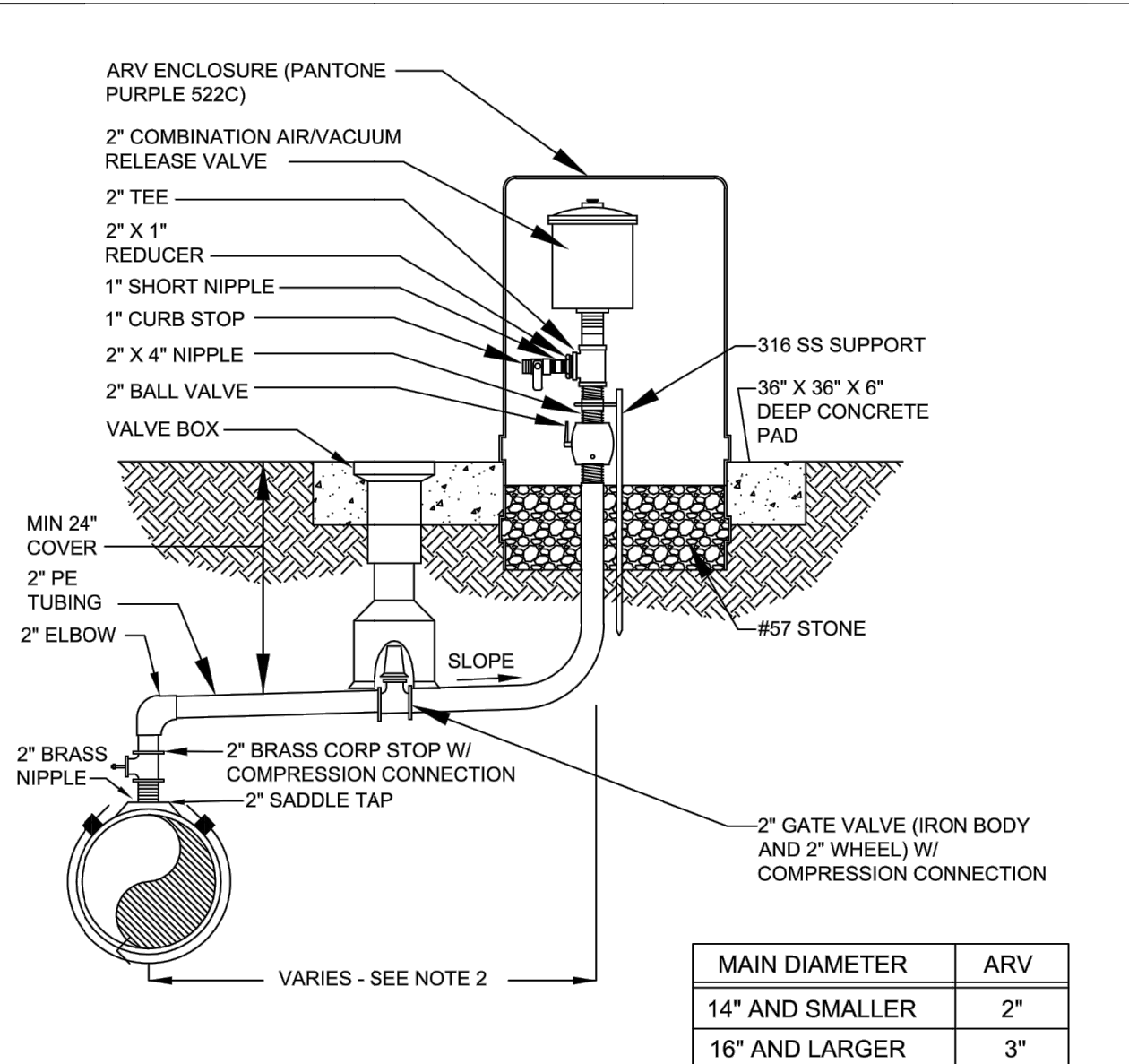
FIG. 118



CITY OF APOPKA
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FIG. 109



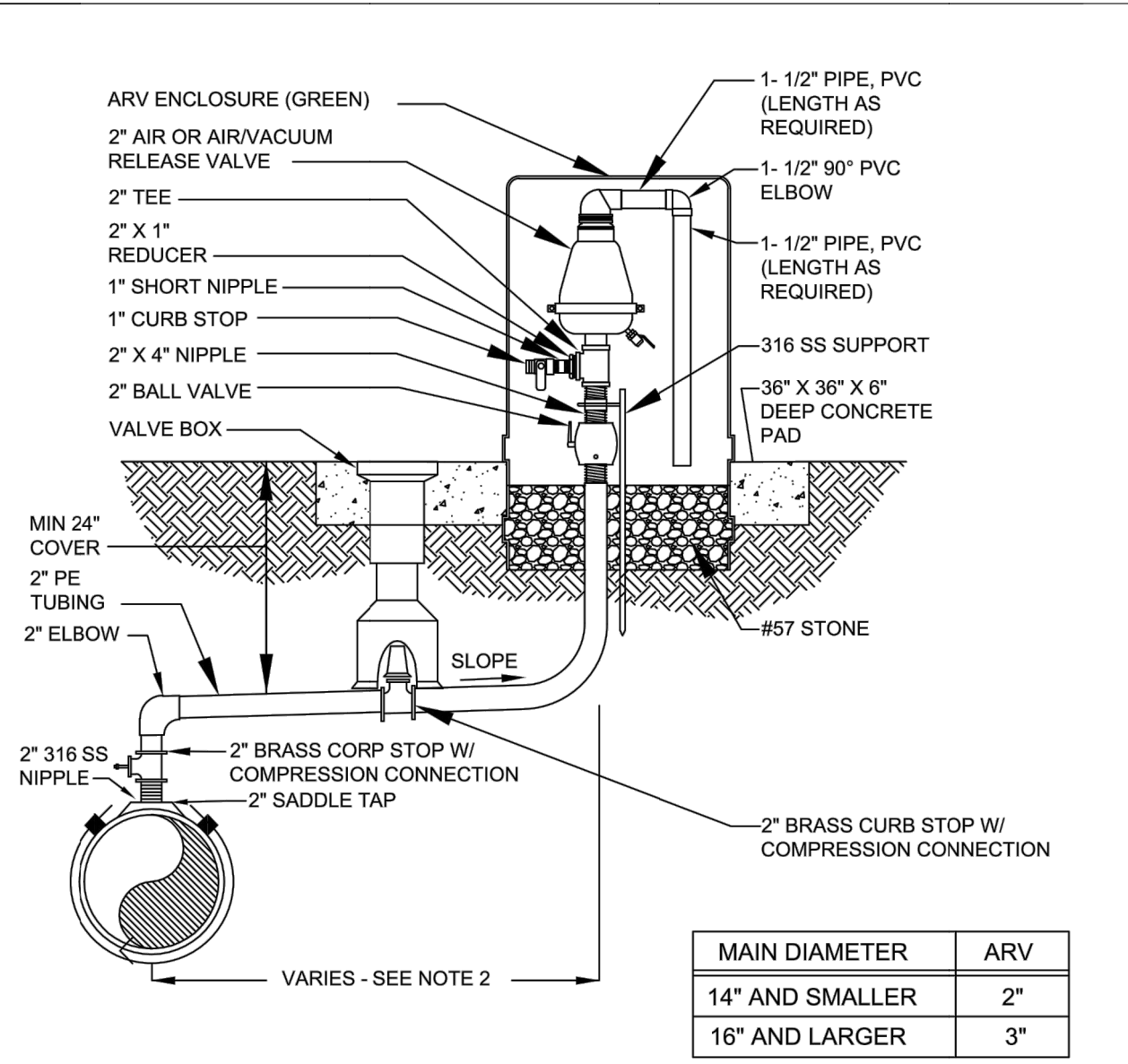
- NOTES:
1. FOR RECLAIMED WATER USE ONLY.
 2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE R/W LINE AS POSSIBLE.
 3. ADJUST HORIZONTAL LOCATION OF SIDEWALK, AS REQUIRED TO AVOID ARV ENCLOSURE.
 4. LOCATE ARV ENCLOSURE WITHIN 6" OF R/W LINE.
 5. ASSEMBLY PIPE, FITTINGS, AND APPURTENANCES TO MATCH ARV SIZE.

OFFSET COMBINATION AIR/VACUUM
RELEASE VALVE DETAIL - RECLAIMED WATER ONLY

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2015

FIG. 113



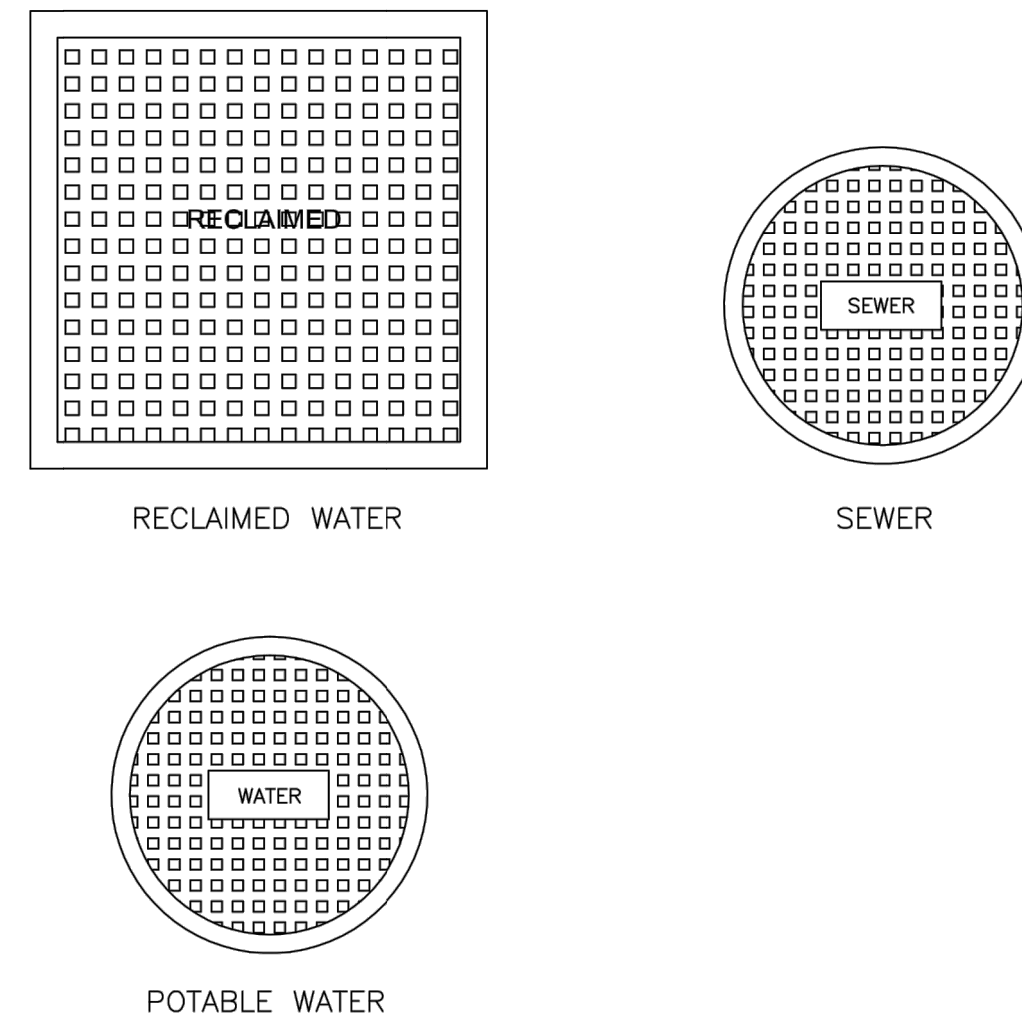
- NOTES:
1. FOR WASTEWATER USE ONLY.
 2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE R/W LINE AS POSSIBLE.
 3. ADJUST HORIZONTAL LOCATION OF SIDEWALK, AS REQUIRED TO AVOID ARV ENCLOSURE.
 4. LOCATE ARV ENCLOSURE WITHIN 6" OF R/W LINE.

OFFSET AIR OR COMBINATION AIR/VACUUM
RELEASE VALVE DETAIL - WASTEWATER ONLY

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

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FIG. 114

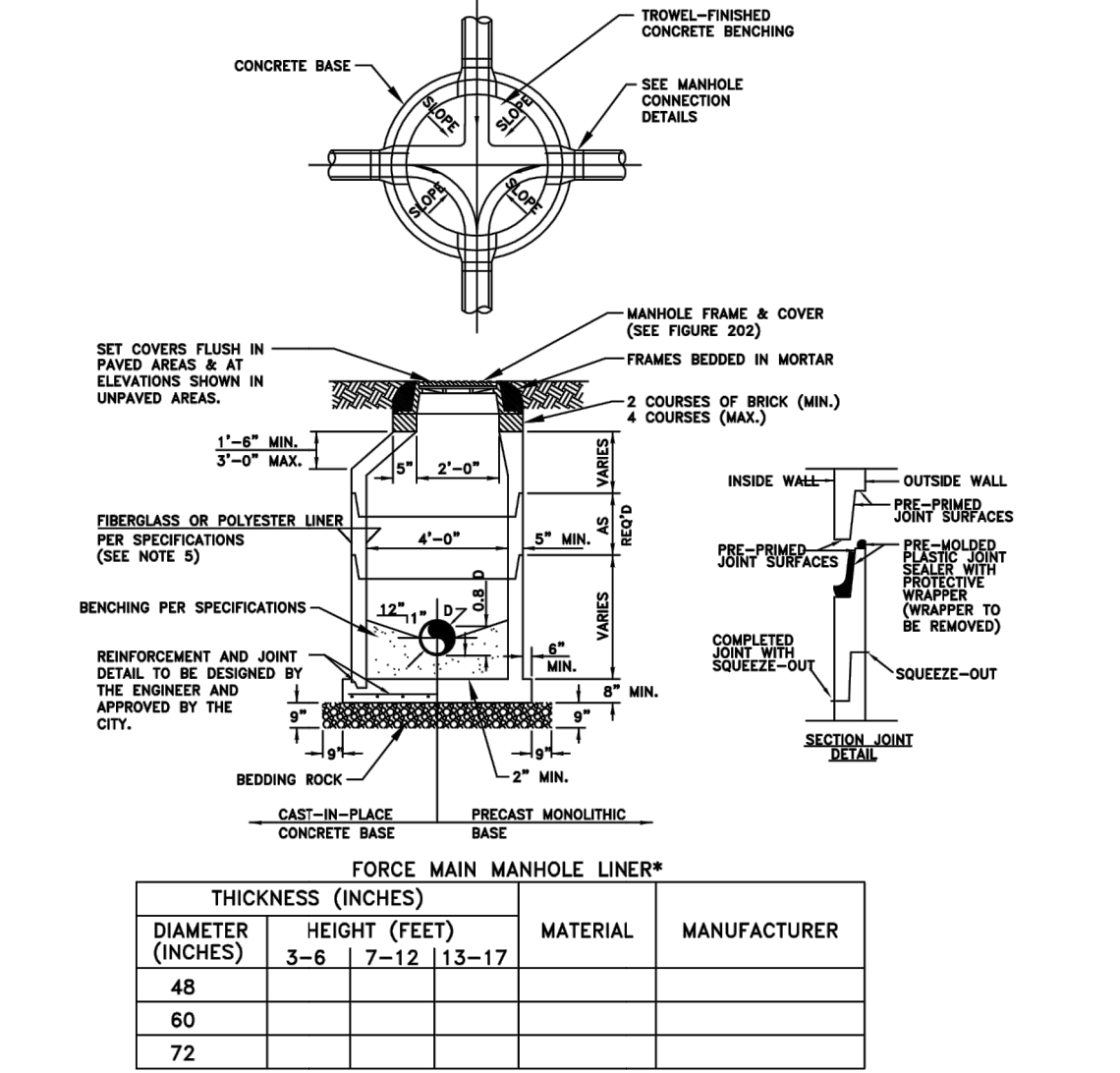


TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 116



FORCE MAIN MANHOLE LINER*			
DIAMETER (INCHES)	THICKNESS (INCHES)	HEIGHT (FEET)	
48	3-6	7-12	13-17
60			
72			

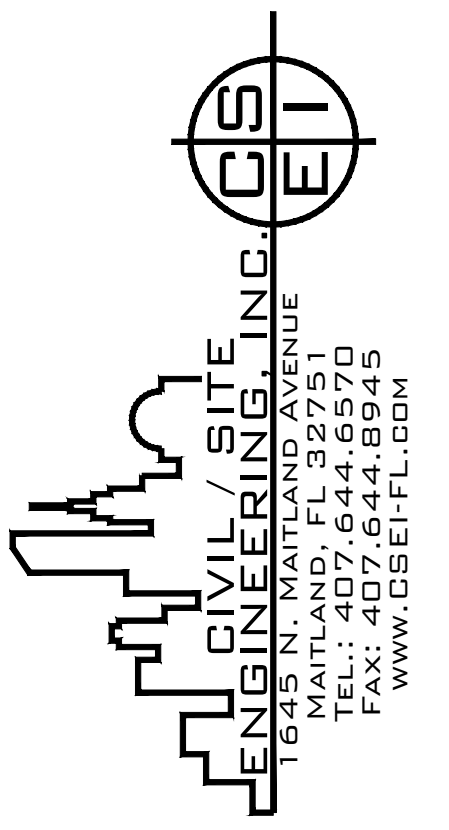
- NOTES:
1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE SECTION 20.4 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
 2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
 3. THE THICKNESS OF THE LINER SHALL BE 3/8" MINIMUM.
 4. EACH BENCH WALL SHALL BE A MINIMUM OF 18 INCHES LONG FROM THE WALL OF THE MANHOLE TOWARD THE CENTER.
 5. SANITARY SEWER MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.

TYPICAL MANHOLE

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

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FIG. 200



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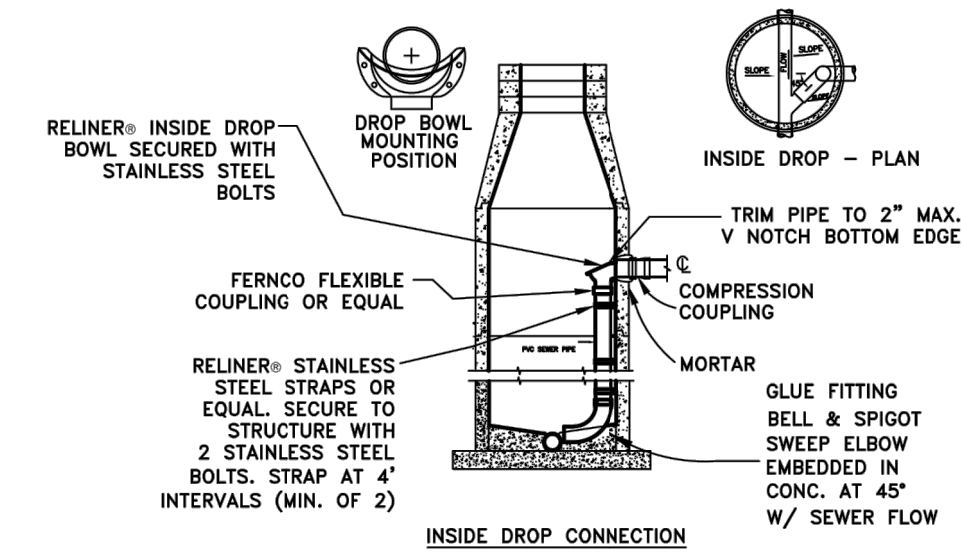
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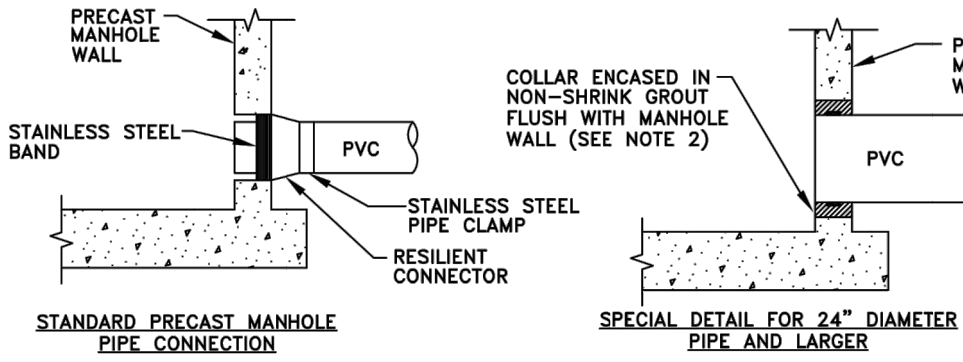
DESIGNED BY: TQ

CHECKED BY: TQ

ENGINEER IN CHARGE: _____



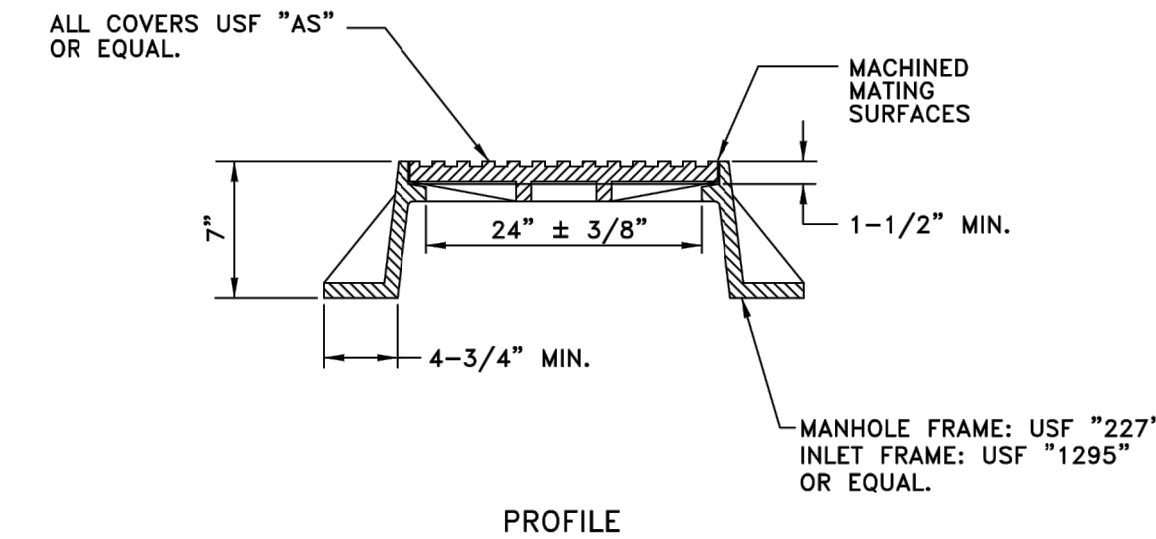
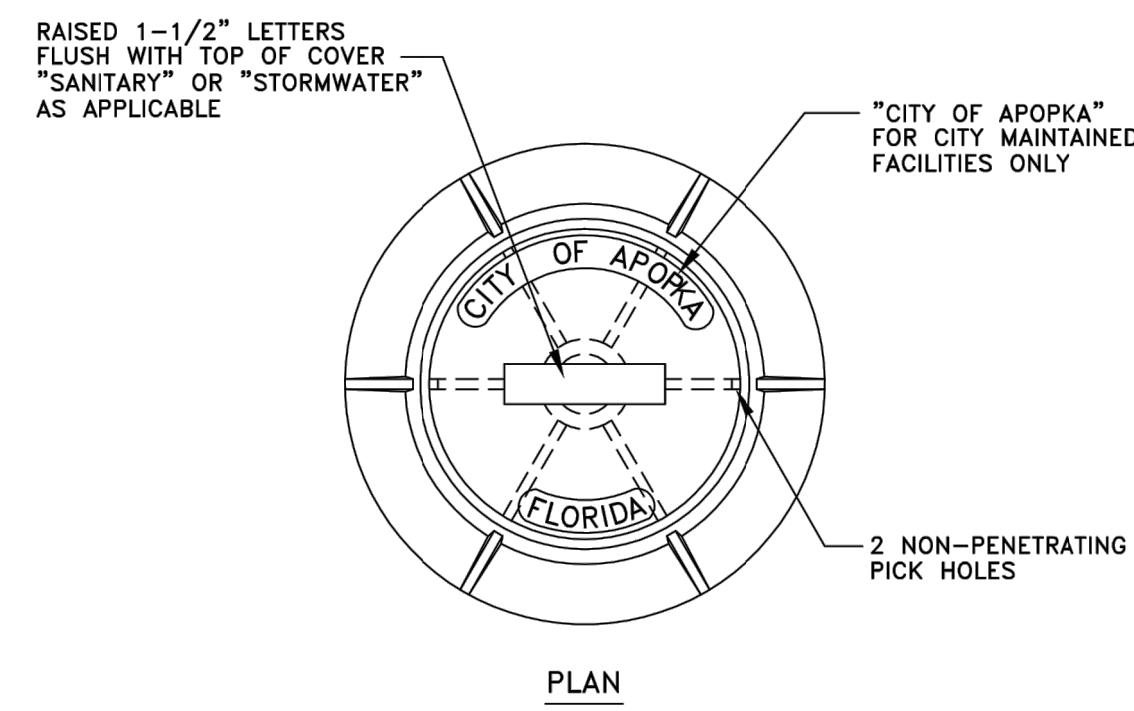
- NOTES:
1. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY: RELINER-DURAN, INC. 53 MT. ARROWER RD. LYME, CT 06371 (860)434-0277 FAX: (860)434-3195 OR EQUAL.
 2. SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC. STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS.
 3. FORCE MAIN RECEIVING MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.



- NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
 2. THE CITY MAY APPROVE ALTERNATE WATER-TIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
 3. AN INSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 24" OR MORE ABOVE THE OUTFLOW PIPE INVERT.
 4. CONCRETE TO BE MINIMUM OF 3000 PSI.

MANHOLE CONNECTION DETAILS

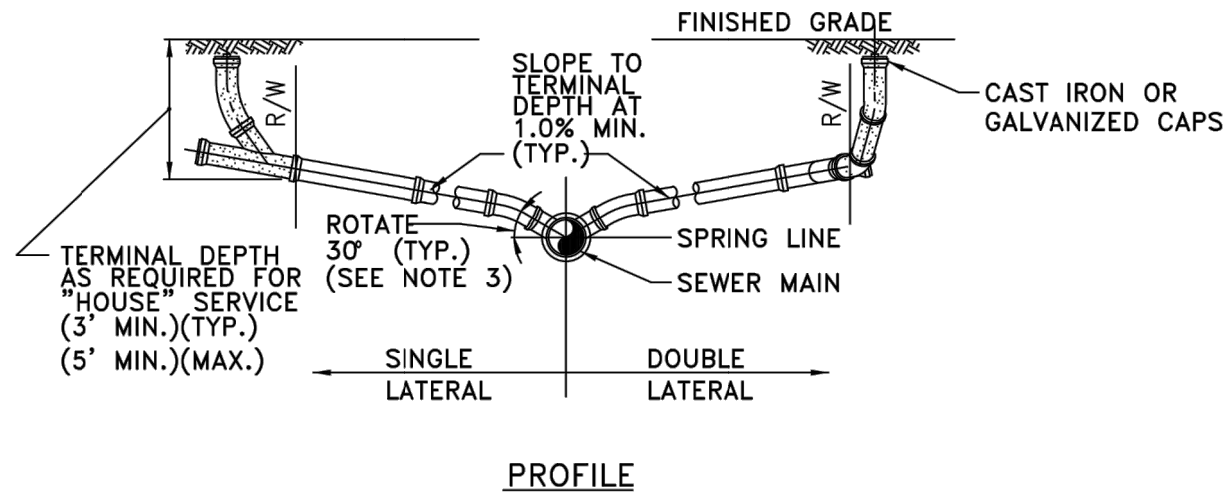
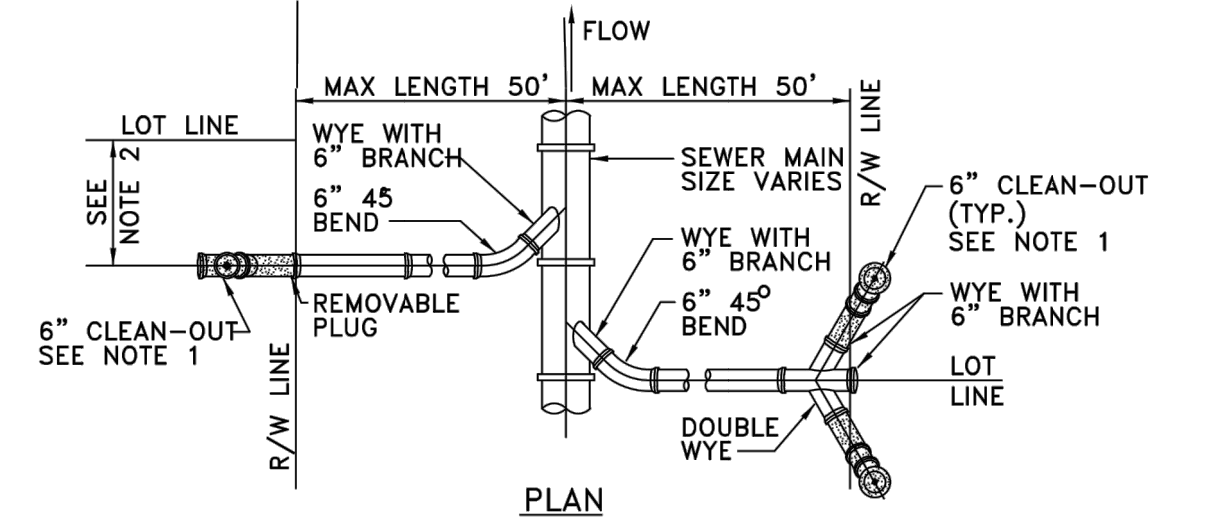
CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2015 FIG. 201



- NOTES:
1. MANHOLE FRAME AND COVER ARE TO BE TRAFFIC BEARING RATED H-20, CLASS 30 MEETING ASTM A 48.

STANDARD MANHOLE FRAME AND COVER

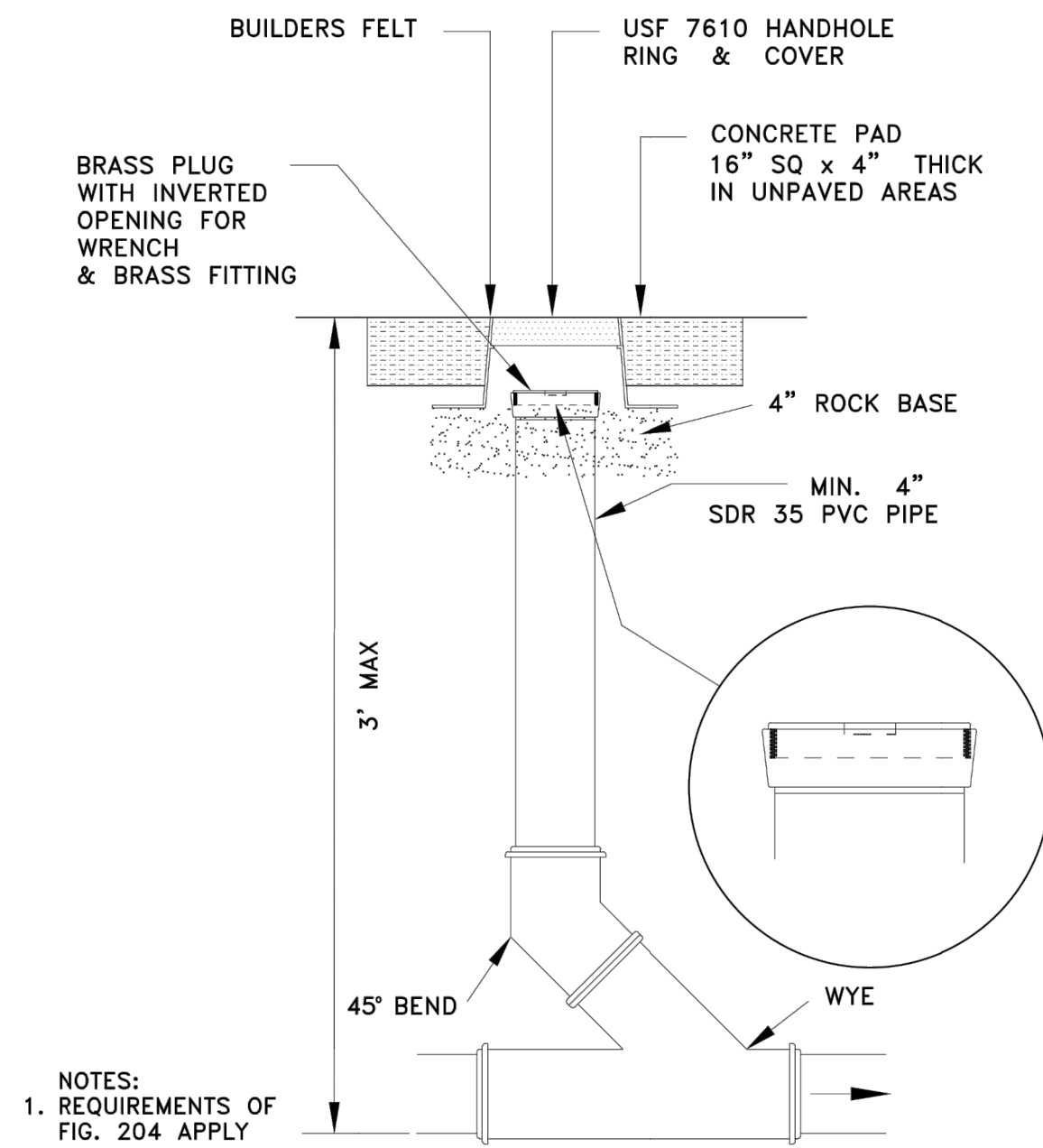
CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 202



- NOTES:
1. CLEAN-OUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
 2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE.
 3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
 4. RESIDENTIAL SERVICES SHALL BE 4 INCHES & NON-RESIDENTIAL SERVICES SHALL BE 6 INCHES IN DIAMETER AS A MINIMUM.
 5. GALVANIZED, OR CAST IRON CLEAN-OUT CAP SHALL BE USED ON THE STUBOUT FOR EACH SERVICE.
 6. LATERAL SHALL BE MARKED WITH AN "S" STAMPED OR CUT IN THE CURB.

SERVICE LATERAL DETAIL

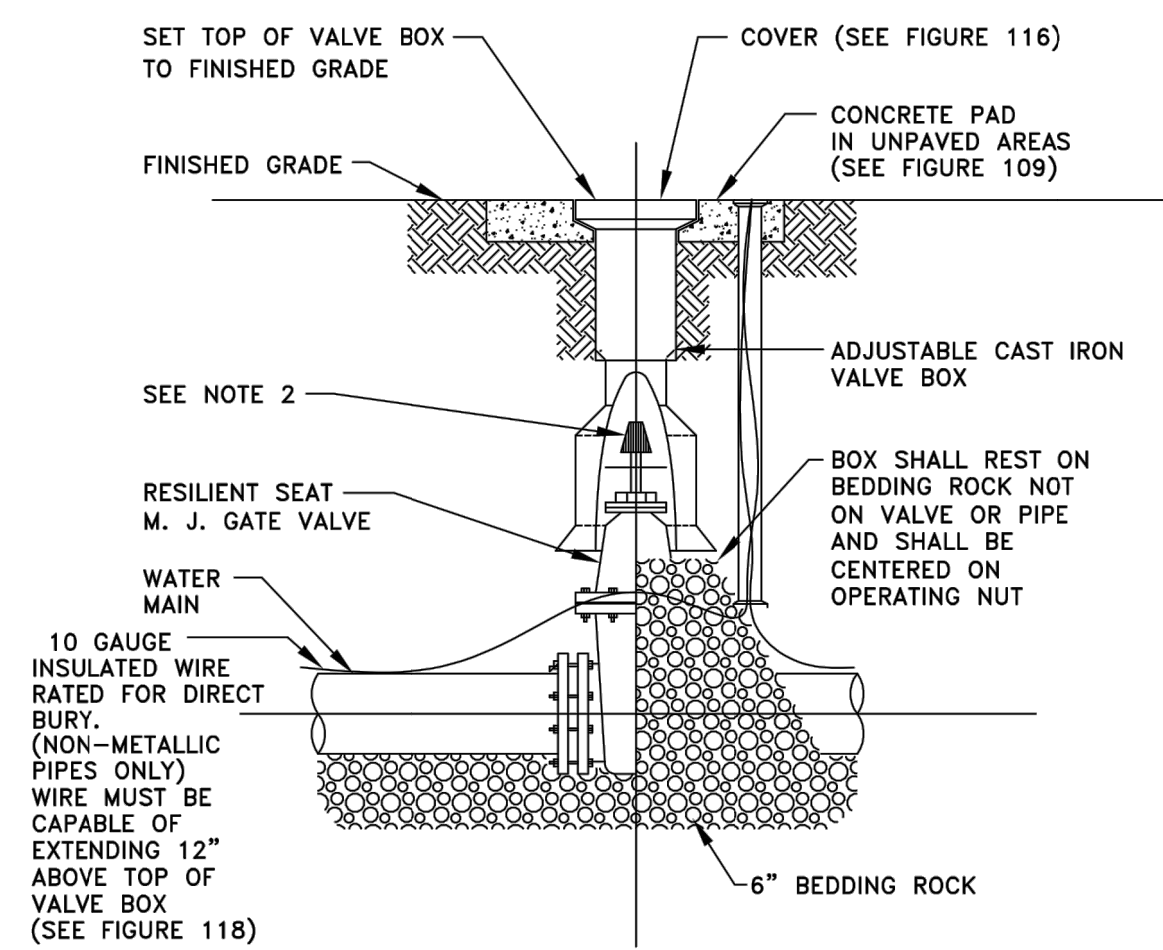
CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 204



- NOTES:
1. REQUIREMENTS OF FIG. 204 APPLY

SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

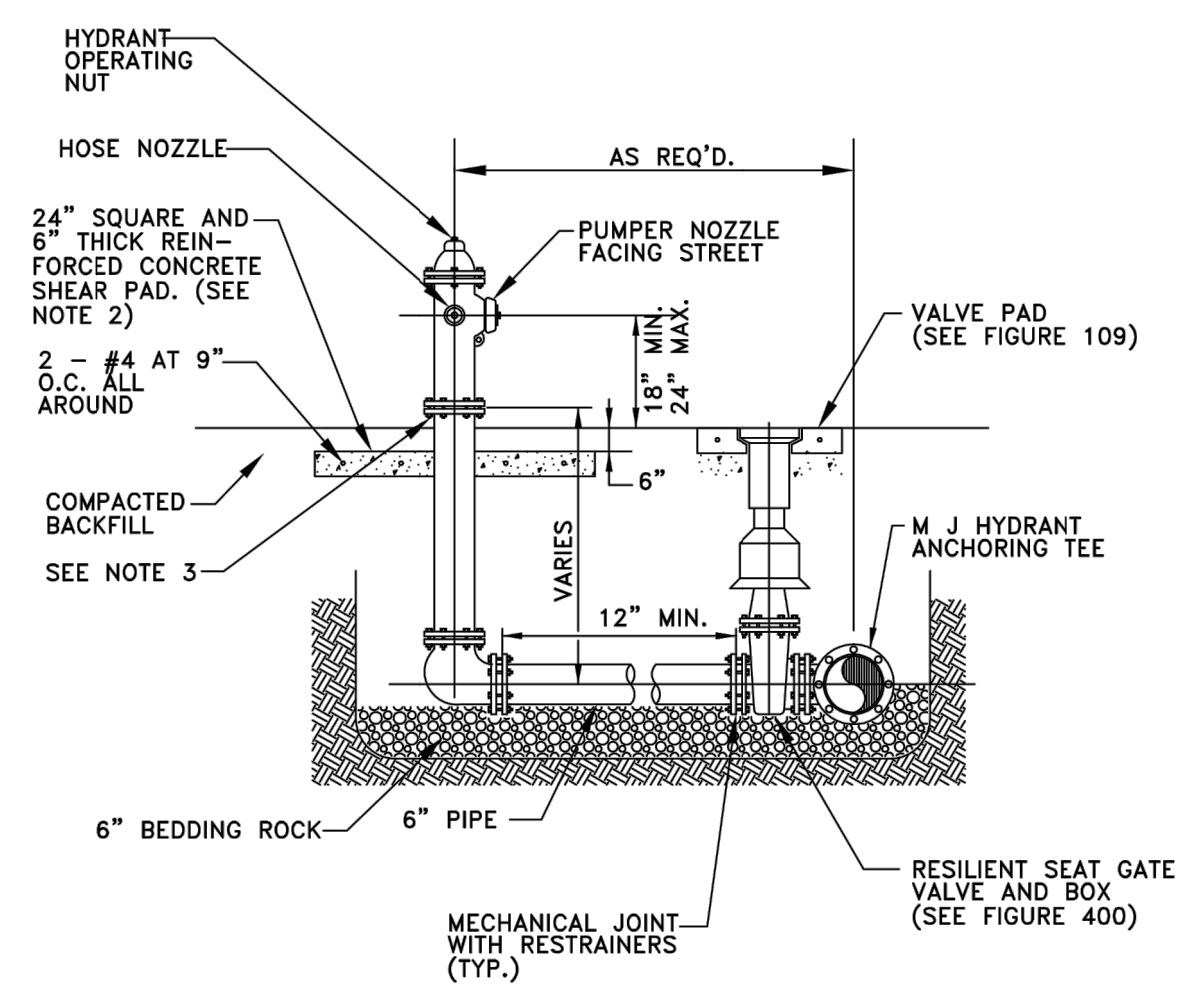
CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 205



- NOTES:
1. PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
 2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN A 3 FEET BELOW FINISHED GRADE.

GATE VALVE AND BOX DETAIL

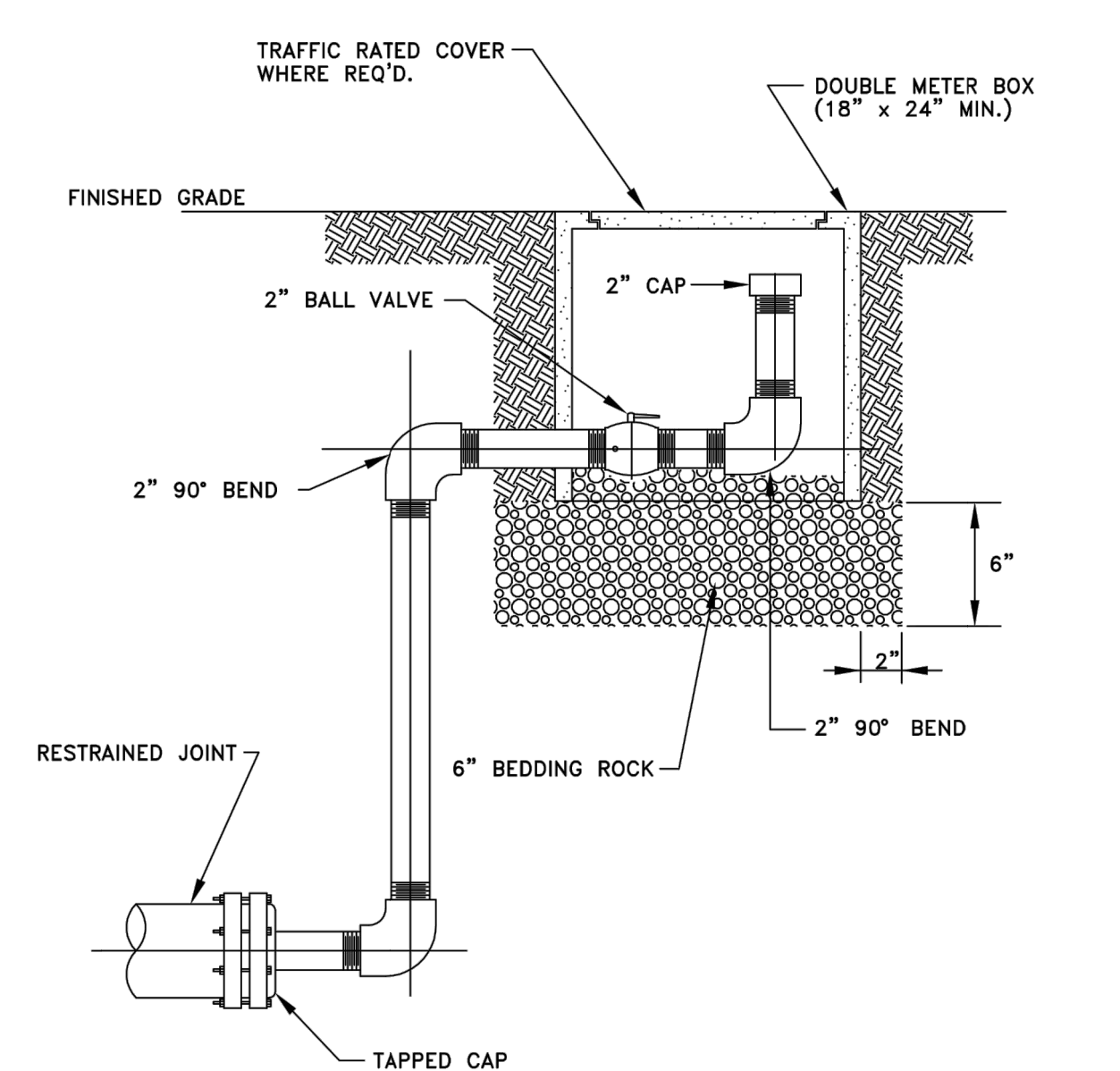
CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 400



- NOTES:
1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
 2. THE SHEAR PAD SHALL BE RECESSED SIX (6) INCHES BELOW THE FINISHED GRADE AND THE RECESSED SECTION SODDED.
 3. CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR PAD SHALL BE A TWELVE (12) INCH MINIMUM.
 4. FIRE HYDRANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH THE CITY OF APOPKA UTILITIES DESIGN CONSTRUCTION STANDARDS MANUAL.

FIRE HYDRANT ASSEMBLY DETAIL

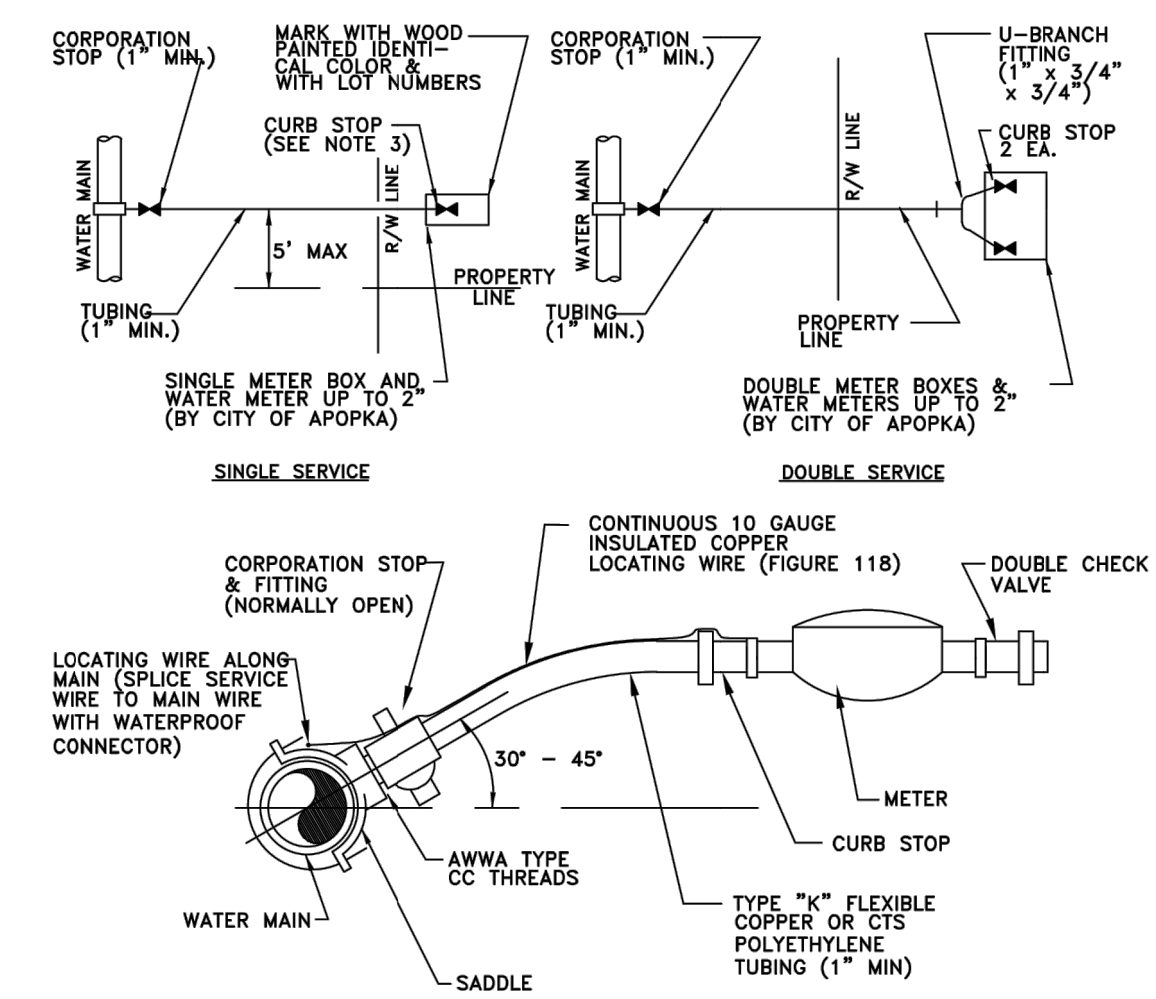
CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 402



- NOTES:
1. ALL 2 INCH PIPE AND FITTINGS SHALL BE SCHEDULE 40 GALVANIZED STEEL OR BRASS WITH THREADED (NPT) JOINTS. USE TEFLON TAPE ON JOINTS.
 2. COLOR SHALL BE APPROPRIATE FOR USE.

BLOWOFF VALVE DETAIL

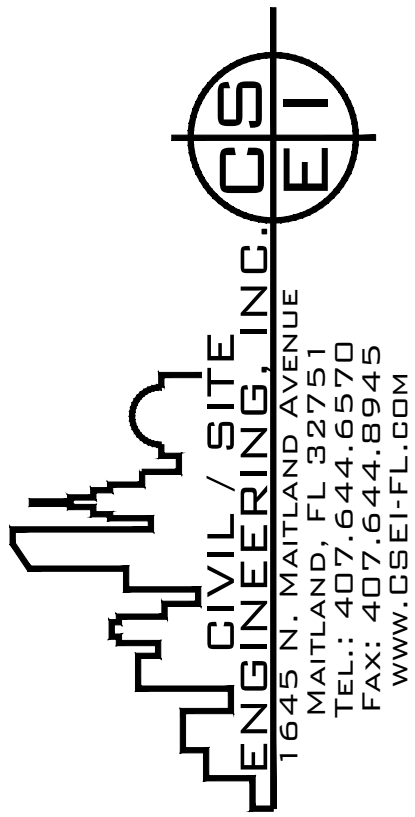
CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 403



- NOTES:
1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
 2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
 3. EACH SERVICE SHALL TERMINATE AT A CURB STOP(S) WHICH SHALL BE BURIED APPROXIMATELY 3" BELOW FINAL GRADE AND SHALL BE CLEARLY MARKED WITH A 2" x 2" x 15" STAKE WITH THE TOP PAINTED BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER, AND MARKED WITH THE NUMBER OF THE LOT(S) TO BE SERVED.
 4. RECLAIMED WATER SERVICES SHALL USE PURPLE COLORED CTS POLYETHYLENE TUBING.
 5. POTABLE WATER SERVICES SHALL USE BLUE COLORED CTS POLYETHYLENE TUBING.
 6. ALL SERVICE UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE INSTALLED IN A MINIMUM 2" PVC SLEEVE.

WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 405



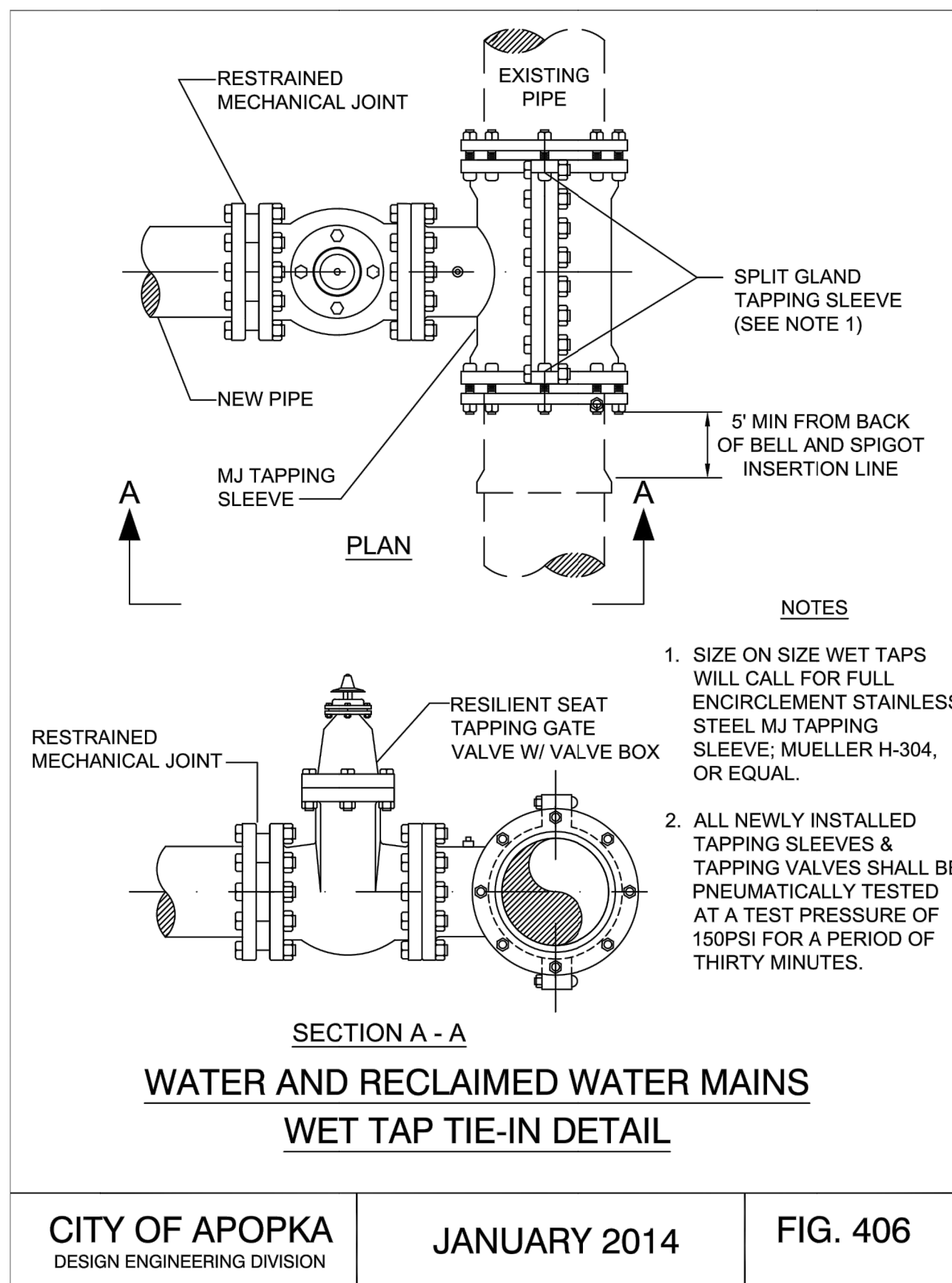
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APOPKA, FL 32712

UTILITY DETAILS

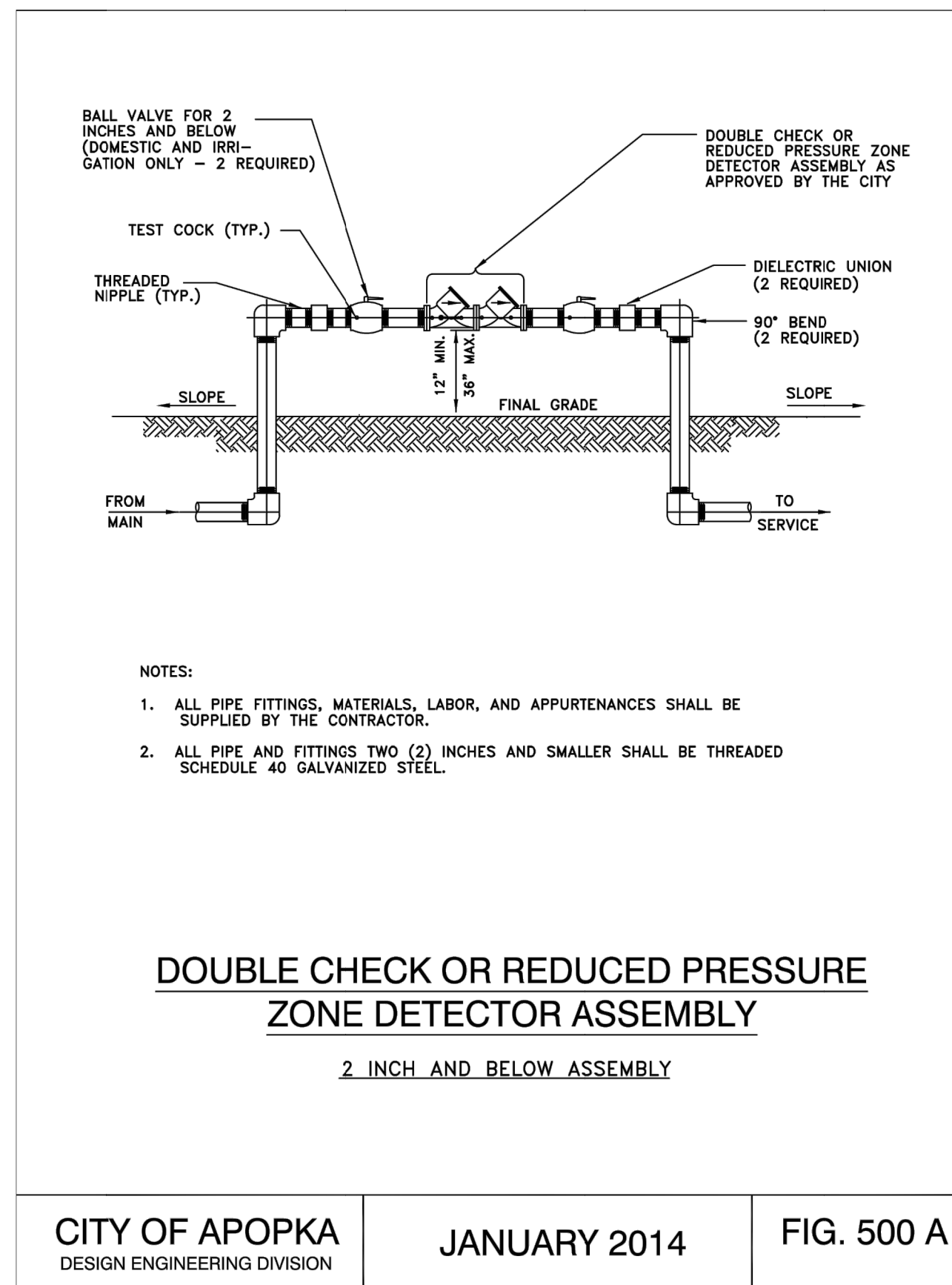
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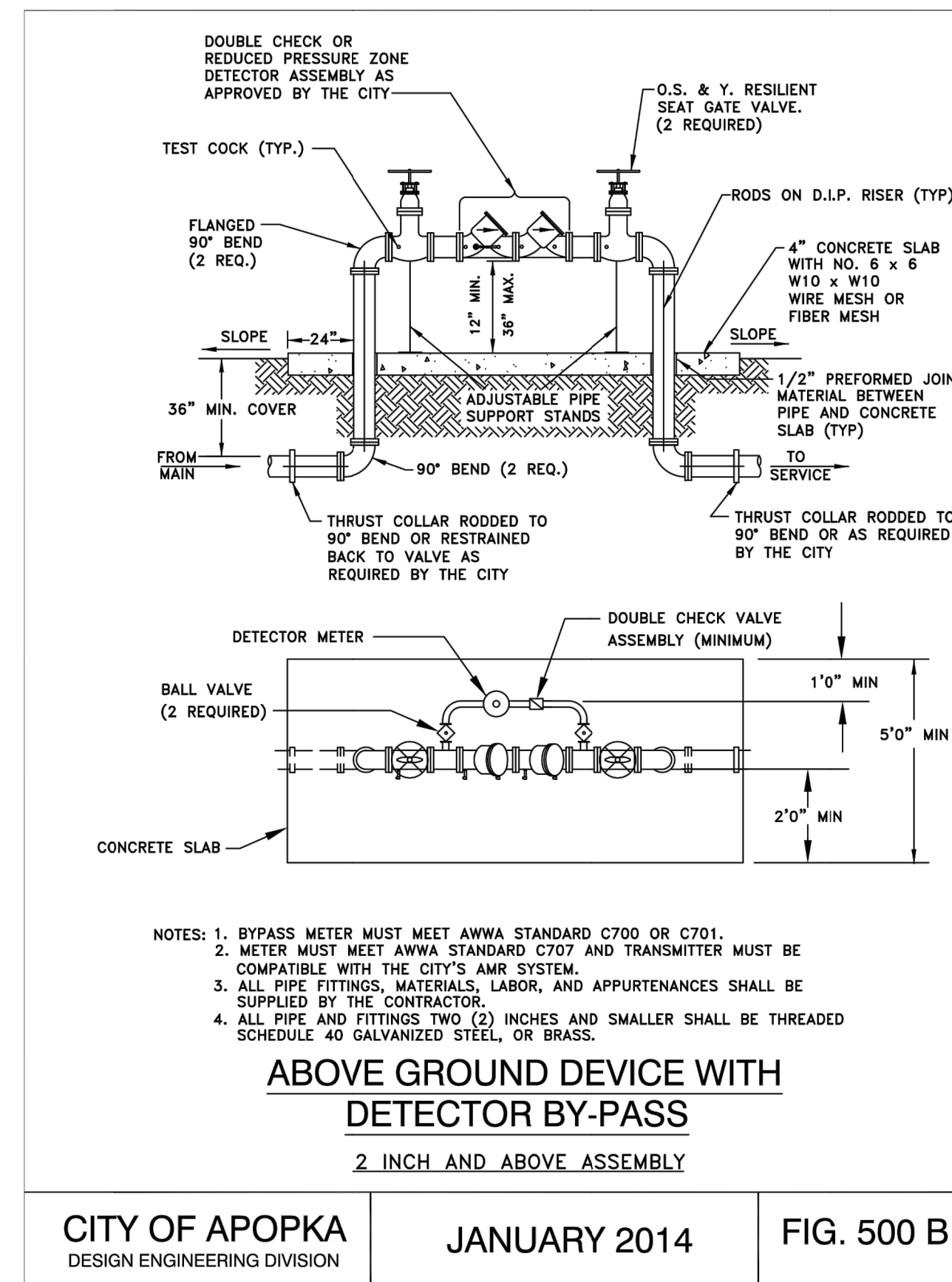
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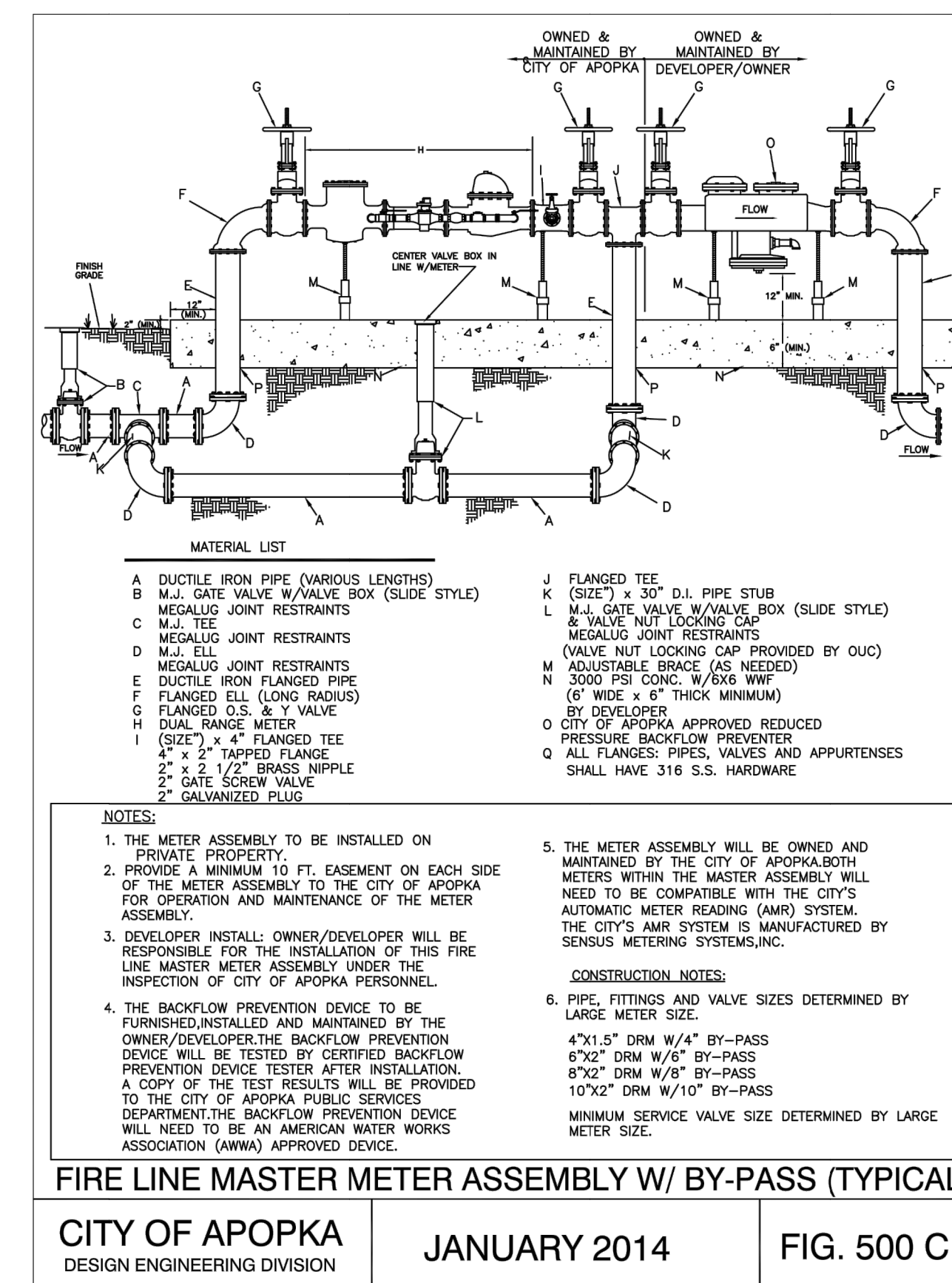
CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 406



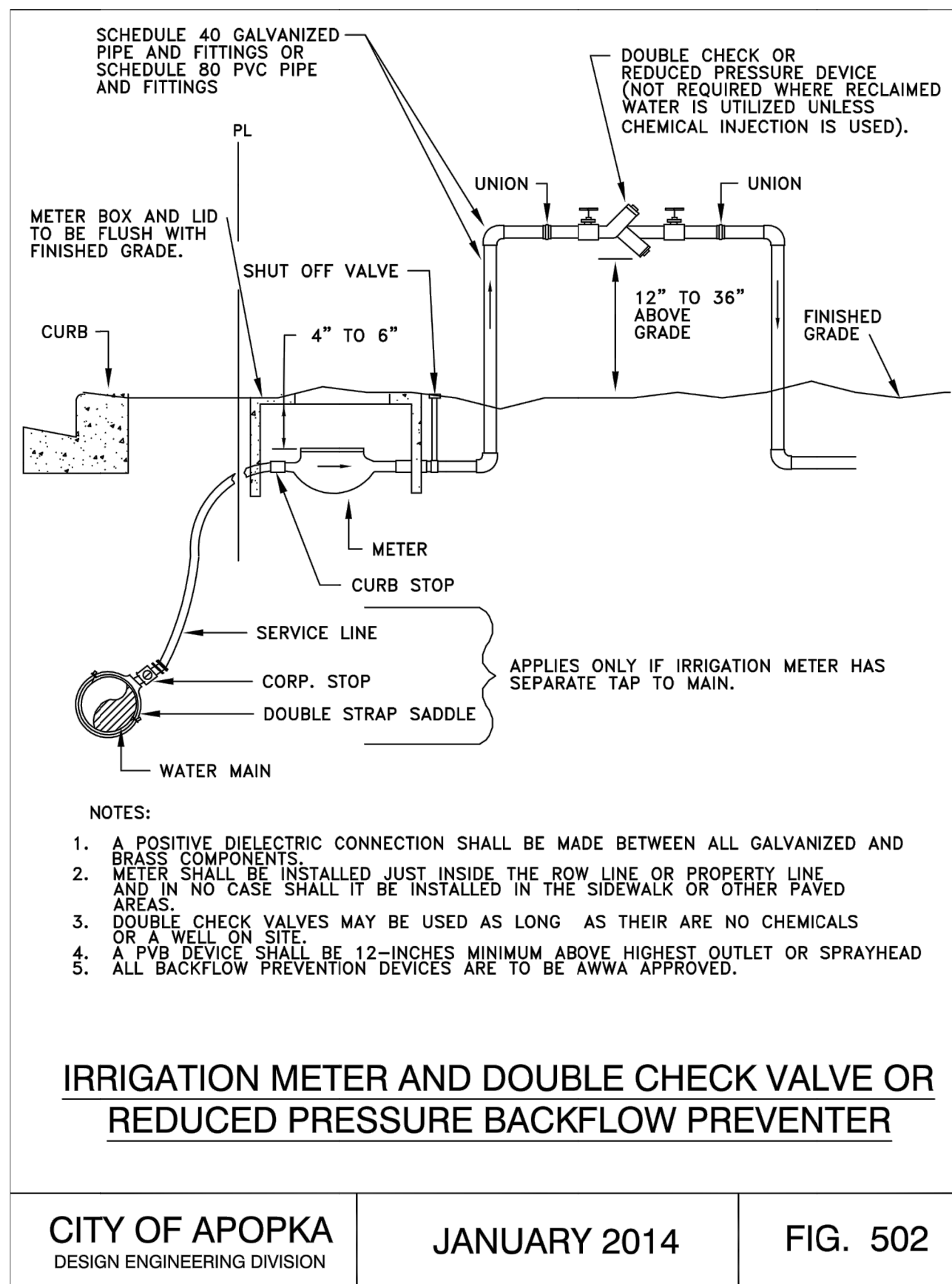
CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 500 A



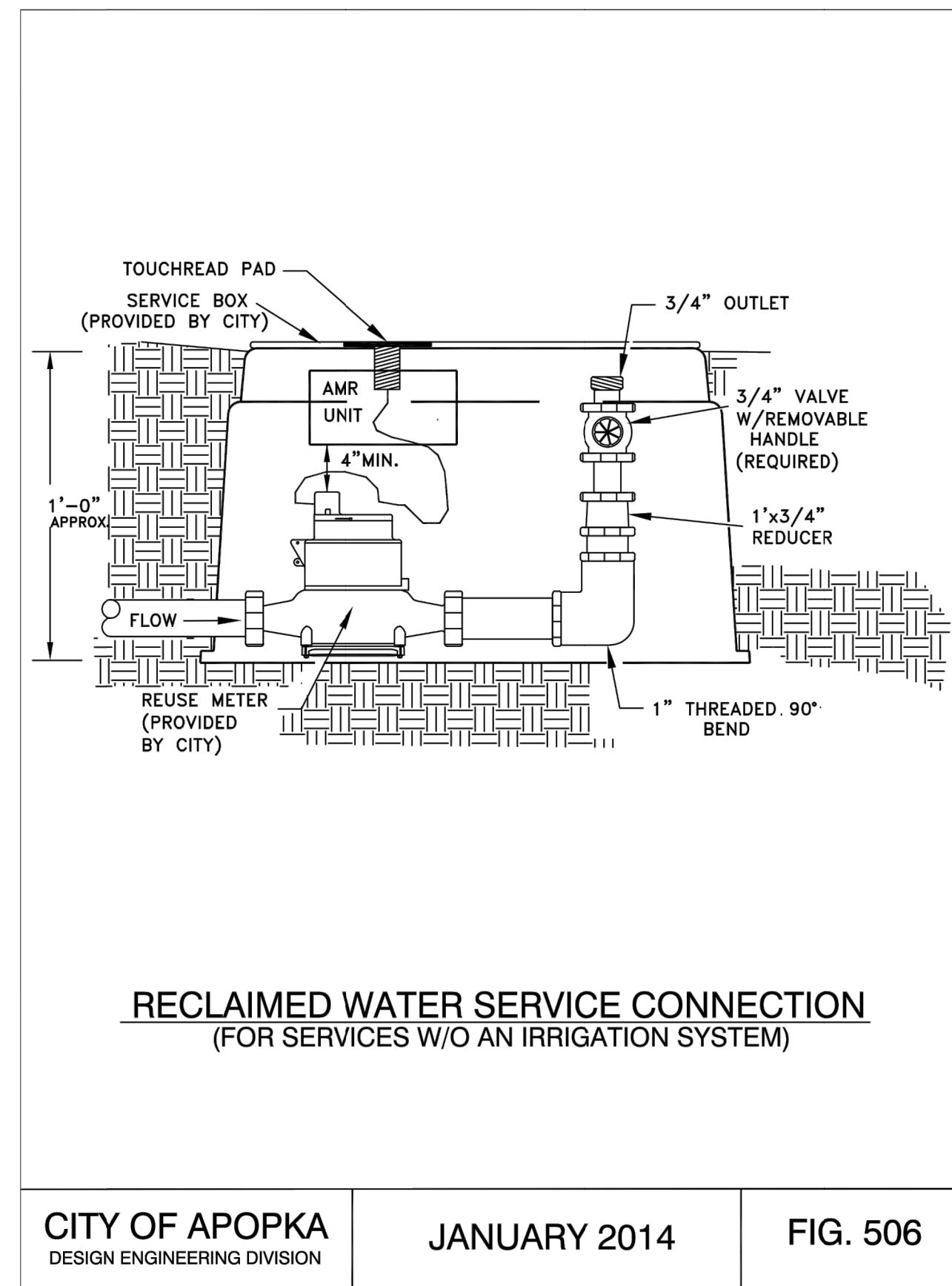
CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 500 B



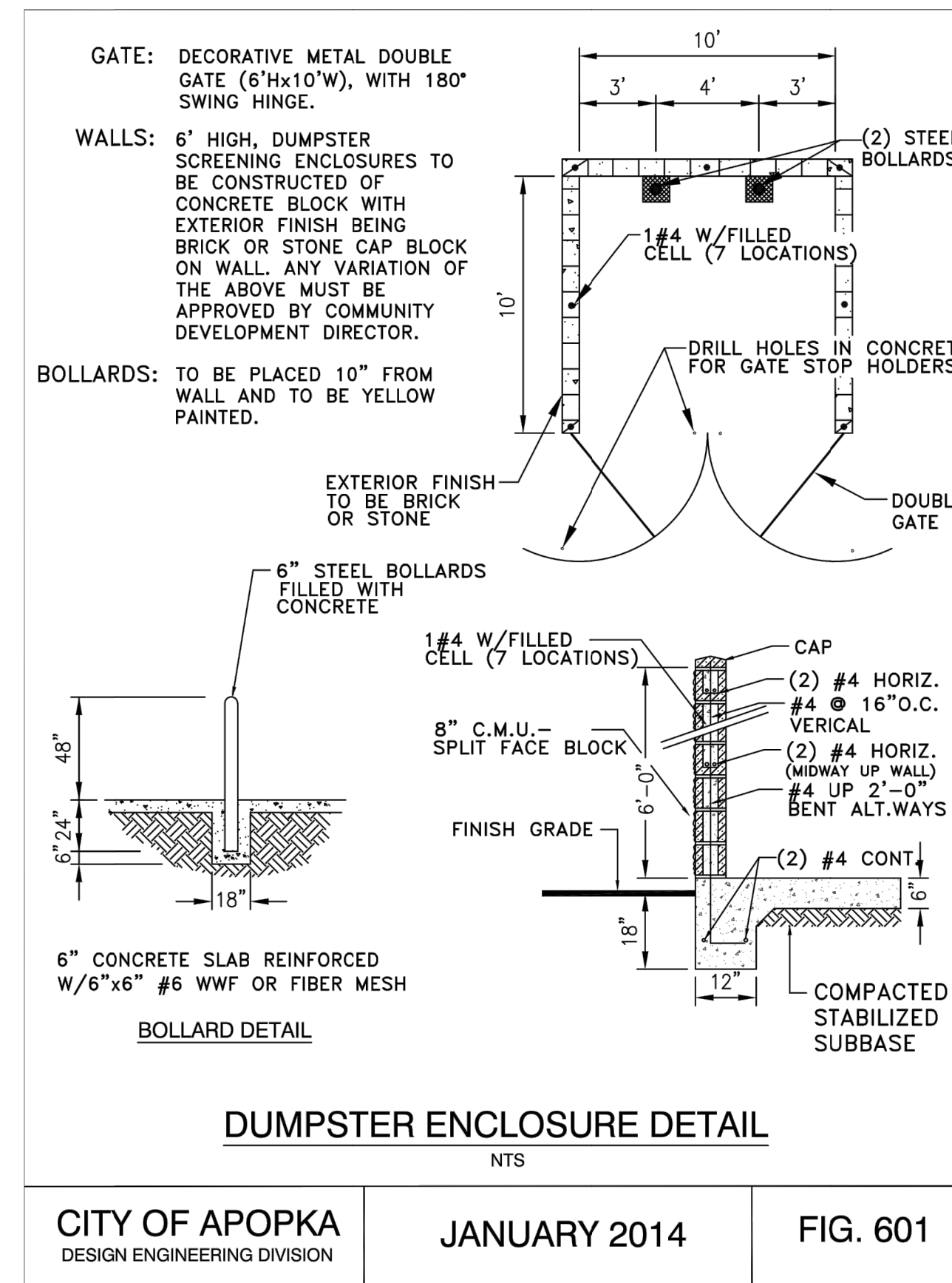
CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 500 C



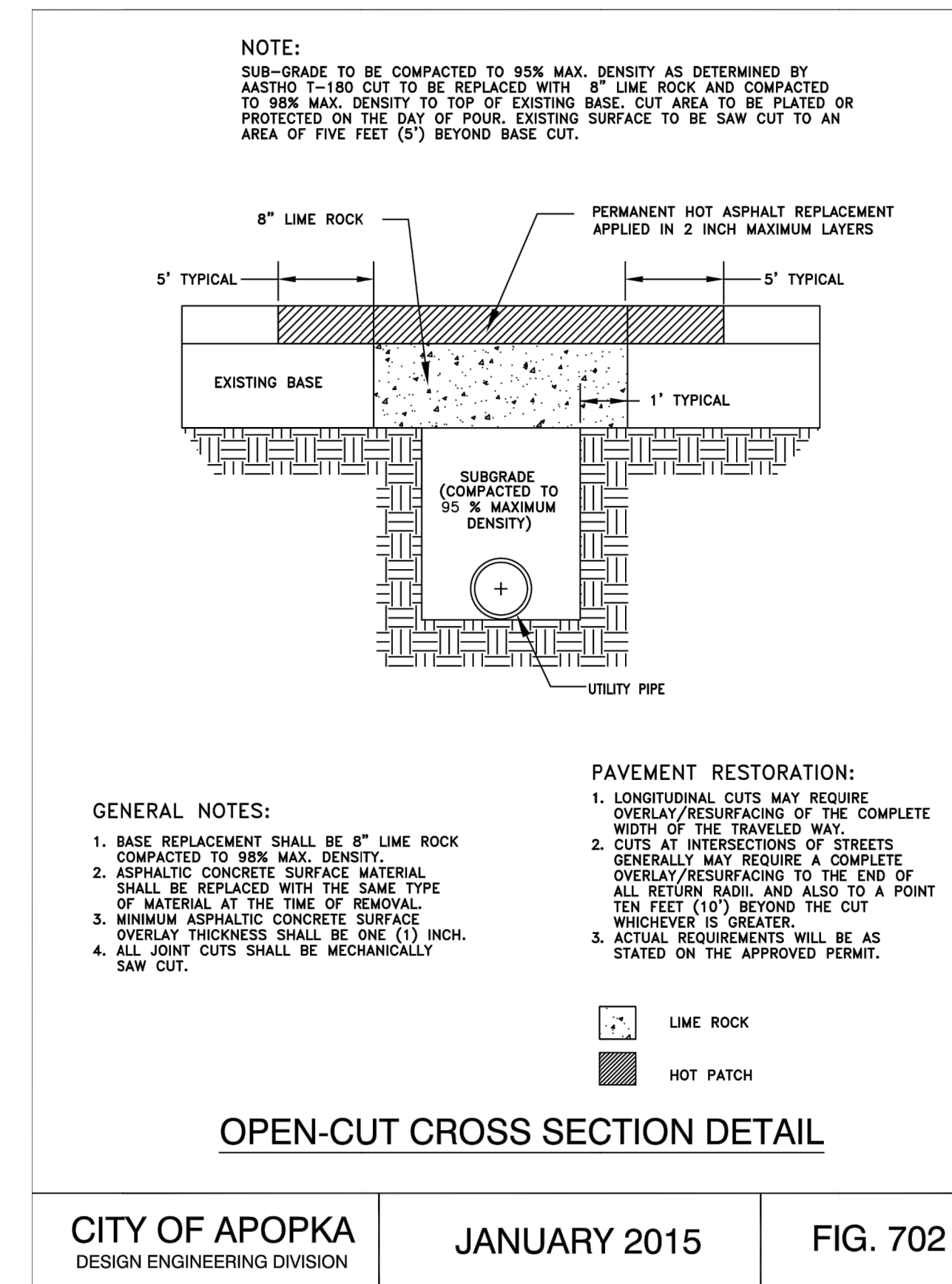
CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 502



CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 506



CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 601



CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2015 FIG. 702

DESCRIPTION
DATE

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 APOPKA, FL 32712

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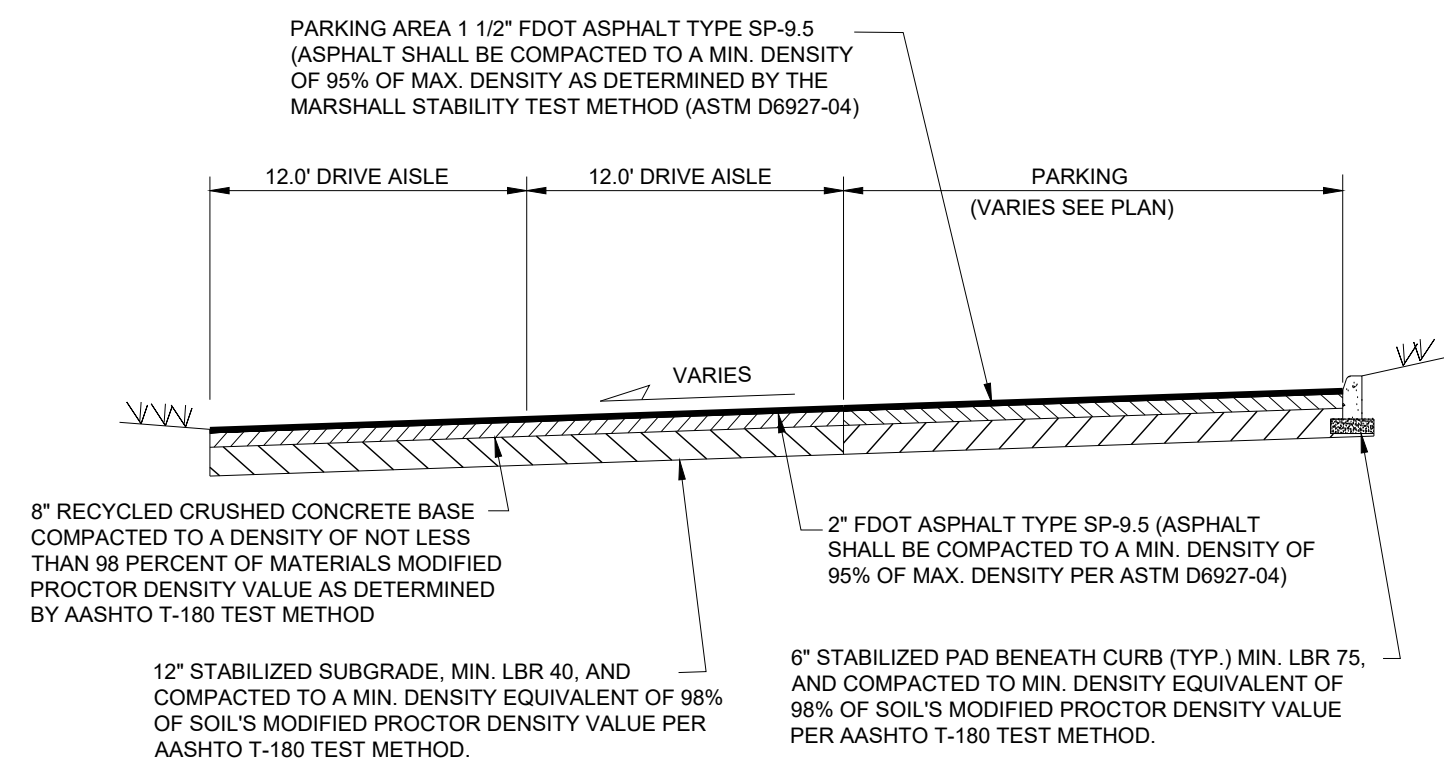
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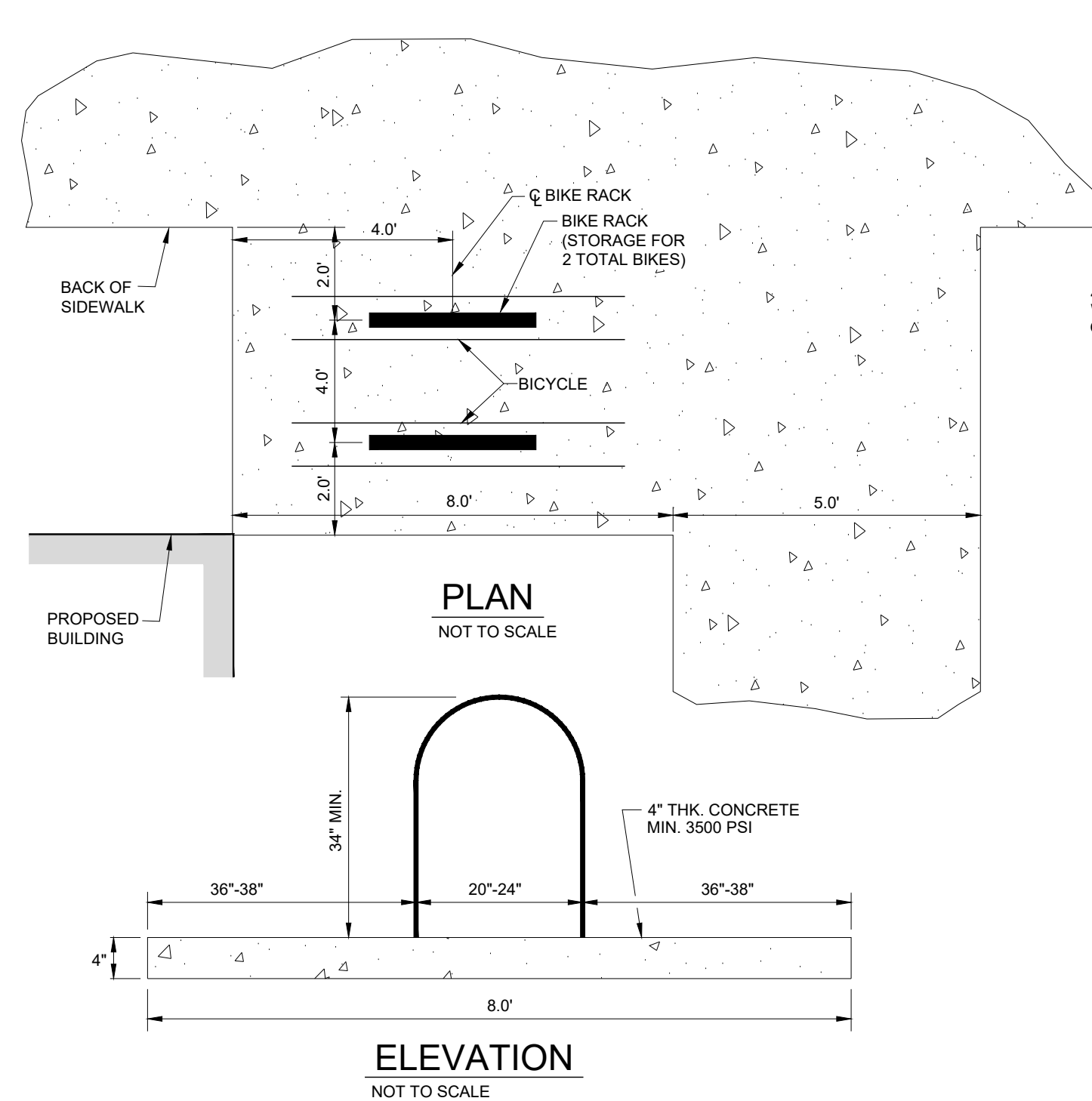
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CHECKED BY: TQ

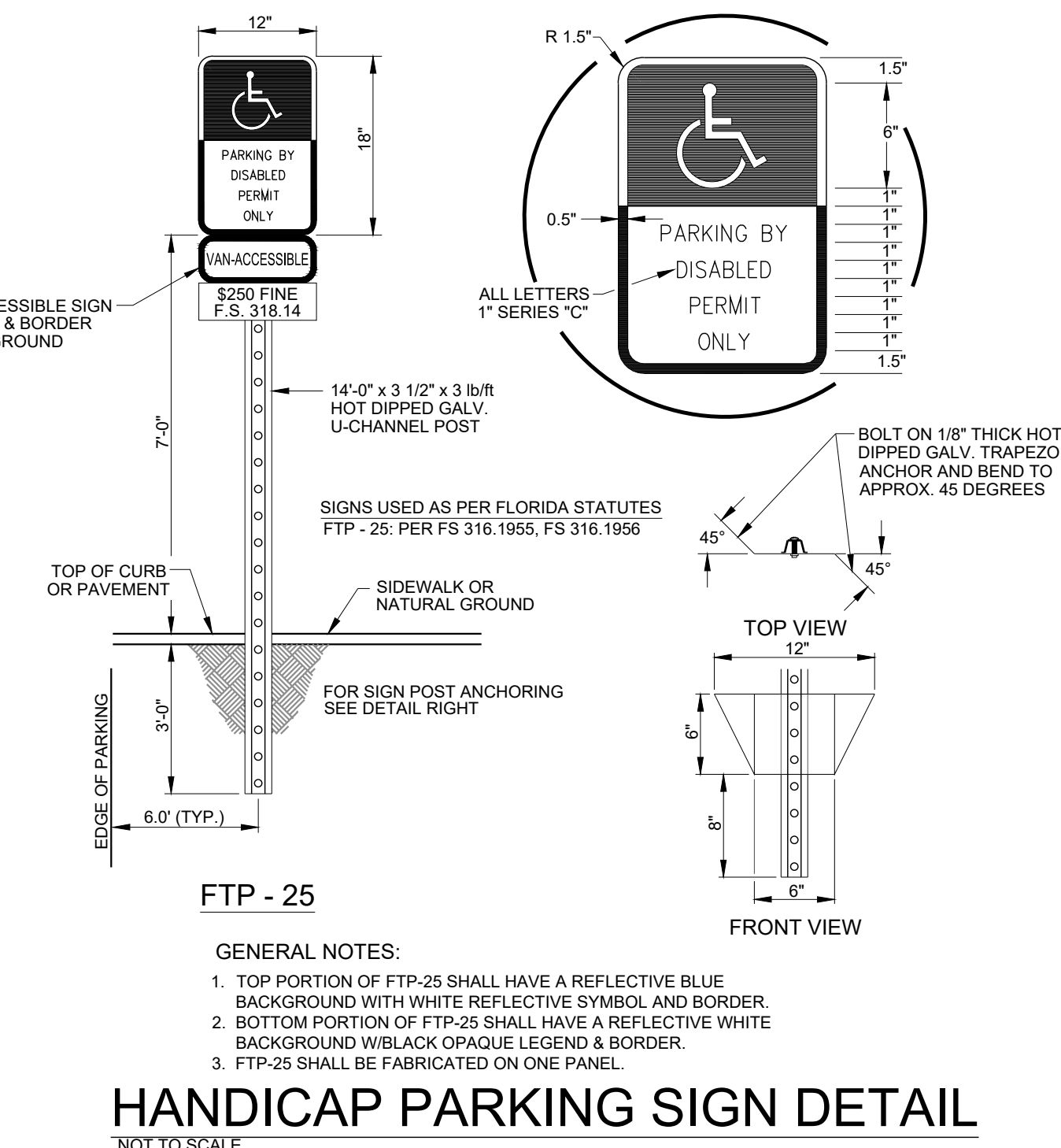
ENGINEER IN CHARGE:



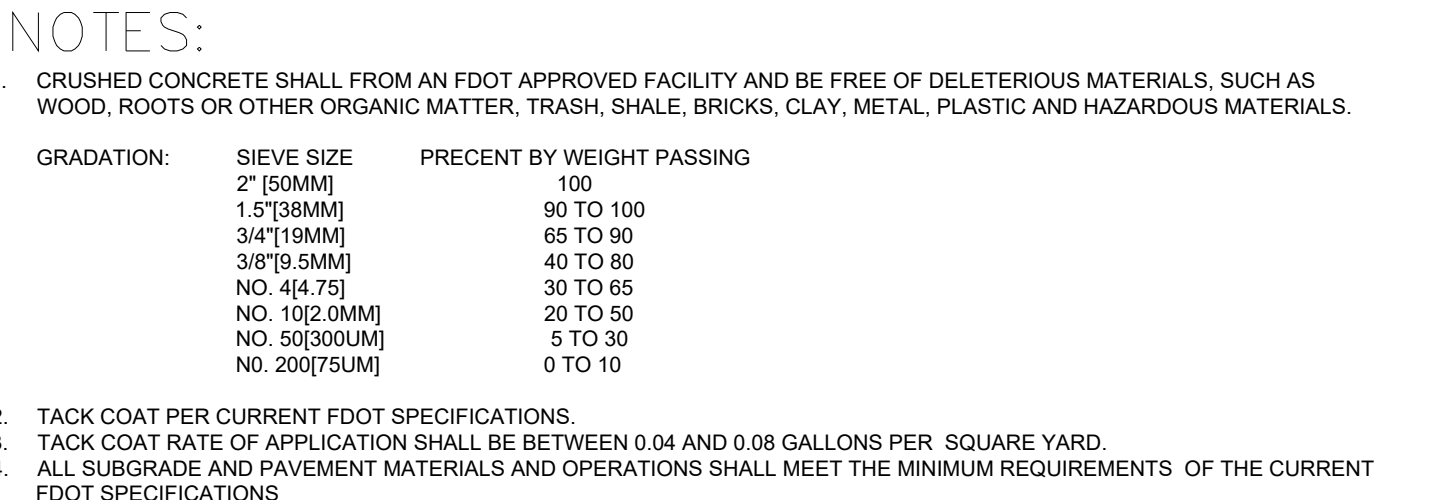
SITE PAVEMENT SECTION DETAIL
NOT TO SCALE



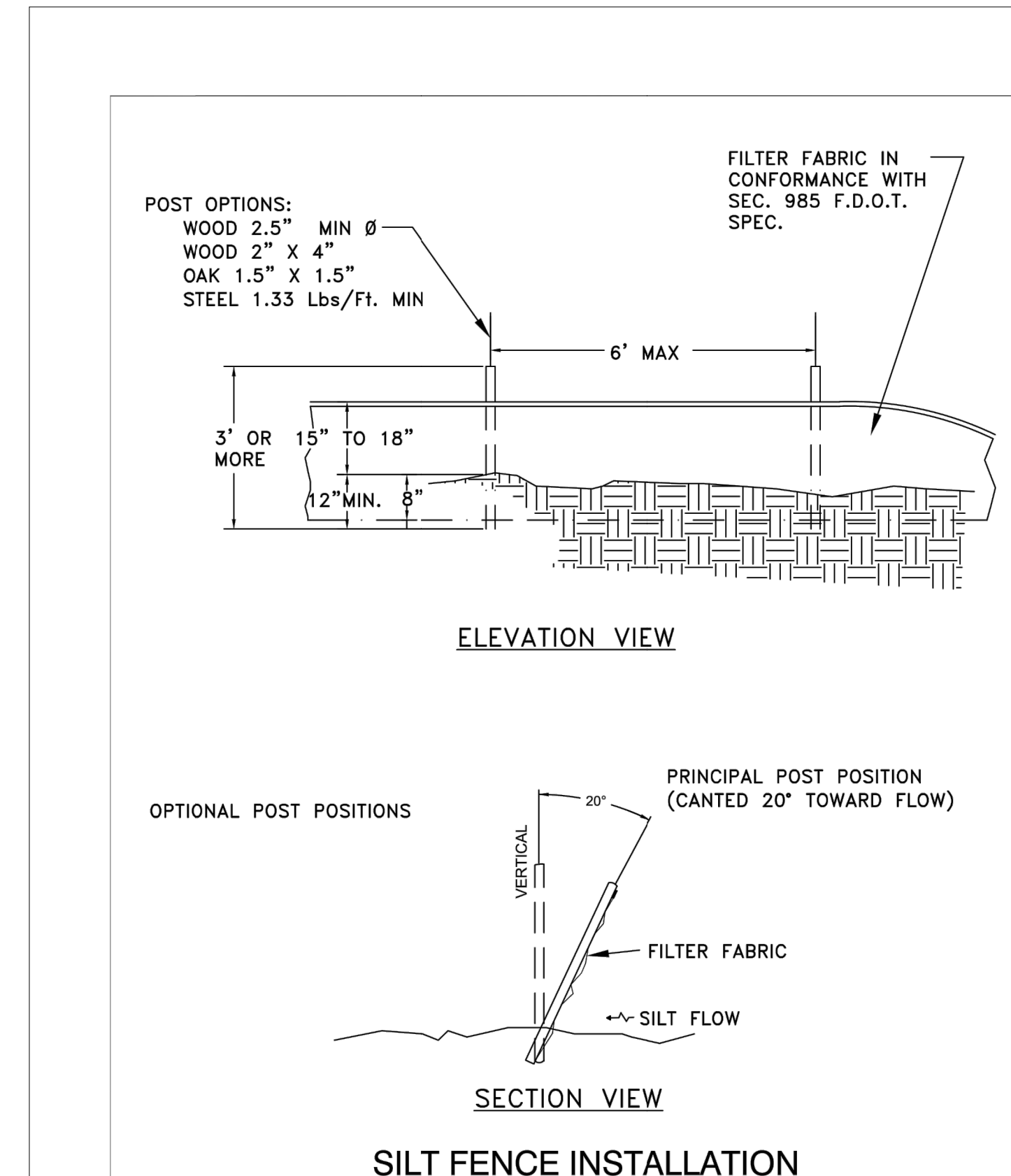
BIKE RACK AND CONCRETE PAD DETAILS
NOT TO SCALE



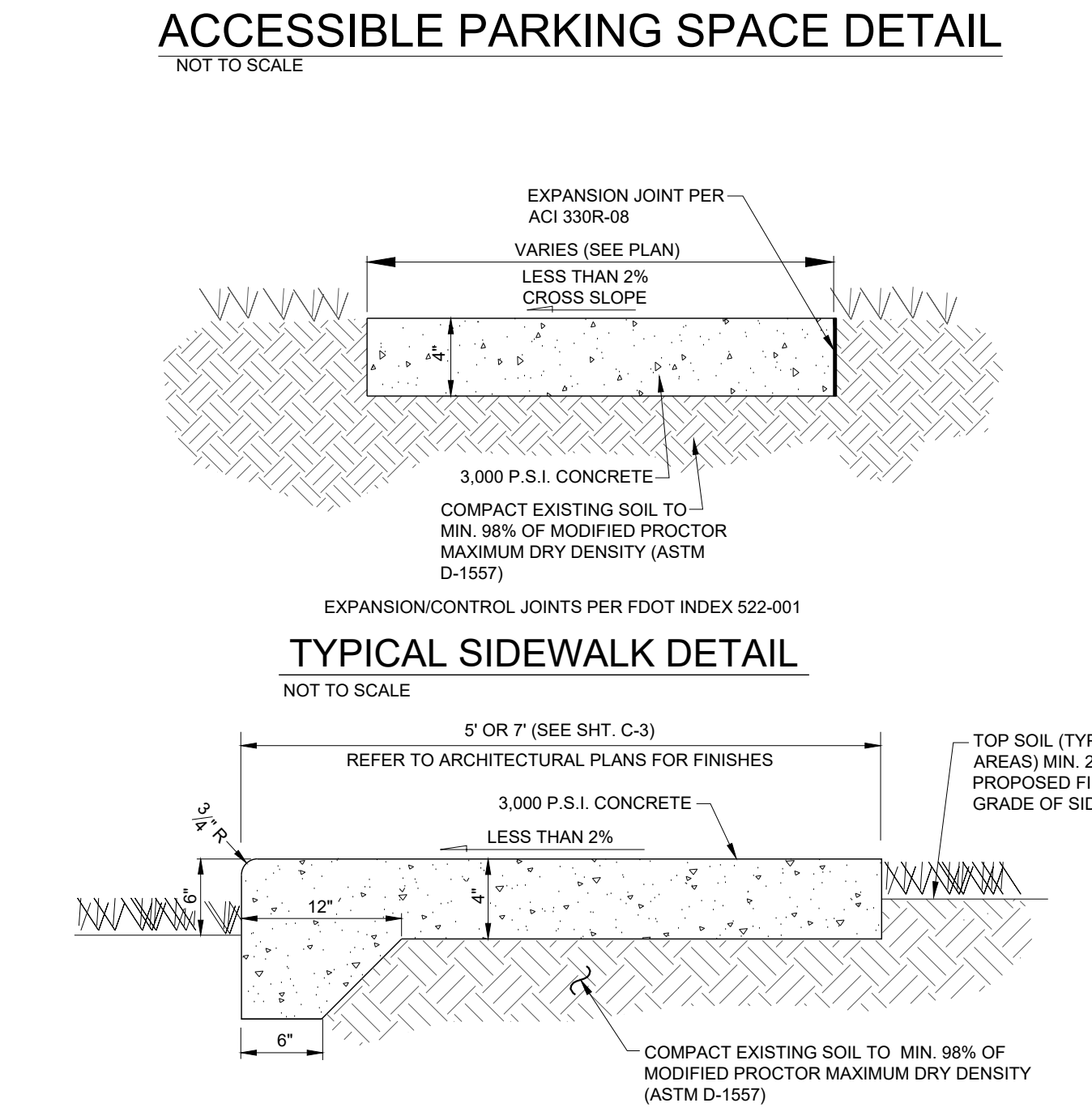
HANDICAP PARKING SIGN DETAIL
NOT TO SCALE



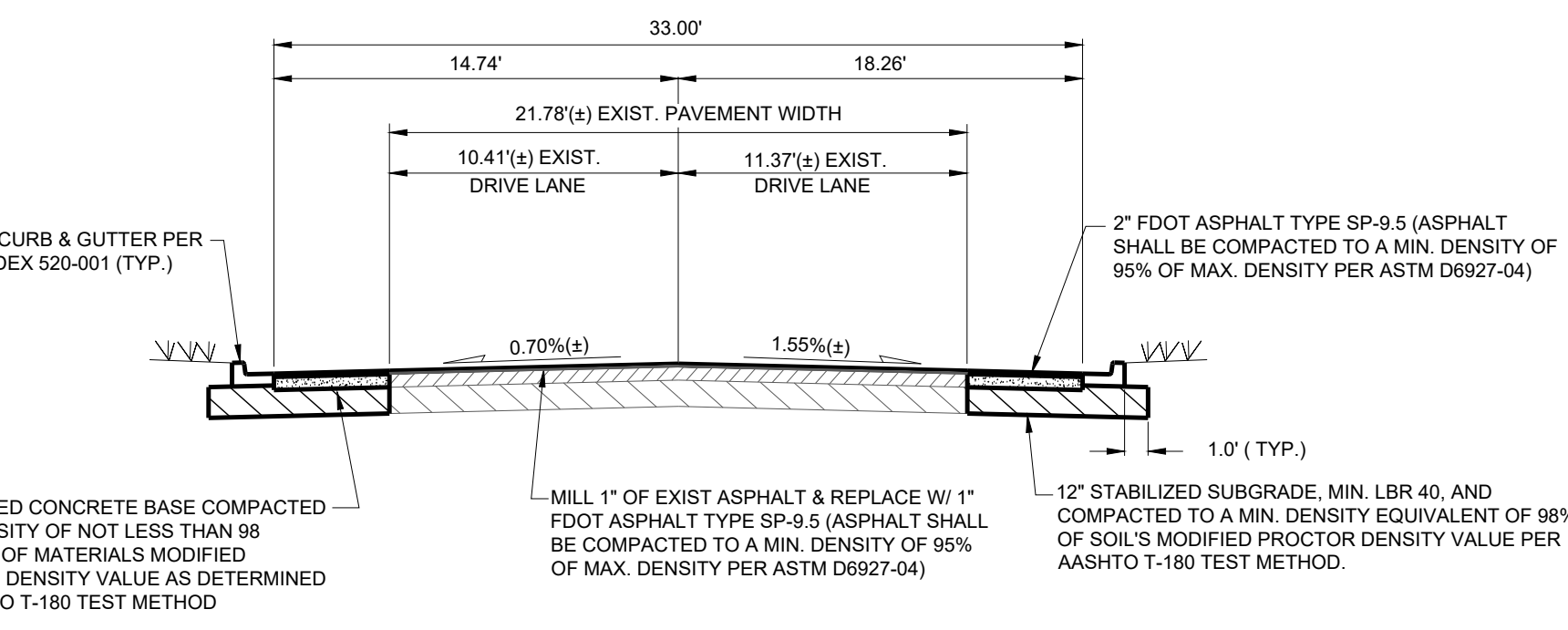
SECTION B - B (S. BRADSHAW ROAD)
NOT TO SCALE



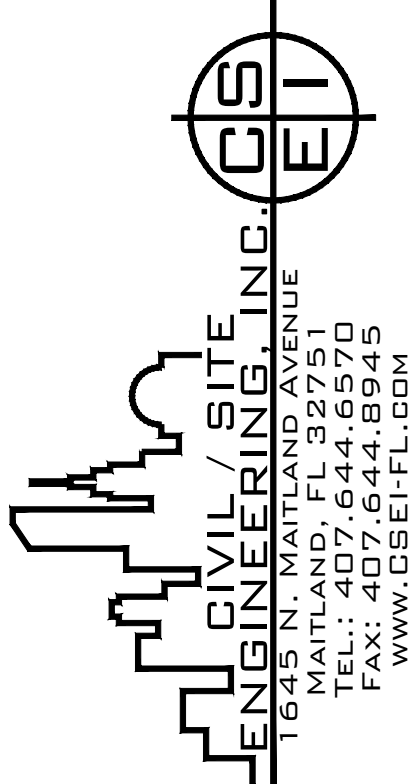
SILT FENCE INSTALLATION
NOT TO SCALE



ACCESSIBLE PARKING SPACE DETAIL
NOT TO SCALE



SECTION C - C (4TH STREET)
NOT TO SCALE



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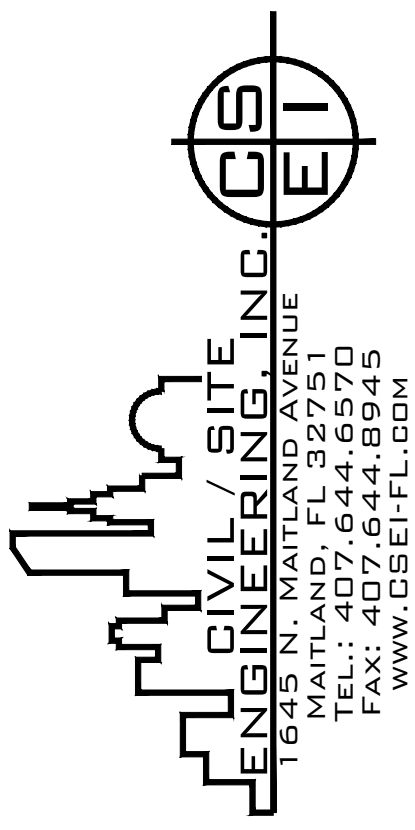
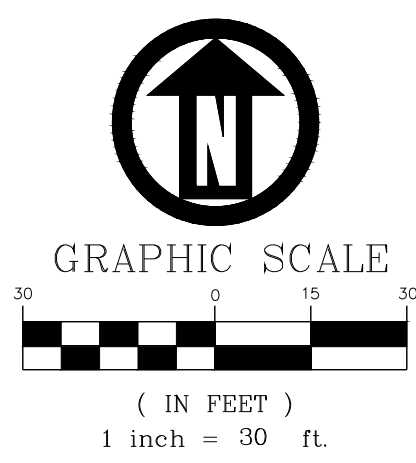
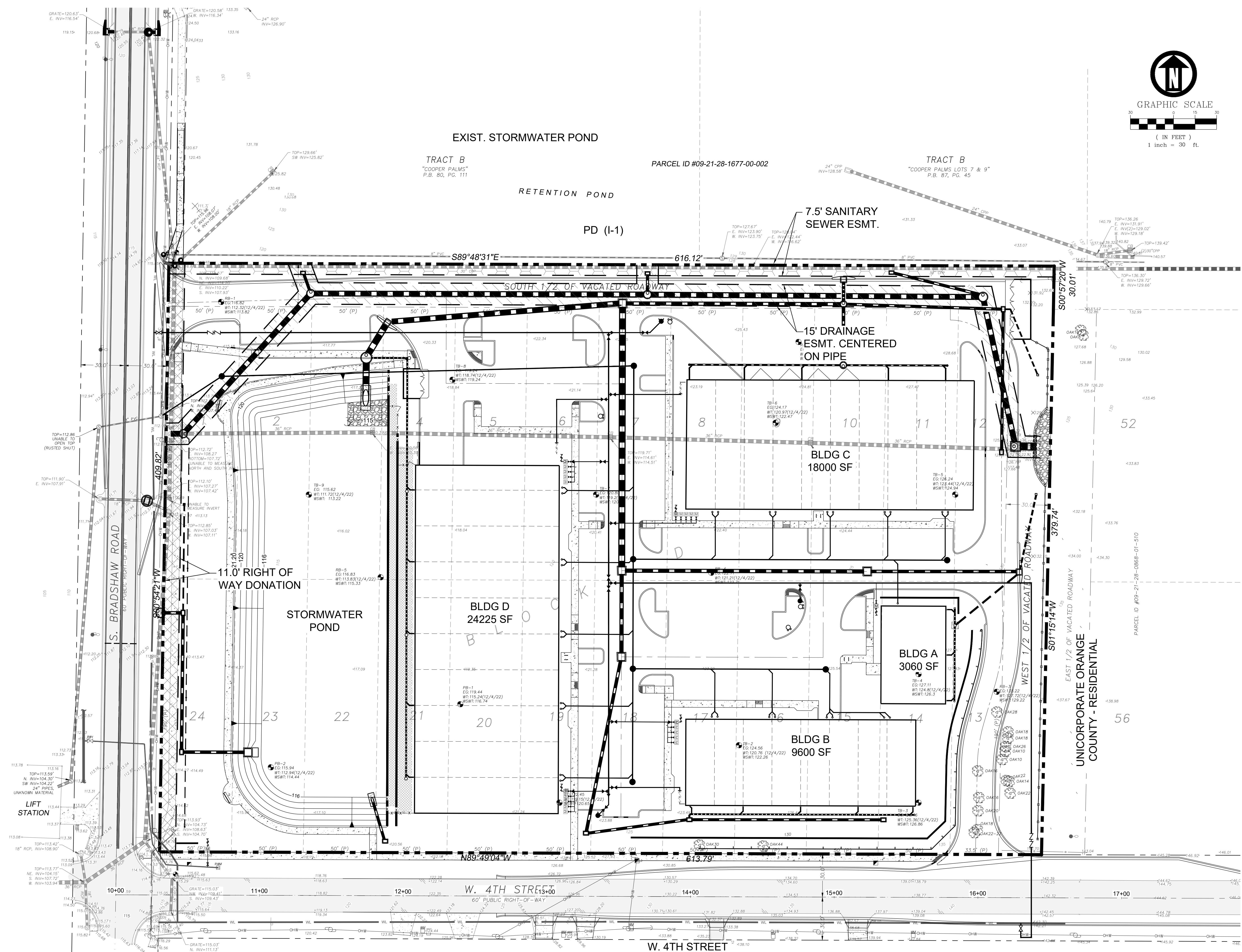
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 OF: 18

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THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE COPIED IN PART OR WHOLE.

315 S. BRADSHAW ROAD
BRUNACHE COMMERCE PARK
APOPKA, FL 32712

PROPOSED EASEMENTS & ROW DONATION

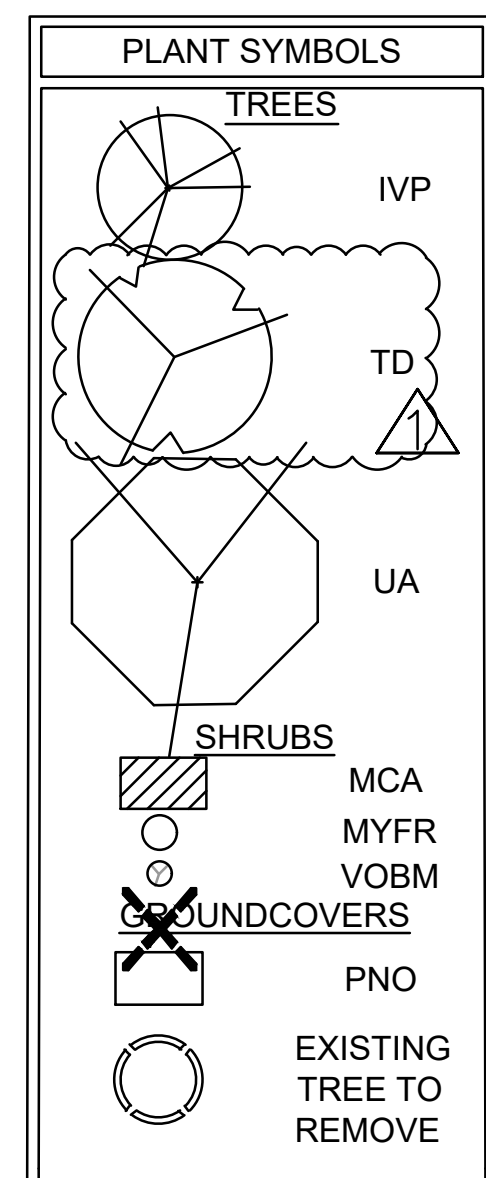
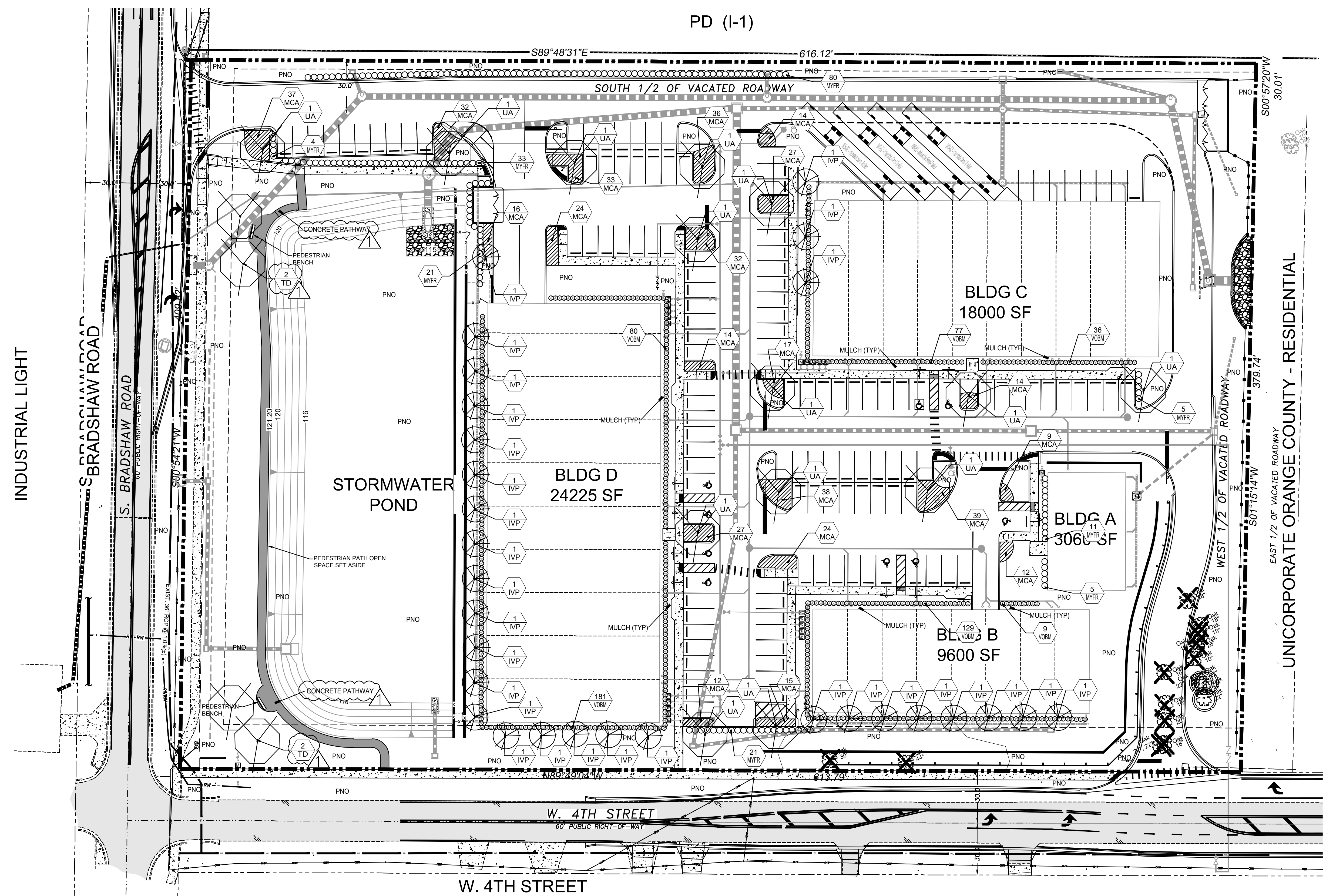
THIS ITEM WAS DIGITALLY SIGNED AND SEALED BY TAN QIU ON:
Apr 25, 2024

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC DOCUMENTS

DATE: _____
PROJECT NO.: _____
DRAWN BY: SS
DESIGNED BY: TQ
CHECKED BY: TQ
ENGINEER IN CHARGE: _____

CIVIL/SITE ENGINEERING, INC.
1645 MAITLAND AVENUE
MAITLAND, FL 32751
LICENSE No. 27346

SHEET NO.
C-0018
OF 18



Existing Trees to Remove

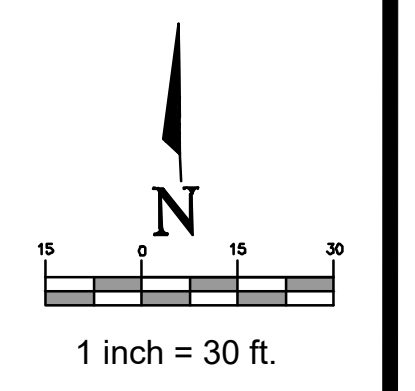
Count	SIZE	DBH	TYPE
2	10"	20	Oak
1	8"	8	Oak
1	28"	28	Oak
1	26"	26	Oak
1	22", 22"	44	Oak
1	44"	44	Oak
1	30"	30	Oak
2	16"	32	Oak
1	20"	20	Oak
2	18"	36	Oak
13		288	Total

Existing Trees to Remain

Count	SIZE	DBH	TYPE
1	14"	14	Oak
3	22"	66	Oak
4		80	Total

Tree Mitigation
13 existing oak trees to remove due to grade changes = 288" DBH.
Provided 18 4" DBH canopy trees = 72" DBH

STEPHEN G. PATEGAS, RIA, ASLA
Landscape Architect - LC2000015
KRISTIN G. PATEGAS, APLD, FCLD
Landscape Designer
407.622.4886 FAX 407.622.4887
1425 BERKSHIRE AVENUE
WINTER PARK, FL 32789
gander@hortusois.com
www.hortusois.com



Landscape Plan
Bradshaw Complex
315 S. Bradshaw Road
Apopka, Florida

DESIGN	DRAFT	CHECK
SP	JB	SP
PROJECT #: 223-010		
DATE: 04/07/2023		
SCALE: 1:30		
SHEET: L-1		
TOTAL: L-1 - L-4		

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES
EXCAVATORS TO NOTIFY
OWNERS OF UNDERGROUND
FACILITIES NO LESS THAN TWO
(2) DAYS PRIOR TO EXCAVATION

LANDSCAPE LEGEND - HOW223-010 315 S. Bradshaw Rd. Apopka 2023-04-07, 2024-03-07, 2024-04-17

QTY	CODE	BOTANICAL/COMMON NAME	SPECIFICATIONS
29	IVP	Ilex vomitoria 'Pendula'	8-10'x 3-4", 2" dbh cumulative,
		Weeping yaupon holly	3 tr min, female
472	MCA	Muhlenbergia capillaris	full, 1g, 30"oc
		Muhly grass	
180	MYFR	Myrcianthes fragrans	full, 36" ht x 30-36", 42"oc
		Simpson's stopper	
4	TD	Taxodium distichum	10-12' x 4-5', 4" dbh, 30g
14	UA	Ulmus alata	12-14' x 5-6', 4" dbh, sst
		Winged elm	
512	VOBM	Viburnum obovatum 'Mrs. Schiller's Delight'	24"ht, 30"oc, in 4 1/2' wide beds, center of plant
		Mrs. Schiller's Delight Walter's viburnum	shall be 3'-3" from walls
	PNO	Paspalum notatum 'Argentine'	whole, solid pieces, as required,
		Argentine Bahia grass	denoted w/ graphic stippling and/or "sod"
		Pine bark mulch	1/2"-1 1/2" size at 3" depth and as noted

LANDSCAPE NOTES

- Landscape contractor (LC) shall be responsible for all materials and work called for on the landscape plans and in the landscape notes and legend. Plant specifications are minimum acceptable sizes. Under sizing/substitution of plants and/or shortages in quantity are contract breaches. Plans shall rule if there are any quantity discrepancies between the legend and plans. Final quantity takeoffs are the responsibility of the LC. Notify the Landscape Architect of any discrepancies.
- Refer to construction details for planting, staking, and/or guying instructions.
- LC shall have a full size, to scale printed plan and the appropriate scale on site at all times.
- LC shall comply with all local codes and ordinances and obtain all permits and bonds necessary to construct the project.
- LC shall coordinate their work with other contractors to assure efficient and timely completion of the work.
- LC shall be responsible for supplying all materials, labor, and equipment for the performance of their portion of the work.
- LC shall verify all existing grades, dimensions, suitable drainage, and soil for plantings specified, proposed and existing underground utilities, and field conditions and notify owner of discrepancies or problems before proceeding with work. **Per FL Statutes, call Sunshine State One (811) 72 hours prior to digging to have all utilities located.**
- The LC shall be familiar with and accept the existing site conditions prior to initiation of the work.
- The LC shall protect existing utilities, structures, surfaces, and vegetation noted to be saved and be responsible for repair/replacement at no cost to the Owner.
- Protect trees to be saved. Vehicle parking, material storage, dumping of any chemicals, or soil removal/addition is not permitted within driplines. All temporary construction activities including all digging, trenching, construction lay-down areas and parking of vehicles are prohibited within the undisturbed area around existing trees to be preserved. Tunneling for the installation of underground utilities is allowed. An undisturbed area shall be established around every existing tree to be preserved. The undisturbed area is measured from the center of each individual tree in a group. The minimum undisturbed area is a radius of 0.75 feet per dbh (diameter at breast height, 54" ht above the soil line). Trees of 6" dbh or less shall have a minimum undisturbed area of 5 feet or more. The maximum radius of an undisturbed area shall be 24 feet. The minimum radius for off-site trees within 10 feet of the property line shall be 0.5 feet per dbh. No tree root greater than one fifth the diameter of a mature tree (9" dbh or greater) shall be cut for trenching, installation of walkways, patios, footers, etc., nor shall the total root system of a mature tree be reduced more than 20%. Whenever possible utilities should be installed by tunneling under the root system.
- Round-Up or equal shall be applied twice with the second application after a ten-day interval onto all existing vegetation not noted to be saved in areas that are to be replanted. Overspray not drift onto existing plant material to be saved. Mfr's recommendations shall be followed. Remaining plants and their roots shall be removed by hand prior to installation of plants. Resprouting weeds and plants are the responsibility of the LC through the appropriate warranty periods.
- Invasive plants onsite shall be removed. Reference the latest Florida Invasive Species Council (FISC) (formerly FLEPPC) list at <https://newfleppc.bugwoodcloud.org/plantlist2019.cfm>.
- All plant materials shall be graded Florida No. 1 or better as outlined under current Grades and Standards for Nursery Plants, Division of Plant Industry, State of Florida, unless otherwise noted. All plants not listed shall conform to a Florida No. 1 or better as to: (1) health and vigor, (2) condition of foliage, (3) root system, (4) 85% free of pests or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species. **LC to obtain written certification from nurseries that plant materials are Florida No. 1 or better.** All plants are subject to verification of species. Trees up to 4" caliper are measured at 6' above soil line and over 4" caliper at 12' above soil line unless otherwise noted. All specifications to be met or exceeded unless otherwise noted. Trees shall not be larger in size or caliper compared to the root ball per Grades and Standards for Nursery Plants. All root balls and containers shall be free of living weeds and their roots. All Grades and Standards for Nursery Plants shall be followed.
- Planting soil of Fla. peat mixed one-half with clean topsoil for the backfilling of plant pits and beds shall be required only if existing soil is unsuitable for planting and/or contains construction debris which shall be removed.
- Trees and palms shall be installed so their top main root at the trunk is visible and 2" above finished grade. If root is buried, remove soil from the top of the rootball prior to installation. Rootballs shall be free of circling roots. Do not apply the 1 1/2" of mulch to the top of the rootball until after inspection of each tree or palm.**
- Landscape Architect is not responsible for adverse soil or drainage conditions, determining sub-surface soil conditions, underground objects/utilities, or the accuracy of property lines or information portrayed on surveys or on documents or plans provided by others. Owner or their agent is solely responsible for future maintenance of all plantings to maintain safe visibility within all visibility sight triangles and vehicular use and pedestrian areas within and immediately adjacent to the site.
- Any FDOT visibility sight lines are provided by the civil engineer.
- Some plants in the legend or existing on site may have irritating or toxic parts that may be hazardous to the health of humans or animals.
- Existing trees/palms onsite or in the area may be in a hazardous condition and should be inspected for hazardous conditions by a consulting certified arborist at least once a year and after every weather event.
- Finished grade prior to mulching or sodding to be 3" below top of adjacent surfaces such as walks, curbs and driveways extending perpendicularly from the surface edge for a minimum distance of 18" (see detail). Soil excavated during planting to be removed from the site. Do NOT raise soil levels!
- All trees, shrubs, and groundcovers shall be fertilized with Agriform 20-10-9 or Sierra Tabs 16-8-12 planting tablets. One tablet/ 1 gal, 2 tablets/ 3 gal, 3 tablets/ 5 or 7 gal, 4 tablets/ 10 gal and one tablet/ each 1/2" of tree trunk diameter. Palms/cycads to receive palm fertilizer. Application shall be as per local ordinance, the details, and mfr's recommendation. Four-inch containers and smaller to receive one teaspoon Osmocote 16-6-12 Customblend for Florida in each hole.
- All planting beds (except for annuals) and trees to receive pine bark mulch. **Due to environmental concerns, cypress mulch shall NOT be used.** All tree rootballs (which require 4-foot-wide mulch rings in turf areas) shall be mulched to a maximum 1 1/2" depth (to aid water penetration) following inspection. All other planting beds to receive a 3" depth. Mulch shall not touch trunks or stems or be applied within the crowns of groundcovers/shrubs or over their branches or foliage. **Mulch is to be applied by hand and shall not be "blown in."**
- LC to maintain all plant material in a plumb, upright, and stable condition. Stake/guy all trees/palms per planting details.
- LC shall remove all bags (unless biodegradable), tags, ties, wires, ropes, stakes, and nursery attachments from all plant material. Wire baskets shall be removed from the top third of the root ball.
- LC shall be responsible to keep plant material in a healthy, watered, insect/pest free condition until owner's final acceptance.
- LC shall provide a one-year warranty for trees/palms, ninety days for shrubs, groundcovers, and vines and thirty days for sod. Warranty period shall start with final acceptance by owner. All plant material shall be alive and in satisfactory growth at the end of the warranty period. Replacement plant material shall be warranted for ninety days (sod for thirty days) from replacement date.
- Warranty shall apply only to material that dies due to poor quality, improper handling, or installation practices. Generally, material transplanted on-site shall not be warranted. Adverse weather conditions shall not apply. Proper watering and maintenance are the owner's responsibility during the warranty period.
- DO NOT SUBSTITUTE!** Contact Landscape Architect/Designer if there is difficulty obtaining specified plant materials.
- Hedges shall be maintained at a 4' height or at sill height at windows.
- Provide 100% coverage of all landscape areas except for PNO sod using automatic irrigation system with rain sensor.
- Provide irrigation sleeves to all planter areas and containers within/on paver, stone, or concrete areas. Above ground piping/risers/backflow to be painted flat black.

CITY OF APOPKA LANDSCAPE CODE NOTES 2023-04-07, 2024-03-07, 2024-04-17

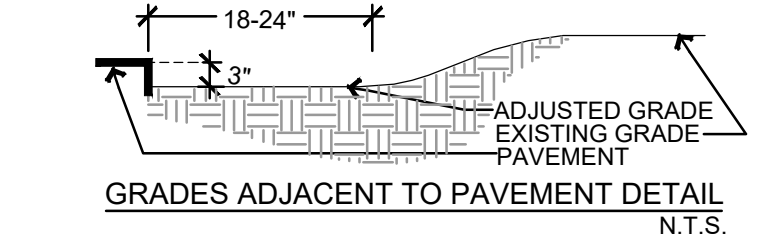
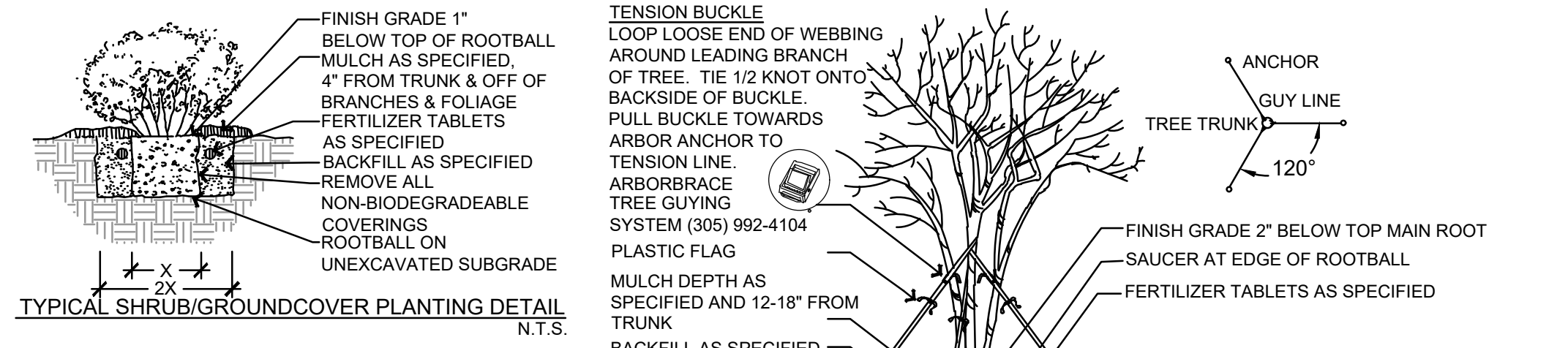
Parking Areas 134 spaces/10 = 12.7 + 1 = 14 canopy trees required.
Provided: 14 canopy trees with all parking spaces within 80' of a canopy tree.
Groundcover plantings provided in all islands.
Hedge for screening at ROWs and perimeters.
Foundation plantings between parking and buildings.

Building Facades at ROW
Building B 160/20' = 8 understory trees required. **Provided:** 8 understory trees.
Building C 60/20' = 8 understory trees required. **Provided:** 3 understory trees.
Building D 260/20' = 8 understory trees required. **Provided:** 13 understory trees.
Provided: Foundation plantings

Buffer
East: 6' high solid wall provided.

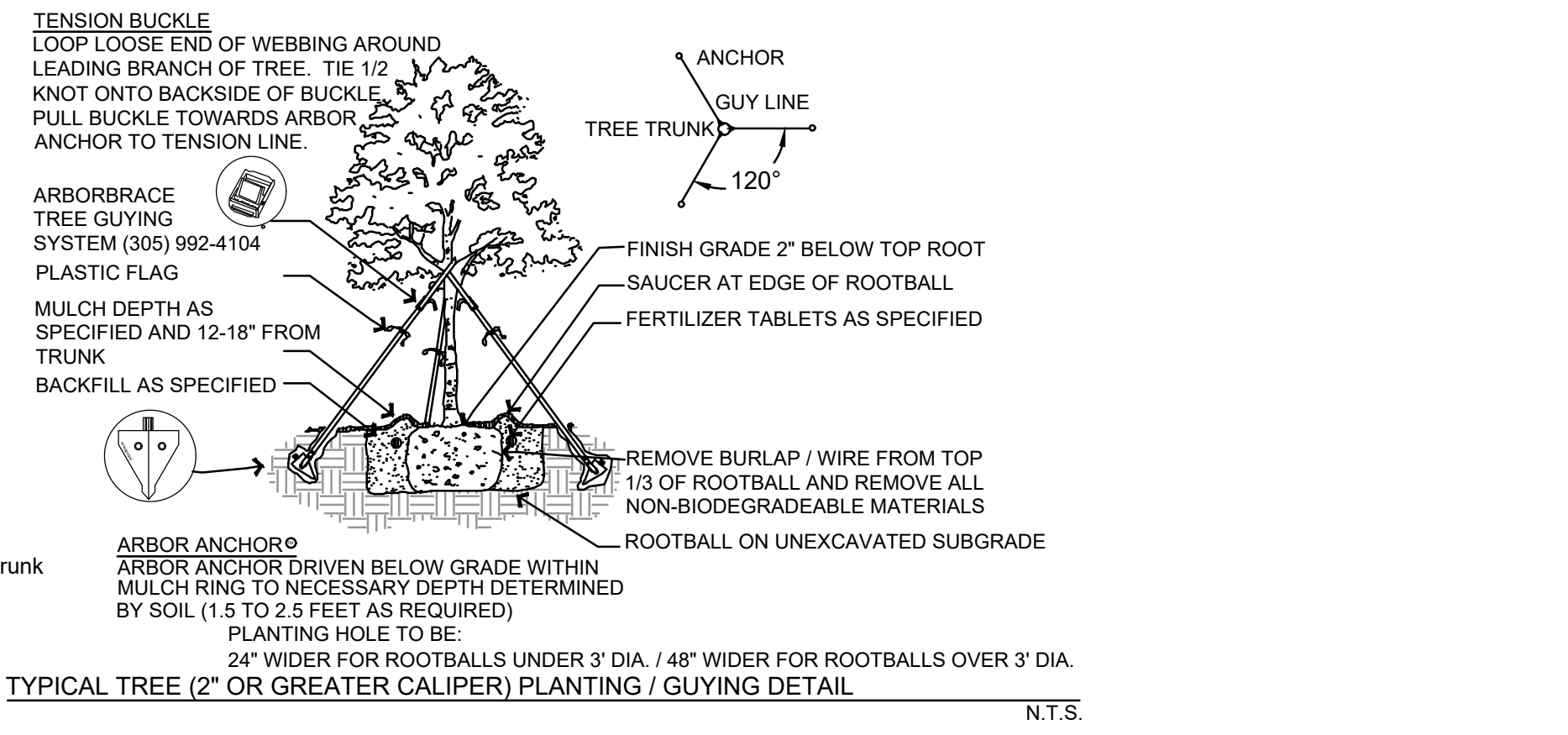
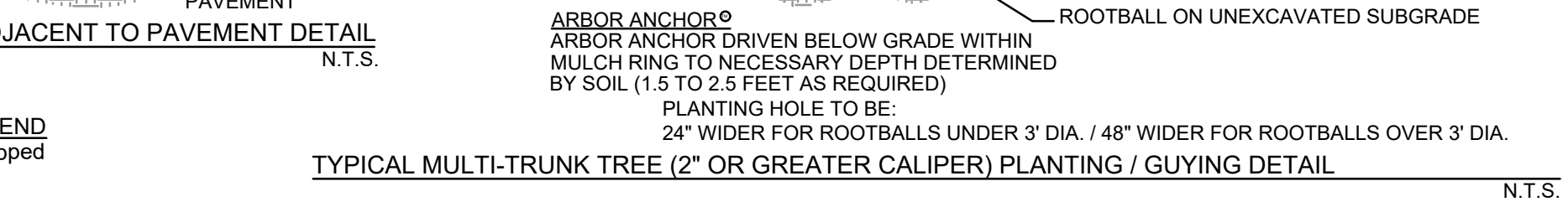
Tree Mitigation
14 existing oak trees to remove due to grade changes = 288" DBH.
Provided (18) proposed 4" DBH canopy trees = 72" DBH.

Other
All specified plants (except sod) are native to Florida and are low water use.
Two different species of trees are specified.
PNO sod is not irrigated.



ABBREVIATION LEGEND

- b&b balled & burlapped
- bt boots
- bpp bibbs per pot
- c caliper
- cnp canopy
- coll collected
- cont container
- ct clear trunk
- cy cubic yards
- dia diameter
- exstg existing
- fg field grown
- fg full to ground
- g gallon
- ht height
- hvy heavy
- lf linear feet
- lvs leaves
- mt multi-trunk
- oa overall
- oc on center
- sf square feet
- spd spread
- spec specimen
- sst single straight trunk
- st single trunk
- sik staked in pot
- stm stems
- trf trellis
- tr trunks
- trans transplant
- typ typical



STEPHEN G. PATEGAS, RLA, ASLA
Landscape Architect - LC26000105
KRISTIN G. PATEGAS, APD, FCLD
Landscape Designer
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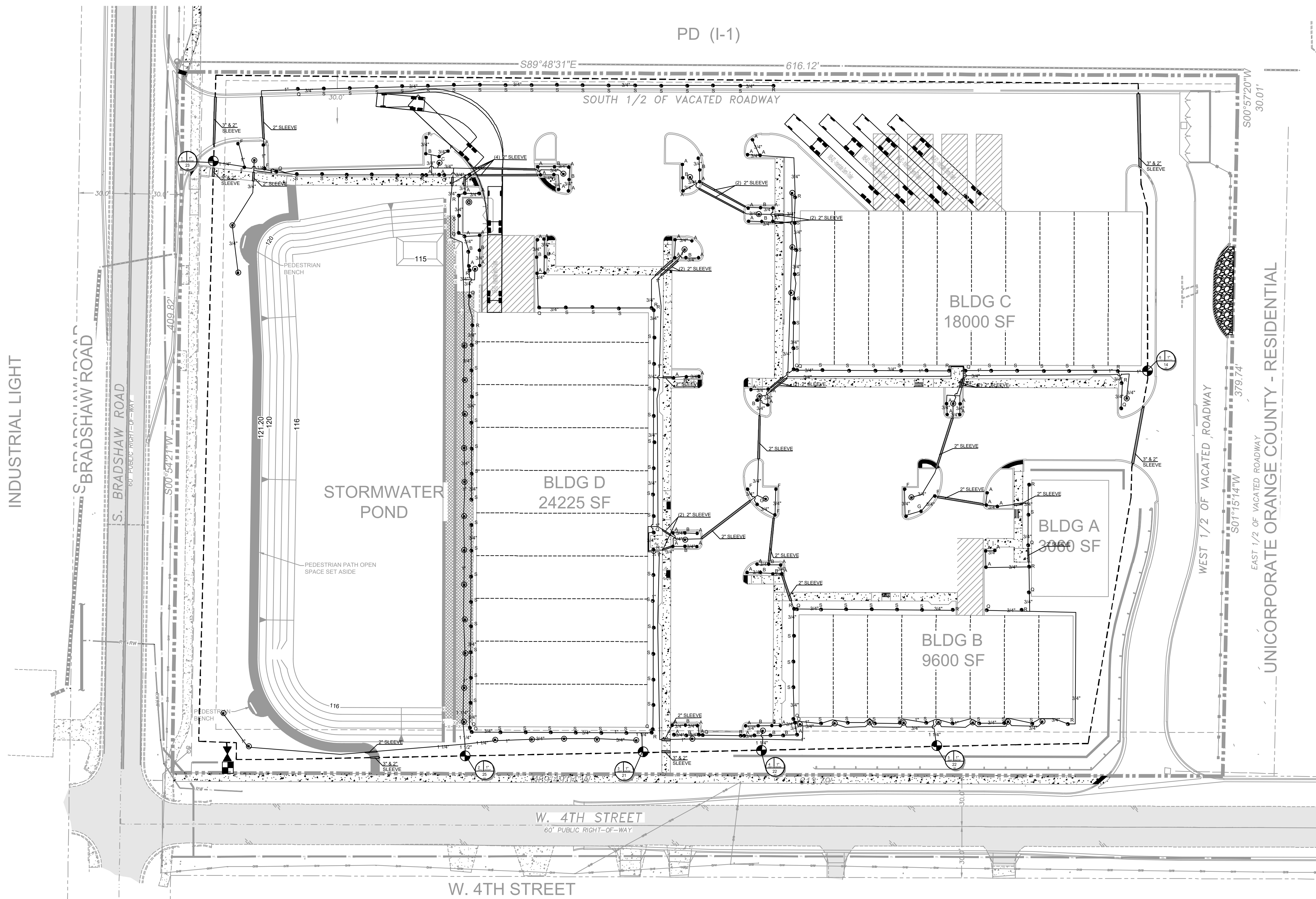


Landscape Details and Notes
Bradshaw Complex
315 S. Bradshaw Road
Orlando, Florida

DESIGN	DRAFT	CHECK
SP	JB	SP
PROJECT # 223-010		
DATE: 04/07/2023		
SCALE: N.T.S.		
SHEET: L-2		
TOTAL: L-1 - L-4		

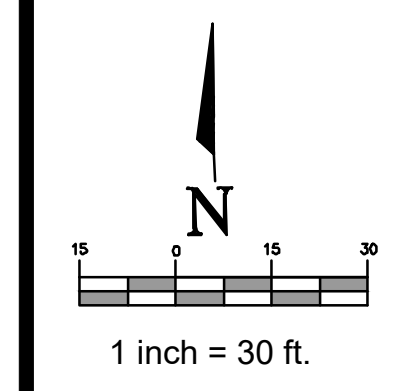
48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION

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#	DATE	NOTE
1	04/26/24	City Comments

STEPHEN G. PATEGAS, R.L.A., A.S.I.A.
 Landscape Architect - LC2000015
 KRISTIN G. PATEGAS, A.P.L.D., F.C.I.D.
 Landscape Designer
 407.622.4886 / BK 407.622.4887
 1425 BERKSHIRE AVENUE
 WINTER PARK, FL 32789
 gander@hortusois.com
 www.hortusois.com



Irrigation Plan
Bradshaw Complex
 315 S. Bradshaw Road
 Orlando, Florida

DESIGN	DRAFT	CHECK
SP	JB	SP
PROJECT # 223-010		
DATE: 04/07/2023		
SCALE: 1"=30'		
SHEET L-3		
TOTAL: L-1-L-4		

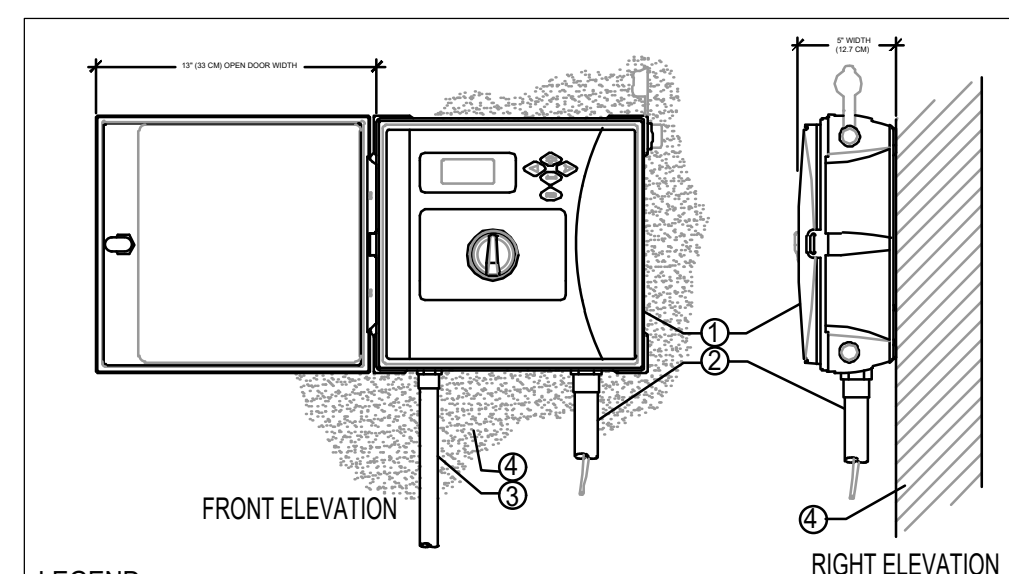
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IRRIGATION DETAILS

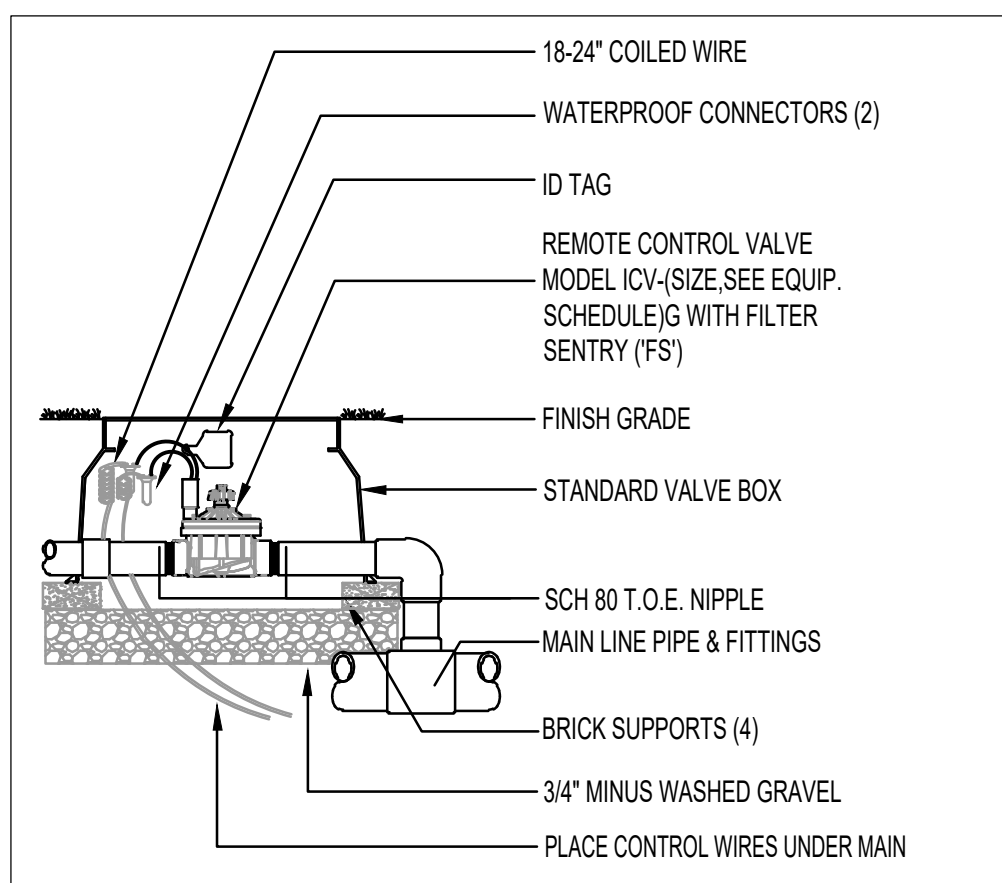


LEGEND:

- ① IRRIGATION CONTROLLER (12C-800-PL) PER PLAN
- ② IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
- ③ ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
- ④ ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE:
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUND/ED 110 VAC POWER SOURCE

(A) ICC2 WALL MOUNT CONTROLLER



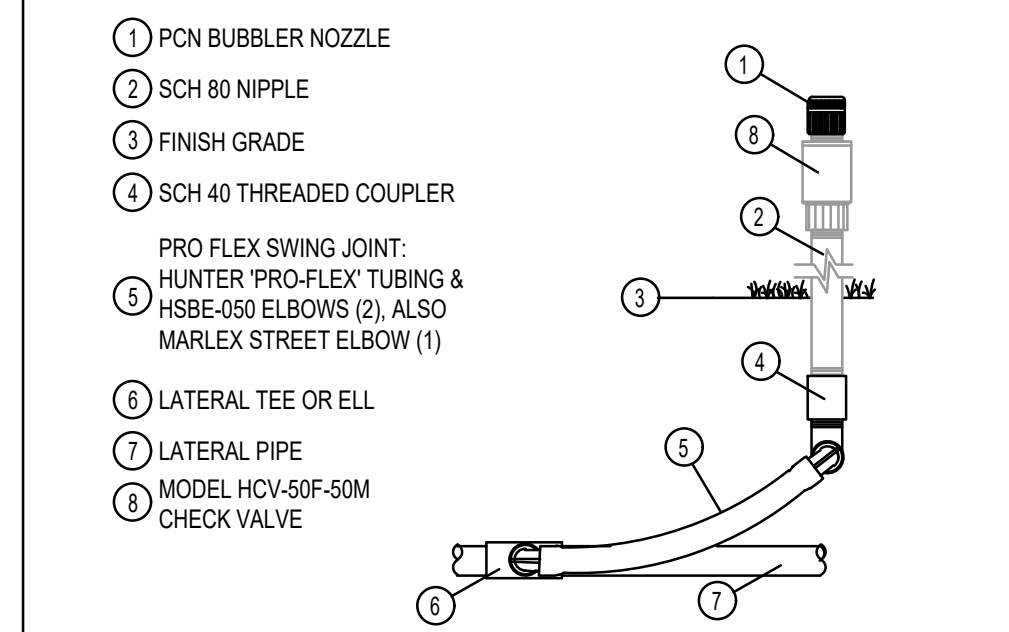
(B) ICV-151 OR 201 GLOBE VALVE

SPRAY NOZZLE CHART

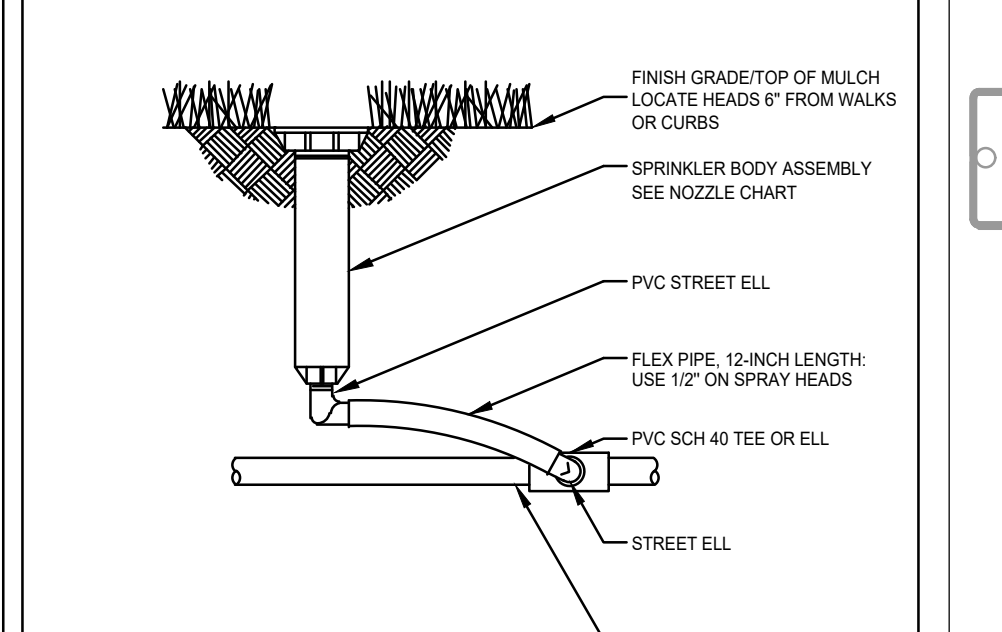
	SYM	NOZZLE	NOZZLE PATTERN	GPM
MP1000 8'-15' radius	A	MAROON	90° ADJUSTABLE ARC	.19
	B	MAROON	180° ADJUSTABLE ARC	.37
	C	LT. BLUE	210° ADJUSTABLE ARC	.43
	D	LT. BLUE	270° ADJUSTABLE ARC	.57
	E	OLIVE	360° ARC	.75
MP2000 13'-21' radius	F	BLACK	90° ADJUSTABLE ARC	.40
	G	BLACK	180° ADJUSTABLE ARC	.74
	H	GREEN	210° ADJUSTABLE ARC	.86
	I	GREEN	270° ADJUSTABLE ARC	1.10
	J	RED	360° ARC	1.47
MP3000 22'-30' radius	K	BLUE	90° ADJUSTABLE ARC	.86
	L	BLUE	180° ADJUSTABLE ARC	1.82
	M	YELLOW	210° ADJUSTABLE ARC	2.12
	N	YELLOW	270° ADJUSTABLE ARC	2.73
	O	GRAY	360° ARC	3.54
STRIPS & CORNERS	P	TURQUOISE	45°-105° ADJUSTABLE ARC	.45
	Q	IVORY	5x15' LEFT STRIP	.22
	R	COPPER	5x15' RIGHT STRIP	.22
BUBBLERS AND MICRO-SPRAYS	S	BROWN	5x30' SIDE STRIP	.44
	T	PCN10	1.00 GPM FLOOD BUBBLER	1.00
	U	PCN50	50 GPM FLOOD BUBBLER	.50
	V	SR-2Q	90° 2" RADIUS	.11
	W	SR-2H	180° 2" RADIUS	.16
X	MS-F	360° 5" RADIUS	.50	

IRRIGATION NOTES

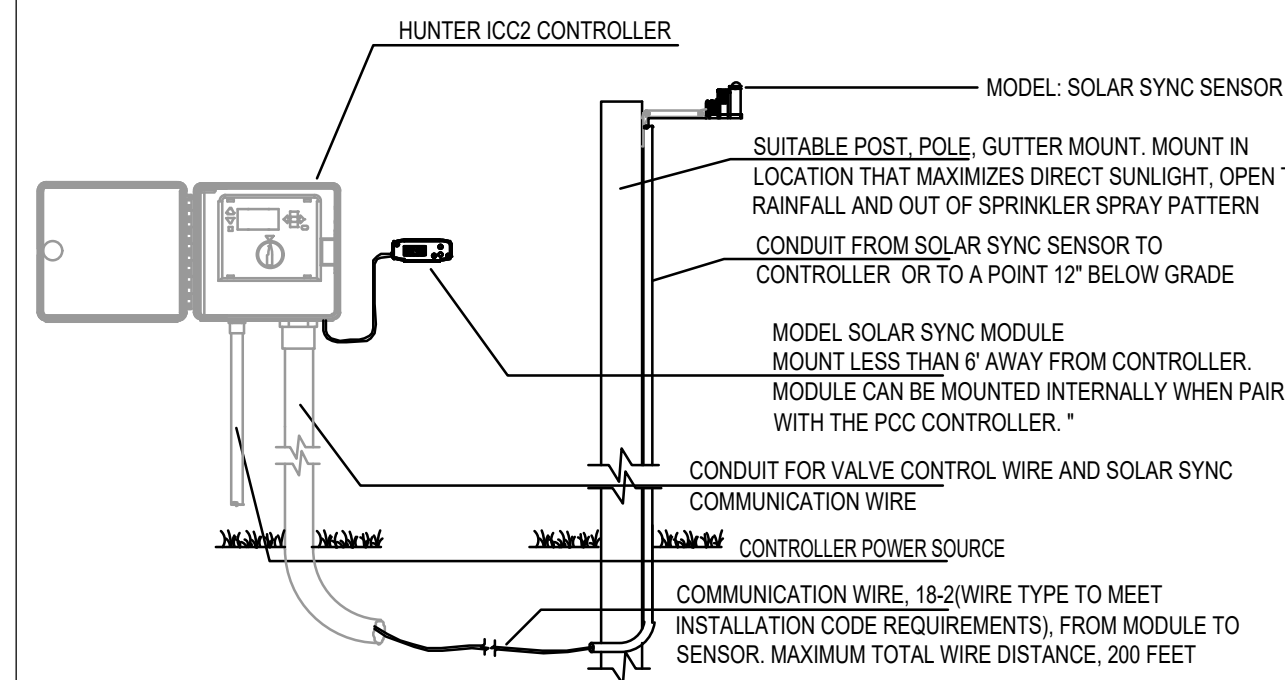
- 1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.
- 2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- 3) ALL POP-UP ROTATORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.
- 4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.
- 5) THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
- 6) ALL RISERS SHALL BE PAINTED BLACK.
- 7) ALL RISERS SHALL BE STAYED WITH A STEEL ANGLE AND SECURED WITH ULTRA-VIOLET LIGHT PROTECTED BLACK P.V.C. CLAMPS.
- 8) ALL CONTROL WIRE SPICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.
- 9) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
- 10) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
- 11) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
- 12) ALL RISERS SHALL BE INSTALLED 12" FROM ANY WALL AND A MINIMUM OF 36" FROM ANY SIDEWALK, PATIO OR ROAD.
- 13) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- 14) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.
- 15) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
- 16) CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SPARE CONTROL WIRES FOR ANY FUTURE USE.
- 17) CONCRETE THRUST BLOCKS ARE TO BE UTILIZED AT ALL MAINLINE DIRECTION CHANGES.
- 18) ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.
- 19) TREE PROTECTION: ALL TEMPORARY CONSTRUCTION ACTIVITIES INCLUDING ALL DIGGING, TRENCHING, CONSTRUCTION LAY-DOWN AREAS AND PARKING OF VEHICLES ARE PROHIBITED WITHIN THE UNDISTURBED AREA AROUND EXISTING TREES TO BE PRESERVED. TUNNELING FOR THE INSTALLATION OF UNDERGROUND UTILITIES IS ALLOWED. AN UNDISTURBED AREA SHALL BE ESTABLISHED AROUND EVERY EXISTING TREE TO BE PRESERVED. THE UNDISTURBED AREA IS MEASURED FROM THE CENTER OF EACH INDIVIDUAL TREE IN A GROUP. THE MINIMUM UNDISTURBED AREA IS A RADIUS OF 6.75 FEET PER DBH (DIAMETER AT BREAST HEIGHT 54" HT ABOVE THE SOIL LINE). TREES OF 8" DBH OR LESS SHALL HAVE A MINIMUM UNDISTURBED AREA OF 5 FEET OR MORE PER THE TREE PROTECTION DETAIL. THE MAXIMUM RADIUS OF AN UNDISTURBED AREA SHALL BE 24 FEET. THE MINIMUM RADIUS FOR OFF-SITE TREES WITHIN 10 FEET OF THE PROPERTY LINE SHALL BE 0.5 FEET PER DBH.
- 20) CONTRACTOR TO INSURE MINIMAL SOIL DISRUPTION DUE TO IRRIGATION LATERAL LINES.



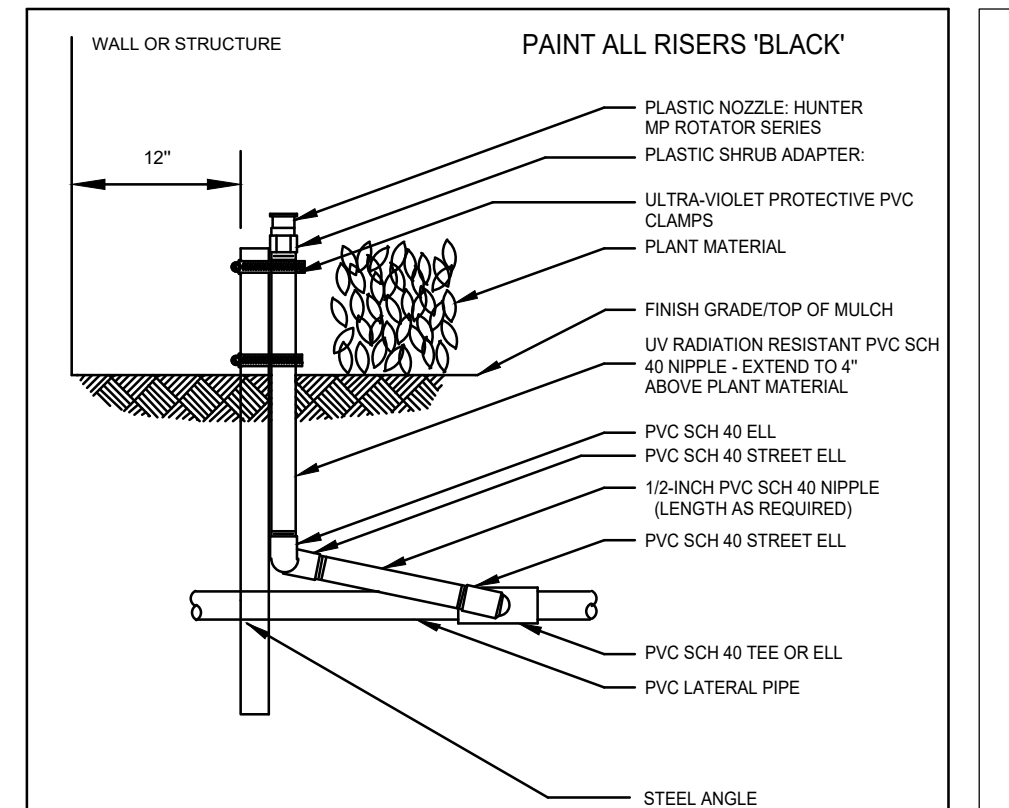
(C) PCN BUBBLER



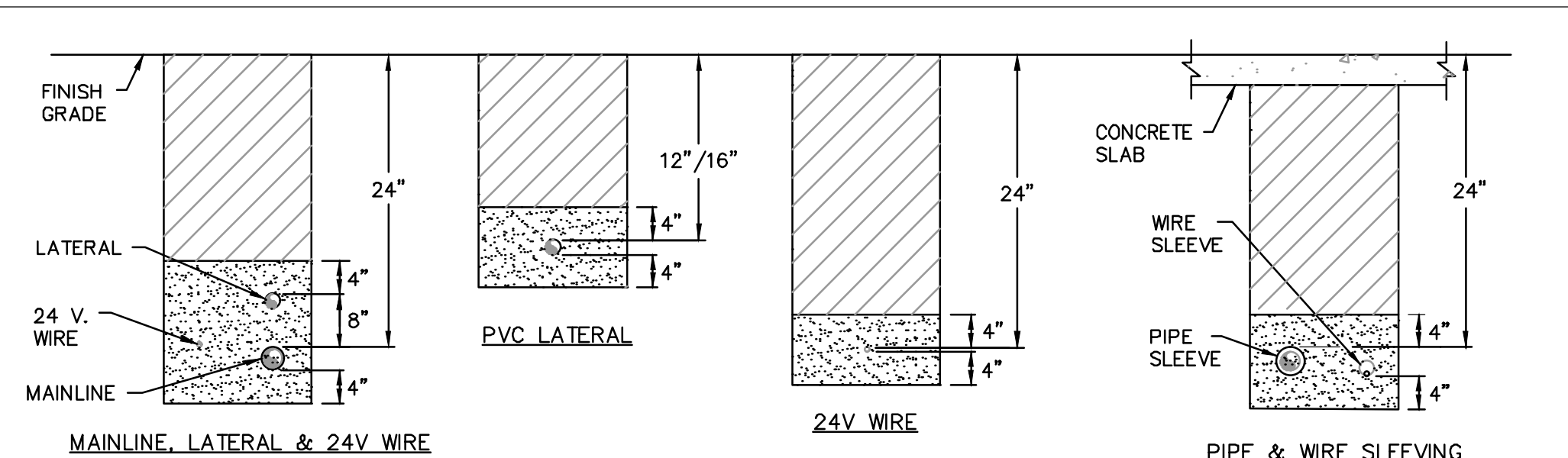
(D) HEAD DETAIL



(E) HUNTER SOLAR SYNC SYSTEM



(F) SHRUB RISER DETAIL



- NOTES:**
1. BEDDING SHALL BE PLACED AND LEVELED PRIOR TO INSTALLATION OF BURY ITEM.
 2. BACKFILL SHALL BE PLACED IN MAXIMUM 6" LIFTS.
 3. SLEEVE ALL PIPE AND WIRE SEPARATELY. SLEEVE 2 X DIA. OF PIPE (MIN 2"). ONE PIPE PER SLEEVE. SLEEVES TO BE PRIMED AND SOLVENT WELDED.
 4. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS WITH PIPE LABELING FACING UP FOR INSPECTION PURPOSES. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
 5. ALL 120 V. WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
 6. TAPE AND BUNDLE IRRIGATION CONTROL WIRES EVERY 10'. PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30'.
 7. ALL REMOTE CONTROL VALVE WIRING NOT INSTALLED WITH MAINLINE PIPE SHALL BE INSTALLED IN A MINIMUM 2" SCHEDULE 40 GREY ELECTRICAL CONDUIT OR AS APPROVED.
 8. "NON-POTABLE" WARNING TAPE TO BE INSTALLED ON ALL PRESSURIZED MAINLINES 12" ABOVE THE PIPE.
 9. INSTALL ONE ADDITIONAL SLEEVE SIZED TO MATCH THE LARGEST REQUIRED SLEEVE WITH ENDS TAPED FOR FUTURE USE.
 10. SLEEVES TO EXTEND A MINIMUM OF 12" PAST HARDSCAPE PLANTERS, CURBS, SIDEWALKS, ETC. SLEEVES TO BE STAGGERED/OFFSET SO THAT SLEEVE USE IS NOT OBSTRUCTED BY OTHER PIPES.
 11. WHERE PRESSURE SUPPLY PIPING IS INSTALLED WITHOUT CONTROL WIRING, A 14 GA. TRACKING WIRE SHALL BE INSTALLED.

(G) TRENCHING DETAILS

EQUIPMENT LIST

SYMBOL	DESCRIPTION	QUANTITY
○	0.50 GPM BUBBLER (2 PER TREE)	94
○	6" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZELS	0
○	12" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZELS	89
○	SPRAY ON RISER - HUNTER INDUSTRIES INST-00-CV-MP2000	153
⊕	HUNTER 'ICV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR	6
⊕	HUNTER ICC2 8 STATION CONTROLLER, 120VOLT INSTALL WITH A SOLAR SYNC (WITH EVAPOTRANSPIRATION SENSOR AND RAIN SENSOR AND BY-PASS BOX.) GROUND WITH AN 8" COPPER CLAD ROD.	1
⊕	1" POTABLE IRRIGATION METER TO PROVIDE 30 GPM AT 40 PSI	1
⊕	1" DOUBLE CHECK VALVE BACKFLOW PREVENTOR	1
—	LATERAL LINE SIZE PER PLAN	SEE PLAN
—	1-1/2" CLASS 200 P.V.C. SIZE PER PLAN	SEE PLAN
—	SLEEVING - SCH. 40 P.V.C. MIN. DEPTH OF 24" (ALL 3" SLEEVES TO HAVE ACCOMPANYING 2" SLEEVE FOR WIRES)	SEE PLAN

Zone Chart

Zone#	GPM	Water Use	Program
1	23	Shrubs	A
2	25	Bubblers	B
3	21	Shrubs	A
4	22	Shrubs	A
5	22	Bubblers	B
6	14	Shrubs	A

REVISIONS:
DATE NOTE
1 04/26/24 City Comments

STEPHEN G. PATEGAS, R.I.A., A.S.I.A.
Landscape Architect - LC20010315
KRISTIN G. PATEGAS, A.P.L.D., F.C.I.D.
Landscape Designer
407.622.4886 FAX 407.622.4887
1425 BERKSHIRE AVENUE
WINTER PARK, FL 32789
gardens@hortusois.com
www.hortusois.com



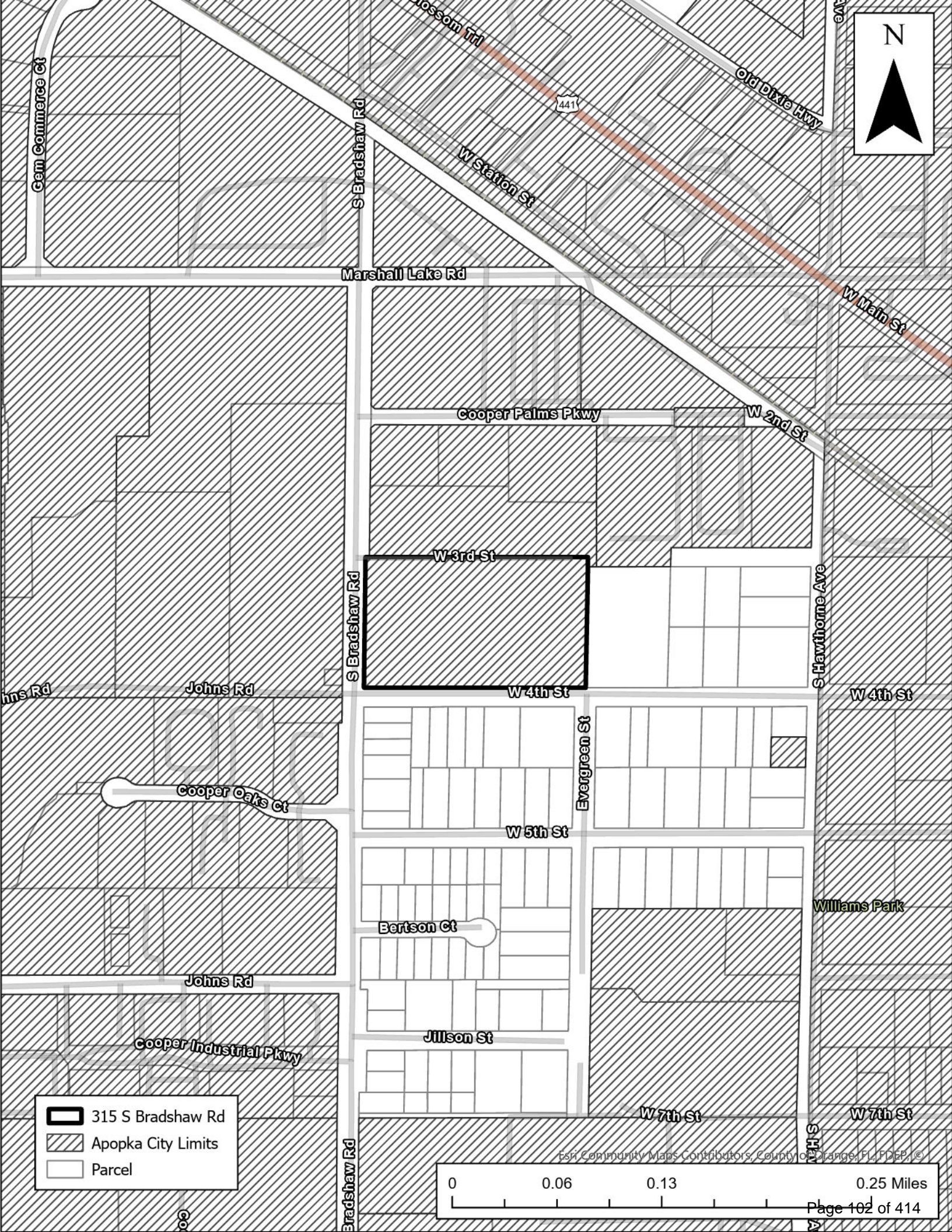
Irrigation Details and Notes
Bradshaw Complex
315 S. Bradshaw Road
Orlando, Florida




DESIGN	DRAFT	CHECK
SP	JB	SP
PROJECT # 223-010		
DATE: 04/07/2023		
SCALE: N.T.S.		
SHEET: L-4		
TOTAL: L-1 - L-4		

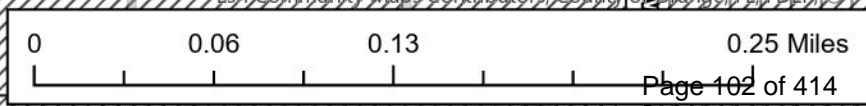
48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION



© HORTUS OASIS INC. These drawings are the property of Hortus Oasys and are not to be used for extensions or on other projects except by agreement in writing with Hortus Oasys. Immediately report any discrepancies to Hortus Oasys.



 315 S Bradshaw Rd
 Apopka City Limits
 Parcel





 315 S Bradshaw Rd
 Parcel

0 0.06 0.13 0.25 Miles

Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies

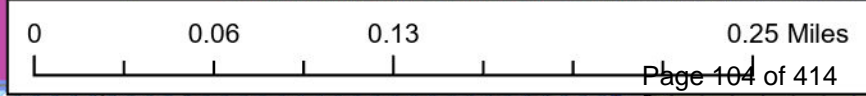
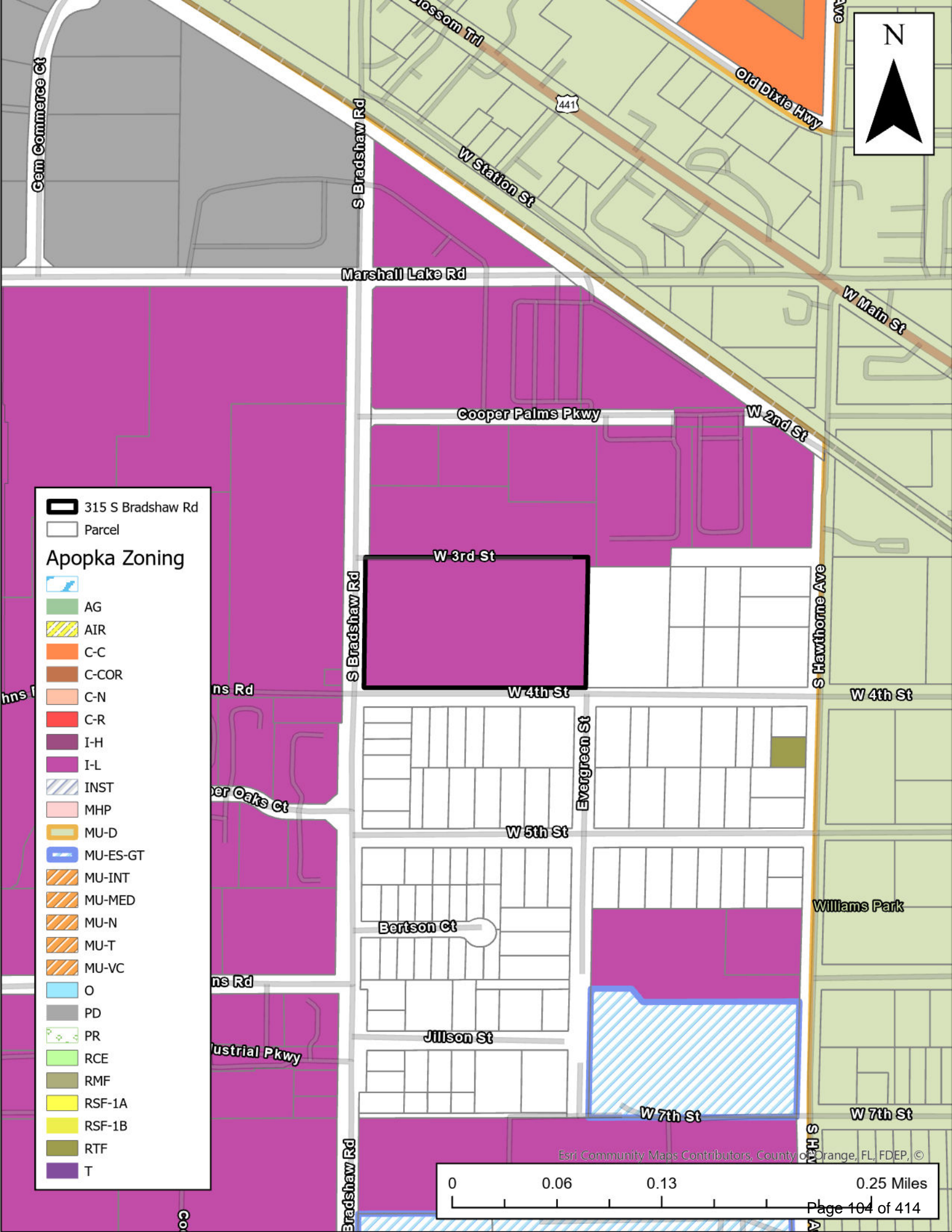


315 S Bradshaw Rd

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





City of Apopka CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)

Item #: 3.

Meeting Date: June 19, 2024

Department: Community Development

SUBJECT:

The Ridge Parcel 6C – Major Development Plan

REQUEST:

Recommend approval of The Ridge Parcel 6C – Major Development Plan

SUMMARY:

Owner(s): Apopka Centerline Development, LLC

Applicant: VHB c/o James R. Hoffman, P.E.

Parcel Number(s): 17-21-28-7345-01-000

Location: Southeast corner of Binion Road and Boy Scout Road

Future Land Use (FLU): Mixed-Use

Zoning: PD (Planned Development)

Existing Use: Vacant

Proposed Use(s): Food Market, Gas Station and Office/Warehouse

Tract Size: 13.23 +/- acres

Intensity: 0.2 floor area ratio

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	County Rural	County A-1 (Citrus Rural)	Single-Family Residences
East	Mixed-Use	PD (Planned Development)	Bronson's Ridge Residential Subdivision
South	Mixed-Use	PD	Logistics 429 Industrial Park and CFX Retention Pond
West	Mixed-Use	MU-ES-GT (Mixed-Use - East Shore - Gateway)	Vacant

PROJECT SUMMARY:

The Ridge Parcel 6C – Major Development Plan (MDP) is the westernmost parcel of The Ridge PD and proposes the development of 6,000 square feet of food market area, a gas station and four (4) office/warehouse buildings with 25,000 square feet of area on 11.34 developable acres. The office/warehouse buildings are each broken down into 10,000 square feet of office use and 15,000 square feet of warehouse use. The proposed height is 32-foot while the maximum permitted is 50-feet. The applicant also proposes an open space area of 2.27 acres in addition to the community amenity area on Parcel 8.

The Development Review Committee (DRC) has found that the applicant demonstrates there is competent substantial evidence in the record that all of the following standards are met:

- a. The proposed development and uses in the development plan comply with Article 3: Zoning Districts, and Article 4: Use Regulations;
- b. The development proposed in the development plan and its general layout and design comply with all the standards in Article 5: Development Standards, and Article 6: Environmental Standards;
- c. The development proposed in the development plan complies with all conditions of approval in any development approval or permit to which the plan is subject; and
- d. The development proposed in the development plan complies with all other applicable standards in this LDC and all other City regulations; and
- e. If any part of the development plan requires a plat, the plat is approved in accordance with Sec. 2.5.2.B, Plat (Subdivision), and is in substantial conformance with the development plan.

ACCESS/TRANSPORTATION:

Ingress and egress points are on Bronson Lake Drive and Binion Road, as well as, on the southern boundary limit. The applicant proposes a left-turn lane on Binion Road.

ORANGE COUNTY NOTIFICATION:

Orange County was notified at the time of the site plan submittal for this property through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:

June 11, 2023 – Planning Commission (5:30 P.M.)
June 19, 2024 – City Council (7:00 P.M.)

ATTACHMENTS:

- Maps
- The Ridge Parcel 6C – MDP

FUNDING SOURCE:

Not applicable.

RECOMMENDED MOTION:

Development Review Committee:

Recommends approval of The Ridge Parcel 6C Major Development Plan, subject to the findings in the staff report.

Planning Commission:

At its meeting on June 11, 2024, the Planning Commission unanimously recommended approval of The Ridge Parcel 6C – Major Development Plan, subject to the findings in the staff report.

Recommended Motion – City Council:

Approve The Ridge Parcel 6C – Major Development Plan, subject to the findings in the staff report.

ATTACHMENTS:

1. The Ridge PD Parcel 6C - MDP
2. Maps

Major Development Plan

Issued for Site Plan Approval

Date Issued February 9, 2024

Latest Issue March 22, 2024

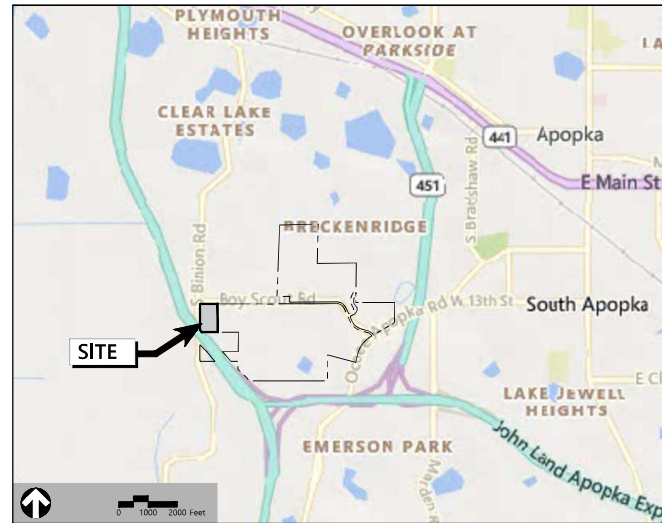
The Ridge PD - Parcel 6C

City of Apopka, Florida

Parcel IDs: 18-21-28-0000-00-013,
18-21-28-0000-00-014

Owner / Applicant

Craig Perry
Apopka Centerline Development LLC
15481 SW 12th Street
Suite 309
Sunrise, Florida 33326



Sheet Index

No.	Drawing Title	Latest Issue
C-1.1	Existing Conditions Plan	February 9, 2024
C-2.0	Overall PD Site Plan	February 9, 2024
C-2.1	Master Site Plan & Site Data	March 22, 2024
C-3.0	Grading, Drainage & Utilities Plan	March 22, 2024
C-4.0 - C-4.1	Typical Sections & Details	February 9, 2024
C-5.0 - C-5.1	Fire Access Plan	March 22, 2024
C-6.0	Layout & Materials Plan	March 22, 2024

Reference Drawings

No.	Drawing Title	Latest Issue
LA-100-601	Landscape Plans	February 1, 2024
Shts. 1-12	ALTA/NSPS Land Title Boundary, Topographic & Tree Survey	October 20, 2021
A2.10a	Exterior Elevations BLD 1	December 21, 2023
A2.10b	Exterior Elevations BLD 2	December 21, 2023
A2.10c	Exterior Elevations BLD 3	December 21, 2023
A2.10d	Exterior Elevations BLD 4	December 21, 2023



Community Planner & Civil Engineer

VHB
John Prowell
225 E. Robinson Street
Suite 300
Orlando, Florida 32801
P 407-839-4006 - 407-839-4008

Geotech

Devo Engineering
5500 Alhambra Drive
Orlando, Florida 32808
P 407-290-2371

Environmental

Bio-Tech Consulting Inc.
Mark Ausley
3025 E. South Street
Orlando, Florida 32803
P 407-894-5969 - 407-894-5970

Land Use Attorney

Gray Robinson P.A.
Tom Sullivan
301 E. Pine Street
Suite 1400
Orlando, Florida 32801
P 407-843-8880

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407-839-4006
Certificate of Authorization
Number FL #3932

Surveyor

Allen & Company
Jim Rickman
16 E. Plant Street
Winter Garden, Florida 34787
P 407-654-5355

Landscape Architect

Perry Becker Design
Derick Taylor, PLA
3657 Maguire Blvd, Suite 150
Orlando, FL 32803
P 407-960-4850

Architect

Farmer Architecture
Daniel H. Farmer
500 Delaney Ave, Suite 200
Orlando, FL 32814
P 321-441-3320

This item has been electronically signed and sealed by James R. Hoffman, P.E. on April 1, 2024.

considered signed and sealed and the signature must be verified on any electronic copies.

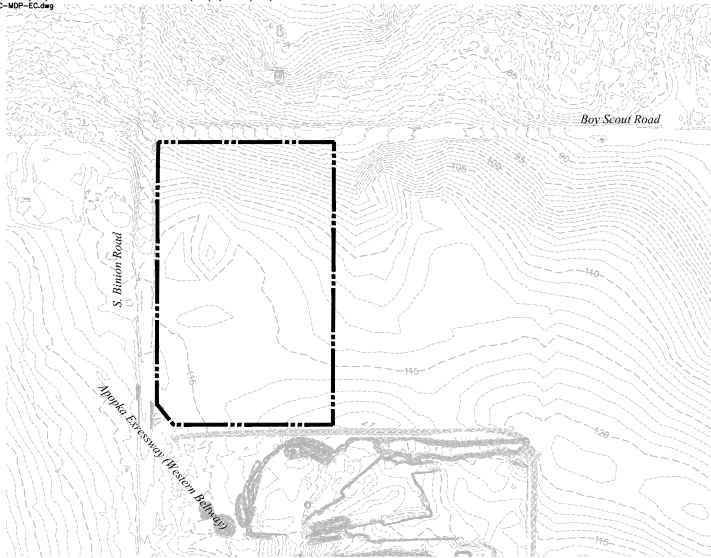
OF CITY OF APOPKA AT 407-703-1700

PRELIMINARY - NOT FOR CONSTRUCTION
THIS PRELIMINARY DEVELOPMENT PLAN IS SIGNED AND SEALED AS REQUIRED BY CITY OF APOPKA CODE SECTION 12.02.04.B. THESE PLANS ARE NOT FINAL CONSTRUCTION DOCUMENTS AND ARE NOT INTENDED FOR PERMIT, CONSTRUCTION, OR BIDDING PURPOSES.



DATE: Apr. 01, 2024

VHB Project: 23234.00
Issued for: Site Plan Approval



LEGEND
 - - - - - PROJECT BOUNDARY
 --- TOPOGRAPHIC CONTOUR

TOPOGRAPHY MAP
 (NAVD 88)

CONTOUR SOURCE:
 CHITTE, ALLEN & COMPANY, OCT. 2011
 OFFICE: ORANGE COUNTY GIS, 2014



LEGEND
 - - - - - PROJECT BOUNDARY
 SPECIAL FLOOD HAZARD AREA

FLOODPLAIN MAP
 FEMA MAP SERVICE CENTER, FIRM PANEL
 120050301N, DATED SEPTEMBER 24, 2021

FIRM PANEL LEGEND
 ZONE A NO BASE FLOOD ELEVATIONS DETERMINED
 ZONE AE BASE FLOOD ELEVATIONS DETERMINED
 SPECIAL FLOOD HAZARD AREAS SUBJECT TO
 INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT
 ZONE X AREAS DETERMINED TO BE OUTSIDE THE
 0.2% ANNUAL CHANCE FLOODPLAIN



LEGEND
 - - - - - PROJECT BOUNDARY
 FLUCCS LIMITS

AERIAL & EXISTING LAND USE MAP

FLUCCS SOURCE: SIRWIND, 2014
 AERIAL SOURCE: AUFODESK ONLINE MAP, APRIL 2023

CODE	DESCRIPTION
3100	RECREATIONAL, LOW DENSITY<LESS THAN 2 DU/ACRE
2150	FIELD CROPS
2200	ORCHARDS
2300	ORNAMENTALS
4200	UPLAND HARDWOOD FORESTS
4340	UPLAND MIXED CONIFER/SPRUS/HARDWOOD
4440	ROADS AND HIGHWAYS (OVERHEAD #4-PLANES WITH MEDIANS)
8370	SURFACE WATER COLLECTION PONDS



LEGEND
 - - - - - PROJECT BOUNDARY
 SOILS BOUNDARY

SOILS MAP

SOILS SOURCE: USDA NRCS

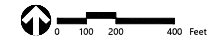
SOIL CODE	DESCRIPTION
47	CANDELARIOPOKA FINE SAND, 5 TO 12 PERCENT SLOPES
6	TAVARES-MILLHOPPER FINE SAND, 0 TO 5 PERCENT SLOPES

This item has been electronically signed and sealed by James R. Hoffman, P.E. on April 1, 2024

considered signed and sealed the signature must be verified on any electronic copies.



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The Ridge PD - Parcel 6C

Apopka, Florida

NO. _____ DATE: _____

DESIGNED BY: KLS CHECKED BY: JH

DATE: _____ TIME: _____

Site Plan Approval Jan. 19, 2024

Not Approved for Construction

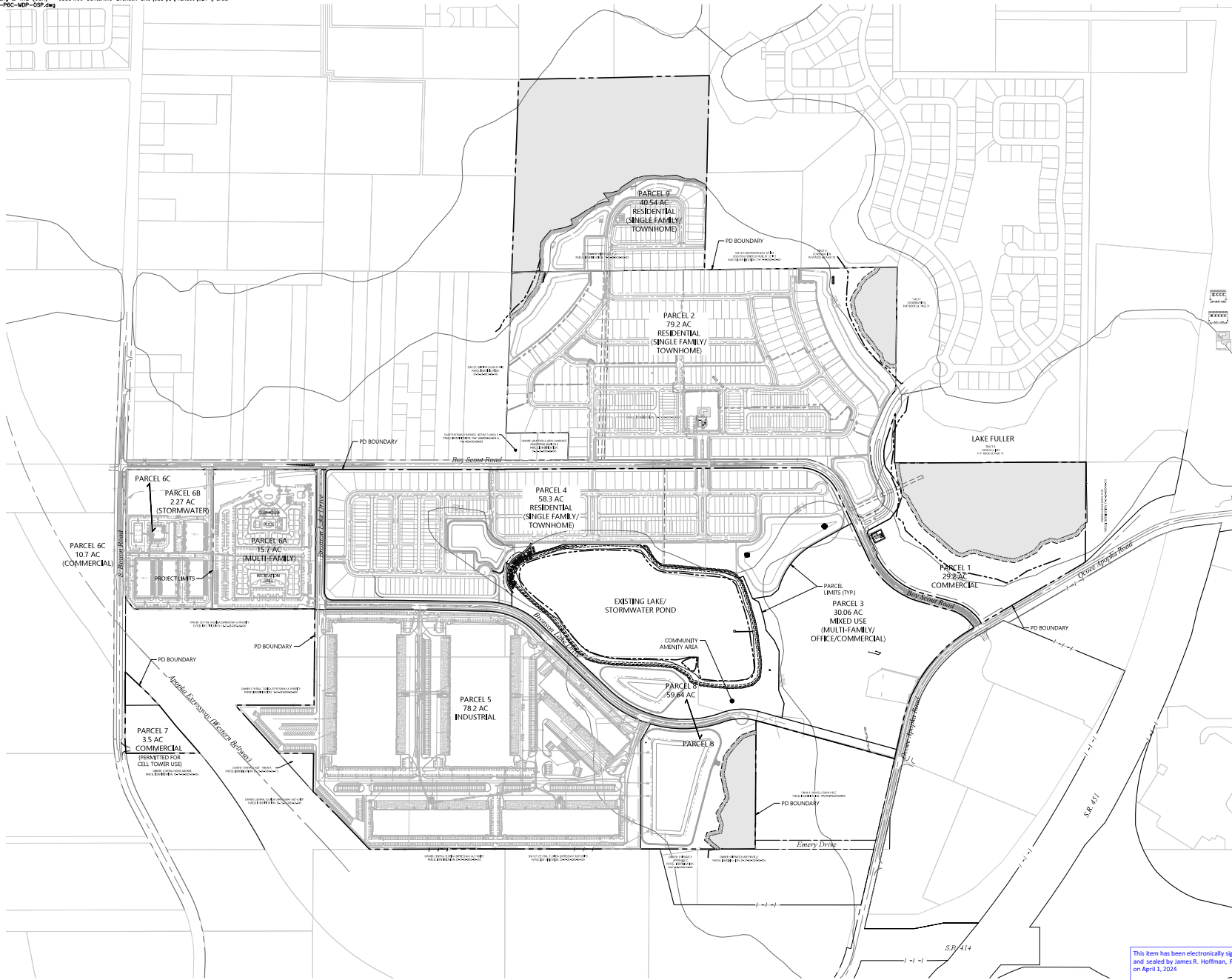
Existing Conditions Plan

Vertical Datum NAVD 1988

Drawing Number

C-1.0

DATE: Mar. 29, 2024 PROJECT NUMBER: 63534.00



LEGEND	
Symbol	Description
---	PROPERTY LINE
---	R.O.W.
---	CENTRLINE OF ROAD
▨	NEW ASPHALT
▨	NEW CONCRETE
▨	MONOLITHIC S/W
▨	MILL AND RESURFACE
▨	DITCH BOTTOM
▨	INLET
⊙	STORM MANHOLE
⊙	SANITARY MANHOLE
⊙	CLEAN-OUT
⊙	YARD DRAIN
⊙	FIRE HYDRANT
⊙	FIRE DEPARTMENT CONNECTION
⊙	MIS
⊙	WATER METER
⊙	WATER ASSEMBLY
⊙	POST MOUNTED SIGN

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The Ridge PD - Parcel 6C

Apopka, Florida

DATE: _____

DESIGNED BY: KLS


CHECKED BY: JH

Site Plan Approval Jan. 19, 2024

Not Approved for Construction

Overall PD Site Plan

Vertical Datum NAVD 1988



C-2.0

This item has been electronically signed and sealed by James R. Hoffman, P.E. on April 1, 2024

considered signed and sealed the signature must be verified on any electronic copies.

DATE: Mar. 29, 2024

PROJECT NUMBER: 63534.00

Save: Thursday, March 21, 2024 10:38:50 AM @ Plot Printer: Pkcity, March 20, 2024 8:04:38 PM @ Vp

SITE DATA:

GENERAL:

ZONING	PD
TOTAL PROJECT ACRES	13.23 AC
COMMERCIAL (PRCL 6C) ACRES	9.07 AC
3100 WINDYWAY (PARCEL 6B) ACRES	2.27 AC
FUTURE R.O.W. & STORMWATER FOR REALIGNMENT OF BOY SCOUT RD	1.89 AC
TOTAL DEVELOPABLE ACRES	11.34 AC
STORMWATER PROVIDED (PRCL 6B)	2.27 AC
TOTAL NET DEVELOPABLE ACRES	9.07 AC
PROPOSED WAREHOUSE/OFFICE BUILDINGS	
NUMBER OF BUILDINGS	4
BUILDING AREA	25,000 S.F.
TOTAL BUILDING AREA	100,000 S.F.
PROPOSED RETAIL BUILDINGS	
NUMBER OF BUILDINGS	1
TOTAL BUILDING AREA	6,000 S.F.

DEVELOPMENT PLAN CHART	
PARCEL ID NUMBERS	18-21-28-0000-00-013, 18-21-28-0000-00-014
PLAN USE (LAND) USE	COMMERCIAL
ZONING	PD
ADJACENT FUTURE LAND USE	NORTH (CITY): RESIDENTIAL LOW EAST (CITY): RESIDENTIAL MEDIUM, RESIDENTIAL LOW, INDUSTRIAL SOUTH (CITY): MIXED USE WEST (CITY AND COUNTY): RESIDENTIAL LOW, COUNTY RD, MIXED USE
ADJACENT ZONING	NORTH (CITY): RSP-18 (RESIDENTIAL SINGLE FAMILY DISTRICT - LARGE LOT), T (TRANSITIONAL, COUNTY A - 1 (CITRUS PARK)) EAST (CITY): PD SOUTH (CITY): MU-02-GT WEST (CITY AND COUNTY): T AND MU-03-GT
AREA/ACRE/ SQUARE FOOTAGE	13.23 AC
BUILDING HEIGHT - COMMERCIAL (PER PD)	PROPOSED: 32 FT (MAX: 50'
MIN BLDG SETBACKS - COMMERCIAL (PER PD)	15'
FRONT PRIMARY STRUCTURE	10'
SIDE	10'
CORNER PRIMARY	20'
REAR PRIMARY	10'/20' (ADJACENT TO RESIDENTIAL)
PARKING SPACES	REQUIRED: 174 (SEE PARKING CALCULATIONS THIS SHEET)
OFFICE/WAREHOUSE	PROVIDED: 166 (160 Standard, 6 H.C., 0 EV)
GAS STATION	PROVIDED: 63 (60 Standard, 3 H.C., 0 EV)
TOTAL OPEN SPACE	PROPOSED: 2.27 AC REQ'D: 2.27 AC (per PD)
TREE MITIGATION (SPECIMEN)	PROPOSED: 0.00 INCHES REQ'D: 0.00 IN (per PD)
WAIVER REQUEST	YES: NO: X
VARIANCE REQUEST	YES: NO: X

PHASING:

THIS PROJECT CONSISTS OF 3 PHASES 6A-6C. THE PROPOSED IMPROVEMENTS SHOWN HEREON ARE IN PHASE 6 C.

MISCELLANEOUS:

POTABLE WATER SERVICE:	CITY OF APOPKA
WASTEWATER, RECLAIMED SERVICE:	CITY OF APOPKA
ELECTRIC SERVICE:	DUKE ENERGY
FIRE PROTECTION:	CITY OF APOPKA
AVERAGE DAILY TRAFFIC PER ITE 150, 710, 945 (11TH EDITION):	4,223 TRIPS

SIGNAGE:

SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 5.10.9 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

LIGHTING:

EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 6.6 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

GARBAGE PICKUP:

1) ON-SITE DUMPSTERS PROVIDED WITH PRIVATE PICKUP.
2) ANY MISCELLANEOUS CARBON, WASTE, CONSTRUCTION DEBRIS, DEMOLITION DEBRIS, FERTILIZERS, HAZARDOUS, INSECTICIDES, ETC. SHALL BE DISPOSSED OF OFF-SITE ACCORDING TO THE SOLID WASTE AND HAZARDOUS WASTE REGULATIONS. USE CAUTION IF ANY HAZARDOUS WASTE IS PRESENT. CALL THE ORANGE COUNTY SOLID WASTE HOTLINE AT 407-836-6601 FOR INFORMATION.

FIRE:

1. FIRE HYDRANTS (2) SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE CITY OF APOPKA CODE OF ORDINANCES AND THE FLORIDA FIRE PREVENTION Z. ANY COMMERCIAL STRUCTURE OR RESIDENTIAL BUILDING OF THREE OR MORE STORES MAY BE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER PROTECTION DEPENDING UPON THE BUILDING CONSTRUCTION TYPE, OCCUPANCY CLASSIFICATION, AND ADDITIONAL BUILDING OR FIRE CODE REQUIREMENTS.

ARCHITECTURAL:

ARCHITECTURAL DESIGN SHALL MEET THE INTENT OF THE CITY OF APOPKA'S DEVELOPMENT DESIGN GUIDELINES.

LANDSCAPE:

1. LANDSCAPING AND BUFFER STANDARDS SHALL BE IN ACCORDANCE WITH THE PD WHERE APPLICABLE AND WITH TABLE 5.2.3.B.3.D-1. BUFFER/ARD APPLICATION OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. INTERIOR LANDSCAPE BUFFERS BETWEEN ADJUTING PROPERTY BOUNDARIES MAY HAVE A TEN (10) FOOT WIDE LANDSCAPE BUFFER.

OWNERSHIP/MAINTENANCE:

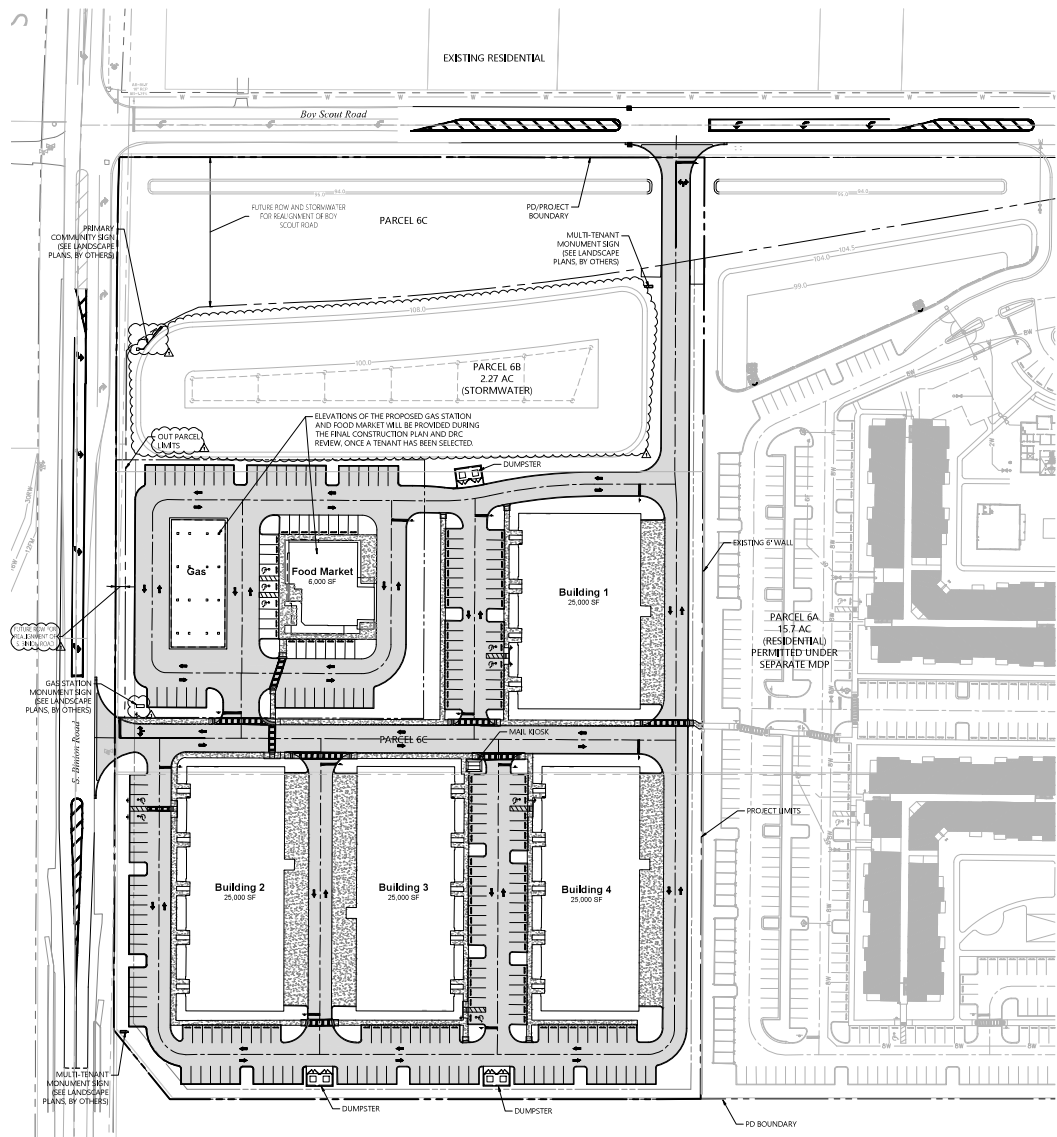
ROADWAYS	PRIVATE	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER
STORMWATER TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER
DRAINAGE EASEMENTS	PUBLIC	TO BE DEDICATED TO THE CITY OF APOPKA
UTILITY EASEMENTS	PUBLIC	TO BE DEDICATED TO THE CITY OF APOPKA
SANITARY SEWER, RECLAIMED WATER & ROTARY F WATER SYSTEM	PRIVATE	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER
STORM SEWER SYSTEM	PRIVATE	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER
PARK TRACTS/OPEN SPACE/LANDSCAPE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER

PUBLIC OPEN SPACE CALCULATIONS:

TOTAL DEVELOPABLE ACRES	REQUIRED ACRES (PARCEL 6 PER APPROVED MPD)	OPEN SPACE ACRES
11.34	2.27	OPEN SPACE 2.27 ac.
		TOTAL 2.27 ac.

PARKING SPACE CALCULATIONS:

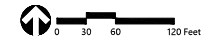
USE BREAKDOWN PER BUILDING		
WAREHOUSE	15,000 SF	
OFFICE	10,000 SF	
PARKING REQUIRED PER EACH USE:		
WAREHOUSE USE = (15000 SF x 3.000 SF + 1/2000 SF x 12,000 SF) x 4 BUILDINGS =		36 SPACES
OFFICE USE = (21000 SF x 10,000 SF) x 4 BUILDINGS =		120 SPACES
RETAIL USE = 301,000 SF x 6,000 SF =		18 SPACES
TOTAL NUMBER OF SPACES REQUIRED		174 SPACES



vhb.com
225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

Symbol	Description
---	PROPERTY LINE
---	R.O.W.
---	CENTERLINE OF ROAD
---	NEW ASPHALT
---	NEW CONCRETE
---	MGNOLINE SW
---	MILL AND RESURFACE
---	DITCH BOTTOM
---	INLET
---	STORM MANHOLE
---	SANITARY MANHOLE
---	CLEAN-OUT
---	YARD DRAIN
---	FIRE HYDRANT
---	FIRE DEPARTMENT CONNECTION
---	MES
---	WATER METER
---	WATER ASSEMBLIES
---	POST MOUNTED SIGN

PRELIMINARY - NOT FOR CONSTRUCTION
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The Ridge PD - Parcel 6C

Apopka, Florida

City of Apopka Comments	03/22/2024
-------------------------	------------

Site Plan Approval
Jan. 19, 2024

Not Approved for Construction
Master Site Plan & Site Data

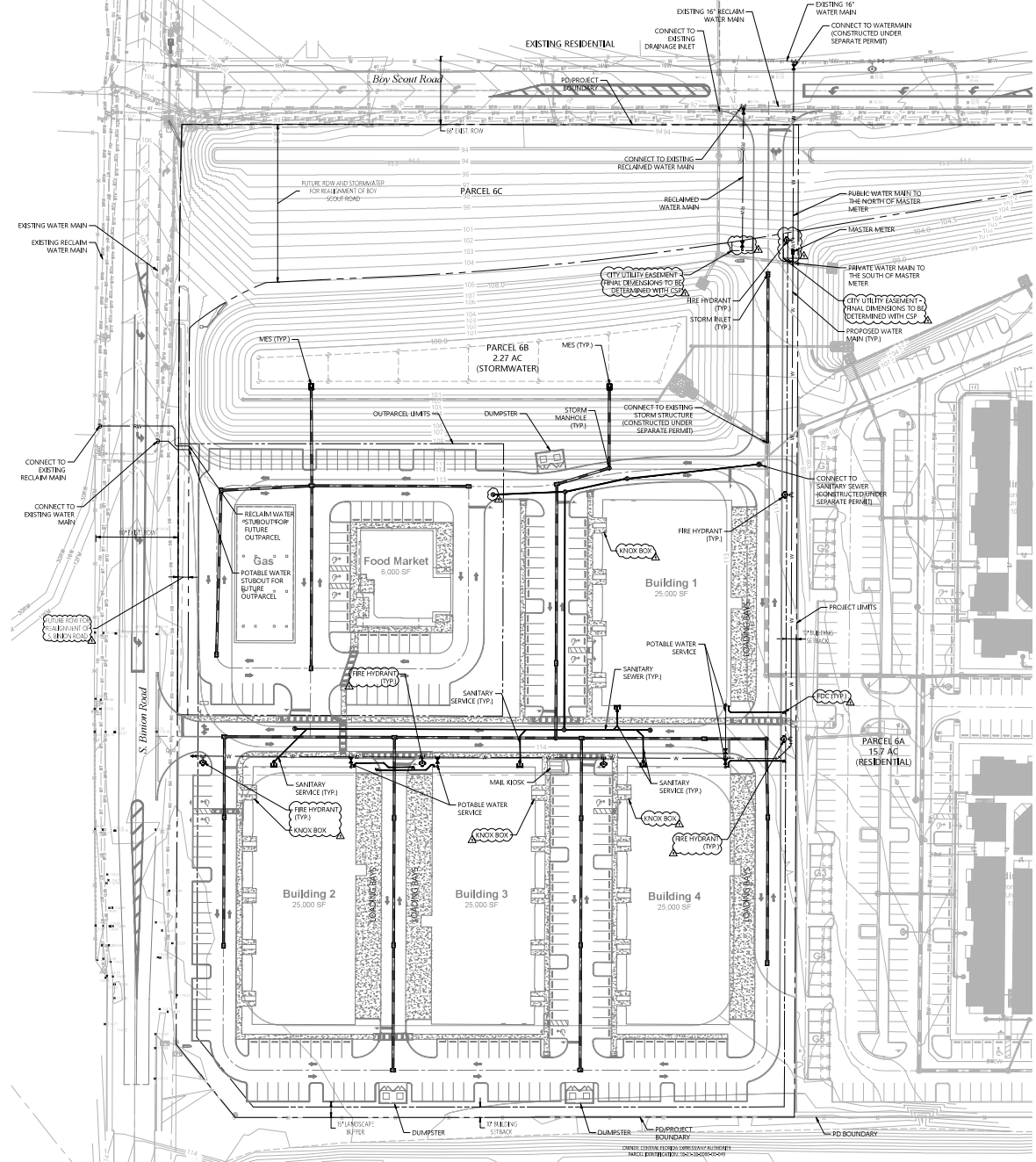
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C-2.1

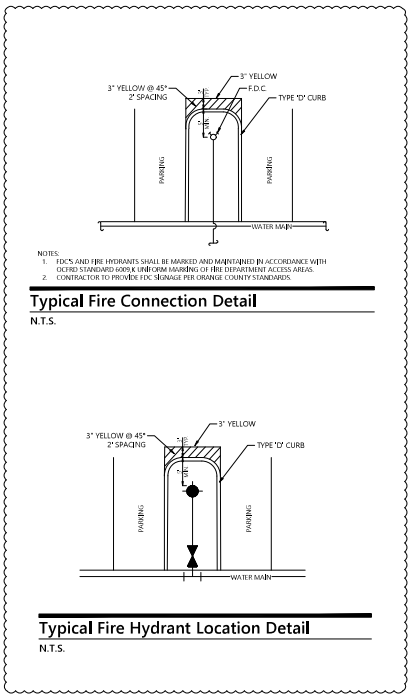
This item has been electronically signed and sealed by James R. Hoffman, P.E. on April 1, 2024.

considered signed and sealed the signature must be verified on any electronic copies.

DATE: Mar. 29, 2024

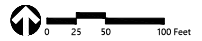


LEGEND	
Symbol	Description
---	PROPERTY LINE
---	R.O.W. CENTERLINE OF ROAD
▭	NEW ASPHALT
▭	NEW CONCRETE
▭	MONOLITHIC S/W
▭	MILL AND RESURFACE
▭	DITCH BOTTOM
○	STORM MANHOLE
○	SANITARY MANHOLE
○	CLEAN-OUT
○	YARD DRAIN
○	FIRE HYDRANT
○	FIRE DEPARTMENT CONNECTION
○	MES
○	WATER METER
○	WATER ASSEMBLY
○	POST MOUNTED SIGN



NOTES:
 1. FDC'S AND FIRE HYDRANTS SHALL BE MARKED AND MAINTAINED IN ACCORDANCE WITH CITY'S STANDARD HORSE SHOE OR M MARKING OR THE DEPARTMENT ACCESS AREA.
 2. CONTRACTOR TO PROVIDE FDC SIGNAGE PER ORANGE COUNTY STANDARDS.

PRELIMINARY - NOT FOR CONSTRUCTION
 THIS PRELIMINARY DEVELOPMENT PLAN IS SIGNED AND SEALED AS REQUIRED BY CITY OF APOPKA CODE SECTION 12.02.04.B. THESE PLANS ARE NOT FINAL CONSTRUCTION DOCUMENTS AND ARE NOT INTENDED FOR PERMIT, CONSTRUCTION, OR BIDDING PURPOSES.



The Ridge PD - Parcel 6C

Apopka, Florida

City of Apopka Comments: 03/22/2024

Prepared by: KLS

Site Plan Approval: Jan. 19, 2024

Not Approved for Construction

Grading, Drainage & Utilities Plan

Vertical Datum NAVD 1988

C-3.0

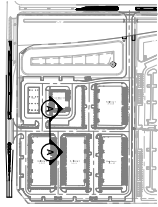
DATE: Mar. 29, 2024

Project Number: 63534.00

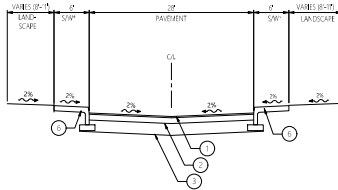
This item has been electronically signed and sealed by James R. Hoffman, P.E. on April 1, 2024.

considered signed and sealed the signature must be verified on any electronic copies.

Saved Friday, March 29, 2024 8:02:58 PM ©2024 Michael P. Kelly, March 29, 2024 8:02:19 PM ©2024



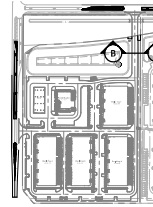
KEY MAP



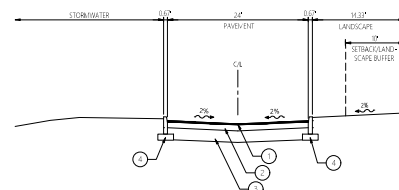
*SEE PLANS FOR SIDEWALK LOCATION

A - Typical Road Section

N.T.S.



KEY MAP

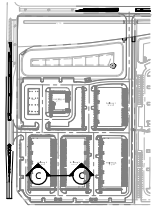


B - Typical Road Section

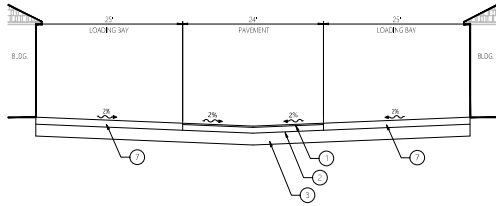
N.T.S.

- LEGEND:
- ① ASPHALT
 - ② BASE
 - ③ SUBGRADE
 - ④ 6" (IN) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" (IN) EACH SIDE TO 50 FFW
 - ⑤ TYPE 'O' CONCRETE CURB
 - ⑥ MONOLITHIC CONCRETE SIDEWALK
 - ⑦ CONCRETE PAVEMENT

* FINAL PAVEMENT SECTIONS WILL BE DETERMINED AT TIME OF CONSTRUCTION PLAN SUBMITTAL.

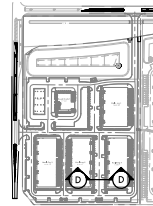


KEY MAP

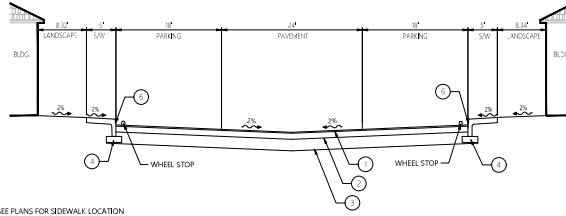


C - Typical Road Section

N.T.S.



KEY MAP

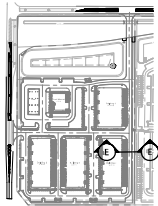


*SEE PLANS FOR SIDEWALK LOCATION

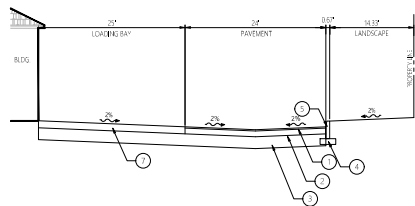
D - Typical Road Section

N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION
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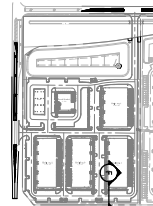


KEY MAP

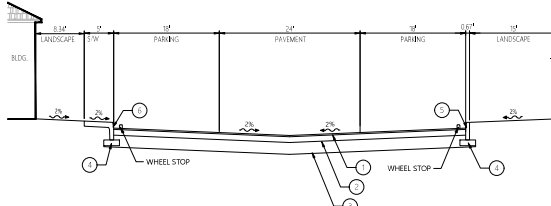


E - Typical Road Section

N.T.S.



KEY MAP



*SEE PLANS FOR SIDEWALK LOCATION

F - Typical Road Section

N.T.S.

The Ridge PD - Parcel 6C

Apopka, Florida	
NO.	DATE

DESIGNED BY: KLS DRAWN BY: JH


CHECKED BY: JH DATE: Jan. 19, 2024

Site Plan Approval

Not Approved for Construction

Typical Sections & Details

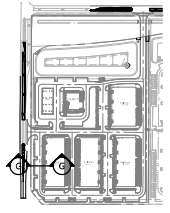
Vertical Datum NAVD 1988



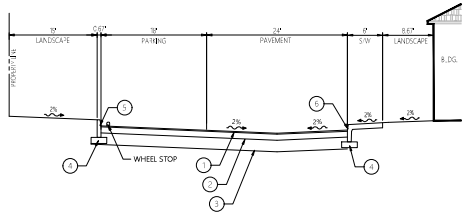
C-4.0

This item has been electronically signed and sealed by James R. Hoffman, P.E. on April 1, 2024.
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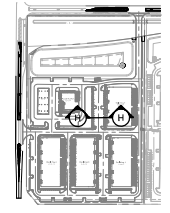
DATE: Mar. 29, 2024 PROJECT NUMBER: 63534.00



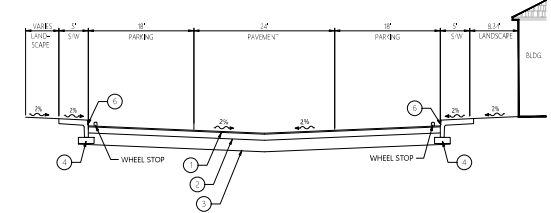
KEY MAP



G - Typical Road Section
 N.T.S.



KEY MAP



H - Typical Road Section
 N.T.S.

- LEGEND:
- ① ASPHALT
 - ② BASE
 - ③ SUBGRADE
 - ④ 6" (IN) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" (IN) EACH SIDE TO 50 RBV
 - ⑤ TYPE 'C' CONCRETE CURB
 - ⑥ MONOLITHIC CONCRETE SIDEWALK
 - ⑦ CONCRETE PAVEMENT

* FINAL PAVEMENT SECTIONS WILL BE DETERMINED AT TIME OF CONSTRUCTION PLAN SUBMITTAL.

PRELIMINARY - NOT FOR CONSTRUCTION
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The Ridge PD - Parcel 6C

NO.	DATE	BY	CHKD BY

DESIGNED BY: KLS
 CHECKED BY: JH
 APPROVED: [Signature]
 DATE: Jan. 19, 2024


Site Plan Approval

Not Approved for Construction

Typical Sections & Details

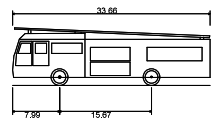
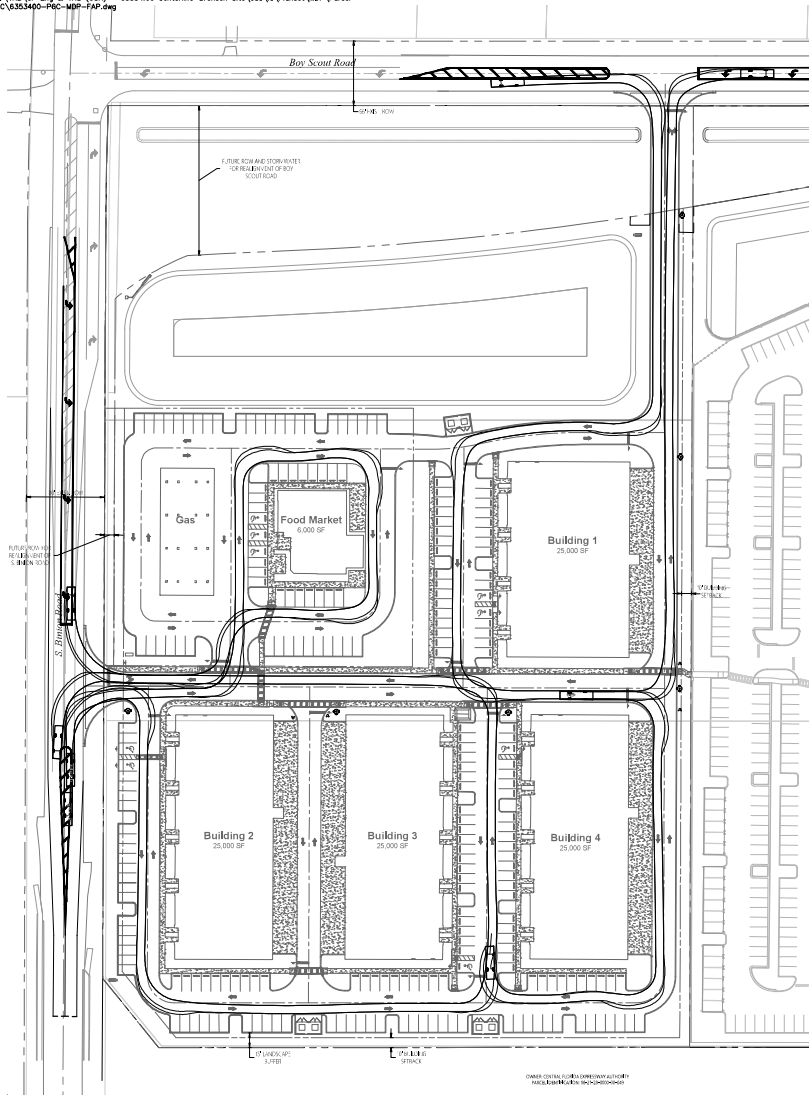
Vertical Datum NAVD 1988

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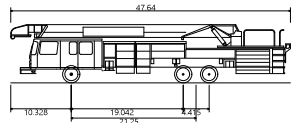
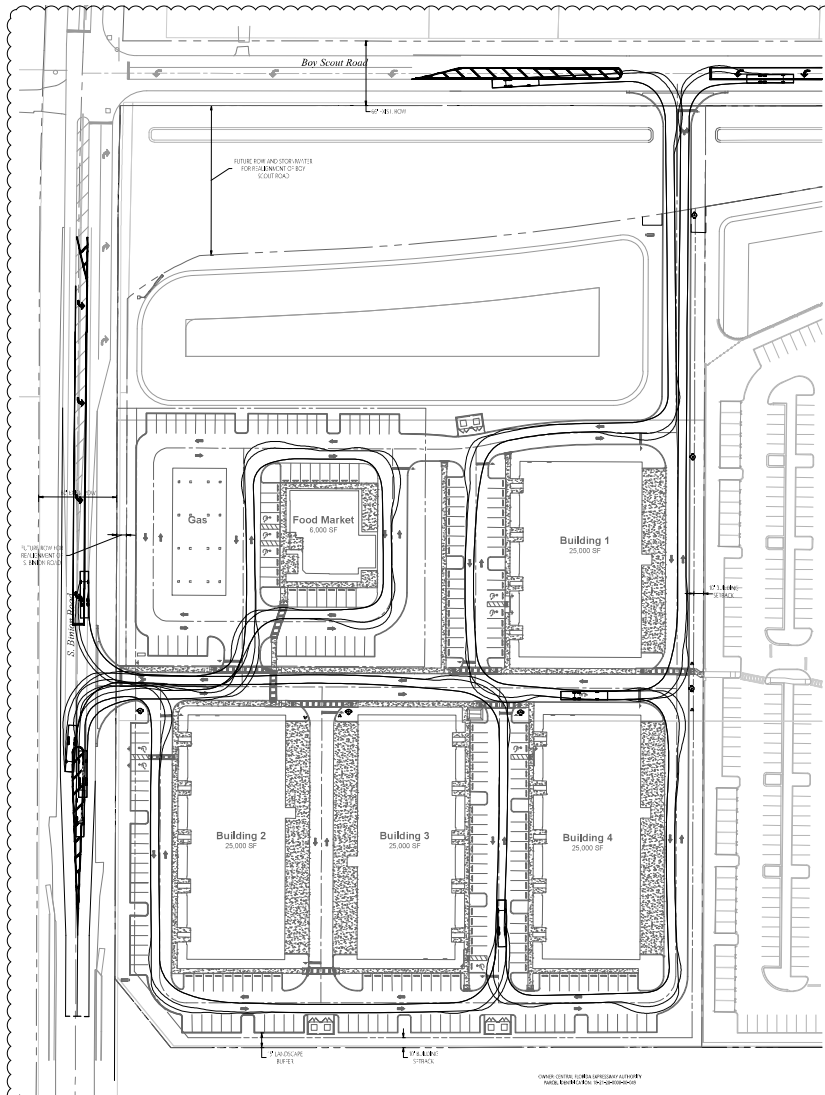


C-4.1

DATE: Mar. 29, 2024
 PROJECT NUMBER: 63534.00



Apoka-Engine/Pumper 4000	33.660ft
Overall Length	8.160ft
Overall Width	9.830ft
Overall Body Height	1.363ft
Min Body Ground Clearance	8.160ft
Track Width	6.00s
Lock-to-lock time	28.190ft
Curb to Curb Turning Radius	



Apoka-Aerial/Tower	47.640ft
Overall Length	8.410ft
Overall Width	11.08ft
Overall Body Height	1.588ft
Min Body Ground Clearance	8.410ft
Track Width	6.00s
Lock-to-lock time	46.00°
Max Steering Angle (Virtual)	

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The Ridge PD - Parcel 6C

Apoka, Florida	
City of Apoka Comments	03/22/2024
Prepared by	Checked by
KLS	JH

Site Plan Approval Jan. 19, 2024

Not Approved for Construction

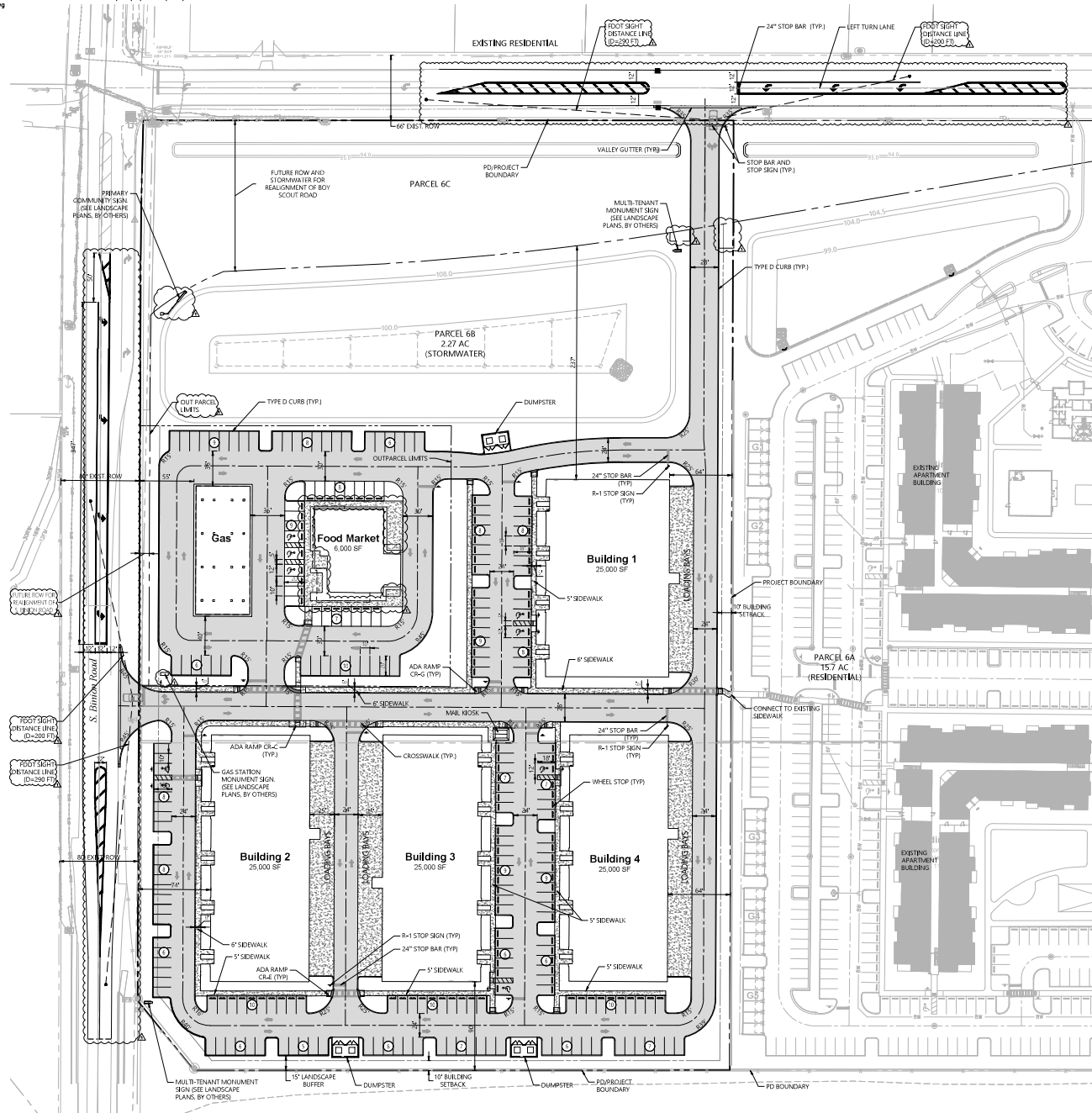
Fire Access Plan

Vertical Datum NAVD 1988

C-5.0

This item has been electronically signed and sealed by James R. Hoffman, P.E. on April 1, 2024.
 considered signed and sealed and the signature must be verified on any electronic copy.

DATE: Apr. 01, 2024 Project Number: 63534.00



Symbol	Description
---	PROPERTY LINE
---	R.O.W
---	CENTERLINE OF ROAD
---	NEW ASPHALT
---	NEW CONCRETE
---	MONUMENTIC SW
---	HILL AND RESURFACE
---	DITCH BOTTOM
---	INLET
---	STORM MANHOLE
---	SANITARY MANHOLE
---	CLEAN-OUT
---	YARD DRAIN
---	FIRE HYDRANT
---	FIRE DEPARTMENT CONNECTION
---	MES
---	WATER METER
---	WATER ASSEMBLIES
---	POST MOUNTED SIGN

vhb
 225 E. Robinson Street
 Suite 300
 Orlando, FL 32801
 407.839.4006
 Certificate of Authorization
 Number FL #3932

PRELIMINARY - NOT FOR CONSTRUCTION
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The Ridge PD - Parcel 6C

Apopka, Florida	
City of Apopka Comments	03/22/2024
DESIGNED BY	CHK'D BY
KLS	III

Site Plan Approval Jan. 19, 2024

Not Approved for Construction

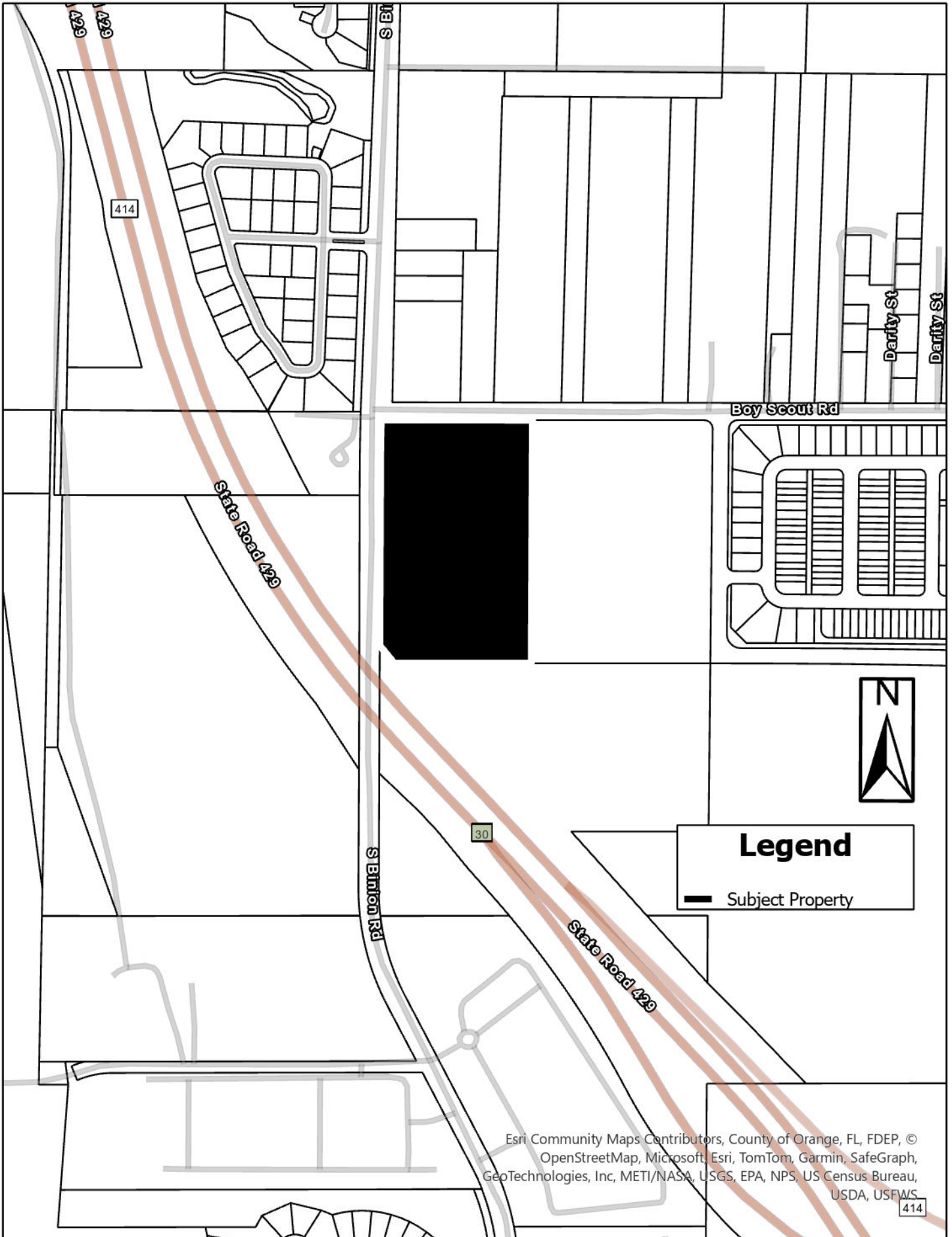
Layout and Materials Plan

Vertical Datum NAVD 1988

Professional Engineer Seal: **C6.00**
 NO. 75623
 JAMES R. HOFFMAN, P.E.
 DATE: Mar. 29, 2024

This item has been electronically signed and sealed by James R. Hoffman, P.E. on April 1, 2024.
 considered signed and sealed the signature must be verified on any electronic copies.

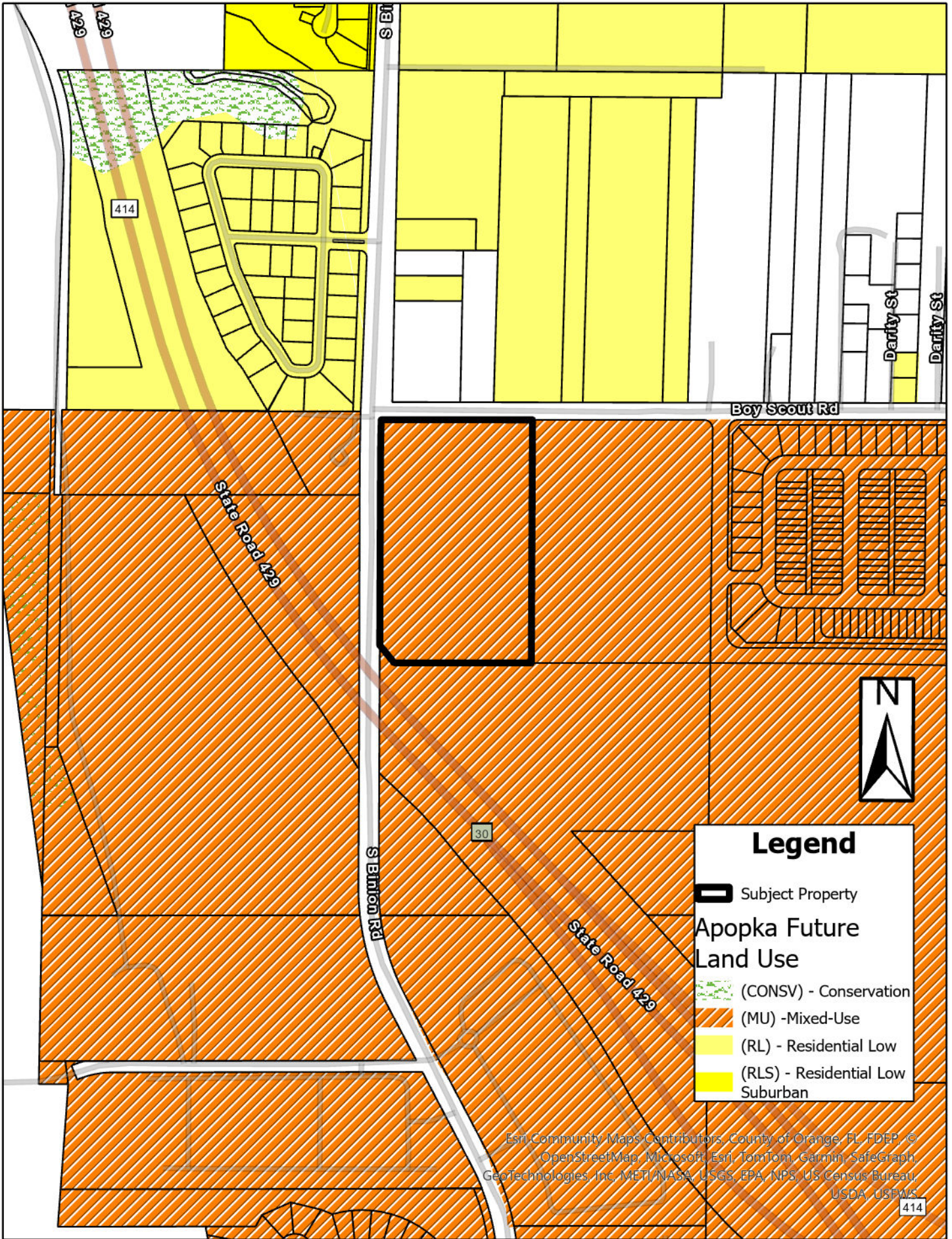
Vicinity



Esri Community Maps Contributors, County of Orange, FL, FDEP, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,
USDA, USFWS

414

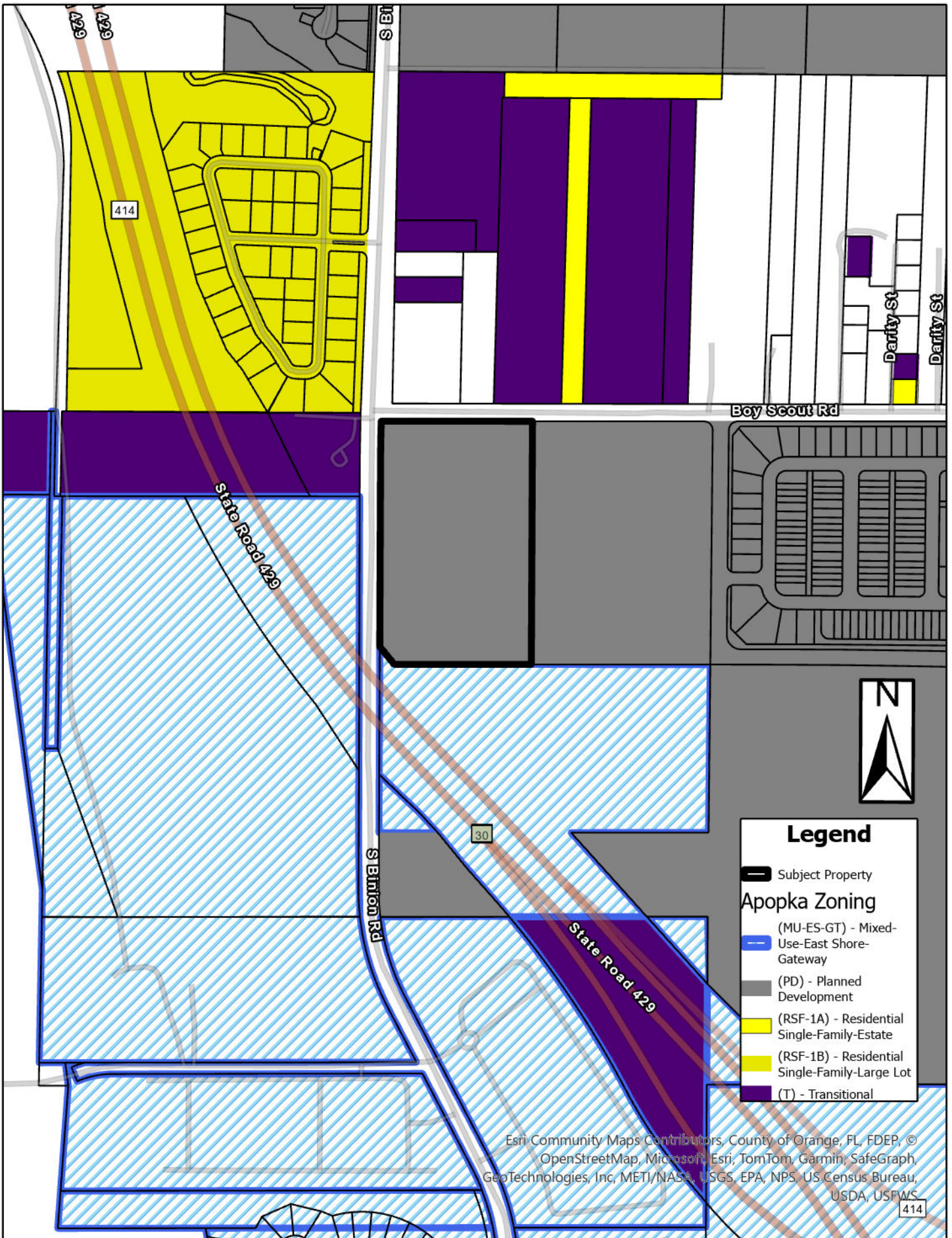
Future Land Use



Esri, Community Maps Contributors, County of Orange, FL, FDEP, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc, METI, NASA, USGS, EPA, NPS, US Census Bureau,
USDA, USFWS

414

Zoning



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Aerial



Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Maxar, Microsoft



City of Apopka CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)

Item #: 4.

Meeting Date: June 19, 2024

Department: Community Development

SUBJECT:

Binion Road, Ocoee-Apopka Road and Golden Gem Road Transfers from Orange County to Apopka

REQUEST:

Approve the transfer of Ocoee-Apopka Road, from south of Keene Road to 13th Street, Binion Road from Areca Palm Drive to Hayden Valley Street, and Golden Gem Road from Capital Reef Way to Kelly Park Road from Orange County to the City of Apopka and authorize the Mayor to sign the agreements for the sections of these roads.

SUMMARY:

The City of Apopka has experienced an unprecedented amount of growth over the last few years. This growth has significantly impacted available roadway capacity on both City and County roads. These roads include portions of Binion Road, Ocoee-Apopka Road, and Golden Gem Road, all County owned, maintained and operated. When it became apparent these roads would start experiencing capacity issues, City staff met with Orange County staff to discuss the County's future plans for these roads and if partnering with the County was an option to address future capacity needs. The County acknowledged that all three roads currently or in the future would need additional capacity, as well as intersection improvements, but declined to partner with the City to fund the improvements. Without the County as a partner, the City looked to the development community to help fund the design, permitting and construction of certain segments of these three roads. Council entered into several Transportation Impact Fee agreements with large developers to ensure these projects move forward in a timely manner to keep up with the capacity demands.

It would be possible for the City to move the projects forward without taking ownership of portions of Binion Road, Ocoee-Apopka Road, and Golden Gem Road, but the County's involvement in the approval processes would create challenges for the City and its partners to move the projects forward. Allowing the County to have the final say on design and construction, as would be the case if the projects moved forward remaining as county roads, would not only cause delays, but project costs would also increase. This is not because the County has higher standards than the city. In fact, our design and construction standards are the same, but because of the County's review process is quite lengthy due to staff shortages and their tendency to ask for extras that really aren't necessary or beneficial to the City. So, to minimize the time and cost of designing and constructing these projects, it is in the City's best interest to acquire these roads and manage the design and construction.

Ocoee-Apopka Road, from south of Keene Road to 13th Street will be widened to four lanes. New signals will be installed at Keene Road, Boy Scout Road and Marden Road. A condition of taking ownership of this road is that the County will mill and resurface the existing four-lane segment between Alston Bay Boulevard and Harmon Road. Also, the County will give the City a 14.6 acre parcel located at 1102 Ocoee-Apopka Road where Advent Health would like to partner with the City and potentially other civic groups, to develop a park. Orange County has been requesting the City take ownership of Ocoee-Apopka Road for almost 10 years.

Binion Road from Areca Palm Drive to Hayden Valley Street (south of Harmon Road to north of Lust Road) is a segment that has been heavily impacted by new developments in the City. Central Florida Expressway and the City have partnered to install a new half interchange at Boy Scout Road. Because of the complexity of the project, it was decided that limiting the project coordination and permitting to one agency, the City, is beneficial to the

project to keep the schedule and costs under control. The County supports the interchange project and the City's acquisition of the road.

Golden Gem Road from Capital Reef Way to Kelly Park Road is the northern half of the road. It was constructed by the County prior to 2000 and not fully paved until around 2003. Even before any significant development occurred in the Kelly Park Interchange Form Based Code Area, traffic volumes on the road began to increase due to the opening of the SR 429/Kelly Park Interchange in 2018 and high growth in northwest unincorporated Orange County. In this case, a significant portion of the traffic on the road is attributable to origins and destinations outside the City limits; accordingly, the County agreed to keep the southern half of the road to improve, and the City would take ownership of the northern half. The road is substandard and requires extensive improvements to be brought to City standards. A cost estimate made two years ago for the entire road was about \$13 million. Unfortunately, the higher cost segment is the City's. The design phase is underway and included in the Kelly Park Road Pioneering Agreement.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Approve the transfer of Ocoee-Apopka Road, from south of Keene Road to 13th Street, Binion Road from Areca Palm Drive to Hayden Valley Street, and Golden Gem Road from Capital Reef Way to Kelly Park Road from Orange County to the City of Apopka and authorize the Mayor to sign the agreements for the sections of these roads.

ATTACHMENTS:

1. ILA - Binion Road Final
2. Binion Road Agreement Exhibits
3. ILA - Ocoee-Apopka Road Final
4. Ocoee Apopka Road Agreement Exhibits
5. ILA - Golden Gem Final
6. Golden Gem Road Agreement Exhibits

THIS INSTRUMENT SHOULD BE RETURNED TO
Susan Bone
City Clerk
City of Apopka
120 East Main Street
Apopka, Florida 32703

**INTERLOCAL AGREEMENT REGARDING TRANSFER OF JURISDICTION
OF A PORTION OF BINION ROAD WITHIN ORANGE COUNTY ROAD SYSTEM**

THIS INTERLOCAL AGREEMENT (“Agreement) is made and entered by and between ORANGE COUNTY, Charter County and a political subdivision of the State of Florida (“County”) and the CITY OF APOPKA, FLORIDA, a municipal corporation of the State of Florida (“City”) for the purpose of transferring the jurisdiction of a portion of Binion Road within the Orange County Road System.

RECITALS

WHEREAS, County and City have authority pursuant to Section 163.01, Florida Statutes, to enter into interlocal agreements;

WHEREAS, pursuant to Section 335.0415(2), Florida Statutes, any change of the jurisdiction of a public road after July 1, 1995, that is a part of a county road system or a city street system is governed by Section 335.0415(3), Florida Statutes;

WHEREAS, pursuant to Section 335.0415(3), Florida Statutes, subsequent to July 1, 1995, public roads within the respective road systems of a county or a city may be transferred between those jurisdictions only by mutual agreement of those local governmental entities;

WHEREAS, City desires to own (or accept dedication of, whatever the case may be), operate, maintain, control, and have responsibility over a portion of the local County road known as Binion Road from the southern edge of the intersection of Hayden Valley Street and Binion Road to the northern edge of the intersection of Areca Palm Drive and Binion Road, more particularly described in Exhibit A (“Road Segment”);

WHEREAS, City is willing to take on such ownership and responsibility of the Road Segment despite portions of the Road Segment requiring stormwater renovations which otherwise would not be the responsibility of the City; and

WHEREAS, this Agreement is intended solely to address the transfer of the Road Segment from County's road system to City's city street system for purposes of ownership, operation, and maintenance, and to act as an acknowledgment by City of its jurisdiction, ownership, and authority to operate and maintain such roads upon the effective date of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. *Recitals.* The foregoing recitals are true and correct and are hereby incorporated herein by reference.
2. *Transfer of Jurisdiction of Road Segment.* In accordance with Section 335.0415(3), Florida Statutes, County and City hereby agree to the permanent transfer of ownership, control, operation, and roadway maintenance responsibilities from County to City of the Road Segment. County shall provide all documents and drawings concerning the road drainage and right-of-way, to the extent such documents are in County's possession. City's jurisdiction to operate and maintain Road Segment means the authority and responsibility to maintain, control, repair, and improve such roads, as the term "road" is defined by Section 334.03(22), Florida Statutes, and to regulate, warn, or guide traffic on such roads, regardless of any future alteration, realignment, construction, extension, widening, or renaming of such roads. The Road Segment is therefore deemed to be a part of City's "city street system" for purposes of operation and maintenance. Pursuant to Section 337.29(3), Florida Statutes, to the extent that sovereign immunity has been waived, liability for torts shall be in City. Also pursuant to Section 337.29(3), Florida Statutes, except as otherwise provided by law or this Agreement, City shall have the same governmental, corporate, and proprietary powers with relation to Road Segment that City has with relation to other public roads and rights-of-way within its jurisdiction.
3. *Dedication and Acceptance; Deed; Vesting of Title.* For any right-of-way for the Road Segment that is or may be in possession of County by dedication, including right-of-way associated with drainage, County hereby dedicates to City, and City hereby accepts such right-of-way. For any

right-of-way for the Road Segment that is or may be held in fee title by County, including right-of-way associated with drainage, County shall execute a County Deed in favor of City within thirty (30) days of execution of this Agreement. Within fifteen (15) days of receipt thereof, City shall accept the deed and right-of-way by recording the deed(s) in the Public Records of Orange County, Florida, at City's expense.

4. *Miscellaneous.*

4.1 Amendments. This Agreement may be amended only by express written instrument approved by the Board of County Commissioners of County and the City Council of City, and executed by the authorized officers of each.

4.2 Validity. County and City each represents, warrants, and covenants to and with the other its respective authority and power under Florida law to enter into this Agreement, acknowledges the validity and enforceability of this Agreement, and waives any future right of defense based on claim of illegality, invalidity, or unenforceability of any nature. County and City each hereby represents, warrants, and covenants to and with the other that this Agreement has been validly approved by its respective governing body at a duly held public meeting, and that this Agreement constitutes a legal, valid, and binding contract enforceable against the respective party in accordance with the terms hereof (assuming the due authorization, execution, and delivery hereof by the other parties hereto).

4.3 Ambiguities. Both parties have been allowed equal input regarding the terms and wording of this Agreement and have had the benefit of consultation with their respective legal counsel prior to its execution, such that all language herein shall be construed equally against the parties, and no language shall be construed strictly against its drafter.

4.4 Headings. The headings and captions of paragraphs or subparagraphs used in this Agreement are for the convenience of the parties for reference only and are not intended to define or limit their contents, nor are they to affect the construction or interpretation of this Agreement.

- 4.5 Severability. The provisions of this Agreement are declared by the parties to be severable only to the extent the remaining provisions can effectuate the purpose and intent of the parties.
- 4.6 Governing Law; Venue; Attorneys' Fees and Costs. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any action arising out of or relating to this Agreement shall be in the Circuit Court for the Ninth Judicial Circuit in Orange County, Florida. In the event a party deems it necessary to take legal action to enforce any provision of this Agreement, each party shall bear its own attorneys' fees and costs at both the trial and appellate levels.
- 4.7 Entire Agreement. This Agreement, along with its exhibits, constitutes the entire Agreement between the parties regarding the subject matter hereof. Any prior oral or written agreements or understandings of any kind between the parties relating to the subject matter hereof are null and void and of no further effect.
- 4.8 Counterparts. This Agreement and any amendments thereto may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.
- 4.9 Notices. Any notice required to be given or otherwise given by one party to the other party shall be in writing. Notice shall be deemed delivered when given by hand delivery; notice shall be deemed delivered five (5) days after being deposited in the United State Mail, postage prepaid, certified, or registered; notice shall be deemed delivered the next business day after being dropped with a recognized overnight mail or courier delivery service; notices shall be deemed delivered the next business day when transmitted by facsimile or telecopy transmission, with receipt acknowledged upon transmission. Notices shall be addressed as follows:

IF TO COUNTY: Director, Orange County Public Works Department

4200 South John Young Parkway
Orlando, Florida 32839
Facsimile: 407.836.7716

WITH COPY TO: County Attorney
Orange County Administration Center
201 South Rosalind Avenue
Orlando, Florida 32801
Facsimile: 407.836.5888

IF TO CITY: Transportation Coordinator
City of Apopka
120 E Main Street
Apopka, Florida 32703
Facsimile: 407.703.1791

WITH COPY TO: City Attorney
City of Apopka
120 East Main Street
Apopka, Florida 32703
Facsimile: 407.703.1793

In all cases, notices shall be deemed delivered to a party only upon delivery of copies to the persons indicated above in the same manner as for the party being notified. Either party may change its designated official or address for receipt of notice by giving notice of such change to the other party in the manner provided in this subparagraph.

5. *Effective Date.* This Agreement shall become effective on the date of execution by the County or the date of execution by the City, whichever date is later.

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

[SIGNATURES ON FOLLOWING PAGE]

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

ORANGE COUNTY, a Charter County and
political subdivision of the State of Florida,

Deputy Clerk

Jerry L. Demings, Mayor

Printed Name

Date

ATTEST:

CITY OF AOPKA, FLORIDA, a municipal
corporation of the State of Florida,

Susan Bone, City Clerk

Bryan Nelson, Mayor

Date

Exhibit "A"

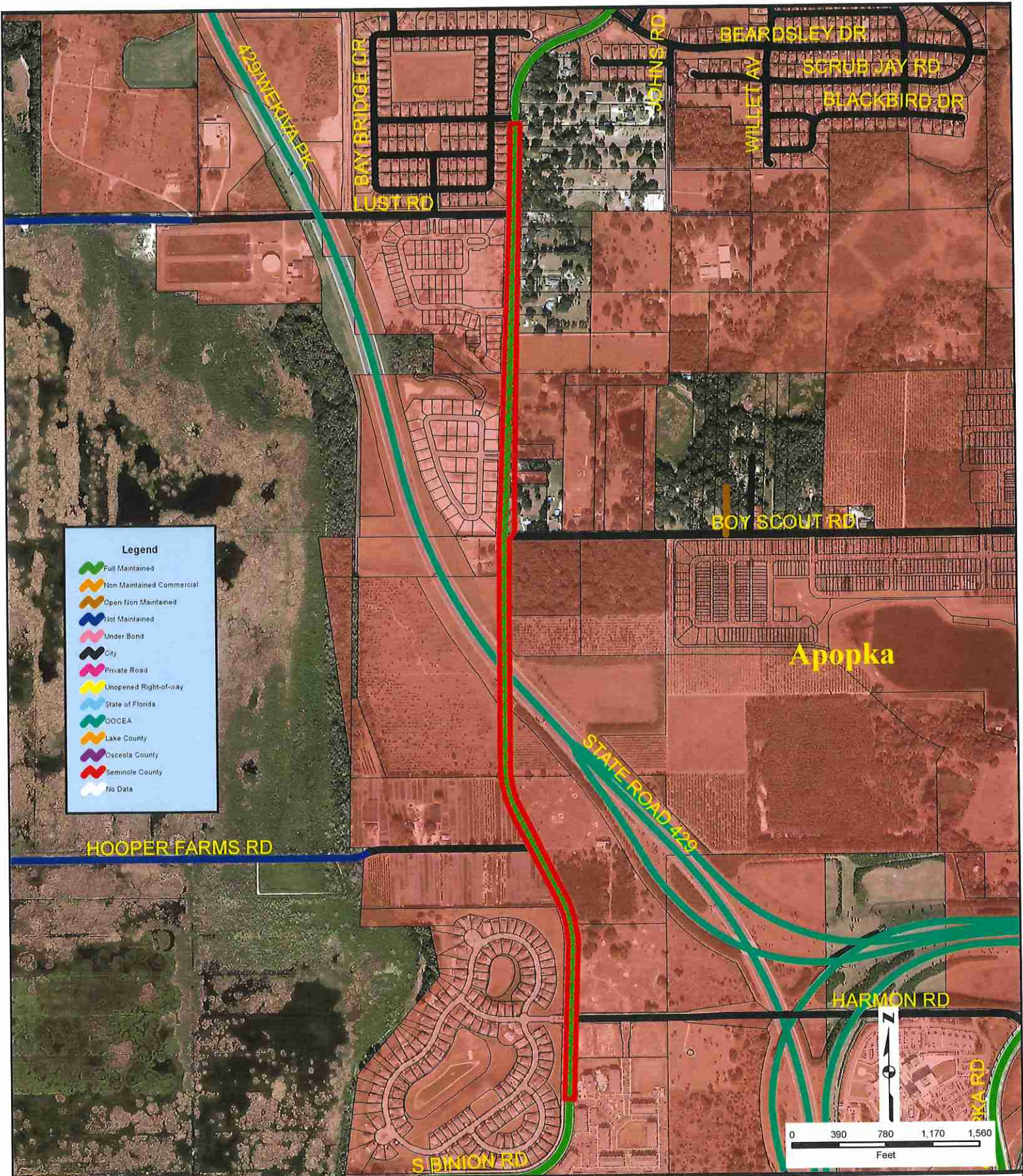


Exhibit "A"
Interlocal Agreement between City of Apopka and
Orange County regarding the Transfer of Jurisdiction
of Binion Road from Hayden Valley Street
to Areca Palm Drive

Author: George Shupp
 Checked by:
 Date Saved: 1/17/2024

Exhibit "B"

Exhibit "B"

Project: Interlocal Agreement between City of Apopka and Orange County regarding the Transfer of Jurisdiction of Binion Road

COUNTY DEED

THIS DEED, made as of the date signed below, by Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and the City of Apopka, a municipal corporation, under the laws of the state of Florida, whose address is 120 E. Main St., Apopka, Florida, 32703 GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$1.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

SEE ATTACHED APPENDIX "A"

Property Appraiser's Parcel Identification Number:

Unassigned

THIS COUNTY DEED is being given in accordance with the Interlocal Agreement regarding the Transfer of Jurisdiction of Binion Road from Harden Valley Street to Areca Palm Drive.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

Project: Interlocal Agreement between City of Apopka and Orange County regarding the Transfer of Jurisdiction of Binion Road

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.

(Official Seal)

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

BY: _____
Jerry L. Demings, Mayor
Orange County Mayor

DATE: _____

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

BY: _____
Deputy Clerk

Printed Name

Appendix "A"

THIS INSTRUMENT SHOULD BE RETURNED TO
Susan Bone
City Clerk
City of Apopka
120 East Main Street
Apopka, Florida 32703

**INTERLOCAL AGREEMENT REGARDING TRANSFER OF JURISDICTION
OF A PORTION OCOEE-APOPKA ROAD WITHIN ORANGE COUNTY ROAD SYSTEM**

THIS INTERLOCAL AGREEMENT (Agreement”)is made and entered into by and between ORANGE COUNTY, a Charter County and political subdivision of the State of Florida (“County”) and the CITY OF APOPKA, FLORIDA, a municipal corporation of the State of Florida (“City”) for the purpose of transferring the jurisdiction of a portion of Ocoee-Apopka Road within the Orange County Road System.

RECITALS

WHEREAS, County and City have authority pursuant to Section 163.01, Florida Statutes, to enter into interlocal agreements;

WHEREAS, pursuant to Section 335.0415(2), Florida Statutes, any change of the jurisdiction of a public road after July 1, 1995, that is a part of a county road system or a city street system is governed by Section 335.0415(3), Florida Statutes;

WHEREAS, pursuant to Section 335.0415(3), Florida Statutes, subsequent to July 1, 1995, public roads within the respective road systems of a county or a city may be transferred between those jurisdictions only by mutual agreement of those local governmental entities;

WHEREAS, City desires to own (or accept dedication of, whatever the case may be), operate, maintain, control, and have responsibility over the local County road known as Ocoee-Apopka Road from south right-of-way line of West 13th Street, south to the north right-of-way line of Pastor Page Drive, including associated drainage easements and retention areas, more particularly described in Exhibit A (“Road Segment”); and

WHEREAS, this Agreement is intended to address the transfer of the Road Segment from County’s road system to City’s city street system for purposes of ownership, operation and maintenance, to provide for funding for necessary road resurfacing for the Road Segment, and to act as an

acknowledgment by City of its ownership, jurisdiction and authority to operate and maintain such roads upon the effective date of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. *Recitals.* The foregoing recitals are true and correct and are hereby incorporated herein by reference.
2. *Transfer of Jurisdiction of Road Segment.* In accordance with Section 335.0415(3), Florida Statutes, County and City hereby agree to the permanent transfer of ownership, control, operation and roadway maintenance responsibilities from County to City of the Road Segment. County shall provide all documents and drawings concerning the road drainage and right-of-way, to the extent such documents are in County's possession. City's jurisdiction to operate and maintain Road Segment means the authority and responsibility to maintain, control, repair, and improve such roads, as the term "road" is defined by Section 334.03(22), Florida Statutes, and to regulate, warn, or guide traffic on such roads, regardless of any future alteration, realignment, construction, extension, widening, or renaming of such roads. The Road Segment is therefore deemed to be a part of City's "city street system" for purposes of operation and maintenance. Pursuant to Section 337.29(3), Florida Statutes, to the extent that sovereign immunity has been waived, liability for torts shall be in City. Also pursuant to Section 337.29(3), Florida Statutes, except as otherwise provided by law or this Agreement, City shall have the same governmental, corporate, and proprietary powers with relation to Road Segment that City has with relation to other public roads and rights-of-way within its jurisdiction.
3. *Dedication and Acceptance; Deed; Vesting of Title.* For any right-of-way for the Road Segment that is or may be in possession of County by dedication, including right-of-way associated with drainage, County hereby dedicates to City, and City hereby accepts such right-of-way. For any right-of-way for the Road Segment that is or may be held in fee title by County, including right-of-way associated with drainage, County shall execute a County deed in favor of City within thirty

(30) days of execution of this Agreement. Within fifteen (15) days of receipt thereof, City shall accept the deed and right-of-way by recording the deed(s) in the Public Records of Orange County, Florida, at City's expense. Additionally, Orange County agrees to convey 1102 Ocoee Apopka Road (Parcel ID 17-21-280000-00-009) to the City by deed within thirty (30) days of execution of this Agreement, which shall be accepted by the City by County recording the deed in the Public Records of Orange County, Florida at City's expense, within 15 days of receipt.

4. *Road Resurfacing.* In exchange for City taking on the responsibilities and expenses associated with ownership and responsibility for the Road Segment, County agrees to perform milling and resurfacing of the portion of the Road Segment from (1) the point where the road widens to four lanes approximately 400 feet south of its intersection with Alston Bay Boulevard to (2) the southern edge of the Road Segment's intersection with Harmon Road, a distance of approximately 2,250 feet, as generally depicted in Exhibit B ("Resurfacing Segment"). County shall commence the milling and resurfacing of the Resurfacing Segment (the "M&R Work") within eighteen (18) months of the execution of this Agreement, and complete such M&R Work within twelve (12) months thereafter. In the alternative, Orange County may, by written notice within sixty (60) days of execution of this Agreement, elect to have City perform the M&R Work and reimburse City for its actual, reasonable costs incurred. Within twelve (12) months of receiving such notice from County, City shall award a contract for the performance of the M&R Work through sealed, competitive bidding as provided under Chapter 255, *Florida Statutes*. Within thirty (30) days of City issuing a notice of the award to the winning bidder, Orange County shall remit the total bid price of the award for the M&R Work to the City.

5. *Miscellaneous.*

5.1 Amendments. This Agreement may be amended only by express written instrument approved by the Board of County Commissioners of County and the City Council of City, and executed by the authorized officers of each.

- 5.2 Validity. County and City each represents, warrants, and covenants to and with the other its respective authority and power under Florida law to enter into this Agreement, acknowledges the validity and enforceability of this Agreement, and waives any future right of defense based on claim of illegality, invalidity, or unenforceability of any nature. County and City each hereby represents, warrants, and covenants to and with the other that this Agreement has been validly approved by its respective governing body at a duly held public meeting, and that this Agreement constitutes a legal, valid, and binding contract enforceable against the respective party in accordance with the terms hereof (assuming the due authorization, execution, and delivery hereof by the other parties hereto).
- 5.3 Ambiguities. Both parties have been allowed equal input regarding the terms and wording of this Agreement and have had the benefit of consultation with their respective legal counsel prior to its execution, such that all language herein shall be construed equally against the parties, and no language shall be construed strictly against its drafter.
- 5.4 Headings. The headings and captions of paragraphs or subparagraphs used in this Agreement are for the convenience of the parties for reference only and are not intended to define or limit their contents, nor are they to affect the construction or interpretation of this Agreement.
- 5.5 Severability. The provisions of this Agreement are declared by the parties to be severable only to the extent the remaining provisions can effectuate the purpose and intent of the parties.
- 5.6 Governing Law; Venue; Attorneys' Fees and Costs. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any action arising out of or relating to this Agreement shall be in the Circuit Court for the Ninth Judicial Circuit in Orange County, Florida. In the event a party deems it necessary to take legal action to enforce any provision of this Agreement, each party shall bear its own attorneys' fees and costs at both the trial and appellate levels.

- 5.7 Entire Agreement. This Agreement, along with its exhibits, constitutes the entire Agreement between the parties regarding the subject matter hereof. Any prior oral or written agreements or understandings of any kind between the parties relating to the subject matter hereof are null and void and of no further effect.
- 5.8 Counterparts. This Agreement and any amendments thereto may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.
- 5.9 Notices. Any notice required to be given or otherwise given by one party to the other party shall be in writing. Notice shall be deemed delivered when given by hand delivery; notice shall be deemed delivered five (5) days after being deposited in the United State Mail, postage prepaid, certified, or registered; notice shall be deemed delivered the next business day after being dropped with a recognized overnight mail or courier delivery service; notices shall be deemed delivered the next business day when transmitted by facsimile or telecopy transmission, with receipt acknowledged upon transmission. Notices shall be addressed as follows:

IF TO COUNTY: Director, Orange County Public Works Department
 4200 South John Young Parkway
 Orlando, Florida 32839
 Facsimile: 407.836.7716

WITH COPY TO: County Attorney
 Orange County Administration Center
 201 South Rosalind Avenue
 Orlando, Florida 32801
 Facsimile: 407.836.5888

IF TO CITY: City Administrator
 City of Apopka
 120 East Main Street
 Apopka, Florida 32703
 Facsimile: 407.703.1705

WITH COPY TO: City Attorney
 City of Apopka

120 East Main Street
Apopka, Florida 32703
Facsimile: 407.703.1793

In all cases, notices shall be deemed delivered to a party only upon delivery of copies to the persons indicated above in the same manner as for the party being notified. Either party may change its designated official or address for receipt of notice by giving notice of such change to the other party in the manner provided in this subparagraph.

6. *Effective Date.* This Agreement shall become effective on the date of execution by the County or the date of execution by the City, whichever date is later.

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

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

ORANGE COUNTY, a Charter County and
political subdivision of the State of Florida,

Deputy Clerk

Jerry Demings
Mayor

Printed Name

Date

ATTEST:

CITY OF APOPKA, FLORIDA, a municipal
corporation of the State of Florida,

Susan Bone, City Clerk

Bryan Nelson, Mayor

Date

Exhibit “A”

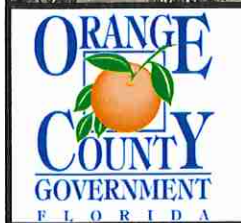
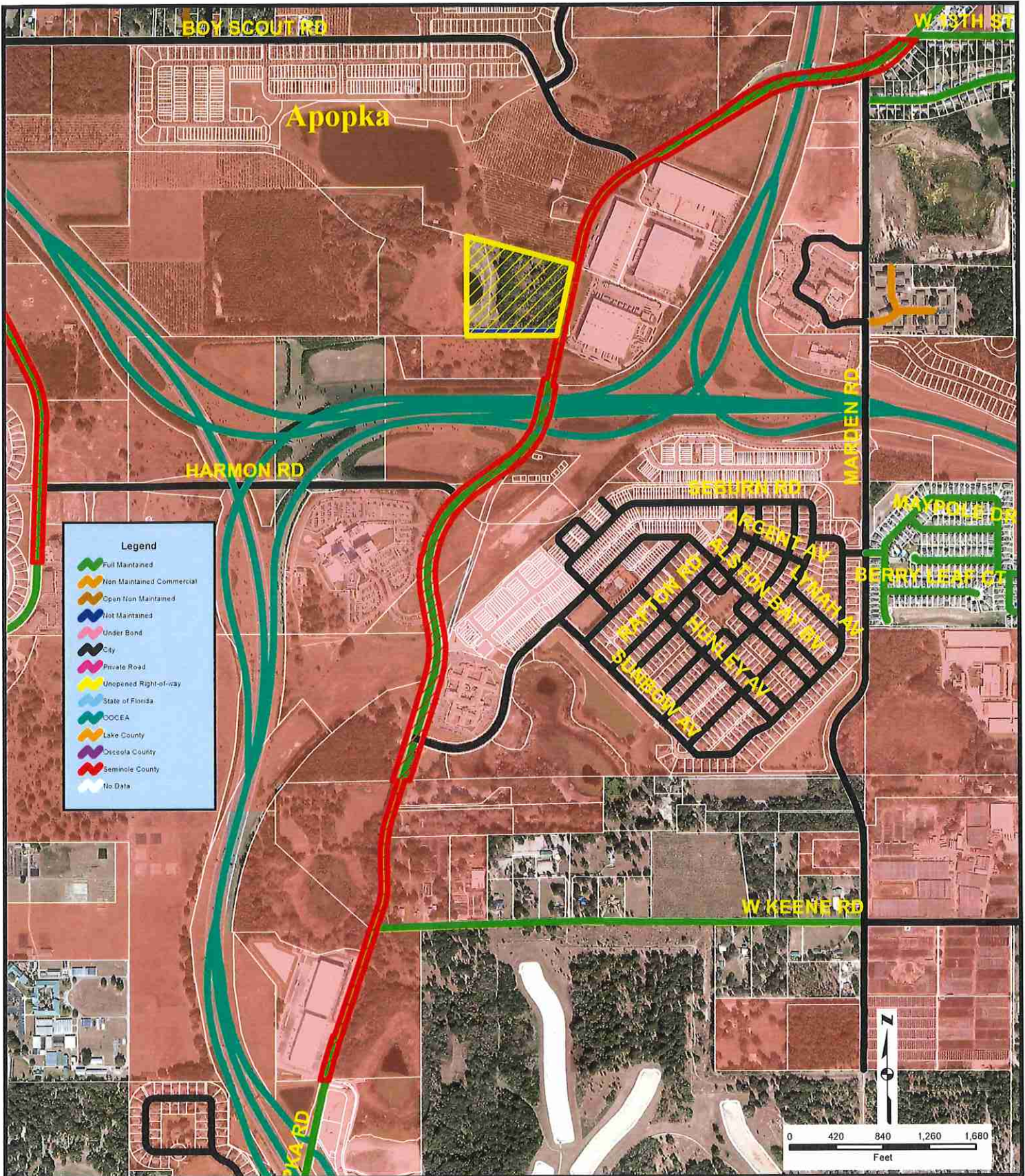


Exhibit "A"
Interlocal Agreement between City of Apopka and Orange County regarding the Transfer of Jurisdiction of Ocoee Apopka Road from Oak Pointe North Subdivision to West 13th Street

Author: George Shupp
 Checked by:
 Date Saved: 3/11/2024

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness of completeness

Exhibit "B"

Exhibit "B"

Project: Interlocal Agreement with the City of Apopka and Orange County regarding the Transfer of Jurisdiction of Ocoee Apopka Road

COUNTY DEED

THIS DEED, made as of the date signed below, by Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and the City of Apopka, a municipal corporation, under the laws of the state of Florida, whose address is 1201 E. Main St., Apopka, Florida, 32703 GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$1.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

SEE ATTACHED APPENDIX "A"

Property Appraiser's Parcel Identification Number:

Unassigned

THIS COUNTY DEED is being given in accordance with the Interlocal Agreement regarding the Transfer of Jurisdiction of Ocoee Apopka Road from Oak Pointe North Subdivision to West 13th Street.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

Project: Interlocal Agreement with the City of Apopka and Orange County regarding the Transfer of Jurisdiction of Ocoee Apopka Road

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.

(Official Seal)

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

BY: _____
Jerry L. Demings, Mayor
Orange County Mayor

DATE: _____

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

BY: _____
Deputy Clerk

Printed Name

Appendix "A"

LEGAL DESCRIPTION

PROJECT: COUNTY ROAD 437A (A.K.A. OCOEE-APOPKA ROAD) - FROM C.R. 437A AT OAK POINTE NORTH TO WEST 13TH STREET

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

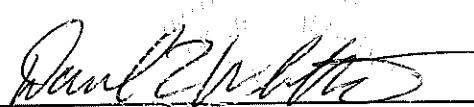
DESCRIPTION:

THE EXISTING RIGHT OF WAY FOR COUNTY ROAD 437A, ALSO KNOWN AS OCOEE-APOPKA ROAD, SITUATED WITHIN SECTIONS 16,17,20, AND 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AND AS DEPICTED ON STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION MAPS SECTION 75520-2601 AND SECTION 7552-151, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT COUNTY ROAD 437A (A.K.A. OCOEE-APOPKA ROAD) AND THE WESTERLY EXTENSION OF THE NORTH LINE OF OAK POINTE NORTH, CITY OF APOPKA AS RECORDED IN PLAT BOOK 113, PAGES 143 THROUGH 146 AS LOCATED IN SAID SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST; THENCE RUN NORTHERLY ALONG COUNTY ROAD 437A (A.K.A. OCOEE-APOPKA ROAD) ALONG SAID RIGHT-OF-WAY THROUGH SAID SECTIONS 16, 17, 20, AND 29 AND TERMINATING AT THE SOUTH RIGHT-OF-WAY LINE OF WEST 13TH STREET AS LOCATED IN SECTION 16, TOWNSHIP 21 SOUTH, RANGE 28 EAST, INCLUDING AN ABUTTING DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1147, PAGE 359, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. ADDITIONS OR DELETIONS TO SKETCH OF DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
2. ALL MAPPED FEATURES SHOWN HEREON WERE OBSERVED UNDER THE DIRECTION OF THE SIGNING SURVEYOR OF THIS SKETCH UNLESS OTHERWISE SPECIFIED.
3. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, OR OTHER MATTERS THAT A TITLE SEARCH MIGHT DISCLOSE.
4. PUBLIC RECORDS INDICATED HEREON ARE OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
5. THIS IS NOT A BOUNDARY SURVEY.




DANIEL WHITTAKER,
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5648
DATE: 02/21/2024

I HEREBY AFFIRM THAT THIS SKETCH AND DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C., PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

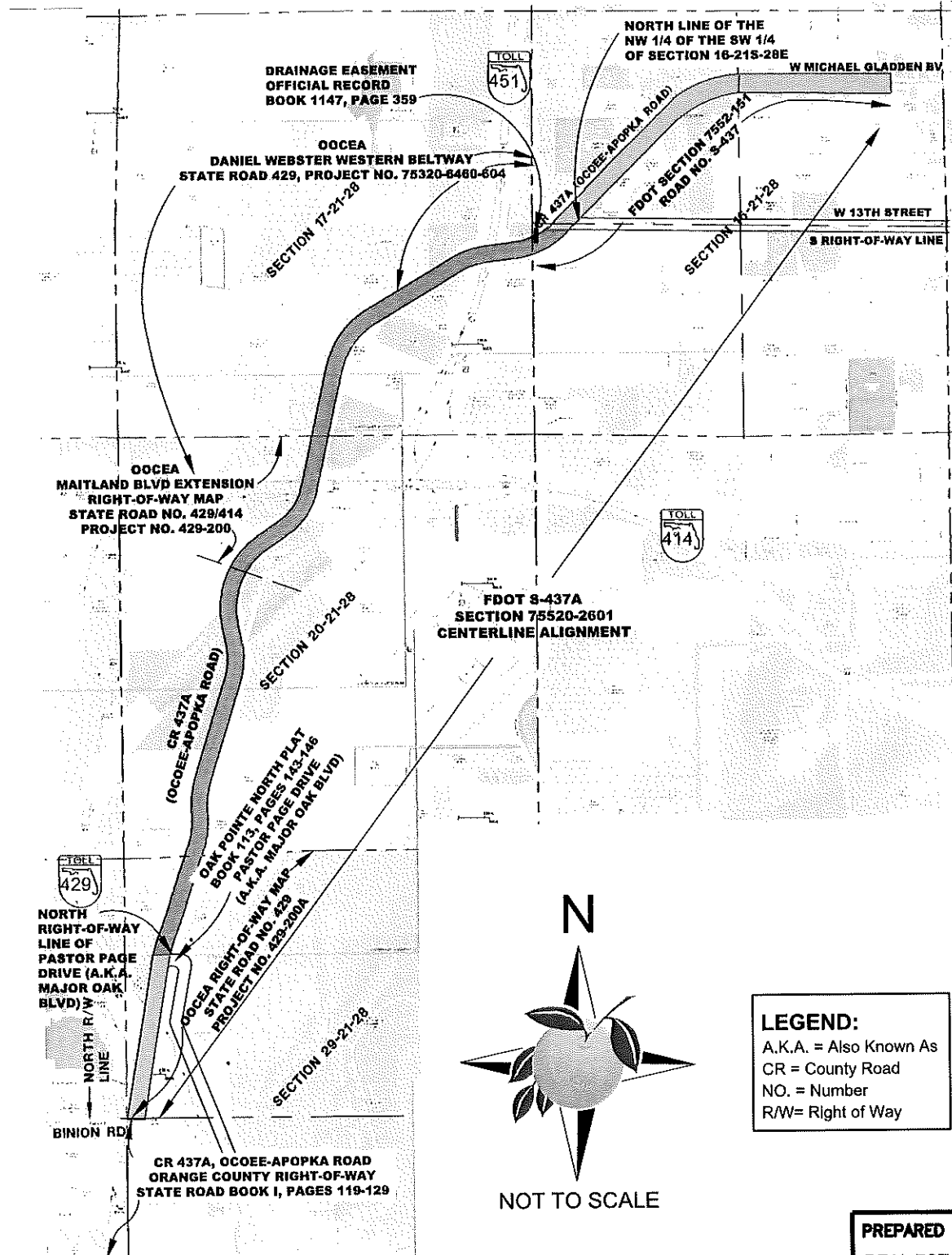
PREPARED FOR:
REAL ESTATE MANAGEMENT

NOT VALID WITHOUT SHEET 2 OF 2

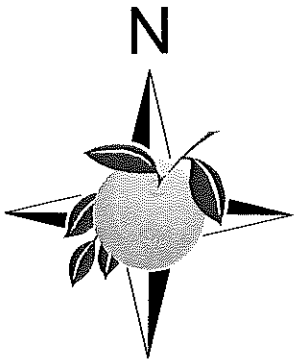
FIELD DATE: -----	DATE: 02/21/2024	SECTION: 16,17,20,29	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION  4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32838-9205 (407) 836-7851	DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 21S		COUNTY PROJECT NUMBER 002049 of 414
CHECKED BY: D. WHITTAKER	REVISIONS:	RANGE: 28E		
APPROVED BY: D. WHITTAKER		SHEET 1 OF 2		

SKETCH OF DESCRIPTION

PROJECT: COUNTY ROAD 437A (A.K.A. OCOEE-APOPKA ROAD) - FROM C.R. 437A AT OAK POINTE NORTH TO WEST 13TH STREET



LEGEND:
 A.K.A. = Also Known As
 CR = County Road
 NO. = Number
 R/W= Right of Way



NOT TO SCALE

NOT VALID WITHOUT SHEET 1 OF 2

PREPARED FOR:
 REAL ESTATE MANAGEMENT

FIELD DATE: -----	DATE: 02/21/2024	SECTION: 16,17,20,29	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32836-9205 (407) 836-7851		DRAWING SCALE: NTS
DRAWN BY: JFM		TOWNSHIP: 21S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS:	RANGE: 28E			
APPROVED BY: D. WHITTAKER		SHEET 2 OF 2			Page 2 of 50 of 414

Exhibit "C"

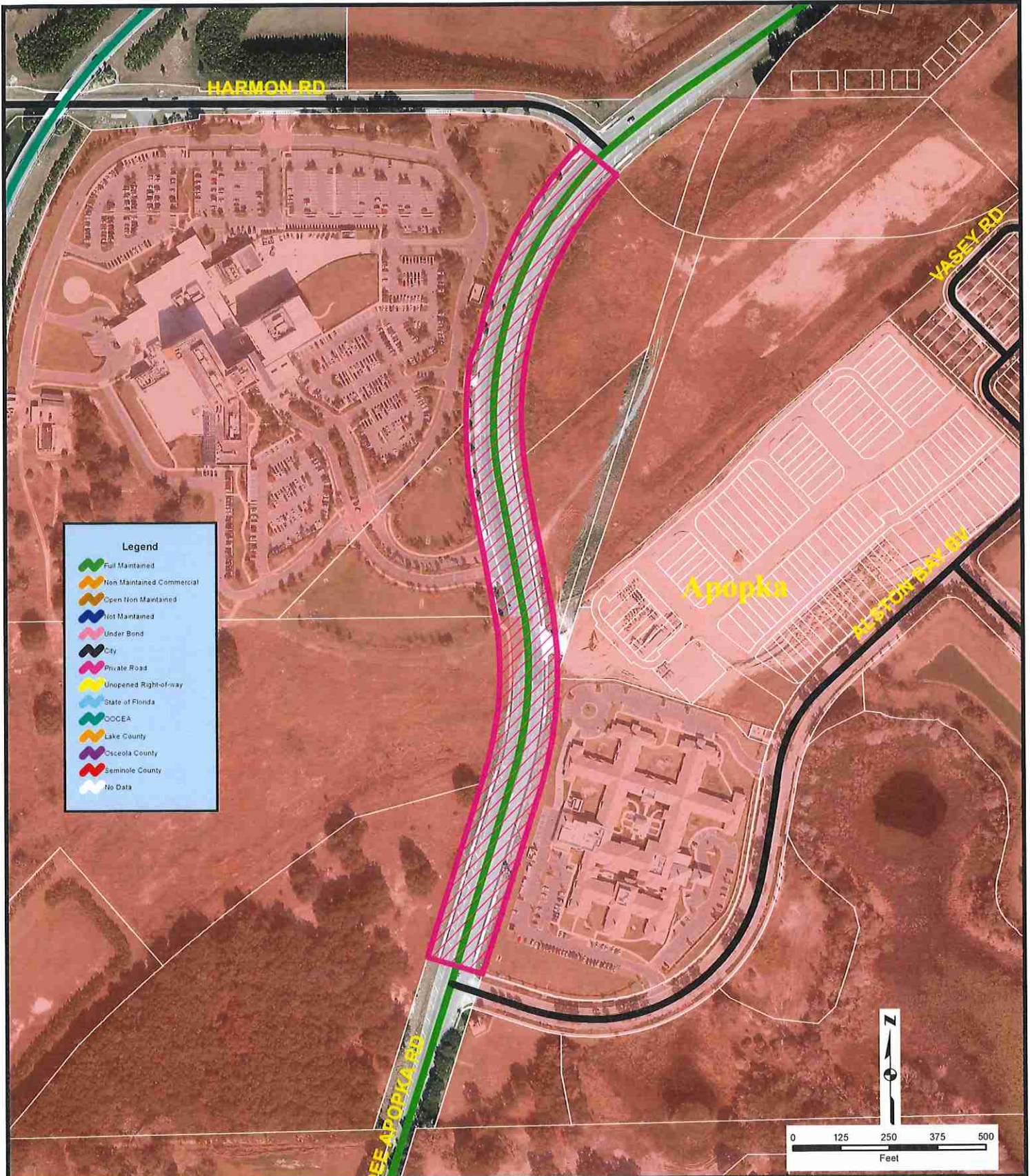


Exhibit "C"
Interlocal Agreement between City of Apopka and Orange County regarding the Transfer of Jurisdiction of Ocoee Apopka Road from Oak Pointe North Subdivision to West 13th Street (Portion to be repaved by the County)

Author: George Shupp
 Checked by:
 Date Saved: 3/12/2024
 All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness or completeness

THIS INSTRUMENT SHOULD BE RETURNED TO
Susan Bone
City Clerk
City of Apopka
120 East Main Street
Apopka, Florida 32703

**INTERLOCAL AGREEMENT REGARDING TRANSFER OF JURISDICTION
OF A PORTION OF GOLDEN GEM ROAD WITHIN ORANGE COUNTY ROAD SYSTEM**

THIS INTERLOCAL AGREEMENT (“Agreement”) is made and entered by and between ORANGE COUNTY, a Charter County and political subdivision of the State of Florida (“County”) and the CITY OF APOPKA, FLORIDA, a municipal corporation of the State of Florida (“City”) for the purpose of transferring the jurisdiction of a portion of Golden Gem Road within the Orange County Road System.

RECITALS

WHEREAS, County and City have authority pursuant to Section 163.01, Florida Statutes, to enter into interlocal agreements;

WHEREAS, pursuant to Section 335.0415(2), Florida Statutes, any change of the jurisdiction of a public road after July 1, 1995, that is a part of a county road system or a city street system is governed by Section 335.0415(3), Florida Statutes;

WHEREAS, pursuant to Section 335.0415(3), Florida Statutes, subsequent to July 1, 1995, public roads within the respective road systems of a county or a city may be transferred between those jurisdictions only by mutual agreement of those local governmental entities;

WHEREAS, City desires to own (or accept dedication of, whatever the case may be), operate, maintain, control, and have responsibility over a portion of the County road known as Golden Gem Road from the south right-of-way line of West Kelly Park Road to the north right-of-way line of Capital Reef Way, including associated drainage easements and retention areas, more particularly described in Exhibit A (“Road Segment”);

WHEREAS, this Agreement is intended solely to address the transfer of the Road Segment from County’s road system to City’s city street system for purposes of ownership, operation, and maintenance,

and to act as an acknowledgment by City of its jurisdiction, ownership, and authority to operate and maintain such roads upon the effective date of this Agreement; and

WHEREAS, County will remain responsible for the ownership, operation and maintenance of the portion of Golden Gem Road lying to the south of the north right-of-way line of Capital Reef Way.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. *Recitals*. The foregoing recitals are true and correct and are hereby incorporated herein by reference.
2. *Transfer of Jurisdiction of Road Segment*. In accordance with Section 335.0415(3), Florida Statutes, County and City hereby agree to the permanent transfer of ownership, control, operation, and roadway maintenance responsibilities from County to City of the Road Segment. County shall provide all documents and drawings concerning the road drainage and right-of-way, to the extent such documents are in County's possession. City's jurisdiction to operate and maintain Road Segment means the authority and responsibility to maintain, control, repair, and improve such roads, as the term "road" is defined by Section 334.03(22), Florida Statutes, and to regulate, warn, or guide traffic on such roads, regardless of any future alteration, realignment, construction, extension, widening, or renaming of such roads. The Road Segment is therefore deemed to be a part of City's "city street system" for purposes of operation and maintenance. Pursuant to Section 337.29(3), Florida Statutes, to the extent that sovereign immunity has been waived, liability for torts shall be in City. Also pursuant to Section 337.29(3), Florida Statutes, except as otherwise provided by law or this Agreement, City shall have the same governmental, corporate, and proprietary powers with relation to Road Segment that City has with relation to other public roads and rights-of-way within its jurisdiction.
3. *Dedication and Acceptance; Deed; Vesting of Title*. For any right-of-way for the Road Segment that is or may be in possession of County by dedication, including right-of-way associated with drainage, County hereby dedicates to City, and City hereby accepts, such right-of-way. For any

right-of-way for the Road Segment that is or may be held in fee title by County, including right-of-way associated with drainage, County shall execute a County Deed in favor of City within thirty (30) days of execution of this Agreement. Within fifteen (15) days of receipt thereof, City shall accept the deed and right-of-way by recording the deed(s) in the Public Records of Orange County, Florida, at City's expense.

4. *Miscellaneous.*

4.1 Amendments. This Agreement may be amended only by express written instrument approved by the Board of County Commissioners of County and the City Council of City, and executed by the authorized officers of each.

4.2 Validity. County and City each represents, warrants, and covenants to and with the other its respective authority and power under Florida law to enter into this Agreement, acknowledges the validity and enforceability of this Agreement, and waives any future right of defense based on claim of illegality, invalidity, or unenforceability of any nature. County and City each hereby represents, warrants, and covenants to and with the other that this Agreement has been validly approved by its respective governing body at a duly held public meeting, and that this Agreement constitutes a legal, valid, and binding contract enforceable against the respective party in accordance with the terms hereof (assuming the due authorization, execution, and delivery hereof by the other parties hereto).

4.3 Ambiguities. Both parties have been allowed equal input regarding the terms and wording of this Agreement and have had the benefit of consultation with their respective legal counsel prior to its execution, such that all language herein shall be construed equally against the parties, and no language shall be construed strictly against its drafter.

4.4 Headings. The headings and captions of paragraphs or subparagraphs used in this Agreement are for the convenience of the parties for reference only and are not intended to define or limit their contents, nor are they to affect the construction or interpretation of this Agreement.

- 4.5 Severability. The provisions of this Agreement are declared by the parties to be severable only to the extent the remaining provisions can effectuate the purpose and intent of the parties.
- 4.6 Governing Law; Venue; Attorneys' Fees and Costs. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any action arising out of or relating to this Agreement shall be in the Circuit Court for the Ninth Judicial Circuit in Orange County, Florida. In the event a party deems it necessary to take legal action to enforce any provision of this Agreement, each party shall bear its own attorneys' fees and costs at both the trial and appellate levels.
- 4.7 Entire Agreement. This Agreement, along with its exhibits, constitutes the entire Agreement between the parties regarding the subject matter hereof. Any prior oral or written agreements or understandings of any kind between the parties relating to the subject matter hereof are null and void and of no further effect.
- 4.8 Counterparts. This Agreement and any amendments thereto may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.
- 4.9 Notices. Any notice required to be given or otherwise given by one party to the other party shall be in writing. Notice shall be deemed delivered when given by hand delivery; notice shall be deemed delivered five (5) days after being deposited in the United State Mail, postage prepaid, certified, or registered; notice shall be deemed delivered the next business day after being dropped with a recognized overnight mail or courier delivery service; notices shall be deemed delivered the next business day when transmitted by facsimile or telecopy transmission, with receipt acknowledged upon transmission. Notices shall be addressed as follows:

IF TO COUNTY: Director, Orange County Public Works Department
 4200 South John Young Parkway
 Orlando, Florida 32839

Facsimile: 407.836.7716

WITH COPY TO: County Attorney
Orange County Administration Center
201 South Rosalind Avenue
Orlando, Florida 32801
Facsimile: 407.836.5888

IF TO CITY: Transportation Coordinator
City of Apopka
120 East Main Street
Apopka, Florida 32703
Facsimile: 407.703.1791

WITH COPY TO: City Attorney
City of Apopka
120 East Main Street
Apopka, Florida 32703
Facsimile: 407.703.1793

In all cases, notices shall be deemed delivered to a party only upon delivery of copies to the persons indicated above in the same manner as for the party being notified. Either party may change its designated official or address for receipt of notice by giving notice of such change to the other party in the manner provided in this subparagraph.

- 5. *Effective Date.* This Agreement shall become effective on the date of execution by the County or the date of execution by the City, whichever date is later.

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

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

ORANGE COUNTY, a Charter County and
political subdivision of the State of Florida,

Deputy Clerk

Jerry L. Demings, Mayor

Printed Name

Date

ATTEST:

CITY OF APOPKA, FLORIDA, a municipal corporation of the State of Florida,

Susan Bone, City Clerk

Bryan Nelson, Mayor

Date

Exhibit "A"

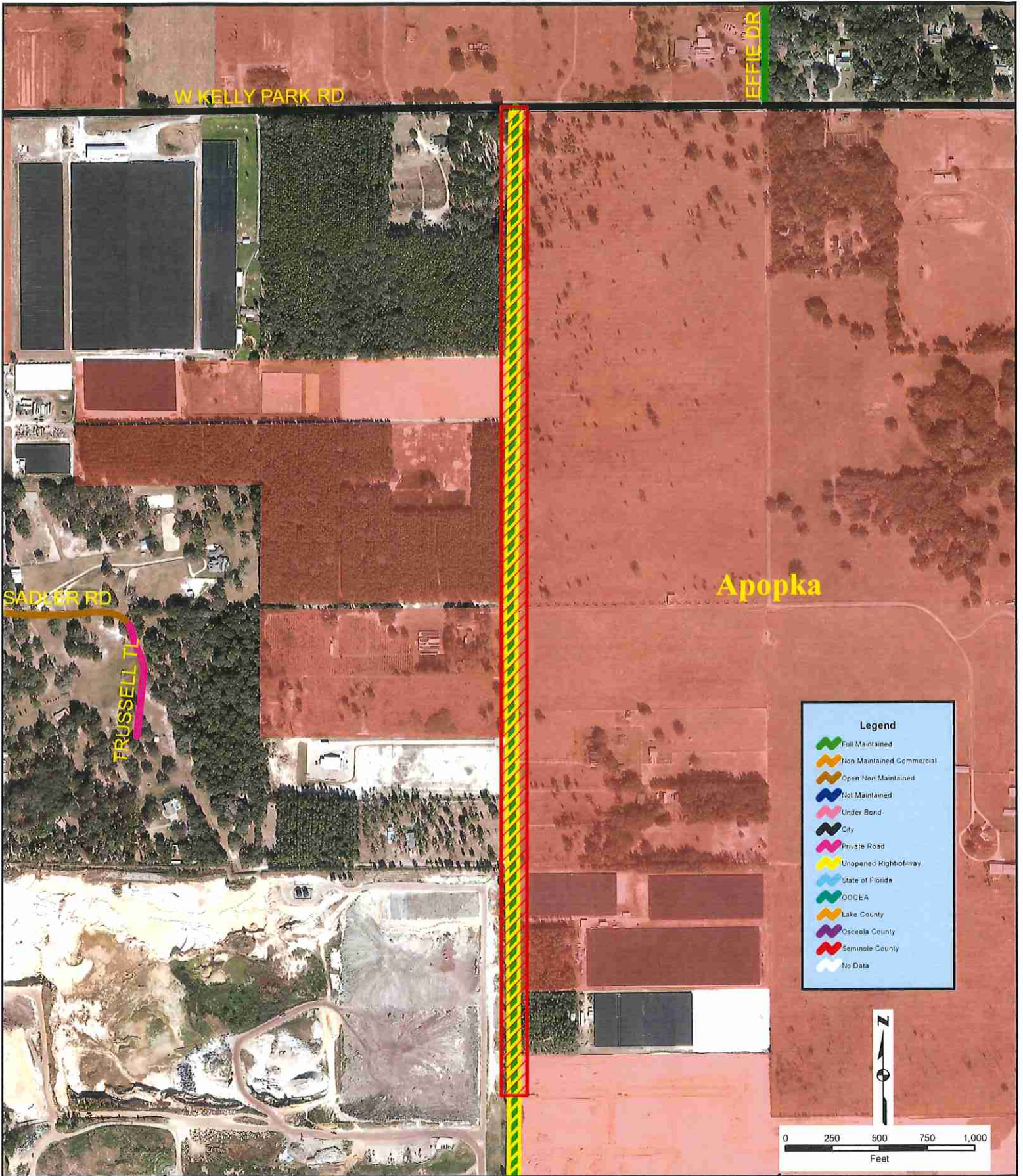


Exhibit "A"
Interlocal Agreement between the City of Apopka and
Orange County regarding the Transfer of Jurisdiction
of Golden Gem Road from West Kelly Park Road
to Capital Reef Way

Author: Rojesh Sankar
 Checked by:
 Date Saved: 1/17/2024

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness or completeness.

Exhibit “B”

Exhibit "B"

Project: Interlocal Agreement with the City of Apopka and Orange County regarding the Transfer of Jurisdiction of Golden Gem Road

COUNTY DEED

THIS DEED, made as of the date signed below, by Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and the City of Apopka, a municipal corporation, under the laws of the state of Florida, whose address is 1201 E. Main St., Apopka, Florida, 32703 GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$1.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

SEE ATTACHED APPENDIX "A"

Property Appraiser's Parcel Identification Number:

Unassigned

THIS COUNTY DEED is being given in accordance with the Interlocal Agreement regarding the Transfer of Jurisdiction of Golden Gem Road from West Kelly Park Road to the Capital Reef Way.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

Project: Interlocal Agreement with the City of Apopka for the Transfer of Jurisdiction of Golden Gem Road from West Kelly Park Road to Capital Reef Way

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.

(Official Seal)

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

BY: _____
Jerry L. Demings, Mayor
Orange County Mayor

DATE: _____

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

BY: _____
Deputy Clerk

Printed Name

Appendix “A”



City of Apopka CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)

Item #: 5.

Meeting Date: June 19, 2024

Department: Mayor's Office

SUBJECT:

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

REQUEST:

Appointment of Council person to act as a voting delegate at the annual conference

SUMMARY:

Each year, the Florida League of Cities (FLC) requests that member-cities designate one council person to be a voting delegate at the annual conference. This designation is done by nomination of the Council. The selected person will vote on new FLC leadership and resolutions as presented at the conference. The conference will take place August 15, 2024, through August 17, 2024. The League's voting delegates will vote on the report of the Resolutions Committee at the required business session taking place on Saturday, August 17, 2024, at 9:00 a.m.

FUNDING SOURCE:

The conference is funded within the Mayor's budget for Council to attend.

RECOMMENDED MOTION:

Council to select a voting delegate from among its members

ATTACHMENTS:

1. 2024 Voting Delegate Memo (002)



To: Key Official

From: Eryn Russell, Florida League of Cities

Date: June 10, 2024

Subject: 2024 Annual Conference Voting Delegate Information

The Florida League of Cities Annual Conference will be held at the Diplomat Beach Resort in Hollywood, Florida, from August 15-17, 2024. This conference will provide valuable educational opportunities to help Florida's municipal officials serve their citizenry more effectively.

We ask that each member municipality sending delegates to the Annual Conference designate one of their officials to cast their votes at the Annual Business Session, which will be held on **Saturday, August 17**. Election of League leadership and adoption of resolutions are undertaken during the business meeting. One official from each municipality will vote on matters affecting the League.

In accordance with the League's by-laws, each municipality's vote is determined by population, and the League will use the Estimates of Population from the University of Florida.

Conference registration materials were sent to each municipality via the League's e-newsletter and are available online at flcities.com.

If you have any questions about voting delegates, please email erussell@flcities.com. **Voting delegate forms must be received by the League no later than July 31, 2024.**

Attachments: Form Designating Voting Delegate

**2024 Annual Conference
Florida League of Cities, Inc.
August 15-17, 2024
Hollywood, Florida**

It is important that each member municipality sending delegates to the Annual Conference of the Florida League of Cities designate one of their officials to cast their votes at the Annual Business Session. League By-Laws require each municipality to select one person to serve as the municipality's voting delegate. *Municipalities do not need to adopt a resolution to designate a voting delegate.*

Please fill out this form and return it to the League office so that your voting delegate may be properly identified. **Voting delegate forms must be received by the League no later than July 31, 2024.**

Designation of Voting Delegate

Name of Voting Delegate: _____

Title: _____

Delegate Email: _____

Municipality of: _____

AUTHORIZED BY:

Name

Title

Return this form to:

Eryn Russell
Florida League of Cities, Inc.
Post Office Box 1757
Tallahassee, FL 32302-1757
Email: erussell@flcities.com



City of Apopka CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)

Item #: 6.

Meeting Date: June 19, 2024

Department: Legal Department

SUBJECT:

Ethics Complaint and Finding of No Probable Cause

REQUEST:

Reimburse Mayor Nelson's costs for attorney fees relating to Ethics Complaint No. 23-253

SUMMARY:

The Commission on Ethics sent a letter dated October 26, 2023, to Mayor Bryan Nelson that a complaint had been filed against him by Kelley Butcher. The letter explained that the complaint would be preliminarily reviewed by the agency to determine whether the allegations were legally sufficient and whether any possible violations of law had been sufficiently alleged. Attached to the correspondence was a copy of Ms. Butcher's complaint which listed accusations regarding the handling of Attorney Michael Rodriguez's employment status and City's use of resources for the Next Step Foundation. The complaint also included a reference to Mayor Nelson's censure by City Council concerning Attorney Rodriguez's employment status.

The Commission on Ethics met on June 7, 2024, and adopted the advocate's recommendation of "no probable cause" and dismissed the complaint filed against Mayor Nelson. Attorney Mark Herron from law firm Messer Caparello represented Mayor Nelson during the proceedings. The complaint was filed against Mayor Nelson acting in his official capacity and the complaint was dismissed. As such, Mayor Nelson is requesting the City reimburse his legal fees in the amount of \$1527.50. A memo explaining the Council findings necessary to make such reimbursement is attached.

FUNDING SOURCE:

Council decision

RECOMMENDED MOTION:

Reimburse Mayor Nelson's attorney fees.

ATTACHMENTS:

1. Commission on Ethics Complaint No 23-253
2. Advocate's Recommendation
3. Commission on Ethics Press Release Regarding Findings
4. Public Report of Dismissal
5. Legal memo on reimbursement of legal fees to elected officials
6. Invoices from Law Firm Messer Caparello, PA



Ashley Lukis
Chair
Michelle Anchors
Vice Chair
William P. Cervone
Tina Descovich
Freddie Figgers
Luis M. Fusté
Ed H. Moore
Wengay M. Newton, Sr.

State of Florida
COMMISSION ON ETHICS
P.O. Drawer 15709
Tallahassee, Florida 32317-5709

325 John Knox Road
Building E, Suite 200
Tallahassee, Florida 32303

Kerrie J. Stillman
Executive Director

Steven J. Zuilkowski
*Deputy Executive Director/
General Counsel*

(850) 488-7864 Phone
(850) 488-3077 (FAX)
www.ethics.state.fl.us

"A Public Office is a Public Trust"

October 26, 2023

BRYAN NELSON
120 E. MAIN STREET
APOPKA, FL 32703

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Confidential

RE: Complaint No. 23-253, In re BRYAN NELSON

Dear BRYAN NELSON:

The above-captioned complaint, recently received in the office of the Commission on Ethics, is being transmitted to you pursuant to the requirements of Section 112.324, Florida Statutes. This office will forward all future correspondence in this matter to you at the above-listed mailing address unless otherwise notified of a change in your address. This transmittal is a routine administrative requirement which should not be construed as an approval, disapproval, or judgment of the complaint, either as to its terminology or merits.

Please note that this complaint, as well as all of the Commission's proceedings and records relating to the complaint, remain confidential either until you make a written request to the Commission that such records be made public or until the complaint reaches a stage in the Commission's proceedings where it becomes public. Unless we receive a written waiver of confidentiality from you, our office is not free to release any documents or to comment on this complaint to members of the public or the press, so long as the complaint remains in a confidential stage. The Commission's procedures on confidentiality do not govern the actions of the complainant or the respondent.

The following information is submitted to aid you in understanding the review that a complaint may go through under the Commission's rules. The first stage in our complaint process is a determination of whether the allegations of the complaint are legally sufficient, that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. If the complaint is found not to be legally sufficient, the Commission will order that the complaint be dismissed without investigation and all records relating to the complaint will become public at that time.

October 26, 2023

If the complaint is legally sufficient but pertains solely to allegations of errors or omissions in financial disclosure forms, a determination will be made as to whether the error(s) or omissions(s) are significant to investigate. If the error(s) or omissions(s) are determined to be minor or inconsequential, you will be so notified and will be given 30 days in which to correct the error(s) or omission(s). If the correction is made, the complaint will be dismissed. If no correction is made, the complaint will advance to the next step in the process.

If the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The next stage of the Commission's proceedings involves the preliminary investigation of the complaint and a decision by the Commission of whether there is probable cause to believe that there has been a violation of any of the ethics laws. If the complaint is investigated, you and the complainant will be given an opportunity to speak with the investigator. You also will be sent a copy of our investigative report prior to any action by the Commission and will be given the opportunity to respond to the report in writing.

If the Commission finds that there is no probable cause to believe that there has been a violation of the ethics laws, the complaint will be dismissed and will become public at that time.

If the Commission finds that there is probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and enters the last stage of proceedings, which requires that the Commission decide whether the law actually was violated and, if so, whether a penalty should be recommended. At this stage, you have the right to request a public hearing (trial) at which evidence would be presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

You are entitled to be represented by legal counsel during our proceedings. Upon written request, documents and notices regarding the complaint will be provided to your attorney.

If you are unfamiliar with the ethics laws and the Commission's responsibilities, I encourage you to access our website at www.ethics.state.fl.us, where you will find publications, rules, and other information. If there are any questions concerning this complaint or the procedures being followed by the Commission, please feel free to contact Ms. Millie Fulford, our Complaint Coordinator, at (850) 488-7864.

Sincerely,



Kerrie J. Stillman
Executive Director

Enclosure

cc: KELLEY BUTCHER, Complainant



Florida Commission on Ethics
 P. O. Drawer 15709, Tallahassee, Florida 32317-5709
 "A Public Office is a Public Trust"

FLORIDA
 COMMISSION ON ETHICS

OCT 24 2023

RECEIVED
 ORIGINAL

COMPLAINT
23-253

1. PERSON BRINGING COMPLAINT:

Name: Kelley Butcher Telephone Number: 407-717-7100
 Address: 761 Plymouth Sorrento Rd
 City: Apopka County: Orange State: FL Zip Code: 32712

2. PERSON AGAINST WHOM COMPLAINT IS BROUGHT:

Use a separate complaint form for each person you wish to complain against:

Name: Mayor Bryan Nelson Telephone Number: 407-703-1700
 Address: 120 E Main Street
 City: Apopka County: Orange Zip Code: 32703
 Title of office or position held or sought: Mayor

3. STATEMENT OF FACTS:

Please provide a full explanation of your complaint, describing the facts and the actions of the person named above and why you believe he or she violated the law. Include relevant dates and the names and addresses of persons whom you believe may be witnesses. Please do not submit more than 15 pages, including this form. Please do not submit video or audio tapes, CDs, DVDs, flash drives or other electronic media; such material will not be considered part of the complaint and will be returned.

4. OATH

STATE OF Florida
 COUNTY OF Orange

I, the person bringing this complaint, do swear or affirm that the facts set forth in the foregoing complaint and attachments thereto are true and correct to the best of my knowledge and belief.

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 13 day of October, 20 23, by Kelley Butcher
 (name of person making statement)

Kelley Butcher
 SIGNATURE OF COMPLAINANT

April K. Bell
 (Signature of Notary Public)
April K. Bell
 (Print, Type, or Stamp Commissioned Name of Notary Public)



CELEBRATION Effective January 1, 2017
 Incorporated by reference in Rule 34-7.010(1)(b), F.A.C.

Personally Known OR Produced Identification
 Type of Identification Produced: DL

B326-504-72-646-0

Ethics Complaint Mayor Bryan Nelson

Commissioners Kyle Becker and Nick Nesta accused Mayor Bryan Nelson of misleading them about the employment status of the former city attorney between May and June. The pair were joined by Commissioner Diane Velazquez, who agreed with their statements.

Back in April, the three commissioners voted to fire the attorney because of firefighter Austin Duran's on-duty death in 2022. However, Nelson refused to carry out the firing, arguing that his position as a "strong mayor" meant he had to sign off on all personnel decisions.

The attorney announced his resignation during a council meeting one month later.

"I fear that I can no longer ethically represent this council," he said to applause.

However, commissioners later uncovered the attorney remained on the city's payroll far after that. Nelson confirmed to Nesta that the attorney wasn't employed by the city "as of today" during the city's June 7 meeting.

Nesta then confronted Nelson on June 21, revealing the attorney remained on the payroll.

"I don't know what the term for it is," Nesta said at the time. "It seems like theft."

The attorney's employment ended the next day.

Becker, brought the censorship resolution up during Wednesday's meeting, citing the June 7 comment by Nelson as a misrepresentation of the facts.

Nelson defended himself to commissioners by saying they themselves weren't being accurate. He explained that the attorney agreed to remain on staff during a transition period, despite not showing up to council meetings.

"Did I say he resigned? Yes," Nelson said during a follow-up interview, acknowledging his mistake. "He was instrumental in a couple of candidates he's helped us interview and he's done some work for us."

Apopka commissioners voted Wednesday to hire an outside law firm to represent them in the future. Commissioners were poised to vote to censure Nelson immediately, they decided to wait until August to give them time to review the video footage of each meeting, as well as comply with Florida law.

If their vote passes, little would change, as the vote is mostly political and ceremonial.

While in his Campaign he said he would work for half the salary and give back to Apopka (he gave himself a raise)

He remains owner and active in Nelson Insurance that he is working from his home.

He has blocked me on his Mayor of Apopka Facebook page Refuses to respond to emails. Refuses to remove Fire Chief and other City employees for the Death of a fire fighter. Will Sanchez committed insurance fraud by having his niece on his city insurance as well pocketing money for bills and then the City wrote them off.

Nelson is seen in around town Drinking and Driving falls asleep at meetings, Nelson lacks leadership and Apopka is suffering. There is a lot of Negligence due to his lack of doing his job and this has left the door open for multiple lawsuits.

A recall was started but failed to get enough signatures but came close.

1. STATEMENT OF GROUNDS FOR RECALL

We, the electors of the City of Apopka, recall Mayor Bryan Nelson due to Malfeasance, Misfeasance and Incompetence. Bryan Nelson lied about- 1) Serving as Mayor for half salary; 2) Firing the former Fire Chief; 3) Firing long term employees who disagree with him, or who supported his former political opponent ; 4) new Affordable Housing Development in the City Center, 5) the death of a young firefighter, and the safety committee that was supposed to investigate same; 6) the water quality, backflow preventers and the fine assessed by Fla. DEP; 7) Encourages City employees to withhold public records; He refuses to hold anyone accountable for the death of Austin Duran; continues to reward those responsible for the lack of proper training for firefighters; manipulated a city council election; continues to involve himself in the Rock Springs Ridge matter; refuses to properly fund or provide for first responders; uses City Resources to punish those that oppose or question him; argues against hiring needed first responders; Ignores the council and the public; permits employees to disrespect members of the public and the council; ignores provisions of the charter; wants to be dictator.

He refers to citizens as the Peanut Gallery and tells us to go back to our corner, it has been reported Nelson is mixing prescription pills with alcohol that clearly state not do that. He does not hold anyone accountable for anything and promotes city personnel for inappropriate conduct. He is using City resources and funds to hold a meeting for his Foundation Next Step Foundation and is also trying to give his foundation city owned land at no cost. The Next Step Foundation should not be holding meetings with city staff and building being paid for by the city just because he is the mayor, that is Abuse of Power.

Nelson also participated in Election Fraud and Ballot Harvesting to win the position he has now. We need help and we need Nelson removed. Employee badges expired by over 1 year, I personally reported that to be taken care of.

We are still not DEP complaint (Dec 2021 agreement time table for inspections) back flow preventers .We have missing money form our budget, City employees sending private part pictures out and Bryan Nelson is not doing anything all this falls on him as the Head of the city.

We ask that Bryan Nelson be removed from the City of Apopka as Mayor

MAY 06 2024

**BEFORE THE
STATE OF FLORIDA
COMMISSION ON ETHICS**

RECEIVED

CONFIDENTIAL

In re: Bryan Nelson,

Respondent.

Complaint No.: 23-253

ADVOCATE'S RECOMMENDATION

The undersigned Advocate, after reviewing the Complaint and Report of Investigation filed in this matter, submits this Recommendation in accordance with Rule 34-5.006(3), F.A.C.

RESPONDENT/COMPLAINANT

Respondent, Bryan Nelson, served as the mayor of Apopka, Florida. Complainant is Kelley Butcher of Apopka, Florida.

JURISDICTION

The Executive Director of the Commission on Ethics determined that the Complaint was legally sufficient and ordered a preliminary investigation for a probable cause determination as to whether Respondent violated Article II, Section 8(h)(2), Florida Constitution, and Section 112.313(6), Florida Statutes. The Commission on Ethics has jurisdiction over this matter pursuant to Section 112.322, Florida Statutes.

The Report of Investigation was released on April 16, 2024.

ALLEGATION ONE

Respondent is alleged to have violated Section 112.313(6), Florida Statutes, by using his position to secure a special privilege, benefit, or exemption for himself and/or another.

APPLICABLE LAW

Section 112.313(6), Florida Statutes, provides as follows:

MISUSE OF PUBLIC POSITION. No public officer, employee of an agency, or local government attorney shall corruptly use or attempt to use his or her official position or any property or resource which may be within his or her trust, or perform his or her official duties, to secure a special privilege, benefit, or exemption for himself, herself, or others. This section shall not be construed to conflict with s. 104.31.

The term “corruptly” is defined by Section 112.312(9), Florida Statutes, as follows:

“Corruptly” means done with a wrongful intent and for the purpose of obtaining, or compensating or receiving compensation for, any benefit resulting from some act or omission of a public servant which is inconsistent with the proper performance of his or her public duties.

In order to establish a violation of Section 112.313(6), Florida Statutes, the following elements must be proved:

1. Respondent must have been a public officer or employee.
2. Respondent must have:
 - a) used or attempted to use his or her official position or any property or resources within his or her trust,
or
 - b) performed his or her official duties.
3. Respondent’s actions must have been taken to secure a special privilege, benefit or exemption for him- or herself or others.
4. Respondent must have acted corruptly, that is, with wrongful intent and for the purpose of benefiting him- or herself or another person from some act or omission which was inconsistent with the proper performance of public duties.

ANALYSIS

Respondent serves as the mayor of Apopka. (ROI 15) Respondent advised that three members of the City Council were unhappy with advice provided by then-City Attorney Michael Rodriguez concerning a lawsuit filed against the City. (ROI 15)

Human Resources Director Joseph Patton advised that Rodriguez was an employee of the City who was supervised by Respondent and the City Administrator. (ROI 11) Rodriguez did not have an employment agreement while working for the City. (ROI 11)

At the April 5, 2023 City Council meeting, City Commissioner Kyle Becker made a motion to terminate City Attorney Michael Rodriguez because of his alleged unprofessional interaction with the City Council. (ROI 4) The motion passed with a 3-2 vote with Respondent and City Commissioner Alexander Smith dissenting. (ROI 4)

At the April 19, 2023 City Council meeting, Commissioner Becker asked why Rodriguez was still employed by the City after the Council's vote to terminate his employment. (ROI 5) In response, Respondent opined that the City Charter requires him (because of the City's strong mayor form of government) to agree with the termination, and he said he did not agree with the action taken by the majority of the Commissioners. (ROI 5) Respondent believed that his vote to not terminate Rodriguez effectively kept him (Rodriguez) employed with the City. (ROI 15) Commissioner Becker made a motion to challenge Respondent's opinion and seek a declaratory judgment from a third party. (ROI 5) The motion passed 4-1 with Respondent dissenting. (ROI 5)

At the May 3, 2023 City Council meeting, Commissioner Becker stated that he would seek other legal advice regarding Respondent's interpretation of the City Charter. (ROI 6) During the meeting, Rodriguez said that he had serious concerns about the direction the Council was taking

and would tender his resignation because he could no longer ethically represent the Council. (ROI 6) Rodriguez further stated that he would make arrangements with the Human Resources Director to finalize the matter. (ROI 6) This was the last meeting attended by Rodriguez as the City Attorney. (ROI 6)

On May 4th, Rodriguez submitted a letter of resignation and a “Separation Agreement and General Release” to Respondent. (ROI 19, Exhibits A, D) The document had an effective termination date of June 7, 2023 and specified 20 weeks of severance pay. (ROI 19) Respondent advised that he never signed this version of the agreement because he believed it would be better to keep Rodriguez employed with the City and have him “clean-up some community development issues” rather than pay him 20 weeks of severance pay. (ROI 19) While acknowledging Rodriguez did not have an employment contract with the City and never threatened to sue the City, Respondent was concerned Rodriguez might file a lawsuit. (ROI 19)

Following his May 4th resignation, Respondent allowed Rodriguez to work from home because he did not want to interact with the Commissioners who voted to terminate him. (ROI 19, 21) Respondent instructed Rodriguez to take calls from the City’s Community Development Department but acknowledged that he (Respondent) did not monitor Rodriguez’s work and is not certain which what tasks were performed other than assisting Respondent with City Attorney applicants. (ROI 19)

At the May 17, 2023 City Council meeting, when asked by Commissioner Diane Velazquez if the Council would be operating without an attorney until a replacement could be found, Respondent stated, “Yes.” (ROI 7)

At the June 7, 2023 City Council meeting, Commissioner Nick Nesta asked for an update on the search for a new City Attorney. (ROI 8) Respondent responded by saying he interviewed

two applicants and had an additional applicant scheduled for an interview the following week. (ROI 8) Commissioner Nesta asked for clarification whether Mr. Rodriguez was no longer employed by the City, and the Respondent said, "as of today." (ROI 8)

At the June 9, 2023 City Council meeting, Commissioner Nesta asked if Rodriguez was still employed with the City to which Respondent confirmed that Rodriguez was still employed. (ROI 9) Commissioner Becker asked how that was possible since Rodriguez resigned during the May 3rd meeting and considering that Respondent told the Council at the June 7th meeting that Rodriguez's employment ended on that day. (ROI 9) In response, Respondent answered that Rodriguez was still employed because he (Respondent) had not signed the separation agreement. (ROI 9) Commissioners questioned why Rodriguez would have a separation agreement when he voluntarily resigned. (ROI 9) A Commissioner stated Rodriguez had not responded to emails. (ROI 9) Another Commissioner asked why Rodriguez had not attended the last three City Council meetings to which Respondent responded that Rodriguez did not want to have further contact with the Council. (ROI 9) Respondent informed the Council that Respondent had been performing work for the Community Development Department. (ROI 9) He also informed the Council that Rodriguez had been receiving his salary during the period of time between May 3rd through June 21st and that his separation agreement would pay Rodriguez 10 weeks of severance pay. (ROI 9)

At the August 2, 2023 City Council meeting, the City Council voted 3-1 to censure Respondent noting he misled the City Council and the citizens of Apopka by making untruthful public comments regarding the City Attorney's employment status. (ROI 10) Respondent cast the dissenting vote concerning the censure. (ROI 10)

After Respondent and Rodriguez's meeting on or around May 4th, Respondent told HR Director Patton and Interim City Administrator Charles Vavrek that he had reviewed the separation

agreement provide by Rodriguez and that he (Respondent) did not agree with Rodriguez's request for 20 weeks of severance pay without Rodriguez performing any work for the City. (ROI 11, 14)

HR Director Patton and City Administrator Vavrek advised that they had never reviewed any separation agreement until after it was finalized. (ROI 12, 14) On June 19th, HR Director Patton's office received a separation agreement that specified a July 7, 2023 termination date and 13 weeks of severance pay. (ROI 12, Exhibit B) HR Director Patton advised that Respondent and Rodriguez changed the effective termination date to June 22, 2023 by crossing out the July 7th date after being questioned about Rodriguez's status of employment at the June 21st meeting. (ROI 12) Rodriguez was paid 13 weeks of severance pay which equaled \$36,848.24. (ROI 13)

Complainant alleges that Respondent refused to terminate the employment of Rodriguez after the City Council voted to terminate his employment. (ROI 2) It is further alleged Respondent confirmed to the City Council Rodriguez had been terminated when he (Respondent) knew Rodriguez was still on the City's payroll. (ROI 2)

The Charter for the City of Apopka notes that the City uses a Mayor-Council form of government. Article II, Section 2.04, notes in pertinent part:

The mayor shall be the chief executive officer of the city and shall be responsible to the electorate for the administration of all city affairs placed in his/her charge by or under this Charter. The mayor shall:

- (a) Appoint, and, when the mayor deems it necessary for the good of the city, suspend or terminate all city employees and appointive administrative officers provided for by or under this Charter. Department heads shall be appointed by the mayor and ratified by the city council. The mayor may authorize any administrative officer who is subject to the mayor's direction and supervision to exercise these powers with respect to subordinates in that officer's department, office, or agency.

Article II, Section 2.06, of the City Charter notes:

No city commissioner shall in any manner dictate the appointment or removal of any city employee, nor shall a city commissioner give orders to any employee other than orders by action of the city council to the city clerk and/or city attorney. Nothing herein shall be construed to deny a city commissioner access to records or information maintained by city employees.

Article III, Section 3.01, of the City Charter notes:

The city clerk and city attorney shall be appointed by the mayor and ratified by the city council. The city clerk and city attorney shall serve at the pleasure of the mayor and the city council.

(ROI 16-18)

Respondent provided opinions from four attorneys: John J. Anastasio, who provided an opinion on May 10, 2023; then-City Attorney Rodriguez, who provided an opinion on May 16, 2023; William M. Spicola, who provided an opinion on June 14, 2023; and current Apopka City Attorney Cliff Shepard, who provided an opinion on July 19, 2023. (ROI 15, Exhibit C) All four of the above-referenced attorneys unanimously opined that, according to the City Charter, the termination of the City Attorney's employment could only occur by a majority vote of the City Council, with the concurrence of the Mayor. (ROI 15, Exhibit C)

Respondent advised that he agreed to 13 weeks of severance pay for Rodriguez, "partly for the work he had done, partly because he had been treated so poorly [by the City Council], and partly because I didn't want, you know, I was hoping he would get a job that he could move into so we wouldn't be, he wouldn't file a lawsuit against us." (ROI 20) Respondent acknowledged that at the June 7th City Council meeting, he told the City Council that Rodriguez was no longer employed with the City. (ROI 20) He advised that he made that statement in error because he did not recall he had not, at the time, signed Rodriguez's separation agreement. (ROI 20)

Rodriguez advised that it was his idea to submit the separation agreement that specified 20 weeks of severance pay to which Respondent agreed. (ROI 21) After Respondent informed

Rodriguez that he had “political heartburn” about the 20 weeks of severance pay, Rodriguez drafted a second agreement which specified 13 weeks of severance pay. (ROI 21) Rodriguez confirmed that the termination date changed because of the June 21st reaction of the City Council regarding his continued employment. (ROI 21)

While the April 5th vote to terminate may not have been able to effectuate the termination of Rodriguez’s employment, his May 4th resignation should have. On May 3rd, Rodriguez informed the City Council, including Respondent, of his intention to resign and provide the written resignation on May 4th. Even after providing his letter of resignation, Respondent continued to withhold the truth of the nature of Rodriguez’s employment from the City Council during meetings and therefore withheld this information from the public. This action is puzzling. However, the question lies in whether Respondent had a wrongful intent or did he maintain his belief that he had the ultimately authority regarding the employment of the City Attorney?

While the attorney opinions offered by Respondent were received after his acts to not terminate Rodriguez before and after his resignation, they appear to confirm his belief that he held the ultimate authority regarding when the end of employment occurred for Rodriguez. The element of corrupt intent is not present.

Also, Complainant alleges that Respondent used City resources to hold meetings for the Next Step Foundation, Inc. (Foundation) which Complainant describes as Respondent’s Foundation. (ROI 2, 23) Complainant further alleges the Respondent has made efforts to convey City-owned property to the Next Step Foundation at no cost. (ROI 2)

The Foundation is a not-for-profit organization that was incorporated on June 5, 2018. (ROI 24) The Foundation’s Articles of Incorporation provide, “The purpose of the Corporation is to aid the people of Apopka Florida and surrounding communities who are impoverished by

establishing, maintaining and staffing facilities to meet physical, emotional and spiritual needs.” (ROI 24) Respondent is listed as one of three Directors and one of seven corporate officers for the Foundation. (ROI 24) Respondent is not paid for his service on the Foundation’s Board nor does he have any ownership interest in the Foundation. (ROI 27, 30)

Specifically, Complainant alleges that the Foundation held a meeting at City Hall on September 21, 2023. (ROI 23) City Clerk Susan Bone advised that Respondent asked her to publicly notice a September 21, 2023 “unofficial” City Council meeting because he knew other Commissioners were attending the Foundation’s September 21st meeting to discuss issues concerning the Foundation and asked her to attend to the take minutes in relation to a concern about Sunshine Law issues. (ROI 26, 27) City Commissioners Kyle Becker, Diane Velazquez, Alexander Smith, and Respondent were present. (ROI 25)

At the September 21st meeting, David Schorejs, the Pastor of the Apopka First Baptist Church, spoke to the City Commissioners about the need for a centralized resource center to focus on the homeless in Apopka. (ROI 25) He requested the City Council offer vacant City-owned property located at 207 East 8th Street, by either gifting it to the Foundation, setting a fair purchase price, or a lease option with a low annual cost. (ROI 25) Respondent spoke briefly about the possibility of obtaining funding from County, State, and Federal sources. (ROI 25) Respondent also spoke in favor of centralizing services for the homeless but did not make any comments during the meeting specifically about donating City-owned property to the Foundation. (ROI 25)

Respondent opined that the meeting served a public purpose to citizens because it provided a forum for the City Council to discuss centralizing services for the City’s homeless community. (ROI 27) He advised that the Foundation held its monthly Board meeting in the Mayor’s conference room prior to the September 21st meeting. (ROI 27) Respondent advised that no City

staff were utilized during the Board meetings. (ROI 27) He advised the only other private entity he is aware of having used the facilities at City Hall was the Miss Apopka Organization which used City Hall to hold contestant interviews. (ROI 27)

City Attorney Shepard advised that he is unaware of any City policy that would prohibit the September 21st Foundation meeting. (ROI 28) He advised that it could set a precedent for other private entities to request use of City Hall for meetings. (ROI 28)

Specifically, Complainant alleges the City Council discussed and Respondent advocated for donating City-owned property to the Foundation. (ROI 23) Respondent acknowledged he has advocated for the City to lease City-owned property to the Foundation to serve the homeless. (ROI 29) However, he noted the matter has never come before the City Council for a vote, and, if it did, he said he would abstain from voting. (ROI 29)

Regarding the Foundation, there is insufficient to reflect a violation of the statute as alleged. The use of City Hall was used to address homelessness could be considered a public purpose. The matter issue of giving City-owned property to the Foundation was merely a discussion to which Respondent has not taken an affirmative action.

Therefore, based on the evidence before the Commission, I recommend that the Commission find no probable cause to believe that Respondent violated Section 112.313(6), Florida Statutes.

ALLEGATION TWO

Respondent is alleged to have violated Article II, Section 8(h)(2), Florida Constitution, by using his position to obtain a disproportionate benefit for himself and/or another.

APPLICABLE LAW

Article II, Section 8, provides as follows:

Ethics in government.—A public office is a public trust. The people shall have the right to secure and sustain that trust against abuse. To assure this right:

(h)(1) A code of ethics for all state employees and nonjudicial officers prohibiting conflict between public duty and private interests shall be prescribed by law.

(2) A public officer or public employee shall not abuse his or her public position in order to obtain a disproportionate benefit for himself or herself; his or her spouse, children, or employer; or for any business with which he or she contracts; in which he or she is an officer, a partner, a director, or a proprietor; or in which he or she owns an interest.

ANALYSIS

The underlying facts and circumstances relating to this allegation are contained above in Allegation One. See Analysis in Allegation One.¹

Therefore, based on the evidence before the Commission, I recommend that the Commission find no probable cause to believe that Respondent violated Article II, Section 8(h)(2), Florida Constitution.

RECOMMENDATION

It is my recommendation that:

1. There is no probable cause to believe that Respondent violated Section 112.313(6), Florida Statutes, by using his position to secure a special privilege, benefit, or exemption for himself and/or another.

2. There is no probable cause to believe that Respondent violated Article II, Section 8(h)(2), Florida Constitution, by using his position to obtain a disproportionate benefit for himself and/or another.

¹ In CEO 19-23, the Commission expounded on the intent requirement of the Constitutional amendment, noting that it is “highly similar, if not identical,” to the intent required to show a violation of Section 112.313(6) because both the rule and the amendment “require an act or omission committed with a ‘wrongful intent’ and for the purpose of obtaining a result ‘inconsistent with the proper performance’ of one’s public duties.”

Respectfully submitted this 6th day of May, 2024

Melody Hadley

MELODY A. HADLEY

Advocate for the Florida Commission
on Ethics

Florida Bar No. 0636045

Office of the Attorney General

The Capitol, PL-01

Tallahassee, FL 32399-1050

(850) 414-3300, Ext. 3704

CEO 19-23—October 30, 2019

ABUSE OF PUBLIC POSITION**ARTICLE II, SECTION 8(h)(2), FLORIDA CONSTITUTION**

To: Gigi Rollini, Esq., Attorney for the Bay Laurel Center Community Development District (Ocala)

SUMMARY:

Advice is provided to members of the board of supervisors of a community development district concerning the prohibition found in Article II, Section 8(h)(2), Florida Constitution, as implemented by Rule 34-18.001, Florida Administrative Code. Referenced is CEO 82-32.

QUESTION:

Will members of the board of supervisors of a community development district acting in a manner fully compliant with the requirements of Chapters 112 and 190, Florida Statutes, as well as all other applicable statutes and ordinances, be considered to have abused their position to obtain a disproportionate benefit, as prohibited by Article II, Section 8(h)(2), Florida Constitution?¹

Under the circumstances presented, your question is answered in the negative, provided they do not engage in coercive, intimidating, or similarly abusive conduct on behalf of themselves or others.

In your letter of inquiry and additional information provided to our staff, you state you are bringing this inquiry on behalf of the Bay Laurel Center Community Development District's Board of Supervisors. You relate the District is a local unit of special purpose government and derives its authority from Chapter 190, Florida Statutes (Community Development Districts), as well as from Marion County ordinances. You state the District, the service area of which you approximate covers over 13,000 acres, is responsible for storing, processing, delivering, and distributing water, wastewater, and reclaimed water to its residents and commercial customers.

Your specific inquiry deals with the recent amendment ("Amendment 12") to Article II, Section 8 of the Florida Constitution, specifically Article II, Section 8(h)(2), which states:

A public officer or public employee shall not abuse his or her public position in order to obtain a disproportionate benefit for himself or herself; his or her spouse, children, or employer; or for any business with which he or she contracts; in which he or she is an officer, a partner, a director, or a proprietor; or in which he or she owns an interest. The Florida Commission on Ethics shall, by rule in accordance with statutory procedures governing administrative rulemaking, define the term "disproportionate benefit" and prescribe the requisite intent for finding a violation of this prohibition for purposes of enforcing this paragraph. Appropriate penalties shall be prescribed by law.

In accordance with the language contained in the Constitutional prohibition, the Commission adopted Rule 34-18.001, Florida Administrative Code, which became effective on September 30, 2019. In Rule 34-18.001(2), the term "disproportionate benefit" is defined as "a benefit, privilege, exemption or result arising from an act or omission by a public officer or public employee inconsistent with the proper performance of his or her public duties." The Rule lists several factors the Commission should consider in determining whether a benefit, privilege, exemption, or result constitutes a "disproportionate benefit."² It then provides—in Rule 34-18.001(4)—the requisite intent needed to find a violation of the Constitutional prohibition, stating the public officer or public employee must have "acted, or refrained from acting, with a wrongful intent for the purpose of obtaining any benefit, privilege, exemption, or result from the act or omission which is inconsistent with the proper performance of his or her public duties."

You inquire about how Article II, Section 8(h)(2) will apply to the District's Board of Supervisors, which is comprised of five members. You relate the Board primarily is responsible for managing the District and that its duties include assessing and levying taxes and special assessments, approving budgets, exercising control over District properties, controlling the use of District funds, hiring and firing District employees, and financing improvements to the District. You indicate the District Board members are subject not only to the requirements of Chapter 190—which governs the operation of special districts such as community development districts—but also to those of the Code of Ethics for Public Officers and Employees (Part III, Chapter 112, Florida Statutes).

You question whether the District Supervisors could be found in violation of the prohibition in Article II, Section 8(h)(2) of the Florida Constitution, even if their conduct is in compliance with the provisions set forth in Chapters 190 and Part III, Chapter 112, Florida Statutes. Your concern stems from the fact that one of the Supervisors currently serving on the Board is employed by the District's developer, another Supervisor has an ownership interest in the developer, and three of the Supervisors are District customers. Considering this, you state many actions or votes taken by the Board will affect a District Supervisor or a business connected to a District Supervisor, and this effect may be greater than that experienced by others residing within the District who are not affiliated with the developer or who are not District customers.

In particular, you indicate the District has a licensing agreement with the developer who is affiliated with the two Supervisors. Under this agreement, the developer disposes of the byproducts of the District's wastewater treatment, such as biosolids and effluent. You state the District Board—including these two Supervisors—must vote at meetings held every other month to approve payment to the developer to dispose of the waste. Another example you provide of an imminent matter the District Board will face is that it sets the rates for water and wastewater services and these rates personally affect the three District Supervisors who are District customers. You foresee situations similar to these commonly arising before the District Board.

You state the statutory scheme developed for community development districts in Chapter 190 contemplates and permits individuals affiliated with a district developer—or individuals with a personal interest in the operation of the district—to serve as district supervisors. In particular, you emphasize Section 190.007(1), Florida Statutes, which states "[i]t shall not be a conflict of interest under chapter 112 for a board member or the district manager or another employee of the district to be a stockholder, officer, or employee of a landowner or of an entity affiliated with a landowner." See CEO 82-32 (recognizing and applying Section 190.007(1)).³

However, you inquire whether the District Supervisors may still be found in violation of the prohibition found in Article II, Section 8(h)(2) of the Florida Constitution, as implemented in Rule 34-18.001, Florida Administrative Code, even if their conduct is in full compliance with the ethical standards and conflict of interest exceptions found in Chapters 112 and 190. In particular, you ask whether their mere service as voting members of the Board may be enough to trigger a violation of the new Constitutional prohibition, considering they either are affiliated with a developer interfacing with the District or are District customers themselves.

By its very language, the prohibition in Article II, Section 8(h)(2) of the Florida Constitution is triggered only if public officers and public employees are acting in a manner contrary to the proper performance of their duties (i.e., engaging in abusive conduct). The prohibition requires not just conduct resulting in an out-of-proportion benefit to the public officer, public employer, or other enumerated recipient, but also that the public officer or public employee has abused his or her public position to obtain that benefit. Therefore, so long as a District Supervisor is acting in full compliance with all statutes and ordinances governing the operation of the District and his or her conduct as a public officer, an abuse of public position will not be present.

The language in Rule 34-18.001 further emphasizes this point. Rule 34-18.001(2) states the term "disproportionate benefit" encompasses only a benefit, privilege, exemption, or result that is "inconsistent with the proper performance" of a public officer's or public employee's public duties. In other words, if the benefit, privilege, exemption, or result arising from the public officer's or public employee's conduct is contemplated by and consistent with the standards governing his or her public conduct, a "disproportionate benefit" will not be present. And Rule 34-18.001(4) states the requisite intent needed to violate the Constitutional prohibition is a "wrongful intent" to obtain a benefit, privilege, exemption, or result "inconsistent with the proper performance" of a public officer's or public employee's public duties.

Applying this reasoning to your question, so long as a District Supervisor's actions—including service on the Board or voting—are consistent with the proper performance of his or her public duties, meaning in full compliance with all applicable statutes and ordinances, including Chapters 112 and 190, Florida Statutes, the Constitutional prohibition found in Article II, Section 8(h)(2) of the Florida Constitution will not be triggered. In

such a circumstance, the District Supervisor will not have abused his or her position with the requisite intent or obtained a "disproportionate benefit" as that term is defined in Rule 34-18.001.

Regarding the District Board's upcoming votes—in particular, the approval of the licensing agreement and the setting of water rates—assuming a Board Supervisor by voting will not violate any applicable provision in Chapters 112 or 190, he or she similarly will not have abused their position to obtain a disproportionate benefit under the Constitutional prohibition. However, again, this lack of abuse to obtain a disproportionate benefit is contingent on the Board Supervisors ensuring their votes comply with all applicable statutes and ordinances. For example, Chapter 190 alone will not insulate a Supervisor from a violation of the Constitutional prohibition if the Supervisor were to take a bribe or similar under—the—table money in exchange for action that otherwise would be in conformity with the provisions of Chapter 190.

To the extent you also inquire whether existing authority interpreting and defining Section 112.313(6), Florida Statutes, may be used to interpret and define the prohibition in Article II, Section 8(h)(2), we note first there are certain differences between the statutory provision and the Constitutional amendment. Section 112.313(6), Florida Statutes, states:

No public officer, employee of an agency, or local government attorney shall corruptly use or attempt to use his or her official position or any property or resource which may be within his or her trust, or perform his or her official duties, to secure a special privilege, benefit, or exemption for himself, herself or others.

The language of the statute differs from the amendment in that it is triggered not only when a "disproportionate benefit" results from misconduct by a public officer or public employee, but when a "special privilege, benefit, or exemption" of any degree results. Moreover, the language of the statute applies no matter who receives the "special privilege, benefit, or exemption," while the Constitutional amendment applies only when a "disproportionate benefit" is received by the public officer or public employee, his or her spouse, children, or employer, or a business with which he or she has an enumerated affiliation. Therefore, it cannot be said the amendment and the statute are identical.

However, the requisite intent needed to violate the amendment is highly similar, if not identical, to that of the statute. As previously described, the intent needed to violate the prohibition contained in Article II, Section 8(h)(2) is described in Rule 34-18.001(4), which states the public officer or public employee must have acted, or refrained from acting, "with a wrongful intent for the purpose of obtaining any benefit, privilege, exemption, or result from the act or omission which is inconsistent with the proper performance of his or her public duties." By comparison, the intent needed to violate the statute is found in Section 112.312(9), Florida Statutes, which states the term "corruptly," as used in Section 112.313(6), means conduct:

. . .done with a wrongful intent and for the purpose of obtaining, or compensating or receiving compensation for, any benefit resulting from some act or omission of a public servant which is inconsistent with the proper performance of his or her public duties.

Both the amendment and the statute require an act or omission committed with a "wrongful intent" and for the purpose of obtaining a result "inconsistent with the proper performance" of one's public duties. Therefore, the Commission's existing authority interpreting and clarifying the intent needed to violate Section 112.313(6) may be used as guidance deciding allegations or issues under the Constitutional amendment.⁴

Your question is answered accordingly.

ORDERED by the State of Florida Commission on Ethics meeting in public session on October 25, 2019, and **RENDERED** this 30th day of October, 2019.

Kimberly B. Rezanka, *Chair*

[1] While your inquiry contains three numbered questions, this opinion, while addressing each question, combines them into one general query.

[2] These factors are listed in Rule 34-18.001(3), Florida Administrative Code, which states the Commission must consider:

- (a) The number of persons, besides the public officer or public employee, his or her spouse, children, employer, or business with which he or she contracts, in which he or she is an officer, a partner, a director, or a proprietor, or in which he or she owns an interest, who will experience the benefit, privilege, exemption, or result;
- (b) The nature of the interests involved;
- (c) The degree to which the interests of all those who will experience the benefit, privilege, exemption, or result are affected;
- (d) The degree to which the public officer or public employee, his or her spouse, children, employer, or business with which he or she contracts, in which he or she is an officer, a partner, a director, or a proprietor, or in which he or she owns an interest, receives a greater or more advantageous benefit, privilege, exemption, or result when compared to others who will receive a benefit, privilege, exemption, or result;
- (e) The degree to which there is uncertainty at the time of the abuse of public position as to whether there would be any benefit, privilege, exemption, or result and, if so, the nature or degree of the benefit, privilege, exemption, or result must also be considered; and
- (f) The degree to which the benefit, privilege, exemption, or result is not available to similarly situated persons. As used in this chapter, "similarly situated persons" means those with a commonality or like characteristic to the public officer or public employee that is unrelated to the holding of public office or public employment, or a commonality or like characteristic to the public officer's or public employee's spouse, children, or employer, or to any business with which the public officer or public employee contracts, serves as an officer, partner, director, or proprietor, or in which he or she owns an interest.

[3] Similar exceptions for special districts are recognized in Chapter 112, such as Section 112.3143(3)(b), Florida Statutes, which, in part, permits officers of independent special tax districts elected on a one-acre, one-vote basis to vote in that capacity. See also Section 190.006(2)(b), Florida Statutes.

[4] Indeed, records of, and commentary concerning, the Constitution Revision Commission which fashioned the amendment support its reliance on the institutional knowledge and agency expertise of the Commission on Ethics in administering the amendment.

Ashley Lukis
Chair
Michelle Anchors
Vice Chair
William P. Cervone
Tina Descovich
Freddie Figgers
Luis M. Fusté
Wengay M. Newton, Sr.



State of Florida
COMMISSION ON ETHICS
P.O. Drawer 15709
Tallahassee, Florida 32317-5709

325 John Knox Road
Building E, Suite 200
Tallahassee, Florida 32303

"A Public Office is a Public Trust"

Kerrie J. Stillman
Executive Director

Steven J. Zuilkowski
*Deputy Executive Director/
General Counsel*

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www.ethics.state.fl.us

PRESS RELEASE

For Immediate Release
June 12, 2024

CONTACT PERSON:
Lynn Blais or
Kerrie J. Stillman
850.488.7864

May be accessed online at www.ethics.state.fl.us

TALLAHASSEE—June 12, 2024—Meeting in Tallahassee on June 7th in closed session, the Florida Commission on Ethics took action on 37 matters, Vice Chair Michelle Anchors announced today. Fifteen of those matters were probable cause hearings. A finding of probable cause is not a determination that a violation has occurred. Such a determination is made only after a full evidentiary hearing on the allegations.

In a referral from the Florida Department of Law Enforcement, the Commission voted to find probable cause that former St. Lucie County Sheriff **KEN MASCARA** misused his position and official resources to assist a campaign in order to prevent a particular candidate from running against him in the general election. An allegation he

used confidential information obtained because of his public position for his personal benefit or to benefit someone else was dismissed with a finding of no probable cause.

No probable cause was found to believe Eatonville Community Redevelopment Agency Chairman of the Board of Directors **ANGIE GARDNER** misused her position when she carried out the terms of a contract to issue a severance payment to the former Executive Director of the Town of Eatonville Community Redevelopment Agency.

The Commission considered a complaint filed against Palm Coast Mayor **DAVID ALFIN**. No probable cause was found to believe Mr. Alfin had a voting conflict that would inure to the special private gain or loss to a business associate when he voted on a measure establishing a Community Development District.

The Commission considered two complaints filed against Panama City Mayor **MICHAEL X. ROHAN**. In the first complaint, the Commission found probable cause on two allegations. The allegations were that he violated the constitutional amendment prohibiting abuse of office for a disproportionate benefit and misused his position to sexually harass a city employee. The second complaint contained allegations that he violated the constitutional amendment prohibiting abuse of office for a disproportionate benefit and misused his position when he attempted to repurpose a legislative appropriation the City had been awarded for sidewalks, even though he had been told by legislative officials that the appropriation could not be repurposed. Probable cause was found on both allegations.

No probable cause was found to believe Eatonville Community Redevelopment Agency (ECRA) Board of Directors Member **THEODORE WASHINGTON** misused his position to issue a severance payment to the former Executive Director of the ECRA.

The Commission found no probable cause to believe that **FRANK A. NICK**, former Walton County Commissioner, violated the constitutional amendment prohibiting abuse of office to obtain a disproportionate benefit and misused his position when used his state purchasing card to pay for travel to multiple conferences.

The Commission considered a complaint against Bonifay Mayor **LARRY COOK**. No probable cause was found to believe Mr. Cook had a prohibited business relationship by his tire company doing business with the City or by having a business relationship with an entity doing business with the City. No probable cause was found on an allegation he misused his position when he unilaterally fired the Police Chief without consideration from the other Council members.

The Commission rejected the recommendation of its advocate and found no probable cause on three allegations that former Escambia County Commissioner **DOUGLAS UNDERHILL** failed to file accurate 2019, 2020, and 2021 Form 6 disclosures. No probable cause also was found on an allegation that he failed to timely file his 2022 Form 6F, Final Statement of Financial Interests.

In a complaint filed against Apopka Mayor **BRYAN NELSON**, the Commission found no probable cause to believe Mr. Nelson violated the constitutional amendment prohibiting abuse of office for a disproportionate benefit and misused his position regarding the termination of the City Attorney. In addition, an allegation that he used

City resources to hold meetings for a non-profit foundation was dismissed with a finding of no probable cause.

The Commission considered two complaints against Columbia County Commissioner **ROCKY FORD**. In the first complaint, the Commission found probable cause Mr. Ford failed to file accurate 2022 Form 6 disclosure. However, the Commission elected to take no further action on the allegation due to the particular circumstances of the matter. The second complaint contained allegations related to a construction company owned by Mr. Ford, that was attempting to develop a subdivision in a City within his County. The allegations were: that he had a contractual relationship with an entity doing business with the County; that he violated the constitutional amendment prohibiting abuse of office for a disproportionate benefit; and that he misused his position. No probable cause was found for all three allegations.

No probable cause was found to believe Riviera Beach City Councilman **DOUGLAS LAWSON** solicited or accepted candidate financial support and promises of employment, based upon an understanding that he would vote for proposed land use and rezoning ordinances. The Commission also found no probable cause to believe he violated the constitutional amendment prohibiting abuse of office for a disproportionate benefit and misused his position regarding the same allegations.

The Commission considered a complaint against Crescent City Mayor **MICHELE MYERS**. It was alleged that Ms. Myers misused her position to suggest a CRA grant program be used to incentivize a local business owner to run against her political opponent. No probable cause was found on the allegation.

The Commission found no probable cause to believe that **CLINT SMITH**, Palm Coast Planning and Land Development Review Board Chairperson, owned a consulting firm that had a contractual relationship with the Palm Coast Planning and Land Development Review Board or the City. An allegation he had a conflicting employment or contractual relationship also was dismissed with a finding of no probable cause.

The Commission reviewed 22 complaints for legal sufficiency. These reviews are limited to questions of jurisdiction and determinations as to whether the contents of the complaint are adequate to allege a violation of the Code of Ethics or other laws within the Commission's jurisdiction. As no factual investigation precedes the reviews, the Commission's conclusions do not reflect on the accuracy of the allegations made in these complaints. The Commission dismissed the following complaints for lack of legal sufficiency: **MICHELLE SALZMAN**, Member of the Florida House of Representatives; **TRADRICK MCCOY**, Rivera Beach City Councilmember; **JULIE BUJALSKI**, Dunedin Mayor; **FRED TRICKER**, Walton County Planning Commission; **BILL BRASWELL**, Polk County Commission; **RODNEY HARRIS**, Miami Gardens Mayor; **LINDA JULIEN**, **REGINALD LEON**, and **ROBERT STEPHENS**, Miami Gardens City Commissioners; **CAM BENSON**, Miami Gardens City Manager; **MARIO BATAILLE**, Miami Gardens City Clerk; **ALFRED JEROME FLETCHER, II**, North Port City Manager; **JOSEPH A. CATIGANO**, Oak Hill City Commissioner; **TIM COUTE**, Pasco County Chief Deputy Tax Collector; **KENNETH A. VOGEL**, Candidate for Orange Park Town Council; **LUIS ROSADO**, Florida Department of Corrections Senior Correctional Probation Officer; **TOM WRIGHT**, Member of the Florida Senate; **HOYT LAMB, JR.**, Suwannee Water and Sewer District; **MAGGIE MOONEY**, Longboat Key Code Enforcement Officer;

CHRISTOPHER KOPP, Longboat Key Code Enforcement Officer; **JORDAN MARLOWE**, Newberry Mayor; and **SEBRENA THOMAS**, Highlands County Clerk of Courts Probate Supervisor and Manager.

PUBLIC SESSION

During its public session meeting, the Commission took actions on appeals of automatic fines assessed for late submission of financial disclosure reports submitted by public officers and employees. Contact the Commission's office to obtain rulings (Item IV on the June 7 meeting agenda, posted on the Commission's website.)

The Florida Commission on Ethics is an independent nine-member commission formed in 1974 to review complaints filed under the statutory Code of Ethics and to answer questions from public officials about potential conflicts of interest through its issuance of advisory opinions.

If the Ethics Commission believes a violation of the law may have occurred, it may decide to hold a public hearing. If it concludes a violation has been committed, it may recommend civil penalties including removal from office or employment and fines up to \$10,000 per violation.¹

¹ Conduct occurring after May 11, 2023, will be subject to a recommended civil penalty of up to \$20,000. [Ch. 2023-49, Laws of Florida.]

Cindy Lowell
Legal Assistant
Mark Herron
Tico Gimbel
Patrick O'Bryant
[850-201-5234](tel:850-201-5234)



DATE FILED

JUN 12 2024

COMMISSION ON ETHICS

BEFORE THE
STATE OF FLORIDA
COMMISSION ON ETHICS

In re BRYAN NELSON,

Respondent,

)
)
)
)

Complaint No. 23-253

PUBLIC REPORT

Based on the preliminary investigation of this complaint and the recommendation of the Commission's Advocate, the Commission on Ethics finds there is no probable cause to believe the Respondent, as the Mayor of Apopka, violated Section 112.313(6), Florida Statutes, by using his position to secure a special privilege, benefit, or exemption for himself and/or another, and Article II, Section 8(h)(2), Florida Constitution, by using his position to obtain a disproportionate benefit for himself and/or another, as alleged in the complaint.

Accordingly, this complaint is dismissed with the issuance of this public report.

ORDERED by the State of Florida Commission on Ethics meeting in executive session on June 7, 2024.

Date

Ashley Parks

Chair, Florida Commission on Ethics

Memo

To: Mayor & Council

From: Cliff Shepard, City Attorney

CC: Jacob Smith, CAO

In determining whether an elected official is entitled to reimbursement for legal fees and costs expended in the successful defense of a legal matter (ethics complaint, criminal complaint, civil lawsuit, administrative proceeding) brought against them while in office, there is a two-part test which must be applied by the governing body before reimbursement can occur:

1. Did the acts alleged in the complaint against the official arise from the performance of his/her official duties?
2. Was a public purpose being served at the time of such acts?

If the Council answers both questions affirmatively, reimbursement of the official's legal expenses is required. From the findings in the "Advocates' Recommendation" (copy attached as Attachment 2), it would appear to me those findings are supported by the record, but it is Council's judgment that matters in this situation.

Attachment 5

2300 Maitland Center Parkway, Suite 100, Maitland, FL 32751
T: (407) 622-1772 W: SHEPARDFIRM.COM

BRYAN NELSON

Page: 1
 04/09/2024
 Account No: 6484-28009
 Invoice No: 499022

ETHICS 23-253

Fees

			Hours		
03/13/2024	MH	Conferred by telephone with Bryan Nelson re ethics complaint / representation / investigative interview; reviewed email memorandum from Bryan Nelson re same; reviewed Complaint No. 23-253; prepared letter to Kerri Stillman (Ethics) re representation;	0.50		
03/19/2024	MH	Reviewed materials forwarded by Bryan Nelson re Ethics complaint / investigative interview; received telephone calls re same; prepared email memoranda to Bryan Nelson re same; attended investigative interview via ZOOM; conferred by telephone with Bryan Nelson re same; reviewed email memorandum from Stacy VanCamp re same; prepared letter to Kerrie Stillman (Ethics) re representation;	1.80		
	MH	Reviewed email memorandum from Stacy VanCamp re September 21, 2023 notice of meeting of Apopka City Council to discuss Next Step Foundation;	0.10		
03/22/2024	MH	Received telephone call from Bryan Nelson re status / developments / strategy;	0.10		
		For Current Services Rendered	<u>2.50</u>	<u>812.50</u>	

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
MARK HERRON	2.50	\$325.00	\$812.50

Total Current Work	812.50
Balance Due	<u>\$812.50</u>
Please Remit	<u>\$812.50</u>

850-201-5234



*Paid
5-10-24
Discard*

MESSER CAPARELLO, P.A.
2618 CENTENNIAL PLACE
TALLAHASSEE, FLORIDA 32308
TELEPHONE (850)222-0720
E.I.N. 59-2921100

BRYAN NELSON

Page: 1
05/08/2024
Account No: 6484-2800E
Invoice No: 499383

ETHICS 23-253

Fees

			Hours	
04/12/2024	MH	Received telephone call from Bob Malone (Ethics) re follow-up inquiries; prepared email memorandum to Bryan Nelson re same; conferred by telephone with Bryan Nelson re responses to same;	0.30	
04/13/2024	MH	Prepared email memorandum to Bob Malone (Ethics) re responses to follow-up inquiries;	0.30	
04/19/2024	MH	Conferred by telephone with Bryan Nelson re response to Report of Investigation;	0.10	
		For Current Services Rendered	0.70	227.50

	Recapitulation			
<u>Timekeeper</u>		<u>Hours</u>	<u>Rate</u>	<u>Total</u>
MARK HERRON		0.70	\$325.00	\$227.50

Total Current Work	227.50
Previous Balance	\$812.50

Balance Due

\$1,040.00

Please Remit

\$1,040.00

ALL INVOICES DUE UPON RECEIPT.
TO PAY ONLINE USE THE FOLLOWING LINK:
<https://messercaparello.securepayments.cardpointe.com/pay?total=0.00>
THANK YOU FOR YOUR PROMPT PAYMENT.

MESSER CAPARELLO, P.A.
 2618 CENTENNIAL PLACE
 TALLAHASSEE, FLORIDA 32308
 TELEPHONE (850)222-0720
 E.I.N. 59-2921100

BRYAN NELSON

Page: 1
 06/12/2024
 Account No: 6484-28009
 Invoice No: 499657

ETHICS 23-253

Fees

			Hours	
06/03/2024	MH	Returned telephone call to Bryan Nelson re status of probable cause hearing; prepared response to Advocate's Recommendation re same;	0.30	
06/07/2024	MH	Prepared for and attended probable cause hearing; prepared email memorandum to Bryan Nelson re same;	1.00	
06/12/2024	MH	Reviewed email memoranda / telephone message from Bryan Nelson requesting final billing; prepared email memoranda to Millie Fulford (Ethics) requesting Final Order dismissing complaint; reviewed email memorandum from Millie Fulford re same; prepared email memorandum to Bryan Nelson re same;	0.20	
		For Current Services Rendered	1.50	<u>487.50</u>

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
MARK HERRON	1.50	\$325.00	\$487.50

Total Current Work 487.50

Previous Balance \$1,040.00

Payments

05/10/2024 Payment Received, Thank You. -1,040.00

Balance Due \$487.50

Please Remit \$487.50

**ALL INVOICES DUE UPON RECEIPT.
 TO PAY ONLINE USE THE FOLLOWING LINK:
<https://messercaparello.securepayments.cardpointe.com/pay?total=0.00>
 THANK YOU FOR YOUR PROMPT PAYMENT.**

MESSER CAPARELLO, P.A.
2618 CENTENNIAL PLACE
TALLAHASSEE, FLORIDA 32308
TELEPHONE (850)222-0720
E.I.N. 59-2921100

BRYAN NELSON

Page: 1
06/12/2024
Account No: 6484

PLEASE INCLUDE THIS PAGE WITH PAYMENT

Previous Balance	Fees	Expenses	Advances	Payments	Balance
6484-28009 ETHICS 23-253 1,040.00	487.50	0.00	0.00	-1,040.00	<u>\$487.50</u>

**ALL INVOICES DUE UPON RECEIPT.
TO PAY ONLINE USE THE FOLLOWING LINK:
<https://messercaparello.securepayments.cardpointe.com/pay?total=0.00>
THANK YOU FOR YOUR PROMPT PAYMENT.**

Payment Confirmation 499383

From: Messer Caparello P.A. (messercaparello@corecommerce.com)

To: hobogator@aol.com

Date: Friday, May 10, 2024 at 01:27 PM EDT

##LOGO##

Thanks Bryan, here is an email confirmation of your payment.

Payment Info

Total Amount: \$1040.00

Invoice Number: 499383

Customer#: BryanNelson

Payment Info: Discover **** 3501 (10/2027)

Transaction ID: 131971048439

Billing Info

Bryan Nelson

Bryan Nelson

1157 Oakpoint Circle

Apopka FL 32712-3728

US

4079633850

hobogator@aol.com

Stacy VanCamp

From: DEBBIE NELSON <hobogator@aol.com>
Sent: Thursday, June 13, 2024 10:42 AM
To: Stacy VanCamp
Subject: Fwd: CardConnect HPP Payment Confirmation 499657

CAUTION: This Email originated from a source outside the City of Apopka. Do not click on links or open attachments unless you recognize the sender and you know the content is safe.

Begin forwarded message:

From: messercaparello@corecommerce.com
Date: June 12, 2024 at 6:12:44 PM EDT
To: hobogator@aol.com
Subject: CardConnect HPP Payment Confirmation 499657
Reply-To: messercaparello@corecommerce.com

##LOGO##

Thanks Bryan, here is an email confirmation of your payment.

Payment Info

Total Amount: \$487.50
Invoice Number: 499657
Customer#: 6484-28009
Payment Info: Discover **** 3501 (10/2027)
Transaction ID: 164355465563

Billing Info

Nelson
Bryan Nelson
1157 Oakpoint Circle
Apopka FL 32712-3728
US
4079633850
hobogator@aol.com



BRYAN F NELSON, DEBBIE NELSON
 Acct. Ending 3501
 1157 OAKPOINT CIR, APOPKA, FL, 32712-3728
 (000)000-0000

Transaction Details

Trans. Date	Description	Amount	Category
05/10/24	MESSER CAPARELLO, P.A. 850-222-0720 FL	\$1,040.00	Services
	MESSER CAPARELLO, P.A.		
	2618 CENTENNIAL PLACE, FL 32308		
	850-222-0720		
	Post Date	Friday, May 10, 2024	
	Transaction Date	Friday, May 10, 2024	
	Merchant Category	LEGAL SERVICES, ATTORNEY	
	Purchase Method	ONLINE	
	Point Of Sale Zip Code	32308	
	Phone Number	8502220720	

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City of Apopka CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)

Item #: 7.

Meeting Date: June 19, 2024

Department: Legal Department

SUBJECT:

Rescinding Censure of Mayor Nelson

REQUEST:

Consider Mayor Nelson's request to rescind his censure by City Council

SUMMARY:

The Commission on Ethics sent a letter dated October 26, 2023, to Mayor Bryan Nelson that a complaint was filed by Kelley Butcher regarding the Mayor. Attached to the correspondence was a copy of Ms. Butcher's complaint which also mentioned and included a copy of Mayor Nelson's censure by City Council over statements he made about Attorney Rodriguez's employment status.

The Commission on Ethics met on June 7, 2024, and adopted the Advocate's Recommendation of "no probable cause," and dismissed the complaint filed against Mayor Nelson.

Mayor Nelson is requesting that Resolution No. 2023-20 concerning his censure be rescinded considering the Commission on Ethics' decision.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Council Pleasure

ATTACHMENTS:

1. Commission on Ethics Complaint No. 23-253
2. Advocate's Recommendation (2)
3. Resolution No. 2023-20 City Council Censure
4. Portion of August 2 2023 Minutes relating to censure



Ashley Lukis
Chair
Michelle Anchors
Vice Chair
William P. Cervone
Tina Descovich
Freddie Figgers
Luis M. Fusté
Ed H. Moore
Wengay M. Newton, Sr.

State of Florida
COMMISSION ON ETHICS
P.O. Drawer 15709
Tallahassee, Florida 32317-5709
325 John Knox Road
Building E, Suite 200
Tallahassee, Florida 32303

Kerrie J. Stillman
Executive Director
Steven J. Zuilkowski
*Deputy Executive Director/
General Counsel*
(850) 488-7864 Phone
(850) 488-3077 (FAX)
www.ethics.state.fl.us

"A Public Office is a Public Trust"

October 26, 2023

BRYAN NELSON
120 E. MAIN STREET
APOPKA, FL 32703

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Confidential

RE: Complaint No. 23-253, In re BRYAN NELSON

Dear BRYAN NELSON:

The above-captioned complaint, recently received in the office of the Commission on Ethics, is being transmitted to you pursuant to the requirements of Section 112.324, Florida Statutes. This office will forward all future correspondence in this matter to you at the above-listed mailing address unless otherwise notified of a change in your address. This transmittal is a routine administrative requirement which should not be construed as an approval, disapproval, or judgment of the complaint, either as to its terminology or merits.

Please note that this complaint, as well as all of the Commission's proceedings and records relating to the complaint, remain confidential either until you make a written request to the Commission that such records be made public or until the complaint reaches a stage in the Commission's proceedings where it becomes public. Unless we receive a written waiver of confidentiality from you, our office is not free to release any documents or to comment on this complaint to members of the public or the press, so long as the complaint remains in a confidential stage. The Commission's procedures on confidentiality do not govern the actions of the complainant or the respondent.

The following information is submitted to aid you in understanding the review that a complaint may go through under the Commission's rules. The first stage in our complaint process is a determination of whether the allegations of the complaint are legally sufficient, that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. If the complaint is found not to be legally sufficient, the Commission will order that the complaint be dismissed without investigation and all records relating to the complaint will become public at that time.

BRYAN NELSON

Page 2

October 26, 2023

If the complaint is legally sufficient but pertains solely to allegations of errors or omissions in financial disclosure forms, a determination will be made as to whether the error(s) or omissions(s) are significant to investigate. If the error(s) or omissions(s) are determined to be minor or inconsequential, you will be so notified and will be given 30 days in which to correct the error(s) or omission(s). If the correction is made, the complaint will be dismissed. If no correction is made, the complaint will advance to the next step in the process.

If the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The next stage of the Commission's proceedings involves the preliminary investigation of the complaint and a decision by the Commission of whether there is probable cause to believe that there has been a violation of any of the ethics laws. If the complaint is investigated, you and the complainant will be given an opportunity to speak with the investigator. You also will be sent a copy of our investigative report prior to any action by the Commission and will be given the opportunity to respond to the report in writing.

If the Commission finds that there is no probable cause to believe that there has been a violation of the ethics laws, the complaint will be dismissed and will become public at that time.

If the Commission finds that there is probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and enters the last stage of proceedings, which requires that the Commission decide whether the law actually was violated and, if so, whether a penalty should be recommended. At this stage, you have the right to request a public hearing (trial) at which evidence would be presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

You are entitled to be represented by legal counsel during our proceedings. Upon written request, documents and notices regarding the complaint will be provided to your attorney.

If you are unfamiliar with the ethics laws and the Commission's responsibilities, I encourage you to access our website at www.ethics.state.fl.us, where you will find publications, rules, and other information. If there are any questions concerning this complaint or the procedures being followed by the Commission, please feel free to contact Ms. Millie Fulford, our Complaint Coordinator, at (850) 488-7864.

Sincerely,



Kerrie J. Stillman
Executive Director

Enclosure

cc: KELLEY BUTCHER, Complainant



Florida Commission on Ethics
 P. O. Drawer 15709, Tallahassee, Florida 32317-5709
 "A Public Office is a Public Trust"

FLORIDA
 COMMISSION ON ETHICS

OCT 24 2023

RECEIVED
 ORIGINAL

COMPLAINT
23-253

1. PERSON BRINGING COMPLAINT:

Name: Kelley Butcher Telephone Number: 407-717-7100
 Address: 761 Plymouth Sorrento Rd
 City: Apopka County: Orange State: FL Zip Code: 32712

2. PERSON AGAINST WHOM COMPLAINT IS BROUGHT:

Use a separate complaint form for each person you wish to complain against:

Name: Mayor Bryan Nelson Telephone Number: 407-703-1700
 Address: 120 E Main Street
 City: Apopka County: Orange Zip Code: 32703
 Title of office or position held or sought: Mayor

3. STATEMENT OF FACTS:

Please provide a full explanation of your complaint, describing the facts and the actions of the person named above and why you believe he or she violated the law. Include relevant dates and the names and addresses of persons whom you believe may be witnesses. Please do not submit more than 15 pages, including this form. Please do not submit video or audio tapes, CDs, DVDs, flash drives or other electronic media; such material will not be considered part of the complaint and will be returned.

4. OATH

I, the person bringing this complaint, do swear or affirm that the facts set forth in the foregoing complaint and attachments thereto are true and correct to the best of my knowledge and belief.

STATE OF Florida
 COUNTY OF Orange

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 13 day of October, 2023, by Kelley Butcher
 (name of person making statement)

Kelley Butcher
 SIGNATURE OF COMPLAINANT

April K. Bell
 (Signature of Notary Public)

April K. Bell
 (Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification
 Type of Identification Produced: DL

B326-S04-72-646-C



CEP Form 5000 Effective January 1, 2017
 Incorporated by reference in Rule 34-7.010(1)(b), F.A.C.

Ethics Complaint Mayor Bryan Nelson

Commissioners Kyle Becker and Nick Nesta accused Mayor Bryan Nelson of misleading them about the employment status of the former city attorney between May and June. The pair were joined by Commissioner Diane Velazquez, who agreed with their statements.

Back in April, the three commissioners voted to fire the attorney because of firefighter Austin Duran's on-duty death in 2022. However, Nelson refused to carry out the firing, arguing that his position as a "strong mayor" meant he had to sign off on all personnel decisions.

The attorney announced his resignation during a council meeting one month later.

"I fear that I can no longer ethically represent this council," he said to applause.

However, commissioners later uncovered the attorney remained on the city's payroll far after that. Nelson confirmed to Nesta that the attorney wasn't employed by the city "as of today" during the city's June 7 meeting.

Nesta then confronted Nelson on June 21, revealing the attorney remained on the payroll.

"I don't know what the term for it is," Nesta said at the time. "It seems like theft."

The attorney's employment ended the next day.

Becker, brought the censorship resolution up during Wednesday's meeting, citing the June 7 comment by Nelson as a misrepresentation of the facts.

Nelson defended himself to commissioners by saying they themselves weren't being accurate. He explained that the attorney agreed to remain on staff during a transition period, despite not showing up to council meetings.

"Did I say he resigned? Yes," Nelson said during a follow-up interview, acknowledging his mistake. "He was instrumental in a couple of candidates he's helped us interview and he's done some work for us."

Apopka commissioners voted Wednesday to hire an outside law firm to represent them in the future. Commissioners were poised to vote to censure Nelson immediately, they decided to wait until August to give them time to review the video footage of each meeting, as well as comply with Florida law.

If their vote passes, little would change, as the vote is mostly political and ceremonial.

While in his Campaign he said he would work for half the salary and give back to Apopka (he gave himself a raise)

He remains owner and active in Nelson Insurance that he is working from his home.

He has blocked me on his Mayor of Apopka Facebook page Refuses to respond to emails. Refuses to remove Fire Chief and other City employees for the Death of a fire fighter. Will Sanchez committed insurance fraud by having his niece on his city insurance as well pocketing money for bills and then the City wrote them off.

Nelson is seen in around town Drinking and Driving falls asleep at meetings, Nelson lacks leadership and Apopka is suffering. There is a lot of Negligence due to his lack of doing his job and this has left the door open for multiple lawsuits.

A recall was started but failed to get enough signatures but came close.

1. STATEMENT OF GROUNDS FOR RECALL

We, the electors of the City of Apopka, recall Mayor Bryan Nelson due to Malfeasance, Misfeasance and Incompetence. Bryan Nelson lied about- 1) Serving as Mayor for half salary; 2) Firing the former Fire Chief; 3) Firing long term employees who disagree with him, or who supported his former political opponent ; 4) new Affordable Housing Development in the City Center, 5) the death of a young firefighter, and the safety committee that was supposed to investigate same; 6) the water quality, backflow preventers and the fine assessed by Fla. DEP; 7) Encourages City employees to withhold public records; He refuses to hold anyone accountable for the death of Austin Duran; continues to reward those responsible for the lack of proper training for firefighters; manipulated a city council election; continues to involve himself in the Rock Springs Ridge matter; refuses to properly fund or provide for first responders; uses City Resources to punish those that oppose or question him; argues against hiring needed first responders; Ignores the council and the public; permits employees to disrespect members of the public and the council; ignores provisions of the charter; wants to be dictator.

He refers to citizens as the Peanut Gallery and tells us to go back to our corner, it has been reported Nelson is mixing prescription pills with alcohol that clearly state not do that. He does not hold anyone accountable for anything and promotes city personnel for inappropriate conduct. He is using City resources and funds to hold a meeting for his Foundation Next Step Foundation and is also trying to give his foundation city owned land at no cost. The Next Step Foundation should not be holding meetings with city staff and building being paid for by the city just because he is the mayor, that is Abuse of Power.

Nelson also participated in Election Fraud and Ballot Harvesting to win the position he has now. We need help and we need Nelson removed. Employee badges expired by over 1 year, I personally reported that to be taken care of.

We are still not DEP complaint (Dec 2021 agreement time table for inspections) back flow preventers .We have missing money form our budget, City employees sending private part pictures out and Bryan Nelson is not doing anything all this falls on him as the Head of the city.

We ask that Bryan Nelson be removed from the City of Apopka as Mayor

MAY 06 2024

**BEFORE THE
STATE OF FLORIDA
COMMISSION ON ETHICS**

RECEIVED

CONFIDENTIAL

In re: Bryan Nelson,

Respondent.

Complaint No.: 23-253

ADVOCATE'S RECOMMENDATION

The undersigned Advocate, after reviewing the Complaint and Report of Investigation filed in this matter, submits this Recommendation in accordance with Rule 34-5.006(3), F.A.C.

RESPONDENT/COMPLAINANT

Respondent, Bryan Nelson, served as the mayor of Apopka, Florida. Complainant is Kelley Butcher of Apopka, Florida.

JURISDICTION

The Executive Director of the Commission on Ethics determined that the Complaint was legally sufficient and ordered a preliminary investigation for a probable cause determination as to whether Respondent violated Article II, Section 8(h)(2), Florida Constitution, and Section 112.313(6), Florida Statutes. The Commission on Ethics has jurisdiction over this matter pursuant to Section 112.322, Florida Statutes.

The Report of Investigation was released on April 16, 2024.

ALLEGATION ONE

Respondent is alleged to have violated Section 112.313(6), Florida Statutes, by using his position to secure a special privilege, benefit, or exemption for himself and/or another.

APPLICABLE LAW

Section 112.313(6), Florida Statutes, provides as follows:

MISUSE OF PUBLIC POSITION. No public officer, employee of an agency, or local government attorney shall corruptly use or attempt to use his or her official position or any property or resource which may be within his or her trust, or perform his or her official duties, to secure a special privilege, benefit, or exemption for himself, herself, or others. This section shall not be construed to conflict with s. 104.31.

The term “corruptly” is defined by Section 112.312(9), Florida Statutes, as follows:

“Corruptly” means done with a wrongful intent and for the purpose of obtaining, or compensating or receiving compensation for, any benefit resulting from some act or omission of a public servant which is inconsistent with the proper performance of his or her public duties.

In order to establish a violation of Section 112.313(6), Florida Statutes, the following elements must be proved:

1. Respondent must have been a public officer or employee.
2. Respondent must have:
 - a) used or attempted to use his or her official position or any property or resources within his or her trust,
 - or
 - b) performed his or her official duties.
3. Respondent’s actions must have been taken to secure a special privilege, benefit or exemption for him- or herself or others.
4. Respondent must have acted corruptly, that is, with wrongful intent and for the purpose of benefiting him- or herself or another person from some act or omission which was inconsistent with the proper performance of public duties.

ANALYSIS

Respondent serves as the mayor of Apopka. (ROI 15) Respondent advised that three members of the City Council were unhappy with advice provided by then-City Attorney Michael Rodriguez concerning a lawsuit filed against the City. (ROI 15)

Human Resources Director Joseph Patton advised that Rodriguez was an employee of the City who was supervised by Respondent and the City Administrator. (ROI 11) Rodriguez did not have an employment agreement while working for the City. (ROI 11)

At the April 5, 2023 City Council meeting, City Commissioner Kyle Becker made a motion to terminate City Attorney Michael Rodriguez because of his alleged unprofessional interaction with the City Council. (ROI 4) The motion passed with a 3-2 vote with Respondent and City Commissioner Alexander Smith dissenting. (ROI 4)

At the April 19, 2023 City Council meeting, Commissioner Becker asked why Rodriguez was still employed by the City after the Council's vote to terminate his employment. (ROI 5) In response, Respondent opined that the City Charter requires him (because of the City's strong mayor form of government) to agree with the termination, and he said he did not agree with the action taken by the majority of the Commissioners. (ROI 5) Respondent believed that his vote to not terminate Rodriguez effectively kept him (Rodriguez) employed with the City. (ROI 15) Commissioner Becker made a motion to challenge Respondent's opinion and seek a declaratory judgment from a third party. (ROI 5) The motion passed 4-1 with Respondent dissenting. (ROI 5)

At the May 3, 2023 City Council meeting, Commissioner Becker stated that he would seek other legal advice regarding Respondent's interpretation of the City Charter. (ROI 6) During the meeting, Rodriguez said that he had serious concerns about the direction the Council was taking

and would tender his resignation because he could no longer ethically represent the Council. (ROI 6) Rodriguez further stated that he would make arrangements with the Human Resources Director to finalize the matter. (ROI 6) This was the last meeting attended by Rodriguez as the City Attorney. (ROI 6)

On May 4th, Rodriguez submitted a letter of resignation and a “Separation Agreement and General Release” to Respondent. (ROI 19, Exhibits A, D) The document had an effective termination date of June 7, 2023 and specified 20 weeks of severance pay. (ROI 19) Respondent advised that he never signed this version of the agreement because he believed it would be better to keep Rodriguez employed with the City and have him “clean-up some community development issues” rather than pay him 20 weeks of severance pay. (ROI 19) While acknowledging Rodriguez did not have an employment contract with the City and never threatened to sue the City, Respondent was concerned Rodriguez might file a lawsuit. (ROI 19)

Following his May 4th resignation, Respondent allowed Rodriguez to work from home because he did not want to interact with the Commissioners who voted to terminate him. (ROI 19, 21) Respondent instructed Rodriguez to take calls from the City’s Community Development Department but acknowledged that he (Respondent) did not monitor Rodriguez’s work and is not certain which what tasks were performed other than assisting Respondent with City Attorney applicants. (ROI 19)

At the May 17, 2023 City Council meeting, when asked by Commissioner Diane Velazquez if the Council would be operating without an attorney until a replacement could be found, Respondent stated, “Yes.” (ROI 7)

At the June 7, 2023 City Council meeting, Commissioner Nick Nesta asked for an update on the search for a new City Attorney. (ROI 8) Respondent responded by saying he interviewed

two applicants and had an additional applicant scheduled for an interview the following week. (ROI 8) Commissioner Nesta asked for clarification whether Mr. Rodriguez was no longer employed by the City, and the Respondent said, "as of today." (ROI 8)

At the June 9, 2023 City Council meeting, Commissioner Nesta asked if Rodriguez was still employed with the City to which Respondent confirmed that Rodriguez was still employed. (ROI 9) Commissioner Becker asked how that was possible since Rodriguez resigned during the May 3rd meeting and considering that Respondent told the Council at the June 7th meeting that Rodriguez's employment ended on that day. (ROI 9) In response, Respondent answered that Rodriguez was still employed because he (Respondent) had not signed the separation agreement. (ROI 9) Commissioners questioned why Rodriguez would have a separation agreement when he voluntarily resigned. (ROI 9) A Commissioner stated Rodriguez had not responded to emails. (ROI 9) Another Commissioner asked why Rodriguez had not attended the last three City Council meetings to which Respondent responded that Rodriguez did not want to have further contact with the Council. (ROI 9) Respondent informed the Council that Respondent had been performing work for the Community Development Department. (ROI 9) He also informed the Council that Rodriguez had been receiving his salary during the period of time between May 3rd through June 21st and that his separation agreement would pay Rodriguez 10 weeks of severance pay. (ROI 9)

At the August 2, 2023 City Council meeting, the City Council voted 3-1 to censure Respondent noting he misled the City Council and the citizens of Apopka by making untruthful public comments regarding the City Attorney's employment status. (ROI 10) Respondent cast the dissenting vote concerning the censure. (ROI 10)

After Respondent and Rodriguez's meeting on or around May 4th, Respondent told HR Director Patton and Interim City Administrator Charles Vavrek that he had reviewed the separation

agreement provide by Rodriguez and that he (Respondent) did not agree with Rodriguez's request for 20 weeks of severance pay without Rodriguez performing any work for the City. (ROI 11, 14)

HR Director Patton and City Administrator Vavrek advised that they had never reviewed any separation agreement until after it was finalized. (ROI 12, 14) On June 19th, HR Director Patton's office received a separation agreement that specified a July 7, 2023 termination date and 13 weeks of severance pay. (ROI 12, Exhibit B) HR Director Patton advised that Respondent and Rodriguez changed the effective termination date to June 22, 2023 by crossing out the July 7th date after being questioned about Rodriguez's status of employment at the June 21st meeting. (ROI 12) Rodriguez was paid 13 weeks of severance pay which equaled \$36,848.24. (ROI 13)

Complainant alleges that Respondent refused to terminate the employment of Rodriguez after the City Council voted to terminate his employment. (ROI 2) It is further alleged Respondent confirmed to the City Council Rodriguez had been terminated when he (Respondent) knew Rodriguez was still on the City's payroll. (ROI 2)

The Charter for the City of Apopka notes that the City uses a Mayor-Council form of government. Article II, Section 2.04, notes in pertinent part:

The mayor shall be the chief executive officer of the city and shall be responsible to the electorate for the administration of all city affairs placed in his/her charge by or under this Charter. The mayor shall:

- (a) Appoint, and, when the mayor deems it necessary for the good of the city, suspend or terminate all city employees and appointive administrative officers provided for by or under this Charter. Department heads shall be appointed by the mayor and ratified by the city council. The mayor may authorize any administrative officer who is subject to the mayor's direction and supervision to exercise these powers with respect to subordinates in that officer's department, office, or agency.

Article II, Section 2.06, of the City Charter notes:

No city commissioner shall in any manner dictate the appointment or removal of any city employee, nor shall a city commissioner give orders to any employee other than orders by action of the city council to the city clerk and/or city attorney. Nothing herein shall be construed to deny a city commissioner access to records or information maintained by city employees.

Article III, Section 3.01, of the City Charter notes:

The city clerk and city attorney shall be appointed by the mayor and ratified by the city council. The city clerk and city attorney shall serve at the pleasure of the mayor and the city council.

(ROI 16-18)

Respondent provided opinions from four attorneys: John J. Anastasio, who provided an opinion on May 10, 2023; then-City Attorney Rodriguez, who provided an opinion on May 16, 2023; William M. Spicola, who provided an opinion on June 14, 2023; and current Apopka City Attorney Cliff Shepard, who provided an opinion on July 19, 2023. (ROI 15, Exhibit C) All four of the above-referenced attorneys unanimously opined that, according to the City Charter, the termination of the City Attorney's employment could only occur by a majority vote of the City Council, with the concurrence of the Mayor. (ROI 15, Exhibit C)

Respondent advised that he agreed to 13 weeks of severance pay for Rodriguez, "partly for the work he had done, partly because he had been treated so poorly [by the City Council], and partly because I didn't want, you know, I was hoping he would get a job that he could move into so we wouldn't be, he wouldn't file a lawsuit against us." (ROI 20) Respondent acknowledged that at the June 7th City Council meeting, he told the City Council that Rodriguez was no longer employed with the City. (ROI 20) He advised that he made that statement in error because he did not recall he had not, at the time, signed Rodriguez's separation agreement. (ROI 20)

Rodriguez advised that it was his idea to submit the separation agreement that specified 20 weeks of severance pay to which Respondent agreed. (ROI 21) After Respondent informed

Rodriguez that he had “political heartburn” about the 20 weeks of severance pay, Rodriguez drafted a second agreement which specified 13 weeks of severance pay. (ROI 21) Rodriguez confirmed that the termination date changed because of the June 21st reaction of the City Council regarding his continued employment. (ROI 21)

While the April 5th vote to terminate may not have been able to effectuate the termination of Rodriguez’s employment, his May 4th resignation should have. On May 3rd, Rodriguez informed the City Council, including Respondent, of his intention to resign and provide the written resignation on May 4th. Even after providing his letter of resignation, Respondent continued to withhold the truth of the nature of Rodriguez’s employment from the City Council during meetings and therefore withheld this information from the public. This action is puzzling. However, the question lies in whether Respondent had a wrongful intent or did he maintain his belief that he had the ultimately authority regarding the employment of the City Attorney?

While the attorney opinions offered by Respondent were received after his acts to not terminate Rodriguez before and after his resignation, they appear to confirm his belief that he held the ultimate authority regarding when the end of employment occurred for Rodriguez. The element of corrupt intent is not present.

Also, Complainant alleges that Respondent used City resources to hold meetings for the Next Step Foundation, Inc. (Foundation) which Complainant describes as Respondent’s Foundation. (ROI 2, 23) Complainant further alleges the Respondent has made efforts to convey City-owned property to the Next Step Foundation at no cost. (ROI 2)

The Foundation is a not-for-profit organization that was incorporated on June 5, 2018. (ROI 24) The Foundation’s Articles of Incorporation provide, “The purpose of the Corporation is to aid the people of Apopka Florida and surrounding communities who are impoverished by

establishing, maintaining and staffing facilities to meet physical, emotional and spiritual needs.” (ROI 24) Respondent is listed as one of three Directors and one of seven corporate officers for the Foundation. (ROI 24) Respondent is not paid for his service on the Foundation’s Board nor does he have any ownership interest in the Foundation. (ROI 27, 30)

Specifically, Complainant alleges that the Foundation held a meeting at City Hall on September 21, 2023. (ROI 23) City Clerk Susan Bone advised that Respondent asked her to publicly notice a September 21, 2023 “unofficial” City Council meeting because he knew other Commissioners were attending the Foundation’s September 21st meeting to discuss issues concerning the Foundation and asked her to attend to the take minutes in relation to a concern about Sunshine Law issues. (ROI 26, 27) City Commissioners Kyle Becker, Diane Velazquez, Alexander Smith, and Respondent were present. (ROI 25)

At the September 21st meeting, David Schorejs, the Pastor of the Apopka First Baptist Church, spoke to the City Commissioners about the need for a centralized resource center to focus on the homeless in Apopka. (ROI 25) He requested the City Council offer vacant City-owned property located at 207 East 8th Street, by either gifting it to the Foundation, setting a fair purchase price, or a lease option with a low annual cost. (ROI 25) Respondent spoke briefly about the possibility of obtaining funding from County, State, and Federal sources. (ROI 25) Respondent also spoke in favor of centralizing services for the homeless but did not make any comments during the meeting specifically about donating City-owned property to the Foundation. (ROI 25)

Respondent opined that the meeting served a public purpose to citizens because it provided a forum for the City Council to discuss centralizing services for the City’s homeless community. (ROI 27) He advised that the Foundation held its monthly Board meeting in the Mayor’s conference room prior to the September 21st meeting. (ROI 27) Respondent advised that no City

staff were utilized during the Board meetings. (ROI 27) He advised the only other private entity he is aware of having used the facilities at City Hall was the Miss Apopka Organization which used City Hall to hold contestant interviews. (ROI 27)

City Attorney Shepard advised that he is unaware of any City policy that would prohibit the September 21st Foundation meeting. (ROI 28) He advised that it could set a precedent for other private entities to request use of City Hall for meetings. (ROI 28)

Specifically, Complainant alleges the City Council discussed and Respondent advocated for donating City-owned property to the Foundation. (ROI 23) Respondent acknowledged he has advocated for the City to lease City-owned property to the Foundation to serve the homeless. (ROI 29) However, he noted the matter has never come before the City Council for a vote, and, if it did, he said he would abstain from voting. (ROI 29)

Regarding the Foundation, there is insufficient to reflect a violation of the statute as alleged. The use of City Hall was used to address homelessness could be considered a public purpose. The matter issue of giving City-owned property to the Foundation was merely a discussion to which Respondent has not taken an affirmative action.

Therefore, based on the evidence before the Commission, I recommend that the Commission find no probable cause to believe that Respondent violated Section 112.313(6), Florida Statutes.

ALLEGATION TWO

Respondent is alleged to have violated Article II, Section 8(h)(2), Florida Constitution, by using his position to obtain a disproportionate benefit for himself and/or another.

APPLICABLE LAW

Article II, Section 8, provides as follows:

Ethics in government.—A public office is a public trust. The people shall have the right to secure and sustain that trust against abuse. To assure this right:

(h)(1) A code of ethics for all state employees and nonjudicial officers prohibiting conflict between public duty and private interests shall be prescribed by law.

(2) A public officer or public employee shall not abuse his or her public position in order to obtain a disproportionate benefit for himself or herself; his or her spouse, children, or employer; or for any business with which he or she contracts; in which he or she is an officer, a partner, a director, or a proprietor; or in which he or she owns an interest.

ANALYSIS

The underlying facts and circumstances relating to this allegation are contained above in Allegation One. See Analysis in Allegation One.¹

Therefore, based on the evidence before the Commission, I recommend that the Commission find no probable cause to believe that Respondent violated Article II, Section 8(h)(2), Florida Constitution.

RECOMMENDATION

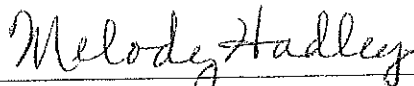
It is my recommendation that:

1. There is no probable cause to believe that Respondent violated Section 112.313(6), Florida Statutes, by using his position to secure a special privilege, benefit, or exemption for himself and/or another.

2. There is no probable cause to believe that Respondent violated Article II, Section 8(h)(2), Florida Constitution, by using his position to obtain a disproportionate benefit for himself and/or another.

¹ In CEO 19-23, the Commission expounded on the intent requirement of the Constitutional amendment, noting that it is “highly similar, if not identical,” to the intent required to show a violation of Section 112.313(6) because both the rule and the amendment “require an act or omission committed with a ‘wrongful intent’ and for the purpose of obtaining a result ‘inconsistent with the proper performance’ of one’s public duties.”

Respectfully submitted this 6th day of May, 2024



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CEO 19-23—October 30, 2019

ABUSE OF PUBLIC POSITION**ARTICLE II, SECTION 8(h)(2), FLORIDA CONSTITUTION**

To: Gigi Rollini, Esq., Attorney for the Bay Laurel Center Community Development District (Ocala)

SUMMARY:

Advice is provided to members of the board of supervisors of a community development district concerning the prohibition found in Article II, Section 8(h)(2), Florida Constitution, as implemented by Rule 34-18.001, Florida Administrative Code. Referenced is CEO 82-32.

QUESTION:

Will members of the board of supervisors of a community development district acting in a manner fully compliant with the requirements of Chapters 112 and 190, Florida Statutes, as well as all other applicable statutes and ordinances, be considered to have abused their position to obtain a disproportionate benefit, as prohibited by Article II, Section 8(h)(2), Florida Constitution?¹

Under the circumstances presented, your question is answered in the negative, provided they do not engage in coercive, intimidating, or similarly abusive conduct on behalf of themselves or others.

In your letter of inquiry and additional information provided to our staff, you state you are bringing this inquiry on behalf of the Bay Laurel Center Community Development District's Board of Supervisors. You relate the District is a local unit of special purpose government and derives its authority from Chapter 190, Florida Statutes (Community Development Districts), as well as from Marion County ordinances. You state the District, the service area of which you approximate covers over 13,000 acres, is responsible for storing, processing, delivering, and distributing water, wastewater, and reclaimed water to its residents and commercial customers.

Your specific inquiry deals with the recent amendment ("Amendment 12") to Article II, Section 8 of the Florida Constitution, specifically Article II, Section 8(h)(2), which states:

A public officer or public employee shall not abuse his or her public position in order to obtain a disproportionate benefit for himself or herself; his or her spouse, children, or employer; or for any business with which he or she contracts; in which he or she is an officer, a partner, a director, or a proprietor; or in which he or she owns an interest. The Florida Commission on Ethics shall, by rule in accordance with statutory procedures governing administrative rulemaking, define the term "disproportionate benefit" and prescribe the requisite intent for finding a violation of this prohibition for purposes of enforcing this paragraph. Appropriate penalties shall be prescribed by law.

In accordance with the language contained in the Constitutional prohibition, the Commission adopted Rule 34-18.001, Florida Administrative Code, which became effective on September 30, 2019. In Rule 34-18.001(2), the term "disproportionate benefit" is defined as "a benefit, privilege, exemption or result arising from an act or omission by a public officer or public employee inconsistent with the proper performance of his or her public duties." The Rule lists several factors the Commission should consider in determining whether a benefit, privilege, exemption, or result constitutes a "disproportionate benefit."² It then provides—in Rule 34-18.001(4)—the requisite intent needed to find a violation of the Constitutional prohibition, stating the public officer or public employee must have "acted, or refrained from acting, with a wrongful intent for the purpose of obtaining any benefit, privilege, exemption, or result from the act or omission which is inconsistent with the proper performance of his or her public duties."

You inquire about how Article II, Section 8(h)(2) will apply to the District's Board of Supervisors, which is comprised of five members. You relate the Board primarily is responsible for managing the District and that its duties include assessing and levying taxes and special assessments, approving budgets, exercising control over District properties, controlling the use of District funds, hiring and firing District employees, and financing improvements to the District. You indicate the District Board members are subject not only to the requirements of Chapter 190—which governs the operation of special districts such as community development districts—but also to those of the Code of Ethics for Public Officers and Employees (Part III, Chapter 112, Florida Statutes).

You question whether the District Supervisors could be found in violation of the prohibition in Article II, Section 8(h)(2) of the Florida Constitution, even if their conduct is in compliance with the provisions set forth in Chapters 190 and Part III, Chapter 112, Florida Statutes. Your concern stems from the fact that one of the Supervisors currently serving on the Board is employed by the District's developer, another Supervisor has an ownership interest in the developer, and three of the Supervisors are District customers. Considering this, you state many actions or votes taken by the Board will affect a District Supervisor or a business connected to a District Supervisor, and this effect may be greater than that experienced by others residing within the District who are not affiliated with the developer or who are not District customers.

In particular, you indicate the District has a licensing agreement with the developer who is affiliated with the two Supervisors. Under this agreement, the developer disposes of the byproducts of the District's wastewater treatment, such as biosolids and effluent. You state the District Board—including these two Supervisors—must vote at meetings held every other month to approve payment to the developer to dispose of the waste. Another example you provide of an imminent matter the District Board will face is that it sets the rates for water and wastewater services and these rates personally affect the three District Supervisors who are District customers. You foresee situations similar to these commonly arising before the District Board.

You state the statutory scheme developed for community development districts in Chapter 190 contemplates and permits individuals affiliated with a district developer—or individuals with a personal interest in the operation of the district—to serve as district supervisors. In particular, you emphasize Section 190.007(1), Florida Statutes, which states "[i]t shall not be a conflict of interest under chapter 112 for a board member or the district manager or another employee of the district to be a stockholder, officer, or employee of a landowner or of an entity affiliated with a landowner." See CEO 82-32 (recognizing and applying Section 190.007(1)).³

However, you inquire whether the District Supervisors may still be found in violation of the prohibition found in Article II, Section 8(h)(2) of the Florida Constitution, as implemented in Rule 34-18.001, Florida Administrative Code, even if their conduct is in full compliance with the ethical standards and conflict of interest exceptions found in Chapters 112 and 190. In particular, you ask whether their mere service as voting members of the Board may be enough to trigger a violation of the new Constitutional prohibition, considering they either are affiliated with a developer interfacing with the District or are District customers themselves.

By its very language, the prohibition in Article II, Section 8(h)(2) of the Florida Constitution is triggered only if public officers and public employees are acting in a manner contrary to the proper performance of their duties (i.e., engaging in abusive conduct). The prohibition requires not just conduct resulting in an out-of-proportion benefit to the public officer, public employer, or other enumerated recipient, but also that the public officer or public employee has abused his or her public position to obtain that benefit. Therefore, so long as a District Supervisor is acting in full compliance with all statutes and ordinances governing the operation of the District and his or her conduct as a public officer, an abuse of public position will not be present.

The language in Rule 34-18.001 further emphasizes this point. Rule 34-18.001(2) states the term "disproportionate benefit" encompasses only a benefit, privilege, exemption, or result that is "inconsistent with the proper performance" of a public officer's or public employee's public duties. In other words, if the benefit, privilege, exemption, or result arising from the public officer's or public employee's conduct is contemplated by and consistent with the standards governing his or her public conduct, a "disproportionate benefit" will not be present. And Rule 34-18.001(4) states the requisite intent needed to violate the Constitutional prohibition is a "wrongful intent" to obtain a benefit, privilege, exemption, or result "inconsistent with the proper performance" of a public officer's or public employee's public duties.

Applying this reasoning to your question, so long as a District Supervisor's actions—including service on the Board or voting—are consistent with the proper performance of his or her public duties, meaning in full compliance with all applicable statutes and ordinances, including Chapters 112 and 190, Florida Statutes, the Constitutional prohibition found in Article II, Section 8(h)(2) of the Florida Constitution will not be triggered. In

such a circumstance, the District Supervisor will not have abused his or her position with the requisite intent or obtained a "disproportionate benefit" as that term is defined in Rule 34-18.001.

Regarding the District Board's upcoming votes—in particular, the approval of the licensing agreement and the setting of water rates—assuming a Board Supervisor by voting will not violate any applicable provision in Chapters 112 or 190, he or she similarly will not have abused their position to obtain a disproportionate benefit under the Constitutional prohibition. However, again, this lack of abuse to obtain a disproportionate benefit is contingent on the Board Supervisors ensuring their votes comply with all applicable statutes and ordinances. For example, Chapter 190 alone will not insulate a Supervisor from a violation of the Constitutional prohibition if the Supervisor were to take a bribe or similar under—the—table money in exchange for action that otherwise would be in conformity with the provisions of Chapter 190.

To the extent you also inquire whether existing authority interpreting and defining Section 112.313(6), Florida Statutes, may be used to interpret and define the prohibition in Article II, Section 8(h)(2), we note first there are certain differences between the statutory provision and the Constitutional amendment. Section 112.313(6), Florida Statutes, states:

No public officer, employee of an agency, or local government attorney shall corruptly use or attempt to use his or her official position or any property or resource which may be within his or her trust, or perform his or her official duties, to secure a special privilege, benefit, or exemption for himself, herself or others.

The language of the statute differs from the amendment in that it is triggered not only when a "disproportionate benefit" results from misconduct by a public officer or public employee, but when a "special privilege, benefit, or exemption" of any degree results. Moreover, the language of the statute applies no matter who receives the "special privilege, benefit, or exemption," while the Constitutional amendment applies only when a "disproportionate benefit" is received by the public officer or public employee, his or her spouse, children, or employer, or a business with which he or she has an enumerated affiliation. Therefore, it cannot be said the amendment and the statute are identical.

However, the requisite intent needed to violate the amendment is highly similar, if not identical, to that of the statute. As previously described, the intent needed to violate the prohibition contained in Article II, Section 8(h)(2) is described in Rule 34-18.001(4), which states the public officer or public employee must have acted, or refrained from acting, "with a wrongful intent for the purpose of obtaining any benefit, privilege, exemption, or result from the act or omission which is inconsistent with the proper performance of his or her public duties." By comparison, the intent needed to violate the statute is found in Section 112.312(9), Florida Statutes, which states the term "corruptly," as used in Section 112.313(6), means conduct:

. . .done with a wrongful intent and for the purpose of obtaining, or compensating or receiving compensation for, any benefit resulting from some act or omission of a public servant which is inconsistent with the proper performance of his or her public duties.

Both the amendment and the statute require an act or omission committed with a "wrongful intent" and for the purpose of obtaining a result "inconsistent with the proper performance" of one's public duties. Therefore, the Commission's existing authority interpreting and clarifying the intent needed to violate Section 112.313(6) may be used as guidance deciding allegations or issues under the Constitutional amendment.⁴

Your question is answered accordingly.

ORDERED by the State of Florida Commission on Ethics meeting in public session on October 25, 2019, and **RENDERED** this 30th day of October, 2019.

Kimberly B. Rezanka, *Chair*

[1] While your inquiry contains three numbered questions, this opinion, while addressing each question, combines them into one general query.

[2] These factors are listed in Rule 34-18.001(3), Florida Administrative Code, which states the Commission must consider:

- (a) The number of persons, besides the public officer or public employee, his or her spouse, children, employer, or business with which he or she contracts, in which he or she is an officer, a partner, a director, or a proprietor, or in which he or she owns an interest, who will experience the benefit, privilege, exemption, or result;
- (b) The nature of the interests involved;
- (c) The degree to which the interests of all those who will experience the benefit, privilege, exemption, or result are affected;
- (d) The degree to which the public officer or public employee, his or her spouse, children, employer, or business with which he or she contracts, in which he or she is an officer, a partner, a director, or a proprietor, or in which he or she owns an interest, receives a greater or more advantageous benefit, privilege, exemption, or result when compared to others who will receive a benefit, privilege, exemption, or result;
- (e) The degree to which there is uncertainty at the time of the abuse of public position as to whether there would be any benefit, privilege, exemption, or result and, if so, the nature or degree of the benefit, privilege, exemption, or result must also be considered; and
- (f) The degree to which the benefit, privilege, exemption, or result is not available to similarly situated persons. As used in this chapter, "similarly situated persons" means those with a commonality or like characteristic to the public officer or public employee that is unrelated to the holding of public office or public employment, or a commonality or like characteristic to the public officer's or public employee's spouse, children, or employer, or to any business with which the public officer or public employee contracts, serves as an officer, partner, director, or proprietor, or in which he or she owns an interest.

[3] Similar exceptions for special districts are recognized in Chapter 112, such as Section 112.3143(3)(b), Florida Statutes, which, in part, permits officers of independent special tax districts elected on a one-acre, one-vote basis to vote in that capacity. See also Section 190.006(2)(b), Florida Statutes.

[4] Indeed, records of, and commentary concerning, the Constitution Revision Commission which fashioned the amendment support its reliance on the institutional knowledge and agency expertise of the Commission on Ethics in administering the amendment.

RESOLUTION NO. 2023-20

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
APOPKA, FLORIDA, CENSURING MAYOR BRYAN NELSON**

WHEREAS, a core tenant of serving in elected office is transparency and truthfulness to ensure public trust; and

WHEREAS, Mayor Bryan Nelson, by Charter, serves as the chief executive officer of the city and shall be responsible to the electorate for the administration of all city affairs placed in his charge; and

WHEREAS, on Wednesday June 21, 2023, in a public hearing within the City of Apopka Council Chambers, Mayor Nelson made public comments that demonstrated his prior public comments about the employment status of the now former City Attorney, Michael Rodriguez were untrue; and

WHEREAS, on Wednesday May 3, 2023, the former City Attorney, Michael Rodriguez did voluntarily resign during a public hearing within the City of Apopka Council Chambers, as recorded and approved in minutes; and

WHEREAS, Mayor Nelson, on Wednesday June 7, 2023, did on the record inform City Council the former City Attorney, Michael Rodriguez was no longer employed as of that day June 7, 2023, as recorded, and approved in minutes; and

WHEREAS, on Wednesday June 21, 2023, when asked by City Council about the employment status of the former City Attorney, Michael Rodriguez, Mayor Nelson indicated he was still employed as of that date June 21, 2023, and receiving pay, as recorded, and approved in minutes.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA THAT:

SECTION 1: The foregoing "Whereas" clauses are incorporated herein and the City Council of Apopka formally censures Mayor Bryan Nelson for misleading the City Council, and by the same actions, the people of Apopka through untruthful public comments regarding the employment status of the former City Attorney, Michael Rodriguez.

SECTION 2: This resolution is effective upon adoption by the City Council, with or without the signature of the Mayor.

Dated this 2nd day of August, 2023.

ATTEST:

**CITY COUNCIL OF THE CITY OF
APOPKA, FLORIDA**

SUSAN BONE, CITY CLERK

BRYAN NELSON, MAYOR

Commissioner Velazquez asked why and **CDD Hitt** stated for more time to look at the development and see what it can and cannot do.

- a. **Mayor Nelson** asked if anyone had any questions about this item.
 - b. Hearing no further questions or comments, he asked for a motion to table this item to a date certain of September 6, 2023.
 - c. **Motion by Commissioner Nesta** and seconded by **Commissioner Velazquez** to table this item to a date certain of September 6, 2023.
 - d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Becker, Nesta, & Velazquez voting aye
4. Ordinance Number 3011 – First Reading – Change of Zoning from I-L (Light Industrial) to C-COR (Corridor Commercial) –
Shake the Nations Property
Applicant requests to continue to a date certain of September 6, 2023.
Owner(s): Shake the Nations Ministries, Inc.
Applicant(s): Lowndes Law Firm c/o Jonathan Huels, Esq.
Location: 333 Semoran Commerce Place
Project: 2.4 +/- Acres
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner

Jim Hitt, Community Development Director (CDD), stated that this item has been requested to be tabled to a date certain of September 6, 2023, by the applicant.

- a. **Mayor Nelson** asked if anyone had any questions about this item.
 - b. Hearing no further questions or comments, he asked for a motion to table this item to a date certain of September 6, 2023.
 - c. **Motion by Commissioner Velazquez** and seconded by **Commissioner Nesta** to table this item to a date certain of September 6, 2023.
 - d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Becker, Nesta, & Velazquez voting aye
5. Resolution No. 2023-20 Censure
Presented by: Kyle Becker, Vice Mayor

Commissioner Becker read Resolution Number 2023-20, in full. After reading the resolution, he stated that to have the record straight, Commissioner Nesta is the one that brought up the employment status of the attorney, on both occasions, so if being politically charged from my lost in the Mayoral race is untrue. What drove us to this resolution was the fact, as I stated in this resolution, on June 21st there was direct public comments, that were not the same as June 7th and very untrue, as to the status of our city attorney. In all fairness to the Mayor, you have a lot of power, per our charter. You've made comments about how some of the votes that the City Council takes is ceremonial and I've been forthright to say, I agree with that. When we did the vote of no confidence,

with our Chief, that is a primes example. But, there is a few resources within our city, that per our charter, we have direct control of, in terms of ‘they serve at the pleasure of this board.’ That being the attorney and our city clerk. The city attorney is a very critical role within this city, with all the development and business that comes within these walls; meeting in and meeting out, having a good relationship with our legal council is paramount for us to be able to do this job successfully. We operated from June 7th to June 21st, based off of your word saying that our former city attorney was no longer employed with the City. Meaning for all of those days, had we had a legal question, needing to be answered, we had no idea that he was employed by our city.

- a. **Mayor Nelson** asked if anyone had any questions about this item.

Public Comment

Sylvester Hall, 3091 Rolling Hills Lane Apopka, FL 32712 addressed the Mayor saying ‘you can make a difference, everything starts with you.’ He stated that certain members of the community come up and the Mayor gives them no respect. He said ‘I know the problem.’ He told the Mayor that he has to make up in his mind to change and everyone in his administration is beating to his drum. He stated that leadership starts from the top down.

Council Comments

Mayor Nelson stated that before he was on the council Cliff Shepard was the City Attorney and the Taurus agreement came up and he was excluded up until the end of the agreement, from weighing in. He stated that when he came into the office he changed the Taurus agreement so that the Mayor was no longer the ultimate leader of that developer’s agreement. Before, Jim Hitt and myself could make the determination as to what went in the town center. It shows you where we have been. Secondly, he stated that there is a memo from the former finance director Gladymir Ortega, to Commissioner Becker, on July 7th, 2021. Third, Joe Byrd was a unanimous vote to confirm by Commissioners Becker, Velazquez, and Smith.

Commissioner Nesta called Point of Order and asked how is this relevant to the facts that are here. **Commissioner Becker** stated that what is omitted from the memo from Gladymir Ortega, the former finance director, is there is a lack of my response to her. He stated that he replied to the memo, but it was left out. **Commissioner Nesta** stated that the Point of Order is to speak specifically to this.

Mayor Nelson stated that he has a quote from an email on February 27, 2023 from Joe Byrd, the former City Attorney and it reads “often these behaviors (arguable criminal) were fueled by politization and misunderstanding or distortion of events at the public meetings. I was accused (on social media) of speaking in an insubordinate manner to Commissioner Becker at one meeting when after three attempts I tried to keep him from reading from an investigation report that I was asked to provide because in doing so he would have violated the non-disparagement clause in an

employee's separation agreement signed by all parties, including the employee's attorney. The city could have been liable for the violation. You will recall this is the meeting where I attempted to go privately to Commissioner Becker at the dais after the meeting and he yelled twice at me: "F\$\$\$ you!" Several staff members heard him that day, I am not sure if the microphone was still on or if it was recorded. One person who lives out of state later posted on social media that I sued the explicative to Commissioner Becker and quested my character as an attorney or minister. Similarly, there was feedback from individuals on another encounter (unfortunately, I have to point out it was Commissioner Becker again but I would note none of the Commissioners was so argumentative with me in Council meetings when I was attempting to advise the Council). On this occasion, Commissioner Becker did not schedule a meeting with me prior to the council meeting to discuss certain settlements that I was reporting to the Council – these settlements involved confidential medical health information. I had to be firm and direct and no answer his questions to avoid violation federal statutes. I was able to later meet with Commissioner Becker and explain how settlements are evaluated by the damage on social media by some people was done. My attempt to refuse to discuss cases with confidential medical information in the public meeting was interpreted as not being transparent and hiding something."

The commissioners stated that Mayor Nelson's comments have no relevance to the topic and **Mayor Nelson** looked to Attorney Shepherd to advise.

Attorney Shepherd stated that he does not know about the facts being presented; however, generally speaking a judge will say 'okay, I will give you some latitude, but wrap it up.' He said there is no rule for him to say that he can speak or h cannot speak, but he does remember that this item was tabled to today's meeting, so that he can respond.

Mayor Nelson when on to state that with the attached supporting documents, the there is an email thread between Commissioner Becker and Michael Rodriguez, from February 23rd and March 1st about cancelling the Cannon Report Workshop. From there Mayor Nelson gave a list of incidents/events that have taken place as follows:

- Michael Rodriguez vote to confirm unanimous by Commissioners Becker, Bankson, and Smith. Commissioner Becker was the only commissioner not to call Rodriguez and ask any tough questions that he might have before affirming his appointment.
- Commissioner Becker screamed expletives at Michael Rodriguez, in city Hall, on February 28th.
- On April 5th Commissioners Becker, Velazquez and Nesta voted to remove Rodriguez with justification for terminating him based on losing the Wendover case, the first court case to test a new State law and two "minor" reasons which have yet to be disclosed.

- May 16th Opinion from Michael Rodriguez on Charter Officers and termination
- Website confirmation from Attorney General's office, they won't get involved
- June 14th Legal Opinion from William Spicola former General Council to Governor Scott (quote)

Mayor Nelson read a note from Governor Scott, as follows: The difference between department heads and the city clerk and city attorney provided for in Section 3.07 is that the city clerk and city attorney serve at the pleasure of the mayor and the city council as opposed to other city employees and administrative officers the mayor can unilaterally terminate. Because the mayor and city council are separate authorities under the Charter, Section 3.01 requires that both the mayor and the city council agree on hiring or firing the city clerk or city attorney.”

- July 19th Legal Opinion from your current Attorney Cliff Shepard (quote)

Mayor Nelson read a note from Attorney cliff Shepherd’s opinion, as follows: As all are aware, the city council, without the support of the mayor, voted 3-2 to terminate Mr. Rodriguez. Thereafter the question arose as to whether that vote alone was sufficient to terminate the city attorney. Considering the question in reverse, could the mayor, on his own and without at least two additional supporting votes on city council, terminate Mr. Rodriguez? In my opinion, the answer to both questions is no.

- Commissioner Becker demanding an out of Sunshine meeting for a Personnel issue on May 3rd

Mayor Nelson asked Attorney Shepherd, when talking about a personnel issue, can it be bought up out of sunshine, with the entire council and **Attorney Shepherd** stated not unless there is a pending lawsuit. **Mayor Nelson** also asked Attorney Shepherd if he removed the Whereas clause that states "on Wednesday April 5, 2023, through interpreted Charter authority, a majority 3-2 vote of City Council resulted in a formal approved action to terminate the City Attorney, as recorded and approved in minutes or did Commissioner Becker and **Attorney Shepherd** state yes. **Commissioner Becker** asked Attorney Shepherd to clarify that point and **Attorney Shepherd** stated that in the original draft, of this resolution, by Mr. Becker, there was a reference to the vote of council and since the basic premise of the resolution was ‘misleading statements,’ that was not, in my view, relevant so I struck it. But I also sent the draft back to Commissioner Becker to take a look at, to make sure it was still consistent with what he wanted to do and he agreed, so I sent it on to Mr. Vavrek. **Commissioner Becker** stated that, that is the point to be made; the relevant of this resolution is not squabbling over the interpretation of the Charter nor is it to challenge what day his resignation was effective. The resolution clearly states that the Mayor on the 21st lied disputing comments that he made, on record, on June 7th.

Mayor Nelson stated, one last thing on our Outside Council; for the record and to do my due diligence, I reached out to two other law firms who represent cities and both declined to bid on the City of Apopka. No offense to Mr. Shepherd, but I thought we needed to look outside and

make sure that we got a very capable attorney, that will represent us well, so thank you. Your team has hit the town running and I couldn't be more impressed. On June 7th the City Council made a statement about Michael Rodriguez was no longer employed, but the separation agreement and severance package were not signed by both parties, which effectively kept him on as the City's Attorney. He continued to work from home answering staff's legal questions, but stayed out of City Hall because he and his family were being threatened and stalked on social media, including pictures of his car while in the City parking lot or even where he was eating lunch. Sound familiar Commissioners?

Commissioner Nesta stated, to the Vice Mayor, Commissioner Becker, that this is irrelevant to the resolution and that he can stop it at any moment. **Commissioner Becker** called point of order, stating that this is not relevant to the conversation. **Mayor Nelson** went on to speak, stated that the Separation Agreement was dated on July 7th but because of the continued attacks on Michael and his family, the termination date became effective on June 22, 2023 with the July 7th date crossed out and initialed by both parties. If you would like I can have Joe Patton or Chuck Vavrek collaborate my story now but I'm sure your decision has already been made.

Commissioner Becker stated that going back to the commentary from the employee survey, presented at the last meeting, and in that verbatim it talks about how this council has devalued into a circus. He stated that he wants to be fully transparent and there are some things in the Mayor's packet that are very one-sided. First and foremost, we have gone totally off topic, if you want to create a censure on me of what I have done on any one of these bullet points, I welcome you to do that, because there is nothing that I would hide from any person within this City, period. I stand by anything I have done from this seat and from seat four, how I've carried myself, when I have not carried myself in a manner that I want myself to act, I've apologized to the people. Here are the three primary things: the memo that Mrs. Ortega, the former finance director, wrote to me was saying that I was rude in a public setting because during the presentation of our audited findings the auditor said that there were some challenges, because Mrs. Ortega was new to the role. I made a comment to say 'oh that's just business as usual type stuff,' meaning you are getting use to the role and there are going to be things. It's the same thing that happened with Mr. Sherman and the last presentation from our auditor, there is a ramp up period of you becoming familiar with the role, there is naturally things that are not going to be normal. So, she wrote me a two-page memo stating that she was very embarrassed that I would make that comment and insinuate that it was business as usual and I wasn't appreciative of her work, which was not the case what so ever. I replied via email, as soon as I received this, but conveniently that is not attached to what he wants to present, as he narrative. In terms of the emails back and forth, between the former City Attorney, Mr. Rodriguez and myself, as it relates to Gannon Workshops, I won't go into all the detail of reading every single word, this is public record and I encourage everyone that wants it to go get I, because again, I don't write anything that I don't assume is going to be read by every single person within this City. What I was frustrated over, as well as other people on this council, is that we many times said that our City Attorney, at the time, as advised the safety committee to stop doing what they're doing, for fear that it would put us in litigation risk, yet we were going to have workshops to talk through the Gannon findings before they were formally published. On two occasions those workshops were cancelled at the eleventh hour. My frustration tabled over and I sent an email, strongly worded, but I do not think unprofessional, at all. I encourage any and every one, and news outlets to please pull that, when you are doing your reporting on this story. As it relates to our former city attorney, before Mr. Rodriguez, Mr. Byrd, and I am quite perplexed and curious as to why he is still engaged in our

City affairs, when he has not been in that capacity for a long, long time. But, I take full ownership, I did say those words, it was outside of the formal meeting. We had gotten a report of findings, relating to our prior Fire Chief, Chief Carnesale, that our Mayor, again, things he said publicly and then denied, was the termination of Chief Carnesale. However, a report was placed on the dais prior to the meeting. During that proceeding we were supposed to be ratifying Chief Wylam, to his role, as I was thumbing through that report of findings, there were many times Chief Wylam's name was in that report. Since I had just received that report, I didn't know in what context, so when we started talking about the appointment of Chief Wylam, I started referencing the report, to which Attorney Byrd admonished me by saying 'well that's not a public record.' That is to the contrary, because as soon as that document hits our dais, this is public record. I thought the issue was over, but after the meeting he decided to come up to the dais and continue that admonishment and I got frustrated and used a bad choice of words. I apologized to him after the fact. The most recent example, is that formal Attorney Rodriguez and I got into a heated exchange on the date that he has within the packet. I walked in to the meeting, all the directors were sitting in the conference room, Mr. Rodriguez came to me initially and said 'do you have 5 minutes.' His office is directly next to the large conference room, one door separates it, and it is very thin walls. We went in there, the spirit of that conversation was basically that he knew I was going to call for his termination, he said that I would not have the support, because his interpretation is, the Mayor and the council, separate entities would have to do separate votes on the topic, and he knew that the vote was not going to pass. Meaning, that he had already had a conversation with our Mayor. By me not acquiescent to his narrative, we got into a spirited conversation, two grown men behind closed doors; we used grown men words, by the time we exited his office, we were both very irritable. All of the director levels had left that conference room and were huddled out in the hallway, because they were probably uncomfortable with the level of volume that we were speaking. We went out to hallway, I was visibly upset, but Attorney Rodriguez continued his narrative, he was pacing around, obviously in a agitated state and he said those words, that I mentioned in the last meeting, and he said 'Commissioner Becker, you need to grow up and start acting like an elected official,' and he stormed out and that was the last we heard of it. When we thought we had the interpretation of the charter, to terminate the City Attorney position, again, we tried to take the necessary steps to gain consensus of this City Council, you were going to force us to have legal council to represent the majority decision on that vote on April 5th, we obtained an attorney that said that she was going to do that. When I gave the option, instead of going the legal route and getting a declaratory judgement, I said let's go to the State Attorney's Office, because again, I've referenced their website and have said this many times; if its just one commissioner against one person on staff, they will not typical do that, but if you have a 3-2 vote of council, you afford the opportunity for our city attorney to provide a rebuttal and put it up to the Attorney General's office, they would weigh in on a representation. We had a unanimous vote to say that if we did that, everyone who adhere to what her opinion was, but it didn't get to that. Attorney Rodriguez, before that meeting ended, he voluntarily resigned his position and that gets us all the way up to May 3rd, but all of that is irrelevant to the resolution. The only relevancy is June 7th and June 21st. June 7th you said our attorney was no longer employed with the City of Apopka and on June 21st you said that he was and still would be until some time in July. That is the spirit of this resolution, you lied to this council.

- b. Hearing no further questions or comments, Commissioner Becker asked for a motion to approve resolution number 2023-20.

Commissioner Nesta stated that within the resolution, after the first mention of 'City Attorney' everywhere 'City Attorney' is mentioned, thereafter, needs to also have the name Michael Rodriguez, because we have had multiple City Attorney's and we want to make sure that we have the correct named referenced.

- c. **Commissioner Becker** amended his motion to include the words 'Michael Rodriguez' after former City Attorney where all instances occur, within the resolution, and to approve resolution number 2023-20, with the noted correction.

Commissioner Velazquez stated that when this was heard on July 5th, it was supposed to be tabled to July 19th but because of the absence of Commissioner Smith, who was away with Lake Apopka, it was moved to August 2nd and here we are, so it is the same three. Commissioner Smith is not here to cast a vote. On that note, we did move it to cast a vote and he is not here today. So, I will second.

- d. **Motion by Commissioner Nesta** and seconded by **Commissioner Velazquez** to include the words 'Michael Rodriguez' after formal City Attorney where all instances occur, within the resolution, and to approve resolution number 2023-20, with the noted correction.
- e. **Motion 3-1**, with Commissioners Becker, Nesta, & Velazquez voting aye and Mayor Nelson voting in the opposition.

CITY COUNCIL REPORTS

Commissioner Nesta stated that he has been looking into the destruction of property that happened in the Overlooks at Parkside, with the Chief of Police. There is a lot of moving parts there and a lot that I cannot completely comment on, but it is not falling on death ears. He went on to ask Blanch Sherman, Finance Director (FD), about the Economic Development Department, stating that we earmarked COVID funds for that department, but we did not use those for that department, because we don't have one. Those have to be earmarked, but they have to be spent by a certain time and asked what happened those, are we on track, and how do we allocate those correctly. **FD Sherman** stated that we did include those in the FY '24 tentative budget, earmarked as December 2024 and spent by December 2026. **Commissioner Nesta** went on to ask about the forensic audit and what we need to do, to formally get an RFP moving on that. He asked the council if they are in agreeance that we need an audit and if they want to do an RFP. Mayor Nelson stated that we have an auditor, we have an outside auditor and **Commissioner Becker** stated that they are not as exhausted as what a forensic audit would do. **Commissioner Velazquez** asked why would this be and **Commissioner Nesta** stated that there are inconsistencies in paperwork, that he has seen. **Mayor Nelson** told Commissioner Nesta to give Blanche Sherman his inconsistencies. **Commissioner Velazquez** asked Commissioner Nesta to give her what he found to be inconsistent. **Commissioner Nesta** stated that he rather have a forensic audit and he hopes to be proven wrong. **Commissioner Becker** stated that he is not opposed to that and asked to have a comparison between to the two and **Commissioner Nesta** stated that there needs to be



City of Apopka CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

Item #: 1.

Meeting Date: June 19, 2024

Department: Community Development

SUBJECT:

Ordinance No. 3054 - Second Reading and Adoption - Investments Alliance, LLC Small-Scale Future Land Use Amendment

REQUEST:

Adopt Ordinance No. 3054

SUMMARY:

Owner(s): Investments Alliance, LLC
Applicant: Rommel Fontana
Parcel Identification Number(s): 07-20-28-0000-00-025
Location: 2518 Haas Road
Existing Future Land Use: "County" Rural 1/2
Proposed Future Land Use: "City" Rural Settlement
Existing Use(s): Vacant parcel with abandoned agricultural buildings
Existing Zoning: T (Transitional)
Tract Size: 4.17 +/- Acres

Direction	Future Land Use	Zoning	Present Use
North	County Rural	County A-1 (Citrus Rural) District	Single-family residence
East	City Rural Settlement, County Rural 1/2	City AG (Agriculture)	Single-family residences
South	County Rural	County A-1 (Citrus Rural) District	Single-family residence
West	County Rural 1/2	County A-1 (Citrus Rural) District	Vacant

PROJECT SUMMARY:

The subject property, which is approximately 4.17 acres in size, is located at 2518 Haas Road and is vacant with abandoned agricultural buildings. The subject property was annexed via Ordinance No. 3046 on March 20, 2024. The applicant is requesting a Future Land Use amendment to change the designation from "County" Rural 1/2 to "City" Rural Settlement in order to allow for the construction of a four-lot single-family residential development that is proposed to be permitted via a Planned Development (PD) zoning and Master Plan via Ordinance No. 3055.

Comprehensive Plan, Future Land Use Element Policy 3.1.s.d permits one residential unit per one acre (1 du/1 ac) in a development with an overall size of less than 25 acres, with clustering encouraged but not required, with a minimum open space requirement of 35% in the Rural Settlement future land use category. The district is designed to facilitate development of single-family dwelling units and associated infrastructure which maximize the preservation of open space and promote the clustering of developments to both preserve and enhance the natural environment. Surrounding properties that are located in the City have the Rural Settlement future land use

designation.

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

- a. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
 - Applicant's response: The proposal to re zone the land is consistent and fulfill the goals, objectives, and policies of the comprehensive plans and all other applicable Citi [sic]-adopted plans.
 - Staff response: Staff has no objection.
- b. Is in conflict with any provisions of the LDC;
 - Applicant's response: The property is free from any conflict with any portion of this LDC.
 - Staff response: Staff has no objection.
- c. Addresses a demonstrated community need;
 - Applicant's response: Even it is a rural area, there are many reasons to develop nice lots and convert this abandon place of obsolete greenhouse yard and improve with new houses to conform a good environment due a growing zone with many development projects nearby having this new highway 429 which connects all principal arteries and important points in Orlando Area.
 - Staff response: Staff has no objection.
- d. Is required by changed conditions;
 - Applicant's response: The proposed zoning is compatible within the location of KPI Neighborhood Design District with density of 2 du/ac doing through McGuire Road.
 - Staff response: Staff has no objection. The maximum density that is permitted per Future Land Use Element Policy 3.1.s.d is one residential unit per one acre (1 du/1 ac) in a development with an overall size of less than 25 acres, with clustering encouraged but not required, with a minimum open space requirement of 35% in the Rural Settlement future land use category. This is detailed on the PD (Planned Development) Master Plan provided by the applicant.
- e. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
 - Applicant's response: The proposal consist [sic] in a logical and orderly development pattern with lots defined by 155' front x140' deep each one. In total 8 lots of ½ acre.
 - Staff response: Staff has no objection. The maximum amount of lots that can be developed per the Rural Settlement future land use category and that are proposed on applicant's PD Master Plan is 4. This equates to one lot per acre.
- f. Would result in a logical and orderly development pattern;
 - Applicant's response: The proposed rezoning and annexation to the City will increase the value of any property in the surrounding area.
 - Staff response: Staff has no objection.
- g. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and
 - Applicant's response: There is a street paved in excellent condition and the both Hass Rd and Macguire Road have 60' ROW.
 - Staff response: An Environmental Assessment will be required to be provided with the submittal of a development plan.
- h. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).
 - Applicant's response: Fortunately we have a current CAD report from Orange County which shows not wetlands at all in whole property, and not affect the natural environment.
 - Staff response: Staff has no objection. An Environmental Assessment will be required to be provided with the submittal of a development plan.

SCHOOL CAPACITY REPORT:

An inquiry was sent to Orange County Public Schools (OCPS) regarding school capacity requirement for this application. OCPS considers this de minimis.

ORANGE COUNTY NOTIFICATION:

The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on March 25, 2024.

PUBLIC HEARING SCHEDULE:

May 14, 2024 – Planning Commission (5:30 P.M.)
June 5, 2024 – City Council (1:30 P.M.), First Reading
June 19, 2024 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:

May 3, 2024, June 7, 2024 – Apopka Chief
April 26, 2024 - Mailed notices to adjacent property owners

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.

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES

Direction	Future Land Use	Zoning	Present Use
North	County Rural	County A-1 (Citrus Rural) District	Single-family residence
East	City Rural Settlement, County Rural 1/2	City AG (Agriculture)	Single-family residences
South	County Rural	County A-1 (Citrus Rural) District	Single-family residence
West	County Rural 1/2	County A-1 (Citrus Rural) District	Vacant

II. LAND USE ANALYSIS

The subject property is located in the Northern portion of the Joint Planning Area. Rural Settlement parcels exist to the east of the subject property. Development must comply with the Rural Settlement future land use designation and be consistent with the Comprehensive Plan policies, Development Design Guidelines, and the Land Development Code. The property is approximately 4.17 acres in size. The parcel is not located in the following areas:

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

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The proposed Small-Scale Future Land Use Amendment request for a change from County Rural 1/2 to City Rural Settlement is consistent with the terms of the JPA (Second Amendment).

City of Apopka Comprehensive Plan Policies:

Future Land Use Element:

Policy 3.1.s

Rural Settlement (Tier Density Max. 1 du/ac)

This land use designation is intended to apply within that area defined as the “Northern Area” in the Joint Planning Area Agreement between the City of Apopka and Orange County adopted on October 26, 2004, and other areas of the Wekiva Study Area as may be appropriate. The district is designed to facilitate development of single-family dwelling units and associated infrastructure which maximize the preservation of open space and promote the clustering of developments to both preserve and enhance the natural environment. This land use designation shall also include an agricultural component. Public facilities will be considered as Special Exceptions. Intensity of development within this land use category will vary depending upon the following framework:

- a. Agricultural, not to exceed one residential unit per five acres (1 du/5 ac).

- b. One residential unit per five acres (1 du/5 ac) with clustering required, with a minimum open space requirement of 25%.
- c. Densities greater than one residential unit per five acres (1 du/5 ac) and less than one residential unit per one acre (1 du/1 ac) with clustering encouraged but not required, with a minimum open space requirement of 35%.
- d. One residential unit per one acre (1 du/1 ac) in a development with an overall size of less than 25 acres, with clustering encouraged but not required, with a minimum open space requirement of 35%.
- e. One residential unit per one acre (1 du/1 ac) in a development with an overall size of between 25 acres and 100 acres, provided the development is Planned Unit Development (PUD), with clustering required and a minimum open space requirement of 45%.
- f. One residential unit per one acre (1 du/1 ac) in a development greater than 100 acres provided the development is greater than 100 acres and is a Planned Unit Development (PUD) with clustering required, with a minimum open space requirement of 50%. All required open space within this land use category shall be permanently protected.

Special exception uses allowed:

- 1) Institutional uses of two acres or less.
- 2) Elementary schools; middle schools, high schools.
- 3) Supporting infrastructure and public facilities of two acres or more.
- 4) Horticultural nurseries as a primary use.

Transportation Element:

Policies 1.1 and 1.2 state that the City of Apopka is a Transportation Concurrency Exception Area. The property has existing access from Haas Road and McGuire Road.

Infrastructure Element:

Policies 1.1.1, 2.1.1 and 5.1.2 state the minimum levels of service for the City’s wastewater and water systems as well as the City’s solid waste collection service.

Conservation Element:

A habitat study will not be required as the development is less than ten (10) acres.

Land Use Calculations:

CURRENT: Future Land Use – County Rural 1/2 (1 Dwelling Unit Per 2 Acres)
 $0.5 \text{ DU/AC} \times 4.17 \text{ ac} = 2.085 \text{ dwelling units}$

PROPOSED: Future Land Use – City Rural Settlement (1 Dwelling Unit Per 1 Acre)
 $1 \text{ DU} \times 4.17 \text{ ac} = 4.17 \text{ dwelling units}$

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

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

DEVELOPMENT REVIEW COMMITTEE (DRC):

Recommends approval of the Change in Future Land Use designation from County Rural 1/2 to City Rural Settlement, 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:

At the May 14, 2024 meeting, the Planning Commission unanimously found the proposed Change in Future Land Use designation from County Rural 1/2 to City Rural Settlement, consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and recommended approval of the proposed Change of Zoning, based on the findings and facts presented in the staff report and exhibits, and recommend approval of Ordinance No. 3054.

CITY COUNCIL:

At the June 5, 2024 meeting, the City Council unanimously accepted first reading of Ordinance No. 3054, and held it over for second reading and adoption on June 19, 2024.

RECOMMENDED MOTION - CITY COUNCIL:

Adopt Ordinance No. 3054.

ATTACHMENTS:

1. Ordinance Number 3054
2. 2518 HAAS RD map series
3. OCPS Capacity Determination
4. Local Government Form
5. Advertisement May 3
6. Advertisement June 7

ORDINANCE NO. 3054

PAGE 2

1 issues a final order determining that the adopted small-scale development amendment is in
2 compliance.

3
4 ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this
5 _____ day of _____, 2024.

READ FIRST TIME: June 5, 2024

READ SECOND TIME AND
ADOPTED: June 19, 2024

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

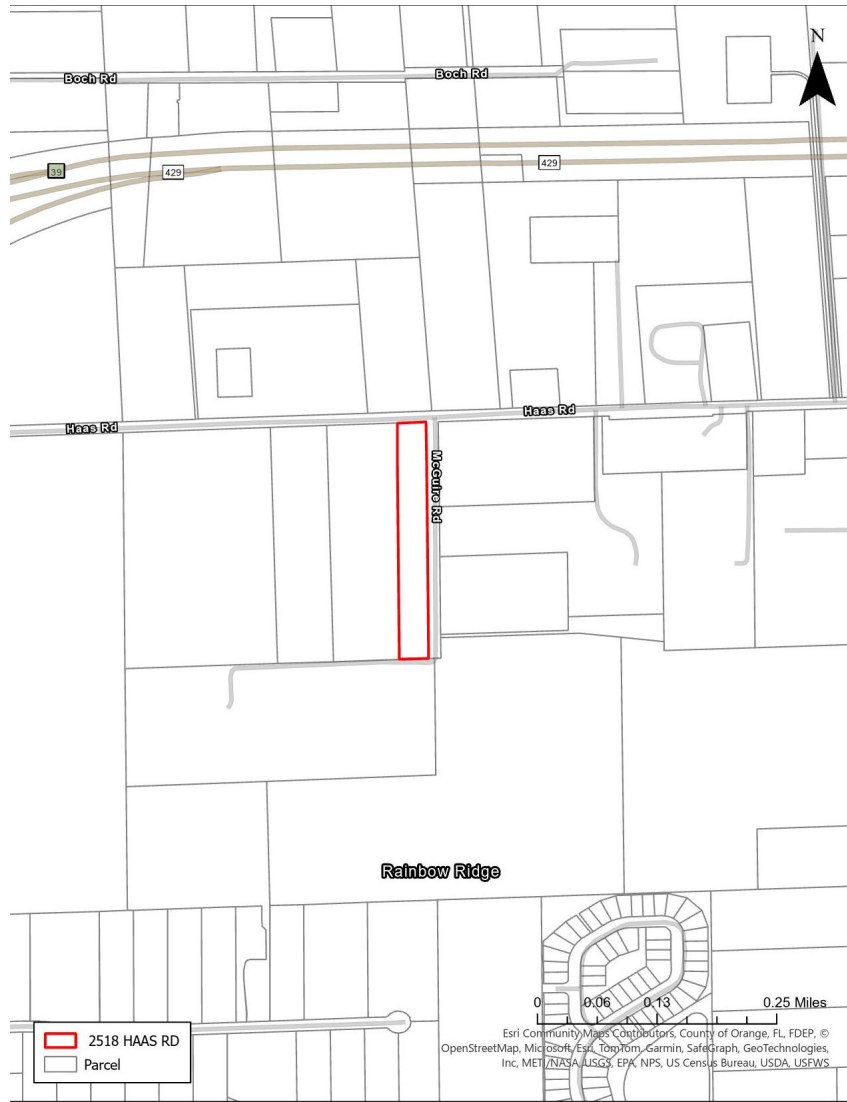
Approved as to form and legal sufficiency:

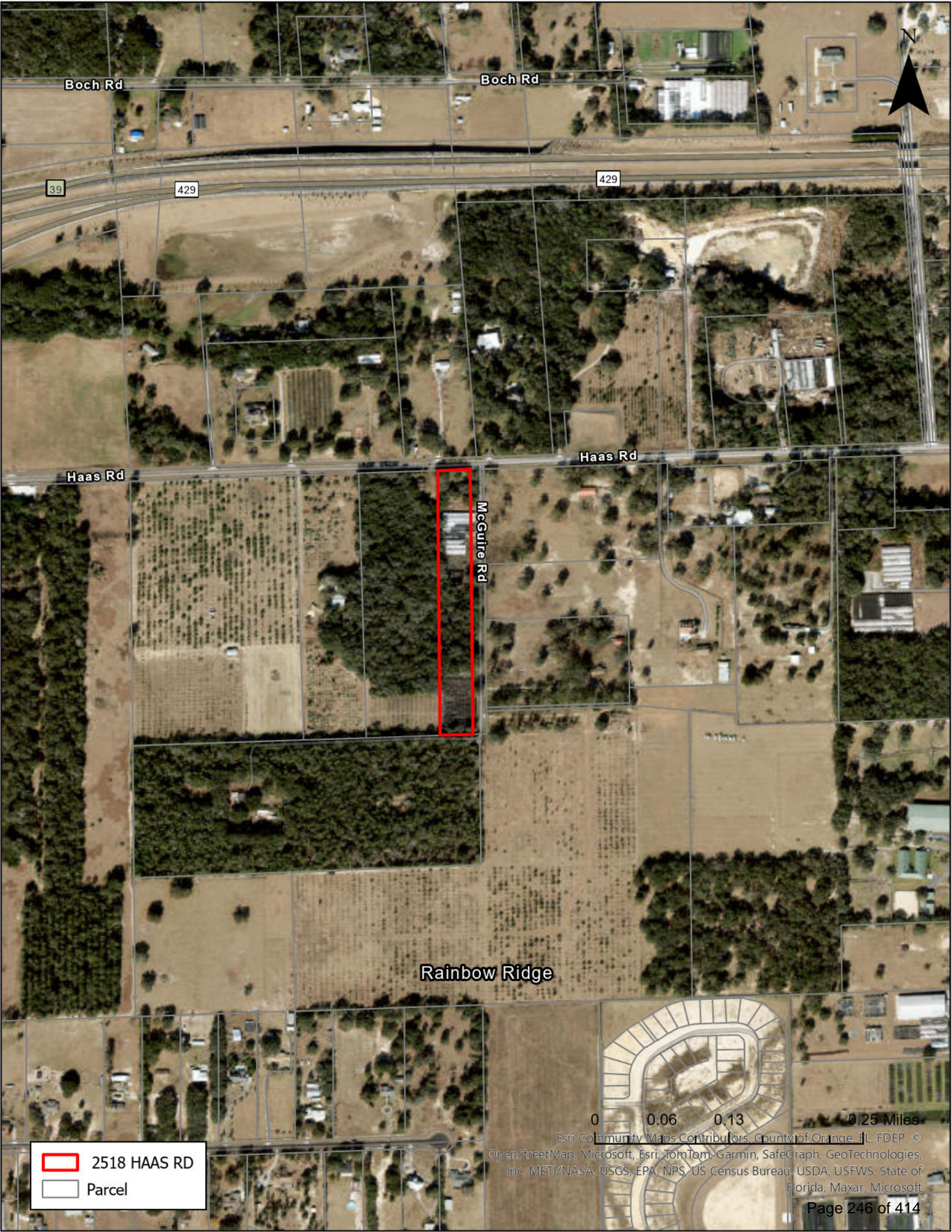
Cliff Sheppard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: May 3, 2024, June 7, 2024

EXHIBIT "A"

Parcel Identification Number(s): 07-20-28-0000-00-025





Boch Rd

Boch Rd

39

429

429



Haas Rd

Haas Rd

McGuire Rd

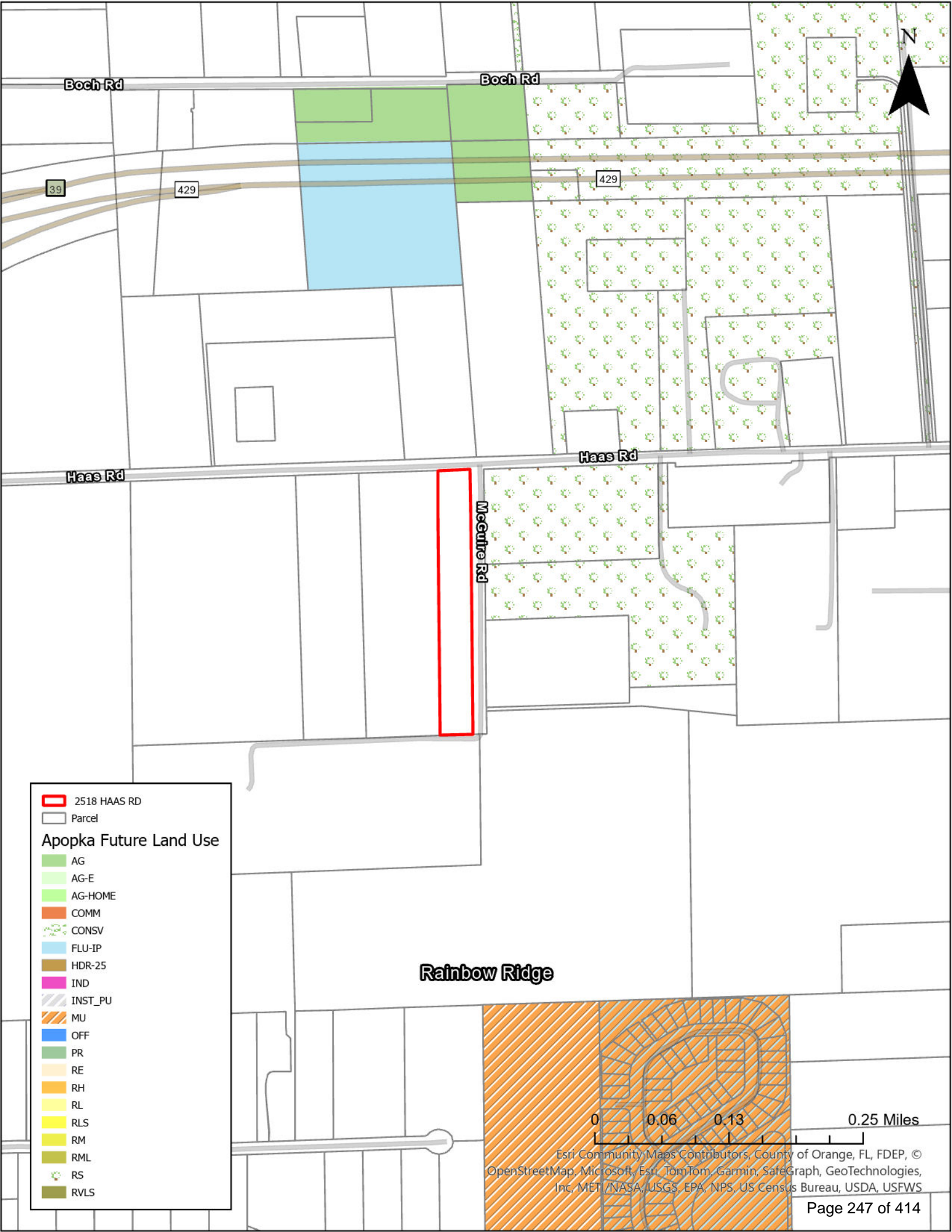
Rainbow Ridge

 2518 HAAS RD

 Parcel



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 Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of
 Florida, Maxar, Microsoft



Boch Rd

Boch Rd

39

429

429

Haas Rd

Haas Rd

McGuire Rd

Rainbow Ridge

2518 HAAS RD

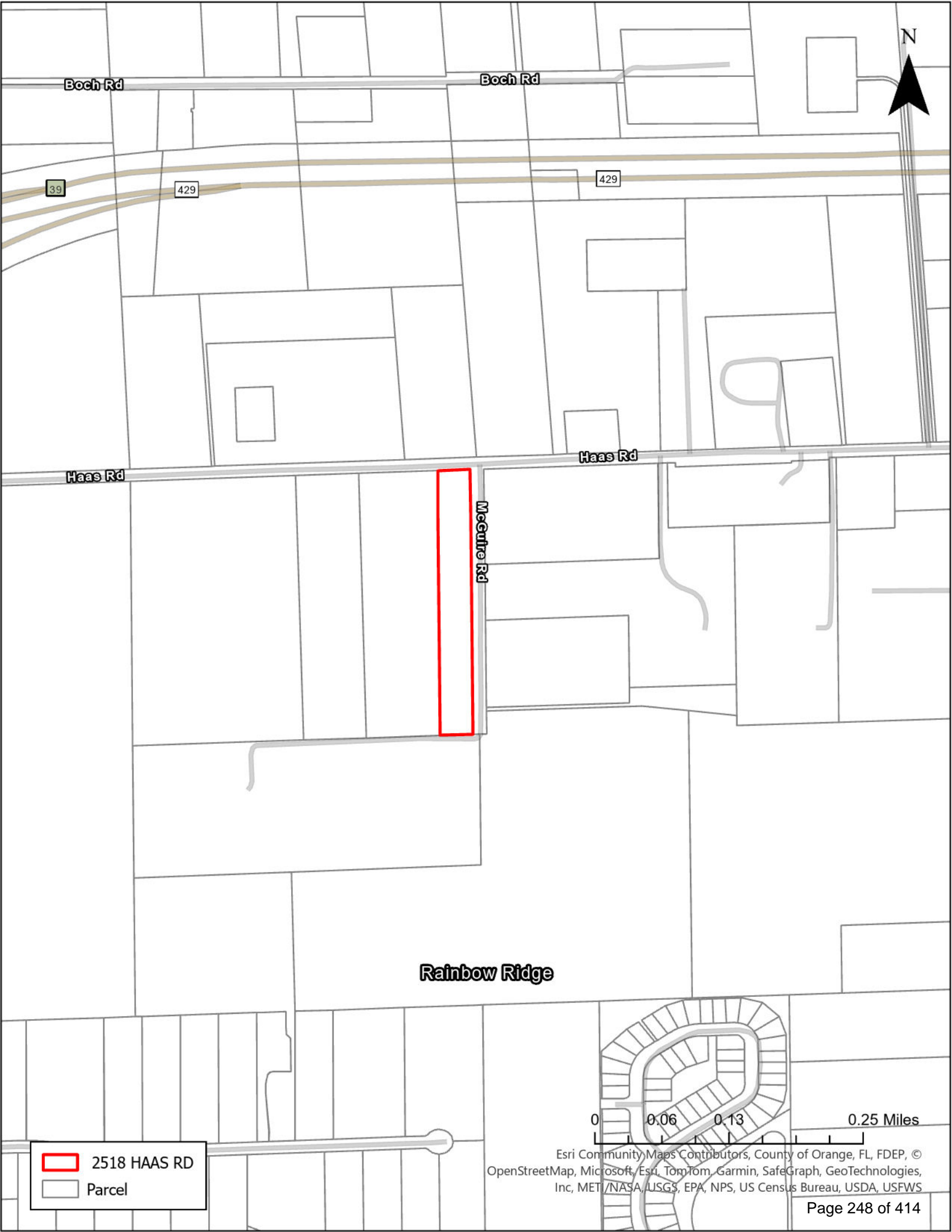
Parcel

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



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Boch Rd

Boch Rd

39

429

429

Haas Rd

Haas Rd

McCutre Rd

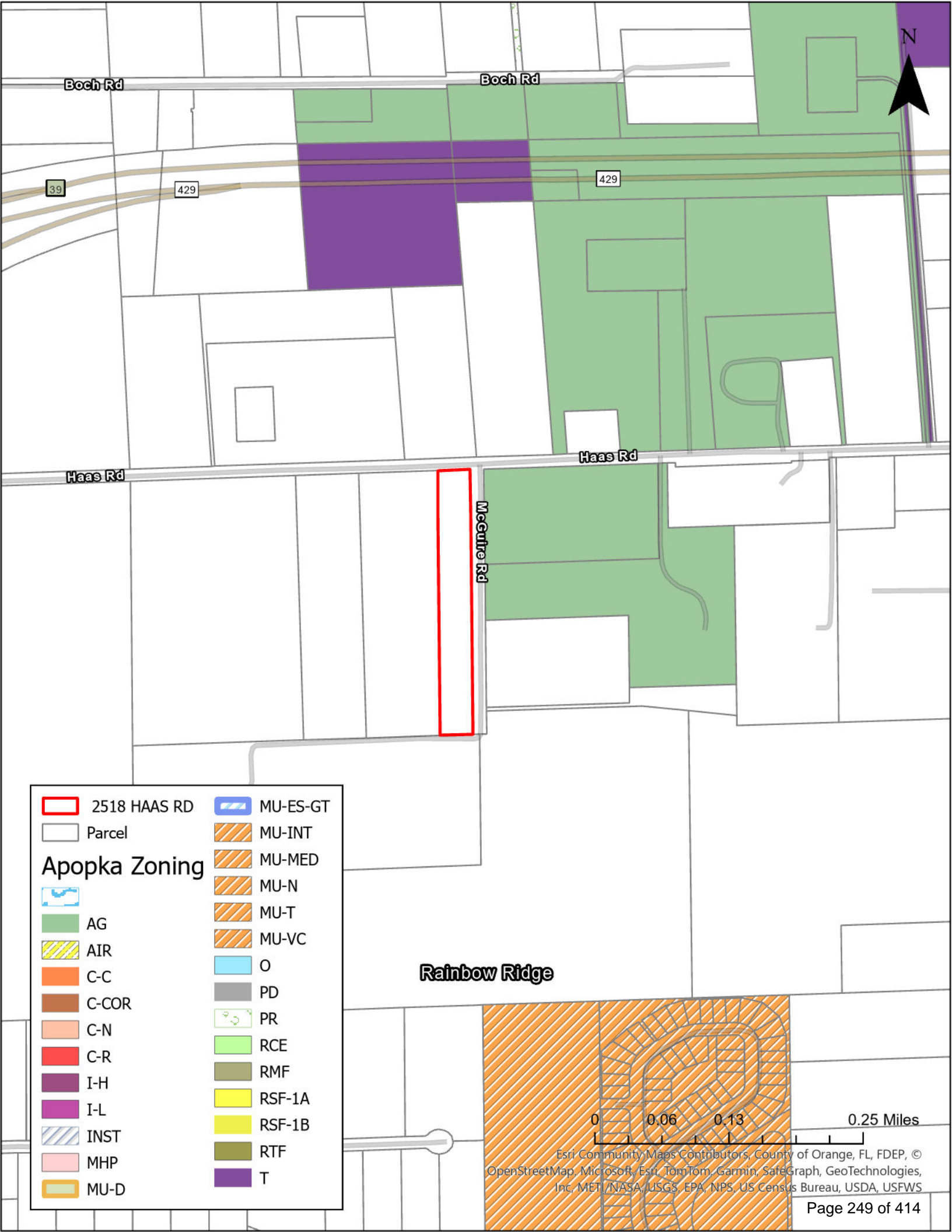
Rainbow Ridge

2518 HAAS RD

Parcel

0 0.06 0.13 0.25 Miles

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Boch Rd

Boch Rd

39

429

429

Haas Rd

Haas Rd

McGuire Rd

N

Rainbow Ridge

2518 HAAS RD

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

0 0.06 0.13 0.25 Miles

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From: [Mills, Christopher C.](#)
To: [Bobby Howell](#)
Cc: [Kennard, Stefani V.](#)
Subject: Haven Peace Capacity Determination
Date: Monday, February 19, 2024 3:38:27 PM
Attachments: [LOCAL GOVMNT FORM.pdf](#)

Good afternoon,

See attached local government form. This one is generating less than 1 student so we consider it to be de minimis. We will initiate a refund for the applicant.

Christopher

Christopher C. Mills, AICP

Senior Administrator, Facilities Planning

Orange County Public Schools

6501 Magic Way, Building 200

Orlando, FL 32809

Tel: 407-317-3700 ext. 2022391

planning.ocps.net

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Orange County Public Schools

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

Application for Capacity Determination & Concurrency Recommendation Proposed Development Profile Form

TO BE COMPLETED BY LOCAL GOVERNMENT STAFF (Check All That Apply)

PROJECT NAME	Investments Alliance LLC									
PARCEL ID NUMBER(S)	07-20-28-0000-00-025									
CAPACITY REVIEW	Existing FLU: <u>OC Rural 1/2</u> Max. Density permitted: <u>1du/2ac</u> du/ac									
	Proposed FLU: <u>Rural Settlement</u> Max. Density permitted: <u>1</u> du/ac									
<input checked="" type="checkbox"/> Future Land Use Map Amendment	Type	SF	TH	MF	MF HR	MH				
	Vested	2								
	Unvested	2								
	Total	4								
<input checked="" type="checkbox"/> Rezoning	Existing Zoning: <u>OC A-1</u> Max. Density permitted: <u>1du/2ac</u> du/ac									
	Proposed Zoning: <u>Apopka PD</u> Max. Density permitted: <u>1</u> du/ac									
	Type	SF	TH	MF	MF HR	MH				
	Vested	2								
	Unvested	2								
	Total	4								
CONCURRENCY (City/Town)										
<input type="checkbox"/> Site Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Development Plan	Type	SF	SF	SF	SF	SF	TH	MF HR	MF	MH
	Total	<2,000	2,000–2,499	2,500-2,999	3,000–3,999	>= 4,000				
If school concurrency vested rights apply, please attach vesting letter and submit with form.										
Local Government Jurisdiction <u>City of Apopka</u>			Case #: _____ Planner Assigned: <u>Bobby Howell, AICP</u> Phone #: (407) <u>703-1764</u> Email: <u>bhowell@apopka.net</u>							
Target date & type of local government public hearing			<input checked="" type="checkbox"/> Comp Plan <u>TBD</u> <input checked="" type="checkbox"/> Rezoning <u>TBD</u> <input type="checkbox"/> Plat/Site Plan Approval _____							

Bobby Howell

Bobby Howell

Digitally signed by Bobby Howell
Date: 2024.02.08 11:10:33 -05'00'

2/8/24

Local Government Reviewer Name (print)

Local Government Reviewer Signature

Date

Comments: Development will not exceed more than 4 single-family dwelling units.

Byrd: Local state champion is met

Continued from page 2A

phenomenal year!

Wekiva High School FFA has a state finalist in Agricultural Mechanics and Fabrication Proficiency Award and they also have the state champion in the Safe Tractor Operations and Maintenance Career Development Event.

I met our state champion recently and he is thrilled to continue his path working with farm machinery after graduation. He was very enthusiastic about the high-demand career waiting for him that he will have with no college debt to pay off, a career he may not have found, had it not been for FFA.

Apopka High School FFA has a state finalist in the Landscape Management Proficiency award as well as the state champions in the Ornamental Horticulture Demonstration-Landscape Division.

They also have the third place team in the State Floriculture Career Development

Event.

Yes, it is fun watching the passion these kids have for their area of expertise. At a recent visit to the Central Florida Fair, I was able to spend some time with students who were showing their hens, rabbits and ducks. The amount of time, attention, research and energy that goes into caring for these animals is impressive, and students in the middle schools that I spoke to could not have been more excited to put in the time.

It's a beautiful thing to see students passionate about anything, and when they see a light go on in their future pathway, it's even better. Every child who participates in FFA doesn't follow a career path in agriculture, but they certainly gain valuable leadership skills and a work ethic that will serve them well no matter what future they choose.

Congratulations to all our FFA chapters in OCPS on a very successful year!

Police make first arrests in Florida of pro-Palestinian protesters at two university campuses

By Vivienne Serret
Fresh Take Florida

GAINESVILLE, Fla. –

Police supported by state troopers arrested nine pro-Palestinian protesters late Monday, May 29, who had occupied a plaza on the University of Florida for days. They were among the first college arrests in Florida.

Campus police Sgt. Courtney Marie Burgoyne said officers arrested nine protesters, who were led away in handcuffs. It followed the arrest of three other protesters at the University of South Florida in Tampa, hours earlier.

The administration at Florida's flagship public university said in a statement the protesters had violated new rules announced last week that included "no disruptions" and a ban on camping, sleeping, bullhorns and tents – but it didn't immediately say exactly what the protesters were accused of doing wrong. A spokesman, Steve Orlando, declined Monday night to answer questions about the arrests.

"I do not have to tell you anything," an unidentified campus police offi-

cer told a protester at the scene. About 30 protesters remained after the arrests. Some shouted "shame" and "who do you protect?" at officers and troopers.

It wasn't immediately clear whether anyone who was arrested was a student or otherwise affiliated with the university.

Under the university's new rules, students who violate them will be suspended, and employees or professors would be fired.

In a statement emailed to reporters 16 minutes after the arrests, Orlando said police gave the protesters "multiple warnings and multiple opportunities to comply" before they were arrested.

"This is not complicated: The University of Florida is not a daycare, and we do not treat protesters like children – they knew the rules, they broke the rules, and they'll face the consequences," Orlando said in the statement. "For many days, we have patiently told protesters – many of whom are outside agitators – that they were able to exercise their right to free speech and free assembly."

The arrests occurred about 7:40 p.m. Monday

on the school's Plaza of the Americas, the centrally located square in the heart of campus. Law enforcement officers – including about 15 campus and municipal police officers and about six Florida Highway Patrol troopers – marched toward the plaza and protesters with batons in hand.

Police appeared to shut off power in the area during the arrests then restored it immediately afterward.

Last week was the last day of regularly scheduled classes for the semester. Some students were finishing final exams this week.

Sunday night, as police explained the university's new rules to protesters, some of them criticized officers and compared them to members of the white supremacist group, the Ku Klux Klan, and the Israeli Defense Force: "IDF, KKK, UFPD, you're all the same," protesters chanted as someone beat on a drum.

This story was produced by Fresh Take Florida, a news service of the University of Florida College of Journalism and Communications. The reporter can be reached at vivienneserret@ufl.edu.

CITY OF APOPKA PUBLIC HEARING NOTICE FUTURE LAND USE AMENDMENT AND CHANGE OF ZONING

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

ORDINANCE NO. 3054

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 1/2 TO "CITY" RURAL SETTLEMENT FOR CERTAIN REAL PROPERTY LOCATED AT 2518 HAAS ROAD, OWNED BY INVESTMENTS ALLIANCE, LLC., COMPRISING 4.17 ACRES, MORE OR LESS, PROVIDING FOR SEVERABILITY; AND FOR AN EFFECTIVE DATE.

and

ORDINANCE NO. 3055

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO PD (PLANNED DEVELOPMENT DISTRICT), FOR CERTAIN REAL PROPERTY LOCATED AT 2518 HAAS ROAD; OWNED BY INVESTMENTS ALLIANCE, LLC., COMPRISING 4.17 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 07-20-28-0000-00-025
Contains: 4.17 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, May 14, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Numbers 3054 and 3055 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, June 5, 2024 beginning at 1:30 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Future Land Use and Rezoning Applications can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

May 3, 2024

Publish: The Apopka Chief

176406

Moore: Designated areas are named

Continued from page 2A

tween neighborhoods, centers, and other special areas. Corridors are essentially streets, roads, or transit lines like SunRail tracks, but, a corridor also extends into the surrounding development.

Unincorporated areas that have already been developed in the past may receive a designation as a center, neighborhood, or corridor during this process. The great majority of the county's suburban

neighborhoods will also be typed or mapped, with the primary goal being to maintain or reinforce their existing residential character. Environmental lands, undeveloped areas, and rural properties do not receive a place type designation unless they become part of a specific land development application or small-area planning project.

The Board of County Commissioners will vote on whether to adopt Vision 2050 in September 2024.

Now is the time for you to share what you want to see occur where you live. Go to the interactive map on the county's website at: <https://bit.ly/v2050web>. On the website, you can comment on any location in Orange County.

Finally, we need to hear from as many residents as possible about planning in District 2. If you want to speak with the Planning Department directly, call 407.836.5600 or email: Vision2050@ocfl.net.

Hayden: Encourage one another

Continued from page 2A

All part of the making of the land we call America, and its history. We think of the grander, more extraordinary happenings when we talk of history, but without those who were a part of daily life in general, there would be no history. History is propagated by ordinary people doing extraordinary things.

We need to become that people again. We need to encourage one another to stand and be counted.

In society today, we have an administration that states we can think what we want to, but you will be ignored, and you will be mocked to the point people will think you are losing it. The master no longer says,

"Think as I think or die." Now we are told we can go our own way, but you will be ostracized from humanity.

You will be shunned, and people will point at you, call you a detractor, deviator, racist, and you will be treated as a stranger. Even those that you call friends will turn away in fear of joining you in your "non-person" status.

Oh, they tell you they will not take your life, but the life of subordination they offer is worse than death.

Patrick Henry said it best: "Give me liberty or give me death!" The only thing democracy and socialism have in common is the word "equality." The difference is democracy

seeks equality in justice and liberty while socialism seeks equality in bondage and slavery.

You can follow the "Judas goat" up the ramp to slaughter as the sheep do, to their own butchering, or you can make the decision to bring back our Democratic Republic by being secure in your belief in America and getting up and getting busy.

We do not need the government telling us what they can give us for our happiness.

We need to pursue our own happiness by getting down to the "nitty-gritty," by going to work, and as Roger Miller once said, "Knuckle down, buckle down, do it, do it, do it!"

ALL ABOUT APOPKA

The Apopka Chief

Established 1923
(USPS 545-440)

The Apopka Chief is published every Friday and entered as Periodicals, postage paid at Apopka Post Office, under the Act of Congress of March 3, 1879. The Apopka Chief newspaper is published by Foliage Enterprises, Inc., every Friday at 400 North Park Avenue, Apopka, Fla., 32712-3417. An annual subscription is \$25 in Orange County and \$30 outside Orange County. Phone 407-886-2777. Postmaster: Send address changes to The Apopka Chief, P.O. Box 880, Apopka, Fla., 32704-0880.

The Apopka Chief is a consistent award-winning community weekly newspaper and a member of the Florida Press Association. The newspaper won the group's award as its best newspaper in 1982, 1987, and 1988, the only three-time winner. Letters to the editor are welcome, but must be signed and include a daytime telephone number, address, or email address for verification. Management reserves the right to edit letters.

www.theapokkachief.com, news@theapokkachief.com



City of Apopka Telephone Numbers

City Hall.....	407-703-1700
Mayor's Office.....	407-703-1701
City Administrator.....	407-703-1649
City Clerk.....	407-703-1704
Community Devel.....	407-703-1712
Code Enforcement.....	407-703-1738
Finance Dept.....	407-703-1725
Fire (non-emerg.).....	407-703-1756
Parks and Rec. Dept.....	407-703-1741
Police Chief.....	407-703-1769
Police (non-emerg.).....	407-703-1771
Job Line.....	407-703-1743
Solid Waste Collect.....	407-703-1731
Street Maintenance.....	407-703-1731
Utility Billing.....	407-703-1727
Medical, fire emergency.....	911
The city of Apopka was chartered in 1882. It is located at 28°30 north latitude and is 150 feet above sea level. Its population is about 48,000 and its total area is more than 30 sq. mi. www.apopka.net	

Orange County Telephone Numbers

Animal Services.....	407-836-3111
Auto/Boat Tags.....	850-617-2000
Building Dept.....	407-836-8550
County Mayor.....	407-836-7370
County Commission.....	407-836-7350
County Attorney.....	407-836-7320
Clerk of the Court.....	407-836-2065
Elections Supervisor.....	407-836-2070
Fire/Rescue.....	407-836-3111
Solid Waste.....	407-836-6601
Garbage Collection.....	407-703-1731
Health Dept.....	407-836-2600
Hunting/Fishing Lic.....	888-347-4356
Parks and Rec. Dept.....	407-836-6200
Property Appraiser.....	407-836-5044
Sheriff Administrative.....	407-254-7000
Non-Emerg. Complaint.....	407-836-4357
Utilities.....	407-836-5515
All other departments.....	407-836-3111
Medical, fire emergency.....	911
www.orangecountyfl.net	

Other Area Numbers of Note

U.S. Senators	
Rick Scott (Rep.).....	202-224-5274
Marco Rubio (Rep.).....	407-254-2573
U.S. Representative	
Daniel Webster (Dist. 11).....	352-241-9220
State Representatives	
Doug Bankson.....	407-476-6787
Carolina Amesty (Dist. 45).....	unknown
State Senators	
Geraldine Thompson (Dist.11).....	407-297-2045
Orange County Commissioner	
Christine Moore.....	407-836-7350
Orange County Public Schools	
Pupil assignment.....	407-317-3233
Bus routes.....	407-317-3800
Superintendent.....	407-317-3200
School Board.....	407-317-3200
Miscellaneous	
The Apopka Chief.....	407-886-2777
Museum of the Apopkans.....	407-703-1707
Chamber of Commerce.....	407-886-1441

Junior Rangers can receive a Florida 529 Savings Plan scholarship

Florida State Parks and the Florida Prepaid College Program are partnering to encourage families to get outside and explore Florida's award-winning state parks through the Junior Ranger Program as well as prepare for their little ranger's future with a risk-free college savings plan.

This year, ten Florida children will receive a \$1,000 Florida 529 Savings Plan scholarship, plus a Florida State Parks Junior Ranger gift pack and inflatable paddle board. Click here to enter the sweepstakes by June 23, 2024.

How to participate in the Junior Ranger Program

Visit any participating Florida State Park and ask for a Junior Ranger Kit.

If you are not at the park, you can be a Virtual Junior Ranger from anywhere.

This promotion is open to legal residents of the state of Florida over the age of 18 with children or grandchildren up to eighth grade who have fully and satisfactorily completed the scholarship entry requirements and are otherwise eligible to participate at time of entry. View full promotion rules.

In-Person Junior Ranger Program

The Florida State Parks Junior Ranger Program provides the opportunity for

young people to learn, serve and share Florida's natural and cultural resources. You can either participate in a scheduled park program or do it self-guided in the park.

Even if you're not at the park, you can do the Virtual Junior Ranger from anywhere.

Junior Ranger materials are also available in Spanish.

What's Involved

1. Visit any participating Florida State Park and ask for a Junior Ranger Kit.

2. Take the Junior Ranger Pledge and receive your member ID card and Official Junior Ranger Badge.

3. Complete the six

CORE Activities from the kit.

4. Turn in the six CORE Activities to park staff to receive your Official Junior Ranger Patch!

5. Complete more activities to earn stamps in your PASSPORT!

6. Turn in your completed PASSPORT to receive your Official Junior Ranger Pin!

7. Remember, being a Junior Ranger means more fun with family and friends.

Where to find the Junior Ranger Program

You can find participating Florida State Parks throughout the state.

Learn the Pledge

"As a Junior Ranger, I promise to protect the plants, animals, water, geological features, culture and history of Florida State Parks.

"I promise to continue to learn about parks and share what I have learned with others as I explore ... the Real Florida."

Membership ID Card

Junior Rangers can get their membership cards punched for one free entry into any Florida State Park. The entry is good for one vehicle with up to eight passengers except at Ellie Schiller Homosassa Springs Wildlife State Park and Weeki Wachee Springs State Park, where the pass is good for two people.

Does not include Skyway Fishing Pier State Park, camping or other fees.

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Parcel Identification Number(s): 07-20-28-0000-00-025
Contains: 4.17 +/- Acres

NOTICE is given that a public hearing for Ordinance Numbers 3034 and 3035 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, June 19, 2024 beginning at 7:00 P.M.**

Affected parties and the public may appear at the above listed hearing to speak. The proposed Future Land Use and Rezoning Applications can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

June 7, 2024
Publish: The Apopka Chief

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Hope: Individuals can get help

Continued from page 2A

uncover new opportunities for those going through difficult times. Hope Navigators help individuals identify their needs, develop long-term goals, map out a path forward, and work to ensure all sectors of the community have a 'seat at the table' to be part of a lasting solution.

Since Hope Florida's launch, nearly 30,000 Floridians have reduced or are no longer reliant on government assistance,

which is estimated to save the State of Florida nearly \$800 million over 10 years.

Hope Florida serves families, foster youth, veterans, individuals with unique abilities, vulnerable women, those facing crisis, and other Floridians in need.

"Law enforcement officers encounter individuals and families in some of their most challenging moments," said Department of Children and Families Secretary Shevaun Harris. "Under the leadership of First Lady Casey De-

Santis, we are thrilled to be able to provide officers with additional resources that they can use to help connect individuals to the Hope Florida program.

Our Hope Navigators stand ready to assist and provide support as individuals and families work to overcome barriers to success."

Floridians who need support can connect with Hope Florida by visiting www.HopeFlorida.com or calling the Hope Line (850-300-HOPE).

Moore: Protect your investment

Continued from page 2A

I must share the long list of accomplishments done with my partners - the Orange County Public Works Department, Apopka Professional Firefighters, and The People of Southern Apopka Community Association along Sheeler Avenue and Road.

Recent Sheeler Avenue Accomplishments: 3 branding banners erected; sidewalks repaired; trash picked up; sidewalk gap completed in the county section; trees trimmed up in the right-of-way; hedges trimmed down in the right-of-way; three homeless camps moved; complaints sent to RaceTrac corporate for poor maintenance of their property; requested improved intersection at Apopka Blvd./Sheeler; requested state and county improve the intersection at US 441 (\$500,000 price tag).

As I wrote to home-owners, the next step to take if we want to be successful, requires their participation. I follow law enforcement guidelines known as CPTED. They are best practices to keep people safe in their homes.

Number one is picking up trash. Criminals are attracted to areas where it looks

like people don't care or are unengaged.

Second is trimming large tree limbs up and hedges down.

Third, law enforcement recommends adding lighting to your home and property. Small solar lighting is relatively inexpensive and readily available.

I will reprint this list of ideas which works in any community. I joke that too many folks hide behind weeds. There is some truth to this, however. Using a weed whacker to keep grasses down under 12 inches throughout the entire property, including the fence line, is vital.

Following is my list of recommendations, one more time.

Things to do to avoid crime and homeless activity: Lower all hedges to under 3 feet; hire a tree company to raise large tree canopies over 10 ft; reduce the amount of tall weeds on the property; trim vegetation over fence lines so the fence can clearly be seen; use a weed killer to keep grasses down on fence lines; place "No trespassing signs on the property".

I hope you implement these recommendations and join me in making all of District 2 safe and prosperous.

Hayden: We must protect the U.S.

Continued from page 2A

people, who feed at their trough, in strategic positions throughout our government to provide support for the devious changes that we see happening right now.

Donald Trump was a "monkey wrench" that was not supposed to have happened. As a businessman, and not a politician, he immediately saw a problem in the workings of the bureaucracy. Even in his cabinet there were people situated in strategic positions to keep the "Deep State" from coming into the light of the American scrutiny.

As President Trump delved deeper and deeper into the quagmire of lies, deceit, and un-American behavior, the more of a threat he became to those who want to produce a ruling class (globalists) and the everyday American would soon become the ruled class.

The eyes of Americans are now being opened and we are beginning to see how deep corruption has crept into our Constitutional Republic. Our Founding Fathers would not even recognize our government

as it is being administered today. I am sure they would promote the utmost resistance to our government without delay.

James Madison (one of the writers of our Constitution) stated, "I believe there are more instances of the abridgements of the freedom of the people by gradual and silent encroachments by those in power than by violent and sudden usurpations." I fear for my great nation. Not since the Civil War have we ever been more divided.

Our Declaration of Independence declared we would be free from any one ruler, that we have the freedom of Life, Liberty, and the Pursuit of Happiness given to us as inalienable rights by our Creator.

Yet we see those who would pervert those rights and who are using the word "Democracy" to do it.

Remember, only in a Constitutional Republic is Democracy a healthy, viable tool. We Americans (you and I) owe it to our children, and their children to keep the banner of freedom lifted high. We have a sacred duty to overthrow those who would pervert our Constitution. Are you registered to vote?

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Code Enforcement	407-703-1738
Finance Dept.	407-703-1725
Fire (non-emerg.)	407-703-1756
Parks and Rec. Dept.	407-703-1741
Police Chief	407-703-1769
Police (non-emerg.)	407-703-1771
Job Line	407-703-1743
Solid Waste Collect.	407-703-1731
Street Maintenance	407-703-1731
Utility Billing	407-703-1727
Medical, fire emergency	911
The city of Apopka was chartered in 1882. It is located at 28°30 north latitude and is 150 feet above sea level. Its population is about 48,000 and its total area is more than 30 sq. mi. www.apopka.net	

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County Mayor	407-836-7370
County Commission	407-836-7350
County Attorney	407-836-7320
Clerk of the Court	407-836-2065
Elections Supervisor	407-836-2070
Fire/Rescue	407-836-3111
Solid Waste	407-836-6601
Garbage Collection	407-703-1731
Health Dept.	407-836-2600
Hunting/Fishing Lic	888-347-4356
Parks and Rec. Dept.	407-836-6200
Property Appraiser	407-836-5044
Sheriff Administrative	407-254-7000
Non-Emerg. Complaint	407-836-4357
Utilities	407-836-5515
All other departments	407-836-3111
Medical, fire emergency	911
www.orangecountyfl.net	

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Marco Rubio (Rep.)	407-254-2573
U.S. Representative	
Daniel Webster (Dist. 11)	352-241-9220
State Representatives	
Doug Bankson	407-476-6787
Carolina Amesty (Dist. 45)	unknown
State Senators	
Geraldine Thompson (Dist.11)	407-297-2045
Orange County Commissioner	
Christine Moore	407-836-7350
Orange County Public Schools	
Pupil assignment	407-317-3233
Bus routes	407-317-3800
Superintendent	407-317-3200
School Board	407-317-3200
Miscellaneous	
The Apopka Chief	407-886-2777
Museum of the Apopkans	407-703-1707
Chamber of Commerce	407-886-1441



City of Apopka CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

Item #: 2.

Meeting Date: June 19, 2024

Department: Community Development

SUBJECT:

Ordinance No. 3055 -Second Reading and Adoption - Investments Alliance, LLC Planned Development (PD) Rezoning/Master Plan

REQUEST:

Adopt Ordinance No. 3055 and approve the Planned Development Agreement

SUMMARY:

Owner(s): Investments Alliance, LLC
Applicant: Rommel Fontana
Parcel Identification Number(s): 07-20-28-0000-00-025
Location: 2518 Haas Road
Existing Future Land Use: "County" Rural 1/2
Proposed Future Land Use: "City" Rural Settlement
Existing Use(s): Vacant parcel with abandoned agricultural buildings
Existing Zoning: T (Transitional)
Proposed Zoning: PD (Planned Development)
Tract Size: 4.17 +/- Acres

ZONING REPORT

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	County Rural	County A-1 (Citrus Rural) District	Single-family residence
East	City Rural Settlement, County Rural 1/2	City AG (Agriculture)	Single-family residences
South	County Rural	County A-1 (Citrus Rural) District	Single-family residence
West	County Rural 1/2	County A-1 (Citrus Rural) District	Vacant

PROJECT SUMMARY: The subject property is approximately 4.17 acres total in size and is zoned T (Transitional District). It was annexed into the City via Ordinance No. 3046 on March 20, 2024. A future land use designation of Rural Settlement is requested per Ordinance No. 3054. The subject property is located at 2518 Haas Road. The proposed change of zoning to PD (Planned Development) is being requested by the applicant who proposes to construct a 4-lot residential subdivision. Comprehensive Plan, Future Land Use Element Policy 3.1.s.d permits one residential unit per one acre (1 du/1 ac) in a development with an overall size of less than 25 acres, with clustering encouraged but not required, with a minimum open space requirement of 35% in the Rural Settlement future land use category. The district is designed to facilitate development of single-family dwelling units and associated infrastructure which maximize the preservation of open space and promote the clustering of developments to both

preserve and enhance the natural environment. Surrounding properties that are located in the City have the Rural Settlement future land use designation. The Land Development Code does not have a corresponding zoning district which can implement the Rural Settlement future land use category, thus the request for the PD zoning designation. The surrounding properties that are located in the City have a Rural Settlement future land use.

The PD Master Plan/Major Development Plan proposes a residential subdivision consisting of four single-family lots on 4.17 acres with a maximum allowable density of one (1) dwelling units per acre, with 35-percent open space that is located in a depressional area on the site. A minimum lot size of 29,260 square feet is proposed. The proposed lots range in size from 140-feet by 209-feet, or 29,260 square feet in area, and 140-feet by 440-feet, or 61,600 square feet in area.

Of the 4.17 acres, 35-percent of the site, or 1.45 acres is reserved for open space that will also function as a drainage easement. This open space area will be located on portions of Lots 2 and 3.

The applicant is requesting a rezoning of the property to PD instead of a conventional zoning district to allow for the development of the site in accordance with the Rural Settlement future land use category of the Future Land Use Element of the Comprehensive Plan.

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

- a. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
 - Applicant's response: The proposal to re zone the land is consistent and fulfill the goals, objectives, and policies of the comprehensive plans and all other applicable Citi [sic]-adopted plans.
 - Staff response: Staff has no objection.
- b. Is in conflict with any provisions of the LDC;
 - Applicant's response: The property is free from any conflict with any portion of this LDC.
 - Staff response: Staff has no objection.
- c. Addresses a demonstrated community need;
 - Applicant's response: Even it is a rural area, there are many reasons to develop nice lots and convert this abandon place of obsolete greenhouse yard and improve with new houses to conform a good environment due a growing zone with many development projects nearby having this new highway 429 which connects all principal arteries and important points in Orlando Area.
 - Staff response: Staff has no objection.
- d. Is required by changed conditions;
 - Applicant's response: The proposed zoning is compatible within the location of KPI Neighborhood Design District with density of 2 du/ac doing through McGuire Road.
 - Staff response: Staff has no objection. The maximum density that is permitted per Future Land Use Element Policy 3.1.s.d is one residential unit per one acre (1 du/1 ac) in a development with an overall size of less than 25 acres, with clustering encouraged but not required, with a minimum open space requirement of 35% in the Rural Settlement future land use category. This is detailed on the PD (Planned Development) Master Plan provided by the applicant.
- e. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
 - Applicant's response: The proposal consist [sic] in a logical and orderly development pattern with lots defined by 155' front x140' deep each one. In total 8 lots of ½ acre.
 - Staff response: Staff has no objection. The maximum amount of lots that can be developed per the Rural Settlement future land use category and that are proposed on applicant's PD Master Plan is 4. This equates to one lot per acre.
- f. Would result in a logical and orderly development pattern;
 - Applicant's response: The proposed rezoning and annexation to the City will increase the value of any property in the surrounding area.
 - Staff response: Staff has no objection.
- g. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and
 - Applicant's response: There is a street paved in excellent condition and the both Hass Rd and Macguire Road have 60' ROW.
 - Staff response: An Environmental Assessment will be required to be provided with the submittal of a

development plan.

h. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).

- Applicant's response: Fortunately we have a current CAD report from Orange County which shows not wetlands at all in whole property, and not affect the natural environment.
- Staff response: Staff has no objection. An Environmental Assessment will be required to be provided with the submittal of a development plan.

PLANNED DEVELOPMENT AGREEMENT

Per LDC Section 3.7.2.F.2, this Agreement is a required component for the establishment of a PD district to establish the conditions related to the approval of the PD Plan, provision of public facilities in the Development, environmental protection of the Property, community benefits and amenities in the Development, and other provisions determined by the City to be relevant and necessary to the development of the Property. This agreement is attached for City Council approval.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property as depicted on the Master Plan is consistent with the Rural Settlement Future Land Use designation as detailed within the Future Land Use Element of the Comprehensive Plan.

SCHOOL CAPACITY REPORT: Orange County Public Schools (OCPS) has indicated that this development is considered de minimis.

ORANGE COUNTY NOTIFICATION: The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on March 25, 2024.

PUBLIC HEARING SCHEDULE:

- May 14, 2024 – Planning Commission (5:30 pm)
- June 5, 2024 – City Council (1:30 pm) – 1st Reading
- June 19, 2024 - City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

- May 3, 2024, June 7, 2024 – Public Notice and Notification (Apopka Chief)
- April 26, 2024 - Mailed notices to adjacent property owners
- April 27, 2024 – Posters placed on property

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

DEVELOPMENT REVIEW COMMITTEE (DRC):

Recommends approval of the Change in zoning from T (Transitional) to PD (Planned Development), and Master Plan based on the findings and facts presented in the staff report and exhibits.

PLANNING COMMISSION:

At the May 14, 2024 meeting, the Planning Commission unanimously recommended approval of the change of zoning from T (Transitional) to PD (Planned Development), and the Master Plan for Investments Alliance, LLC.

CITY COUNCIL:

At the June 5, 2024 meeting, the City Council unanimously accepted first reading of Ordinance No. 3055, and presentation of the Planned Development Agreement.

RECOMMENDED MOTION - CITY COUNCIL:

Adopt Ordinance No. 3055, change in zoning from T (Transitional) to PD (Planned Development), and approve the Planned Development Agreement.

ATTACHMENTS:

1. Ordinance Number 3055
2. PD Agreement
3. 2518 Haas Road map series
4. OCPS Capacity Determination
5. Local Government Form
6. Advertisement May 3
7. Advertisement June 7

ORDINANCE NO. 3055

PAGE 2

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

SECTION III: AUTHORITY OF COMMUNITY DEVELOPMENT DIRECTOR. That the Community Development Director, or the Director’s designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

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

SECTION V. That this Ordinance shall take effect upon the date of adoption.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this ____ day of _____, 2024.

READ FIRST TIME: June 5, 2024

READ SECOND TIME AND
ADOPTED: June 19, 2024

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

Cliff Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: May 3, 2024, June 7, 2024

EXHIBIT "A"

Parcel Identification Number(s): 07-20-28-0000-00-025



EXHIBIT "B"

NOTE:

THE FOLLOWING PROPOSED FACILITIES SHOWN ON THE DEVELOPMENT PLANS ARE FOR REFERENCE PURPOSES ONLY AND EACH SHALL REQUIRE A SEPARATE BUILDING PERMIT. THE LIST INCLUDES, BUT IS NOT LIMITED TO: PROPOSED BUILDINGS, LIGHT FIXTURES (POLES) THAT ARE INDEPENDENT FROM ANY BUILDING STRUCTURE, FENCES, GATES, MONUMENT SIGNS, DUMPSTER ENCLOSURES, IRRIGATION SYSTEMS AND RETAINING WALLS.

HAVEN PEACE PD 2518 HAAS ROAD CITY OF APOPKA, FLORIDA

PARCEL I.D. No. 28-20-07-0000-00-025

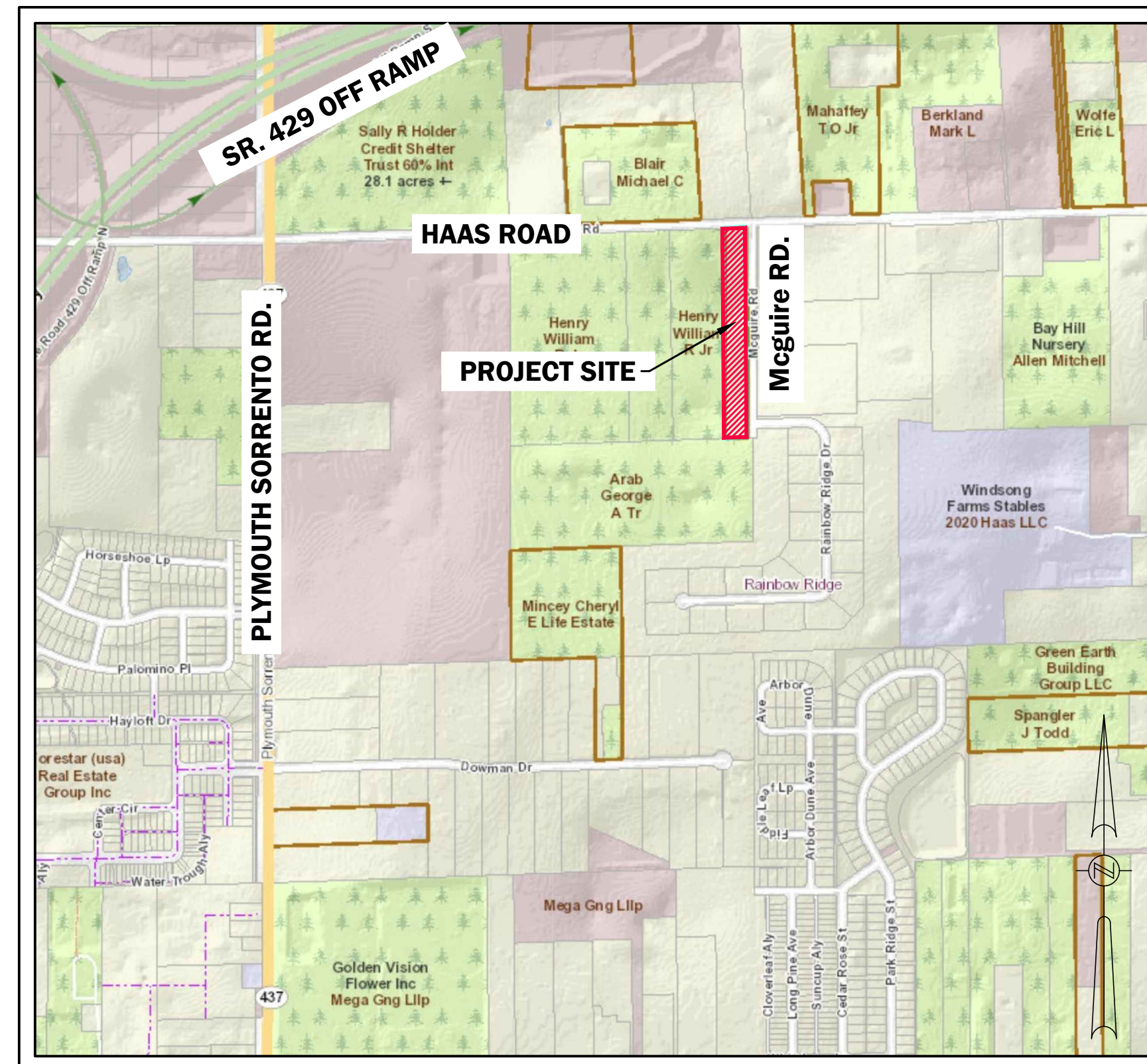
OWNER: INVESTMENTS ALLIANCE LLC
7512 DR PHILLIPS BLVD STE 50
ORLANDO, FL 32819

APPLICANT: FLT CONTRACTORS, INC.
7512 DR. PHILLIPS BLVD SUITE 50748
ORLANDO, FL 32819
PHONE: (407) 309-7579
EMAIL: rommelfontana@gmail.com

SURVEYOR: IRELAND & ASSOCIATES SURVEYING, INC
800 CURRENCY CIRCLE SUITE 1020
LAKE MARY, FL 32746
PHONE: (407) 678-3366

PERMITTING AGENCIES
CITY OF APOPKA

SITE VICINITY MAP
S07-T20S-R28E



NOT TO SCALE

PLANS PREPARED BASED
ON NAVD88 DATUM

PLAN INDEX

- C-1 COVER
- C-2 SURVEY
- C-3 EXISTING CONDITION PLAN
- C-4 PROPOSED CONDITION PLAN



5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
Email: jabiaoun@feg-inc.us
www.feg-inc.us

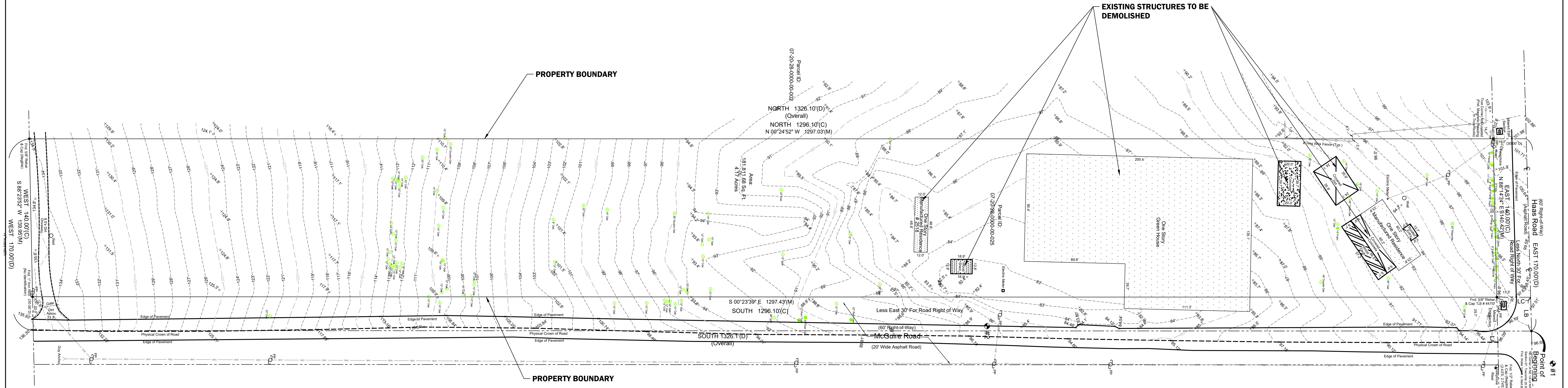
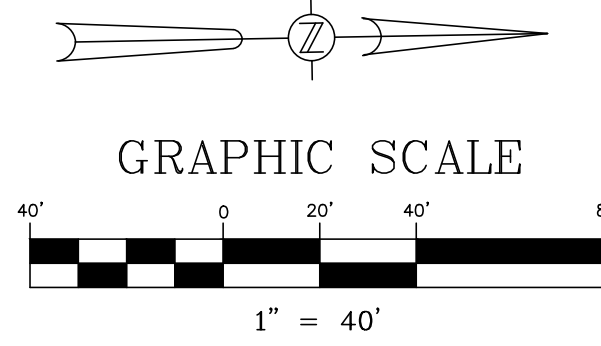
FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-0006595

JEAN M. ABIAOUN, P.E.
LICENSE NO. 45128

EXISTING CONDITION

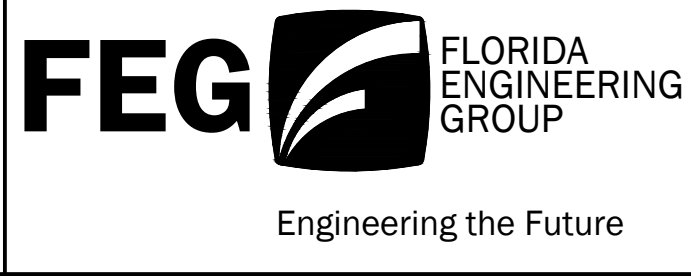
TOTAL AREA: 181,811.68 SF. (4.17 AC)

- EXISTING IMPERVIOUS AREA: 28,566 SF. (0.66 AC)
- ONE STORY GREEN HOUSE: 23,545 SF.
- TWO-1 STORY MANUFACTURED RESIDENCE: 3,119 SF.
- CONCRETE/COVERED CONCRETE/SHEDS: 1,902 SF.



DATE	REVISIONS	BY	CHECKED

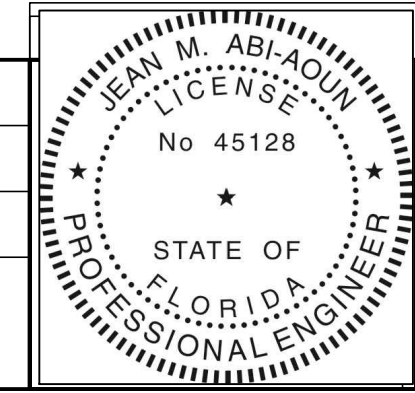
HAVEN PEACE PD
2518 HAAS ROAD
APOPKA, FLORIDA



5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

EXISTING CONDITION PLAN			
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JAA	MACK	JAA	JAA

PROJECT NO.	23-073
SCALE	1" = 40'
DATE	OCTOBER 25, 2023
SHEET NO.	C-3
SHEET	3 of 4



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY (ENGINEER), P.E. ON (DATE) USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LOT SUBDIVISION

TOTAL AREA: 181,811.68 sf. (4.17 AC)
LOT 1 : 209' X 140' AREA : 29,260 SF. (0.67 AC)
LOT 2 : 440' X 140' AREA : 61,600 SF. (1.41 AC)
LOT 3 : 440' X 140' AREA : 61,600 SF. (1.41 AC)
LOT 4 : 209' X 140' AREA : 29,260 SF. (0.67 AC)
OPEN SPACE / DRAINAGE EASEMENT : 460' X 140' AREA : 64,400 SF. (1.48 AC)

SITE DATA:

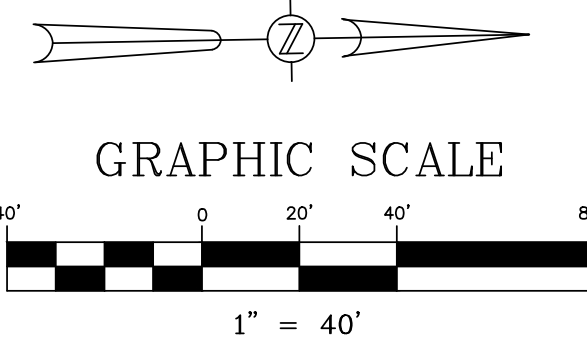
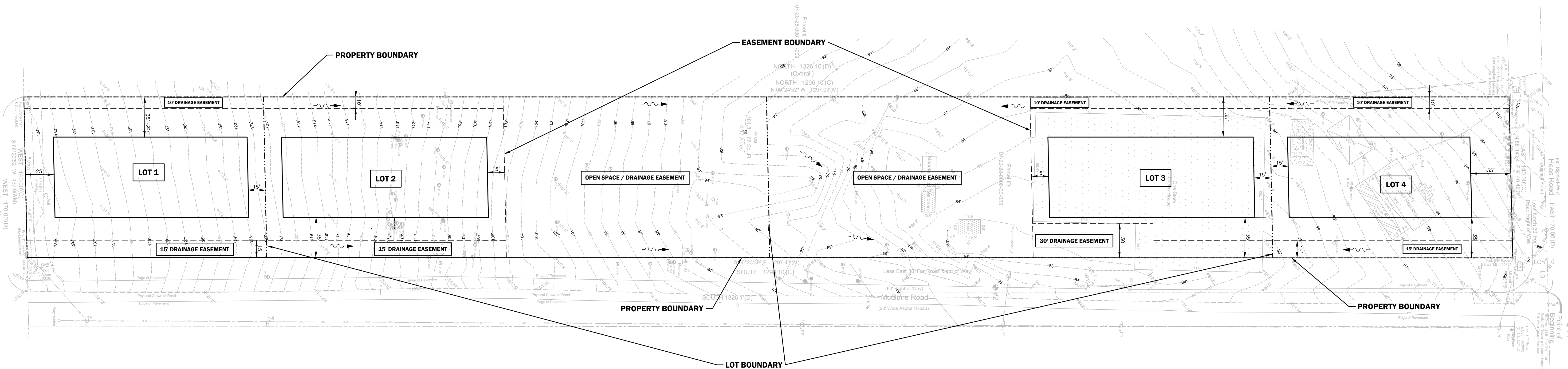
EXISTING ZONING: A-1 (AGRICULTURAL)
 PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
 EXISTING FUTURE LAND USE: RS (RURAL SETTLEMENT)
 MINIMUM LOT AREA: 29,260 SF
 MINIMUM LIVING AREA: 2,000 SF
 MINIMUM LOT WIDTH: 130 FT
 MINIMUM FRONT YARD SETBACK: 35 FT
 MINIMUM INTERNAL SIDE YARD SETBACK: 15 FT
 MINIMUM REAR YARD SETBACK: 35 FT
 MAX BUILDING HEIGHT: 35 FT
 MINIMUM POOL SETBACK (REAR AND SIDE): 10 FT
 MAX DENSITY: 1 DU / AC
 OPEN SPACE / DRAINAGE EASEMENT: 35 %
 *LARGE PORTIONS OF LOTS 2 & 3 WILL MAINTAIN A DRAINAGE / OPEN SPACE EASEMENT

GRADING/DRAINAGE NOTES:

1. MAXIMUM IMPERVIOUS PER LOT IS 6,000 SF.
2. EACH LOT GRADING SHALL MAINTAIN EXISTING DRAINAGE PATTERN.
3. PROPOSED LOT DRAINAGE SHALL BE DIRECTED TO THE FRONT AND REAR LOT DRAINAGE EASEMENTS WHICH WILL DRAIN TO THE EXISTING DEPRESSIONAL AREA AS IN THE EXISTING CONDITION.
4. THE OVERALL POST DEVELOPMENT BASIN IMPERVIOUS AREA SHALL NOT EXCEED 28,566 SF (SAME AS EXISTING IMPERVIOUS AREA ONSITE)
5. IF A LOT DOES NOT EXCEED THE 6,000 SF IMPERVIOUS AREA, THEN THE REMAINING SQUARE FOOTAGE CAN BE USED IN ANOTHER LOT.

WATER/SEWER NOTES:

1. POTABLE WATER SHALL BE PROVIDED VIA A WELL TO BE INSTALLED BY EACH LOT OWNER ON THEIR LOT MEETING THE HEALTH DEPARTMENT REQUIREMENTS.
2. FOR SEWER DISPOSAL, EACH LOT WILL BE SERVED BY A SEPTIC TANK / DRAINFIELD SYSTEM MEETING THE HEALTH DEPARTMENT REQUIREMENTS.



DATE	REVISIONS	BY	CHECKED

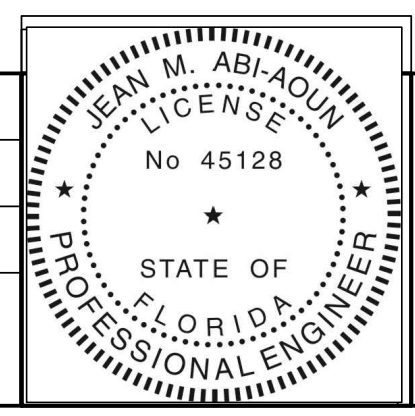
HAVEN PEACE PD
 2518 HAAS ROAD
 APOPKA, FLORIDA



5127 S. Orange Avenue, Suite 200
 Orlando, FL 32809
 Phone: 407-895-0324
 Fax: 407-895-0325
 www.feg-inc.us

CONCEPTUAL PLAN			
DESIGNED BY JAA	DRAWN BY MACK	CHECKED BY JAA	APPROVED BY JAA

PROJECT NO. 23-073
SCALE 1" = 40'
DATE OCTOBER 25, 2023
SHEET NO. C-4
SHEET 4 OF 4



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY (ENGINEER), P.E. ON (DATE) USING A DIGITAL SIGNATURE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HAVEN PEACE DEVELOPER’S AGREEMENT

This Planned Development Agreement (the “Agreement”) is made and entered into this ___ day of _____, 2024 (the “Effective Date”) by and among, City of Apopka, a Florida municipal corporation, whose mailing is 120 East Main Street, Apopka, Florida 32703 (the “City”), and Investments Alliance, LLC, a Florida corporation, whose mailing address is 7512 Dr Phillips Boulevard, Suite 50, Orlando, Florida 32819 (the “Developer”). The City and the Developer may each be referred to herein as a “Party,” and collectively, the “Parties.”

RECITALS

A. The Developer is the contract purchaser of that certain real property located in the City of Apopka, Orange County, Florida, more particularly described in Exhibit “A” attached hereto and made a part hereof (the “Property”).

B. The Developer intends to develop the Property in accordance with the conceptual plan prepared by Florida Engineering Group, Inc, dated October 25, 2023 (the “Conceptual Plan”) attached hereto as Exhibit “B.”

C. The Developer desires to develop the Property as a residential development consisting of four single residential homes, as more particularly set forth in the Conceptual Plan (the “Development”).

D. The current zoning district of the Property is Agriculture (A-1), and the Developer and the City desire to change the zoning to PD (“Planned Development”), pursuant to the Conceptual Plan, the City’s Comprehensive Plan (“Comprehensive Plan”), and the City’s Land Development Code (“LDC”).

E. The Developer and the City desire to enter into this Agreement to facilitate the development of the Property in accordance with the Conceptual Plan as mutually agreed upon, resolve any inconsistencies in applicable provisions of the LDC with the Conceptual Plan, and set forth the conditions that will be applicable throughout Haven Peace PD.

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

AGREEMENT

1. All the above recitals are incorporated into and fully part of this Agreement.
2. BASIC DETAILS OF THE DEVELOPMENT
 - A. Total Area: 4.17 acres
 - B. Section-Township-Range: 07-20S-28E
 - C. Net Developable Area: 4.17 acres
 - D. Existing Zoning: Agriculture (A-1)
 - E. Existing Future Land Use: Rural Settlement (RS)
 - F. Proposed Zoning: Planned Development (PD)
 - G. Maximum Density: 1 dwelling unit per net buildable acre.
 - H. The development approval sought is consistent with the City of Apopka Comprehensive Plan and will be developed in compliance with all applicable land development regulations and all other applicable regulations and ordinances.
 - I. Developer expressly agrees to be bound by and subject to the development conditions and commitments set forth below, and covenants and agrees that such conditions and commitments run with, follow, and perpetually burden the Property.

3. DEVELOPMENT CONDITIONS, COMMITMENTS AND RESTRICTIONS:
 - A. All development shall comply with the Conceptual Plan attached as Exhibit "B."
 - B. Single-family residential homes and customary accessory uses
 - C. Minimum 35% open space required
 - D. Minimum home size: 2,000 square feet
 - E. Minimum lot size: 29,260 square feet
 - F. Maximum building height: Two (2) stories, not to exceed 35'
 - G. Building setbacks - external property boundaries:
 - South: 25 feet from adjacent property.
 - East (adjacent to McGuire Rd): 35 feet.
 - West: 35 feet from adjacent property
 - North (adjacent to Haas Rd): 35 feet.
 - H. Building setbacks – Lots 1-4:

	<u>LOT 1</u>	<u>LOT 2</u>	<u>LOT 3</u>	<u>LOT 4</u>
SIDE (INTERIOR)	15'	15'	15	15
FRONT	35'	35'	35'	35'
REAR	35'	35'	35'	35'
SIDE (Perimeter)	25'	N/A	N/A	35'

- I. The maximum impervious surface area (ISA) for each lot is 6,000 square feet each. The overall impervious area shall not exceed 28,566 square feet as in the existing condition. If a lot does not exceed the 6,000 square

feet impervious area, then the remaining square footage can be used on another lot **provided the total impervious surface does not exceed 28,566 square feet for the entire project.** The maximum impervious surface area includes the house, attached or detached garages and paved driveways.

- J. In the event of a conflict between the written conditions A through J in this Development Agreement and the Conceptual Plan attached as Exhibit "B," the terms contained in Sections 2 and 3 above shall control.

4. **BINDING COVENANT:**

This Agreement and the conditions, commitments and provisions of this Agreement will perpetually burden, run with and follow the Property and be a servitude upon and binding upon the Property unless released in whole or in part by the City by virtue of a document of equal dignity to this Ordinance. The Developer expressly covenants and agrees to this provision and all other terms and provisions of this Agreement, and all other development orders issued by the City regarding the Property.

5. **MISCELLANEOUS PROVISIONS:**

- A. Entire Agreement. This Agreement constitutes the complete and entire understanding and agreement between City and Developer concerning or with respect to the topics addressed in this Agreement and supersedes all prior or contemporaneous covenants, agreements, undertakings, statements, representations or warranties, whether written or oral, of any party hereto concerning or with respect thereto.
- B. Relationship of the Parties. This Agreement does not evidence the creation of, nor shall it be construed as creating a partnership or joint venture between the City and Developer. Developer cannot create an obligation or responsibility on behalf of City or bind City in any manner. Each Party is acting for its own account, and it has made its own independent decisions to enter into this Agreement and as to whether the same is appropriate or proper for it based upon its own judgment and upon advice from such advisers as it has deemed necessary. Each Party acknowledges that none of the other Parties hereto is acting as a fiduciary for or as an adviser to it in respect of this Agreement or any responsibility or obligation contemplated herein.
- C. Agency. Developer and City, and their agents, contractors, and subcontractors, shall perform all activities described in this Agreement as independent entities and not as agents of one another.
- D. Sovereign Immunity. City expressly retains all rights, benefits, and immunities of sovereign immunity in accordance with Section 768.28, Florida Statutes. Notwithstanding anything set forth in any section, article or paragraph of this Agreement to the contrary, nothing herein shall be deemed a waiver of sovereign immunity or limits of liability which may have been adopted by the Florida Legislature or may be adopted by the Florida Legislature, and the cap on the amount and liability of City for damages, attorney fees and costs, regardless of the number or nature of claims in tort, equity, or contract, shall not exceed the dollar amount set

by the Florida Legislature for tort. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claims against City which would otherwise be barred under the Doctrine of Sovereign Immunity or operation of law.

- E. Captions and Paragraph Headings. Captions and paragraph headings contained in this Agreement are for convenience of reference only and are in no way intended, and shall in no way extend, med, to define, describe, extend or limit the scope, content or intent of this Agreement or of any particular term, provision or paragraph hereof.
- F. Modification, Amendment or Termination. This Agreement may not be changed, modified, amended, or terminated except as expressly set forth in a separate writing signed by both of the parties to this Agreement or their respective successors in interest or title.
- G. Recording in Public Records. Developer shall ensure that this Agreement is recorded in the public records of Orange County, Florida promptly after the execution of the Agreement by all parties.
- H. Default. Failure by a Party to perform any of its obligations hereunder shall constitute default hereunder. Prior to termination of this Agreement, the non-defaulting Party exercising such right shall first provide the defaulting Party with written notice specifying such default and the actions needed to cure same, in reasonable detail. Upon receipt of said notice, the defaulting Party shall be provided thirty (30) day opportunity within which to cure such default.
- I. No Liability or Monetary Remedy. Notwithstanding anything herein to the contrary, Developer and City, on behalf of themselves, and their respective successors and assigns, hereby agree that neither Party shall be liable to the other for any direct, indirect, special, punitive or consequential damages, including but not limited to, damages based on loss of service, revenues, profits or business opportunities, and hereby waive any and all claims and causes of action for the recovery of such direct, indirect, special, punitive or consequential damages.
- J. Construction of Agreement. The fact that any one of the parties to this Agreement shall have drafted or structured or shall be deemed to have drafted or structured this Agreement or any term or provision of this Agreement shall not be considered by any court or other tribunal in the construction or interpretation of this Agreement or any particular term or provision of this Agreement, either in favor or to the disadvantage of such party.
- K. Severability. If any of the terms, provisions, covenants or conditions set forth in this Agreement or the application thereof to any particular circumstance shall be held by any Court having jurisdiction to be illegal, invalid or unenforceable under applicable law, the remainder of this Agreement shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent otherwise permitted by law.
- L. Counterparts. This Agreement may be executed in two or more

counterparts, each of which shall be and be taken to be an original and collectively but one instrument.

M. Time of the Essence. Time, and timely performance, is of the essence of this Agreement and of the covenants and provisions hereunder. When a date upon which a specified event shall occur or be performed falls upon a weekend or legal holiday, the time allowed for the event or performance to occur shall be extended to 5:00 p.m. on the next succeeding business day. For purposes of this Agreement, a "business day" shall mean any weekday that the banks in the county in which The Haven Peace project is located are open for business (thereby excluding Saturdays, Sundays, and legal holidays).

N. Statutory Development Agreement. This Agreement is not a statutory development agreement pursuant to Chapter 163, Florida Statutes (Florida Local Government Development Agreement Act) and is being entered into by the City pursuant to the City's home rule authority.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the day and year first above written.

Witnesses:

Investments Alliance, LLC
a Florida limited liability company

Print Name:

By: _____
Its: _____

Print Name:

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by online notarization in person (check one) this ___ day of _____, 2024, by _____, as _____ of Investments Alliance, LLC., a Florida limited liability company who is personally known to me or who produced _____ as identification on behalf of the company.

Notary Public
State of Florida at Large
My Commission Expires:

PD Name: Haven Peace

Attest

CITY OF APOPKA

By: _____
Susan M. Bone, City Clerk

By: _____
Bryan Nelson, Mayor

Approved as to Form:

Clifford B. Shepard, City Attorney

STATE OF FLORIDA COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by online notarization in person (check one) this ___ day of _____, 2024, by Bryan Nelson, who is personally known to me or produced _____ as identification as Mayor of the City of Apopka, Florida, a municipal corporation of the State of Florida, on behalf of the City of Apopka, Florida.

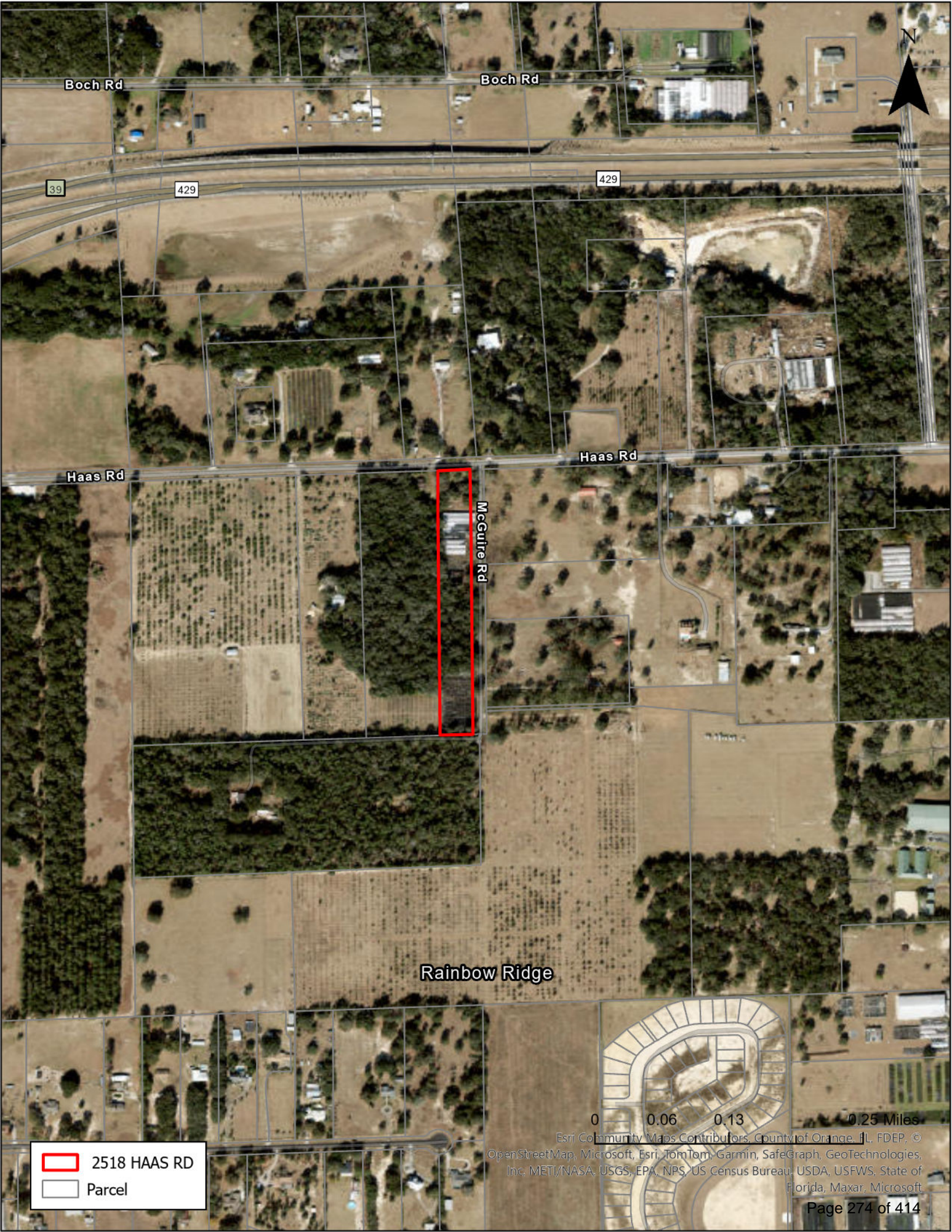
Notary Public
State of Florida at Large
My Commission Expires:

Exhibit A

LEGAL DESCRIPTION

BEGIN AT THE NE CORNER OF NE 1/4 OF NW 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN THENCE SOUTH 1326.1 FEET, THENCE WEST 170 FEET, THENCE NORTH 1326.1 FEET, THENCE EAST 170 FEET TO THE POINT OF BEGINNING, CONTAINING 5 ACRES MORE OR LESS. LESS THE NORTH 30 FEET AND EAST 30 FEET FOR ROAD.

Exhibit B
Conceptual Plan



Boch Rd

Boch Rd

39

429

429

Haas Rd

Haas Rd

McGuire Rd

Rainbow Ridge

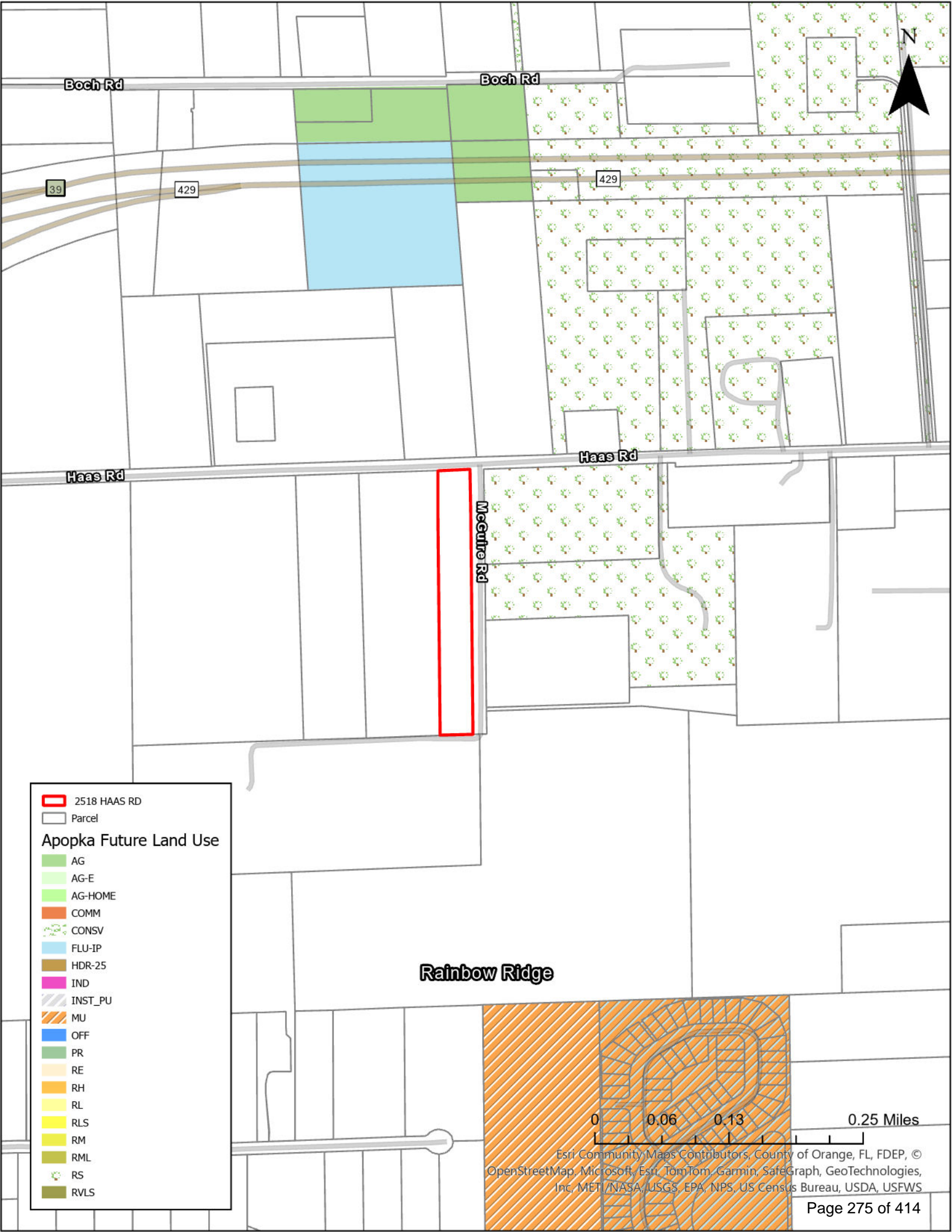


 2518 HAAS RD

 Parcel



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Boch Rd

Boch Rd

39

429

429

Haas Rd

Haas Rd

McGuire Rd

Rainbow Ridge

2518 HAAS RD

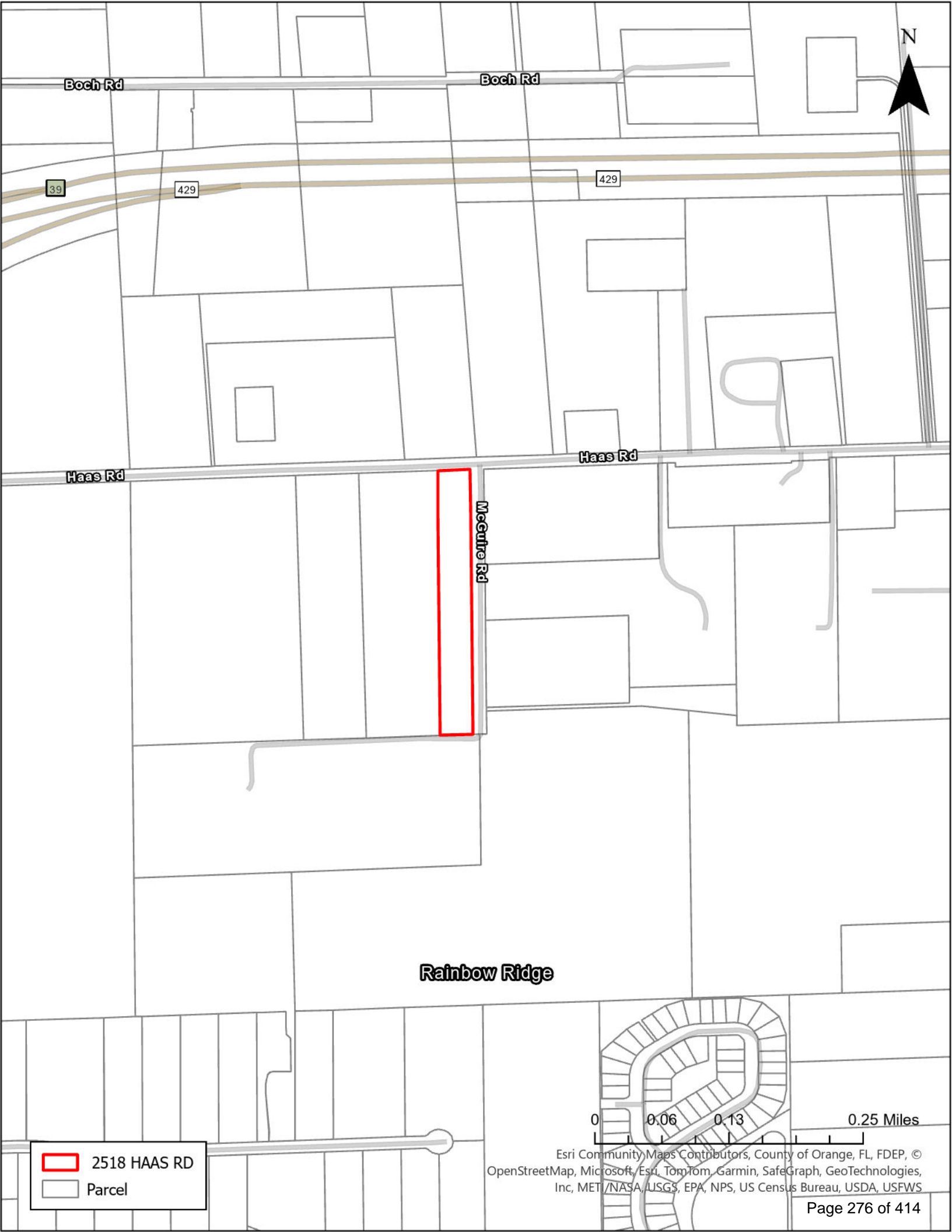
Parcel

Apopka Future Land Use

- AG
- AG-E
- AG-HOME
- COMM
- CONSV
- FLU-IP
- HDR-25
- IND
- INST_PU
- MU
- OFF
- PR
- RE
- RH
- RL
- RLS
- RM
- RML
- RS
- RVLS

0 0.06 0.13 0.25 Miles

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Boch Rd

Boch Rd

39

429


429

Haas Rd

Haas Rd

McCuthe Rd

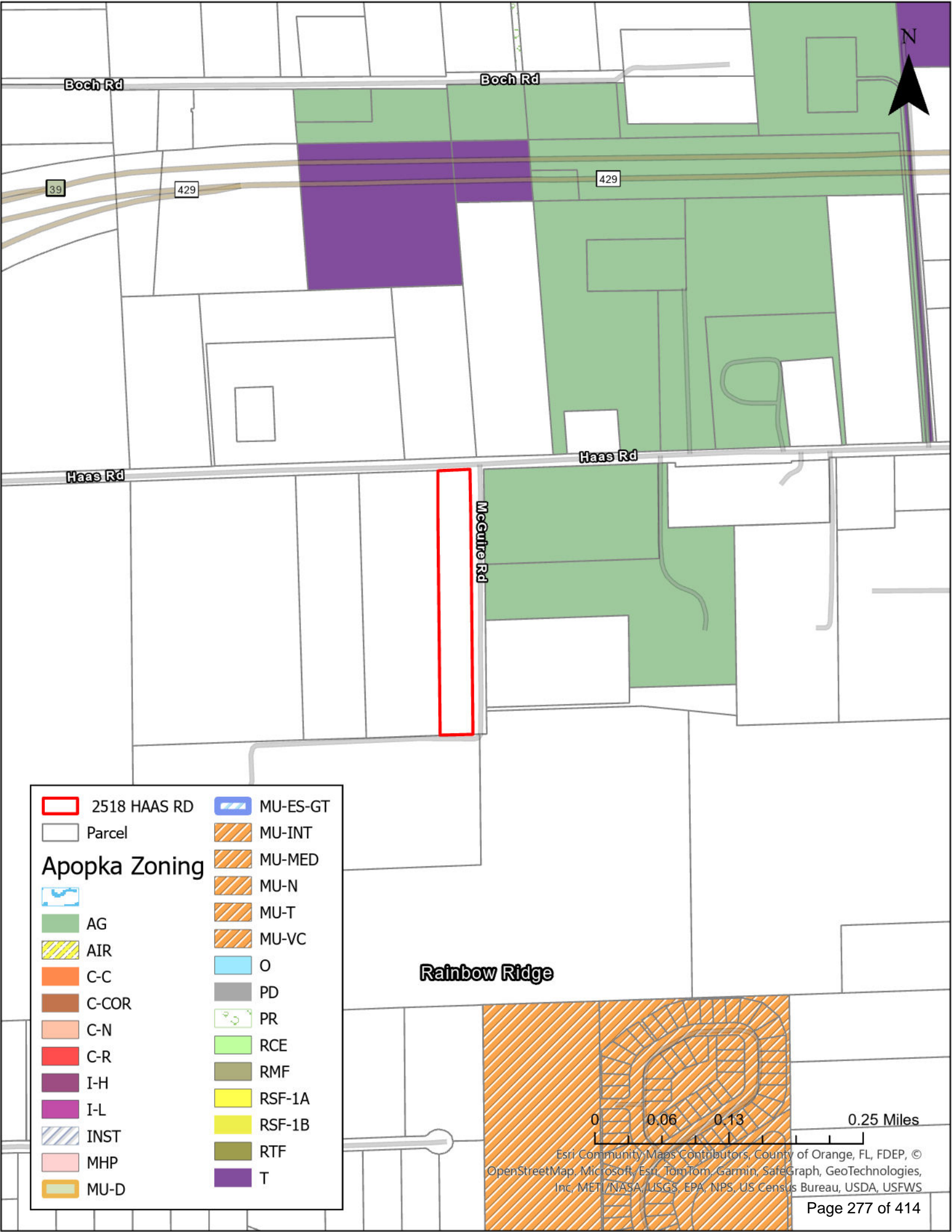
Rainbow Ridge

 2518 HAAS RD

 Parcel

0 0.06 0.13 0.25 Miles

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OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies,
Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



Boch Rd

Boch Rd

39

429

429

Haas Rd

Haas Rd

McGuire Rd

Rainbow Ridge

	2518 HAAS RD		MU-ES-GT
	Parcel		MU-INT
Apopka Zoning			
	AG		MU-MED
	AIR		MU-N
	C-C		MU-T
	C-COR		MU-VC
	C-N		O
	C-R		PD
	I-H		PR
	I-L		RCE
	INST		RMF
	MHP		RSF-1A
	MU-D		RSF-1B
			RTF
			T



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From: [Mills, Christopher C.](#)
To: [Bobby Howell](#)
Cc: [Kennard, Stefani V.](#)
Subject: Haven Peace Capacity Determination
Date: Monday, February 19, 2024 3:38:27 PM
Attachments: [LOCAL GOVMNT FORM.pdf](#)

Good afternoon,

See attached local government form. This one is generating less than 1 student so we consider it to be de minimis. We will initiate a refund for the applicant.

Christopher

Christopher C. Mills, AICP

Senior Administrator, Facilities Planning

Orange County Public Schools

6501 Magic Way, Building 200

Orlando, FL 32809

Tel: 407-317-3700 ext. 2022391

planning.ocps.net

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Orange County Public Schools

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

Application for Capacity Determination & Concurrency Recommendation Proposed Development Profile Form

TO BE COMPLETED BY LOCAL GOVERNMENT STAFF (Check All That Apply)

PROJECT NAME	Investments Alliance LLC									
PARCEL ID NUMBER(S)	07-20-28-0000-00-025									
CAPACITY REVIEW	Existing FLU: <u>OC Rural 1/2</u> Max. Density permitted: <u>1du/2ac</u> du/ac									
	Proposed FLU: <u>Rural Settlement</u> Max. Density permitted: <u>1</u> du/ac									
<input checked="" type="checkbox"/> Future Land Use Map Amendment	Type	SF	TH	MF	MF HR	MH				
	Vested	2								
	Unvested	2								
	Total	4								
<input checked="" type="checkbox"/> Rezoning	Existing Zoning: <u>OC A-1</u> Max. Density permitted: <u>1du/2ac</u> du/ac									
	Proposed Zoning: <u>Apopka PD</u> Max. Density permitted: <u>1</u> du/ac									
	Type	SF	TH	MF	MF HR	MH				
	Vested	2								
	Unvested	2								
	Total	4								
CONCURRENCY (City/Town)										
<input type="checkbox"/> Site Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Development Plan	Type	SF	SF	SF	SF	SF	TH	MF HR	MF	MH
	Total	<2,000	2,000–2,499	2,500-2,999	3,000–3,999	>= 4,000				
If school concurrency vested rights apply, please attach vesting letter and submit with form.										
Local Government Jurisdiction <u>City of Apopka</u>			Case #: _____ Planner Assigned: <u>Bobby Howell, AICP</u>							
			Phone #: (407) <u>703-1764</u> Email: <u>bhowell@apopka.net</u>							
Target date & type of local government public hearing				<input checked="" type="checkbox"/> Comp Plan <u>TBD</u>						
				<input checked="" type="checkbox"/> Rezoning <u>TBD</u>						
				<input type="checkbox"/> Plat/Site Plan Approval _____						

Bobby Howell

Bobby Howell

Digitally signed by Bobby Howell
Date: 2024.02.08 11:10:33 -05'00'

2/8/24

Local Government Reviewer Name (print)

Local Government Reviewer Signature

Date

Comments: Development will not exceed more than 4 single-family dwelling units.

Byrd: Local state champion is met

Continued from page 2A

phenomenal year!

Wekiva High School FFA has a state finalist in Agricultural Mechanics and Fabrication Proficiency Award and they also have the state champion in the Safe Tractor Operations and Maintenance Career Development Event.

I met our state champion recently and he is thrilled to continue his path working with farm machinery after graduation. He was very enthusiastic about the high-demand career waiting for him that he will have with no college debt to pay off, a career he may not have found, had it not been for FFA.

Apopka High School FFA has a state finalist in the Landscape Management Proficiency award as well as the state champions in the Ornamental Horticulture Demonstration-Landscape Division.

They also have the third place team in the State Floriculture Career Development

Event.

Yes, it is fun watching the passion these kids have for their area of expertise. At a recent visit to the Central Florida Fair, I was able to spend some time with students who were showing their hens, rabbits and ducks. The amount of time, attention, research and energy that goes into caring for these animals is impressive, and students in the middle schools that I spoke to could not have been more excited to put in the time.

It's a beautiful thing to see students passionate about anything, and when they see a light go on in their future pathway, it's even better. Every child who participates in FFA doesn't follow a career path in agriculture, but they certainly gain valuable leadership skills and a work ethic that will serve them well no matter what future they choose.

Congratulations to all our FFA chapters in OCPS on a very successful year!

Police make first arrests in Florida of pro-Palestinian protesters at two university campuses

By Vivienne Serret
Fresh Take Florida

GAINESVILLE, Fla. –

Police supported by state troopers arrested nine pro-Palestinian protesters late Monday, May 29, who had occupied a plaza on the University of Florida for days. They were among the first college arrests in Florida.

Campus police Sgt. Courtney Marie Burgoyne said officers arrested nine protesters, who were led away in handcuffs. It followed the arrest of three other protesters at the University of South Florida in Tampa, hours earlier.

The administration at Florida's flagship public university said in a statement the protesters had violated new rules announced last week that included "no disruptions" and a ban on camping, sleeping, bullhorns and tents – but it didn't immediately say exactly what the protesters were accused of doing wrong. A spokesman, Steve Orlando, declined Monday night to answer questions about the arrests.

"I do not have to tell you anything," an unidentified campus police offi-

cer told a protester at the scene. About 30 protesters remained after the arrests. Some shouted "shame" and "who do you protect?" at officers and troopers.

It wasn't immediately clear whether anyone who was arrested was a student or otherwise affiliated with the university.

Under the university's new rules, students who violate them will be suspended, and employees or professors would be fired.

In a statement emailed to reporters 16 minutes after the arrests, Orlando said police gave the protesters "multiple warnings and multiple opportunities to comply" before they were arrested.

"This is not complicated: The University of Florida is not a daycare, and we do not treat protesters like children – they knew the rules, they broke the rules, and they'll face the consequences," Orlando said in the statement. "For many days, we have patiently told protesters – many of whom are outside agitators – that they were able to exercise their right to free speech and free assembly."

The arrests occurred about 7:40 p.m. Monday

on the school's Plaza of the Americas, the centrally located square in the heart of campus. Law enforcement officers – including about 15 campus and municipal police officers and about six Florida Highway Patrol troopers – marched toward the plaza and protesters with batons in hand.

Police appeared to shut off power in the area during the arrests then restored it immediately afterward.

Last week was the last day of regularly scheduled classes for the semester. Some students were finishing final exams this week.

Sunday night, as police explained the university's new rules to protesters, some of them criticized officers and compared them to members of the white supremacist group, the Ku Klux Klan, and the Israeli Defense Force: "IDF, KKK, UFPD, you're all the same," protesters chanted as someone beat on a drum.

This story was produced by Fresh Take Florida, a news service of the University of Florida College of Journalism and Communications. The reporter can be reached at vivienneserret@ufl.edu.

CITY OF APOPKA PUBLIC HEARING NOTICE FUTURE LAND USE AMENDMENT AND CHANGE OF ZONING

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

ORDINANCE NO. 3054

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 1/2 TO "CITY" RURAL SETTLEMENT FOR CERTAIN REAL PROPERTY LOCATED AT 2518 HAAS ROAD, OWNED BY INVESTMENTS ALLIANCE, LLC., COMPRISING 4.17 ACRES, MORE OR LESS, PROVIDING FOR SEVERABILITY; AND FOR AN EFFECTIVE DATE.

and

ORDINANCE NO. 3055

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO PD (PLANNED DEVELOPMENT DISTRICT), FOR CERTAIN REAL PROPERTY LOCATED AT 2518 HAAS ROAD; OWNED BY INVESTMENTS ALLIANCE, LLC., COMPRISING 4.17 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 07-20-28-0000-00-025
Contains: 4.17 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, May 14, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Numbers 3054 and 3055 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, June 5, 2024 beginning at 1:30 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Future Land Use and Rezoning Applications can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

May 3, 2024

Publish: The Apopka Chief

176406

Moore: Designated areas are named

Continued from page 2A

tween neighborhoods, centers, and other special areas. Corridors are essentially streets, roads, or transit lines like SunRail tracks, but, a corridor also extends into the surrounding development.

Unincorporated areas that have already been developed in the past may receive a designation as a center, neighborhood, or corridor during this process. The great majority of the county's suburban

neighborhoods will also be typed or mapped, with the primary goal being to maintain or reinforce their existing residential character. Environmental lands, undeveloped areas, and rural properties do not receive a place type designation unless they become part of a specific land development application or small-area planning project.

The Board of County Commissioners will vote on whether to adopt Vision 2050 in September 2024.

Now is the time for you to share what you want to see occur where you live. Go to the interactive map on the county's website at: <https://bit.ly/v2050web>. On the website, you can comment on any location in Orange County.

Finally, we need to hear from as many residents as possible about planning in District 2. If you want to speak with the Planning Department directly, call 407.836.5600 or email: Vision2050@ocfl.net.

Hayden: Encourage one another

Continued from page 2A

All part of the making of the land we call America, and its history. We think of the grander, more extraordinary happenings when we talk of history, but without those who were a part of daily life in general, there would be no history. History is propagated by ordinary people doing extraordinary things.

We need to become that people again. We need to encourage one another to stand and be counted.

In society today, we have an administration that states we can think what we want to, but you will be ignored, and you will be mocked to the point people will think you are losing it. The master no longer says,

"Think as I think or die." Now we are told we can go our own way, but you will be ostracized from humanity.

You will be shunned, and people will point at you, call you a detractor, deviator, racist, and you will be treated as a stranger. Even those that you call friends will turn away in fear of joining you in your "non-person" status.

Oh, they tell you they will not take your life, but the life of subordination they offer is worse than death.

Patrick Henry said it best: "Give me liberty or give me death!" The only thing democracy and socialism have in common is the word "equality." The difference is democracy

seeks equality in justice and liberty while socialism seeks equality in bondage and slavery.

You can follow the "Judas goat" up the ramp to slaughter as the sheep do, to their own butchering, or you can make the decision to bring back our Democratic Republic by being secure in your belief in America and getting up and getting busy.

We do not need the government telling us what they can give us for our happiness.

We need to pursue our own happiness by getting down to the "nitty-gritty," by going to work, and as Roger Miller once said, "Knuckle down, buckle down, do it, do it, do it!"

ALL ABOUT APOPKA

The Apopka Chief

Established 1923
(USPS 545-440)

The Apopka Chief is published every Friday and entered as Periodicals, postage paid at Apopka Post Office, under the Act of Congress of March 3, 1879. The Apopka Chief newspaper is published by Foliage Enterprises, Inc., every Friday at 400 North Park Avenue, Apopka, Fla., 32712-3417. An annual subscription is \$25 in Orange County and \$30 outside Orange County. Phone 407-886-2777. Postmaster: Send address changes to The Apopka Chief, P.O. Box 880, Apopka, Fla., 32704-0880.

The Apopka Chief is a consistent award-winning community weekly newspaper and a member of the Florida Press Association. The newspaper won the group's award as its best newspaper in 1982, 1987, and 1988, the only three-time winner. Letters to the editor are welcome, but must be signed and include a daytime telephone number, address, or email address for verification. Management reserves the right to edit letters.

www.theapokkachief.com, news@theapokkachief.com



City of Apopka Telephone Numbers

City Hall	407-703-1700
Mayor's Office	407-703-1701
City Administrator	407-703-1649
City Clerk	407-703-1704
Community Devel.	407-703-1712
Code Enforcement	407-703-1738
Finance Dept.	407-703-1725
Fire (non-emerg.)	407-703-1756
Parks and Rec. Dept.	407-703-1741
Police Chief	407-703-1769
Police (non-emerg.)	407-703-1771
Job Line	407-703-1743
Solid Waste Collect.	407-703-1731
Street Maintenance	407-703-1731
Utility Billing	407-703-1727
Medical, fire emergency	911

The city of Apopka was chartered in 1882. It is located at 28°30 north latitude and is 150 feet above sea level. Its population is about 48,000 and its total area is more than 30 sq. mi. www.apopka.net

Orange County Telephone Numbers

Animal Services	407-836-3111
Auto/Boat Tags	850-617-2000
Building Dept.	407-836-8550
County Mayor	407-836-7370
County Commission	407-836-7350
County Attorney	407-836-7320
Clerk of the Court	407-836-2065
Elections Supervisor	407-836-2070
Fire/Rescue	407-836-3111
Solid Waste	407-836-6601
Garbage Collection	407-703-1731
Health Dept.	407-836-2600
Hunting/Fishing Lic	888-347-4356
Parks and Rec. Dept.	407-836-6200
Property Appraiser	407-836-5044
Sheriff Administrative	407-254-7000
Non-Emerg. Complaint	407-836-4357
Utilities	407-836-5515
All other departments	407-836-3111
Medical, fire emergency	911

www.orangecountyfl.net

Other Area Numbers of Note

U.S. Senators	
Rick Scott (Rep.)	202-224-5274
Marco Rubio (Rep.)	407-254-2573
U.S. Representative	
Daniel Webster (Dist. 11)	352-241-9220
State Representatives	
Doug Bankson	407-476-6787
Carolina Amesty (Dist. 45)	unknown
State Senators	
Geraldine Thompson (Dist.11)	407-297-2045
Orange County Commissioner	
Christine Moore	407-836-7350
Orange County Public Schools	
Pupil assignment	407-317-3233
Bus routes	407-317-3800
Superintendent	407-317-3200
School Board	407-317-3200
Miscellaneous	
The Apopka Chief	407-886-2777
Museum of the Apopkans	407-703-1707
Chamber of Commerce	407-886-1441

Junior Rangers can receive a Florida 529 Savings Plan scholarship

Florida State Parks and the Florida Prepaid College Program are partnering to encourage families to get outside and explore Florida's award-winning state parks through the Junior Ranger Program as well as prepare for their little ranger's future with a risk-free college savings plan.

This year, ten Florida children will receive a \$1,000 Florida 529 Savings Plan scholarship, plus a Florida State Parks Junior Ranger gift pack and inflatable paddle board. Click here to enter the sweepstakes by June 23, 2024.

How to participate in the Junior Ranger Program

Visit any participating Florida State Park and ask for a Junior Ranger Kit.

If you are not at the park, you can be a Virtual Junior Ranger from anywhere.

This promotion is open to legal residents of the state of Florida over the age of 18 with children or grandchildren up to eighth grade who have fully and satisfactorily completed the scholarship entry requirements and are otherwise eligible to participate at time of entry. View full promotion rules.

In-Person Junior Ranger Program

The Florida State Parks Junior Ranger Program provides the opportunity for

young people to learn, serve and share Florida's natural and cultural resources. You can either participate in a scheduled park program or do it self-guided in the park.

Even if you're not at the park, you can do the Virtual Junior Ranger from anywhere.

Junior Ranger materials are also available in Spanish.

What's Involved

1. Visit any participating Florida State Park and ask for a Junior Ranger Kit.

2. Take the Junior Ranger Pledge and receive your member ID card and Official Junior Ranger Badge.

3. Complete the six

CORE Activities from the kit.

4. Turn in the six CORE Activities to park staff to receive your Official Junior Ranger Patch!

5. Complete more activities to earn stamps in your PASSPORT!

6. Turn in your completed PASSPORT to receive your Official Junior Ranger Pin!

7. Remember, being a Junior Ranger means more fun with family and friends.

Where to find the Junior Ranger Program

You can find participating Florida State Parks throughout the state.

Learn the Pledge

"As a Junior Ranger, I promise to protect the plants, animals, water, geological features, culture and history of Florida State Parks.

"I promise to continue to learn about parks and share what I have learned with others as I explore ... the Real Florida."

Membership ID Card

Junior Rangers can get their membership cards punched for one free entry into any Florida State Park. The entry is good for one vehicle with up to eight passengers except at Ellie Schiller Homosassa Springs Wildlife State Park and Weeki Wachee Springs State Park, where the pass is good for two people.

Does not include Skyway Fishing Pier State Park, camping or other fees.

Hope: Individuals can get help

Continued from page 2A

uncover new opportunities for those going through difficult times. Hope Navigators help individuals identify their needs, develop long-term goals, map out a path forward, and work to ensure all sectors of the community have a 'seat at the table' to be part of a lasting solution.

Since Hope Florida's launch, nearly 30,000 Floridians have reduced or are no longer reliant on government assistance,

which is estimated to save the State of Florida nearly \$800 million over 10 years. Hope Florida serves families, foster youth, veterans, individuals with unique abilities, vulnerable women, those facing crisis, and other Floridians in need.

"Law enforcement officers encounter individuals and families in some of their most challenging moments," said Department of Children and Families Secretary Shevaun Harris. "Under the leadership of First Lady Casey De-

Santis, we are thrilled to be able to provide officers with additional resources that they can use to help connect individuals to the Hope Florida program.

Our Hope Navigators stand ready to assist and provide support as individuals and families work to overcome barriers to success."

Floridians who need support can connect with Hope Florida by visiting www.HopeFlorida.com or calling the Hope Line (850-300-HOPE).

Moore: Protect your investment

Continued from page 2A

I must share the long list of accomplishments done with my partners - the Orange County Public Works Department, Apopka Professional Firefighters, and The People of Southern Apopka Community Association along Sheeler Avenue and Road.

Recent Sheeler Avenue Accomplishments: 3 branding banners erected; sidewalks repaired; trash picked up; sidewalk gap completed in the county section; trees trimmed up in the right-of-way; hedges trimmed down in the right-of-way; three homeless camps moved; complaints sent to RaceTrac corporate for poor maintenance of their property; requested improved intersection at Apopka Blvd./Sheeler; requested state and county improve the intersection at US 441 (\$500,000 price tag).

As I wrote to home-owners, the next step to take if we want to be successful, requires their participation. I follow law enforcement guidelines known as CPTED. They are best practices to keep people safe in their homes.

Number one is picking up trash. Criminals are attracted to areas where it looks

like people don't care or are unengaged. Second is trimming large tree limbs up and hedges down.

Third, law enforcement recommends adding lighting to your home and property. Small solar lighting is relatively inexpensive and readily available.

I will reprint this list of ideas which works in any community. I joke that too many folks hide behind weeds. There is some truth to this, however. Using a weed whacker to keep grasses down under 12 inches throughout the entire property, including the fence line, is vital.

Following is my list of recommendations, one more time.

Things to do to avoid crime and homeless activity: Lower all hedges to under 3 feet; hire a tree company to raise large tree canopies over 10 ft; reduce the amount of tall weeds on the property; trim vegetation over fence lines so the fence can clearly be seen; use a weed killer to keep grasses down on fence lines; place "No trespassing signs on the property".

I hope you implement these recommendations and join me in making all of District 2 safe and prosperous.

Hayden: We must protect the U.S.

Continued from page 2A

people, who feed at their trough, in strategic positions throughout our government to provide support for the devious changes that we see happening right now.

Donald Trump was a "monkey wrench" that was not supposed to have happened. As a businessman, and not a politician, he immediately saw a problem in the workings of the bureaucracy. Even in his cabinet there were people situated in strategic positions to keep the "Deep State" from coming into the light of the American scrutiny.

As President Trump delved deeper and deeper into the quagmire of lies, deceit, and un-American behavior, the more of a threat he became to those who want to produce a ruling class (globalists) and the everyday American would soon become the ruled class.

The eyes of Americans are now being opened and we are beginning to see how deep corruption has crept into our Constitutional Republic. Our Founding Fathers would not even recognize our government

as it is being administered today. I am sure they would promote the utmost resistance to our government without delay.

James Madison (one of the writers of our Constitution) stated, "I believe there are more instances of the abridgements of the freedom of the people by gradual and silent encroachments by those in power than by violent and sudden usurpations." I fear for my great nation. Not since the Civil War have we ever been more divided.

Our Declaration of Independence declared we would be free from any one ruler, that we have the freedom of Life, Liberty, and the Pursuit of Happiness given to us as inalienable rights by our Creator.

Yet we see those who would pervert those rights and who are using the word "Democracy" to do it.

Remember, only in a Constitutional Republic is Democracy a healthy, viable tool. We Americans (you and I) owe it to our children, and their children to keep the banner of freedom lifted high. We have a sacred duty to overthrow those who would pervert our Constitution. Are you registered to vote?

CITY OF APOPKA PUBLIC HEARING NOTICE FUTURE LAND USE AMENDMENT AND CHANGE OF ZONING

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

ORDINANCE NO. 3054

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 1/2 TO "CITY" RURAL SETTLEMENT FOR CERTAIN REAL PROPERTY LOCATED AT 2518 HAAS ROAD, OWNED BY INVESTMENTS ALLIANCE, LLC., COMPRISING 4.17 ACRES, MORE OR LESS, PROVIDING FOR SEVERABILITY; AND FOR AN EFFECTIVE DATE.

and

ORDINANCE NO. 3055

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO PD (PLANNED DEVELOPMENT DISTRICT), FOR CERTAIN REAL PROPERTY LOCATED AT 2518 HAAS ROAD; OWNED BY INVESTMENTS ALLIANCE, LLC., COMPRISING 4.17 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 07-20-28-0000-00-025
Contains: 4.17 +/- Acres

NOTICE is given that a public hearing for Ordinance Numbers 3034 and 3035 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, June 19, 2024 beginning at 7:00 P.M.**

Affected parties and the public may appear at the above listed hearing to speak. The proposed Future Land Use and Rezoning Applications can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

June 7, 2024
Publish: The Apopka Chief

176711

ALL ABOUT APOPKA

The Apopka Chief

Established 1923
(USPS 545-440)

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www.theapokkachief.com, news@theapokkachief.com



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City Clerk	407-703-1704
Community Devel.	407-703-1712
Code Enforcement	407-703-1738
Finance Dept.	407-703-1725
Fire (non-emerg.)	407-703-1756
Parks and Rec. Dept.	407-703-1741
Police Chief	407-703-1769
Police (non-emerg.)	407-703-1771
Job Line	407-703-1743
Solid Waste Collect.	407-703-1731
Street Maintenance	407-703-1731
Utility Billing	407-703-1727
Medical, fire emergency	911
The city of Apopka was chartered in 1882. It is located at 28°30 north latitude and is 150 feet above sea level. Its population is about 48,000 and its total area is more than 30 sq. mi. www.apopka.net	

Orange County Telephone Numbers

Animal Services	407-836-3111
Auto/Boat Tags	850-617-2000
Building Dept.	407-836-8550
County Mayor	407-836-7370
County Commission	407-836-7350
County Attorney	407-836-7320
Clerk of the Court	407-836-2065
Elections Supervisor	407-836-2070
Fire/Rescue	407-836-3111
Solid Waste	407-836-6601
Garbage Collection	407-703-1731
Health Dept.	407-836-2600
Hunting/Fishing Lic	888-347-4356
Parks and Rec. Dept.	407-836-6200
Property Appraiser	407-836-5044
Sheriff Administrative	407-254-7000
Non-Emerg. Complaint	407-836-4357
Utilities	407-836-5515
All other departments	407-836-3111
Medical, fire emergency	911
www.orangecountyfl.net	

Other Area Numbers of Note

U.S. Senators	
Rick Scott (Rep.)	202-224-5274
Marco Rubio (Rep.)	407-254-2573
U.S. Representative	
Daniel Webster (Dist. 11)	352-241-9220
State Representatives	
Doug Bankson	407-476-6787
Carolina Amesty (Dist. 45)	unknown
State Senators	
Geraldine Thompson (Dist.11)	407-297-2045
Orange County Commissioner	
Christine Moore	407-836-7350
Orange County Public Schools	
Pupil assignment	407-317-3233
Bus routes	407-317-3800
Superintendent	407-317-3200
School Board	407-317-3200
Miscellaneous	
The Apopka Chief	407-886-2777
Museum of the Apopkans	407-703-1707
Chamber of Commerce	407-886-1441



City of Apopka CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

Item #: 3.

Meeting Date: June 19, 2024

Department: Community Development

SUBJECT:

Ordinance No. 3060 - First Reading - Amendment to the Floridian Town Center Planned Development

REQUEST:

Accept First Reading of Ordinance No. 3060, amendment to the Floridian Town Center PD (Planned Development)

SUMMARY:

ZONING REPORT:

Direction	Future Land Use	Zoning	Present Use
North	Residential Low Suburban	RSF-1A (Residential Single-family Estate)	Vacant Stanton Ridge subdivision
East	None	None	SR 429 right-of-way
South	Mixed-Use	MU-ES-GT (Mixed-Use-East Shore-Gateway)	Property owned by the City of Apopka, SR 429 connector road
West	Orange County Rural	Orange County A-1 and R-1	Single-family residences and place of worship

The subject properties are approximately 73.93 acres in size and are zoned Planned Development (PD) via Ordinance No. 2840, which was adopted by the City Council on August 18, 2021. The subject properties have a future land use designation of High Density Residential - 15 (HDR-15), which permits a maximum density of 15 dwelling units per acre and Commercial. The subject properties are located north of W. Orange Blossom Trail and west of S.R. 429. The applicant is requesting to amend Ordinance No. 2840 to remove several uses from the approved PD Master Plan.

The approved PD Master Plan proposed a mixed-use development, consisting of 7 development parcels. Permitted uses include multi-family, townhomes, assisted living facility, hotel, and commercial/retail. Changes to the Master Plan include:

- Removing hotel as a use from Parcel 3 and permitting commercial uses on this parcel.
- Removing optional flex space/office uses from Parcel 4 and revising to permit multi-family residential uses on this parcel.
- Removing flex space/commercial from Parcel 5 and revising to permit hotel/commercial uses on this parcel.
- Removing a YMCA as a permitted use from Parcel 6 and revising to permit commercial uses on this parcel.

- Removing Assisted Living Facility (ALF) from Parcel 7 and revising to permit commercial uses on this parcel.
- Reduction in the minimum parking requirement for multifamily uses from 1.7 spaces per unit, plus 1 space per 10 units per guest to 1.4 spaces per unit plus 1 space per 10 units per guest. This exceeds the requirement for parking for multifamily uses in the MU-D (Mixed-Use Downtown) and MU-ES (Mixed-Use East Shore) zoning districts as noted in Land Development Code Table 5.1.6.A

Permitted uses and prohibited uses are depicted on the revised Master Plan.

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 19, 2024.

PUBLIC HEARING SCHEDULE:

June 11, 2024 – Planning Commission (5:30 P.M.)
 June 19, 2024 – City Council (7:00 P.M.), First Reading
 July 17, 2024 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:

May 31, 2024 – Apopka Chief
 May 28, 2024 - Mailed notices to adjacent property owners
 May 28, 2024 – Posters placed on property

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.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

DEVELOPMENT REVIEW COMMITTEE (DRC):

Recommends approval of the amendment to the Floridian Town Center Planned Development, 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:

At their meeting on June 11, 2024, the Planning Commission found the proposed amendment to the Floridian Town Center Planned Development consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and unanimously recommended approval of Ordinance No. 3060, based on the findings and facts presented in the staff report and exhibits.

RECOMMENDED MOTION – CITY COUNCIL:

Accept First Reading of Ordinance No. 3060 and the associated amendment to the Planned Development Agreement, and hold them over for Second Reading and adoption on July 17, 2024.

ATTACHMENTS:

1. Ordinance Number 3060
2. Amendment to Master Development Agreement (Floridian Town Center)
3. Agreement - Floridian Town Center Agreement (Master Development) - RECORDED
4. Comparison Exhibit - Approved PD vs. Proposed PD
5. Applicant's justification narrative
6. Map series
7. Advertisement May 31

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ORDINANCE NO. 3060

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING
ORDINANCE NO. 2840, WHICH IS KNOWN AS THE “FLORIDIAN
TOWN CENTER” PLANNED DEVELOPMENT (PD), GENERALLY
LOCATED NORTH OF W. ORANGE BLOSSOM TRAIL AND WEST OF
S.R. 429, COMPRISING 73.93 ACRES MORE OR LESS; PROVIDING FOR
DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR,
SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

WHEREAS, to manage the growth, the City of Apopka, Florida, finds it in the best interest of the public health, safety and welfare of its citizens to establish zoning classifications within the City; and

WHEREAS, the property owners have requested to amend Ordinance No. 2840; and

WHEREAS, the proposed PD (Planned Development) District zoning has been found to be consistent with the City of Apopka Comprehensive Plan, and the City of Apopka Land Development Code.

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

Section I. That the zoning classification of the property described in Exhibit A, being situated in the City of Apopka, Florida, is hereby PD District, as defined in the Apopka Land Development Code, and with the following provisions:

- A. Development of the property shall occur consistent with the Master Plan set forth in Exhibit “B”. Where any development standard conflicts between the Master Plan and the Land Development Code, the Master Plan shall preside. Any proposed revision to the Master Plan shall be evaluated and processed pursuant to the Land Development Code.
- B. A PD Agreement prepared in accordance with LDC Section 3.7.2.F.2 shall be approved by the City Council.
- C. The uses permitted and prohibited within the PD District are those noted on the Master Plan and PD Agreement.
- D. If a Plat associated with the PD district has not been approved by the City within three years after approval of these Master Plan, the approval of the Master Plan provisions will expire. At such time, the City Council may:
 - 1. Permit a single six-month extension for submittal of the required Minor or Major Development Plan;
 - 2. Allow the PD zoning designation to remain on the property pending resubmittal of new Master Plan provisions and any conditions of approval; or
 - 3. Rezone the property to an appropriate zoning classification

Section II. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida. The applicant shall obtain all approvals as required, if any, per the Orange

ORDINANCE NO. 3060

PAGE 2

52 County Charter and the Amended Interlocal Agreement for Public School Facility Planning and
53 Implementation of Concurrency.

54

55 **Section III.** That the Community Development Director, or the Director’s designee, is
56 hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka,
57 Florida, to include said designation.

58

59 **Section IV.** That if any section or portion of a section or subsection of this Ordinance
60 proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the
61 validity, force or effect of any other section or portion of section or subsection or part of this
62 ordinance.

63

64 **Section V.** That all ordinances or parts of ordinances in conflict herewith are hereby
65 repealed.

66

67 **Section VI.** That this Ordinance shall take effect upon the date of adoption.

68 ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this
69 ____ day of _____, 2024.

READ FIRST TIME: June 19, 2024

READ SECOND TIME AND
ADOPTED:

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

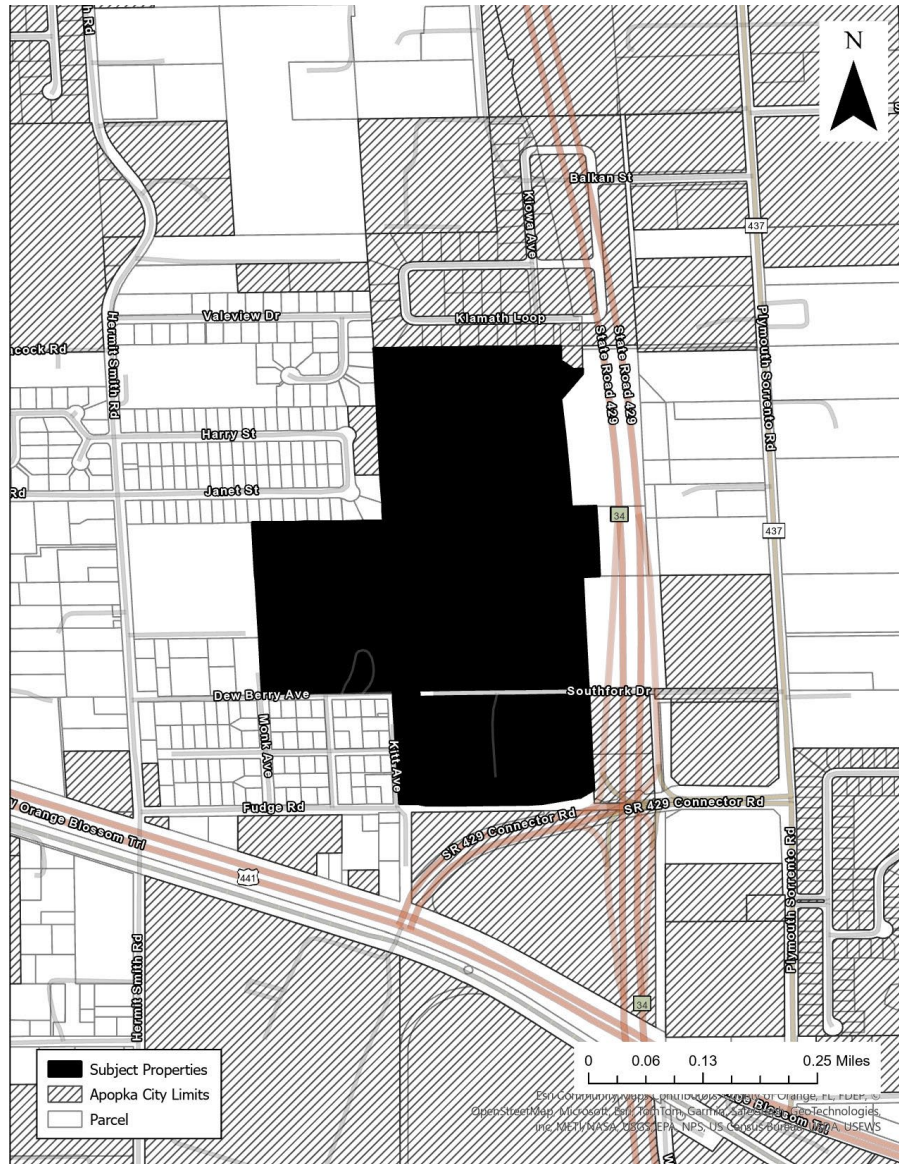
Approved as to form and legal sufficiency:

Cliff Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: May 31, 2024

EXHIBIT "A"

Parcel Identification Number(s): 27-20-36-0000-00-093; 27-20-36-0000-00-075; 27-20-36-0000-00-052; 27-20-36-0000-00-068; 27-20-36-0000-00-074; 27-20-36-0000-00-048; 27-20-36-0000-00-085; 28-21-06-7172-16-020; 28-21-0671-7216-040; 28-21-0671-7216-051; 28-21-0671-7216-070; 28-21-06-7172-16-060; 28-21-0671-7216-050; 27-20-36-0000-00-066; 28-21-06-7172-16-042; 27-20-36-0000-00-083; 27-20-36-0000-00-047; 28-21-06-7172-16-040; 28-21-06-7172-16-030



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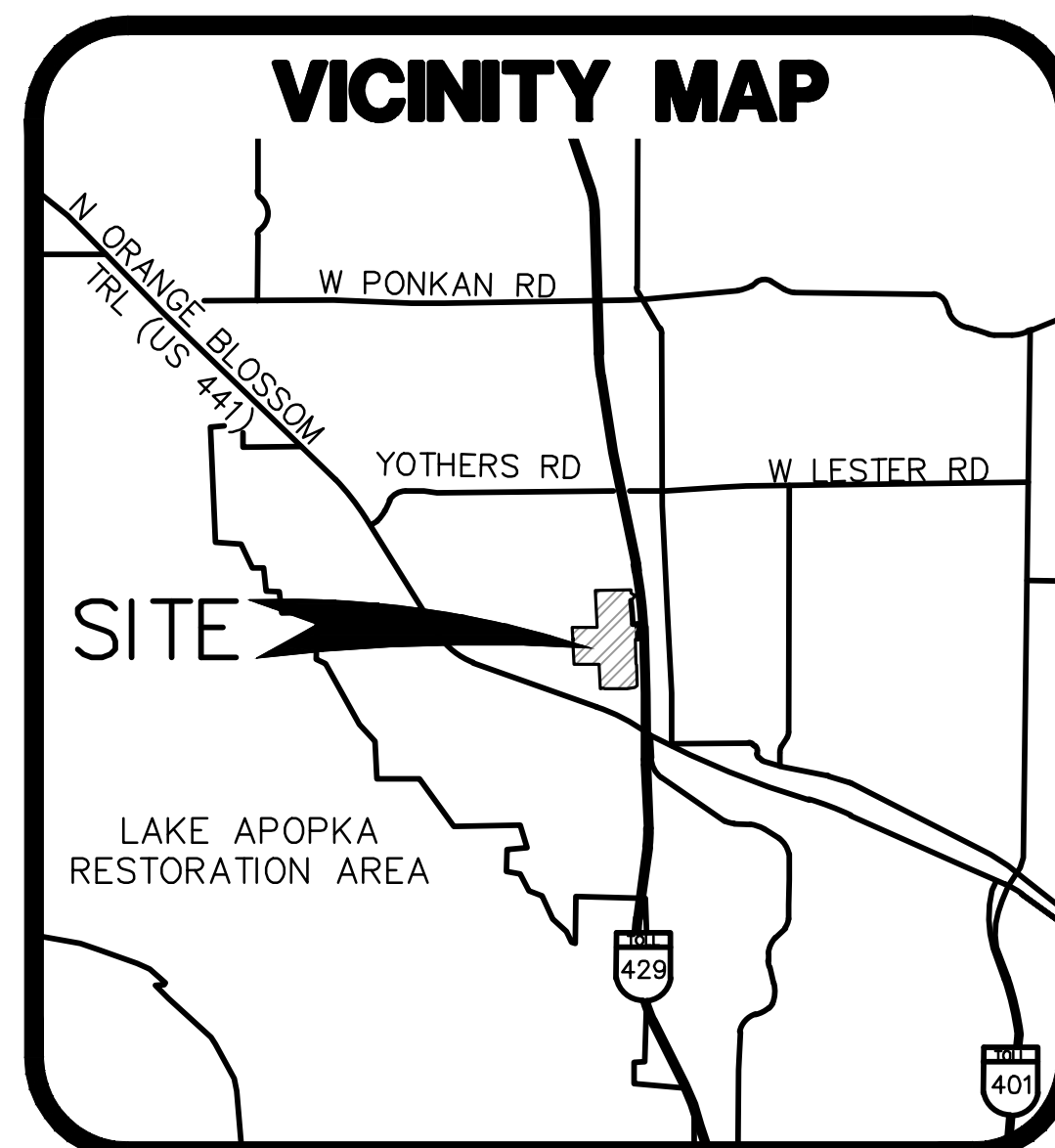
PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER

CITY OF APOPKA, FLORIDA

PREPARED FOR

FLORIDIAN APOPKA PHASE I OWNER, LLC 60 14th STREET SOUTH, SUITE 104 BIRMINGHAM, AL 35233 PH: 205.254.8565



OWNER/APPLICANT

FLORIDIAN APOPKA PHASE I OWNER, LLC
60 14th STREET SOUTH, SUITE 104
BIRMINGHAM, AL 35233
Ph: 205.254.8565

PLANNERS/LANDSCAPE ARCHITECTS

GAI CONSULTANTS, INC.
618 E. SOUTH STREET, SUITE 700
ORLANDO, FLORIDA 32801
Ph: 321.319.3069

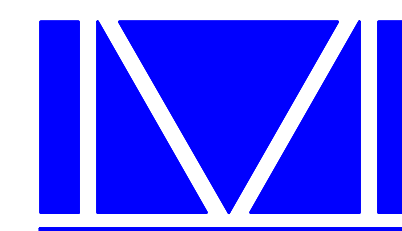
ENGINEER/SURVEYOR

DONALD W. McINTOSH ASSOCIATES, INC.
2200 PARK AVENUE NORTH
WINTER PARK, FLORIDA 32789
Ph: 407.644.4068
CONTACT PERSON: JOHN T. TOWNSEND, PE

GEOTECHNICAL SERVICES

DEVO ENGINEERING
5500 ALHAMBRA DRIVE
ORLANDO, FLORIDA 32808
Ph: 407.290.2371

REVISED JUNE 4, 2024 OCTOBER 30, 2020



McINTOSH ASSOCIATES

an LJA company
1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810 407.644.4068

ENGINEERS

PLANNERS

SURVEYORS

SHEET INDEX

- 1 COVER SHEET
- 2 BOUNDARY AND LEGAL DESCRIPTION
- 3 AERIAL, EXISTING SOILS & FLUCCS
- 4 EXISTING AND PROPOSED ZONING & FLU MAP
- 5 OVERALL MASTER PLAN AND PHASING PLAN
- 6 DEVELOPMENT NOTES, DATA TABLES AND TYPICAL ROAD SECTIONS
- 6A DEVELOPMENT NOTES, DATA TABLES AND TYPICAL ROAD SECTIONS
- 7 MASTER PLAN - NORTH
- 8 MASTER PLAN - MID SECTION
- 9 MASTER PLAN - SOUTH & SOUTHFORK ROAD IMPROVEMENTS
- L1-L3 LANDSCAPE PLAN
- B-1 BUFFER PLAN
- OS-1 OPEN SPACE PLAN
- S-1 SIGNAGE PLAN

SECTION 36, TOWNSHIP 20 S, RANGE 27 E,
SECTION 31, TOWNSHIP 20 S, RANGE 28 E
PROPERTY APPRAISER PARCEL ID #

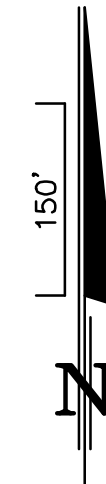
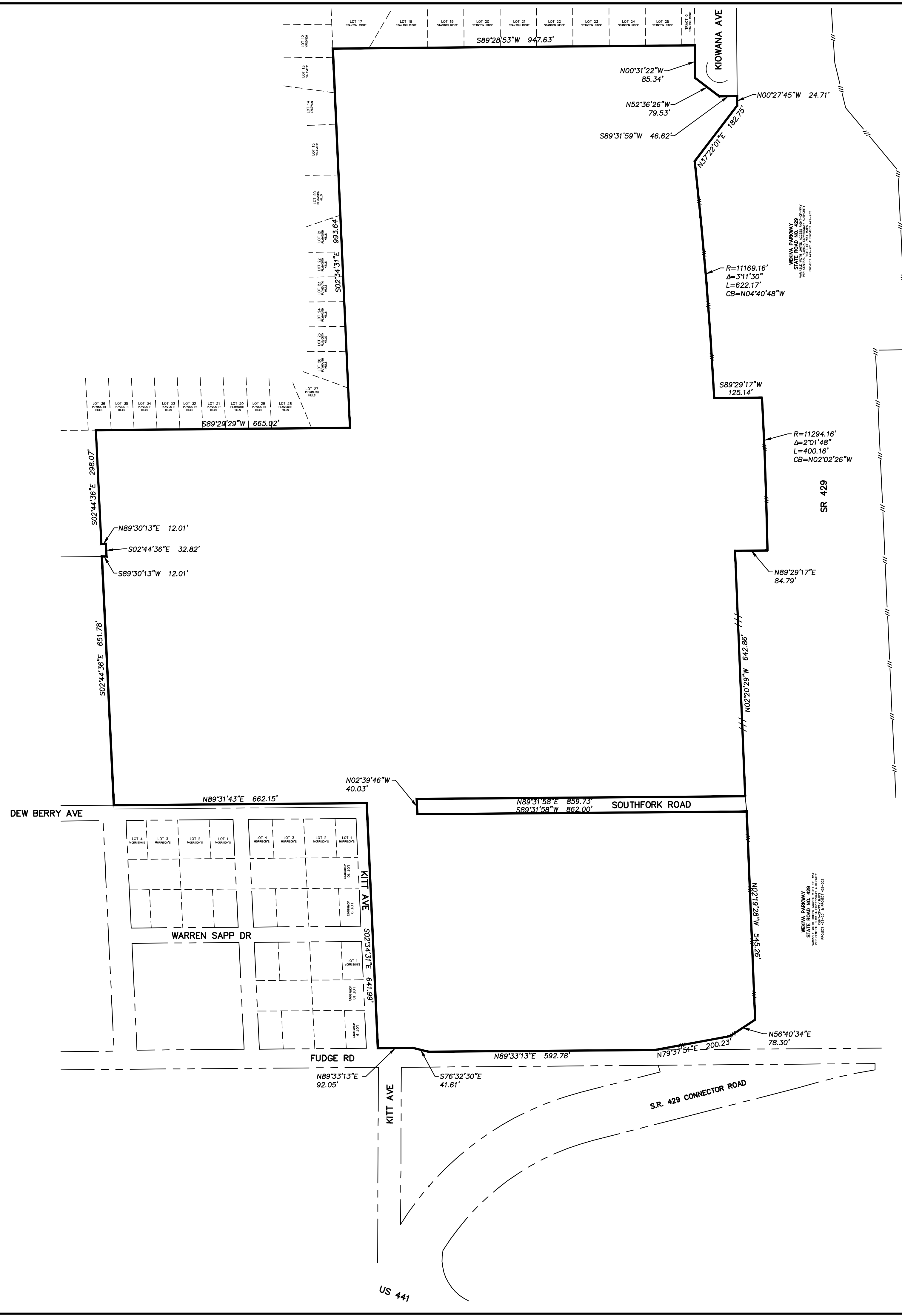
06-21-28-7172-05-002, 06-21-28-7172-16-020, 06-21-28-7172-16-030,
06-21-28-7172-16-040, 06-21-28-7172-16-050, 06-21-28-7172-16-051,
06-21-28-7172-16-060, 06-21-28-7172-16-070, 36-20-27-0000-00-047,
36-20-27-0000-00-048, 36-20-27-0000-00-052, 36-20-27-0000-00-066,
36-20-27-0000-00-068, 36-20-27-0000-00-074, 36-20-27-0000-00-075,
36-20-27-0000-00-083, 36-20-27-0000-00-085, 36-20-27-0000-00-093

NOT FOR CONSTRUCTION

JAMES C. NUGENT
FLORIDA P.E. No. 57553
DATE: _____

FLORIDIAN TOWN CENTER - MUMP-18161 - 10/30/20 - REVISED 06/4/24

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DESCRIPTION:

That part of MAP OF PLYMOUTH, according to the plat thereof, as recorded in Plat Book B, Pages 17 and 18, of the Public Records of Orange County, Florida, and that part of Section 36, Township 20 South, Range 27 East, Orange County, Florida, described as follows:

BEGIN at the Southeast corner of Tract G, according to the plat of STANTON RIDGE, as recorded in Plat Book 99, Pages 131 through 134, of the Public Records of Orange County, Florida; thence S89'28'53\"/>

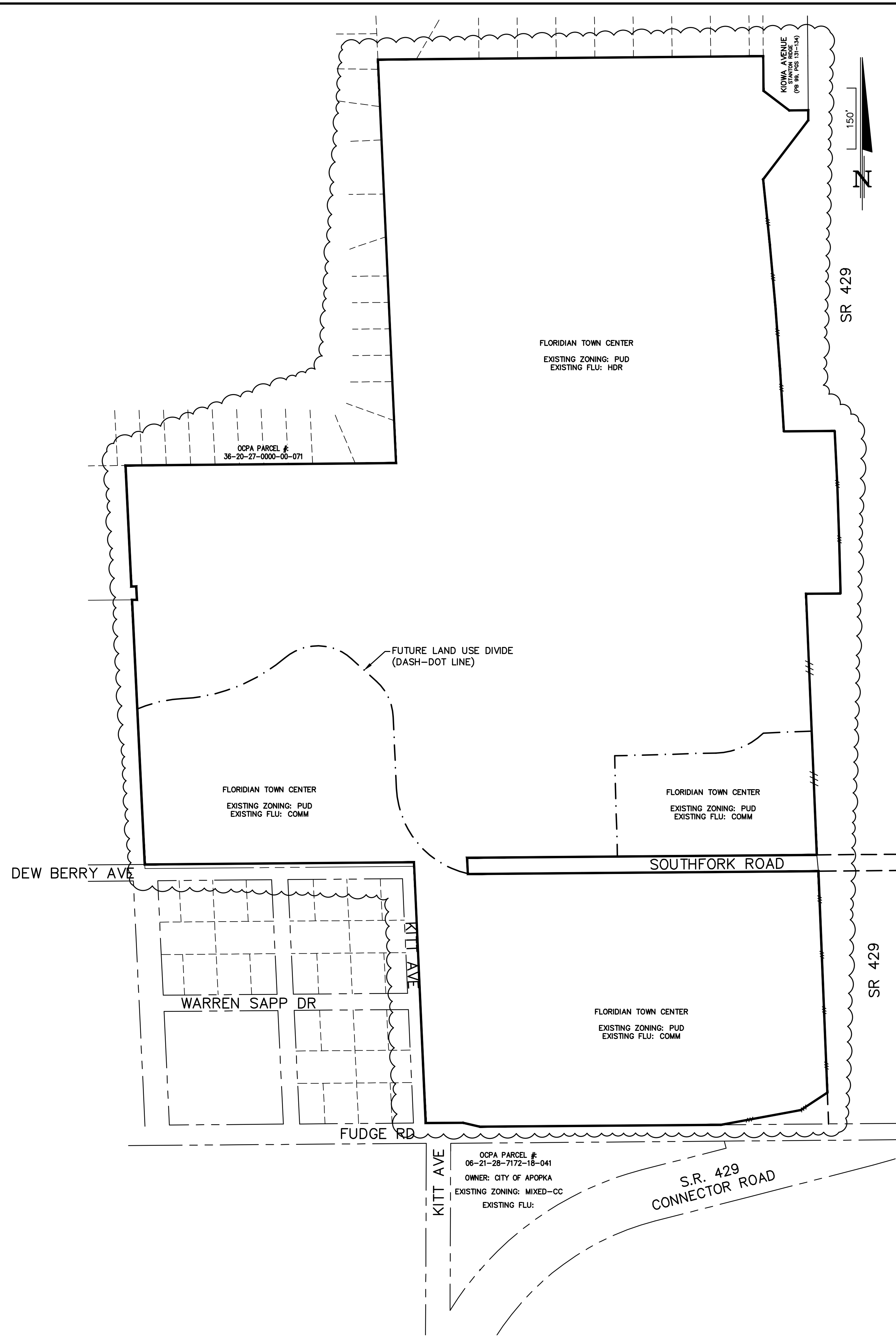
Containing 73.931 acres more or less when calculated in ground dimensions.
Being subject to any rights-of-way, restrictions, conditions and easements of record.

GENERAL NOTES:

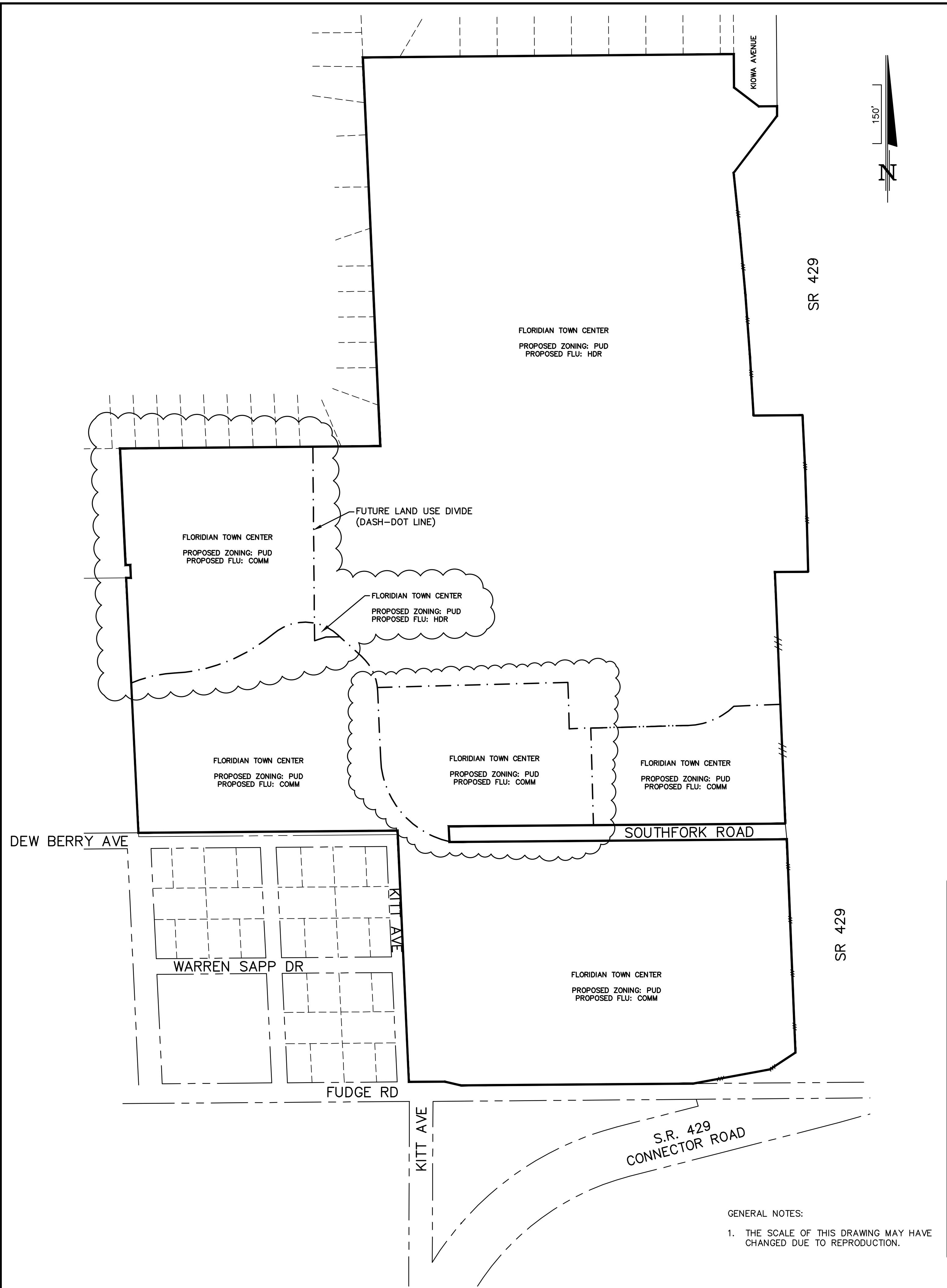
1. THIS IS NOT A SURVEY AND IS SHOWN FOR GENERAL INFORMATION ONLY. FOR ADDITIONAL INFORMATION SEE THE BOUNDARY AND TOPOGRAPHIC SURVEY, PREPARED BY D.W.M.A., PROVIDED UNDER SEPARATE COVER WITH THIS SUBMITTAL PACKAGE.
2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

DRAWING	PLANNED DEVELOPMENT MASTER PLAN		NOT FOR CONSTRUCTION	
	 McINTOSH ASSOCIATES an LVA company 1950 SUMMIT PARK DRIVE, SUITE 500 ORLANDO, FL 32810 407.644.4088		ENGINEERS PLANNERS SURVEYORS	
SHEET	FLORIDIAN TOWN CENTER CITY OF APOPKA, FLORIDA		SCALE 1"=150' DATE 10/30/20	JOB NUMBER 18161
	BOUNDARY AND LEGAL DESCRIPTION		CHECKED BY MAB	DESIGNED BY MAB
2 OF 16			DRAWN BY MAB	JTT
		NO. 1 DATE 2/11/21	REVISIONS NO. DATE	
		JAMES C. NUCENT FLORIDA P.E. No. 57653		DATE
				CHK.

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EXISTING ZONING AND FUTURE LAND USE



PROPOSED ZONING AND FUTURE LAND USE

DRAWING	PLANNED DEVELOPMENT MASTER PLAN			NOT FOR CONSTRUCTION															
	FLORIDIAN TOWN CENTER CITY OF APOPKA, FLORIDA EXISTING AND PROPOSED ZONING & FLU MAP			ENGINEERS McIntosh Associates an LZA company 1950 SUMMIT PARK DRIVE, SUITE 500 ORLANDO, FL 32810 407.844.4088															
SHEET	4 OF 16			DESIGNED BY	MAB	CHECKED BY	JIT	DATE	10/30/20	SCALE	1"=150'	JOB NUMBER	18161	SURVEYORS	JAMES C. NUCCENT FLORIDA P.E. No. 57653	NO.	DATE	REVISIONS	CHK.
				DRAWN BY	MAB				1	3/11/21				2	3/22/24	REV PROPOSED ZONING AND FLU REVISED PER CITY COMMENTS			

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PARCEL AND TRACT DESCRIPTION table with columns: NAMES, DESCRIPTION, AREA (AC), OWNERSHIP/MAINTENANCE. Includes PARCELS (1-7) and TRACTS (A, B, C1-C2, D, E, F, G, H, LS, R/W).

PD Program Allocations

Table with columns: Development Parcel, PUD Parcel Acreage, Use, Allocation of PD Program, Net Parcel Density/Intensity. Includes Commercial FLU and HDR FLU sections.

Notes: 1. Development parcels exclude some open space tracts, some stormwater pond tracts, and public ROWs; therefore, parcel densities shown are based on program allocations to the net parcel acreages.

Multifamily Unit Breakdown

Table with columns: Unit Type, Minimum Square Footage, Phase 1 Total Units, Proposed Mix % of Units. Includes Studio/1 Bedroom, 2 Bedrooms, 3 Bedrooms.

Notes: 1. The unit type breakdown is conceptual and may vary at MDP.

Development Standards

Table with columns: Standard, Parcel (1-7). Includes Lot Standards, Minimum Building Setbacks, Minimum Parking Setback, Building Height, Minimum Living Area, Minimum Parking.

1. See detailed unit breakdown table for minimum living area by unit type.

Permitted Parcel Uses

Table with columns: Uses, Parcel (1-7). Lists Multi-Family, Townhome, Hotel, Commercial/Retail, Professional Office, Medical Office, Self-Service Storage, Parks and Open Space, Indoor Recreation, Institutional/Civic.

Notes: 1. Only indoor, climate controlled self-service storage shall be permitted. No outdoor self-service storage will be permitted. 2. Parks may include passive or active recreational facilities such as playgrounds, dog parks, sport courts, etc.

PROHIBITED PD USES

- A. ANY USE THAT EMITS AN OBNOXIOUS ODOR, OBNOXIOUS NOISE, OR OBNOXIOUS SOUND THAT CAN BE HEARD OR SMELLED OUTSIDE OF ANY BUILDING IN THE PROJECT. B. AN OPERATION PRIMARILY USED AS WAREHOUSE OPERATION OR ANY ASSEMBLING, MANUFACTURING, DISTILLING, REFINING, SMELTING, AGRICULTURAL, OR MINING OPERATION. C. ANY SELF-SERVICE STORAGE FACILITIES THAT ARE NOT CLIMATE CONTROLLED. D. ANY OUTDOOR STORAGE OF AUTOMOBILES, RECREATIONAL VEHICLES, OR BOATS. E. ANY "SECOND HAND" STORE, ANY OPERATION SELLING "SURPLUS" OR "SALVAGE" GOODS, OR PAWN SHOP. F. ANY MOBILE HOME PARK, TRAILER COURT, LABOR CAMP, JUNKYARD, OR STOCKYARD; BUT THIS PROHIBITION IS NOT APPLICABLE TO THE TEMPORARY USE OF CONSTRUCTION TRAILERS DURING PERIODS OF CONSTRUCTION, RECONSTRUCTION OR MAINTENANCE. G. ANY DUMPING, DISPOSING, INCINERATION OR REDUCTION OF GARBAGE, BUT THIS PROHIBITION DOES NOT APPLY TO (I) GARBAGE COMPACTORS OR OTHER GARBAGE COLLECTION AREAS OR FACILITIES LOCATED NEAR THE REAR OF ANY BUILDING, OR (II) RECYCLING CENTERS THAT MAY BE REQUIRED BY GOVERNMENTAL REQUIREMENTS. H. ANY FIRE SALE, BANKRUPTCY SALE (UNLESS PURSUANT TO A COURT ORDER) OR AUCTION HOUSE OPERATION. I. ANY CENTRAL LAUNDRY, DRY CLEANING PLANT, OR LAUNDROMAT, BUT THIS RESTRICTION IS NOT INTENDED TO PREVENT THE OPERATION OF AN ON-SITE SERVICE ORIENTED SOLELY TO PICKUP AND DELIVERY OF CLOTHING BY THE ULTIMATE CONSUMER, WITH NO WASHING OR PROCESSING FACILITIES WITHIN THE PROJECT, AS THE SAME MAY BE FOUND IN RETAIL SHOPPING CENTERS IN THE METROPOLITAN AREA WHERE THE PROJECT IS LOCATED. J. ANY (I) AUTOMOBILE, TRUCK, TRAILER, OR RECREATIONAL VEHICLE SALES, LEASING, OR DISPLAY OPERATION, (II) CAR WASH, OR (III) BODY SHOP REPAIR OPERATION. K. ANY BOWLING ALLEY OR SKATING RINK. L. ANY MORTUARY OR FUNERAL HOME. M. ANY ESTABLISHMENT SELLING OR EXHIBITING OBSCENE OR SEXUALLY EXPLICIT MATERIAL. N. ANY ESTABLISHMENT SELLING OR EXHIBITING ILLICIT DRUGS OR RELATED PARAPHERNALIA. O. A STRIP CLUB. P. ANY MESSAGE PARLOR OR SIMILAR ESTABLISHMENT (BUT THE PROVISION OF THERAPEUTIC MESSAGES AS PART OF A FIRST-CLASS HEALTH OR BEAUTY SPA OPERATION OR BY PROFESSIONAL HEALTH CARE PROVIDERS IS PERMITTED). Q. ANY FLEA MARKET, AMUSEMENT OR VIDEO ARCADE, POOL OR BILLIARD HALL, OR DANCE HALL. R. ANY TRAINING OR EDUCATIONAL FACILITY, INCLUDING: BEAUTY SCHOOLS, BARBER COLLEGES, READING ROOMS, PLACES OF INSTRUCTION, OR OTHER OPERATIONS CATERING PRIMARILY TO STUDENTS OR TRAINEES RATHER THAN TO CUSTOMERS, BUT THIS PROHIBITION IS NOT APPLICABLE TO ON-SITE EMPLOYEE TRAINING BY AN OCCUPANT INCIDENTAL TO THE CONDUCT OF ITS BUSINESS AT THE PROJECT. S. ANY GAMBLING FACILITY OR OPERATION, INCLUDING: OFF-TRACK OR SPORTS BETTING PARLOR; TABLE GAMES SUCH AS BLACKJACK OR POKER; SLOT MACHINES, VIDEO POKER/BLACKJACK/KENO MACHINES OR SIMILAR DEVICES; OR BINGO HALL.

STATEMENT OF PLANNING AND DEVELOPMENT GOALS

THE FLORIDIAN TOWN CENTER WILL, THROUGH THE APPLICATION OF THE PROPOSED PD, PERMIT A CONTINUUM OF INSTITUTIONAL, SHOPPING, DINING, LODGING, AND RESIDENTIAL USES WITHIN A HIGH QUALITY, WELL DESIGNED, AND COMPACT PROJECT. EVEN WHILE USING STANDARD LAND USE CATEGORIES, THE PD WILL ALLOW FOR EFFECTIVE ALLOCATION AND INTEGRATION OF USES, INCLUDING THE FLEXIBILITY OF MIXED-USE IN THE CORE OF THE SITE. THE PD IS ESPECIALLY POWERFUL IN ITS ABILITY TO BALANCE THE NEED FOR RESPONSIVENESS IN THE FACE OF RAPIDLY CHANGING MARKETS WITH THE RESPONSIBILITY OF PROVIDING QUALITY ASSURANCE TO THE CITY AND TO NEIGHBORS. THE PD ENSURES THAT SIGNIFICANT OPEN SPACE, AMENITIES, COMMUNITY FACILITIES, AND WAYFINDING ARE PROVIDED AND THAT PEDESTRIAN ACCESS AND COMFORT ARE PRINCIPLE CONCERNS. THE PD ALSO ENSURES THAT THE OPPORTUNITY POSED AT THIS KEY PROPERTY, AT THE CONFLUENCE OF SOME OF THE LARGEST AND MOST IMPORTANT TRANSPORTATION CORRIDORS IN THE REGION, IS NOT WASTED ON INCREMENTAL, PIECEMEAL SPRAWL, BUT MAXIMIZED AS A NEW TOWN CENTER FOR NORTHWEST APOPKA.

COMPENSATING COMMUNITY BENEFITS

COMPENSATING COMMUNITY BENEFITS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

- IN AREAS WHERE UNDERGROUND UTILITIES WOULD HAVE PREVENTED THE PLACEMENT OF TRADITIONAL CANOPY STREET TREES, WE ARE TAKING EXTRA STEPS TO ESTABLISH A QUALITY DESIGN AESTHETIC AND A PLEASANT PEDESTRIAN ENVIRONMENT. ON KIOWA AVENUE WE ARE PROVIDING FOR LIVE OAKS OUTSIDE THE ROW AND UTILITY BUFFER THAT WILL COME TO PROVIDE SHADE TO THE SIDEWALK AND DISTINCTIVE CHARACTER TO THE CORRIDOR. ON SOUTHFORK AND FLORIDIAN TOWN CENTER BLVD, THOUGH SMALLER TREES ARE BEING USED IN THE RIGHT OF WAY, WE ARE NEARLY DOUBLING THE STREET TREE REQUIREMENT, IN ORDER TO ACHIEVE THE DESIRED PEDESTRIAN ENVIRONMENT. • PROTECTION OF MANY EXISTING SPECIMEN TREES BY ALTERING THE LOCATION AND CONFIGURATION OF NUMEROUS STORMWATER PONDS, ROADS, BUFFERS, LANDSCAPED AREAS, AND OPEN SPACE. • PROVIDING CENTRAL STORMWATER FACILITIES FOR BOTH THE DEVELOPMENT AND THE CITY ROW. • PROVIDING SIGNIFICANTLY MORE THAN THE MINIMUM 30% OPEN SPACE REQUIREMENT FOR A PD, WHICH IN ITSELF, IS HIGHER THAN THE REQUIREMENTS OF THE CITY'S TRADITIONAL ZONING CATEGORIES. • PROVIDING FOR CO-BRANDING OF SIGNS AND GATEWAYS FOR THE CITY AND THE DEVELOPMENT. • PROVIDING A SITE FOR A NEW YMCA, THE ONLY ONE IN THIS PART OF THE ORLANDO METRO. • PROVIDING FOR THE EXTENSION OF A NEW LOCAL COLLECTOR ROAD, WHICH WILL EVENTUALLY CONNECT TO YOTHERS ROAD.

GENERAL NOTE:

- 1. ALL NOTES AND DATA TABLES PROVIDED HEREON HAVE BEEN PROVIDED BY COMMUNITY SOLUTIONS GROUP, A GAI CONSULTANTS, INC. SERVICE GROUP

NOTES

COMMUNITY DESIGN

- 1. ALL VEHICLE PARKING LOTS AND STRUCTURES CONTAINING MORE THAN 50 PARKING SPACES SHALL PROVIDE CLEARLY IDENTIFIED PEDESTRIAN ROUTES BETWEEN PARKING AREAS AND A PRIMARY PEDESTRIAN ENTRANCE(S) TO THE BUILDING(S) SERVED BY THE PARKING AREA. 2. EACH MULTI-FAMILY BUILDING SHALL HAVE ACCESS TO A SIDEWALK THAT CONNECTS TO THE PROJECT PEDESTRIAN NETWORK. 3. THE MULTI-FAMILY DEVELOPMENT SHALL HAVE SIDEWALK CONNECTIONS TO THE TOWN CENTER. 4. WHERE A SIDEWALK OR OTHER WALKWAY CROSSES A STREET, DRIVEWAY, DRIVE AISLE, OR PARKING LOT, THE CROSSING SHALL BE CLEARLY MARKED WITH A CHANGE IN PAVING MATERIAL, COLOR, OR HEIGHT, OR DECORATIVE BOLLARDS.

BUILDING DESIGN AND ARCHITECTURE

- 1. BUILDING FACADES SHALL NOT EXCEED 60 FEET ALONG A STREET FRONTAGE WITHOUT PROVIDING A SUBSTANTIAL VOLUME BREAK SUCH AS A VOLUME RECESS, A TOWER OR BAY, OR AN ARCHITECTURALLY PROMINENT PUBLIC ENTRANCE THE RECESSES AND PROJECTIONS SHALL HAVE A MINIMUM DEPTH OF THREE FEET. 2. IF A FLAT ROOF IS PROPOSED, PARAPET WALLS WITH THREE-DIMENSIONAL CORNICE TREATMENTS SHALL CONCEAL THE ROOF. THE CORNICE SHALL INCLUDE A PERPENDICULAR PROJECTION OF A MINIMUM OF EIGHT (8) INCHES FROM THE PARAPET FACADE PLANE. 3. ALL PRIMARY PEDESTRIAN ENTRANCES INTO PRINCIPAL BUILDINGS SHALL BE CLEARLY DEFINED AND EMPHASIZED USING CHANGES IN THE WALL PLANE OR FACADE MATERIAL, PILASTERS, AWNINGS, CANOPIES, PORCHES, OR OTHER ARCHITECTURAL ELEMENTS. WHERE THE FACADE OF A PRINCIPAL BUILDING ABUTS OR FACES A STREET, AT LEAST ONE PUBLIC PEDESTRIAN ENTRANCE PROVIDING BOTH INGRESS AND EGRESS SHALL BE PROVIDED. IF THE FACADE INCLUDES MULTIPLE TENANT SPACES, AT LEAST ONE SUCH ENTRANCE SHALL BE PROVIDED FOR EACH STREET-LEVEL TENANT SPACE. THESE REQUIRED PEDESTRIAN ENTRANCES SHALL OPEN DIRECTLY TO THE STREET SIDEWALK WITHOUT REQUIRING PEDESTRIANS TO PASS THROUGH A GARAGE, PARKING LOT, OR OTHER NON-PEDESTRIAN AREA LOCATED BETWEEN THE ENTRANCE AND THE STREET. 4. FACADES SHALL NOT EXCEED 20 HORIZONTAL FEET AND TEN VERTICAL FEET WITHOUT INCLUDING AT LEAST ONE OF THE FOLLOWING ELEMENTS: (CANOPIES, RECESSES, ARCADES, RAISED PARAPETS, ROOF FORMS, ADJACENT DISPLAY WINDOWS) TO ESTABLISH CLEARLY DEFINED, HIGHLY VISIBLE, PRIMARY BUILDING ENTRANCES. BUILDING FACADES ALONG PUBLIC STREETS SHALL MAINTAIN A PEDESTRIAN SCALE AND INTEGRATE THE PUBLIC AND PRIVATE SPACES USING ARCHITECTURAL ELEMENTS. 5. ANY AC OR MECHANICAL UNITS LOCATED ON THE ROOF SHALL BE SCREENED FROM VIEW. 6. THE MULTI-FAMILY DEVELOPMENT WILL BE GATED.

MULTI-FAMILY AMENITIES

- 1. ONE COMMUNITY CLUBHOUSE AND POOL WILL BE PROVIDED IN THE FIRST PHASE OF MULTI-FAMILY DEVELOPMENT. 2. THE COMMUNITY CLUBHOUSE SHALL BE EQUIPPED WITH RESTROOMS, KITCHEN AREA, WORKOUT ROOM, AND MEETING AREA. 3. ACCESS TO THE COMMUNITY CLUBHOUSE SHALL BE RESTRICTED TO THE MULTI-FAMILY RESIDENTS AND THEIR GUESTS. 4. THE COMMUNITY CLUBHOUSE SHALL BE DESIGNED TO ACCOMMODATE PERSONS WITH DISABILITIES AS REQUIRED BY FLORIDA BUILDING CODE AND ADA, CURRENT ENFORCED EDITIONS. 5. THE ARCHITECTURAL DESIGN OF THE COMMUNITY CLUBHOUSE SHALL BE COMPLIMENTARY TO THE DESIGN OF THE MULTI-FAMILY BUILDINGS.

PARKING

- 1. PARKING RATIOS ARE PROVIDED ON SHEET 6. 2. COMPACT SPACES ALLOWED IN COMMERCIAL, UP TO 25% MAXIMUM. 3. REQUEST A WAIVER TO CITY LDC SECTION 5.1.5.I.(2) REQUIREMENT FOR WHEEL STOPS. DEVELOPMENT WILL UTILIZE RAISED CURBS IN LIEU OF WHEEL STOPS. ADDITIONAL DESIGN ALLOWANCE WILL PROVIDE FOR 2' VEHICLE OVERHANG BY EXPANDING CONCRETE SIDEWALKS AND/OR LANDSCAPE AREAS ADJACENT TO PARKING STALLS.

LANDSCAPE & BUFFERS

- 1. ALL LANDSCAPE DESIGNS WILL ABIDE BY THE CITY OF APOPKA LAND DEVELOPMENT CODE WITH THE EXCEPTIONS LISTED IN THIS SECTION BELOW. 2. THE CITY OF APOPKA LDC APPENDIX D SECTION 4.5 - LANDSCAPING AND BUFFERS REQUIRES STREET TREES TO BE PROVIDED 50' APART AND "CLOSE TO THE CURB". THIS IS IN CONFLICT WITH THE SIDEWALKS AND UNDERGROUND UTILITIES INCLUDING WATER, RECLAIMED, STORMWATER, AND SANITARY SEWER. WE ARE ADDRESSING THIS CONFLICT IN THE FOLLOWING WAYS, DEPENDING ON CONTEXT: ON KIOWA AVE - WE ARE PROVIDING THE SAME OR SIMILAR REQUIRED NUMBER OF STREET TREES OUTSIDE BUT ADJACENT TO THE ROW, SEPARATED FROM UTILITIES BY 10'. ON SOUTHFORK (EAST OF THE ROUNDABOUT) - DUE TO THE EXPRESSWAY OVERPASS AND NARROW CORRIDORS FOR UNDERGROUND UTILITIES, UNDERSTORY STREET TREES ARE PROVIDED IN PLACE OF CANOPY TREES "CLOSE TO THE CURB". WE HAVE DOUBLED THE NUMBER OF UNDERSTORY TREES TO PROVIDE ADDITIONAL CANOPY AND SHADE. ON FLORIDIAN TOWN CENTER BLVD - DUE TO UNDERGROUND UTILITIES, UNDERSTORY TREES ARE PROVIDED "CLOSE TO THE CURB". LIVE OAKS ARE PROVIDED IN THE CENTRAL MEDIAN, AWAY FROM UTILITIES TO INCREASE THE MASS OF TREES AND CANOPY. 3. LANDSCAPE BUFFER PLANTINGS TO BE PROVIDED PER CITY OF APOPKA LDC. 4. THIS PROJECT WILL ABIDE BY ALL RELEVANT TREE PROTECTION STANDARDS PER THE CITY OF APOPKA LAND DEVELOPMENT CODE. 5. NATIVE VEGETATION AROUND THE PERIMETER OF THE SITE WILL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE.

FIRE DEPARTMENT

- 1. ADEQUATE STABILIZED ACCESS AND FIRE HYDRANTS SHALL BE IN PLACE WITHIN 500' OF ANY STRUCTURE PRIOR TO VERTICAL CONSTRUCTION. 2. FIRE HYDRANTS MUST BE WITHIN 500 FEET OF EACH RESIDENTIAL UNIT. 3. FIRE HYDRANTS SHALL BE MARKED WITH A BLUE ROAD REFLECTOR. 4. ALL MULTI-FAMILY RESIDENTIAL MUST BE EQUIPPED WITH FIRE SPRINKLER SYSTEMS AND FIRE ALARMS MEETING FLORIDA FIRE PREVENTION CODE. 5. FIRE DEPARTMENT CONNECTIONS (FDC) FOR SPRINKLER SYSTEMS MUST BE REMOTE FROM THE BUILDINGS WITH FIRE LANES. 6. IF THE MULTI-FAMILY DEVELOPMENT IS GATED, THE GATE SHALL BE EQUIPPED WITH AN OPTI-COM TYPE SIGNALING DEVICE THAT IS COMPATIBLE WITH CITY OF APOPKA EMERGENCY VEHICLES. IT MUST ALSO BE EQUIPPED WITH A YELP SIREN ACTIVATION AND GATE CODE REQUESTED BY THE FIRE DEPARTMENT.

PUBLIC SERVICES

- 1. ROADS, DRIVEWAYS, AND ROUNDABOUTS SHALL FOLLOW CITY STANDARDS AND SPECIFICATIONS. 2. UTILITIES SHALL BE COORDINATED WITH AND PROVIDED BY THE CITY OF APOPKA. 3. SANITATION SERVICES SHALL BE COORDINATED WITH AND PROVIDED BY THE CITY OF APOPKA. 4. SANITATION SERVICE SHALL BE VIA ROLL-OFF BINS LOCATED WITHIN AN ENCLOSED COMPACTOR BAY ON EACH SITE. 5. LANDSCAPE AND IRRIGATION DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA ORDINANCE 2069, ADOPTED MAY 21, 2008, WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

PROJECT ROADS

- 1. PROJECT ROADS, INCLUDING KIOWA AVENUE, SOUTHFORK ROAD, WILLIAMS COURT, AND FLORIDIAN TOWN CENTER BOULEVARD WILL BE OWNED BY THE CITY AND MAINTAINED ACCORDING TO THE CONDITIONS OF THE DEVELOPMENT AGREEMENT AND ANY SUBSEQUENT MAINTAINED AGREEMENT(S). 2. MAINTENANCE FOR ALL LANDSCAPED MEDIANS AND STREET TREES SHALL BE THE RESPONSIBILITY OF THE MASTER ASSOCIATION, ACCORDING TO THE CONDITIONS OF THE DEVELOPMENT AGREEMENT AND ANY SUBSEQUENT MAINTENANCE AGREEMENTS. 3. ROUNDABOUT PAVEMENT WILL BE MAINTAINED BY THE CITY AS PART OF THE CITY-MAINTAINED ROW. LANDSCAPE AND HARDSCAPE COMPONENTS INTERIOR TO THE ROUNDABOUT PAVEMENT WILL BE MAINTAINED BY THE MASTER ASSOCIATION ACCORDING TO THE CONDITIONS OF THE DEVELOPMENT AGREEMENT AND ANY SUBSEQUENT MAINTENANCE AGREEMENT.

SIGNAGE

- 1. A SIGN PLAN IS PROVIDED ON SHEET S-1. THIS PLAN ADDRESSES THE DIMENSIONS AND LOCATIONS OF THE PROJECT'S OVERALL WAYFINDING PER SECTION 5.10.7.B. OF THE LAND DEVELOPMENT CODE BUT DOES NOT ADDRESS ON-SITE SIGNAGE AND BUILDING SIGNAGE. 2. ALL BUILDING AND SITE SIGNAGE SHALL BE IN ACCORDANCE WITH SECTION 5.10, CITY OF APOPKA LAND DEVELOPMENT CODE 3. THE DESIGNS ILLUSTRATED IN THE SIGN PLAN ARE CONCEPTUAL AND THE MATERIALS, COLORS, AND DESIGNS MAY CHANGE SLIGHTLY AT PERMITTING.

ADDITIONAL NOTES

- 1. ALL RESIDENTIAL UNITS SHALL COMPLY WITH THE FAIR HOUSING ACT ACCESSIBILITY STANDARDS. 2. ALL RESIDENTIAL UNITS SHALL HAVE LAUNDRY FACILITIES LOCATED WITHIN THE LIVABLE AREA. 3. BICYCLE RACKS SHALL BE PROVIDED AT THE COMMUNITY CLUBHOUSE AND PARK AREAS. 4. DEVELOPMENT WITHIN THE PUD SHALL BE SUBJECT TO MAJOR DEVELOPMENT PLAN APPROVAL. 5. OFF-SITE SIGNAGE SHALL BE SUBJECT TO THE PROPER EASEMENTS. 6. FINAL PLAT SHALL BE RECORDED PRIOR TO FIRST CO. 7. LIGHTING REQUIREMENTS MUST MEET ALL CITY OF APOPKA AND THE ELECTRIC PROVIDER'S REGULATIONS AT THE TIME OF ANY CONSTRUCTION PLAN SUBMITTAL AND ANY SUBSEQUENT APPROVALS.

NOT FOR CONSTRUCTION

Table with columns: NO., DATE, REVISIONS. Includes dates 6/4/24, 4/19/24, 3/22/24, 3/22/21, 5/11/21, 2/11/21 and revision numbers 1-6.

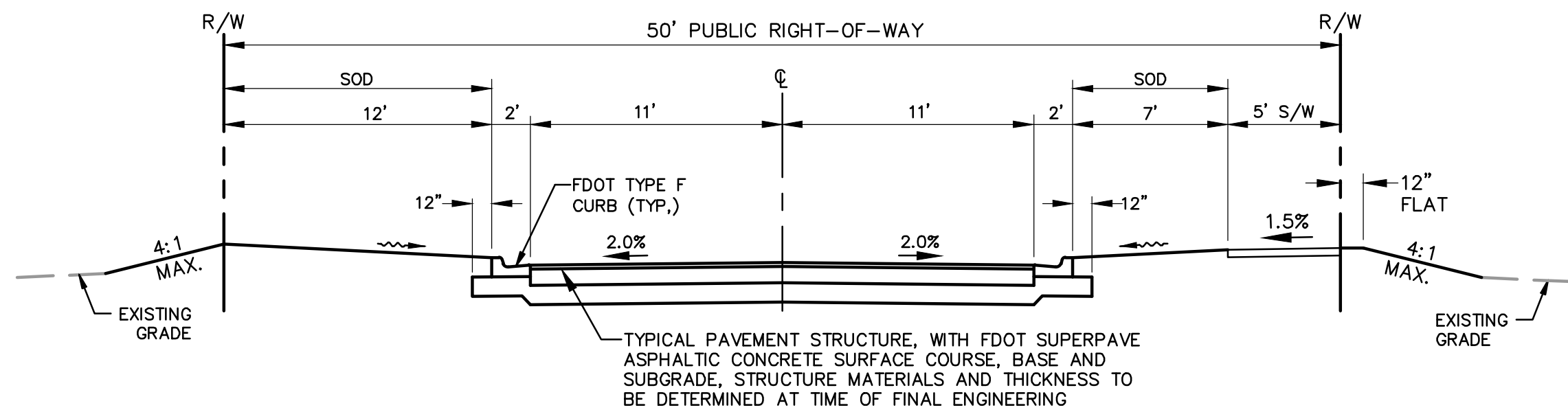
McIntosh Associates logo and contact information: 1950 SUMMIT PARK DRIVE, SUITE 500, ORLANDO, FL 32810. Phone: 407.644.4088. Includes roles for ENGINEERS, PLANNERS, SURVEYORS and names like JAMES C. NUCCENT, MAB, JTT.

PLANNED DEVELOPMENT MASTER PLAN

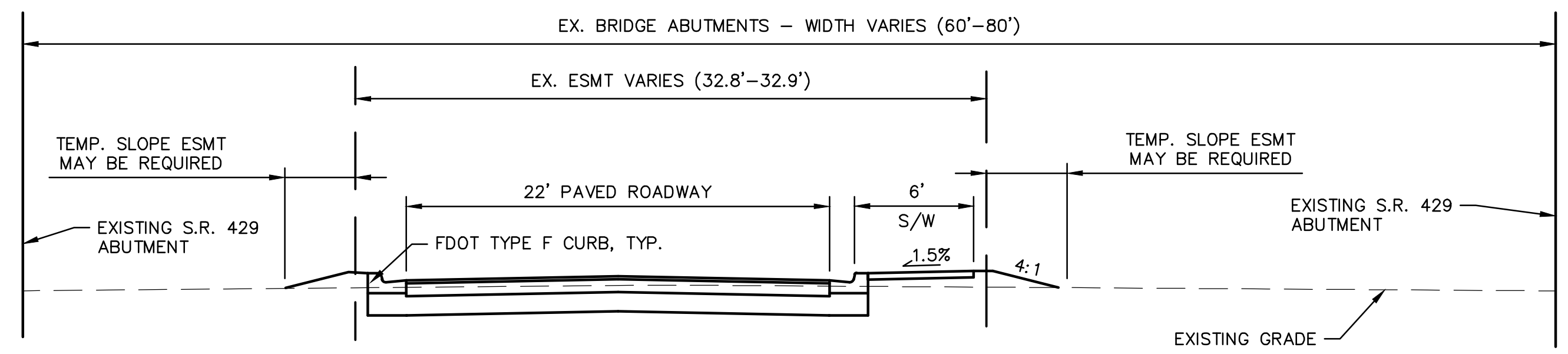
FLORIDIAN TOWN CENTER CITY OF APOPKA, FLORIDA DEVELOPMENT NOTES, DATA TABLES AND TYPICAL ROAD SECTIONS

DRAWING SHEET 6 OF 16

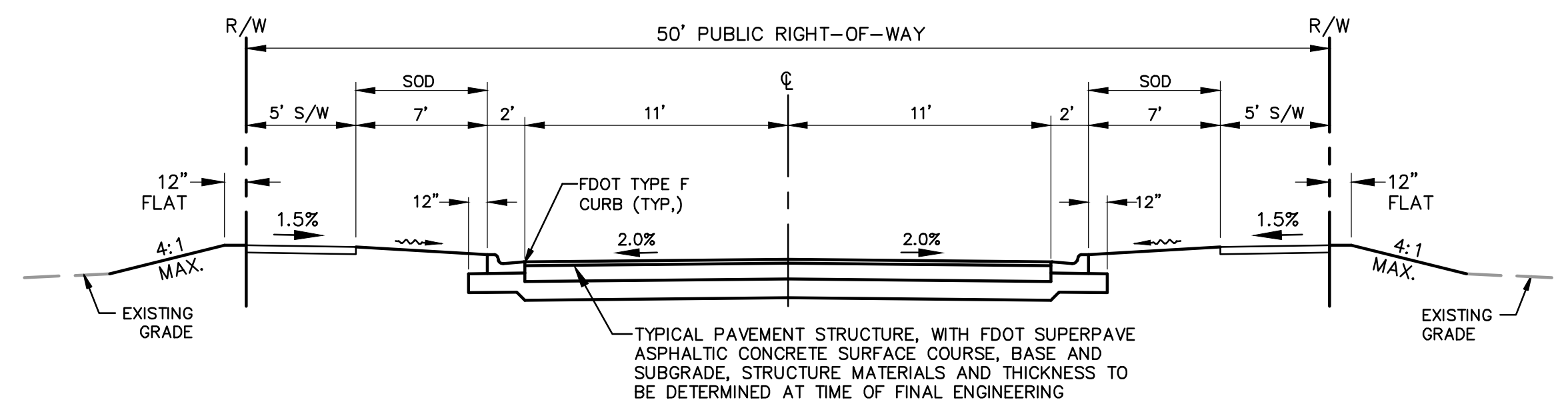
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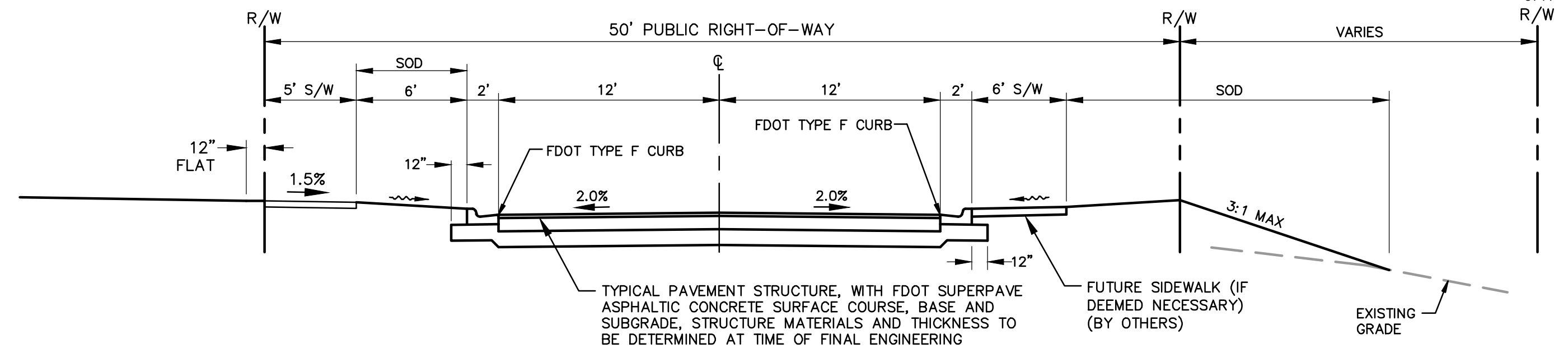
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FROM SR 429 UNDERPASS TO PLYMOUTH-SURRENTO RD
NTS



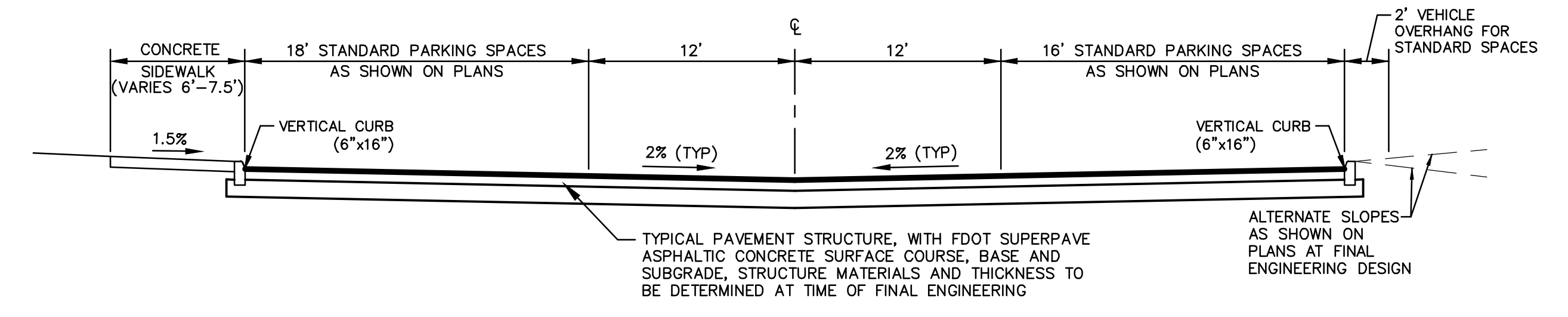
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THROUGH SR 429 UNDERPASS
NTS



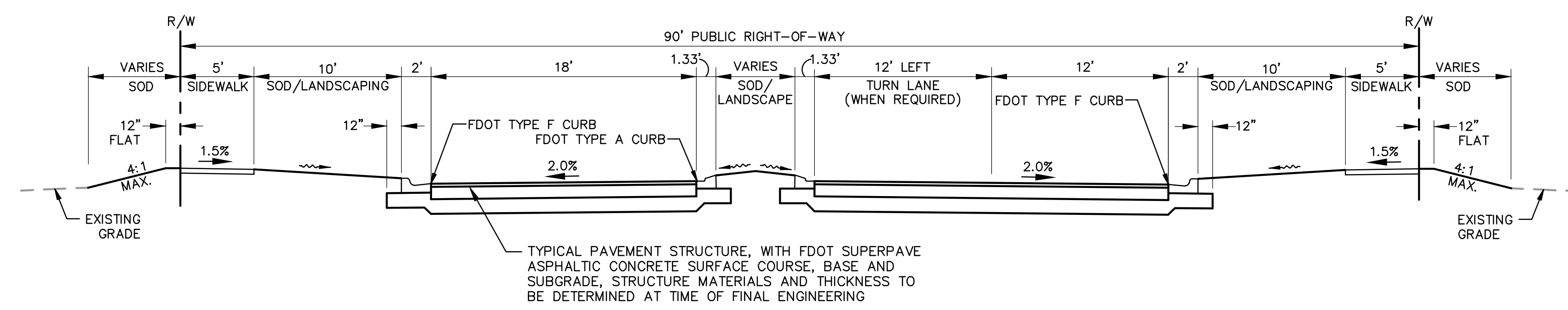
SOUTHFORK ROAD SECTION
WEST OF S.R. 429
NTS



KIOWA AVENUE SECTION
NTS



TYPICAL PARKING AISLE SECTION
NTS



CROWNED ENTRANCE ROAD SECTION
NTS

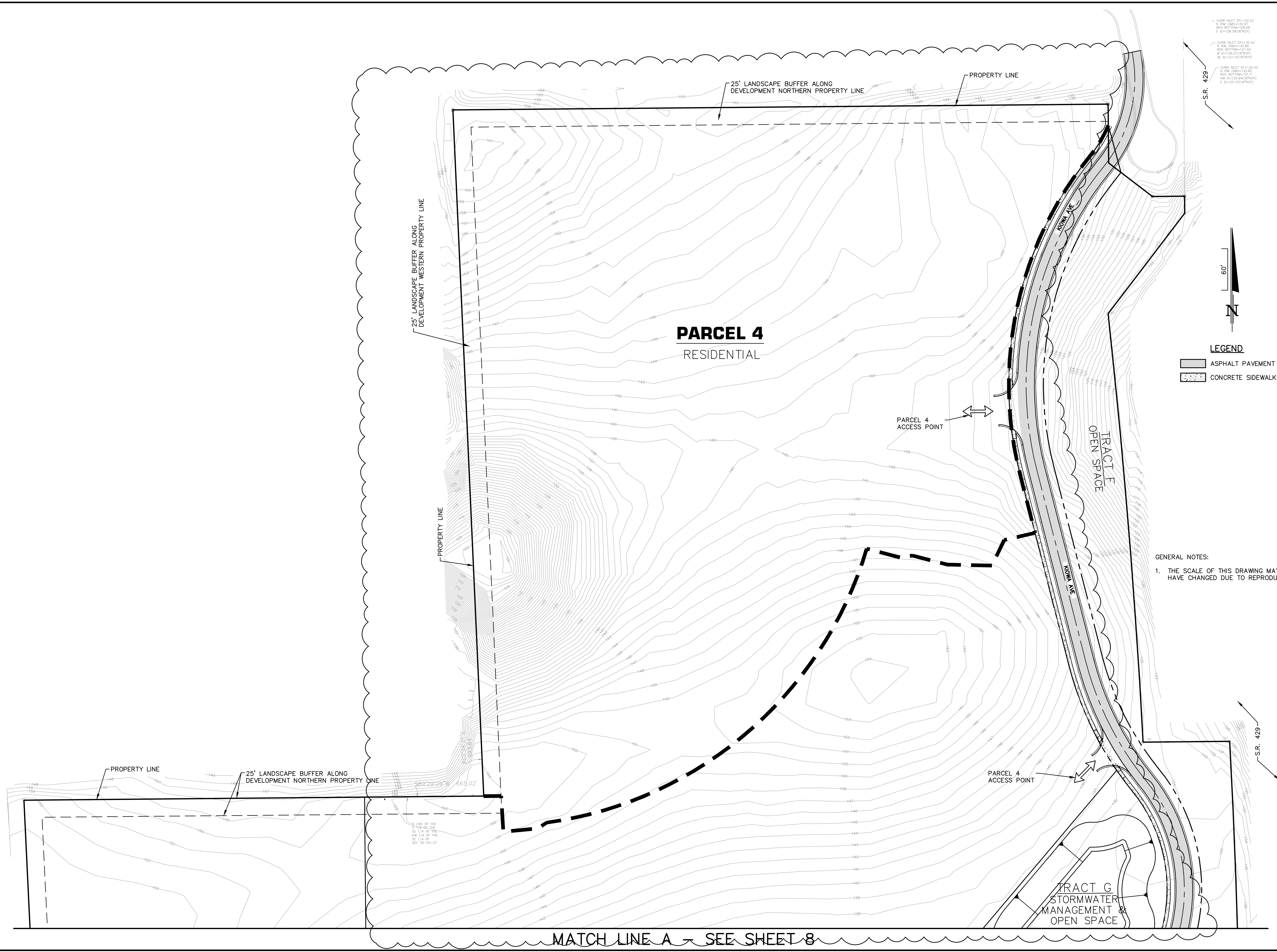
NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION NO. 68

PLANNED DEVELOPMENT MASTER PLAN

JAMES C. NUCENT FLORIDA P.E. No. 57653		DATE
NO.	DATE	REVISIONS
2	3/11/21	REVISED PER CITY COMMENTS
1	2/11/21	REVISED PER CITY COMMENTS
JOB NUMBER		SCALE
18161		NTS
CHECKED BY		DATE
JIT		10/30/20
DESIGNED BY		
MAB		
DRAWN BY		
MAB		
FLORIDIAN TOWN CENTER CITY OF AOPKA, FLORIDA DEVELOPMENT NOTES, DATA TABLES AND TYPICAL ROAD SECTIONS		
DRAWING	SHEET	
18161-MUMP-NOTE	6A of 16	

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CURB INLET EP=132.52
 N. RISE CORN=132.27
 BOX BOTTOM=128.56
 E. RISE CORN=132.27

 CURB INLET EP=132.42
 N. RISE CORN=132.26
 BOX BOTTOM=128.56
 W. RISE CORN=132.26
 SE. RISE CORN=132.26

 CURB INLET EP=132.42
 N. RISE CORN=132.42
 BOX BOTTOM=131.11
 NW. RISE CORN=131.11
 E. RISE CORN=131.11

S.R. 429
 60'
 N

LEGEND
 ASPHALT PAVEMENT
 CONCRETE SIDEWALKS

GENERAL NOTES:
 1. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

PLANNED DEVELOPMENT MASTER PLAN	McINTOSH ASSOCIATES an <i>LVA</i> company 1950 SUMMIT PARK DRIVE, SUITE 600 ORLANDO, FL 32810 407.844.4088		ENGINEERS PLANNERS SURVEYORS	JOB NUMBER 18161	SCALE 1"=60'	DATE 10/30/20	CHECKED BY JIT	DESIGNED BY MAB	DRAWN BY MAB	DATE 3/22/24	REVISED PER CITY COMMENTS	NO.	DATE	REVISIONS	CHK.
	FLORIDIAN TOWN CENTER CITY OF APOPKA, FLORIDA MASTER PLAN - NORTH														
DRAWING															
SHEET															
7 OF 16															

NOT FOR CONSTRUCTION

PLANNED DEVELOPMENT MASTER PLAN

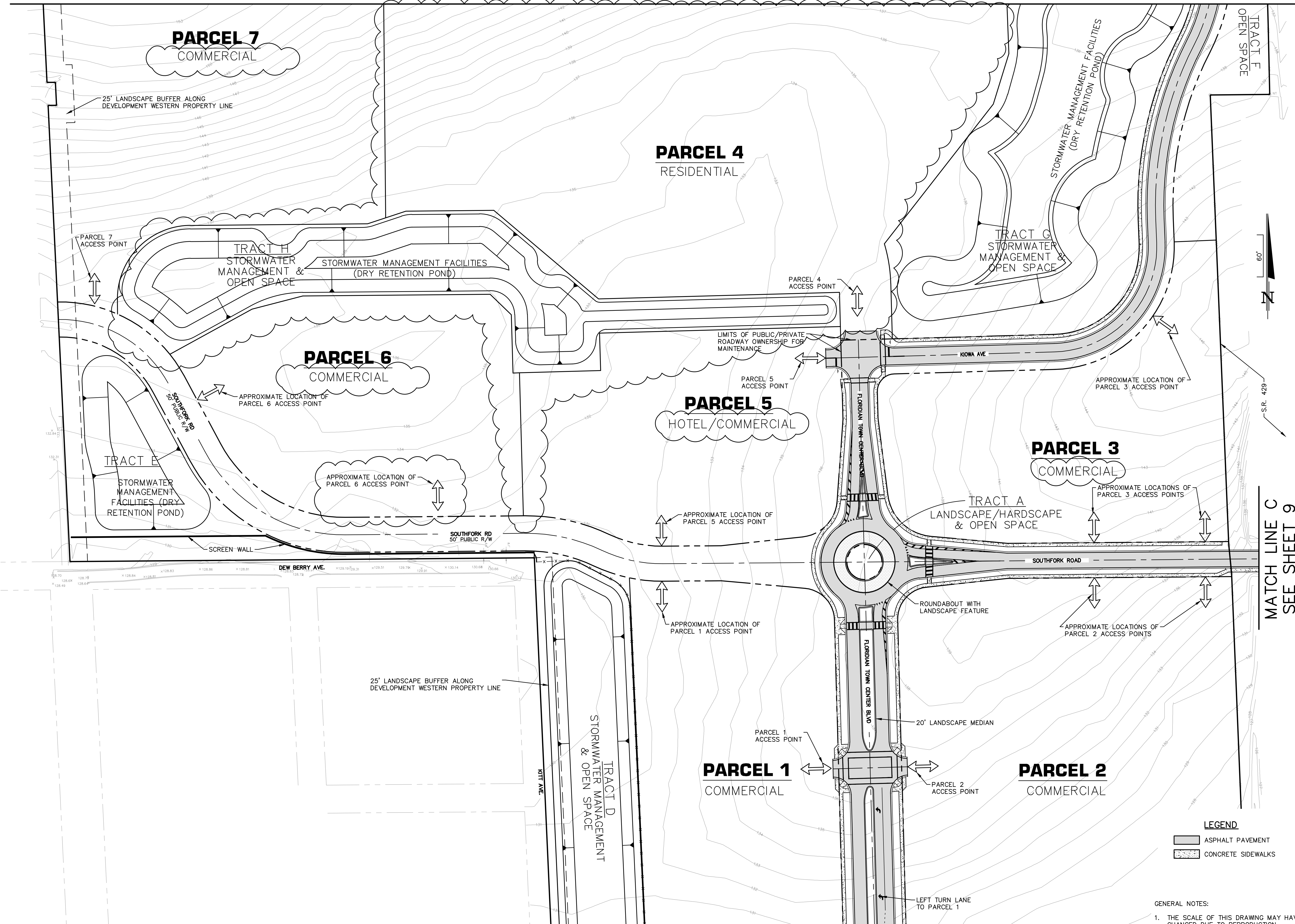
DRAWING

SHEET

7 OF 16

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MATCH LINE A - SEE SHEET 7



MATCH LINE B - SEE SHEET 9

LEGEND
 [Hatched Box] ASPHALT PAVEMENT
 [Dotted Box] CONCRETE SIDEWALKS

GENERAL NOTES:
 1. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

NOT FOR CONSTRUCTION

PLANNED DEVELOPMENT MASTER PLAN

DRAWING	FLORIDIAN TOWN CENTER		ENGINEERS McIntosh Associates an LZA company 1950 SUMMIT PARK DRIVE, SUITE 500 ORLANDO, FL 32810 407.844.4088	PLANNERS SURVEYORS	JOB NUMBER 18161	SCALE 1"=60'	DATE 10/30/20	CHECKED BY JIT	DESIGNED BY MAB	DRAWN BY MAB	DATE 3/11/21	NO. 1	REVISIONS REVISED PER CITY COMMENTS	DATE 3/22/24	NO. 2	REVISIONS REV PARCEL 4 LAYOUT, S&E BOUNDARY, ADD TRACT H	CHK.
	CITY OF AOPKA, FLORIDA																

**THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:**

Bruce T. Lower, Esq.
Shutts & Bowen LLP
300 S. Orange Ave., Suite 1600
Orlando, Florida 32801

**AMENDMENT TO MASTER DEVELOPMENT AGREEMENT
(FLORIDIAN TOWN CENTER)**

This Amendment to Master Development Agreement (herein referred to as this "Amendment") is made and entered into on this ____ day of _____, 2024 (the "Effective Date"), by and between (i) FLORIDIAN APOPKA PHASE I OWNER, LLC, a Delaware limited liability company ("Developer"), as successor in interest to COLLIER BENGELAND JOINT VENTURE, LLC, a Florida limited liability company ("Collier"), and (ii) the CITY OF APOPKA, a Florida municipal corporation (the "City").

RECITALS

A. Collier and the City entered into that certain Master Development Agreement (Floridian Town Center), dated as of September 20, 2021 (the "Original MDA") to address issues involved in the development of certain lands in the City.

B. Collier assigned its rights in the Original MDA to Developer pursuant to that certain Assignment of Permits and Development Rights, dated as of April 13, 2022 (the "Assignment"), and together with the Original MDA, the "MDA").

C. Developer and the City wish to further amend the MDA for the purposes set forth herein.

NOW, THEREFORE, in consideration of the foregoing, and in consideration of the mutual covenants herein contained, Developer and the City hereby agree as follows:

**PART 1
RECITALS; DEFINITIONS**

1.1 **Recitals.** The Recitals set forth above are true and correct and are incorporated in this Amendment by this reference.

1.2 **Definitions.** Capitalized terms used in this Amendment that are not defined in this Amendment shall have the same meaning as set forth in the MDA.

**PART 2
AMENDMENTS**

2.1 Section 9(a) of the MDA is hereby deleted in its entirety and replaced with the following language:

With a copy to:

Shutts & Bowen, LLP

Attention: Bruce T. Lower, Esq.

300 S. Orange Avenue, Suite 1600

Orlando, FL 32801

Email: blower@shutts.com

Telephone: (407) 835-6733

2.3 Exhibit "B" to the MDA is hereby replaced in its entirety with Schedule I attached hereto and made a part hereof.

2.4 Exhibit "C" to the MDA is hereby replaced in its entirety with Schedule II attached hereto and made a part hereof.

2.5 Exhibit "D" to the MDA is hereby replaced in its entirety with Schedule III attached hereto and made a part hereof.

2.6 Exhibits "H-1"/H-2/H-3" to the MDA are hereby replaced in their entirety with Schedule IV attached hereto and made a part hereof.

2.7 Exhibit "G" to the MDA is hereby replaced in its entirety with Schedule V attached hereto and made a part hereof.

PART 3 MISCELLANEOUS

3.1 Ratification and Unchanged Provisions. Except as may be inconsistent with the specific terms of this Amendment, Developer and the City hereby ratify all other provisions of the MDA which all other provisions shall remain unchanged. For avoidance of doubt, any clause, sentence, paragraph, or other provision of the MDA that is not expressly amended, revised, or deleted in this Amendment shall remain unchanged.

3.2 Binding Effect. This Amendment shall run with the land and shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors, heirs and assigns in title

3.3 Counterparts. Developer and the City expressly agree that signatures delivered by facsimile or electronic transmission shall be treated as original signatures for all purposes hereunder. This Amendment may be executed in one or more counterparts, each of which shall constitute an original, but when taken together shall constitute one and the same agreement.

3.4 Authority. Each party executing this Amendment on behalf of Developer

and the City hereby represents and warrants, with respect to itself, that the execution and delivery of this Amendment has been authorized by all necessary action of each entity, that the individual executing this Amendment on behalf of any entity has all requisite corporate power and approval to execute this Amendment on behalf of such entity, and that this Amendment constitutes the legal, valid, and binding agreement of each party, enforceable in accordance with its terms.

3.5 Effect of Amendment. To the extent of any conflict between the terms and provisions of this Amendment and any term or provision of the MDA, the terms and provisions of this Amendment shall control.

[signature pages follow]

IN WITNESS WHEREOF, the parties hereto set their respective hands and affixed their seals the day and year indicated below.

WITNESSES:

Witness #1 Signature

Print Name: _____

Witness #2 Signature

Print Name: _____

FLORIDIAN APOPKA PHASE I OWNER, LLC, a Delaware limited liability company

By: HCC-RBNA Floridian Apopka, LLC,
a Delaware limited liability company
Its: Sole Member

By: Apopka Phase I Sponsor,
LLC, an Alabama limited
liability company
Its: Manager

By _____
Robert A. Simon
Manager

and,

By _____
James T. Holloway
Manager

[signatures continue on following page]

WITNESSES:

CITY OF APOPKA,
a Florida municipal corporation

Witness #1 Signature

Print Name:_____

Witness #2 Signature

Print Name:_____

By:_____

Name: Bryan Nelson

Title: Mayor

Date Executed:_____

Schedule I

Schedule II

Schedule III

Schedule IV

Schedule V

THIS DOCUMENT PREPARED BY
AND RETURN TO:

Ryan P. Finnegan, Esq.
The Collier Companies
220 N. Main Street
Gainesville, FL 32601

DOC# 20220485341
08/09/2022 07:57:40 AM Page 1 of 25
Rec Fee: \$214.00
Deed Doc Tax: \$0.00
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Phil Diamond, Comptroller
Orange County, FL
MB - Ret To: CITY OF APOPKA CITY CLERK

**MASTER DEVELOPMENT AGREEMENT
(FLORIDIAN TOWN CENTER)**

This **MASTER DEVELOPMENT AGREEMENT (FLORIDIAN TOWN CENTER)** (“**Agreement**”) is made and entered into this 25th day of August, 2021 (“**Effective Date**”), by and between City of Apopka, a Florida municipal corporation, whose mailing is 120 East Main Street, Apopka, Florida 32703 (“**City**”), and Collier Bengé Land Joint Venture, LLC, a Florida limited liability company, whose mailing address is 220 N. Main Street, Gainesville, FL 32601 (“**Developer**”). The City and the Developer are sometimes collectively referred to herein as the “**Parties**” and individually as a “**Party**.”

WITNESSETH:

WHEREAS, Developer is currently the owner and developer of that certain property located in the City of Apopka, Orange County, Florida legally described in Exhibit “A” attached hereto and expressly incorporated herein by this reference (“**Property**”);

WHEREAS, the Property is commonly known as Floridian Town Center which is an approved Planned Development by the City, as may be amended from time to time (“**PD**” or “**PD Master Plan**”), consisting of commercial, apartments/multi-family and recreational uses (collectively, “**Project**”);

WHEREAS, it is initially anticipated by the Developer that the Project will be developed in two (2) or more phases, as approved through the City’s applicable process;

WHEREAS, Developer will establish the Master Association, as hereinafter defined, to administer the maintenance of the common elements of the Project, in order to ensure the orderly development of the Project, and ensuring the ordered development of the Project serves the public purpose of providing the public with a high-quality development while minimizing adverse public impacts;

WHEREAS, Developer has agreed to safeguard against certain adverse public impacts on the Property by securing performance bonds or other financial assurances for the construction of the common improvements within the Project, including the street network; and

WHEREAS, the City confirms that this Agreement is consistent with and an exercise of the City's powers under the Municipal Home Rule Powers Act; Article VII, Section 2(b) of the Constitution of the State of Florida; Chapter 166, Florida Statutes; all City Rules; other controlling law; and the City's police powers, and is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Section 163.3220-163.3243, *Florida Statutes*.

NOW, THEREFORE, for and in consideration of the mutual obligations contained herein and the sum of ten dollars (\$10.00) and other good and valuable consideration the sufficiency of which is hereby conclusively acknowledged the Parties agree as follows:

AGREEMENT

1. **Recitals**. The Recitals contained above are true and correct and are incorporated in this Agreement in full as if set forth herein.

2. **Project Phasing**. The Project is anticipated to be developed in two (2) or more phases and consist of seven (7) or more development parcels, as identified and depicted on the Parcel Plan ("**Parcel Plan**") attached hereto as **Exhibit "B"** and expressly incorporated herein by this reference. The development parcels are depicted on the Parcel Plan and identified herein by Parcel number (i.e. - "**Parcel 1**", "**Parcel 2**", etc.). Parcel 4 may be developed in one (1) or more phases and any phase subsequent to Phase 1 may be used and developed as Flex Space. The Parcel Plan and phasing of the Project are subject to revision. The uses permitted within each parcel are as shown on the Permitted Use Table attached hereto as **Exhibit "C"** and expressly incorporated herein by this reference.

3. **Flex Space Permitted Uses**. The following land uses are permissible uses within the Flex Space Parcel (Any subsequent Phases of Parcel 4 and Parcel 5) ("**Flex Parcel**"):

- a. Hotel. A hotel use not to exceed 120 rooms and all rooms must have entry only through the interior of the hotel building. A restaurant will be permitted at the hotel but must be interior to the hotel or connected by a covered walkway. Restaurant facilities must be managed or leased by the hotel owner. Any hotel shall demonstrate character and attributes common to the definition of such hotels and shall be furnished in a themed, stylish and/or aspirational manner.
- b. Day care, adult or child.
- c. Assisted Living Facility, Independent Living Facility, or Senior Housing.
- d. Residential. The City and the Developer agree that in the event nonresidential development does not occur on the Flex Space Parcel, Developer shall be permitted to convert the flex space to develop multi-family residential units on the Flex Space Parcel to the extent and limited to a maximum residential density of fifteen (15) units per acre for the entire area of the Project pursuant to the Future Land Use

Element of the City's Comprehensive Policy Plan in effect as of the date hereof. Such uses may include residential apartments above first-floor professional or business office uses consistent with Section 9 below.

- e. Professional or Office Buildings.
- f. Medical Office Building.
- g. Vertical Mixed-Use Buildings. Professional or office uses on the first floor and apartments on the upper floors.

4. **Master Association.** Developer has formed the Floridian Town Center Master Association, Inc. ("**Master Association**") through the creation and filing of Articles of Incorporation, and will, prior to the issuance of the first certificate of occupancy or its equivalent for vertical construction on the Project adopt Bylaws and a Declaration of Covenants, Conditions and Restrictions, or similar ("**Governing Documents**") governing the Project. The Governing Documents shall be consistent with this Agreement and the Transportation Impact Fee Agreement, as hereinafter defined, and, to the extent of a conflict, this Agreement and the Transportation Impact Fee Agreement shall supersede the Governing Documents. Each member of the Master Association shall agree on behalf of itself and their respective successors and assigns to comply with the PD and other City approvals for the Project applicable to any portion of the Property owned by the particular party. The Governing Documents shall specify that an annual budget is established to adequately fund the maintenance of any common park space and common property/elements. The Governing Documents shall also provide for the establishment of an Architectural Review Committee ("**ARC**"). The City and the Developer agree that the Project is intended to be a first-class mixed-use development and the ARC shall establish review criteria consistent with such intent and similar communities within the Central Florida area. The Master Association shall be responsible for the maintenance of the storm water system and ponds within the Project (except those serving only Parcel on which they are located if maintained by such Parcel owners), Project signage, and common landscaping, trees and grass within all medians and rights-of-way along all internal roads and further discussed in the Transportation Impact Fee Agreement. Maintenance shall include mowing grass and maintaining any vegetation or trees planted within the right-of-way.

5. **Internal Street Network.** All internal streets, roads and rights-of-way within the PD ("**Internal Streets**") shall be public and shall be dedicated to the City, by recorded plat or otherwise, except the streets, roads and rights-of-way within any residential/multi-family development which, if gated or otherwise exclusively or primarily serves a residential purpose, shall be private through Parcel 4 as depicted on the Road Phasing Plan attached hereto as **Exhibit "D"** and expressly incorporated herein by this reference. The foregoing shall also be applicable, at Developer's option, as to any other Parcel in the event that any other Parcel is developed as residential/multi-family use. Developer shall be entitled to impact fees credits for the construction of all of the Internal Streets which are public streets, roads and rights-of-way as set forth in the Transportation Impact Fee Agreement ("**Transportation Impact Fee Agreement**") attached hereto as **Exhibit "E"** and expressly incorporated herein by this reference.

6. **External Street Network/Improvements.** The Developer shall be responsible for the external roadway improvements to the off-site streets, roads and rights-of way as depicted on **Exhibit “D”** and as more particularly set forth in the Transportation Impact Fee Agreement. The Developer shall be entitled to appropriate impact fee credits for all such external roadway improvements (including, drainage improvements, landscaping, irrigation, required signage, lighting and similar improvements) as provided in the Transportation Impact Fee Agreement.

7. **Parking and On-Site Infrastructure.** Although the Project may be constructed in phases consistent with the Phasing Plan and this Agreement, each individual phase of the Project shall be required to provide sufficient on-site infrastructure to satisfy the applicable City Code requirements. Further, each individual phase shall be required to provide the number of parking spaces set forth within the PD Master Plan. All on street parking spaces with the exception of Parcel 4 (and any other Parcel hereafter permitted for multi-family use) shall be considered common areas and accessible to residents and guests of the entire Project.

8. **Apartments.** The multi-family development on Parcel 4 (and any other Parcel hereafter permitted for multi-family use) of the Project is characterized as luxury apartments and may contain all or some of following amenity features: (1) a clubhouse; (2) a swimming pool; (3) a dog park, and (4) a washer and dryer within each apartment.

9. **Commercial Uses.**

- a. Permitted uses. Any commercial use allowed under the City’s Land Development Code (or equivalent) and ordinances shall be permitted within Parcels 1, 2, 3, 5 and 6 or other portions of the Project now or hereafter designated a retail or commercial use.
- b. Prohibited uses. Notwithstanding anything to the contrary herein, the Project shall prohibit the uses set forth on **Exhibit “F”** attached hereto and expressly incorporated herein by this reference.
- c. Ability to close streets. Within the commercial and retail areas of the Project, the Developer and the Master Association shall have the right and be permitted to close parking areas, streets and roadways within one (1) or more Parcels for special events, fairs, street fairs, farmers markets and other events at the Project (“**Special Events**”) in a manner otherwise consistent with City codes, ordinances, and regulations including the required prior notification to all necessary City and County agencies; provided, however, access shall be maintained at all times to Parcel 4 and other non-retail and commercial Parcels.
- d. Outdoor dining. Within the commercial and retail areas of the Project, outdoor dining shall be permitted, including tables set up and service at all times on sidewalks, walkways and, in the case of Special Events, in the roadways in a manner otherwise consistent with City codes, ordinances, and regulations including the required prior notification to all necessary City and County agencies.

10. **Signage.**

- a. **On-Site Signage.** On-site signage shall be permitted on the Property as set forth herein and as provided in the PD. Signs and other forms of advertising in the Developer's discretion within the Property shall be allowed during the Project development, for sale and leasing during any sale and leasing period for the Project or individual Parcels and at other times on a temporary basis.
- b. **Special Events.** The Developer and the Master Association shall be permitted to place directional and event signs within the Project for Special Events.
- c. **Directional Signage.** The Developer shall have the right to place directional signage and similar signage within the Project, in Developer's discretion.
- d. **Off-Site Signage.** The Developer shall be entitled to locate off-site signage as depicted on **Exhibit "G"** attached hereto and expressly incorporated herein by this reference.

11. **Water and Sewer; Utilities.** The Developer shall provide all requisite utilities to each Phase of the Project in accordance with the Utility Phasing Plans attached hereto as **Exhibits "H-1", "H-2", and "H-3"** and expressly incorporated herein by this reference, as and when required for the development of such Phase, including, but not limited to, water, sewer, storm sewer, reclaimed water, electric, gas (if available at Developer's option), and other services. Developer shall be entitled to impact fee credits for all such improvements and any oversizing of any such improvements located outside the Property, and shall be entitled to impact fee credits for the as provided for and set forth in the Utility Impact Fee Agreement attached hereto as **Exhibit "I"** attached hereto and expressly incorporated herein by this reference.

12. **Underlying Easement Agreement.** The Property is subject to that certain Easement Agreement between the City and the Developer dated July 1, 2020, as recorded July 22, 2020 under Instrument No. 20200390471, Public Records of Orange County, Florida ("**Easement**"). The Developer shall be entitled to impact fee credits for all cost related to improvements required to be constructed pursuant to the terms and provisions of the Easement. The Developer may locate signage within the Easement.

13. **South Fork Drive Improvements and Conveyance to the City.** The Developer owns a 7/8th interest in South Fork Drive, whereas the City owns the remaining 1/8th interest. The Developer shall improve the entirety of South Fork Drive to City standards and convey ownership thereof to the City. The City and the Developer shall then enter into an easement agreement in similar form and substance as the Easement referenced in **Paragraph 12** herein. The Developer shall be entitled to impact fee credits for all costs related to the improvements required to be constructed on South Fork Drive.

14. **Existing Impact Fee Credits.** Developer shall receive credit for the impact fees paid or vested in the previous use on the Property. Attached hereto as **Exhibit "J"** is an identification of Parcel IDs with structures that may have existing impact fees that will be credited to Developer.

15. **Covenants Running with the Land/Assignment.** The terms, provisions, covenants, conditions and restrictions set forth in this Agreement and the rights, privileges and benefits and duties, obligations and burdens assigned, granted, imposed and created pursuant to this Agreement

shall and are hereby declared to be covenants running with the title to the Property. This Agreement shall legally benefit and bind the Developer and its respective successors and assigns.

16. **Force Majeure.** Except as otherwise expressly set forth in this Agreement, if either Party's performance of any act (other than the payment of money) required hereunder is impractical, impossible, delayed, hindered, or prevented by reason of strikes, lock-outs, labor troubles, inability to procure materials, failure of power, restrictive governmental laws or regulations, pandemic or epidemic health occurrences as declared by applicable governmental or world health organizations, health events resulting in government mandated quarantine, shelter-in-place, travel restrictions, government office shut-down and/or moratoria, or other government-directed cessation of business related to pandemic or epidemic health occurrences, riots, terrorist acts, insurrection, adverse weather conditions, war or other reasons of a like nature not the fault of the Party delayed in performing work or doing acts required under the terms of this Agreement (all of such reasons or causes referred to in this Agreement as "force majeure"), then performance of such acts shall be excused for the period of the delay, and the period within which the performance of such act may be required hereunder shall be extended by a period equivalent to the period of such delay plus thirty (30) days. In any case where work is to be paid for out of insurance proceeds or condemnation awards or other similar such proceeds, due allowance, not to exceed ninety (90) days in the aggregate, shall be made, both to the Party required to perform such work and to the Party required to make such payment, for delays in the collection of such proceeds and award.

17. **Legal Proceedings, Attorneys' Fees.** In the event that either Party shall institute litigation or other legal proceedings against the other to interpret or enforce any term, provision, warranty, covenant or condition set forth in this Agreement, the prevailing Party in such litigation or other legal proceedings following all appeals therefrom, if any, shall be entitled to recover from the non-prevailing Party in such litigation or other legal proceedings reasonable attorneys', paralegals', and experts' fees and expenses and court costs incidental thereto, including those incurred on any bankruptcy proceeding and/or appeal of a lower court decision.

18. **Notices.**

- a. All notices provided for in this Agreement shall be in writing and delivered to the addresses below:

City: City of Apopka
120 East Main Street
Apopka, Florida 32703
Attn: _____
Email: _____
Telephone: (407) 703-1712
Facsimile: () _____

With a copy to: _____

Email: _____
Telephone: () _____

Developer: Collier Bengé Land Joint Venture, LLC
Attention: Nathan S. Collier
220 N. Main Street
Gainesville, Florida 32601
Email: legal@colliercompanies.com
Telephone (407) 375-2152

and

Collier Bengé Land Joint Venture, LLC
Attention: Tony Bengé, Jr.
609 East Pine Street
Orlando, Florida 32801
Email: Tony@bengedevelopment.com
Telephone (407) 948-3681

With a copy to: Ryan P. Finnegan, Esq.
The Collier Companies
220 N. Main Street
Gainesville, FL 32601
Email: ryan.finnegan@colliercompanies.com
Telephone (352) 416-1426

- b. Any notice, request, demand, instruction or other communication to be given to either Party hereunder, shall be in writing and shall be hand-delivered, sent by Federal Express or a comparable overnight mail or delivery service, mailed by U.S. registered or certified mail, return receipt requested, postage prepaid, by electronic mail (email), or transmitted by facsimile or telecopier to the Parties and their listed co-recipients, at their respective addresses and/or facsimile numbers set forth herein. Any notice delivered as aforesaid shall be deemed delivered immediately upon mailing, delivery to an appropriate carrier, or receipt or refusal of delivery of said notice, whichever is earliest. The inability to deliver because of change in address of which no notice is given shall be deemed to be a receipt of the notice, demand and request. The Party claiming delivery of notice via telecopier or facsimile shall have the burden of proving notice was in fact sent, which burden can be carried without further evidence if confirmed by the transmitting telecopier or facsimile machine. Any communication sent by electronic mail, facsimile or telecopier shall promptly be followed by a copy delivered by one of the other approved methods. Receipt shall be deemed to have occurred if delivered to an authorized agent or any employee of the addressee or of the addressee's company. A time period in which a response to any notice, demand or request must be given pursuant to the terms of the Agreement, shall commence to run from the date of receipt. Any Party may change the address for receiving notices, request, demands, or other communication by not less than three (3) days prior notice in accordance with this Section. Telephone numbers are provided for convenience only. Notice from a Party's attorney shall constitute legal notice hereunder.

- c. City and Developer may from time to time notify the other of changes regarding where and to whom notices should be sent by sending notification of such changes pursuant to this Section.

19. **Miscellaneous Provisions.**

- a. **Entire Agreement.** This Agreement constitutes the complete and entire understanding and agreement between City and Developer concerning or with respect to the topics addressed in this Agreement and supersede any and all prior or contemporaneous covenants, agreements, undertakings, statements, representations or warranties, whether written or oral, of any Party hereto concerning or with respect thereto.
- b. **Relationship of the Parties.** This Agreement does not evidence the creation of, nor shall it be construed as creating a partnership or joint venture between the City and Developer. Developer cannot create an obligation or responsibility on behalf of City or bind City in any manner. Each Party is acting for its own account, and it has made its own independent decisions to enter into this Agreement and as to whether the same is appropriate or proper for it based upon its own judgment and upon advice from such advisers as it has deemed necessary. Each Party acknowledges that none of the other Parties hereto is acting as a fiduciary for or as an adviser to it in respect of this Agreement or any responsibility or obligation contemplated herein.
- c. **Agency.** Developer and City, and their agents, contractors and subcontractors, shall perform all activities described in this Agreement as independent entities and not as agents of one another.
- d. **Sovereign Immunity.** Nothing contained in this Agreement shall be construed as a waiver of City's right to sovereign immunity for tort claims under and subject to § 768.28, *Florida Statutes*.
- e. **Captions, Section and Paragraph Headings.** Captions, section and paragraph headings contained in this Agreement are for convenience of reference only and are in no way intended, and shall in no way be deemed, to define, describe, extend or limit the scope, content or intent of this Agreement or of any particular term, provision, section or paragraph hereof.
- f. **Modification, Amendment or Termination.** This Agreement may not be changed, modified, amended or terminated except as expressly set forth in a separate writing signed by both of the Parties to this Agreement or their respective successors in interest or title.
- g. **Recording in Public Records.** Developer shall ensure that this Agreement and the Transportation Agreement are recorded among the public records of Orange County, Florida promptly after the execution of the Agreement and Transportation Agreement by all Parties.


- h. **Indemnification.** Developer hereby indemnifies and holds City and its elected and appointed officials, employees and agents harmless from and against any and all claims (at law or in equity), disputes, lawsuits, injuries, damages, attorneys' fees and all adverse matters in any way arising out of or relating to the risks assumed by Developer under this Agreement.
- i. **Default.** Failure by a Party to perform any of its obligations hereunder shall constitute default hereunder, entitling the non-defaulting Party to terminate this Agreement or to pursue the remedies of specific performance, injunctive relief or damages as set forth in this Agreement. Prior to termination of this Agreement, the non-defaulting Party exercising such right shall first provide the defaulting Party with written notice specifying such default and the actions needed to cure same, in reasonable detail. Upon receipt of said notice, the defaulting Party shall be provided thirty (30) day opportunity within which to cure such default.
- j. **Bankruptcy.** In the event (a) an order or decree is entered appointing a receiver for Developer or its assets or (b) a petition is filed by Developer for relief under federal bankruptcy laws or any other similar law or statute of the United States, which action is not dismissed, vacated or discharged within sixty (60) days after the filing thereof, then City shall have the right to terminate immediately this Agreement.
- k. **No Liability or Monetary Remedy.** Notwithstanding anything herein to the contrary, Developer and City, on behalf of themselves, and their respective successors and assigns, hereby agree that neither Party shall be liable to the other for any direct, indirect, special, punitive or consequential damages, including but not limited to, damages based on loss of service, revenues, profits or business opportunities, and hereby waive any and all claims and causes of action for the recovery of such direct, indirect, special, punitive or consequential damages.
- l. **Governing Law; Binding Effect.** This Agreement and the construction, interpretation and enforcement thereof shall be construed in accordance with and governed by the laws of the State of Florida and shall be binding upon, inure to the benefit of and be enforceable by the Parties hereto and their respective successors in interest or title.
- m. **Venue.** The location for settlement of any and all claims, controversies, or disputes, arising out of or relating to any part of this Agreement, or any breach hereof, shall be Orange County, Florida.
- n. **Construction of Agreement.** The fact that any one of the Parties to this Agreement shall have drafted or structured or shall be deemed to have drafted or structured this Agreement or any particular term or provision of this Agreement shall not be considered by any court or other tribunal in the construction or interpretation of this Agreement or any particular term or provision of this Agreement, either in favor or to the disadvantage of such Party.

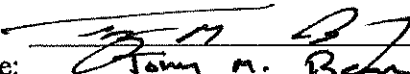
- o. **Severability.** If any of the terms, provisions, covenants or conditions set forth in this Agreement or the application thereof to any particular circumstance shall be held by any Court having jurisdiction to be illegal, invalid or unenforceable under applicable law, the remainder of this Agreement shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent otherwise permitted by law.
- p. **Counterparts.** This Agreement may be executed in two or more counterparts, each of which shall be and be taken to be an original, and are collectively but one instrument.
- q. **Time of the Essence.** Time, and timely performance, is of the essence of this Agreement and of the covenants and provisions hereunder. When a date upon which a specified event shall occur or be performed falls upon a weekend or legal holiday, the time allowed for the event or performance to occur shall be extended to 5:00 p.m. on the next succeeding business day. For purposes of this Agreement, a "business day" shall mean any weekday that the banks in the county in which the Property is located are open for business (thereby excluding Saturdays, Sundays and legal holidays).
- r. **Statutory Development Agreement.** This Agreement is not a statutory development agreement pursuant to Chapter 163, Florida Statutes (Florida Local Government Development Agreement Act), and is being entered into by the City pursuant to the City's home rule authority.

Witnesses:

**COLLIER BERGE LAND JOINT VENTURE,
LLC, a Florida limited liability company**


Printed Name: AVA SCHMITT


Printed Name: Carla Guerra

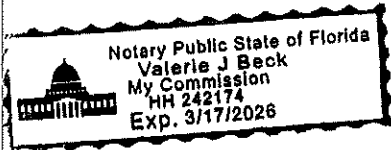
By: 
Name: Tony M. Berg
Title: Manager

[NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE]

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this 30 day of August, 2021, by Tony Benje, as Manager of Collier Benje Land Joint Venture, LLC, a Florida limited liability company, on behalf of the company. He/she appeared by (check one) physical appearance or online notarization, and (check one) is personally known to me or has produced _____ as identification.

Valerie J. Beck August 30, 21



Print Name: Valerie J. Beck
Notary Public
My Commission Expires: 3/17/26
Commission Number: 242174

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

CITY OF APOPKA

By: Bryan Nelson
Bryan Nelson, Mayor

ATTEST:

Susan M Bone
Susan Bone, City Clerk

Approved as to Form:

Michael A. Rodriguez
Michael A. Rodriguez, City Attorney

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 25 day of August, 2021, by Bryan Nelson, as Mayor of the City of Apopka, Florida, a municipal corporation of the State of Florida, on behalf of the City of Apopka, Florida. He/she appeared by (check one) physical appearance or online notarization, and (check one) is personally known to me or has produced _____ as identification.

Victoria D. Parks
Print Name: Victoria D. Parks
Notary Public
My Commission Expires: Jan. 3, 2022
Commission Number: GG 172529

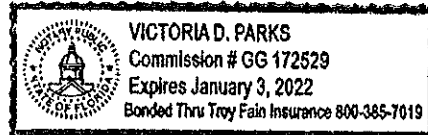


Exhibit "A"

Legal Description of Property

That part of MAP OF PLYMOUTH, according to the plat thereof, as recorded in Plat Book B, Pages 17 and 18, of the Public Records of Orange County, Florida, and that part of Section 36, Township 20 South, Range 27 East, Orange County, Florida, described as follows:

BEGIN at the Southeast corner of Tract G, according to the plat of STANTON RIDGE, as recorded in Plat Book 99, Pages 131 through 134, of the Public Records of Orange County, Florida; thence S89°28'53"W along the South line of said plat of STANTON RIDGE, for a distance of 947.63 feet to the Southwest corner of said plat of STANTON RIDGE and the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence S02°34'31"E along said West line, 993.64 feet to the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 36; thence S89°29'29"W along the North line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 665.02 feet to the Northwest corner of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02°44'36"E along the West line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 298.07 feet to the North line of the South 1/2 acre of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said West line run N89°30'13"E along said North line, 12.01 feet to the East line of the Western 12.00 feet of said South 1/2 acre of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said North line run S02°44'36"E along said East line, 32.82 feet to the South line of said Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said East line run S89°30'13"W along said South line, 12.01 feet to the Southwest corner of said Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02°44'36"E along the West line of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 36, for a distance of 651.78 feet to the North line of lands described in Official Records Book 4175, Page 4995, of the Public Records of Orange County, Florida; thence departing said West line run N89°31'43"E along said North line and the North line of lands described in Official Records Book 4184, Page 3110, of the Public Records of Orange County, Florida, for a distance 662.15 feet to the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 36; thence departing said North line run S02°34'31"E along said West line, 641.99 feet to the North line of lands described in Official Records Book 2987, Page 1787, of the Public Records of Orange County, Florida; thence departing said West line run N89°33'13"E along said North line and the North line of lands described in Official Records Book 9852, Page 5231, of the Public Records of Orange County, Florida, 92.05 feet; thence S76°32'30"E along said North line of lands described in Official Records Book 9852, Page 5231, for a distance of 41.61 feet to the North right-of-way line of Fudge Road, platted as Lake Street, according to the aforesaid plat of MAP OF PLYMOUTH; thence departing said North line run N89°33'13"E along said North right-of-way line, 592.78 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 9852, Page 6076, of the Public Records of Orange County, Florida; thence departing said North right-of-way line run N79°37'51 "E along said Westerly limited access right-of-way line, 200.23 feet; thence N56°40'34"E along said Westerly limited access right-of-way line, 78.30 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book

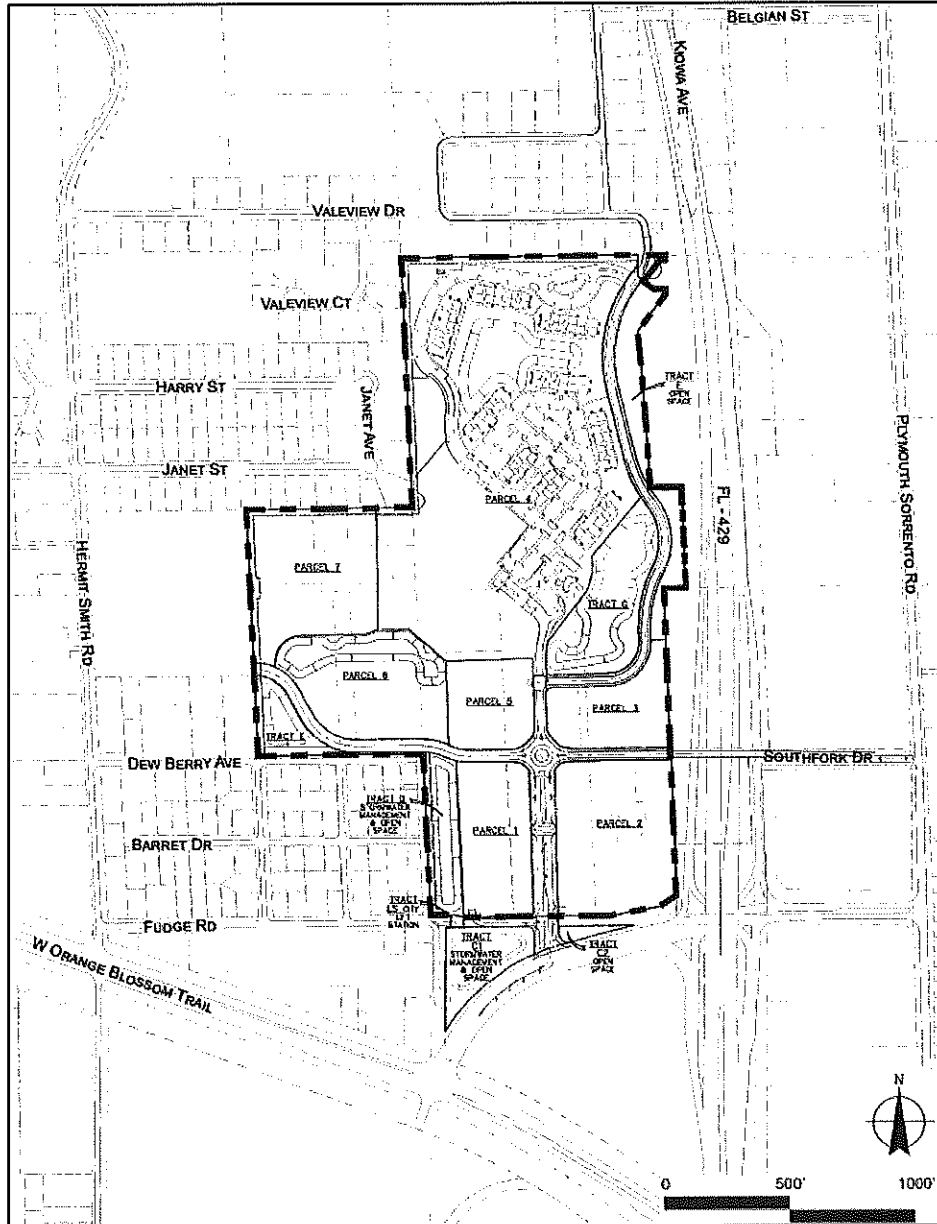
A - 1

9964, Page 3691, of the Public Records of Orange County, Florida; thence N02°19'28"W along said Westerly limited access right-of-way line, 545.26 feet to the Northwest corner of Lot 8, Block P, according to said plat of MAP OF PLYMOUTH; thence N05°53'47"W along the Westerly limited access right-of-way line according to Central Florida Expressway Authority Right-of-way Map CFX Project Number 429-202, for a distance of 40.18 feet to the Southwest corner of Lot 1, Block P, according to said plat of MAP OF PLYMOUTH and the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10808, Page 4332, of the Public Records of Orange County, Florida; thence N02°20'29"W along said Westerly limited access right-of-way line, 642.86 feet; thence N89°29'17"E along said Westerly limited access right-of-way line, 84.79 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10764, Page 480, of the Public Records of Orange County, Florida and a non-tangent curve concave Westerly having a radius of 11294.16 feet and a chord bearing of N02°02'26"W; thence Northerly along said Westerly limited access right-of-way line and the arc of said curve through a central angle of 02°01'48" for a distance of 400.16 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10705, Page 4582, of the Public Records of Orange County, Florida and as described in Official Records Book 10705, Page 6080, of the Public Records of Orange County, Florida and a non-tangent line; thence S89°29'17"W along said Westerly limited access right-of-way line, 125.14 feet to a non-tangent curve concave Westerly having a radius of 11169.16 feet and a chord bearing of N04°40'48"W; thence Northerly along said Westerly limited access right-of-way line and the arc of said curve through a central angle of 03°11'30" for a distance of 622.17 feet to a non-tangent line; thence N37°22'01"E along said Westerly limited access right-of-way line, 182.75 feet; thence N00°27'45"W along said Westerly limited access right-of-way line, 24.71 feet to the Southeast corner of the aforesaid plat of STANTON RIDGE; thence departing said Westerly limited access right-of-way line run the following courses and distances along the aforesaid South line of the plat of STANTON RIDGE: S89°31'59"W, 46.62 feet; N52°36'26"W, 79.53 feet; N00°31'22"W, 85.34 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, scale factor of 0.99997293, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Exhibit "B"

Parcel Plan

EXHIBIT B - PARCEL PLAN



FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT
CITY OF APOPKA, FL
EXHIBIT B - PARCEL PLAN



11.20.2020

Exhibit "C"

Permitted Use Table

EXHIBIT C - PERMITTED USE TABLE

Permitted Parcel Uses							
Uses	Parcel						
	1	2	3	4	5	6	7
Multi-Family				Y	Y		
Townhome					Y		
Assisted Living Facility ¹							Y
Independent Living Facility ¹							Y
Hotel			Y				
Commercial/Retail	Y	Y	Y		Y	Y	
Professional Office	Y	Y	Y		Y		
Medical Office	Y	Y	Y		Y	Y	Y
Self-Service Storage ²	Y	Y	Y				
Parks and Open Space ³	Y	Y	Y	Y	Y	Y	Y
Indoor Recreation						Y	
Institutional/Civic					Y	Y	

Notes : 1. Assisted Living and Independent Living Facilities may contain ancillary personal services and food & beverage uses that are only offered to residents of the facility, not to exceed 4,000 sq ft.

2. Only indoor, climate controlled self-service storage shall be permitted. No outdoor self-service storage will be permitted.

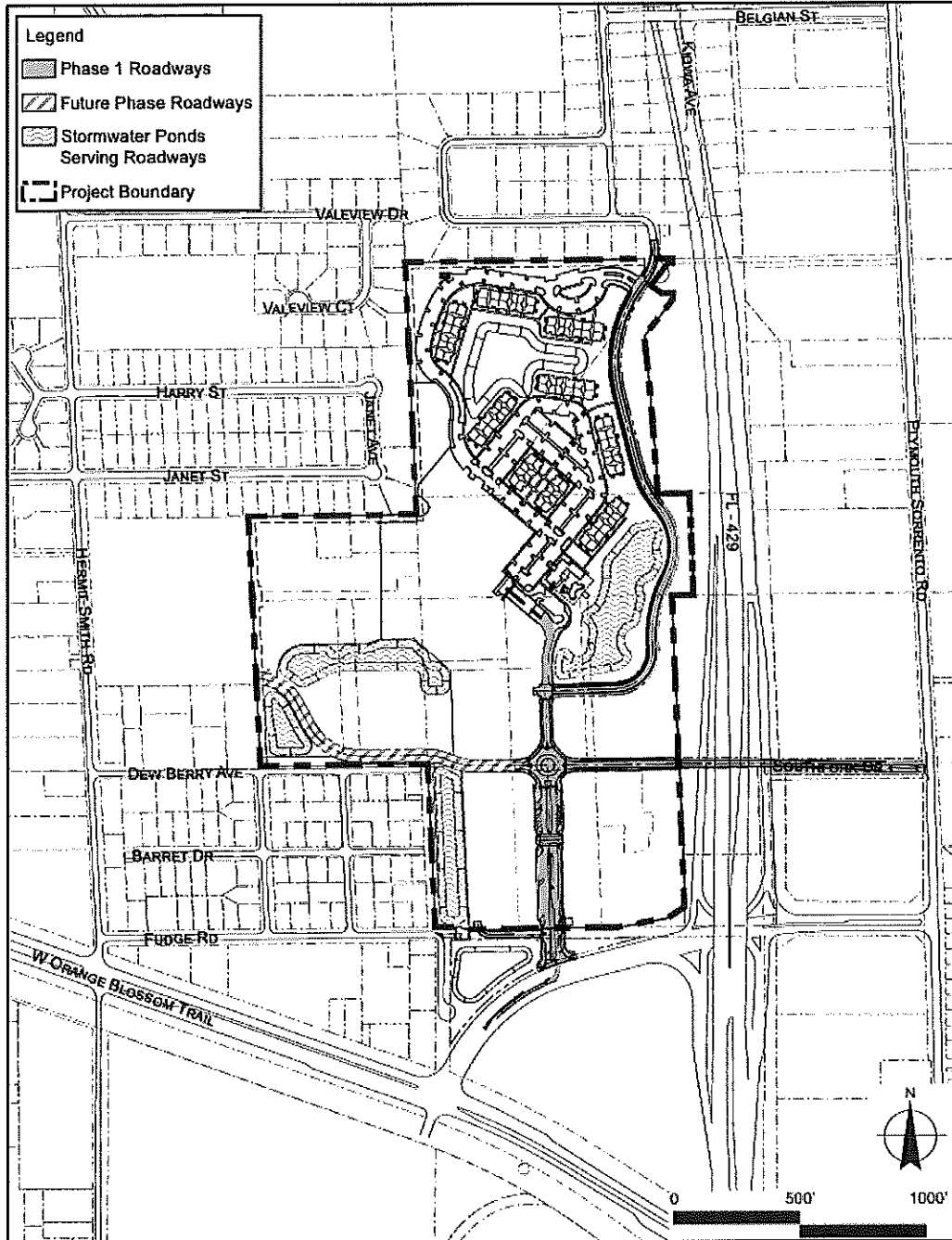
3. Parks may include passive or active recreational facilities such as playgrounds, dog parks, sport courts, etc.



Exhibit "D"

Road Phasing Plan

EXHIBIT D - ROAD PHASING PLAN



FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT
CITY OF APOPKA, FL
EXHIBIT D - ROAD PHASING PLAN



11.20.2020

Exhibit "E"

Transportation Impact Fee Credit Agreement

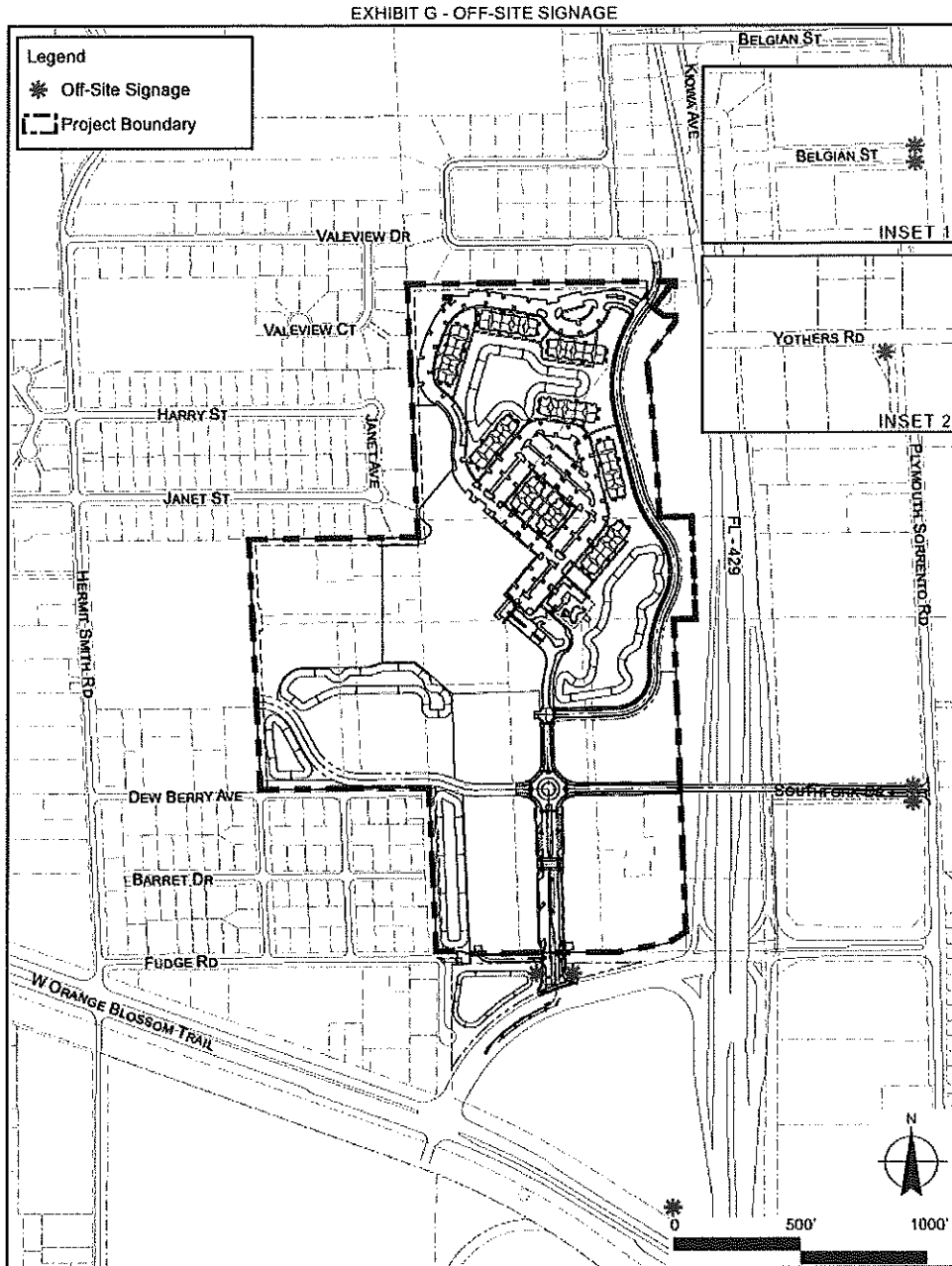
Exhibit "F"

Prohibited Uses

- A. An operation primarily used as warehouse operation or any assembling, manufacturing, distilling, refining, smelting, agricultural, or mining operation.
- B. Any self-service storage facilities that are not climate controlled.
- C. Any outdoor storage of automobiles, recreational vehicles, or boats.
- D. Any "second hand" store, any operation selling "surplus" or "salvage" goods, or pawn shop.
- E. Any mobile home park, trailer court, labor camp, junkyard, or stockyard; but this prohibition is not applicable to the temporary use of construction trailers during periods of construction, reconstruction or maintenance.
- F. Any dumping, disposing, incineration or reduction of garbage, but this prohibition does not apply to (i) garbage compactors or other garbage collection areas or facilities located near the rear of any building, or (ii) recycling centers that may be required by Governmental Requirements.
- G. Any fire sale, bankruptcy sale (unless pursuant to a court order) or auction house operation.
- H. Any central laundry, dry cleaning plant, or laundromat, but this restriction is not intended to prevent the operation of an on-site service oriented solely to pickup and delivery of clothing by the ultimate consumer, with no washing or processing facilities within the Project, as the same may be found in retail shopping centers in the metropolitan area where the Project is located.
- I. Any (i) automobile, truck, trailer, or recreational vehicle sales, leasing, or display operation, (ii) car wash, or (iii) body shop repair operation.
- J. Any bowling alley or skating rink.
- K. Any mortuary or funeral home.
- L. Any establishment selling or exhibiting obscene or sexually explicit material.
- M. Any establishment selling or exhibiting illicit drugs or related paraphernalia.
- N. A strip club.
- O. Any massage parlor or similar establishment (but the provision of therapeutic massages as part of a first-class health or beauty spa operation or by professional health care providers is permitted).
- P. Any flea market, amusement or video arcade, pool or billiard hall, or dance hall.
- Q. Any training or educational facility, including: beauty schools, barber colleges, reading rooms, places of instruction, or other operations catering primarily to students or trainees rather than to customers, but this prohibition is not applicable to on-site employee training by an occupant incidental to the conduct of its business at the Project.
- R. Any gambling facility or operation, including: off-track or sports betting parlor; table games such as blackjack or poker; slot machines, video poker/blackjack/keno machines or similar devices; or bingo hall.

Exhibit "G"

Off-Site Signage



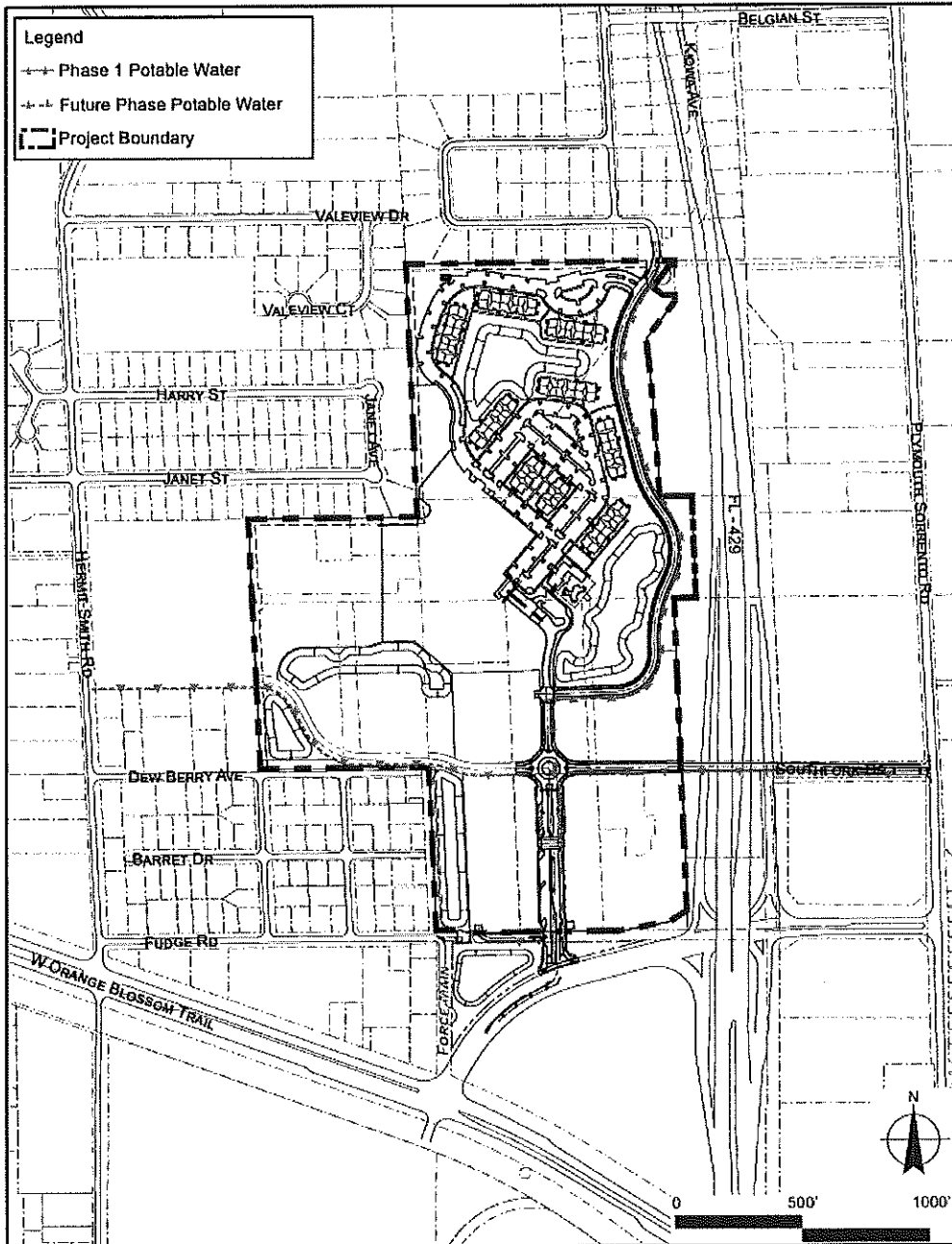
FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT
 CITY OF APOPKA, FL
 EXHIBIT G - OFF-SITE SIGNAGE

11.20.2020

Exhibits "H-1"/"H-2"/"H-3"

Utility Phasing Plans

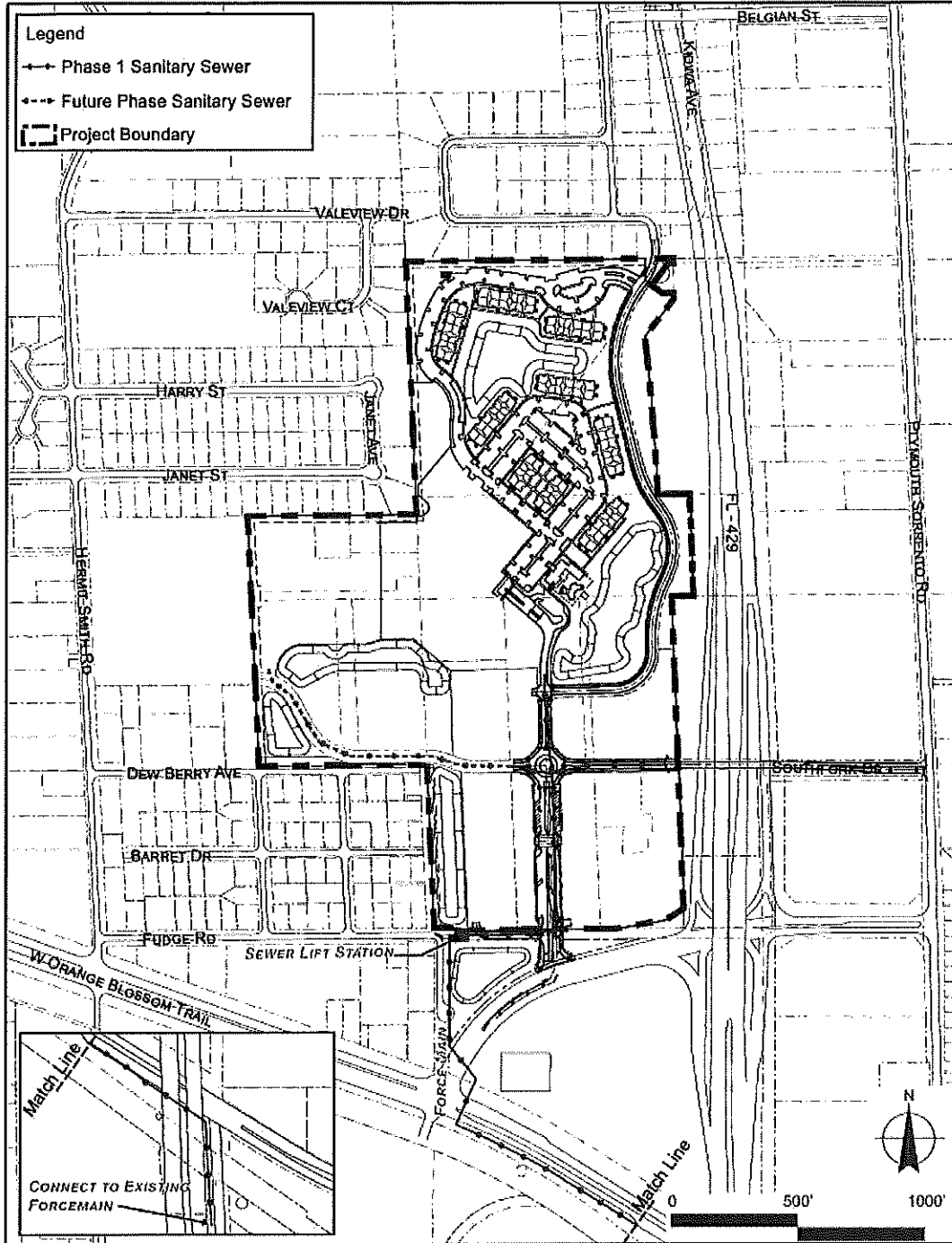
EXHIBIT H-1 - UTILITY PHASING PLAN - POTABLE WATER



FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT
CITY OF AOPKA, FL
EXHIBIT - H-1 - UTILITY PHASING PLAN - POTABLE WATER

11.20.2020

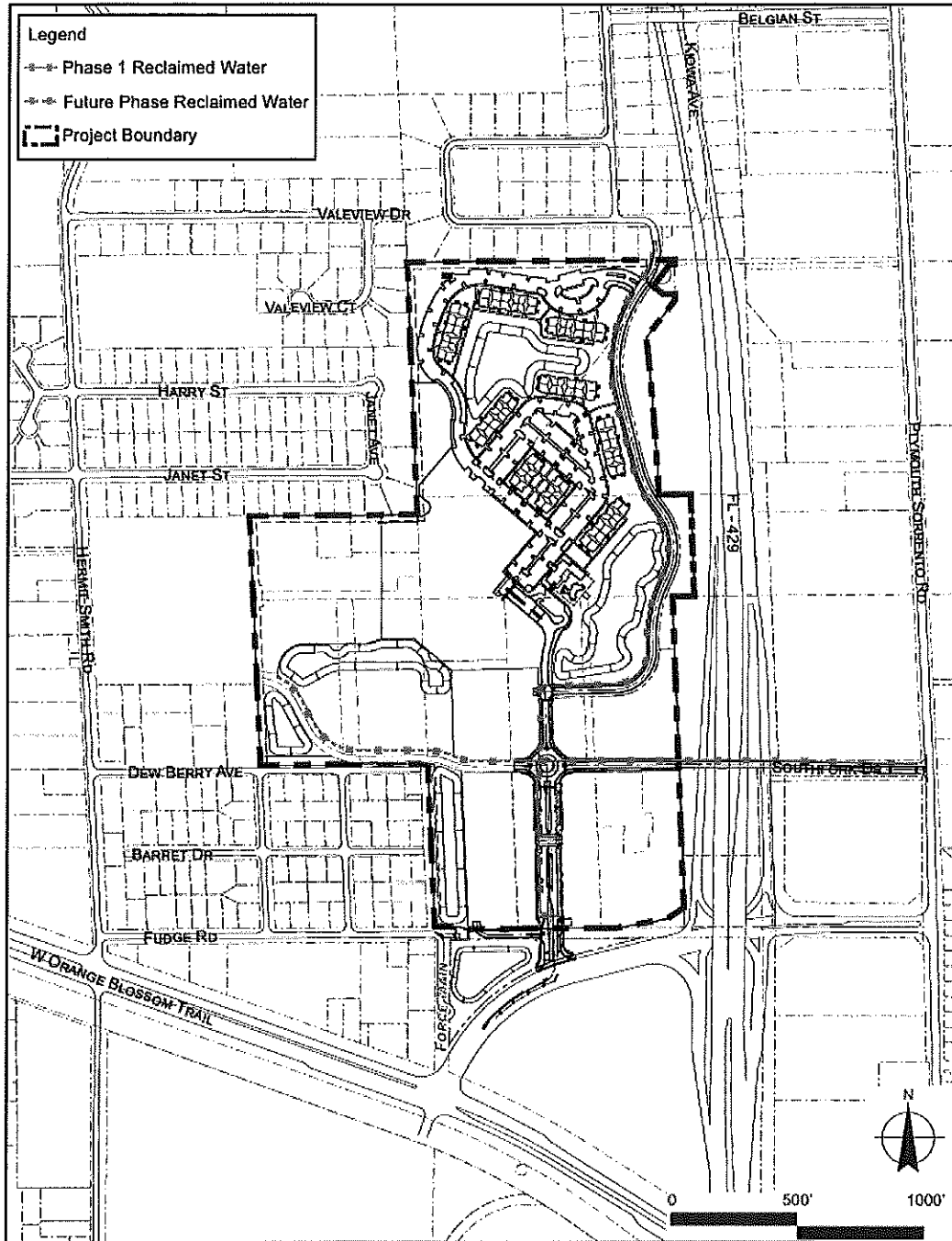
EXHIBIT H-2 - UTILITY PHASING PLAN - SANITARY SEWER



FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT
 CITY OF APOPKA, FL
 EXHIBIT H-2 - UTILITY PHASING PLAN - SANITARY SEWER

11.20.2020

EXHIBIT H-3 - UTILITY PHASING PLAN - RECLAIMED WATER



FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT
 CITY OF APOPKA, FL
 EXHIBIT H-3 - UTILITY PHASING PLAN - RECLAIMED WATER

11.20.2020

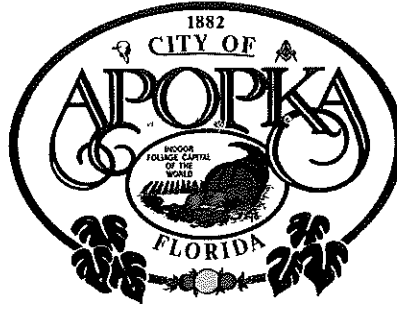
Exhibit "I"

Utility Impact Fee Credit Agreement

Exhibit “J”

Existing Structures Eligible for Impact Fees Credit

Former Owner	Parcel ID Number	Street Address	Existing Structure	Units
Hatcher	36-20-27-0000-00-093	1430 Plymouth Sorrento Road	Single Family Residence	1
Henderson	36-20-27-0000-00-075	1374 Plymouth Sorrento Road	Single Family Residence	1
Hurt 1	36-20-27-0000-00-048	1248 Hermit Smith Road	Modular Home	1
Hurt 2	36-20-27-0000-00-074	-- Hermit Smith Road	Modular Home	1
Jackson	36-20-27-0000-00-068	-- Hermit Smith Road	Vacant Land	--
Eugene Williams	36-20-27-0000-00-066	1289 Hermit Smith Road	Single Family Residence	1
Holt	36-20-27-0000-00-052	3161 Southfork Drive	Single Family Residence	1
Williams Family Trust	36-20-27-0000-00-047	3205 Dew Berry Avenue	Single Family Residence	6
			Church	1
Bain 1	36-20-27-0000-00--085	3225 Dew Berry Avenue	Modular Home	1
Bain 2	36-20-27-0000-00-083	3321 Dew Berry Avenue	Modular Home	3
Jensen	06-21-28-7172-16-040	3201 Southfork Drive	Single Family Residence	1
Guy	06-21-28-7172-16-030	3173 Southfork Drive	Single Family Residence	1
			Stables	1
Jones	06-21-28-7172-16-020	3075 Southfork Drive	Single Family Residence	1
Lu	06-21-28-7172-16-051	3189 Fudge Road	Vacant Land	--
Welker	06-21-28-7172-16-050	3200 Fudge Road	Single Family Residence	1
Wilson	06-21-28-7172-16-060	3162 Southfork Drive	Single Family Residence	1
Wilson	06-21-28-7172-16-070	3076 Southfork Drive	Single Family Residence	1
Southfork Dr. W	06-21-28-7172-05-002	-- Southfork Drive	Unpaved Road	--
Southfork Dr. E	06-21-28-7172-04-062	1118 Plymouth Sorrento Road	Unpaved Road	--



120 E. Main St. · APOPKA, FLORIDA 32703-5346
PHONE (407) 703-1700

August 8, 2022

DOC # 20220485341

08/09/2022 07:57:40 AM Page 1 of 1
Phil Diamond, Comptroller
Orange County, FL



Orange County Comptroller
Attn: Official Records
PO Box 38
Orlando, FL 32802

RE: Recording of Documents – Orange County Public Records

Dear Clerk:

Please find the enclosed document for recording.

FLORIDIAN - MASTER DEVELOPMENT AGREEMENT

Please charge to: City of Apopka City Clerk's Office (2561) ACH account

If you have any questions, please call me at 407-703-1704.

Sincerely,

Susan M. Bone, CMC
City Clerk

FLORIDIAN - MASTER DEVELOPMENT AGREEMENT



Planning | Urban Design
Landscape Architecture
Economics | Real Estate

A GAI Consultants Inc. Service Group

Floridian Town Center

City of Apopka Future Land Use Map Amendment
and PD Amendment
Apopka, Florida

GAI Project Number: R210930.02

March 26, 2023

Prepared by: GAI Consultants, Inc.
Orlando Office
618 East South Street, Suite 700
Orlando, FL 32801

Prepared for: Home Communities Company LLC
60 14th Street, Suite 104
Birmingham, AL 35233

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1.0 Introduction

The following narratives describe the proposed amendments to the Floridian Town Center (FTC) project entitlements, including an amendment to the Future Land Use Map and an amendment to the adopted Planned Development (PD). Included in the narrative statements are information regarding existing conditions on the site and surrounding properties, descriptions of the proposed development, as well as justification. A pre-app meeting was held with City staff on March 13, 2023 and a follow-up meeting on March 15, 2024 to discuss the amendments.

The Floridian Town Center project received its current Future Land Use (FLU) designation from the City of Apopka in April 2021 (Ord. 2773 & 2774) and was rezoned to PD in August 2021 (Ord. 2840).

2.0 Future Land Use Amendment

2.1 Amendment Overview

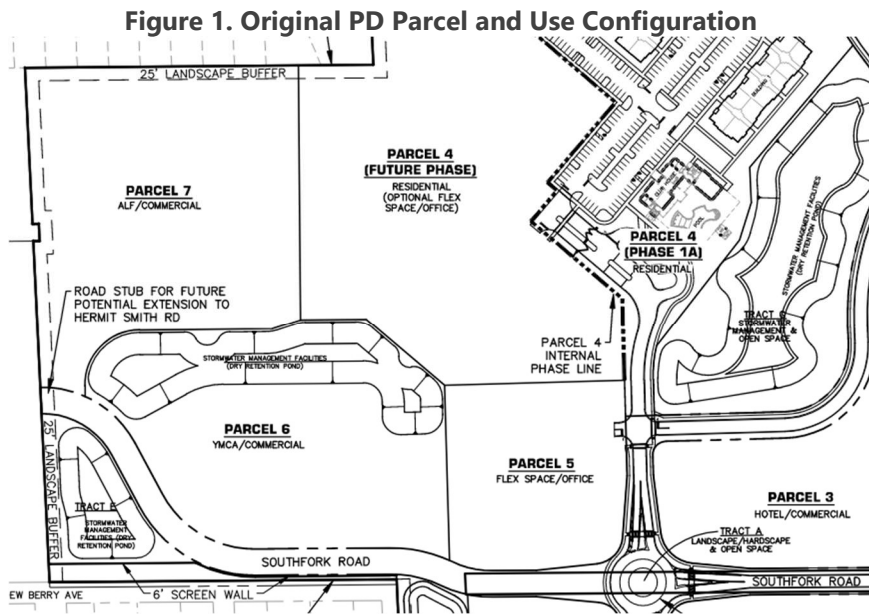
The need for this proposed FLU Amendment is two-fold: a change to the desired location of the hotel use and a reduction in the overall residential program of the project.

Hotel Site

As documented in the current PD (and shown below for reference), the hotel site was originally proposed for PD Parcel 3, on the northeast corner of Floridian Town Center Blvd and Southfork Drive. Following the sale of the project to the current owner and a new hotel partner, the desired hotel site shifted to the northwest corner – to PD Parcel 5. PD Parcel 5 was originally intended to be used as a “Flex” parcel that, in a later phase, might be developed either as residential or mixed use, depending on market conditions. The FLU of Parcel 5 is currently HDR and, as a Flex Space, would have taken advantage of the Comp Plan policy allowing up to 50 sq ft of retail per unit of multi-family; however, this allowance could not have accommodated a hotel use.

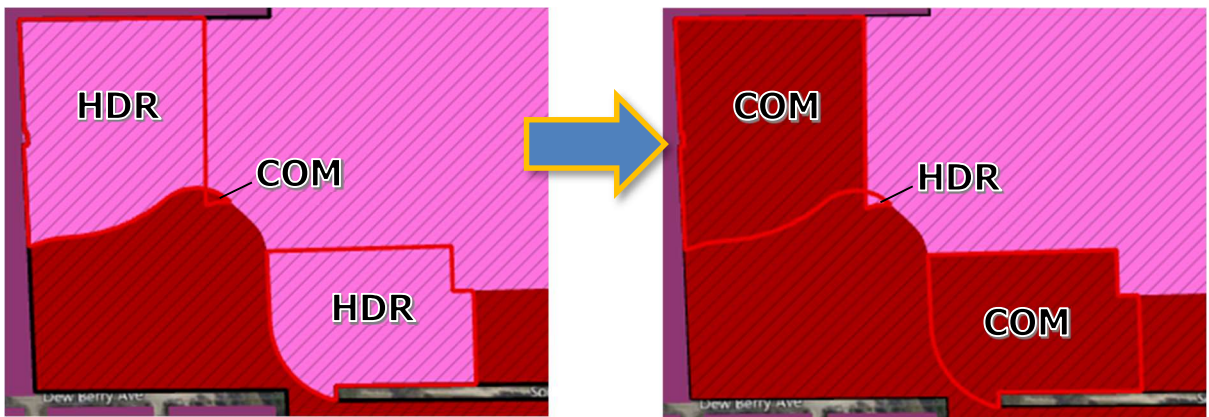
Residential Program Reduction

PD Parcel 7 was originally intended to be developed as an Assisted Living Facility with ancillary retail, thus the FLU designation as originally amended from the project’s annexation is HDR; However, the development program has shifted towards commercial uses and thus requires more of the COM FLU designation to achieve the necessary intensity.



Therefore, to accommodate the desired hotel and commercial use and program, we propose amending **10.14 acres of HDR to COM** as shown in Figure 2 below. At the request of Apopka planning staff, the western boundary of the proposed amendment extends beyond the boundary of the PD Parcel 5 to the edge of the existing COM FLU to avoid creating a leftover sliver of HDR. We are also cleaning up a sliver of COM that was left within the multi-family area. This small amendment will be converting **0.036 acres of COM to HDR**.

Figure 2. Proposed FLU Amendment



Note: The small, triangular sliver of the amendment is proposed to be amended to HDR (from COM). This piece of land will be part of the larger HDR parcel, not its own parcel.

Figure 3. Comparison of Proposed FLU Amendment to Orange County Parcel Lines

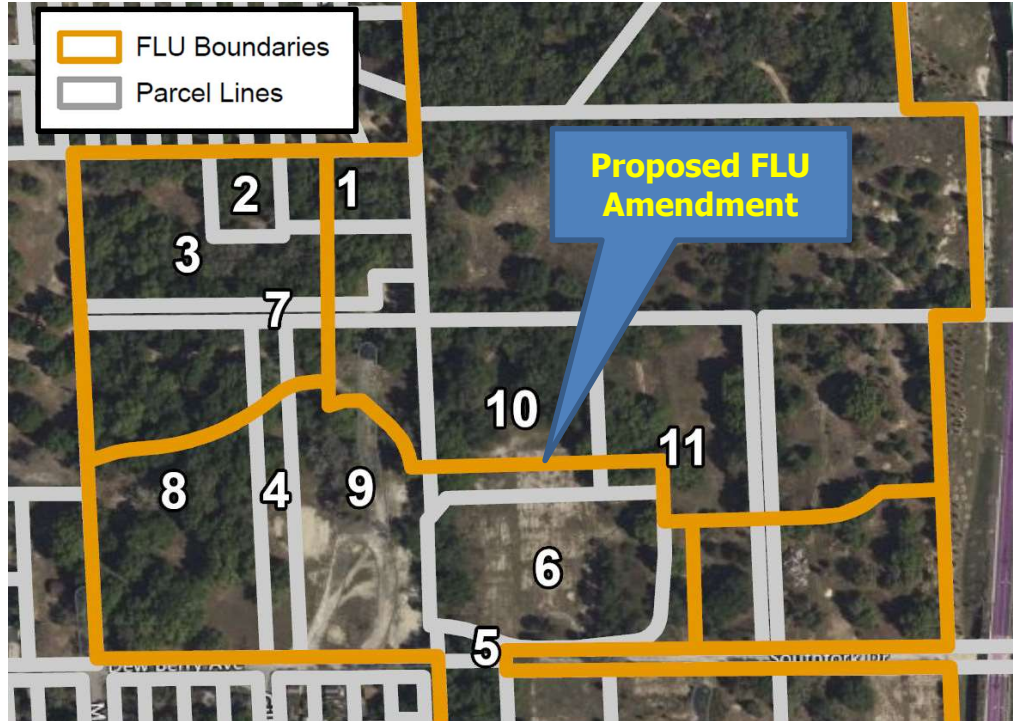


Table 1. Parcel Data

Figure 3 Labels	Parcel ID	Owner	Parcel Acreage	Existing Land Uses	Current FLU Designation	Current Zoning
1	272036000000068	FLORIDIAN APOPKA PHASE 1 OWNER LLC	0.90	Vacant	HDR	PD
2	272036000000074	FLORIDIAN APOPKA PHASE 1 OWNER LLC	0.52	Vacant	HDR	PD
3	272036000000048	FLORIDIAN APOPKA PHASE 1 OWNER LLC	3.01	Vacant	HDR	PD
4	272036000000085	FLORIDIAN APOPKA PHASE 1 OWNER LLC	0.99	Vacant	COM/HDR	PD
5	282106717216040	FLORIDIAN APOPKA PHASE 1 OWNER LLC	0.20	Vacant	COM/HDR	PD
6	282106717216042	FLORENCE HOTEL COMPANY LLC 73% INT	2.91	Vacant	HDR	PD
7	272036000000066	FLORIDIAN APOPKA PHASE 1 OWNER LLC	0.61	Vacant	HDR	PD

8	272036000000083	FLORIDIAN APOPKA PHASE 1 OWNER LLC	4.94	Vacant	COM/HDR	PD
9	272036000000047	FLORIDIAN APOPKA PHASE 1 OWNER LLC	3.94	Vacant	COM/HDR	PD
10	282106717216040	FLORIDIAN APOPKA PHASE 1 OWNER LLC	2.62	Vacant	HDR	PD
11	282106717216030	FLORIDIAN APOPKA PHASE 1 OWNER LLC	3.69	Vacant	COM/HDR	PD

Note: Only portions of the above parcels are subject to the requested FLUMA. The plat is currently being prepared which will reconcile the site's current parcel layout with the amended PD Master Plan. A legal description of the amendments have been provided.

2.1.1 Relation to the Adopted PD

As a companion to this FLUMA application, we are proposing an amendment to the previously approved PD to bring it in conformance with this FLUMA. Proposed development standards related to the new hotel and commercial sites are provided in the PD amendment and PD program will be reallocated to reflect the hotel move, new commercial parcel, and reduction in residential program.

2.1.2 Site Access

As originally proposed for the Floridian Town Center project, the "front door" to the overall development is from the SR 429 Connector Road. The main entrance, Floridian Town Center Boulevard, will run north-south through the retail center of the project. North of the proposed roundabout, the boulevard will intersect with another north-south road, Kiowa Avenue, which will ultimately connect to Klamath Loop Road in the north. The project will also connect to Plymouth Sorrento Road via an extension of Southfork Drive.

Access to the physical amendment site will be from Floridian Town Center Blvd beginning in Phase 1, and later from Southfork Drive west of the roundabout, which will be constructed in a later phase.

2.1.3 Environmental Conditions

Floodplain

The site contains no land within the 100-year floodplain, according to the FEMA Flood Map.

Wetlands

The site contains no land identified as wetlands.

Topography

The topography of the site slopes slightly down from the east to the west, with the highest and lowest elevations being 136’ and 131’ respectively. The site is currently undergoing mass grading.

Soils

The site is comprised of soils that fall under the “excessively well drained” and “moderately well drained” hydrologic groups. Please see the Environmental Assessment Report for more detailed information on the site soils.

Listed Species

Documentation of the field review for occurrences of protected flora and fauna is included in the Environmental Assessment Report. The site is currently undergoing mass grading and installation of infrastructure.

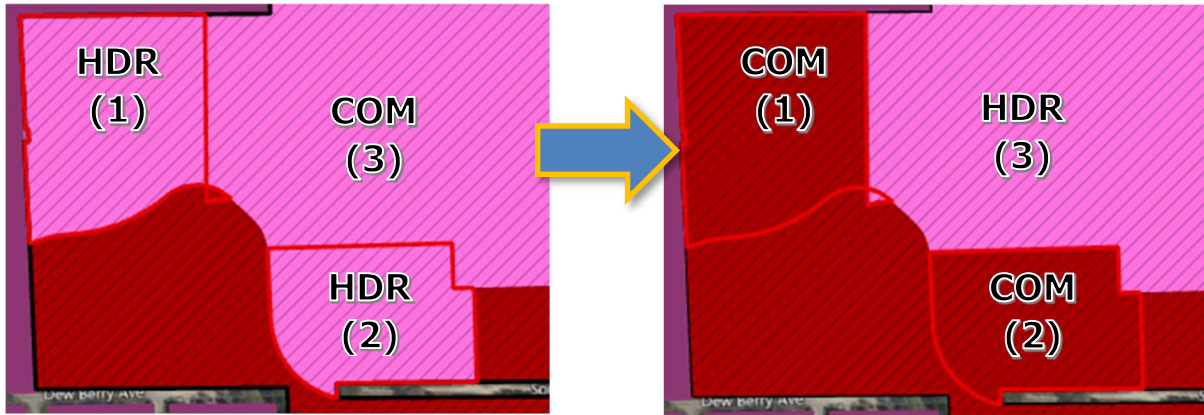
2.2 Future Land Use Amendment Description and Data

As shown in Map 7, the amendment properties are currently designated High Density Residential, with a small sliver designated Commercial. This amendment seeks to change the site FLU designation to Commercial and High Density Residential, respectively, as illustrated in Map 8. The Commercial designation will correspond with a new hotel site within the retail center of the Floridian Town Center as well as additional commercial square footage on the western side of the site. Legal descriptions of the proposed FLU changes are provided.

**Table 2.
 Development Potential Comparison**

Current FLU	Residential Units	Commercial SF
Original Development Program	752 Units	295,911 SF
Proposed Development Program	601 Units	398,567 SF

-151 Units +102,483 SF



The calculations in Table 3 shows the development potential of the current and proposed FLU designations of each of the 3 amendment boundaries based on maximum densities and intensities allowed by the Future Land Use designation. As illustrated in the table below, the proposed amendment reduces the overall residential component of the development program while increasing the commercial square footage.

Table 3.
Maximum Development Potential – Amendment Areas

Amendment Map Number	FLUMA Acreage	Current FLU	Max Density/ Intensity	Max Dev. Potential	Proposed FLU	Max Density/ Intensity	Max Dev. Potential	Dev. Potential Difference
1	5.88	HDR	15 du/acre 50 SF/du	88 Units 4,400 SF	Commercial	0 du/acre 0.25 FAR	0 Units 64,033 SF	-88 Units 59,633 SF
2	4.26	HDR	15 du/acre 50 SF/du	63 Units 3,150 SF	Commercial	0 du/acre 0.25 FAR	0 Units 46,391 SF	-63 Units 43,241 SF
3	0.036	COM	0 du/acre 0.25 FAR	0 Units 392 SF	HDR	15 du/acre 50 SF/du	0 Units 0 SF	0.0 Units -392 SF

Notes: Maximum densities and intensities for each Future Land Use designation are per the City Comprehensive Plan.
 Maximum intensity under Apopka’s HDR FLU includes the allocation of 50 sq ft/du of commercial use per the City Comprehensive Plan.

Unit Change **-151 Units**
Sq Ft Change **102,483 SF**

2.2.1 Level of Service Analysis

The City of Apopka’s Comprehensive Plan includes level of service (LOS) standards – minimum standards for public facilities and services required to adequately serve the projected population. Transportation, potable water, sanitary sewer, stormwater, parks and recreation and solid waste are the public facilities and services evaluated by city staff to ensure adequate capacity exists to support the future land use change and whereby the applicant can obtain city concurrency approval during the final development order stage.

Table 4 below identifies the current and proposed LOS demand for public facilities and services including potable water, sanitary sewer, parks and recreation and solid waste. Based strictly on the max program analysis, there is an overall reduction in LOS demand for all public services.

2.2.2 Schools

The proposed amendment reduces the potential impact on schools by reducing the project's overall residential program by 150 units through conversion to commercial uses.

**Table 4.
 Development Potential Comparison – Level of Service**

Public Facilities	FLUMA Difference	LOS Standard ²	LOS Capacity Difference
Potable Water	-151 du	177 gpd/capita	-71,161 gal/day
	-402 persons ¹	200 gpd/ksf	<u>-20,497 gal/day</u> -50,665 gal/day
Sanitary Sewer	102,483 SF of Com.	81 gpd/capita	-32,565 gal/day
		150 gpd/ksf	<u>15,372 gal/day</u> -17,193 gal/day
Solid Waste		4 lbs/day/capita	-1608.2 lbs/day
		2 lbs/day/ksf	<u>205.0 lbs/day</u> -1403.2 lbs/day
Recreation		3 acres/1,000 pop	-1.21 acres

1. Based on City of Apopka standard of 2.659 persons per household.
2. LOS standards per the City of Apopka Comprehensive Plan.

2.3 Compatibility Analysis

The property which is the subject of the proposed FLUMA is comprised of approximately 10.176 acres generally located in the central portion of the Floridian Town Center project, to the north of the future Southfork Drive extension. The development program proposed for the subject property includes hotel and ancillary retail and commercial. The analysis below shows how the proposed project is consistent and compatible with both the City's Comprehensive Plan and the surrounding context.

Table 5.
Project Adjacencies – Amendment 1 (per Fig. 3)

	Proposed FLU	Zoning	Existing Uses	Proposed Uses
Subject Property	Commercial (max 0.25 FAR)	PD	Vacant	Commercial

Adjacent Properties	FLU	Zoning	Existing Uses	Proposed Uses
North	<u>Orange County:</u> Rural	<u>Orange County:</u> R-1	<u>Orange County:</u> Single Family @ ~3.8 du/acre	N/A
South	Commercial (max 0.25 FAR)	PD	Vacant	Retail
East	HDR (max 15 DU/AC)	PD	Vacant	Residential
West	<u>Orange County:</u> Rural	<u>Orange County:</u> A-1	<u>Orange County:</u> Institutional / Single Family	N/A

For Amendment 1 there are no compatibility issues to the north, south, east, or west of the site, as they abut other properties within the Floridian Town Center project and are part of the unified development plan. The only potential incompatibility is to the southwest, where there are existing single family residential units within 300 feet of the amendment property. Note that the existing residential units will be separated from the hotel development site by the ROW of the Southfork Drive extension (50'), the project boundary buffer and screen wall, and the ROWs of Dew Berry Avenue (35 ft) and Kitt Avenue (30'). The hotel itself is setback from its southern and western property boundaries, all resulting in an even greater separation between a residential structure and the hotel structure.

Table 6.
Project Adjacencies – Amendment 2 (per Fig. 3)

	Proposed FLU	Zoning	Existing Uses	Proposed Uses
Subject Property	Commercial (max 0.25 FAR)	PD	Vacant	Hotel/ Commercial

Adjacent Properties	FLU	Zoning	Existing Uses	Proposed Uses
North	HDR (max 15 DU/AC)	PD	Vacant	Residential
South	Commercial (max 0.25 FAR)	PD	Vacant	Retail
East	Commercial (max 0.25 FAR)	PD	Vacant	Retail
West	Commercial (max 0.25 FAR)	PD	Vacant	Retail
Southwest (within 300 ft)	<u>Orange County:</u> Rural	<u>Orange County:</u> A-1	<u>Orange County:</u> Single Family @ ~4.9 du/acre	N/A

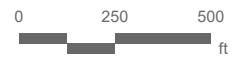
Amendment 2 is south of the Plymouth Hills subdivision. Although these properties are within 300 feet of the amendment property the residences will be screened by a 25' landscape buffer and decorative fence. There are several churches (and church-owned properties) to the west. Similar to the hotel site, this property is also within 300' of the residential units to the south. Max height has been reduced on this parcel and is not as tall as heights permitted on Parcels 3 or 5. As on the hotel site, the Parcel 7 building(s) will be significantly set back from the road and will have the Southfork ROW, Dew Berry ROW, and buffer/screen wall separating it.

END NARRATIVE





Floridian Town Center
Future Land Use Map Amendment - Site Aerial





Floridian Town Center
 Future Land Use Map Amendment - Project Parcels





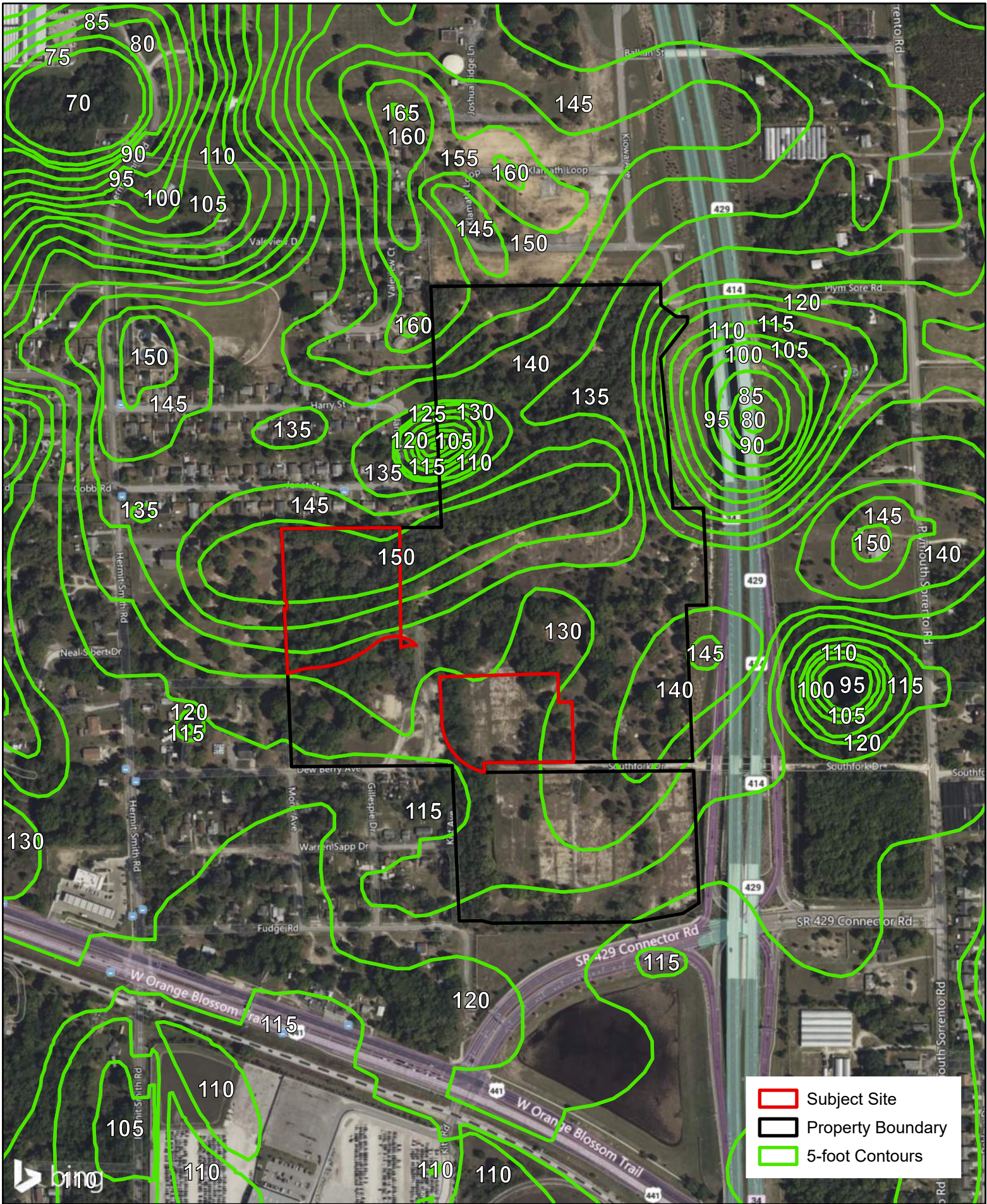
- Subject Site
- Property Boundary
- Fema Flood Zones
- Wetlands

Note: No FEMA Flood zones occur within the map extent.

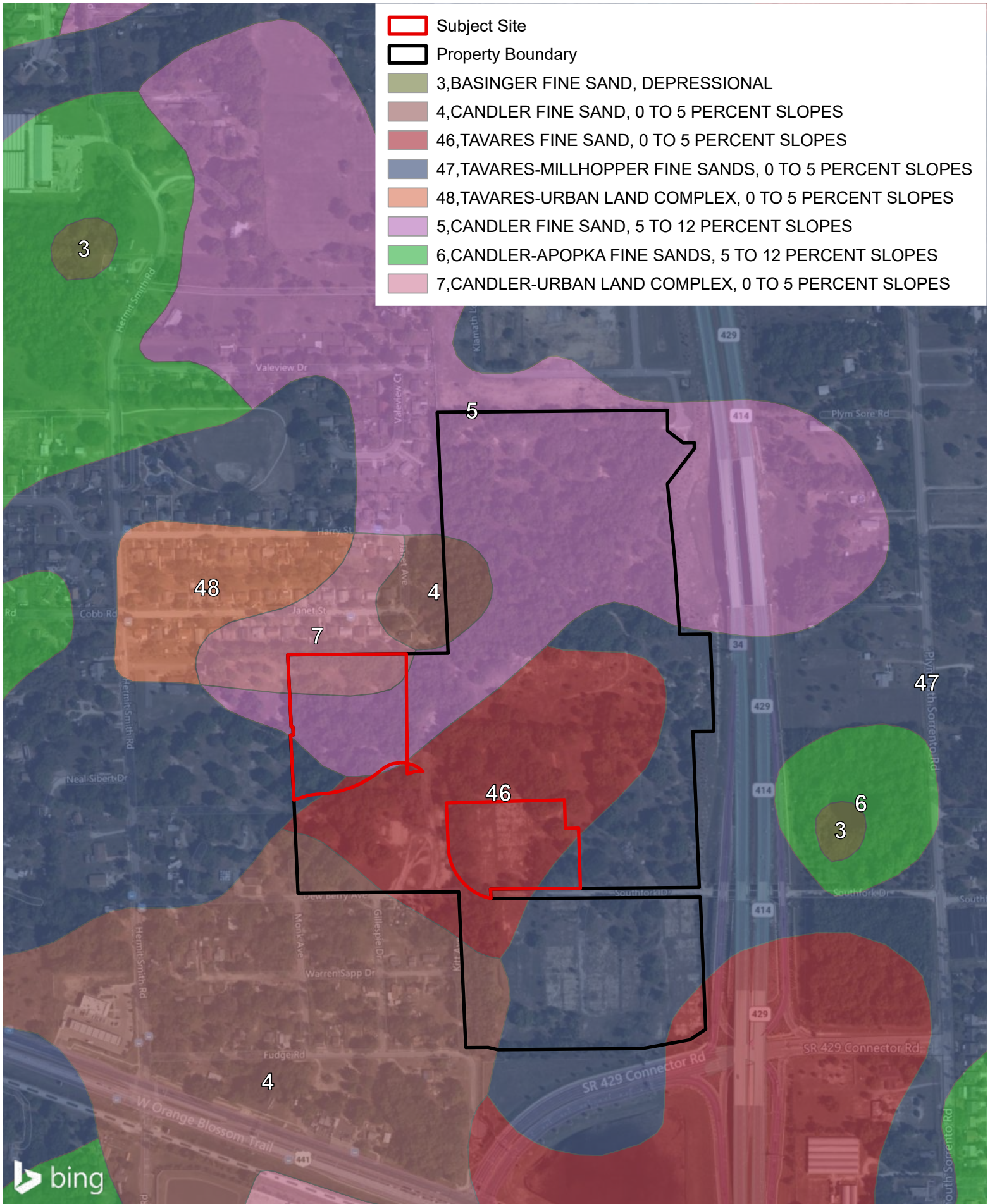


Floridian Town Center
 Future Land Use Map Amendment -
 Wetlands and Floodplains



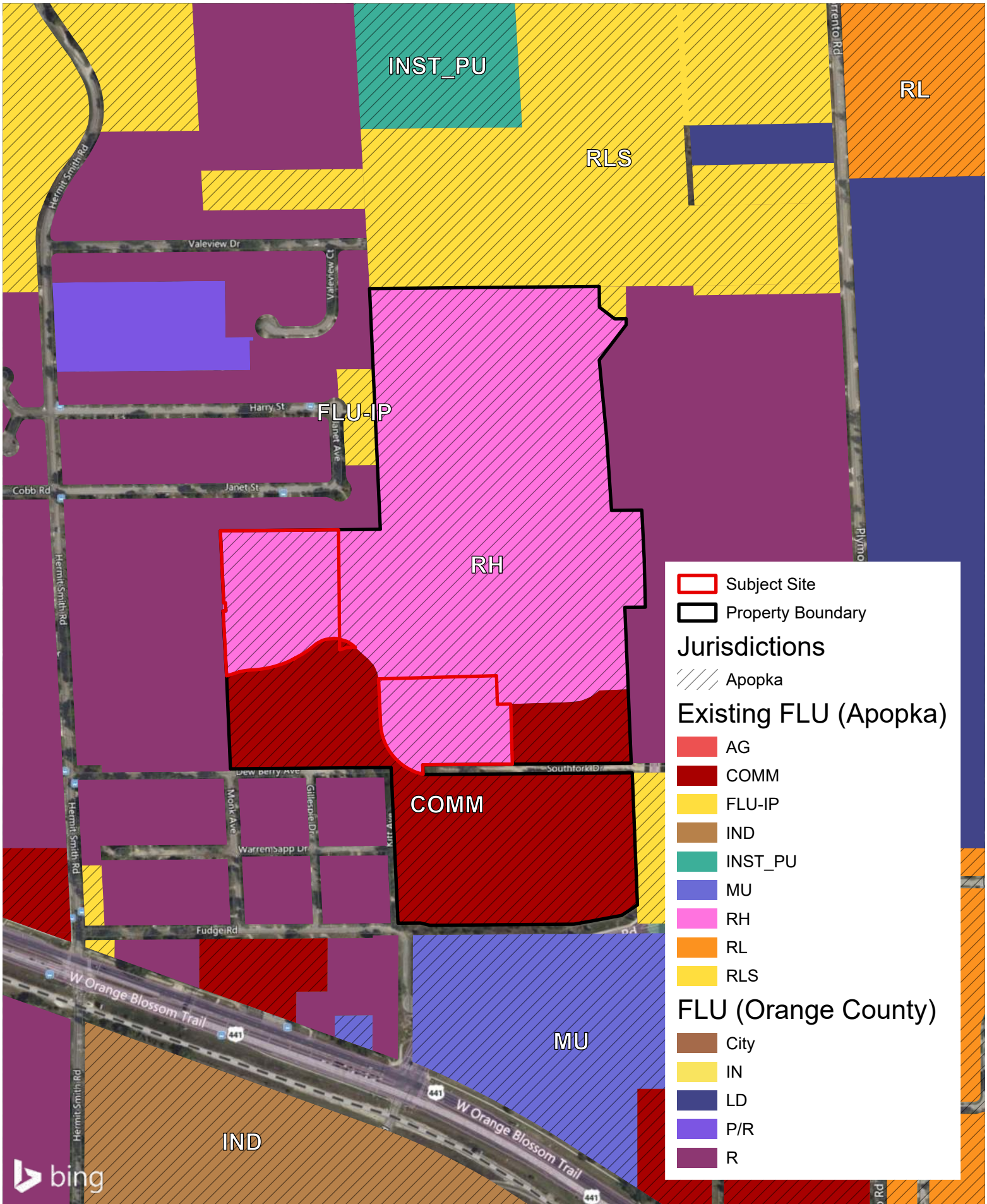


- Subject Site
- Property Boundary
- 3,BASINGER FINE SAND, DEPRESSIONAL
- 4,CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES
- 46,TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES
- 47,TAVARES-MILLHOPPER FINE SANDS, 0 TO 5 PERCENT SLOPES
- 48,TAVARES-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES
- 5,CANDLER FINE SAND, 5 TO 12 PERCENT SLOPES
- 6,CANDLER-APOPKA FINE SANDS, 5 TO 12 PERCENT SLOPES
- 7,CANDLER-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES



Floridian Town Center
 Future Land Use Map Amendment - Soils





Legend

- Subject Site
- Property Boundary

Jurisdictions

- Apopka

Existing FLU (Apopka)

- AG
- COMM
- FLU-IP
- IND
- INST_PU
- MU
- RH
- RL
- RLS

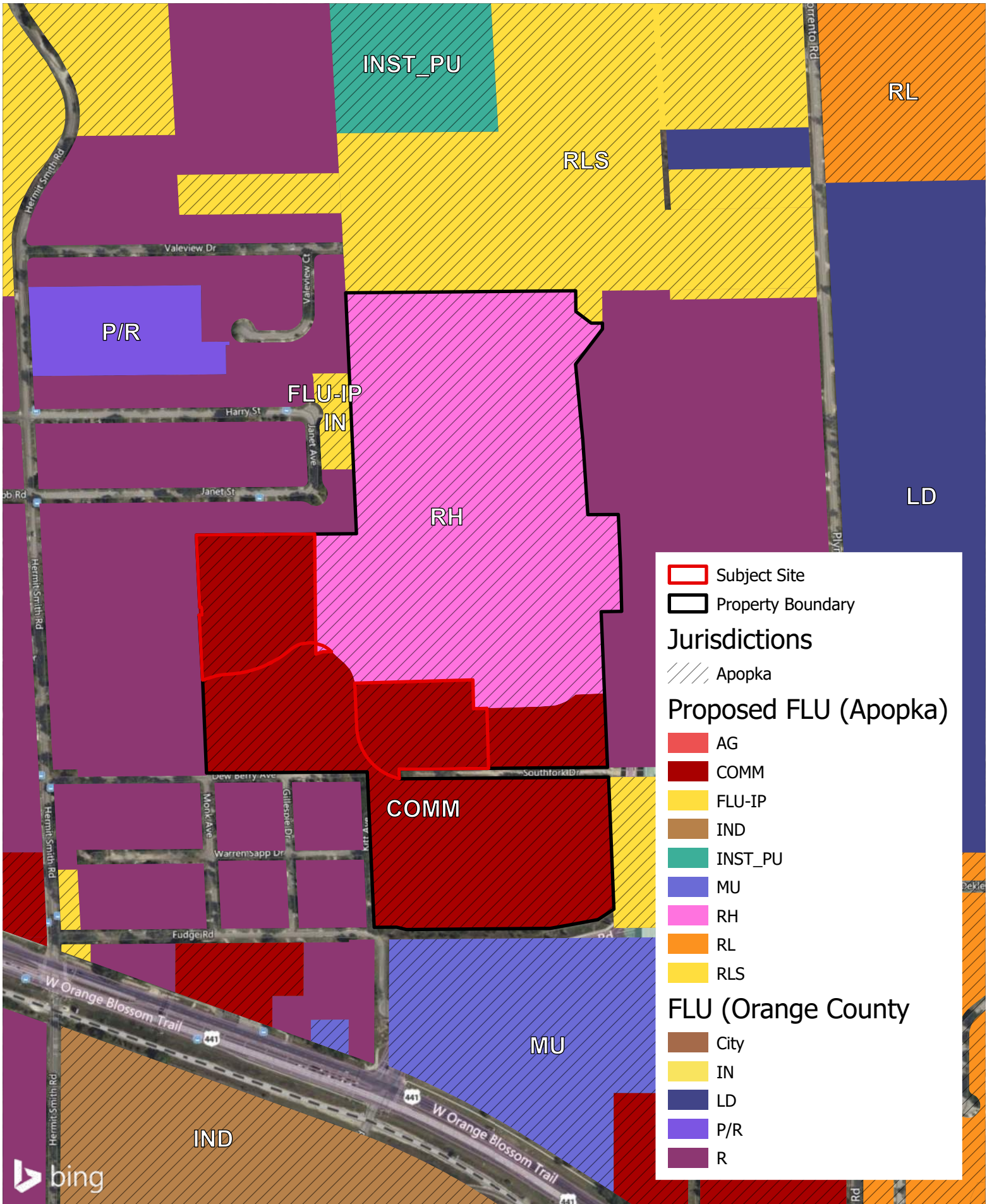
FLU (Orange County)

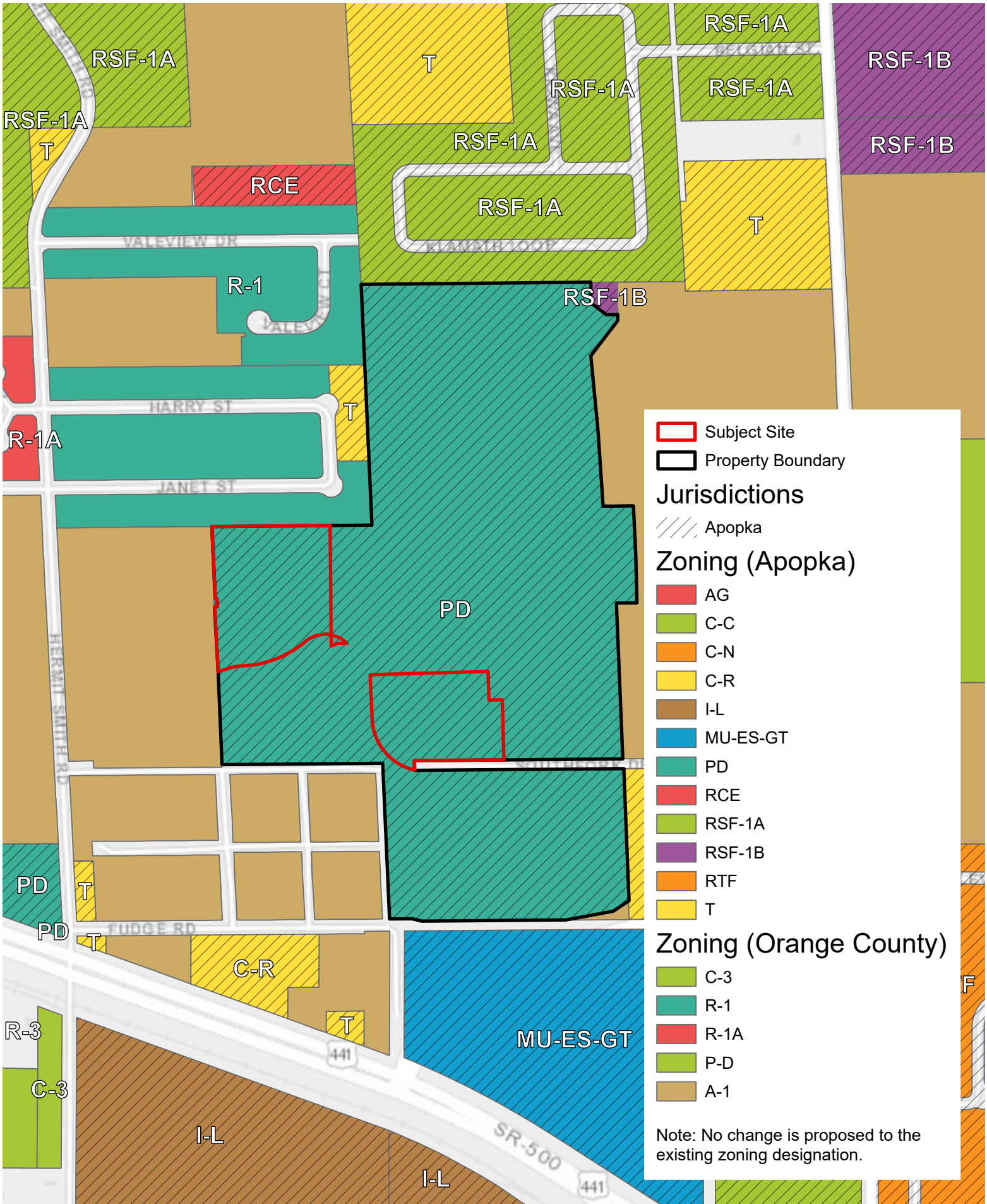
- City
- IN
- LD
- P/R
- R

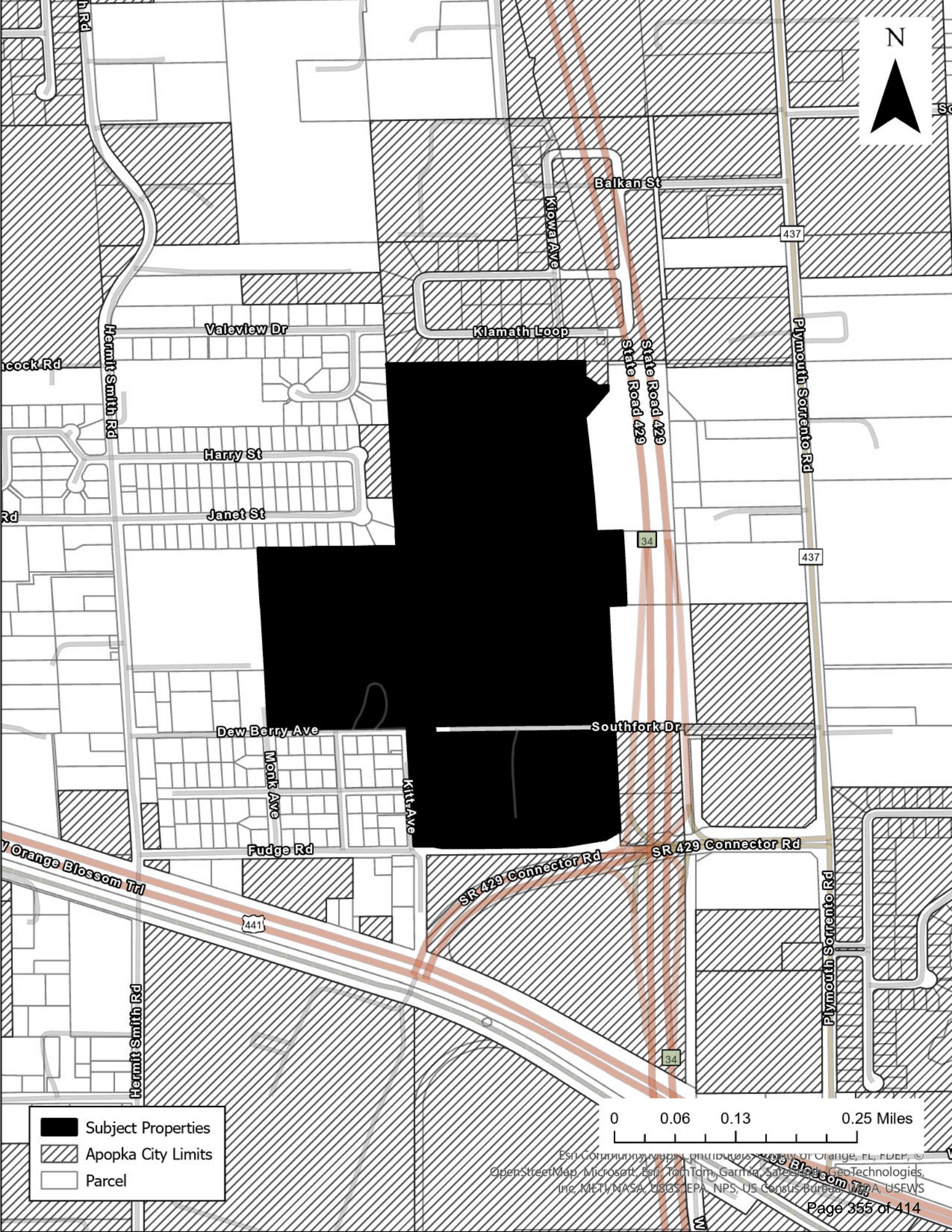





Floridian Town Center
 Future Land Use Map Amendment -
 Existing Future Land Use





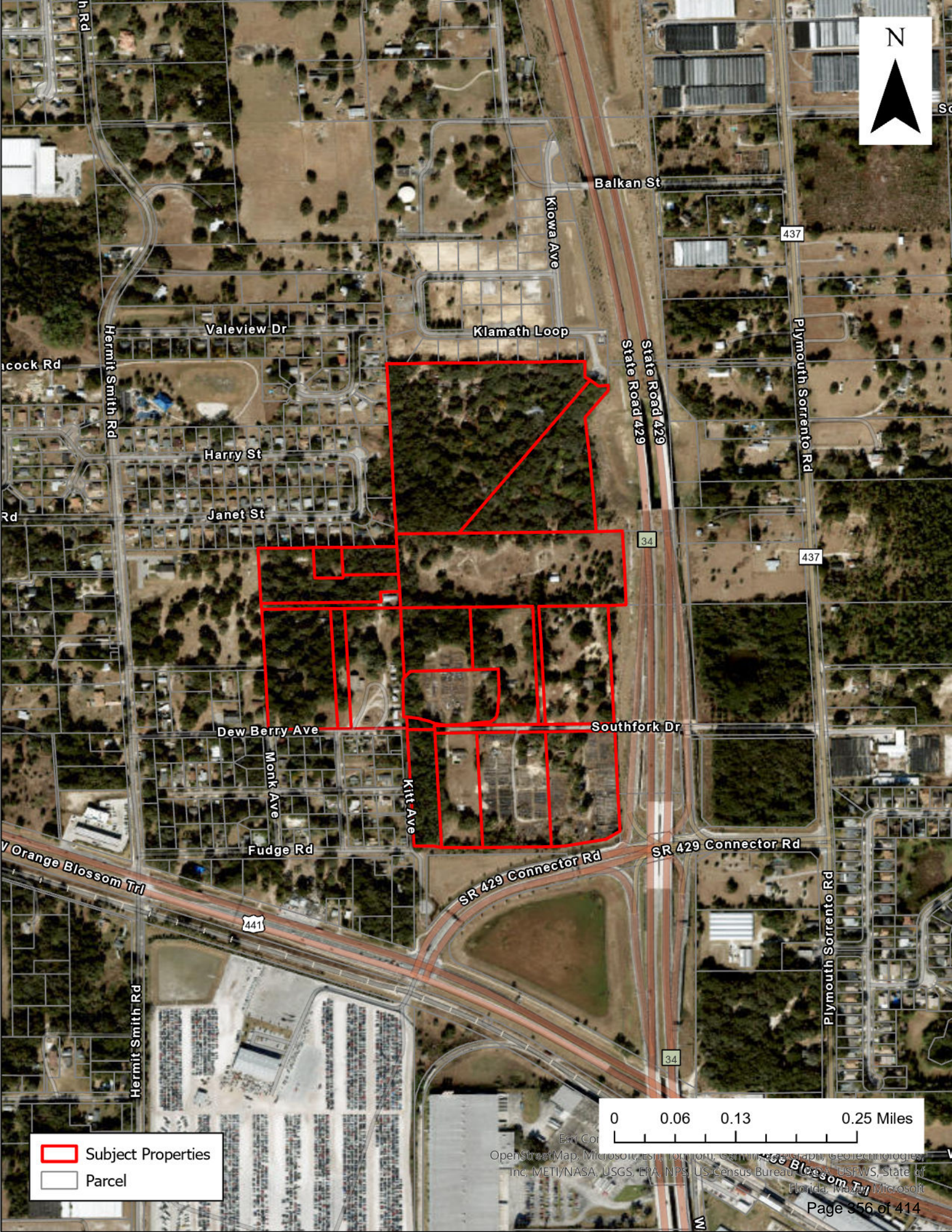




-  Subject Properties
-  Apopka City Limits
-  Parcel

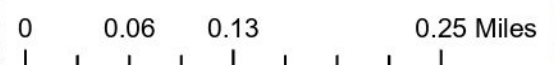
0 0.06 0.13 0.25 Miles

Esri, CompuLink, maps, contributors, City of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, Satellite, GeoTechnologies, Inc, METI, NASA, USGS, EPA, NPS, US Census Bureau, 

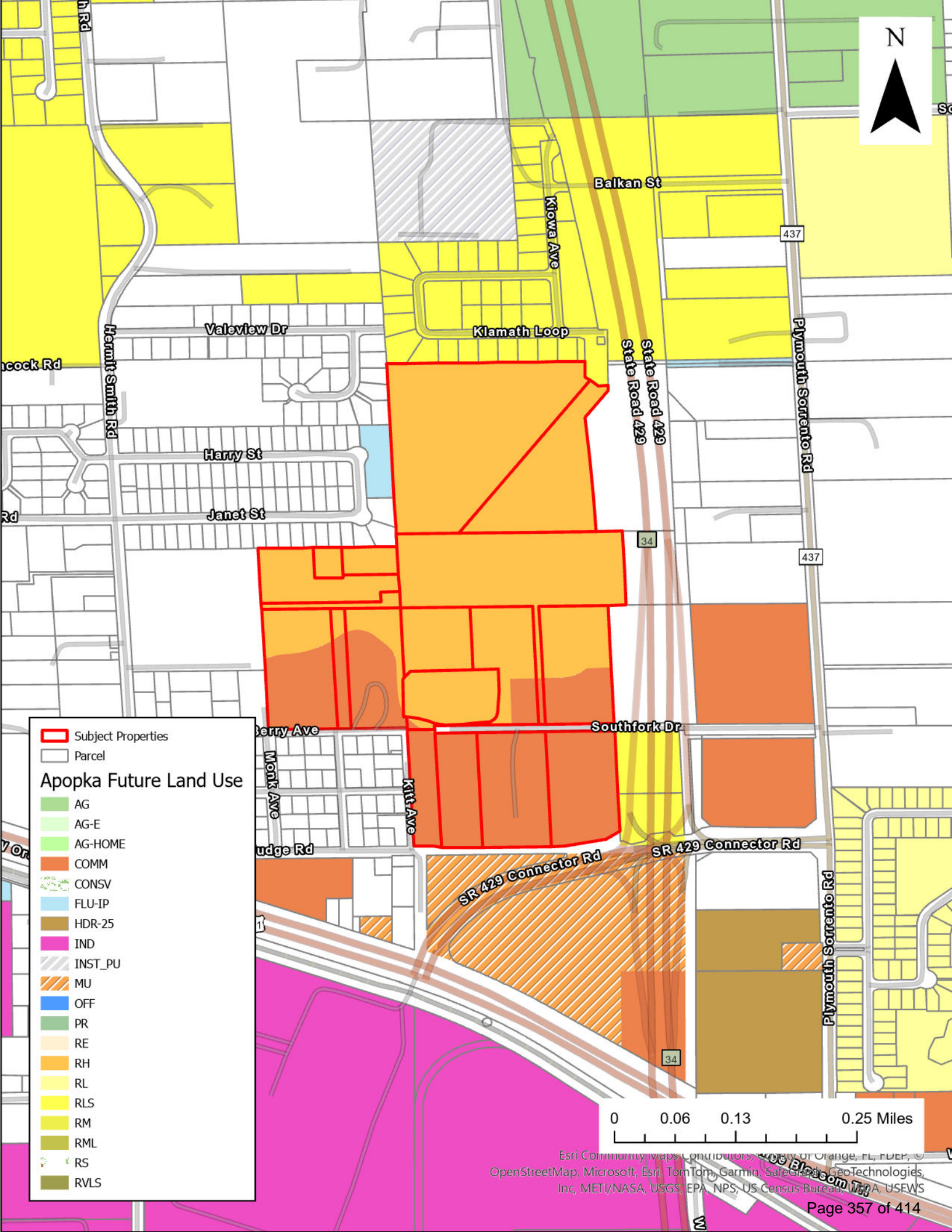


 Subject Properties

 Parcel



Esri, Google, Microsoft, OpenStreetMap, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Microsoft

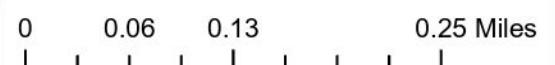


Subject Properties

- Subject Properties (Red outline)
- Parcel (Grey outline)

Apopka Future Land Use

- AG (Light Green)
- AG-E (Light Green)
- AG-HOME (Light Green)
- COMM (Orange)
- CONSV (Green with tree icon)
- FLU-IP (Light Blue)
- HDR-25 (Brown)
- IND (Pink)
- INST_PU (Grey with diagonal lines)
- MU (Orange with diagonal lines)
- OFF (Blue)
- PR (Green)
- RE (Light Orange)
- RH (Orange)
- RL (Yellow)
- RLS (Yellow)
- RM (Light Green)
- RML (Light Green)
- RS (Green with tree icon)
- RVLS (Dark Green)



Esri Community maps Contributors, State of Orange, FL, FDEP, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, www.StateBloom.com



Subject Properties

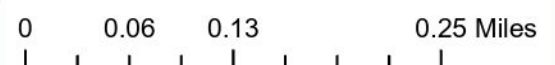
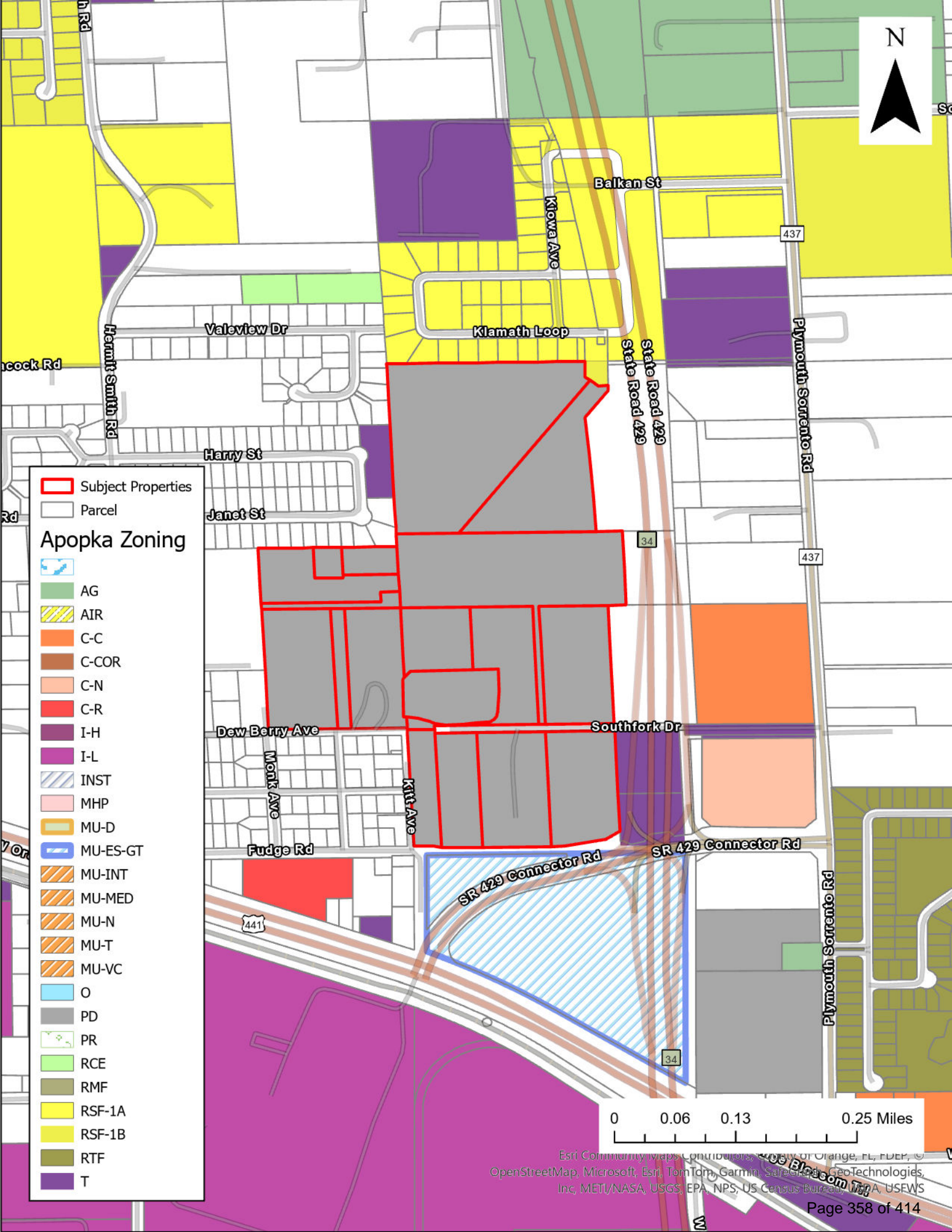
- Red outline

Parcel

- Thin grey line

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



Apopka Woman's Club installs new officers at meeting

Nine new officers for the GFWC Apopka Woman's Club were installed by Beverly Winesburgh at the monthly May 21 meeting at the First United Methodist Church of Apopka. The theme "Sharing with Sharon Fisher" emphasized how much time, talent and treasure the volunteer officers and club members contribute to assist their president each year. The club raises thousands of dollars annually at their popular Art and Foliage Festival and fundraising special events. All monies are given back to the



Photo courtesy of Apopka Woman's Club

community through scholarships, donations, sponsorships and a variety of community volunteering. The new officers pictured (l to r) are Festival Chairman Joann Castillo, Festival Treasurer Lorena Potter, Board Secretary Geri Unrue, Corresponding Secretary Jacquelyn Daly, Treasurer Virginia (Ginny) Iafrate, Second Vice President Charlotte White, First Vice President Diane Harrison, Immediate Past President Susan Bornmann, and President Sharon Fisher.

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CITY OF APOPKA PUBLIC HEARING NOTICE REZONING

NOTICE is hereby given pursuant to Section 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 **Floridian Apopka Phase 1 Owner, LLC** has made application relating to the following described property.

ORDINANCE NO. 3060
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING ORDINANCE NO. 2840, WHICH IS KNOWN AS THE "FLORIDIAN TOWN CENTER" PLANNED DEVELOPMENT (PD), GENERALLY LOCATED NORTH OF W. ORANGE BLOSSOM TRAIL AND WEST OF S.R. 429, COMPRISING 73.93 ACRES MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Parcel Identification Number(s): 27-20-36-0000-00-093; 27-20-36-0000-00-075; 27-20-36-0000-00-052; 27-20-36-0000-00-068; 27-20-36-0000-00-074; 27-20-36-0000-00-048; 27-20-36-0000-00-085; 28-21-06-7172-16-020; 28-21-06-7172-16-040; 28-21-06-7172-16-051; 28-21-06-7172-16-070; 28-21-06-7172-16-060; 28-21-06-7172-16-050; 27-20-36-0000-00-066; 28-21-06-7172-16-042; 27-20-36-0000-00-083; 27-20-36-0000-00-047; 28-21-06-7172-16-040; 28-21-06-7172-16-030
Contains: 73.93 +/- Acres

Vicinity Map

(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, June 11, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3061 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, June 19, 2024 beginning at 7:00 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Future Land Use Application can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka Planning Commission
Apopka City Council
Community Development Department

May 31, 2024
Publish: The Apopka Chief 176649

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City of Apopka CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

Item #: 4.

Meeting Date: June 19, 2024

Department: Community Development

SUBJECT:

Ordinance No. 3061 - First Reading - Floridian Town Center Small-Scale Future Land Use amendment

REQUEST:

Accept First Reading of Ordinance No. 3061 and hold it over for Second Reading and Adoption on July 3, 2024.

SUMMARY:

ZONING REPORT:

Direction	Future Land Use	Zoning	Present Use
North	Residential Low Suburban	RSF-1A (Residential Single-Family Estate)	Vacant Stanton Ridge subdivision
East	None	None	SR 429
South	Mixed-Use	MU-ES-GT (Mixed-Use East Shore Gateway)	Property owned by the City of Apopka, SR 429 connector road
West	Orange County Rural	Orange County A-1 and R-1	Single-family residences and place of worship

The subject property, which is approximately 24.33 acres in size, is located north of Southfork Drive and north of Dew Berry Avenue within the Floridian Town Center Planned Development (PD). The applicant is requesting a Future Land Use amendment to change the designation from High Density Residential, which permits a maximum of 15 dwelling units per acre to Commercial in order to be consistent with the development program that is proposed per an amendment to the approved Floridian Town Center PD Master Plan that is proposed via Ordinance No. 3060.

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

- a. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
 - Applicant's response: As with the larger FTC project, the proposed amendment will further the City's goals of maximizing the economic benefit of the land and meeting the housing and service needs of the residents. All development will be consistent with the City's adopted Comprehensive Plan, the Land Development Code, and the amended PUD zoning. There are no other adopted City plans for this area.
 - Staff response: Staff has no objection.
- b. Is in conflict with any provisions of the LDC;
 - Applicant's response: There are no known conflicts with the LDC caused by the proposed amendment.
 - Staff response: Staff does not object.
- c. Addresses a demonstrated community need;

- Applicant's response: The City has expressed a need for both expanded housing options as well as new commercial/retail areas, particularly at this interchange. While the proposal will result in a reduction in maximum multi-family units, it will expand commercial options in the area in a more financially feasible manner (see response to item d below).
 - Staff response: Staff has no objection.
- d. Is required by changed conditions;
- Applicant's response: The new conditions that brought about the proposed change are primarily market-related. The multi-family residential financing market has faced significant nation-wide tightening, despite surging demand and high housing costs locally in Central Florida. The proposed amendment will pare down the multi-family program of the project to financeable levels as well as expand non-residential offerings, particularly for hotel space, which is in high demand at this interchange.
 - Staff response: Staff has no objection.
- e. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
- Applicant's response: For the amendment targeting the "Flex Parcel" there are no compatibility issues to the north, south, east, or west of the site, as it abuts other properties within the Floridian Town Center project and are part of the unified development plan. The only potential compatibility issue is to the southwest, where there are existing single family residential units within 300 feet of the amendment property. Note that the existing residential units will be separated from the hotel development site by the ROW of the Southfork Drive extension (50'), the project boundary buffer and screen wall, and the ROWs of Dew Berry Avenue (35 ft) and Kitt Avenue (30'). The hotel itself will be setback from its southern and western property boundaries, all resulting in an even greater separation between a residential structure and the hotel structure. The other amendment is just south of the Plymouth Hills subdivision. Although these properties are within 300 feet of the amendment property the residences will be screened by a 25' landscape buffer and decorative fence. There are several churches (and church-owned properties) to the west. Similar to the hotel site, this property is also within 300' of the residential units to the south. Max height has been reduced on this parcel and is not as tall as heights permitted on Parcels 3 or 5. As on the hotel site, the Parcel 7 building(s) will be significantly set back from the road and will have the Southfork ROW, Dew Berry ROW, and buffer/screen wall separating it.
 - Staff response: Staff has no objection.
- f. Would result in a logical and orderly development pattern;
- Applicant's response: The proposed amendment is completely within an existing PD that already incorporates extensive program for retail, multifamily, and mixed-use development in a logical and orderly pattern. The proposed commercial amendment utilizes the same block structure as previously approved but expands the extent of the retail/town center. The parcel currently labeled for "Flex" was always intended to be retail or mixed use but does not contain sufficient program for a hotel with its current FLU of HDR.
 - Staff response: Staff has no objection.
- g. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and
- Applicant's response: The proposed amendment does not materially change the impacts to the natural environment that were already approved in the current PUD. The project will continue to meet all open space and buffer requirements and will preserve sensitive topographic formations around the site.
 - Staff response: Staff has no objection.
- h. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).
- Applicant's response: Per the Level of Service analysis provided in the application narrative, the proposed FLU amendment converting multifamily uses to commercial uses results in net reductions for potable water, sewer, solid waste, recreation, and school demand. A recently revised school concurrency determination and capacity encumbrance letter was issued by Orange County Schools for the project.
 - Staff response: Staff has no objection.

ORANGE COUNTY NOTIFICATION:

The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on April 19, 2024.

PUBLIC HEARING SCHEDULE:

June 11, 2024 – Planning Commission (5:30 P.M.)

June 19, 2024 – City Council (7:00 P.M.), First Reading

DULY ADVERTISED:

May 31, 2024 – Apopka Chief
 May 28, 2024 - Mailed notices to adjacent property owners
 May 28, 2024 – Posters placed on property

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES

Direction	Future Land Use	Zoning	Present Use
North	Residential Low Suburban	RSF-1A (Residential Single-Family Estate)	Vacant Stanton Ridge subdivision
East	None	None	SR 429
South	Mixed-Use	MU-ES-GT (Mixed-Use East Shore Gateway)	Property owned by the City of Apopka, SR 429 connector road
West	Orange County Rural	Orange County A-1 and R-1	Single-family residences and place of worship

II. LAND USE ANALYSIS

The subject property is located in the western portion of the Joint Planning Area. Commercial parcels exist to the east of the subject properties. Development must comply with the Commercial future land use designation and be consistent with the Comprehensive Plan policies, Development Design Guidelines, the Land Development Code, and the governing PD (Planned Development) ordinance. The property is approximately 24.33 acres in size. The parcel is not located in the following areas:

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

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The proposed Small-Scale Future Land Use Amendment request for a change from High Density Residential-15 to Commercial is consistent with the terms of the JPA (Second Amendment).

**City of Apopka Comprehensive Plan Policies:
 Future Land Use Element: Policy 3.1.i Commercial**

Primary uses shall be for business, commerce, and convenience shopping which may be neighborhood or community oriented. The maximum floor area ratio shall be .25 gross floor area. Institutional land uses of less than five acres; and public facilities or utilities of less than five acres. The expansion of strip commercial areas shall be prohibited except in infill areas.

Special exception uses shall include:

- 1) Institutional land uses of five acres or more
- 2) Elementary schools, middle schools and high schools
- 3) Supporting infrastructure and public facilities of five acres or more

Planned Unit Development uses may include:

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

Transportation Element:

Policies 1.1 and 1.2 state that the City of Apopka is a Transportation Concurrency Exception Area. The property has existing access from Floridian Town Center Boulevard.

Infrastructure Element:

Policies 1.1.1, 2.1.1 and 5.1.2 state the minimum levels of service for the City's wastewater and water systems as well as the City's solid waste collection service.

Conservation Element:

A habitat study will be required as the development is more than ten (10) acres.

Land Use Calculations:

CURRENT: Future Land Use – High Density Residential-15 (15 Dwelling Units Per Acre)
15 DU/AC X 24.33 ac = 364.95 dwelling units

PROPOSED: Future Land Use – Commercial (maximum 0.25 floor area ratio)
0.25 X 24.33 ac = 264,953.7 square foot maximum

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

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.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee recommends approval of the proposed small-scale future land use amendment from High Density Residential to Commercial and finds it 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 from High Density Residential to Commercial consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommending approval of the future land use amendment, based on the findings and facts presented in the staff report and exhibits.

RECOMMENDED MOTION - CITY COUNCIL: Accept First Reading of Ordinance No. 3061 and hold it over for Second Reading and Adoption on July 17, 2024.

ATTACHMENTS:

1. Ordinance Number 3061
2. Map series
3. Applicant's justification narrative
4. Advertisement May 31

ORDINANCE NO. 3061

PAGE 2

1 effective after the state land planning agency or the Administration Commission, respectively,
2 issues a final order determining that the adopted small-scale development amendment is in
3 compliance.
4

5 ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this
6 _____ day of _____, 2024.

READ FIRST TIME: June 19, 2024

READ SECOND TIME AND
ADOPTED: _____

ATTEST:

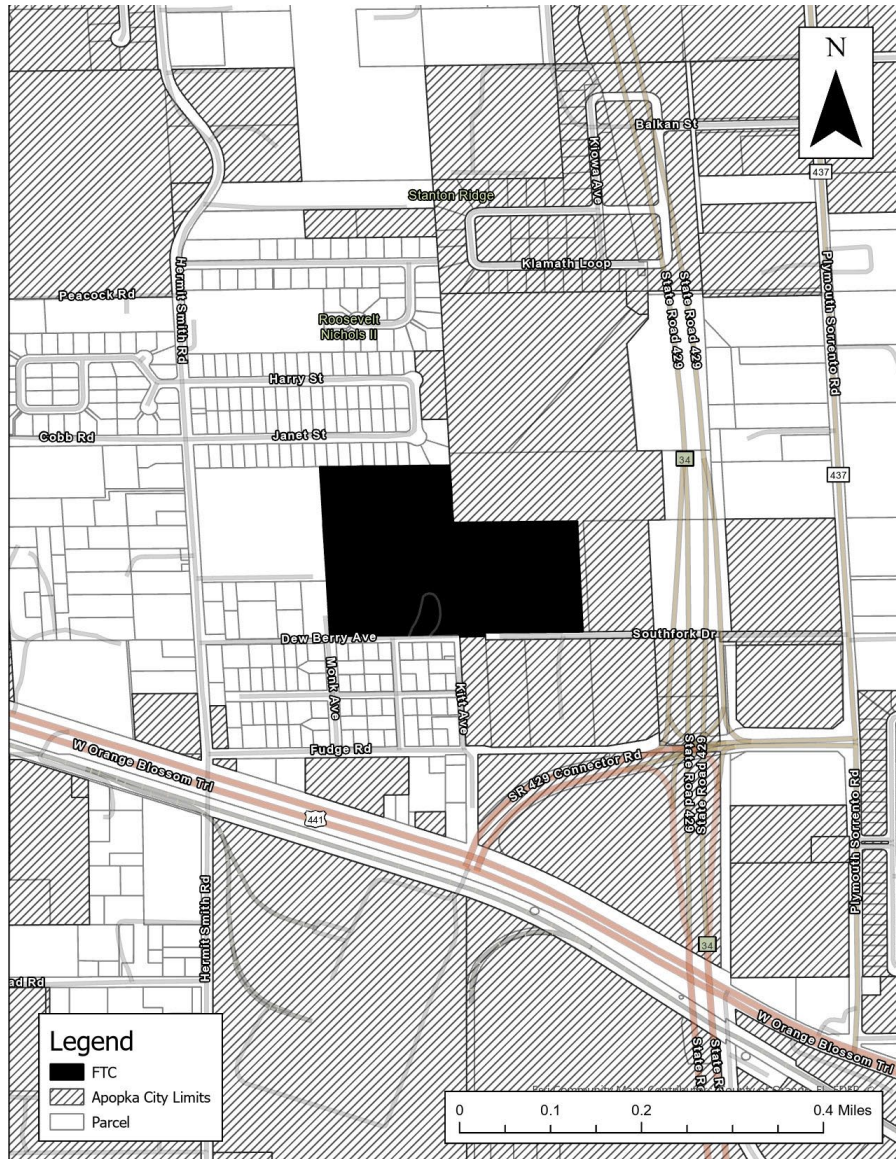
Susan Bone, City Clerk

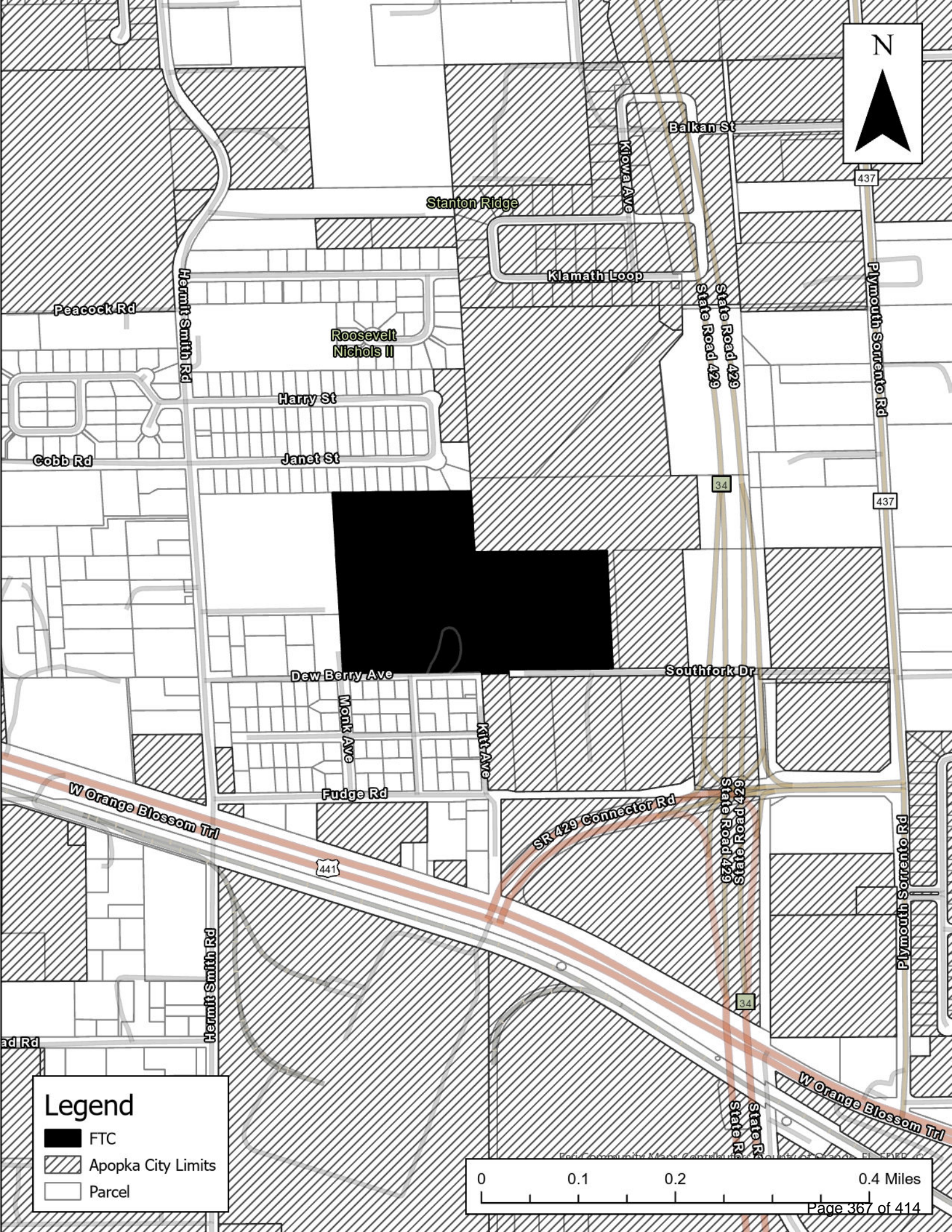
Bryan Nelson, Mayor

DULY ADVERTISED FOR PUBLIC HEARING: May 31, 2024

EXHIBIT "A"

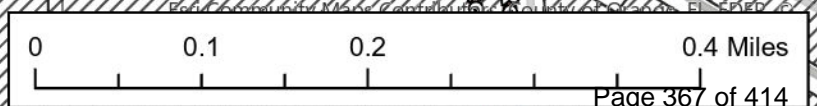
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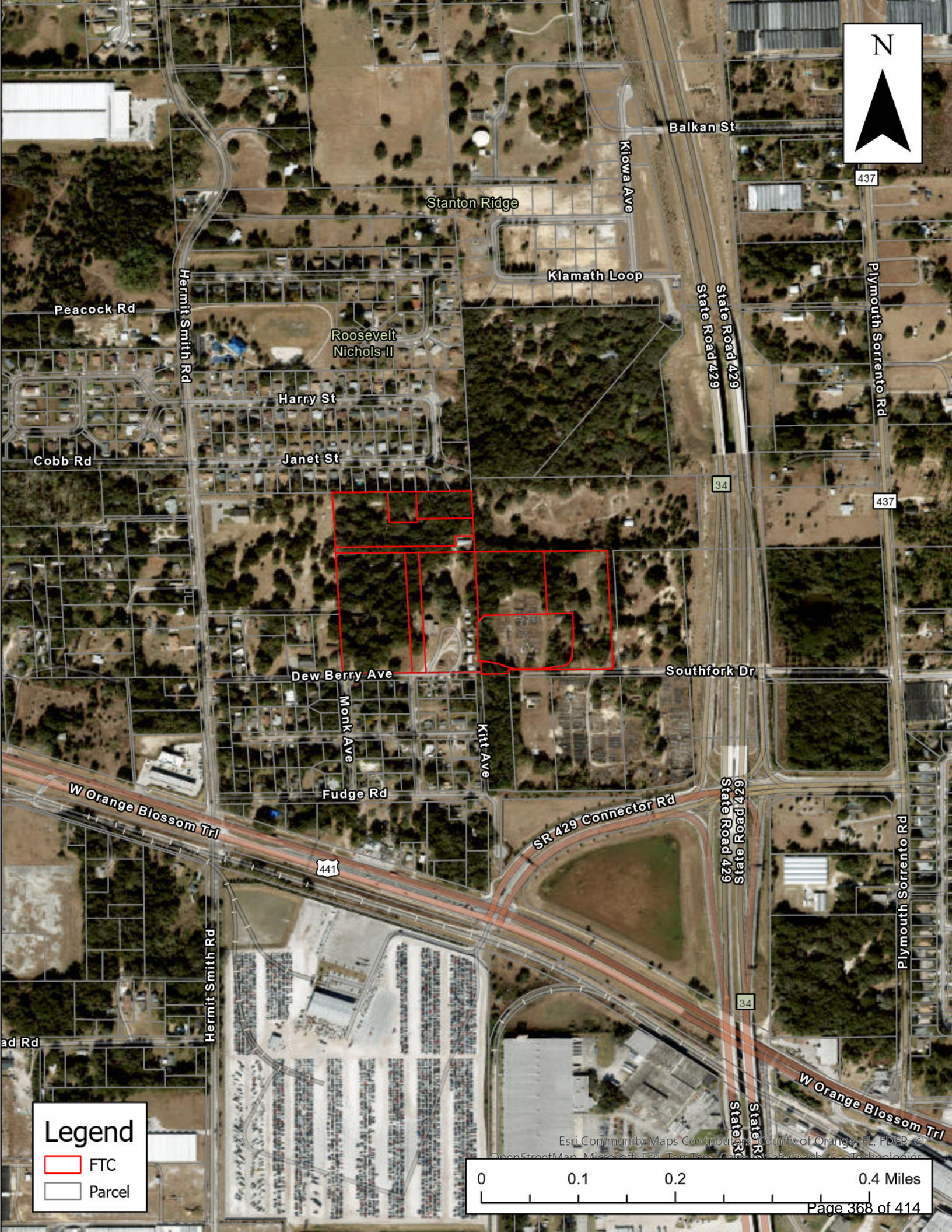




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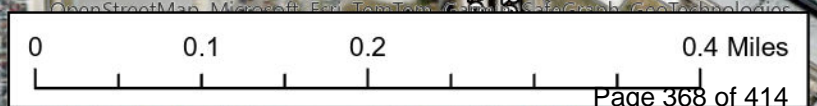
- FTC
- ▨ Apopka City Limits
- Parcel



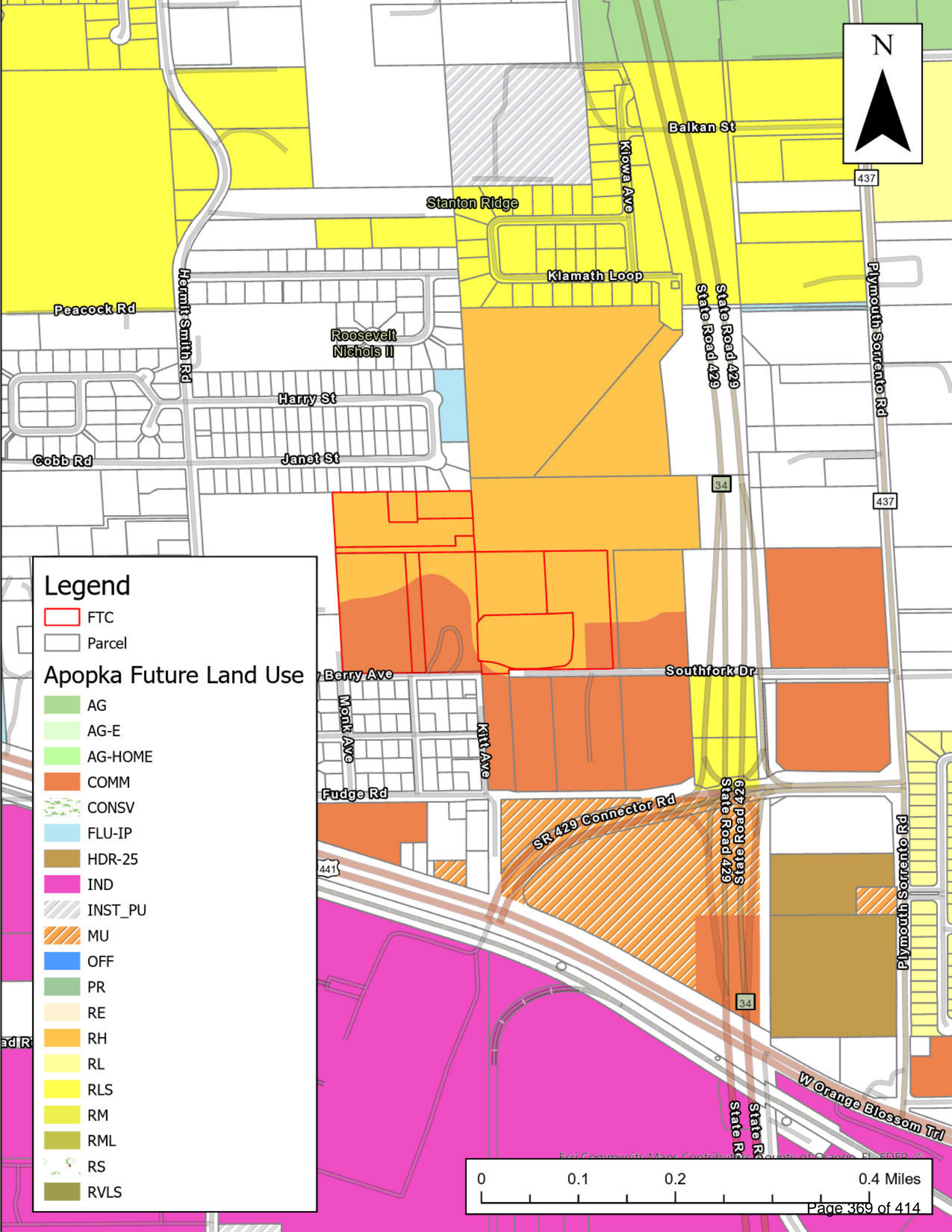


Legend

- FTC
- Parcel



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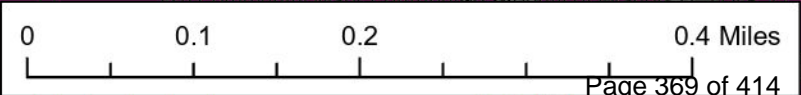


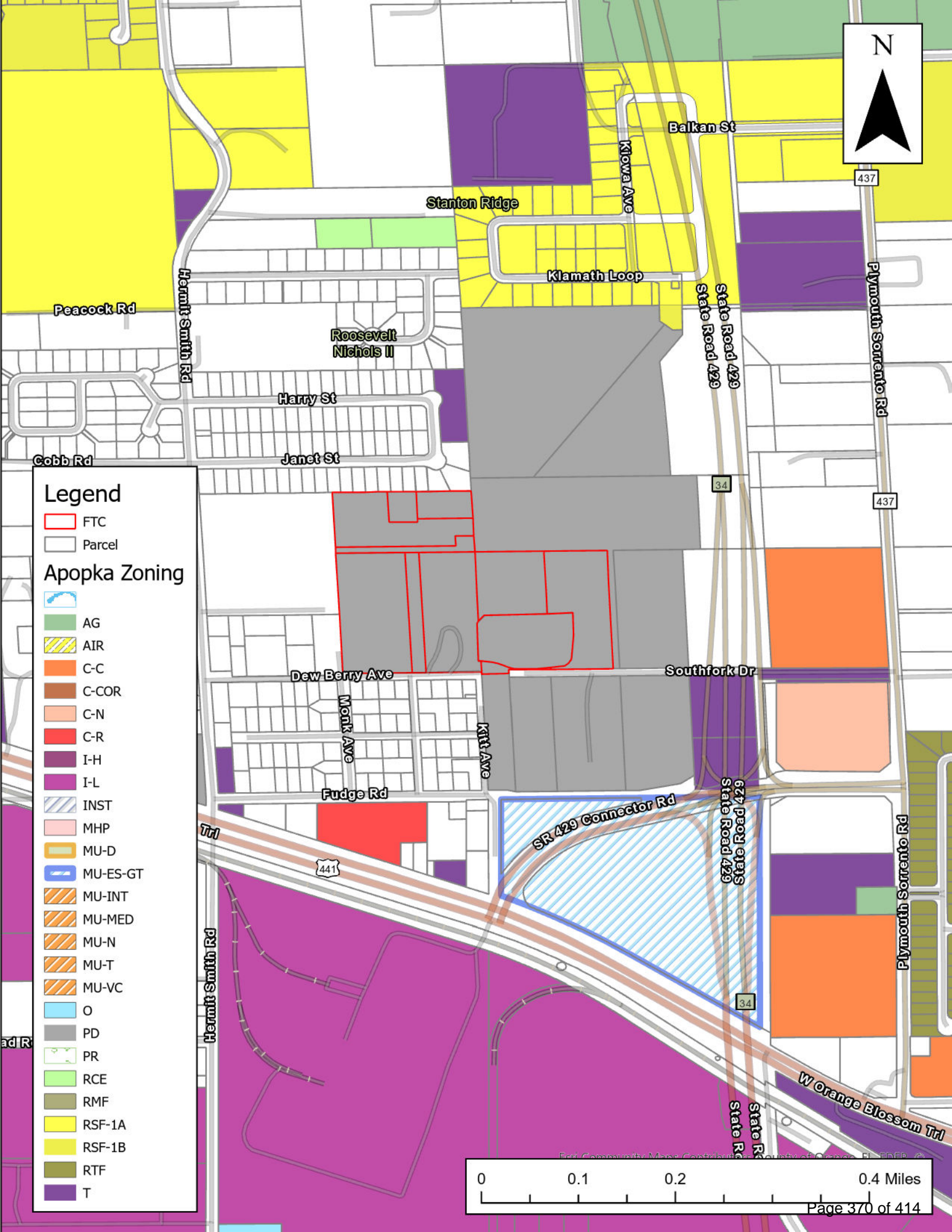
Legend

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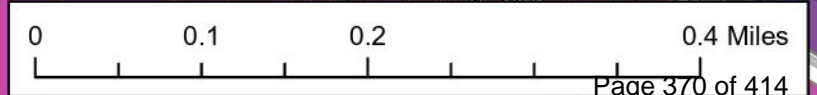


Legend

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Apopka Zoning

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- MU-MED
- MU-N
- MU-T
- MU-VC
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- PD
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- RCE
- RMF
- RSF-1A
- RSF-1B
- RTF
- T





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Floridian Town Center

City of Apopka Future Land Use Map Amendment
and PD Amendment
Apopka, Florida

GAI Project Number: R210930.02

March 26, 2023

Prepared by: GAI Consultants, Inc.
Orlando Office
618 East South Street, Suite 700
Orlando, FL 32801

Prepared for: Home Communities Company LLC
60 14th Street, Suite 104
Birmingham, AL 35233

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1.0 Introduction

The following narratives describe the proposed amendments to the Floridian Town Center (FTC) project entitlements, including an amendment to the Future Land Use Map and an amendment to the adopted Planned Development (PD). Included in the narrative statements are information regarding existing conditions on the site and surrounding properties, descriptions of the proposed development, as well as justification. A pre-app meeting was held with City staff on March 13, 2023 and a follow-up meeting on March 15, 2024 to discuss the amendments.

The Floridian Town Center project received its current Future Land Use (FLU) designation from the City of Apopka in April 2021 (Ord. 2773 & 2774) and was rezoned to PD in August 2021 (Ord. 2840).

2.0 Future Land Use Amendment

2.1 Amendment Overview

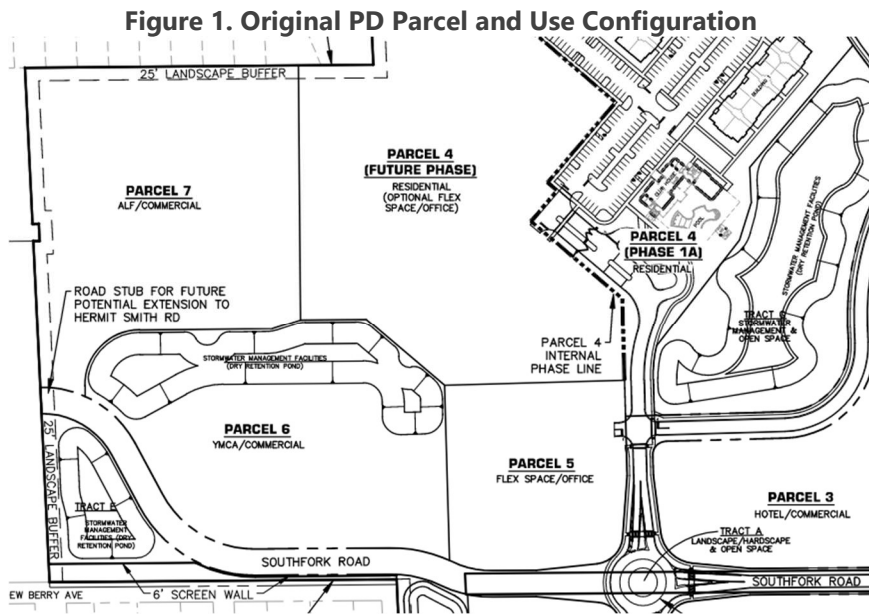
The need for this proposed FLU Amendment is two-fold: a change to the desired location of the hotel use and a reduction in the overall residential program of the project.

Hotel Site

As documented in the current PD (and shown below for reference), the hotel site was originally proposed for PD Parcel 3, on the northeast corner of Floridian Town Center Blvd and Southfork Drive. Following the sale of the project to the current owner and a new hotel partner, the desired hotel site shifted to the northwest corner – to PD Parcel 5. PD Parcel 5 was originally intended to be used as a “Flex” parcel that, in a later phase, might be developed either as residential or mixed use, depending on market conditions. The FLU of Parcel 5 is currently HDR and, as a Flex Space, would have taken advantage of the Comp Plan policy allowing up to 50 sq ft of retail per unit of multi-family; however, this allowance could not have accommodated a hotel use.

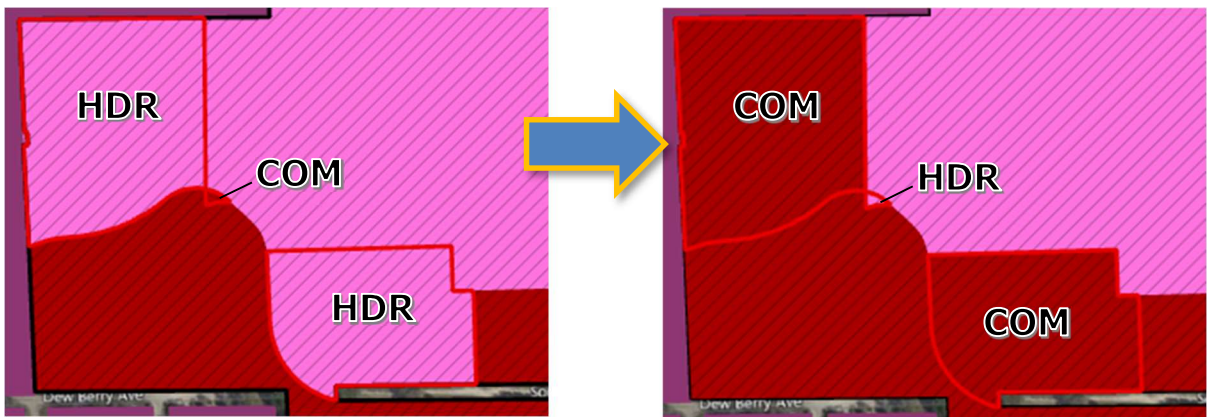
Residential Program Reduction

PD Parcel 7 was originally intended to be developed as an Assisted Living Facility with ancillary retail, thus the FLU designation as originally amended from the project’s annexation is HDR; However, the development program has shifted towards commercial uses and thus requires more of the COM FLU designation to achieve the necessary intensity.



Therefore, to accommodate the desired hotel and commercial use and program, we propose amending **10.14 acres of HDR to COM** as shown in Figure 2 below. At the request of Apopka planning staff, the western boundary of the proposed amendment extends beyond the boundary of the PD Parcel 5 to the edge of the existing COM FLU to avoid creating a leftover sliver of HDR. We are also cleaning up a sliver of COM that was left within the multi-family area. This small amendment will be converting **0.036 acres of COM to HDR**.

Figure 2. Proposed FLU Amendment



Note: The small, triangular sliver of the amendment is proposed to be amended to HDR (from COM). This piece of land will be part of the larger HDR parcel, not its own parcel.

Figure 3. Comparison of Proposed FLU Amendment to Orange County Parcel Lines

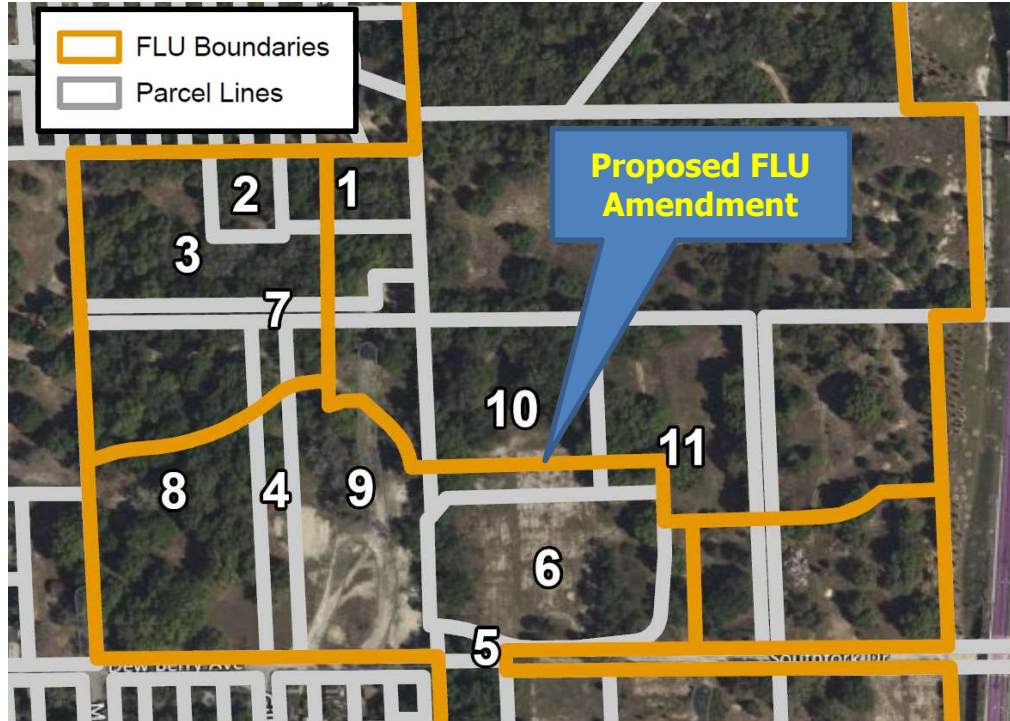


Table 1. Parcel Data

Figure 3 Labels	Parcel ID	Owner	Parcel Acreage	Existing Land Uses	Current FLU Designation	Current Zoning
1	272036000000068	FLORIDIAN APOPKA PHASE 1 OWNER LLC	0.90	Vacant	HDR	PD
2	272036000000074	FLORIDIAN APOPKA PHASE 1 OWNER LLC	0.52	Vacant	HDR	PD
3	272036000000048	FLORIDIAN APOPKA PHASE 1 OWNER LLC	3.01	Vacant	HDR	PD
4	272036000000085	FLORIDIAN APOPKA PHASE 1 OWNER LLC	0.99	Vacant	COM/HDR	PD
5	282106717216040	FLORIDIAN APOPKA PHASE 1 OWNER LLC	0.20	Vacant	COM/HDR	PD
6	282106717216042	FLORENCE HOTEL COMPANY LLC 73% INT	2.91	Vacant	HDR	PD
7	272036000000066	FLORIDIAN APOPKA PHASE 1 OWNER LLC	0.61	Vacant	HDR	PD

8	272036000000083	FLORIDIAN APOPKA PHASE 1 OWNER LLC	4.94	Vacant	COM/HDR	PD
9	272036000000047	FLORIDIAN APOPKA PHASE 1 OWNER LLC	3.94	Vacant	COM/HDR	PD
10	282106717216040	FLORIDIAN APOPKA PHASE 1 OWNER LLC	2.62	Vacant	HDR	PD
11	282106717216030	FLORIDIAN APOPKA PHASE 1 OWNER LLC	3.69	Vacant	COM/HDR	PD

Note: Only portions of the above parcels are subject to the requested FLUMA. The plat is currently being prepared which will reconcile the site's current parcel layout with the amended PD Master Plan. A legal description of the amendments have been provided.

2.1.1 Relation to the Adopted PD

As a companion to this FLUMA application, we are proposing an amendment to the previously approved PD to bring it in conformance with this FLUMA. Proposed development standards related to the new hotel and commercial sites are provided in the PD amendment and PD program will be reallocated to reflect the hotel move, new commercial parcel, and reduction in residential program.

2.1.2 Site Access

As originally proposed for the Floridian Town Center project, the "front door" to the overall development is from the SR 429 Connector Road. The main entrance, Floridian Town Center Boulevard, will run north-south through the retail center of the project. North of the proposed roundabout, the boulevard will intersect with another north-south road, Kiowa Avenue, which will ultimately connect to Klamath Loop Road in the north. The project will also connect to Plymouth Sorrento Road via an extension of Southfork Drive.

Access to the physical amendment site will be from Floridian Town Center Blvd beginning in Phase 1, and later from Southfork Drive west of the roundabout, which will be constructed in a later phase.

2.1.3 Environmental Conditions

Floodplain

The site contains no land within the 100-year floodplain, according to the FEMA Flood Map.

Wetlands

The site contains no land identified as wetlands.

Topography

The topography of the site slopes slightly down from the east to the west, with the highest and lowest elevations being 136’ and 131’ respectively. The site is currently undergoing mass grading.

Soils

The site is comprised of soils that fall under the “excessively well drained” and “moderately well drained” hydrologic groups. Please see the Environmental Assessment Report for more detailed information on the site soils.

Listed Species

Documentation of the field review for occurrences of protected flora and fauna is included in the Environmental Assessment Report. The site is currently undergoing mass grading and installation of infrastructure.

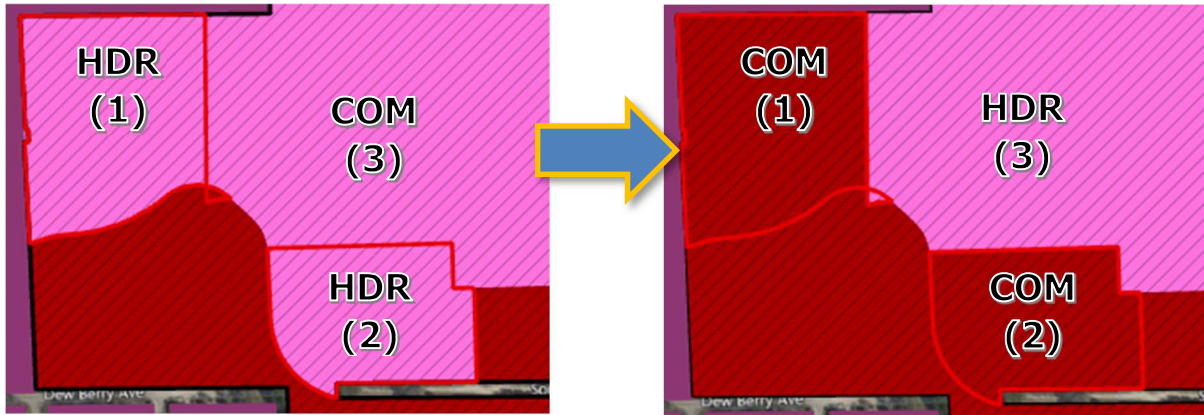
2.2 Future Land Use Amendment Description and Data

As shown in Map 7, the amendment properties are currently designated High Density Residential, with a small sliver designated Commercial. This amendment seeks to change the site FLU designation to Commercial and High Density Residential, respectively, as illustrated in Map 8. The Commercial designation will correspond with a new hotel site within the retail center of the Floridian Town Center as well as additional commercial square footage on the western side of the site. Legal descriptions of the proposed FLU changes are provided.

**Table 2.
 Development Potential Comparison**

Current FLU	Residential Units	Commercial SF
Original Development Program	752 Units	295,911 SF
Proposed Development Program	601 Units	398,567 SF

-151 Units +102,483 SF



The calculations in Table 3 shows the development potential of the current and proposed FLU designations of each of the 3 amendment boundaries based on maximum densities and intensities allowed by the Future Land Use designation. As illustrated in the table below, the proposed amendment reduces the overall residential component of the development program while increasing the commercial square footage.

Table 3.
Maximum Development Potential – Amendment Areas

Amendment Map Number	FLUMA Acreage	Current FLU	Max Density/ Intensity	Max Dev. Potential	Proposed FLU	Max Density/ Intensity	Max Dev. Potential	Dev. Potential Difference
1	5.88	HDR	15 du/acre 50 SF/du	88 Units 4,400 SF	Commercial	0 du/acre 0.25 FAR	0 Units 64,033 SF	-88 Units 59,633 SF
2	4.26	HDR	15 du/acre 50 SF/du	63 Units 3,150 SF	Commercial	0 du/acre 0.25 FAR	0 Units 46,391 SF	-63 Units 43,241 SF
3	0.036	COM	0 du/acre 0.25 FAR	0 Units 392 SF	HDR	15 du/acre 50 SF/du	0 Units 0 SF	0.0 Units -392 SF

Notes: Maximum densities and intensities for each Future Land Use designation are per the City Comprehensive Plan.
 Maximum intensity under Apopka’s HDR FLU includes the allocation of 50 sq ft/du of commercial use per the City Comprehensive Plan.

Unit Change **-151 Units**
Sq Ft Change **102,483 SF**

2.2.1 Level of Service Analysis

The City of Apopka’s Comprehensive Plan includes level of service (LOS) standards – minimum standards for public facilities and services required to adequately serve the projected population. Transportation, potable water, sanitary sewer, stormwater, parks and recreation and solid waste are the public facilities and services evaluated by city staff to ensure adequate capacity exists to support the future land use change and whereby the applicant can obtain city concurrency approval during the final development order stage.

Table 4 below identifies the current and proposed LOS demand for public facilities and services including potable water, sanitary sewer, parks and recreation and solid waste. Based strictly on the max program analysis, there is an overall reduction in LOS demand for all public services.

2.2.2 Schools

The proposed amendment reduces the potential impact on schools by reducing the project's overall residential program by 150 units through conversion to commercial uses.

**Table 4.
 Development Potential Comparison – Level of Service**

Public Facilities	FLUMA Difference	LOS Standard ²	LOS Capacity Difference
Potable Water	-151 du	177 gpd/capita	-71,161 gal/day
	-402 persons ¹	200 gpd/ksf	<u>-20,497 gal/day</u> -50,665 gal/day
Sanitary Sewer	102,483 SF of Com.	81 gpd/capita	-32,565 gal/day
		150 gpd/ksf	<u>15,372 gal/day</u> -17,193 gal/day
4 lbs/day/capita		-1608.2 lbs/day	
2 lbs/day/ksf		<u>205.0 lbs/day</u> -1403.2 lbs/day	
Recreation		3 acres/1,000 pop	-1.21 acres

1. Based on City of Apopka standard of 2.659 persons per household.
2. LOS standards per the City of Apopka Comprehensive Plan.

2.3 Compatibility Analysis

The property which is the subject of the proposed FLUMA is comprised of approximately 10.176 acres generally located in the central portion of the Floridian Town Center project, to the north of the future Southfork Drive extension. The development program proposed for the subject property includes hotel and ancillary retail and commercial. The analysis below shows how the proposed project is consistent and compatible with both the City's Comprehensive Plan and the surrounding context.

Table 5.
Project Adjacencies – Amendment 1 (per Fig. 3)

	Proposed FLU	Zoning	Existing Uses	Proposed Uses
Subject Property	Commercial (max 0.25 FAR)	PD	Vacant	Commercial

Adjacent Properties	FLU	Zoning	Existing Uses	Proposed Uses
North	<u>Orange County:</u> Rural	<u>Orange County:</u> R-1	<u>Orange County:</u> Single Family @ ~3.8 du/acre	N/A
South	Commercial (max 0.25 FAR)	PD	Vacant	Retail
East	HDR (max 15 DU/AC)	PD	Vacant	Residential
West	<u>Orange County:</u> Rural	<u>Orange County:</u> A-1	<u>Orange County:</u> Institutional / Single Family	N/A

For Amendment 1 there are no compatibility issues to the north, south, east, or west of the site, as they abut other properties within the Floridian Town Center project and are part of the unified development plan. The only potential incompatibility is to the southwest, where there are existing single family residential units within 300 feet of the amendment property. Note that the existing residential units will be separated from the hotel development site by the ROW of the Southfork Drive extension (50'), the project boundary buffer and screen wall, and the ROWs of Dew Berry Avenue (35 ft) and Kitt Avenue (30'). The hotel itself is setback from its southern and western property boundaries, all resulting in an even greater separation between a residential structure and the hotel structure.

Table 6.
Project Adjacencies – Amendment 2 (per Fig. 3)

	Proposed FLU	Zoning	Existing Uses	Proposed Uses
Subject Property	Commercial (max 0.25 FAR)	PD	Vacant	Hotel/ Commercial

Adjacent Properties	FLU	Zoning	Existing Uses	Proposed Uses
North	HDR (max 15 DU/AC)	PD	Vacant	Residential
South	Commercial (max 0.25 FAR)	PD	Vacant	Retail
East	Commercial (max 0.25 FAR)	PD	Vacant	Retail
West	Commercial (max 0.25 FAR)	PD	Vacant	Retail
Southwest (within 300 ft)	<u>Orange County:</u> Rural	<u>Orange County:</u> A-1	<u>Orange County:</u> Single Family @ ~4.9 du/acre	N/A

Amendment 2 is south of the Plymouth Hills subdivision. Although these properties are within 300 feet of the amendment property the residences will be screened by a 25' landscape buffer and decorative fence. There are several churches (and church-owned properties) to the west. Similar to the hotel site, this property is also within 300' of the residential units to the south. Max height has been reduced on this parcel and is not as tall as heights permitted on Parcels 3 or 5. As on the hotel site, the Parcel 7 building(s) will be significantly set back from the road and will have the Southfork ROW, Dew Berry ROW, and buffer/screen wall separating it.

END NARRATIVE





Floridian Town Center
Future Land Use Map Amendment - Site Aerial

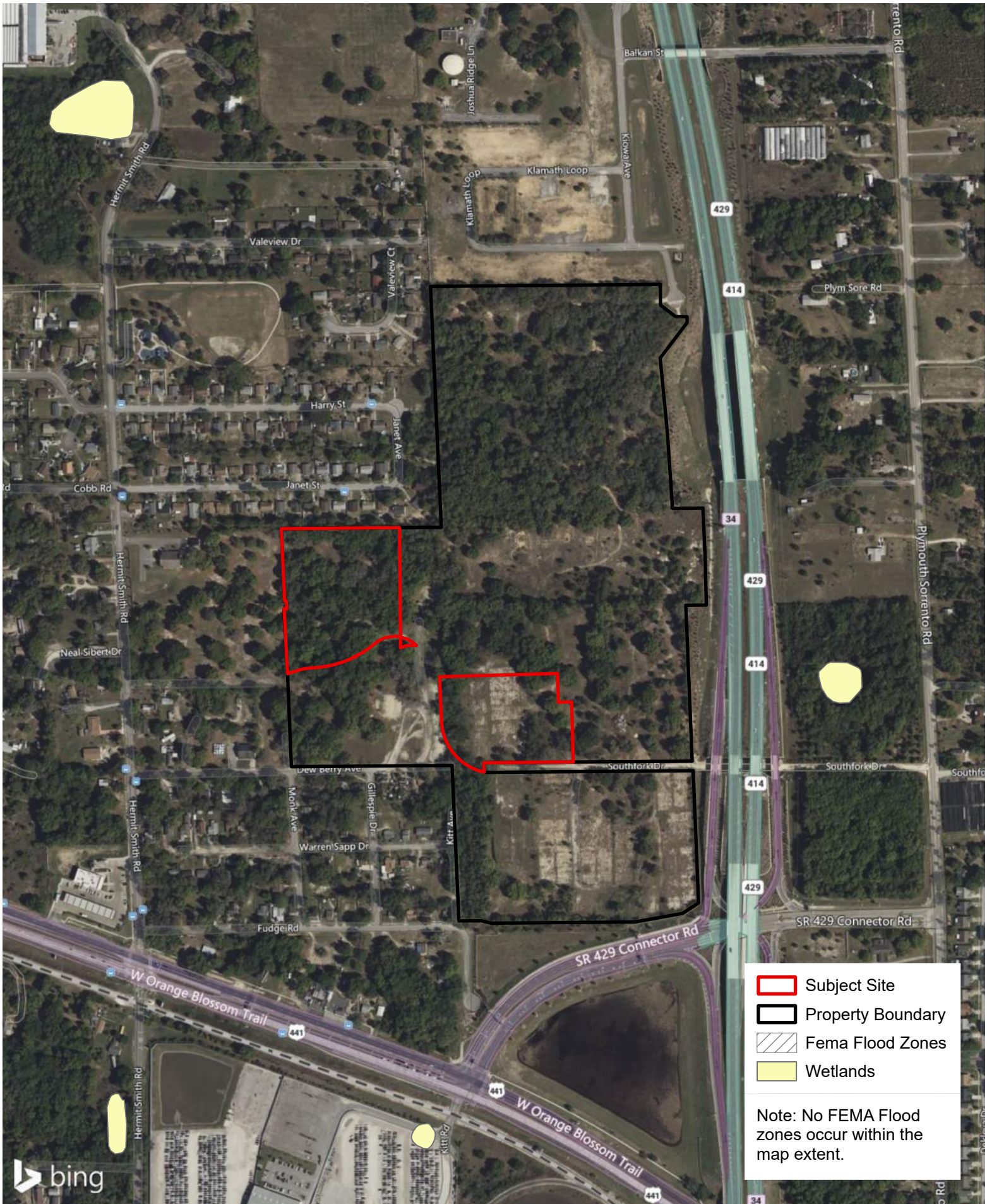




Floridian Town Center
 Future Land Use Map Amendment - Project Parcels

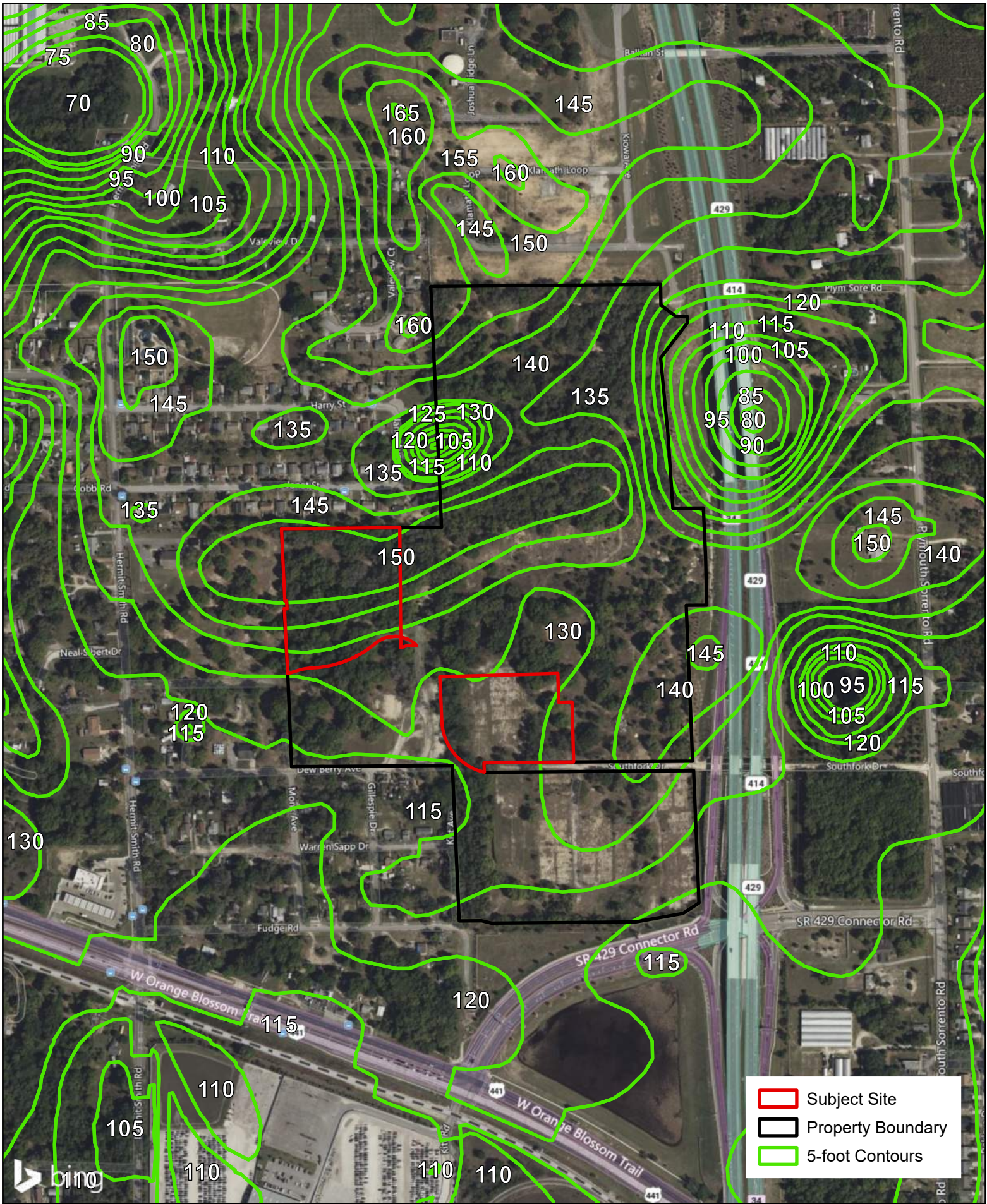


3

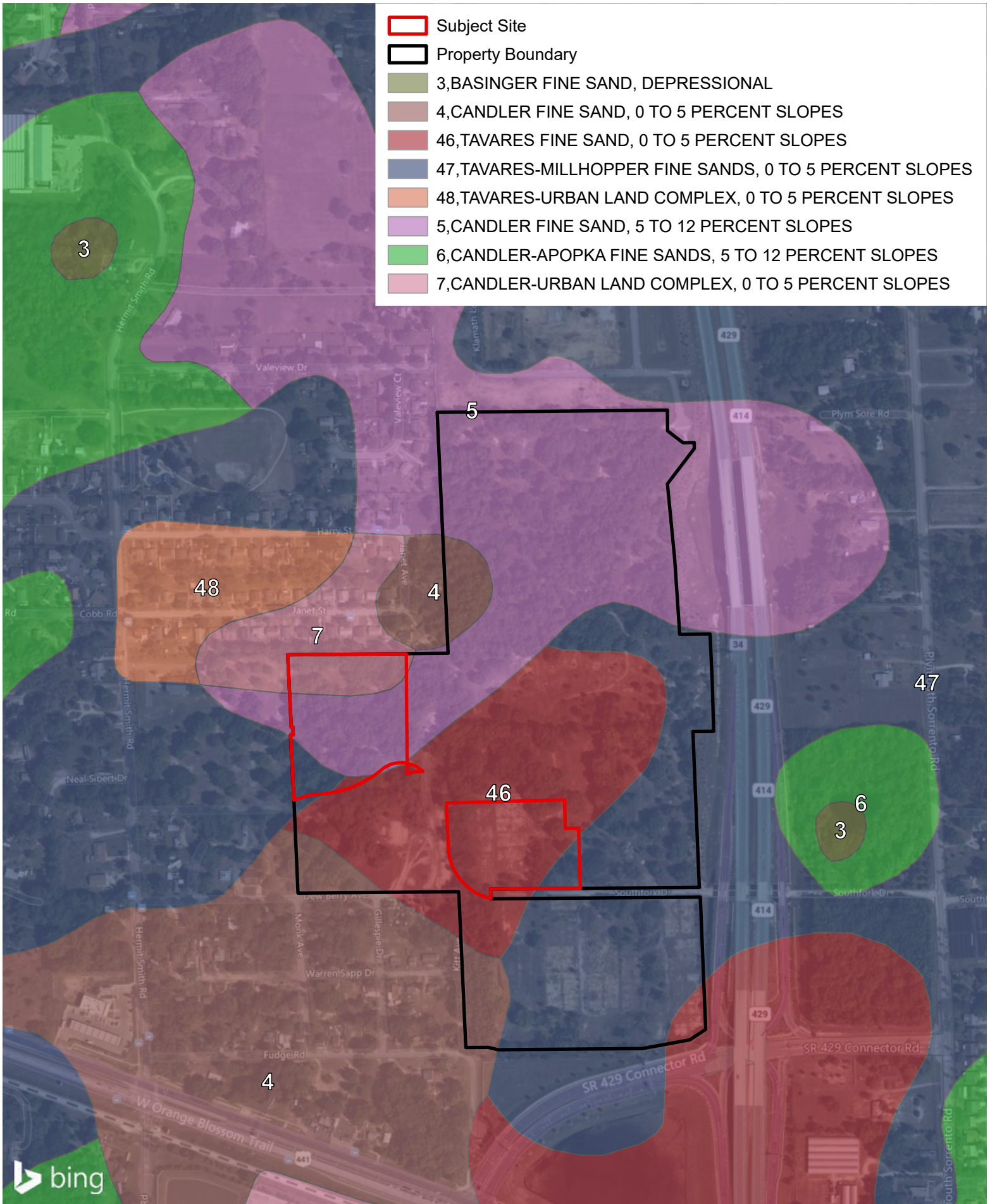


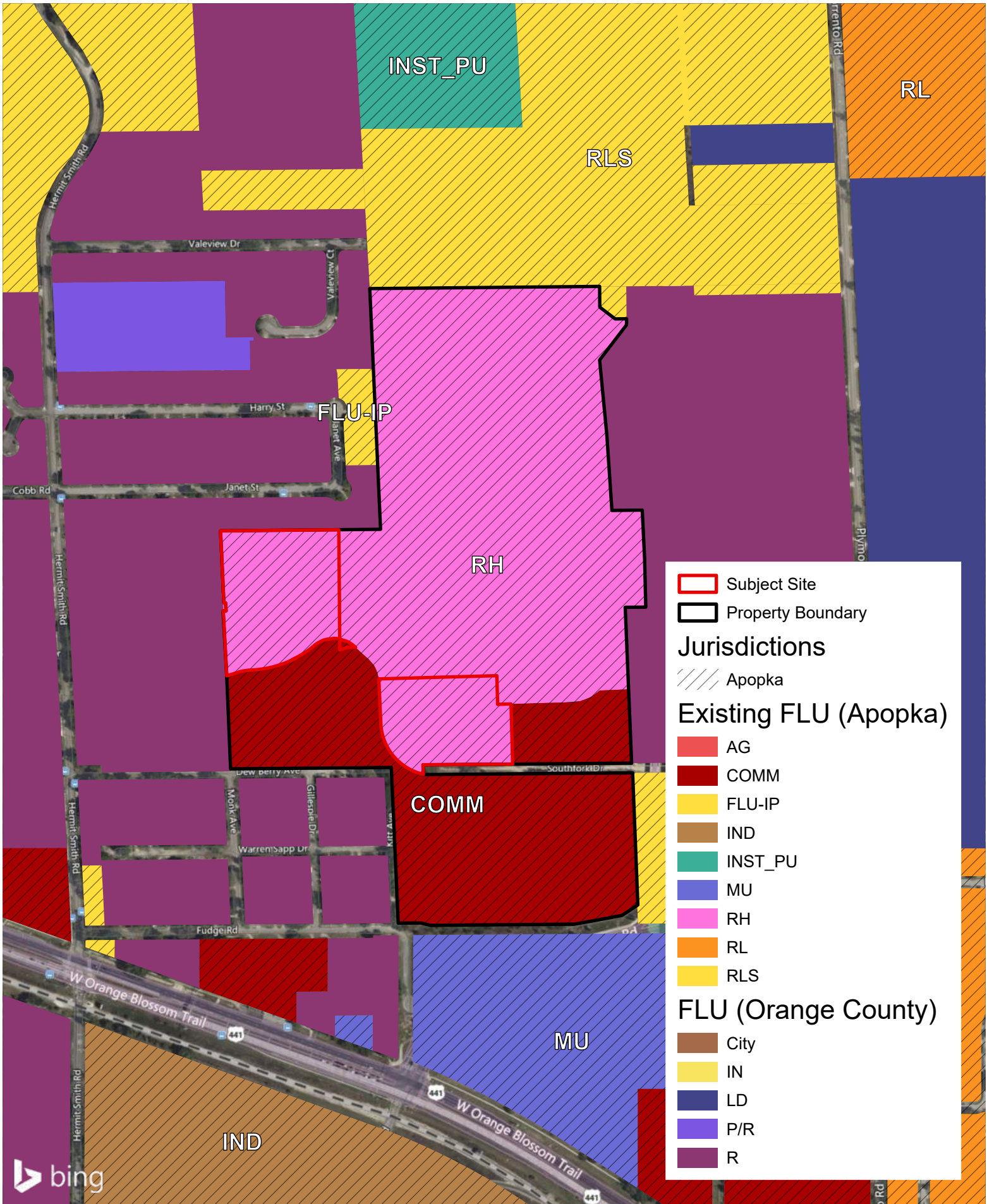
Subject Site
 Property Boundary
 Fema Flood Zones
 Wetlands

Note: No FEMA Flood zones occur within the map extent.



- Subject Site
- Property Boundary
- 3,BASINGER FINE SAND, DEPRESSIONAL
- 4,CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES
- 46,TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES
- 47,TAVARES-MILLHOPPER FINE SANDS, 0 TO 5 PERCENT SLOPES
- 48,TAVARES-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES
- 5,CANDLER FINE SAND, 5 TO 12 PERCENT SLOPES
- 6,CANDLER-APOPKA FINE SANDS, 5 TO 12 PERCENT SLOPES
- 7,CANDLER-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES





Legend

- Subject Site
- Property Boundary

Jurisdictions

- Apopka

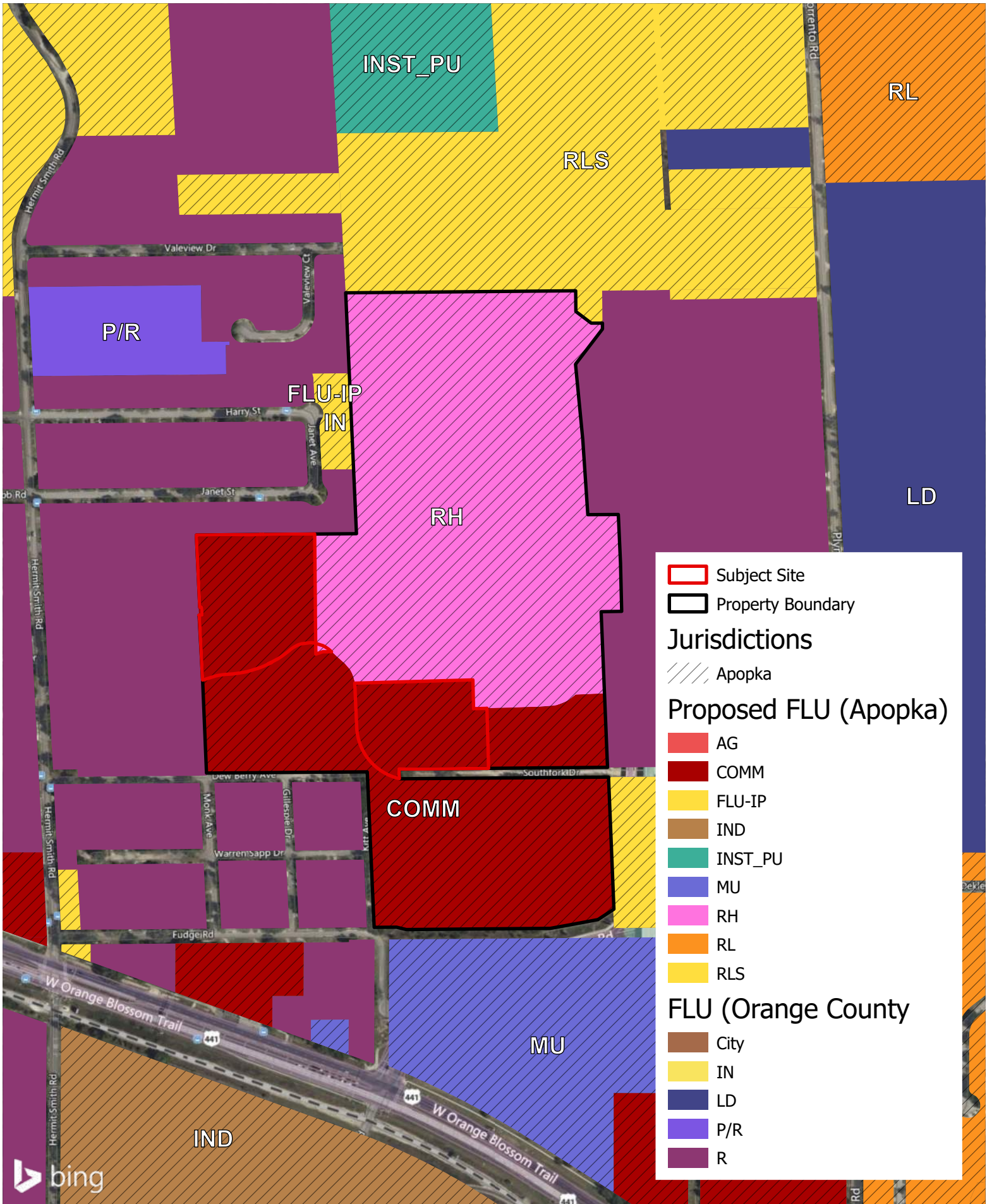
Existing FLU (Apopka)

- AG
- COMM
- FLU-IP
- IND
- INST_PU
- MU
- RH
- RL
- RLS

FLU (Orange County)

- City
- IN
- LD
- P/R
- R





Subject Site
 [Red outline] Subject Site
 [Black outline] Property Boundary

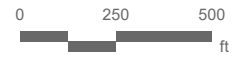
Jurisdictions
 [Diagonal lines] Apopka

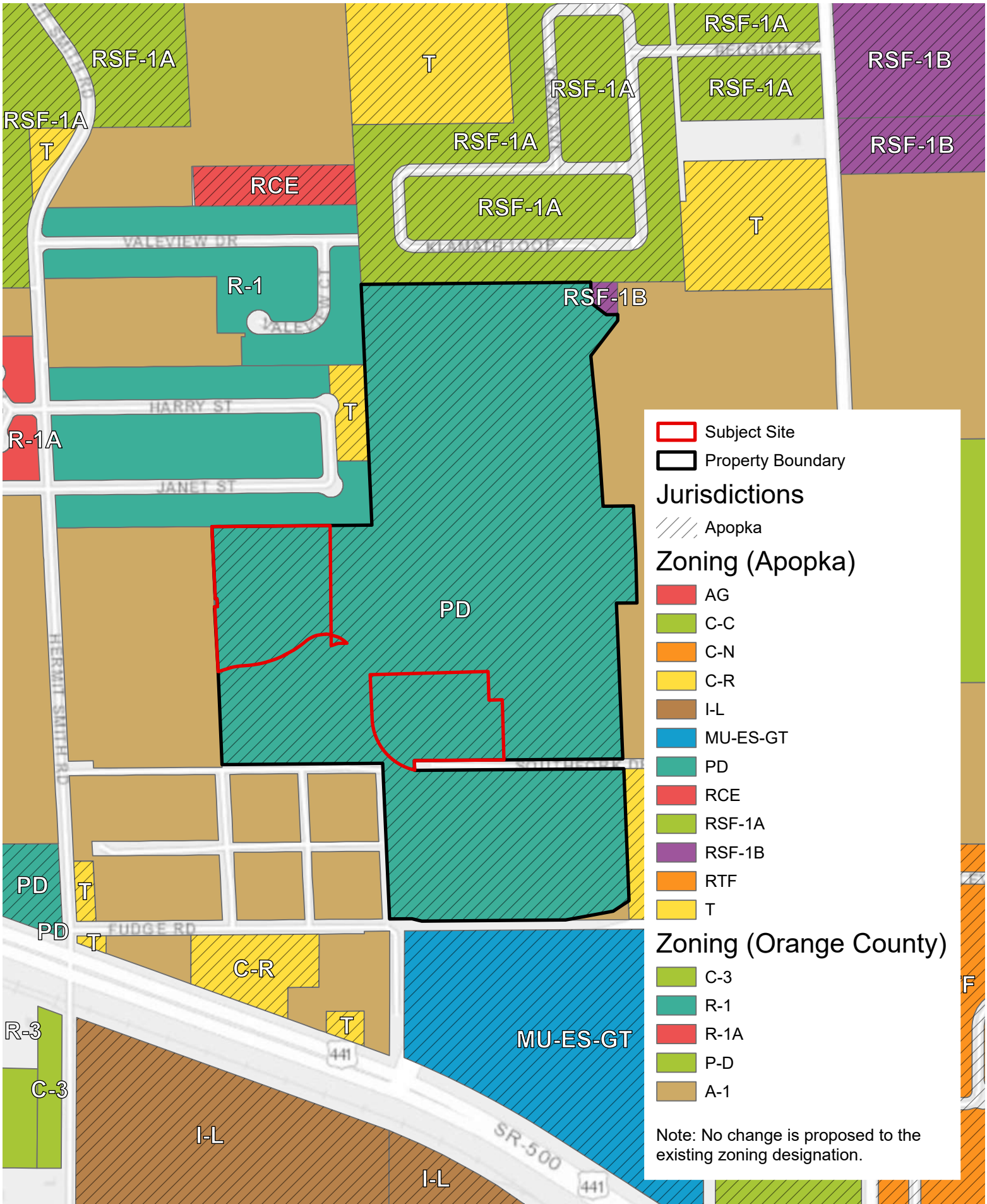
Proposed FLU (Apopka)

- [Red] AG
- [Dark Red] COMM
- [Yellow] FLU-IP
- [Brown] IND
- [Teal] INST_PU
- [Blue] MU
- [Pink] RH
- [Orange] RL
- [Yellow with diagonal lines] RLS

FLU (Orange County)

- [Brown] City
- [Yellow] IN
- [Dark Blue] LD
- [Purple] P/R
- [Purple] R





Police Beat

If a law enforcement agency charges you with a crime and this paper reports that information, please notify us within 90 days if the charge is dropped, or if you are found not guilty by the court. After verifying the information, we will be happy to publish it. Please send notification to *The Apopka Chief*, P.O. Box 880, Apopka, 32704-0880.

In the period from May 18-May 25, the Apopka Police Department made no juvenile arrests.

The following adults were arrested and charged:

Hazel Auxiliadora Aguilar, 41, 2824 Capitol Ave., Orlando, DUI-unlawful blood alcohol, DUI influence of alcohol or drugs.

Noe Bermudez Segura, 54, 25 E Celeste St., Apopka, drugs-possession of controlled substance without prescription.

Lucio Gualberto Cantarero-Bautista, 26, 8343 Hogan Rd., Jacksonville, other agency warrant.

Roberto Jeremias Chil-el-Ramos, 37, 947 W. Orange Blossom Trl #A, Apopka, moving traffic violation-operate motor vehicle without valid license.

Enoc Diaz, 46, General Delivery, unknown, Trespassing structure or conveyance.

Anthony Marqwez Ethridge, 33, 1992 Tindaro Dr., Apopka, warrant arrest, drugs-possession of controlled substance without prescription (methamphetamine).

Cari Ann Lewis, 35, 816 E Silver Star Rd., Ocoee, drugs-possession of controlled substance without prescription (methamphetamine), drug equipment-possession and/or use, drugs-possession of controlled substance without prescription (fentanyl).

Evelynzuleica, Lopez-Rodriguez, 35, 589 Swallow Ct., Apopka, larceny-petit theft merchandise farm transit \$100 less than \$750.

Donnell Varuael McClain, 44, 1642 Lucy Ter-

ry Ave., Apopka, disorderly intoxication-disorderly intoxication in public place cause disturbance.

Alisa Michelle McClellan, 36, transient, Apopka, other agency warrant.

Ramiro Sales-Mendez, 27, 233 Lovell Ln., Apopka, DUI-unlawful blood alcohol, DUI-influence of alcohol or drugs, probation violation.

Tylor Michael Sparks, 29, 17028 Elderberry Dr., Montverde, resist office-obstruct without violence, out-of-county warrant-Lake County warrant.

Alan Keith Stephens, 57, 2424 Cross Lake Drive, Orlando, other agency warrant.

Sharon Christine Strother, 45, 409 Songbird Way, Apopka, trespassing-failure to leave property on order of owner.

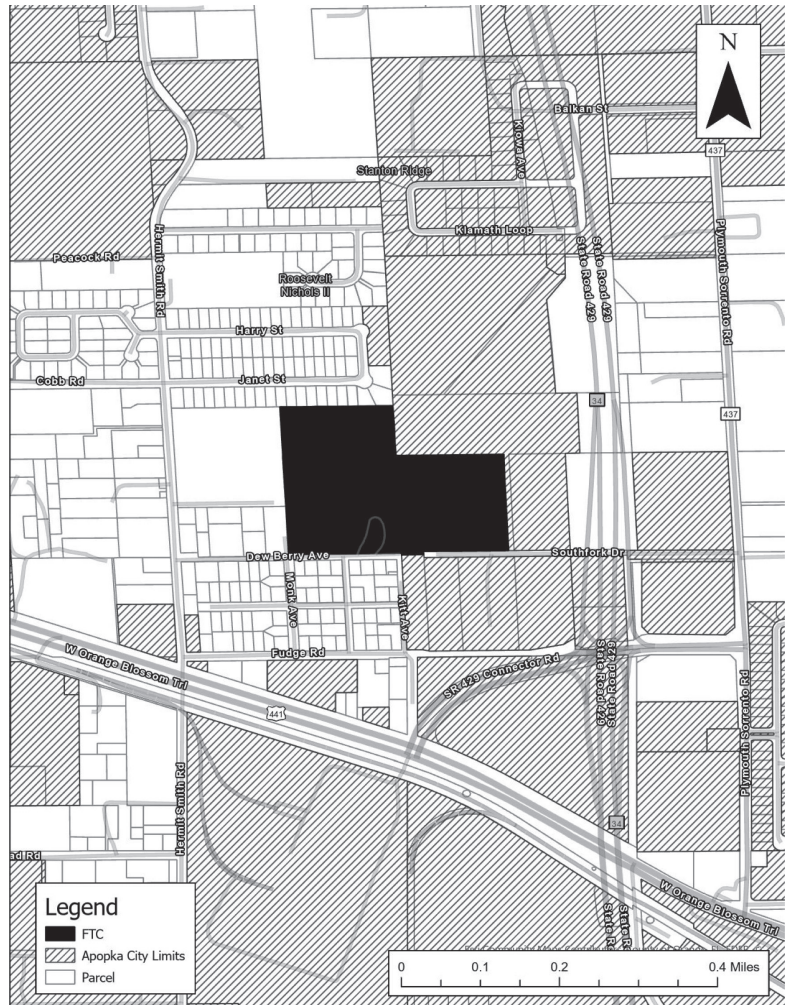
Trevor Lee Trimble, 33, 4907 Barcelona St., Orlando, controlled substance-inhale/ingest or possess with intent of harmful chemicals.

CITY OF APOPKA PUBLIC HEARING NOTICE 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 **Floridian Apopka Phase 1 Owner, LLC** has made application relating to the following described property.

ORDINANCE NO. 3061

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 HIGH DENSITY RESIDENTIAL TO COMMERCIAL FOR CERTAIN REAL PROPERTY LOCATED NORTH OF SOUTHFORK DRIVE AND NORTH OF DEW BERRY AVENUE, OWNED BY FLORIDIAN APOPKA PHASE 1 OWNER LLC, COMPRISING 24.33 ACRES, MORE OR LESS, PROVIDING FOR SEVERABILITY; AND FOR AN EFFECTIVE DATE.



Parcel Identification Number(s): 27-20-36-0000-00-068, 27-20-36-0000-00-074, 27-20-36-0000-00-048, 27-20-36-0000-00-085, 28-21-06-7172-60-040, 28-21-06-7172-16-042, 27-20-36-0000-00-066, 27-20-36-0000-00-083, 27-20-36-0000-00-047, 28-21-06-7172-16-040, 28-21-06-7172-21-60-030
Contains: 24.33 +/- Acres

Notice is given that the City of Apopka Planning Commission will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, June 11, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3061 will be held by the City of Apopka City Council at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, June 19, 2024 beginning at 7:00 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Future Land Use Application can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka Planning Commission
Apopka City Council
Community Development Department

May 31, 2024

Publish: The Apopka Chief

176650

Need to send or receive a FAX?

Use our fax: **407-889-4121***
*There is a small fee for this service.

AOS
Apopka Office Supply
400 N. Park Ave.,
Apopka, FL 32712
407-889-4455

Jordan Lee wins \$100,000 prize at MLF Heavy Hitters Tournament

Hello Folks,

I believe summer is here! I'm sure you have noticed it, too. We are in some need of rain. We are gettin' a few showers here and there, but we need a gully washer. Our lakes a gettin' very low and some rain would be great.

The fishin' is doin' pretty good in most of the lakes in our area. Kyle at Bitter's Bait & Tackle reports that you can still catch a few bluegills, but the bite is slowin' down in most of the lakes. There are still a few bream beds in the lakes.

I mentioned last week about MFL bein' here for The Heavy Hitters tournament. Well, that tournament has completed and Jordan Lee was the winner. The championship was on Thursday of last week. On the final day, 10 anglers were fishin' for \$100,000 for the win. Everyone started at zero and you could only weigh in a bass that weighed 3 pounds or more. Jordan weighed in 27 pounds 14 ounces for the win.

As you know, West Lake Toho is covered in hydrilla and Jordan was able to put a pattern together by fishin' a Berkley Swamp Lord frog. He caught a few punchin' through the mats, but most of his bass were caught on a frog. I watched



Jim Keck
Goin' Fishin'

most of the tournament, and Jordan was leanin' on his equipment to get those bass out of the hydrilla. He was usin' a 7'6" heavy rod, his JLee signature series rods, to get those bass out of the thick grass. He was throwin' his frogs on 50-pound Berkley X4 braid line. I'm not much on fishin' a frog here in Florida, but watchin' this tournament, I might have to give it a try in the future.

Also, the goat, Kevin VanDam, capped off his career by catchin' the largest bass on championship day. He caught his big bass in Lake Cypress on a Strike King Thunder-cricket. His big bass hit the scales at 7 pounds- 12 ounces which was worth \$100,000. He finished in 4th place which got him an additional \$18,000. If you want more details, you can visit the MFL website.

Rick Mullins and his brother-in-law Greg Fugate are fishin' this week. They are catchin' plenty of

bass and gettin' off the water around 1 p.m. Rick told me by 1 o'clock, it's gettin' pretty hot, and they get off the water. If they have a breeze, it makes it a little better on the water. They fished the Butler Chain this week and they caught over 30 bass. Rick and Greg both like to fish with plastic worms, and they are catchin' most of their bass by usin' a green-pumpkin color worm.

If you haven't heard yet, a Hall of Fame sized bass was caught in Fellsmere this month. Angler Doug Smith from Canada caught a 13 pound 2 ounce bass that was submitted to the Trophy Catch Program for approval. These big bass, 13 pounds and bigger, qualify for the Hall of Fame recognition reward. You also win a \$50-gift card from Bass Pro Shop. If you haven't registered yet, I would suggest you get registered for a great program here in our state. You can go to the FWC's website and register for the TrophyCatch program.

Well, I hope you get a chance to do some fishin' this week, and I hope to see you on the water real soon. See ya next week.

Tip of the week: Bass are bitin'.

Save a few and good luck!

TTO: Apopka came out of the locker room charged up!

Continued from page 1B

one-yard gain leaving them facing a fourth and four on their 31-yard line. Apopka went with a punt and gave Jones back possession on the Tigers' 29-yard line.

Jones' next drive wasn't nearly as explosive as their first but still had the Tigers marching down the field. The Tigers bounced from the pass to the run with perfect balance keeping the Apopka defense honest converting in three sometimes even two plays. Apopka made a great stand in their red zone though.

After Jones had a 10-play 68-yard drive the Blue Darters were able to halt the Jones offense on the Apopka three-yard line as the Tigers faced a fourth and goal. Jones went with the safe points and went for a field goal but a bad kick from Jones sent the ball into the back of their blockers for no points that was recovered by Apopka.

Apopka started their next drive on their four-yard line looking for a chance to score before the end of the first quarter. This drive wasn't much better than the last with Apopka converting one set of downs but giving up an interception on the next.

Apopka's quarterback Tyson Davison threw an interception on third and ten giving Jones possession on Apopka's 43-yard line. But Apopka's defense stepped up again in the red zone.

After an 11-play 35-yard drive Jones was stopped once again by the Apopka defense less than ten yards from the end zone just as the second quarter began. Jones chose to go for it on fourth and six on Apopka's eight-yard line but came up with an incomplete pass giving Apopka back possession.

In my opinion, and a few people I talked to on the sidelines, it seemed Jones was a great offense

with space, but when they started to run out of it, like in the red zone, they couldn't create the same kind of separation in the passing game. This in turn hurt their run game which was reliant on the passing game's ability to make the opposing defense scared of the pass and open up the run. Jones relies on speed and space in their passing game, and in a situation where they cannot exploit those two factors, Apopka was able to snuff out their offense on multiple occasions throughout the game.

Apopka's next drive was much better and showed promise as the boys began to find their footing and feel comfortable back on the field in a game situation. After ten plays and 47 yards, Apopka faced a fourth and five on Jones' 45-yard line.

Apopka stuck to the run using Jayden Safford who did a great job finding gaps right through the middle of the line. The Darters converted one fourth down on the drive and figured they would do it again but this time on a fake punt.

The fake punt was snapped to the blocker who was immediately swarmed by Tigers defenders. This gave Jones possession on their 46-yard line.

Once again, the Apopka defense was able to stop the Tigers, this time before they could even reach the red zone. All night the Apopka defensive line had been trying to put pressure on the Jones quarterback but couldn't. But near the end of the second quarter, the Tigers' offensive line's exhaustion turned into an opportunity for the Apopka rushers.

Apopka sacked the Tigers quarterback twice for a combined loss of 12 yards on that drive. Jones was facing a third and 22 after the back-to-back sacks and got 14 on the ground from a draw play up the middle.

The Tigers chose to go

for it on fourth down again on Apopka's 26-yard line facing a fourth and eight. But an incomplete pass gave Apopka back the ball with one more chance to score before halftime.

The next drive is where Apopka's offense came alive. With under a minute to go and no time outs Apopka was on a mission to score before half. Davison was near perfect through the air as the team trusted his arm to march them down the field. Eight plays and 55 yards through the air from Tyson in four completions.

On the Jones 19-yard line Apopka came out with four receivers and a back and sent them all out on a route to the end zone. Davison dropped back and looked for an open man but couldn't find one and trusted his feet to get him to the end zone. He broke through the middle of the crumbling pocket and had ten yards before he saw his first defender who he had in a one-on-one and shook with one move. Davison was brought down in the middle of the field at the Jones' six-yard line as the clock hit zero.

Apopka was down 7-0 heading into the locker room at the half but had some life in their offense, and their defense just needed a few adjustments to create some scoring opportunities.

"Defensively we talked about fixing the run fit. And we did a better job in the second half. Offensively - I wasn't privy to that conversation. But they came out and did some great things," coach Rolson said about halftime adjustments.

In the third quarter, Apopka went on to out-score the Tigers 13-0. Apopka came out swinging in the third quarter and on their second play, in an ironic nod to Jones' chunk play on their second play

See TTO Page 3B



City of Apopka CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

Item #: 5.

Meeting Date: June 19, 2024

Department: Code Enforcement

SUBJECT:

Ordinance No. 3063 - First Reading - Repeal of old ordinance and implement new ordinance, bringing the ordinance into compliance with State Statute and current practices

REQUEST:

Approve Ordinance No. 3063 First Reading.

SUMMARY:

An ordinance of the City Council of the city of Apopka, Florida, amending the Code of Ordinances of the city of Apopka, Florida, by clarifying procedures for issuing civil citations for code violations; providing authority to establish a fine schedule for civil citations; repealing conflicting code provisions relating to code enforcement procedures; providing for codification; severability; conflicts; and an effective date.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Approve Ordinance 3063 - First Reading and hold over for a Second Reading and Adoption on July 3, 2024.

ATTACHMENTS:

1. Ord. No. 3063 (002)

47 **DIVISION 2. – CITATION PROCEDURE**

48

49 **Sec. 2-221. - Purpose.**

50

51 This division authorizes the issuance of citations which may be contested by special magistrate
52 in accordance with the authority granted to the city under F.S. § 162.11. is adopted pursuant to
53 F.S. Ch. 162, Part II, as a supplemental and additional method of enforcing the codes and
54 ordinances of the City of Apopka and is enacted to protect the public health, safety, and welfare.
55 The provisions of this division may be used for the enforcement of any City Code or ordinance
56 unless prohibited by law.

57

58 * * * *

59

60 **Sec. 2-223. – Citation Procedure.**

61

62 (a) *Opportunity to cure violation; exception.* Prior to issuing a citation, a code enforcement
63 officer shall provide notice to the person that the person has committed a violation of the
64 code and shall establish a reasonable time period within which the person must correct the
65 violation. Such time period shall be no more than 30 calendar days. If, upon personal
66 investigation, a code enforcement officer finds that the person has not corrected the
67 violation within the time period, the code enforcement officer may issue a citation to the
68 person who has committed the violation. A code enforcement officer is not required to
69 provide the person with a reasonable time period to correct the violation prior to issuing a
70 citation and may immediately issue a citation if a repeat violation is found ~~the code declares~~
71 ~~a particular violation~~ or the code enforcement officer has reason to believe that the violation
72 presents a serious threat to the public health, safety or welfare, or that the violation is
73 irreparable or irreversible.

74

75 (b) *Citation format.* The citation shall contain:

76

77 (1) The date and time of issuance;

78

79 (2) The name and address of the person to whom the citation is issued;

80

81 (3) The date and time the civil infraction was committed;

82

83 (4) The location the violation is occurring;

84

85 (5) The facts constituting reasonable cause;

86

87 (6) The section of the code violated;

88

89 (7) The name and title of the code enforcement officer;

90

91 (8) The procedure for the person to follow in order to pay the civil penalty or to contest
92 the citation;

- 93
- 94 (9) The applicable civil penalty if the person elects to contest the citation; and
- 95
- 96 (10) The applicable civil penalty if the person elects not to contest the citation; and
- 97
- 98 (11) A conspicuous statement that if the person fails to pay the civil penalty within the
- 99 time allowed, or fails to contest the citation, he shall be deemed to have waived his
- 100 right to contest the citation and ~~will result in a~~ that, in such case, judgment may be
- 101 ~~entered, or lien recorded, whichever is applicable, against the person~~ for the amount
- 102 up to the maximum civil penalty.
- 103
- 104 (12) Notice that the person may be liable for reasonable court costs should the violator
- 105 be found guilty of the violation.
- 106
- 107 (c) Notices; filing of citation. Warning notices and citations shall be delivered to the violator
- 108 in accordance with section 2-219 of this article. After issuing a citation to an alleged
- 109 violator, the code enforcement officer shall deposit the original citation and one copy of
- 110 the citation with the ~~special magistrate clerical staff.~~ county court.
- 111
- 112 ~~(d) Alternatives to personal service.~~ In lieu of ~~personal service of a warning notice or citation~~
- 113 ~~to the person, said warning or citation may be accomplished by:~~
- 114
- 115 (1) ~~Leaving the copies at a person's usual place of abode with any person residing~~
- 116 ~~therein who is 15 years of age or older and informing the person of its contents;~~
- 117
- 118 (2) ~~By registered or certified mail, return receipt requested; or~~
- 119
- 120 (3) ~~Posting of the property in a conspicuous location.~~
- 121
- 122 ~~(e) Service to commercial premises.~~ Issuance of a ~~warning notice or citation to a commercial~~
- 123 ~~premises may be accomplished by leaving copies at the person's place of business, during~~
- 124 ~~regular business hours, with any employee and informing the employee of the contents or~~
- 125 ~~by registered or certified mail, return receipt requested. Each employee of a person doing~~
- 126 ~~business shall be deemed to be an agent of the person doing business for service of warning~~
- 127 ~~notices and citations.~~
- 128
- 129 (f) *Mailing days.* Whenever an alleged violator has a right or is required to do some act within
- 130 a prescribed period after a notice or other paper and the notice or paper is served by mail
- 131 ~~or posting of the property~~, three business days shall be added to the prescribed period.
- 132

133 **Sec. 2-224. - Options of persons cited.**

134

- 135 (a) Any person cited for violation of the code shall be deemed to be charged with a civil
- 136 infraction.
- 137

138 (b) Any person cited for a violation under this division may, within 30 calendar days of
139 issuance:

140
141 (1) Pay the applicable civil penalty in accordance with the instructions provided in the
142 citation, which constitutes an admission of the infraction and waiver of the right to
143 a hearing; or

144
145 (2) Contest the validity of the citation through appearance ~~at the city to receive a hearing~~
146 ~~date in accordance with the instructions provided in the citation in county court, the~~
147 ~~time and location of which shall be determined by the clerk of the county court.~~
148 After a hearing on the citation, the court shall determine whether or not a violation
149 of the code or ordinance cited has been committed. If a violation is found to have
150 occurred, the court may order the person to correct the violation and may impose a
151 civil penalty up to the maximum civil penalty, plus all applicable costs of
152 prosecution and legislative assessments and any applicable court costs.

153
154 (c) The willful refusal to sign or accept a citation issued by a code enforcement officer shall
155 be a violation of this division and shall be prosecuted as a misdemeanor of the second
156 degree, punishable as provided in F.S. §§ 775.082 or 775.083, or their successor provisions.

157
158 (d) If the person cited fails to pay the civil penalty within the time allowed or fails to timely
159 contest the citation, he shall be deemed to have waived his right to contest the citation and
160 ~~a lien, in the form of a final administrative order of the special magistrate, shall be recorded~~
161 ~~in the public records and thereafter shall constitute a lien against the land on which the~~
162 ~~violation exists and upon any other real or personal property owner by the violator~~
163 judgement may be entered against the person for an amount up to the maximum civil
164 penalty, plus court fees and costs.

165
166 (e) Should the person cited willfully fail to comply with a court order to abate or correct the
167 violation, the court, after due notice and hearing on the matter, may hold the violator in
168 civil contempt and may enter an order to that effect.

169
170 **Sec. 2-225. -- Hearing before special magistrate.**

171
172 (a) ~~Powers.~~ The special magistrate shall have the power to:

173
174 (1) ~~Adopt procedures for the conduct of hearings.~~

175
176 (2) ~~Subpoena alleged violators and witnesses for hearings.~~

177
178 (3) ~~Subpoena evidence.~~

179
180 (4) ~~Take testimony under oath.~~

181
182 (5) ~~Assess and order the payment of civil penalties as provided herein.~~

183

- 184 ~~(b) *Scheduling of hearing.* Upon receipt of a named violator's timely request for an~~
185 ~~administrative hearing in accordance with section 2-225, the special magistrate shall set~~
186 ~~the matter down for hearing on the next regularly scheduled hearing date or as soon~~
187 ~~thereafter as practicable.~~
188
- 189 ~~(c) *Notice of hearing.* The special magistrate shall send a notice of hearing by first class mail~~
190 ~~to the named violator at their last known address. The notice of hearing shall include the~~
191 ~~following:~~
192
- 193 ~~(1) Name of the code enforcement officer who issued the notice;~~
 - 194
 - 195 ~~(2) Factual description of alleged violation;~~
 - 196
 - 197 ~~(3) Date of alleged violation;~~
 - 198
 - 199 ~~(4) Section of the code allegedly violated;~~
 - 200
 - 201 ~~(5) Place, date and time of the hearing;~~
 - 202
 - 203 ~~(6) Right of violator to be represented by a lawyer;~~
 - 204
 - 205 ~~(7) Right of violator to present witnesses and evidence;~~
 - 206
 - 207 ~~(8) Notice that failure of violator to attend hearing may result in civil penalty being~~
208 ~~assessed against him; and~~
 - 209
 - 210 ~~(9) Notice that requests for continuances will not be considered if not received by the~~
211 ~~special magistrate at least ten calendar days prior to the date set for hearing.~~
 - 212
- 213 ~~(d) *Regular meetings.* The special magistrate shall conduct hearings on a monthly basis or~~
214 ~~upon the request of the mayor or designee. No hearing shall be set sooner than 20 calendar~~
215 ~~days from the date of issuance of the notice of violation in accordance with section 2-223.~~
216
- 217 ~~(e) *Continuances.* A hearing date shall not be postponed or continued unless a request for~~
218 ~~continuance, demonstrating good cause, is received in writing by the special magistrate at~~
219 ~~least ten calendar days prior to the date set for the hearing.~~
220
- 221 ~~(f) *Public hearings.* All hearings of the special magistrate shall be open to the public. All~~
222 ~~testimony shall be under oath. Failure of the alleged violator to attend the hearing shall be~~
223 ~~deemed an admission of the violation.~~
224
- 225 ~~(g) *Minutes.* Minutes of the meeting shall be prepared by special magistrate clerical staff. The~~
226 ~~alleged violator shall be solely responsible for retaining the services of a court reporter in~~
227 ~~the event a verbatim transcript is desired.~~
228

229 (h) ~~Staff support.~~ The city shall provide clerical and administrative personnel as may be
230 reasonably required by each special magistrate for the proper performance of their duties.
231

232 (i) ~~Presentation of case.~~ Each case before a special magistrate shall be presented by the code
233 enforcement officer that issued the citation or designee.
234

235 (j) ~~Conduct of hearing; evidence.~~ The hearing need not be conducted in accordance with the
236 formal rules relating to evidence and witnesses. Any relevant evidence shall be admitted if
237 the special magistrate finds it competent and reliable, regardless of the existence of any
238 common law or statutory rule to the contrary. Each party shall have the right to call and
239 examine witnesses, to introduce exhibits, to cross-examine opposing witnesses on any
240 matter relevant to the issues, to impeach any witness, and to rebut the evidence against him.
241

242 (k) ~~Conduct of hearing; burden of proof.~~ The special magistrate shall conduct a de novo
243 hearing, determine whether to uphold or reverse the citation and make findings of fact
244 based on evidence in the record. The burden of proof which shall be met by the city is
245 preponderance of the evidence. The fact-finding determination of the special magistrate for
246 purposes of a civil violation notice shall be limited to whether the violation alleged did
247 occur and, if so, whether the person named in the civil violation notice can be held
248 responsible for that violation. The fact-finding determination of the special magistrate for
249 purposes of a notice of assessment shall be strictly limited to length of time that the
250 violation existed. The special magistrate shall either affirm or reverse the decision of the
251 code enforcement officer at the conclusion of the hearing. If the special magistrate reverses
252 the decision of the code enforcement officer and finds the named violator not responsible
253 for the code violation alleged in the civil violation notice, the named violator shall not be
254 liable for the payment of any civil penalty. If the decision of the special magistrate is to
255 affirm, then the following shall be included in the final administrative order:
256

257 (1) ~~Amount of civil penalty.~~

258 (2) ~~Administrative costs of hearing.~~

259 (3) ~~Date by which the violation must be corrected to prevent imposition of continuing~~
260 ~~violation penalties, if applicable.~~

261 (l) ~~Costs.~~ In the event the special magistrate upholds the citation, they may impose the
262 reasonable costs of the administrative hearing and the costs and expenses of the city for
263 investigation and enforcement, in addition to the civil penalty, as part of the final
264 administrative order. The city shall provide proof of said costs at the hearing.
265
266
267
268

269 Sec. 2-225. - Penalties.

270
271 (a) Maximum penalty. The maximum civil penalty for a citation issued under this division shall
272 not exceed \$500.00. A civil penalty of less than the maximum civil penalty shall be
273 assessed if the person who has committed the civil infraction does not contest the citation.
274

275 (b) Violation schedule. The City Council shall establish by resolution the classes of violations
276 and schedule of penalties to be assessed by code enforcement officers, which may be
277 amended from time to time.
278

279 **Sec. 2-226. — Recovery of unpaid civil penalties.**
280

281 (a) ~~The city attorney is authorized to institute proceedings in a court of competent jurisdiction~~
282 ~~to compel payment of civil penalties.~~
283

284 (b) ~~A certified copy of a final administrative order shall be recorded in the public records by~~
285 ~~the city and thereafter shall constitute a lien against the land on which the violation exists~~
286 ~~or upon any other real or personal property owned by the violator; and it may be enforced~~
287 ~~in the same manner as a court judgment by the sheriffs of this state, including levy against~~
288 ~~the personal property within three months of the date of recording, but shall not be deemed~~
289 ~~to be a court judgment except for enforcement purposes.~~
290

291 (c) ~~Liens created pursuant to this section may be discharged and satisfied by paying to the city~~
292 ~~the amount specified in the notice of lien, together with interest thereon from the date of~~
293 ~~the filing of the lien computed at the rate of 12 percent per annum, together with the~~
294 ~~administrative costs, filing and recording fees and fees paid to file a satisfaction of the lien~~
295 ~~in the public records. When any such lien has been discharged, the city shall promptly~~
296 ~~cause evidence of the satisfaction and discharge of such lien to be recorded in the public~~
297 ~~records.~~
298

299 **Sec. 2-227. — Appeals.**
300

301 ~~An aggrieved party, including the city, may appeal a final administrative order of the special~~
302 ~~magistrate to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited~~
303 ~~to appellate review of the record in accordance with F.S. § 162.11.~~
304

305 **SECTION II:** Chapter 42, “Miscellaneous Offenses”, of the Code of Ordinances of the City of
306 Apopka is hereby amended as follows:
307

308 **ARTICLE I – IN GENERAL**
309

310 * * * *

311 **ARTICLE II. — Code Enforcement Citation Program**
312

313 **Sec. 42-27 – Authorization of code enforcement citation program.**
314

315
316 ~~The city hereby creates a supplemental and additional method of enforcing its codes and~~
317 ~~ordinances by the issuance of citations for violation of city codes and ordinances. Nothing~~
318 ~~contained herein shall prohibit the city's enforcement of its codes or ordinances by any other~~
319 ~~means.~~
320

321 **Sec. 42-28. -- Applicable codes and ordinances.**

322

323 ~~A schedule of Code provisions and ordinances which may be enforced pursuant to the~~
324 ~~supplemental code enforcement citation procedures attached to the ordinance from which this~~
325 ~~article is derived as Exhibit A, and incorporated herein by reference is on file at the city clerk's~~
326 ~~office. The schedule of Code provisions and ordinances shall include Code provisions and~~
327 ~~ordinances as they may be from time to time amended, renumbered, codified or recodified,~~
328 ~~including Code provisions and ordinances enacted subsequent to the adoption of the ordinance~~
329 ~~from which this article is derived.~~

330

331 **Sec. 42-29. -- Code enforcement officers.**

332

333 ~~(a) The mayor is hereby authorized to designate certain employees as code enforcement~~
334 ~~officers. Code enforcement officers so designated shall have the powers and limitations~~
335 ~~as prescribed herein and by statute.~~

336

337 ~~(b) Pursuant to the requirements of F.S. ch. 162, part II (F.S. § 162.21 et seq.), and consistent~~
338 ~~with the procedures set forth in this article, a code enforcement officer may issue a~~
339 ~~citation alleging a violation of any of the Code provisions or ordinances enumerated in~~
340 ~~Exhibit A which is on file in the city clerk's office. A Code provision or ordinance~~
341 ~~violation for which a citation is issued pursuant to this article shall be deemed to be a~~
342 ~~civil infraction.~~

343

344 **Sec. 42-30. -- Procedures; investigation of violation; issuance of citations.**

345

346 ~~(a) A code enforcement officer is hereby authorized to issue a citation to any person for~~
347 ~~violation of any Code provision or ordinance listed in Exhibit A which is on file in the~~
348 ~~city clerk's office when, based upon personal investigation, the code enforcement officer~~
349 ~~has reasonable cause to believe that the person has committed a civil infraction in~~
350 ~~violation of a duly enacted Code provision or ordinance and that the county court will~~
351 ~~hear the charge.~~

352

353 ~~(b) Except as provided by subsection (c) of this section, the code enforcement officer shall~~
354 ~~provide notice to the person that the person has committed a violation of a code or~~
355 ~~ordinance, and shall establish a reasonable time period within which the person must~~
356 ~~correct the violation. Such time period to correct the violation shall not exceed 30 days.~~

357

358 ~~(c) A code enforcement officer is not required to provide the person with a reasonable time~~
359 ~~period to correct the violation prior to issuing a citation and may immediately issue a~~
360 ~~citation if a repeat violation is found or if the code enforcement officer has reason to~~
361 ~~believe that the violation presents a serious threat to the public health, safety, or welfare,~~
362 ~~or if the violation is irreparable or irreversible.~~

363

364 ~~(d) Written warning notices, if applicable, and citations shall be provided to the alleged~~
365 ~~violation by hand-delivery by the code enforcement officer. In the absence of the alleged~~
366 ~~violation, issuance of a written warning notice or citation may be accomplished by leaving~~

367 a copy at the alleged violator's residence with any person residing therein who is 15 years
368 of age or older and informing the person of the contents, or by registered or certified
369 mail, return receipt requested.

370
371 (e) Issuance of a written warning notice or citation to a business may be accomplished by
372 leaving a copy at the business during regular business hours with any employee and
373 informing the employee of the contents, or by registered or certified mail, return receipt
374 requested. Each employee of the business shall be deemed to be an agent of the business
375 for service of warning notices and citations.

376
377 (f) If, upon personal investigation, the code enforcement officer finds that the violation has
378 not been corrected within the time period, a code enforcement officer may issue a citation
379 for a civil infraction to the person accused of committing the violation.

380
381 (g) The citation shall be consistent with the requirements of F.S. ch. 162, part II (F.S. §
382 162.21 et seq.).

383
384 (h) Each violation of a code or ordinance is a separate civil infraction. Each day such
385 violation continues shall be deemed to constitute a separate civil infraction.

386
387 (i) The maximum civil penalty for each violation shall not exceed \$500.00, plus any
388 applicable court costs.

389
390 (j) After issuing a citation to an alleged violator, the code enforcement officer shall:

391
392 (1) Deposit the original citation and one copy of the citation with the county clerk of the
393 court;

394
395 (2) Provide the person cited with one copy; and

396
397 (3) Retain one copy in the code enforcement officer's department or division file.

398
399 (k) If the person cited refuses to sign the citation, the code enforcement officer shall write
400 the words "Refused" or "Refused to Sign" in the space provided for the person's signature.
401 The code enforcement officer shall then leave a copy of the citation with the person cited,
402 if possible, and shall contact the city police department to file the necessary reports
403 alleging a violation of F.S. § 162.21(6), which provides that a person who willfully
404 refuses to sign and accept a citation issued by a code enforcement officer shall be guilty
405 of a misdemeanor of the second degree, punishable as provided in F.S. § 775.082 or
406 775.083.

407
408 **Sec. 42-31. -- Payment of fines; court hearings.**

409
410 (a) If the person elects not to contest the citation, the person shall pay in full the applicable
411 reduced civil penalty as set forth in Exhibit A, which is on file in the city clerk's office,
412 to the clerk of the court within 14 days after issuance of the citation.

- 413
414 (b) ~~If the person cited elects to pay the applicable reduced civil penalty set forth in said~~
415 ~~Exhibit A, the person shall be deemed to have admitted the infraction and waived the~~
416 ~~right to a hearing. If the person cited fails to pay the civil penalty by the 14th day after~~
417 ~~issuance of the citation or fails to request a court hearing within the time prescribed, the~~
418 ~~person shall have waived any right to contest the citation and a judgment shall be entered~~
419 ~~against the person cited in an amount up to the maximum civil penalty, which shall not~~
420 ~~exceed \$500.00 per citation.~~
421
422 (c) ~~If the person elects to contest the citation, the person shall appear in court before a county~~
423 ~~court judge within 21 days of issuance of the citation to request a hearing date.~~
424
425 (d) ~~A county judge, after a hearing on the citation, shall make a determination whether or not~~
426 ~~a violation of this article has been committed. If a violation is found to have occurred,~~
427 ~~the county judge may impose a civil penalty up to the maximum civil penalty in an~~
428 ~~amount not to exceed \$500.00 per citation, plus all applicable court costs.~~
429
430 (e) ~~The judge may provide for the civil penalty to be paid within such time as the judge~~
431 ~~determines to be appropriate. If the person found to be in violation fails to pay the fine~~
432 ~~within the time provided, a civil judgment shall be entered against that person in the~~
433 ~~amount up to the maximum civil penalty, not to exceed \$500.00 per citation.~~
434
435 (f) ~~Should the person cited schedule a hearing as provided for herein, and thereafter fail to~~
436 ~~appear at such hearing, the person shall be deemed to have waived the right to contest~~
437 ~~the citation and a civil judgment shall be entered against the person in an amount up to~~
438 ~~the maximum civil penalty; provided, however, that the court shall have the discretion to~~
439 ~~continue or reschedule any hearing when it determines that doing so will further the~~
440 ~~interest of justice. In such an event, the clerk shall notify the code enforcement officer~~
441 ~~and the person cited of the date and time of the new hearing.~~

442
443 **~~Sec. 42-32. – Procedures for payment of civil penalty.~~**
444

445 ~~Payment of any civil penalty imposed by this article shall be made to the county clerk of the~~
446 ~~court, who shall forward the monies collected to the city clerk's office for deposit into the city's~~
447 ~~general fund. If a judgment has been entered for the civil penalty, the county clerk of the court~~
448 ~~shall notify the city when the judgment has been paid and the necessary satisfaction of judgments~~
449 ~~shall be prepared and recorded in the official records of the county. Ten dollars of each penalty~~
450 ~~collected shall be retained by the county clerk of the court as an administrative fee.~~

451
452 **~~Sec. 42-33. – Violation classifications and civil penalties.~~**
453

- 454 (a) ~~Violations of city codes or ordinances and the applicable reduced civil penalty shall be~~
455 ~~classified as follows:~~
456

Violation Classification	Reduced Civil Penalty
Class I	\$50.00
Class II	\$150.00
Class III	\$200.00

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~~(b) A second violation of the same offense shall be double the amount shown on the penalty for a first offense. Third and subsequent violations shall require a mandatory court appearance.~~

~~(c) City codes or ordinances subsequently enacted or amended may set forth the applicable civil penalty for violations by designating the appropriate violation classification as provided in this section.~~

* * * *

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

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

SECTION V: Conflicting Ordinances. All ordinances or part thereof in conflict herewith are, to the extent of such conflict, repealed.

SECTION VI: Effective Date. That this Ordinance and the rules, regulations, provisions, requirements, orders, and matters established and adopted hereby shall take effect and be in full force and effect immediately upon its passage and adoption.

PASSED UPON the first reading of the City Council, this ___ day of _____, 2024.

PASSED UPON the second and final reading of the City Council, this ___ day of _____, 2024.

ATTEST

BRYAN NELSON
Mayor

SUSAN M. BONE
City Clerk

498
499
500
501

DULY ADVERTISED FOR PUBLIC HEARING: June 7, 2024.
June 14, 2024.



City of Apopka CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

Item #: 6.

Meeting Date: June 19, 2024

Department: Code Enforcement

SUBJECT:

Resolution No. 2024-13 - Establishing code enforcement citation fines

REQUEST:

Authorize Resolution 2024-13

SUMMARY:

A resolution of the City Council of the City of Apopka, Florida, establishing and adopting the classes of violations and schedule of fines for civil citations issued for violations of the City of Apopka's code of ordinances; providing for conflicts; severability; and an effective date

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Approve Resolution 2024-13 at first reading and hold over for a second reading and adoption on July 3, 2024.

ATTACHMENTS:

1. Res. 2024-13

RESOLUTION 2024-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, ESTABLISHING AND ADOPTING THE CLASSES OF VIOLATIONS AND SCHEDULE OF FINES FOR CIVIL CITATIONS ISSUED FOR VIOLATIONS OF THE CITY OF APOPKA'S CODE OF ORDINANCES; PROVIDING FOR CONFLICTS; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 162, Part II, Florida Statutes, the City of Apopka adopted a civil citation process as an additional and supplemental means of enforcing City codes and ordinances; and

WHEREAS, Sec. 2-225 of the City Code provides that the City Council shall establish by resolution the classes of violations and schedule of civil fines to be assessed by code enforcement officers; and

WHEREAS, the City Council desires to establish and adopt the schedule of civil fines, attached hereto as "**Exhibit A.**"

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

SECTION I: The foregoing "Whereas" clauses are true and correct, are hereby ratified and confirmed by the City Council, and are incorporated herein and made a part hereof.

SECTION II: The schedule of violations and penalties set forth in "**Exhibit A**" endeavors to include civil infractions of the City codes and ordinances to be enforced by citations but is not all inclusive. City codes and ordinances subsequently enacted or amended may set forth the applicable civil penalty for violations by designating the appropriate violation classification as provided in "**Exhibit A**" of this Resolution.

SECTION III: All violations of codes and ordinances not listed in "**Exhibit A**" or not specifically classified in the particular code section itself shall be penalized as a Class I violation

SECTION IV: The schedule of civil fines attached hereto as "**Exhibit A**" for violations of the City of Apopka Code of Ordinances is hereby adopted.

SECTION V: If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or application of this Resolution.

SECTION VI: This Resolution shall become effective immediately upon its passage and adoption.

This Resolution is adopted this _____ day of _____, 2024.

Bryan Nelson, Mayor

ATTEST:

Susan Bone, Deputy City Clerk

APPROVED AS TO FORM:

Clifford Sheppard, City Attorney

EXHIBIT A
City of Apopka
Schedule of Civil Fines for Code Violations

VIOLATION CLASSIFICATION	FINE
<i>Class I</i>	\$125.00
<i>Class II</i>	\$250.00
<i>Class III</i>	\$500.00

Class I

- | | |
|---|--|
| (1) <i>IPMC, Ch 3, Sec 302.8</i> | Inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises. |
| (2) <i>LDC, Art 5, Sec 5.5.4.I</i> | Fences and walls and associated landscaping shall be maintained in good repair and in a safe and attractive condition |
| (3) <i>LDC, Art 5, Sec 5.5.4.I</i> | Screening walls and landscape buffers required. |
| (4) <i>LDC, 4.4.4.L.4</i> | Storage or parking of boats, boat trailers, recreational vehicles or utility trailers within the road right-of-way, swale or front yard is prohibited. |
| (5) <i>AMC, Ch 38, Art IV, Sec 38-217</i> | Specific prohibited noises. |
| (6) <i>IPMC, Ch 3, 308.1</i> | Accumulation of rubbish or garbage. |
| (7) <i>LDC, Art 5, Sec 5.3.3</i> | Arbor permit required. |
| (8) <i>LDC, Art 4, Sec 4.2.3.h.6</i> | Prohibited farm animals |
| (9) <i>LDC, Art 4, Sec 4.4.4.G</i> | Engaging/advertising special event without a permit. |

Class II

- | | |
|--|--|
| (1) <i>LDC, Art 5, Sec 5.10.4</i> | Erection of a sign without a permit. |
| (2) <i>LDC, Art 5, Sec 5.10.6</i> | Prohibited signs. |
| (3) <i>LDC, Art 5, Sec 5.10.6.B.24</i> | Signs in public right-of-way are prohibited, unless authorized by the City. |
| (4) <i>LDC, Art 5, Sec 5.10.3</i> | Signs shall be maintained in good repair, and present a neat and clean appearance. |
| (5) <i>AMC, Sec. 66-99</i> | Failure to obtain/renew Business Tax Receipt (BTR). |

(6) *FBC, Ch 1, Sec 110.1*

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefor as provided herein.

(7) *LDC, Art 4, Sec 4.2.3.E.4.e.6*

No more than four mobile food vendors shall operate on any private property at any one time.

(8) *LDC, Art 5, Sec 5.1.5.A.4.a*

Commercial vehicles are prohibited on any public or private property in any Residential district.

(9) *AMC, Ch 18, Art 3, Sec 18-48*

Building permit required.

Class III

(1) *IMPC, Ch 3, Sec 303.2*

Failure to properly enclose/fence swimming pool.

(2) *LDC, Art 10, Sec 10.2.3.L*

No walls, fences signs or landscaping shall be permitted on local road corner lots within a setback of 25 feet of intersecting street rights-of-way and lots on collector and arterial roads within a setback of 50 feet of intersecting street rights-of-way if such a wall, fence, sign or landscaping may obstruct traffic visibility.

(3) *AMC, Ch 74, Sec 74-37(a)*

Parking of vehicle for sale upon a public street, private street or parking lot. (Curbstoning)



City of Apopka CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

Item #: 7.

Meeting Date: June 19, 2024

Department: Finance Department

SUBJECT:

Resolution Number 2024-14 Synovus Bank updating designating officials

REQUEST:

Adoption of Resolution Number 2024-14, updating Synovus Bank signature cards authorizing certain City Officials to sign on City Accounts.

SUMMARY:

Due to changes in City staff and City Council, staff is requesting to update the signature cards with our primary bank, Synovus, as indicated in the attached Resolution Number 2024-14.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Adoption of Resolution Number 2024-14, updating Synovus Bank signature cards authorizing certain City Officials to sign on City Accounts.

ATTACHMENTS:

1. Resolution No. 2024-14 - Banking Signatures

RESOLUTION NO. 2023-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, DESIGNATING SYNOVUS BANK AS THE CITY DEPOSITORY; DESIGNATING THE ACCOUNTS TO BE MAINTAINED BY THE CITY; DESIGNATING OFFICIALS WHO ARE AUTHORIZED TO SIGN CHECKS, NOTES, DRAFTS, BILLS OF EXCHANGE, MONIES, ACCEPTANCE, ORDERS AND OTHER ITEMS OF ANY KIND; DESIGNATING OFFICIALS WHO ARE AUTHORIZED TO MAKE ENDORSEMENTS; DESIGNATING OFFICIALS AUTHORIZED TO BORROW MONEY; SETTING METHOD OF NOTICE OF CHANGE IN OFFICIALS; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Apopka, Florida (the "City") goes to bid for its banking services; and

WHEREAS, Synovus Bank requires signature cards and a resolution authorizing certain City officials to sign on the City's accounts;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AS FOLLOWS:

SECTION 1. That Resolution No. 2023-16, dated June 21, 2023, is hereby revoked.

SECTION 2. That Synovus ("Bank") is hereby designated as the depository of the City of Apopka ("City") subject to the rules and regulations set forth in the signature cards of the Bank, and amendment thereto, and that the officials of this City are hereby authorized to open a bank account or accounts with the Bank, for and in the name of this City, and to deposit with the Bank in the account(s) from time to time any and all checks, notes, drafts, bills of exchange, monies, acceptances, orders, and other items of any kind.

SECTION 3. That, with the one exception noted below, the signature of any two (2) City officials detailed in Paragraph 5 below, are required on checks, notes, drafts, bills of exchange, monies, acceptances, orders, or other items of any kind.

Any two (2) of the said officials are hereby authorized to sign (either by actual or facsimile signature) any and all checks, drafts, notes, acceptances, bills of exchange, orders, or other instruments for the withdrawal of any and all monies, credits, items and property at any time held by the Bank for account of the City. Bank shall be entitled to honor, and shall not be liable to the City for, the payment of all instruments bearing the purported facsimile signatures of

officials or agents of the City authorized in this resolution, even though the facsimile signature are actually affixed without authority.

SECTION 4. That the Bank is hereby authorized to pay or cash any instruments payable to or held by the City when endorsed as provided herein, and also to receive the same for credit to the account of or in payment from the payee or other holder (including any official of the City), without inquiry as to the circumstances of issue or endorsement thereof.

SECTION 5. That the following list gives the names of the accounts to be maintained by the City and the names of the officials authorized to sign on said accounts as long as the signature of any two of those listed below on each account appear on any check, note, bill of exchange, monies, acceptances, orders, endorsement, and other items of any kind, except only one signature is required on payroll checks. Their genuine signatures appear at the end of this resolution and shall be certified by the City Clerk.

Account Name

Signatures of Any Two of the Following

General Operating

Mayor Bryan Nelson
Commissioner Diane Velazquez
Commissioner Nadia Anderson
Commissioner Alexander Smith
Commissioner Nick Nesta
City Administrator Jacob Smith
Finance Director Blanche W. Sherman

Payroll (only 1 signature required)

Mayor Bryan Nelson
Commissioner Diane Velazquez
Commissioner Nadia Anderson
Commissioner Alexander Smith
Commissioner Nick Nesta
City Administrator Jacob Smith
Finance Director Blanche W. Sherman

General Investment Account

Mayor Bryan Nelson
Commissioner Diane Velazquez
Commissioner Nadia Anderson
Commissioner Alexander Smith
Commissioner Nick Nesta
City Administrator Jacob Smith
Finance Director Blanche W. Sherman

Law Enforcement Trust

Mayor Bryan Nelson
Commissioner Diane Velazquez
Commissioner Nadia Anderson
Commissioner Alexander Smith
Commissioner Nick Nesta
City Administrator Jacob Smith
Finance Director Blanche W. Sherman

Police Evidence

Police Chief Michael McKinley
Deputy Chief Jerome Miller
City Administrator Jacob Smith
Finance Director Blanche W. Sherman

SECTION 9. That all of the foregoing authorizations shall continue in full force and effect until revoked or modified by written notice actually received by the Bank, setting forth a resolution to that effect stated to have been adopted by the City Council of the City and signed by the City Clerk of the City and the Bank is hereby authorized and directed to at all times rely upon the last notice received by it of any resolutions of the forgoing authorities and as to the persons who from time to time are its officials and their signatures when such notice is signed by one purporting to be the City Clerk of the City.

SECTION 10. The City will set up additional accounts from time to time in accordance with general accounting principles, and if such accounts are set up, the signatures shall be:

Mayor Bryan Nelson
Commissioner Diane Velazquez
Commissioner Nadia Anderson
Commissioner Alexander Smith
Commissioner Nick Nesta
City Administrator Jacob Smith
Finance Director Blanche Sherman

SECTION 11. This Resolution shall take effect on June 19, 2024

ADOPTED this 19th day of June, 2024

ATTEST:

Susan M. Bone, City Clerk

I HEREBY CERTIFY that the following persons, whose genuine signatures appear below, are the officials of the City of Apopka in the capacity set before their respective signatures, to wit:

Mayor Bryan Nelson	
Commissioner Diane Velazquez	
Commissioner Nadia Anderson	
Commissioner Alexander Smith	
Commissioner Nick Nesta	
City Administrator Jacob Smith	
Finance Director Blanche Sherman	

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the City seal
this _____ day of June, A.D. 2024.

Susan M. Bone, City Clerk