

APOPKA CITY COUNCIL AGENDA

April 06, 2016 1:30 PM

APOPKA CITY HALL COUNCIL CHAMBERS

CALL TO ORDER

INVOCATION - Reverend John Fisher of First United Methodist Church of Apopka
PLEDGE

Please submit a "Notice of Intent to Speak card" to the City Clerk. Action may not be taken by the Council at this meeting but questions may be answered by staff or issues may be referred for appropriate staff action. If further action is necessary, the item may be placed on the agenda for further review and consideration. NOTE: Zoning or code enforcement matters which may be coming before the Board at a later date should not be discussed until such time as they come before the Board in a public hearing.

Pursuant to F.S. 286.0114, members of the public shall be given a reasonable opportunity to be heard on propositions before the City Council. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the City Council addresses such items during this meeting. Public comments are generally limited to four minutes.

APPROVAL OF MINUTES:

1. City Council meeting March 16, 2016.

PUBLIC/STAFF RECOGNITION AND ACKNOWLEDGEMENT

Proclamations:

1. National Telecommunicators Week

Mayor Joe Kilsheimer

Employee Recognition:

- ❖ Ten Year Service Award – William Bakle, Public Services/Waste Water Plants
- ❖ Ten Year Service Award – Thomas Muchow, Public Services/Waste Water Plants
- ❖ Ten Year Service Award – Steven Williams, Community Development/Building
- ❖ Ten Year Service Award – Sandra Kerrigan, Police/Support Services
- ❖ Fifteen Year Service Award – Darryl Wesson, Public Services/Utility Construction

Presentations:

1. Evaluation of existing stop signs and

Jay Davoll

CONSENT (Action Item)

1. Authorize the Sewer and Water Capacity Agreement for Hilltop Reserve, Phase 3.
2. Authorize the Sewer and Water Capacity Agreement for Orchid Estates.
3. Approval for the sale of alcohol at the Food Truck Round Up through December 2016.
4. Approve the upgrade to the Sensus Automated Meter Reading System.
5. Authorize the purchase of an Asphalt Roller.
6. Authorize the purchase of Data Backup Appliances.
7. Approve the purchase of a replacement patrol vehicle for the police traffic unit.

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

- | | | |
|-----|---|---------------|
| 1. | Ordinance 2476 - First Reading – 2016-1 Administrative Rezoning – Quasi-Judicial | David Moon |
| 2. | Ordinance 2477 - First Reading – 2016-1 Administrative Rezoning – Quasi-Judicial | David Moon |
| 3. | Ordinance 2478 - First Reading – 2016-1 Administrative Rezoning – Quasi-Judicial | David Moon |
| 4. | Ordinance 2479 - First Reading – 2016-1 Administrative Rezoning – Quasi-Judicial | David Moon |
| 5. | Ordinance 2480 - First Reading – 2016-1 Administrative Rezoning – Quasi-Judicial | David Moon |
| 6. | Ordinance 2481 - First Reading – 2016-1 Administrative Rezoning – Quasi-Judicial | David Moon |
| 7. | Ordinance 2482 - First Reading – 2016-1 Administrative Rezoning – Quasi-Judicial | David Moon |
| 8. | Ordinance 2492 - First Reading – Amending the Apopka Land Development Code & update the Utilities Design and Construction Standards Manual. | Jay Davoll |
| 9. | Resolution 2016-10 - Issuance and execution of a \$1,825,000 Capital Improvement Revenue Note. | Pam Barclay |
| 10. | Resolution 2016-13 - Grow Apopka 2025 Vision Plan 2016-2025. | Glenn A. Irby |
| 11. | Resolution 2016-14 - Amending the budget for FY October 1, 2015 - September 30, 2016. | Pam Barclay |
| 12. | Resolution 2016-15 - Wastewater Facilities Plan (WFP) update. | Jay Davoll |

BUSINESS (Action Item)

1. Council
2. Public

MAYOR'S REPORT**NOT REQUIRING ACTION**

1. Thank you letter to the City of Apopka Recreation Department from resident.

ADJOURNMENT**MEETINGS AND UPCOMING EVENTS**

DATE	TIME	EVENT
April 4 - 8, 2016	8:00am – 5:00pm	Early Voting – Supervisor of Elections Office
April 07, 2016	5:30pm – 9:00pm	Food Truck Round Up – Kit Land Nelson Park
April 09, 2016	2:00pm –	Jaye Howard Football Camp/Community Outreach – Northwest Recreation Complex
April 12, 2016	7:00am – 7:00pm	Runoff Election – Apopka Community Center
April 12, 2016	5:30pm – 6:00pm	Planning Commission Meeting
April 14, 2016	6:00pm – 8:00pm	City Council Workshop – Downtown Development
April 20, 2016	7:00pm –	City Council Meeting
April 23, 2016	8:00am – 2:00pm	Krazy Kids Inflatable Fun Run – Northwest Recreation Complex
April 23, 2016	9:00am – 5:00pm	55 th Annual Apopka Art & foliage Festival – Kit Land Nelson Park
April 24, 2016	10:00am – 4:00pm	55 th Annual Apopka Art & foliage Festival – Kit Land Nelson Park
April 26, 2016	12:00pm – 3:00pm	Oath of Office Ceremony – Apopka Community Center
April 30, 2016	10:00am – 2:00pm	Public Safety Day – Northwest Recreation Complex
May 1, 2016	12:30pm – 2:00pm	MLB Pitch, Hit, & Run Sectional Competition – Northwest Recreation Complex
May 4, 2016	1:30pm – 3:00pm	City Council Meeting
May 5, 2016	5:30pm – 9:00pm	Food Truck Round Up – Kit Land Nelson Park
May 7, 2016	12:00pm – 9:00pm	Cinco de Mayo Event – Northwest Recreation Complex
May 10, 2016	5:30pm – 6:00pm	Planning Commission Meeting
May 18, 2016	7:00pm – 10:00pm	City Council Meeting

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.

Backup material for agenda item:

1. City Council meeting March 16, 2016.

CITY OF APOPKA

Minutes of the regular City Council meeting held on March 16, 2016, at 7:00 p.m., in the City of Apopka Council Chambers.

PRESENT: Mayor Joe Kilsheimer
Commissioner Bill Arrowsmith
Commissioner Billie Dean
Commissioner Diane Velazquez
Commissioner Sam Ruth
City Attorney Cliff Shepard
City Administrator Glenn Irby

PRESS PRESENT: Teresa Sargeant - The Apopka Chief
Bethany Rodgers, Orlando Sentinel
Dale Fenwick, The Apopka Voice

INVOCATION: Mayor Kilsheimer introduced Pastor Steven M. Jencks of Apopka Seventh-day Adventist Church, who gave the invocation.

PLEDGE OF ALLEGIANCE: Mayor Kilsheimer said in a letter written 240 years ago this month Abigail Adams offered advice to her husband, John Adams, and members of the Continental Congress, as they debated the notion of declaring independence from England. Mrs. Adams counseled her husband not to forget the nation's women in the fight for independence. She wrote, "Remember the ladies, and be more generous and favorable to them. We will not hold ourselves bound by any laws in which we have no voice or representation." Her letter, written nearly 150 years before the passage of the 19th Amendment, which gave women the right to vote is viewed by historians as a foundational document in our Nation's fight for equal rights for women. He asked everyone to reflect on the pioneering spirit of Abigail Adams and the generations of women who followed the challenge conventions and create opportunities for generations as he led in the Pledge of Allegiance.

Mayor Kilsheimer acknowledged and congratulated all of the candidates in yesterday's Election, stating we are headed towards a Run-off Election. He thanked everyone who participated.

APPROVAL OF MINUTES:

1. City Council regular meeting March 2, 2016.

MOTION by Commissioner Velazquez, and seconded by Commissioner Ruth, to approve the March 2, 2016 City Council minutes. Motion carried unanimously with Mayor Kilsheimer, and Commissioners Arrowsmith, Dean, Velazquez, and Ruth voting aye.

PUBLIC/STAFF RECOGNITION AND ACKNOWLEDGEMENT

Proclamations:

1. FFA Proclamation – Mayor Kilsheimer read the Proclamation and presented it to the Future Farmers of America members.
2. Water Conservation Proclamation – Mayor Kilsheimer read the Proclamation and presented it to Kevin Burgess.

Presentations:

1. Grow Apopka 2025 Vision Final Draft and Presentation

Debbie Love, Project Manager, Keith and Schnars, said communities go through a visioning process because so many grow in unusual ways, or ways they do not want to grow, and they want to have a vision for the future that has to be driven by the community. She reviewed all that went into this process, including the input that consisted of surveys and community meetings. She said the most common words that constantly came out were “grow” or “growth”, so this became the theme of the project. The ideas that came forward are shown in their report. She reviewed their plan and how it was formulated, vision statements, and illustrative concepts. She went over implementation and funding, stating staff has identified funding sources, and they have included some alternative potential funding sources the City can explore.

Bob Cambric, Keith and Schnars, said this was growing and building upon the foundation of Apopka, utilizing those things that are working well, and adding items the residents have asked for that would take Apopka to become a destination for visitors, as well as a continued enjoyment for the people who already live here. He pointed out they utilized the pillar concept developed by the Florida Chamber of Commerce to categorize the importance of issues the residents had looked at. The first and most important is Economic Development, creating and sustaining opportunities for people to have jobs and grow the economy in Apopka. Second is Infrastructure and Growth Leadership in dealing with the hardscape that makes the community work. He advised the third is Quality of Life and Quality Places, stating all vibrant and great communities have a connection among the residents and activities that add and enhance to being a resident as well as for visitors. The next category is Civic and Governance Systems, which is how the City operates and delivers services to residents. The final pillar is Talent Supply and Education. He pointed out that all of these are connected and support each other. He explained that for each pillar they have established an overreaching goal based on what the community put forward. He reviewed goals and strategies of the plan and relying on the assets such as Lake Apopka, Wekiva River, and Rock Springs. He spoke about the redesign of downtown and making it linked and connected to the Martin Pond area. He discussed being able to create development hubs, as well as addressing the issue of obtainable housing, public safety, and special events. A copy of the proposal is on file in the Clerk’s office, and is included in the agenda packet for this meeting

In response to Mayor Kilsheimer confirming that City Council should not take a vote this evening, Mr. Irby responded in the affirmative, explaining if there were any corrections, changes, additions, or subtractions, the Council would make those tonight and at the next meeting a Resolution will be brought forward to formally adopt it.

Commissioner Dean said with regards to looking at affordable housing, Homes in Partnership cannot get funding from Farmers Home Administration because Apopka is no longer considered a rural community.

Mr. Cambric said he was aware that Apopka no longer qualifies as a rural community under the HUD definition. However, that does not limit Homes in Partnership’s ability to build housing. He advised they were doing a partnership with Habitat for Humanity for the apartments located on Thirteenth and Twelfth Streets. He said the plan talks about the C

working with, encouraging, and assisting developers, and allowing for the delivery of housing that is the type of housing the residents are seeking.

Mayor Kilsheimer opened the meeting to public input.

David Emmel said he would like to talk about three items regarding the northwest hub that have not been addressed. He said the Department of Community Affairs originally recommended a half mile radius from Apopka's interchange node, but Apopka and Orange County determined one mile to allow for transition and compatibility to maintain the current rural nature. He referenced an Orange County Planning Division letter dated July 16, 2010, and reviewed objections in the Orange County letter sent to Department of Community Affairs. He spoke about form-based code and said we still did not have a form-based code and it dates back to 2011.

Mayor Kilsheimer said in this case Mr. Emmel was bringing up some very specific items with regards to the Kelly Park Crossings Development and the requirements the City agreed to when the Development of Regional Impact was approved and these were all still pending and valid issues. He stated the Visioning document is not going to be as specific as the conditions Mr. Emmel was trying to address.

Mr. Cambric said that Mr. Emmel was at the Community Visioning meeting and he alluded to the fact that three issues came up, one being his. During the visioning process, they met with people to find out how their needs could be addressed. Mr. Cambric stated, in this instance, the visioning document does do everything he talks about and went on to review these items within the vision document. He said once they get into the specifics of what the code says, then the conversation can happen about what the open space should be.

Mr. Moon advised that Mr. Emmel's property is several hundred feet outside the city limits that require other parcels to annex into the city before he could even approach the city with an application and request to annex into Apopka. He stated regarding the form-based code, there are plans to move forward with it.

Mitchell Koebke said in reference to the Visioning of Apopka, with regards to the sign, one concern brought up at the meeting is that the sign is just City of Apopka in regular print, and he stated if we were going to have this, the font from the City's logo should be used.

Natalie Rose Bell inquired with the 2025 Vision and the plans for additional housing on Thirteenth and Twelfth Streets, if Apopka would be annexing that particular area. She also expressed concern of a Rehab Hospital being placed on Park Avenue.

Mayor Kilsheimer said with regards to Hawthorne Village, Commissioner Dean has been working with Congressman Mica on the idea of getting funding. He stated there was late breaking initiative by the Habitat for Humanity in Seminole County and Apopka and the Habitat for Humanity in Orlando have joined forces within the last week to apply for a grant that would allow them to move forward on redevelopment of the Hawthorne Village site. As it stands, under their current plan it would stay in Orange County.

Jean Emmel said that their property is within a one mile radius of the Kelly Park Interchange, stating it does not matter that they are not in the city limits because of this one mile radius. She suggested the form-based code needs to be reviewed to understand what they are saying.

Vivian Bryant, President of the Orlando Housing Authority, spoke regarding properties they serve and said they would like to make sure these are included in the visioning plan.

No one else wishing to speak, Mayor Kilsheimer closed the public hearing.

2. CDBG Second Public Hearing

Fred Fox, Fox Enterprises, gave a presentation and held a second public hearing on the Community Development Block Grant, reviewing proposed improvements to Alonzo Williams Park.

Mayor Kilsheimer opened the meeting to a public hearing. No one wishing to speak, he closed the public hearing.

3. Fair Housing Presentation

Mr. Fox reviewed the Fair Housing Act and reviewed the complaint process. In response to Commissioner Dean, he advised he was reviewing the Federal Fair Housing Act, and explained the State and City have both passed Fair Housing Acts.

CONSENT (Action Item)

1. Approve the submittal of the Florida Small Cities, CDBG application.
2. Approve the Disbursement Report for the month of February, 2016.
3. Approval for the sale of alcohol at the Crawfish, Seafood and Jazz Festival.
4. Approval for the sale of alcohol for the Cinco De Mayo Fiesta event.
5. Approval of a Petting Zoo at the Art & Jazz Festival.
6. Authorize and Support Services for the 55th Annual Art & Foliage Festival.
7. Authorize the purchase of artwork at 55th Annual Art & Foliage Festival.
8. Authorize the purchase of Shade Structure improvements for Northwest Recreation Complex.
9. Authorize the purchase of seven vehicles for the Public Services Department.
10. Authorize the funding for the mitigation of gopher tortoises and award a contract for consulting services.
11. Approve the contract, with DeYoung Law Firm, for Police legal services.
12. Award a construction contract, for one fire engine, to Rosenbauer America, LLC.

Items #4 and #9 were pulled for discussion only.

MOTION by Commissioner Ruth, and seconded by Commissioner Velazquez to approve the twelve items on the Consent Agenda. Motion carried unanimously with Mayor Kilsheimer, and Commissioners Arrowsmith, Dean, Velazquez, and Ruth voting aye.

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

1. Ordinance No. 2491– First Reading – Large Scale Future Land Use Amendment. The City Clerk read the title as follows:

ORDINANCE NO. 2491

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” MEDIUM DENSITY RESIDENTIAL TO “CITY” COMMERCIAL (MAX. 0.25 FAR) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED NORTH OF S.R. 414 AND EAST OF MARDEN ROAD, COMPRISING 51.88 ACRES, MORE OR LESS AND OWNED BY EMERSON POINT PHASE 2, LLC; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

David Moon, Planning Manager, gave a brief lead in stating the application was to change approximately 51.88 acres to a Commercial land-use designation. Based on the size of the property, this is a Large Scale application and City Council’s action tonight, if they so choose, is to approve the ordinance on first reading and transmit the application to the Florida Department of Economic Opportunity for state agency review. The state agency will have sixty days to review and respond back to the City. He advised the property is located on the north side of State Road 414, east of Marden Road and is currently vacant. The Planning Commission met on March 8, 2016, and found the request to be consistent with the Comprehensive Plan and compatible with the character of the surrounding area, making the recommendation to approve the ordinance and transmit the application. DRC also reviewed and made the same conclusion and recommendations as the Planning Commission. The staff report will be filed with the minutes.

Ed Fore, Attorney representing the applicant, said they were excited about this project and feel commercial will bring a lot to this area. He stated they currently do not have a site plan, and will be back for a zoning change.

Mayor Kilsheimer opened the meeting to a public hearing.

Vivian Bryant, President of Orlando Housing Authority, said they serve not only City of Orlando residents, but also Orange County residents, and she expressed concern regarding the Marden Apartment Complex at 1541 Marden Meadows Court, which is 45 units of public housing, which are all three bedroom units. This is located right next to this large scale development. She stated they want to make sure there is no constructive taking of their property by placing this development right next to it.

Mr. Fore declared there were no plans for taking or encroaching on any surrounding land. He said current code requires sound and visual barriers between residential and commercial. They feel this will be an amenity to the residents. He stated they would be happy to meet with the Housing Authority to discuss the current plan, but at this time it is premature to say what they plan to build.

Francina Boykin said she and residents from her neighborhood received a certified notice about the zoning hearing at the Planning Commission last week and this was their first knowledge of the Emerson Point Phase 2, LLC. She said individuals spoke about workshops

leading up to the meeting last week and said they would like to be kept informed.

Mr. Fore said he believed what she was referencing were the small area study workshops that were conducted. He said this came up during the Planning Commission meeting. He affirmed they have not had any workshops and have followed the notice requirements as required by the city.

No one else wishing to speak, Mayor Kilsheimer closed the public hearing.

MOTION by Commissioner Ruth, and seconded by Commissioner Velazquez, to approve Ordinance No. 2491 at First Reading and authorize transmittal to the Florida Department of Economic Opportunity. Motion carried unanimously with Mayor Kilsheimer, and Commissioners Arrowsmith, Dean, Velazquez, and Ruth voting aye.

Commissioner Arrowsmith said Mr. Wright had addressed this and said he was going to meet with the neighbors in the area.

Angel de la Portilla said that was during the discussion on the interchange and they did have some meetings with residents regarding the interchange, but nothing specific on this land-use change.

Mr. Moon advised that based on notification policies, a certified letter would have been mailed to all property owners within 300 feet of the property, regardless of jurisdiction and an advertisement in The Apopka Chief regarding public hearing dates.

2. Resolution 2016-07 – Long and short term objectives of the community development plan. The City Clerk read the title as follows

RESOLUTION 2016-07

A RESOLUTION OF THE CITY OF APOPKA AUTHORIZING THE IMPLEMENTATION OF THE LONG TERM AND SHORT TERM OBJECTIVES OF THE CITY OF APOPKA COMMUNITY DEVELOPMENT PLAN.

Jeff Plaucher, Facilities Administrator, advised this was standard language and is required as part of the CDBG grant application. This and the next two resolutions are part of the application process. The application is due April 25, 2016, and this will be the last meeting with regards to this grant.

Mayor Kilsheimer opened the meeting to public input. No one else wishing to speak, he closed the public input.

MOTION by Commissioner Velazquez, and seconded by Commissioner Arrowsmith, to approve Resolution 2016-07. Motion carried unanimously with Mayor Kilsheimer, and Commissioners Arrowsmith, Dean, Velazquez, and Ruth voting aye.

3. Resolution 2016-08 – Authorizing funding from the General Fund. The City Clerk read the title as follows

RESOLUTION 2016-08

A RESOLUTION AUTHORIZING THE USE OF FIFTY THOUSAND DOLLARS (\$50,000.00) OF FUNDING FROM THE CITY OF APOPKA GENERAL FUND UNDER PARKS AS LEVERAGE FOR THE SMALL CITIES NEIGHBORHOOD REVITALIZATION COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION THE CITY IS SUBMITTING TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FOR FEDERAL FISCAL YEAR 2015.

Mayor Kilsheimer opened the meeting to public input. No one wishing to speak, he closed the public input.

MOTION by Commissioner Velazquez, and seconded by Commissioner Ruth, to approve Resolution 2016-08. Motion carried unanimously with Mayor Kilsheimer, and Commissioners Arrowsmith, Dean, Velazquez, and Ruth voting aye.

4. Resolution 2016-09 – Submit Application Grant. The City Clerk read the title as follows:

RESOLUTION 2016-09

A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR A SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FOR FEDERAL FISCAL YEAR 2015.

Mayor Kilsheimer opened the meeting to public input.

Ray Shackelford applauded the City for submitting this grant and stated we need more grants to minimize the burden on citizens. He said it was his understanding if the grant is not awarded, the \$50,000 will not be spent.

Mayor Kilsheimer responded in the affirmative.

No one wishing to speak, he closed the public input.

MOTION by Commissioner Arrowsmith, and seconded by Commissioner Ruth, to approve Resolution 2016-09. Motion carried unanimously with Mayor Kilsheimer, and Commissioners Arrowsmith, Dean, Velazquez, and Ruth voting aye.

5. Resolution No. 2016-11 – Non-exclusive franchise for roll-off container collection and disposal of waste. The City Clerk read the title as follows

RESOLUTION NO. 2016-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, GRANTING A NON-EXCLUSIVE FRANCHISE TO PROGRESSIVE WASTE SOLUTIONS, TO PROVIDE “ROLL-OFF” CONTAINER COLLECTION AND DISPOSAL OF WASTE IN THE CITY OF APOPKA, FLORIDA, PURSUANT TO CITY OF APOPKA, CODE OF ORDINANCES, CHAPTER 66, ARTICLE III; PROVIDING FOR THE TERM OF YEARS FOR THE FRANCHISE; PROVIDING FOR FRANCHISE FEE; PROVIDING AN EFFECTIVE DATE.

Mayor Kilsheimer opened the meeting to public input. No one else wishing to speak, he closed the public input.

MOTION by Commissioner Velazquez, and seconded by Commissioner Arrowsmith, to approved Resolution No. 2016-11. Motion carried unanimously with Mayor Kilsheimer, and Commissioners Arrowsmith, Dean, Velazquez, and Ruth voting aye.

6. Resolution No. 2016-12 – The 55th Annual Arts & Foliage Festival. The City Clerk read the title as follows

RESOLUTION NO. 2016-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, PROVIDING THAT THE CONCESSIONS AT THE ART & FOLIAGE FESTIVAL WILL BE HANDLED LARGELY BY LOCAL COMMUNITY, CIVIC AND RELIGIOUS ORGANIZATIONS, THAT NO PEDDLER LICENSES WILL BE ISSUED DURING THE FESTIVAL, AND THAT NO ANIMALS, LEASHED OR UNLEASHED, WILL BE ALLOWED IN KIT LAND NELSON PARK DURING THE FESTIVAL, EXCEPT IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).

MOTION by Commissioner Arrowsmith, and seconded by Commissioner Dean, to approve Resolution No. 2016-12. Motion carried unanimously with Mayor Kilsheimer, and Commissioners Arrowsmith, Dean, Velazquez, and Ruth voting aye.

BUSINESS

1. Council – No new or old business from Council.
2. Public

Ray Shackelford said at the last Council meeting they were told that the City of Winter Garden spent \$700,000 on their splash pad. He stated he had documentation from Winter

Garden that states they only spent \$300,000 on this and he encouraged Council to do a budget amendment to move forward with a splash pad and skate park.

Francina Boykin said there was a need to resurface Marvin C. Zanders Avenue north of Seventh Street to Tenth Street and resurfacing of Hawthorne Avenue from south of Tenth Street. She said the patching was no longer working and just washing out. She also expressed concerns that there was only one park, Alonzo Williams Park, in that area.

Commissioner Dean said to hinge on what Dr. Shackelford said about the splash pad, the City has set aside funding for a splash pad and he would like to see the City find the extra funds in order to put in a splash pad.

Discussion ensued regarding a splash pad and location of which to place it. From the discussion, it was the consensus of the Council to explore the idea of soliciting bids.

Commissioner Arrowsmith said he has heard more recently about streets than he has about restaurants and nice places to shop. He asked about the priority list for paving and said we need to keep up with the infrastructure.

Mr. Irby advised that Public Services has a master plan underway identifying streets and sidewalks that need repair and from that list they will prioritize that will be used during the budget process.

MAYOR'S REPORT

Mr. Irby reported the City has a Sales and Purchase Agreement in place with Taurus Southern Investments and that agreement states within 60 days a Developers Agreement will be created and presented to Council for approval. He advised we are at the end of that 60-day deadline, but they are very close in negotiating the final Developers Agreement. In a meeting Monday with Taurus they discussed asking Council to extend the initial 60-day deadline for an additional two 30-day deadlines. The current deadline ends on April 2, 2016. He advised they will not have a presentation ready by the tentative March 24, 2016 workshop. He asked to reschedule the March 24, 2016 workshop and to consider allowing two 30-day extensions to the Final Developers Agreement.

MOTION by Commissioner Arrowsmith, and seconded by Commissioner Dean, to extend to Taurus Southern Investments two 30-day extensions for negotiating the Final Developer's Agreement. Motion carried unanimously with Mayor Kilsheimer, and Commissioners Arrowsmith, Dean, Velazquez, and Ruth voting aye.

It was the consensus of the Council to set April 14, 2016 as a tentative date to reschedule the workshop meeting that was scheduled on March 24, 2016 with Taurus Southern Investments.

ADJOURNMENT – There being no further business the meeting adjourned at 9:24 p.m.

Joseph E. Kilsheimer, Mayor

ATTEST

Linda F. Goff, City Clerk

Backup material for agenda item:

Evaluation of existing stop signs and speed limit signs. Jay Davoll



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS

MEETING OF: April 6, 2016
FROM: Public Services
EXHIBITS: Intersection Inventory,
Stop Sign Map, Existing Speed Limit
Signs, Proposed Speed Limit Signs

OTHER: Presentation

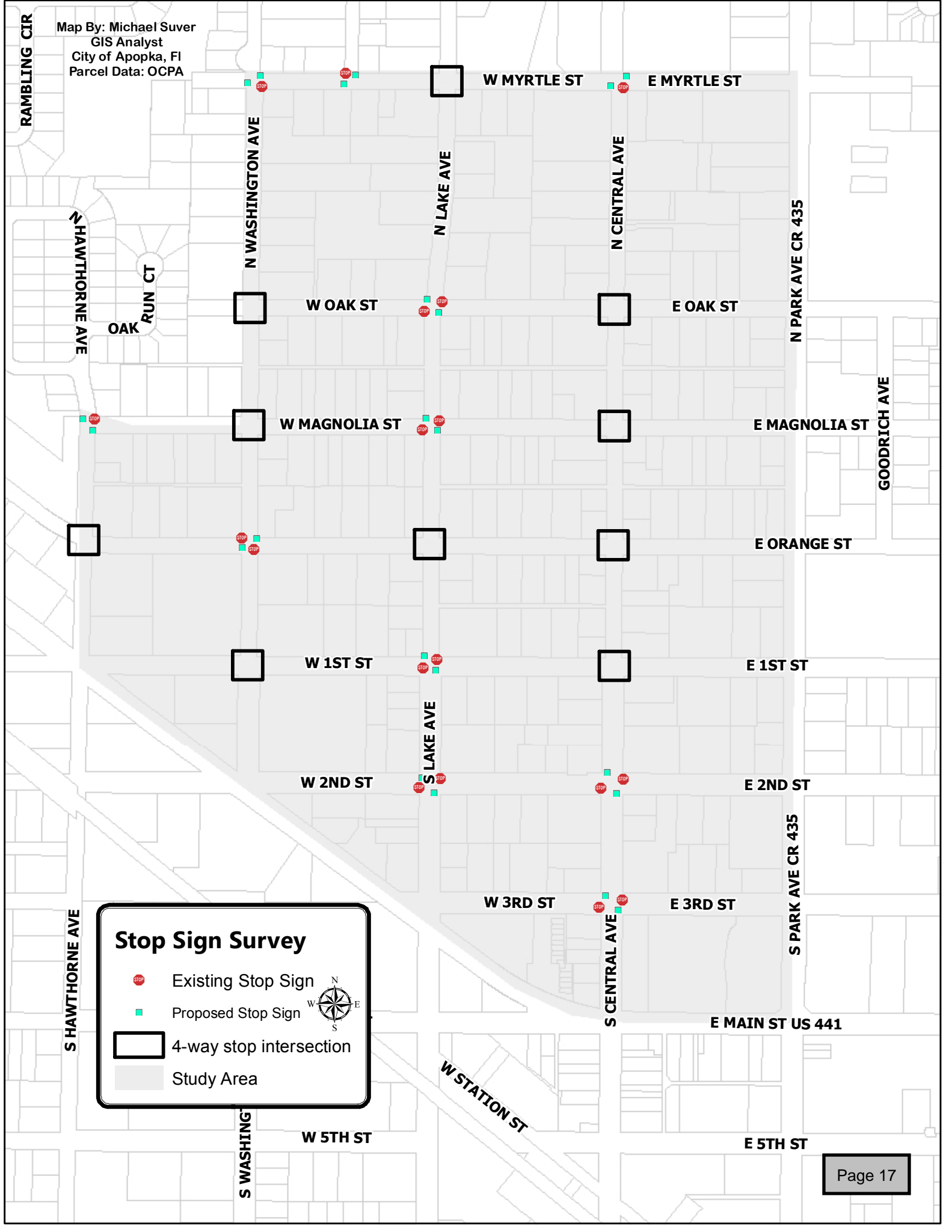
**SUBJECT: EVALUATION OF EXISTING STOP SIGNS ANDS SPEED LIMITS SIGNS IN THE
AREA WEST OF PARK AVENUE, SOUTH OF MYRTLE STREET, EAST OF
HAWTHORNE AVENUE AND NORTH OF MAIN STREET/US441**

SUMMARY:

Public Services was requested to inventory and evaluate the existing stop signs and speed limit signs in the area west of Park Avenue, south of Myrtle Street, east of Hawthorne Avenue and north of Main Street/US441.

DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief



Stop Sign Survey

- Existing Stop Sign
- Proposed Stop Sign
- 4-way stop intersection
- Study Area

RAMBLING CIR

N HAWTHORNE AVE

OAK RUN CT

N WASHINGTON AVE

N LAKE AVE

E MYRTLE ST

N PARK AVE CR 435

W OAK ST

E OAK ST

W MAGNOLIA ST

E MAGNOLIA ST

W ORANGE ST CR 424

E ORANGE ST

W 1ST ST

E 1ST ST

S WASHINGTON AVE

S LAKE AVE

S CENTRAL AVE

S PARK AVE CR 435

W 2ND ST

E 2ND ST

W 3RD ST

E 3RD ST




W 4TH ST

E MAIN ST U




Existing Speed Limit Sign Survey

Sign Facing Direction

-  West
-  East
-  North
-  South



 Study Area

RAMBLING CIR

W MYRTLE ST

SPEED LIMIT 25

N HAWTHORNE AVE

OAK RUN CT

N WASHINGTON AVE

W OAK ST

N LAKE AVE

N CENTRAL AVE

N PARK AVE CR 435

SPEED LIMIT 25

W MAGNOLIA ST

SPEED LIMIT 25

W ORANGE ST CR 424

E ORANGE ST

SPEED LIMIT 25

SPEED LIMIT 25

SPEED LIMIT 25

S WASHINGTON AVE

W 1ST ST

E 1ST ST

SPEED LIMIT 25

S LAKE AVE


W 2ND ST

SPEED LIMIT 25

S PARK AVE CR 435


Proposed Speed Limit Signs 13 New Signs

Sign Facing Direction

 East

 Northwest

 South

 North



 Study Area

W 3RD ST

E 3RD ST

SPEED LIMIT 25

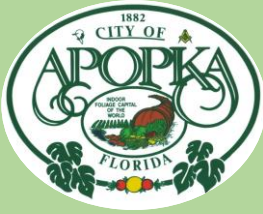
SPEED LIMIT 25

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Backup material for agenda item:

1. Authorize the Sewer and Water Capacity Agreement for Hilltop Reserve, Phase 3.



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER:

MEETING OF: April 6, 2016
 FROM: Community Development
 EXHIBITS: Vicinity Map
 Agreement

SUBJECT: HILLTOP RESERVE, PHASE 3 FKA MARDEN VILLAGE & MARDEN ROAD SUBDIVISION (113 LOTS)

REQUEST: AUTHORIZE THE MAYOR OR HIS DESIGNEE TO EXECUTE THE SEWER AND WATER CAPACITY AGREEMENT.

SUMMARY:

The City’s standard Sewer and Water Capacity Agreement has been prepared for Hilltop Reserve, Phase 3, formerly known as Marden Village & Marden Road Subdivision located at 1930 S. Hawthorne Avenue which is in Unincorporated Orange County.

FUNDING SOURCE:

Not applicable

RECOMMENDATION ACTION:

Authorize the Mayor or his designee to execute the Sewer and Water Capacity Agreement for Hilltop Reserve, Phase 3, formerly known as Marden Village & Marden Road Subdivision.

DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

HILLTOP RESERVE, PHASE 3 FKA MARDEN VILLAGE & MARDEN ROAD SUBDIVISION

Owner: Columnar Development, LLC

Applicant/Engineer: Miller Legg

c/o Richard Villasenor, P.E.

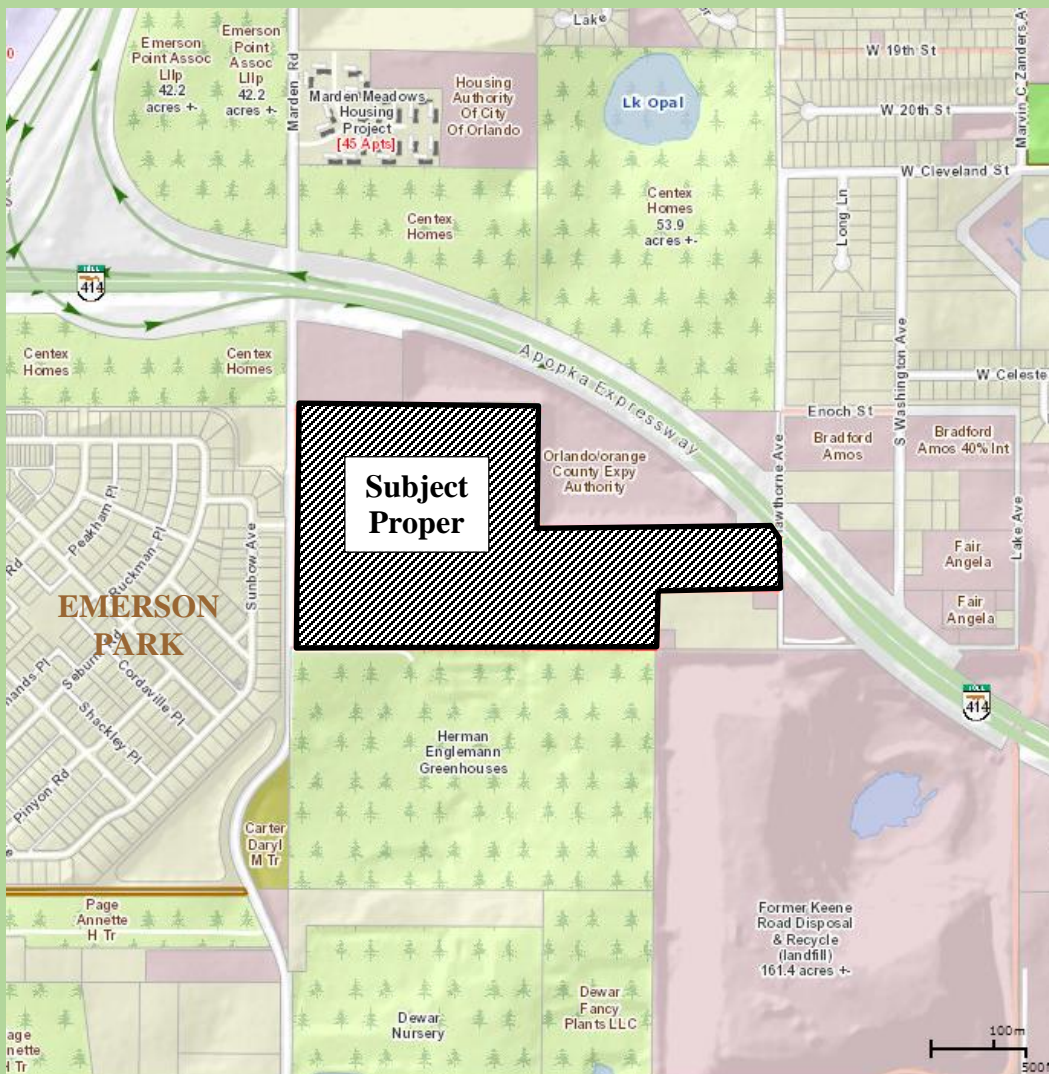
1930 S. Hawthorne Avenue

Parcel ID # 21-21-28-0000-00-027

53.93 +/- Acres



VICINITY MAP



SEWER AND WATER CAPACITY AGREEMENT
HILLTOP RESERVE, PH 3 FKA MARDEN VILLAGE & MARDEN ROAD SUBD. (113 LOTS)

THIS AGREEMENT, made as of this ___ day of _____, 20___, by and between the City of Apopka, Florida, a municipal corporation, hereinafter sometimes referred to as "City" or "Utility" or both; and K. Hovnanian at Marden Village, LLC, sometimes hereinafter referred to as "Owner" or "Developer" or both.

WHEREAS, in the City of Apopka Comprehensive Plan it has been established that land development shall not be permitted unless adequate capital facilities exist or are assured; and

WHEREAS, in the City of Apopka Comprehensive Plan the policy has been established that land development shall bear a proportionate cost of the provision of the new or expanded capital facilities required by such development; and

WHEREAS, the City of Apopka Comprehensive Plan established that the imposition of impact fees and dedication requirements are the preferred methods of regulating land development in order to ensure that it bears a proportionate share of the cost of capital facilities necessary to accommodate the development and to promote and protect the public health, safety and welfare; and

WHEREAS, the City Council of the City of Apopka has determined that the City of Apopka must expand its water and sewer systems in order to maintain current water and sewer standards if new development is to be accommodated without decreasing current standards; and

WHEREAS, the City Council of the City of Apopka enacted an Ordinance providing for Water and Sewer Capital Facilities Fees and Tap Fees; and

WHEREAS, Developer owns or controls lands located in City of Apopka or Orange

County, Florida, and described in **Exhibit "A"** attached hereto and made a part hereof as if fully set out in this paragraph and hereinafter referred to as the "Property," and Developer intends to develop the Property by erecting thereon, individually metered units, general service units, or combination of these; and

WHEREAS, Developer has officially requested that the Utility provide central water distribution and sewage collection service for Developer's property herein described in **Exhibit "A"**; and

WHEREAS, the Utility is willing to provide, in accordance with the provisions of this Agreement, Utility's main extension policy and the City's Code of Ordinances, central water and sewer services to the Property and thereafter operate applicable facilities so that the occupants of the improvements on the Property will receive an adequate water supply and sewage collection and disposal service from Utility; and

WHEREAS, Developer's project and the receipt of water and sewer service is contingent upon the construction and utilization of existing and contemplated water and sewer service facilities and the availability of capacity of those facilities; and

WHEREAS, the Developer is obligated to pay certain Capital Facilities Fees in conjunction with this commitment for capacity and does desire to execute a Service Agreement with the City.

NOW, THEREFORE, the parties hereto agree as follows:

Section 1. Compliance.

The Owner agrees that both he and his successors and assigns will abide by the provisions of this Agreement and the relevant Ordinances of the City and that he will install or have installed the improvements required by the City in accordance with the

provisions of this Agreement and of said Ordinances. The Owner further understands and agrees that, in the development of the subject property, failure to abide by the terms of this Agreement, the provisions of the City's Ordinances, or any other applicable regulations, ordinances, or laws from time to time existing, shall constitute grounds for refusal by the City, or the appropriate authority thereof, to allow such development, to obtain building permits, to institute utility services, or to permit occupancy of completed improvements.

Section 2. Definitions.

A. "ERU (Water)" means Equivalent Residential Unit defined as having the average demand of 400 gallons per day.

B. "ERU (Sewer)" means Equivalent Residential Unit defined as having the average demand of 350 gallons per day.

C. "DEP" shall mean the Department of Environmental Protection of the State of Florida.

D. "Notice To Proceed" - A document executed by the Developer requesting specific water.

E. "Point of Delivery" - The point where the pipes or meter of the Utility are connected with the pipes of the consumer or Owner. Unless otherwise indicated, Point of Delivery shall be at the Owner's lot line.

F. "Property" - The area or parcel of land described in **Exhibit "A"** attached hereto.

G. "Service" - The readiness and ability on the part of the Utility to furnish and maintain water and sewer service to the point of delivery for each lot or tract pursuant to applicable ordinances, laws, rules, regulations, permits and Utility policies.

Section 3. On-Site Installation.

To induce the Utility to provide the water treatment and sewage collection and disposal facilities, and to continuously provide Owner's Property with water and sewer services, unless otherwise provided for herein, Owner hereby covenants and agrees to construct and to transfer ownership and control to the Utility, as a contribution-in-aid-of-construction, the on-site water distribution and sewage collection systems located on Owner's Property. The term "on-site water distribution and sewer collection systems" means and includes all water distribution and supply mains, lines and pipes, and related facilities and sewage collection lines facilities and equipment, including pumping stations, constructed within the boundaries of Owner's Property adequate in size to serve each lot or unit within the property or as otherwise required by Utility. Owner shall install at its sole expense all of the aforesaid facilities within the Property in accordance with the plans, specifications and all other pertinent documents approved by the Utility. Developer will furnish Utility with three (3) copies of the plans and specifications for the water distribution system, sewage collection main lift stations and other facilities necessary to serve the property described in **Exhibit "A"**.

Developer shall obtain approval of plans and specifications from all necessary agencies. No construction shall commence until utility and appropriate regulatory agencies have approved such plans and specifications in writing. If construction commences prior to all such approvals and any other approvals required hereunder, Utility shall have no responsibility to accept such lines and facilities and Utility may elect to terminate this Agreement and/or not provide service to Developer until such time as Developer obtains all such required approvals. When permits and approved plans are

returned by appropriate regulatory agencies to Developer, Developer shall submit to Utility one copy of the water and/or sewer construction permit and approved plans. Developer shall also supply to the Utility a copy of the final estimate or payment covering all contract items and Release of Lien from Contractor(s).

After the approval of plans and specifications by Utility and appropriate regulatory agencies, Developer, or the engineer of record, shall set up a preconstruction conference with engineer of record, utility contractor, appropriate building official(s), all other utility companies involved in the development of the Property, and Utility, as may be appropriate.

Developer shall provide to Utility's representative forty-eight (48) hours written notice prior to commencement of construction and forty-eight (48) hours written notice prior to any inspections or tests being performed as described herein. "Notice" shall be complete when Utility actually receives same.

During the construction of the water distribution and sewage collection systems by Developer, Utility shall have the right to inspect such installations to determine compliance with the approved plans and specifications. The engineer of record shall also inspect construction to insure compliance with the approved plans and specifications. The engineer of record and utility contractor shall be present for all standard tests and inspections for pressure, exfiltration, line and grade, and all other normal engineering tests and inspections to determine that the systems have been installed in accordance with the approved plan and specifications, and good engineering practices.

Upon completion of construction, Developer's engineer of record shall submit to

Utility a copy of the signed certification of completion submitted to the appropriate regulatory agencies. If certification is for the water distribution system, a copy of the bacteriological results and a sketch showing locations of all sample points shall be included. The engineer of record shall also submit to Utility paper copies of the as-built plans prepared signed and sealed by the engineer of record. Developer will provide Utility with two (2) copies of the approved paving and drainage plans. Developer will provide Utility with three (3) copies of the approved subdivision plat.

Section 4. Off-Site Installation.

The Developer will construct and install water mains, gravity sewer lines, lift station(s) and force main(s) from Developer's property to the Utility existing facilities in accordance with overall master plans of the utility system and in accordance with approved engineering plans and specifications. At all times prior to, during and upon completion of the construction of the extensions of water and sewer lines, Utility shall have the right to inspect and approve all construction plans and specifications, piping, connections, equipment, materials and construction work being provided or performed, or previously provided or performed, by or on behalf of the Developer. Such approval shall not be unreasonably withheld or delayed by Utility, and any costs of such inspections shall be borne by Utility. It shall be the Developer's responsibility to insure that all construction fully meets the plans and specifications approved by the Utility. The cost of inspections resulting from required corrective action shall be borne by the Developer. As conditions precedent to receiving water and sewer service, Developer shall:

- A. Provide Utility with three (3) copies of the approved subdivision plat.
- B. Provide Utility with three (3) copies of the approved paving and drainage plans

of the development.

C. Furnish Utility with three (3) copies of the plans, specifications and engineering cost estimate for the water distribution system, sewage collection system, lift station(s) and other facilities necessary to serve the property described in **Exhibit "A"**. Developer must receive approval from Utility of said plans, specifications and engineering cost estimate prior to proceeding with any construction of the facilities.

D. Obtain approval of the plans and specifications from all necessary governmental agencies, including, but not limited to, the Florida Department of Environmental Protection and the City of Apopka. No construction shall commence until Utility and appropriate regulatory agencies have approved such plans and specifications in writing. When permits and approved plans are returned by appropriate regulatory agencies to Developer, Developer shall submit to Utility one (1) copy of water and/or sewer construction permit and approved plans.

E. After the approval of plans and specifications by Utility and appropriate regulatory agencies, Developer, or the engineer of record shall set up a preconstruction conference with engineer of record, utility contractor, appropriate building official(s), all other utility companies involved in the development of the Property, and Utility, as may be appropriate.

Developer shall provide to Utility's representative forty-eight (48) hours written notice prior to commencement of construction and forty-eight (48) hours written notice prior to any inspections or tests being performed as described herein. "Notice" shall be complete when Utility actually received same.

During the construction of the water distribution and sewage collection systems by

Developer, the Utility shall have the right to inspect such installations to determine compliance with the approved plans and specifications. The engineer of record shall also inspect construction to assure compliance with the approved plans and specifications. The engineer of record and utility contractor shall be present at all standard tests and inspections for pressure, exfiltration, line and grade, and all other normal engineering tests and inspections to determine that the systems have been installed in accordance with the approved plans and specifications, and good engineering practices.

F. Upon completion of construction, Developer's engineer of record shall submit to Utility a copy of the sign certifications of completion submitted to the appropriate regulatory agencies. If certification is for the water distribution system, a copy of the bacteriological results and a sketch showing locations of all sample points shall be included.

Developer's engineer shall deliver one (1) set of paper copies of "As-built" engineering plans, prepared signed and sealed by the professional engineer of record, showing the location of all water and sewer systems and services installed, and certification by the professional engineer of record to the Utility that such systems and services, as built, comply with the plans and specifications approved by the Utility.

Furnish proof satisfactory to the Utility that the installation of the facilities and all contractors, subcontractors, materialmen and laborers have been paid in full, and provide an engineer's certificate of total cost of improvements, i.e., by Release of Lien or other appropriate means.

G. As per this Agreement, Developer shall install, at its sole expense, all of the

aforesaid facilities off-site, in accordance with the plans and specifications approved by the Utility. The Utility agrees it will complete its review of the plans and specifications within thirty (30) days of receipt from the Developer.

H. Developer hereby agrees to transfer to Utility title to all water distributions and sewage collection systems installed by Developer or Developer's contractor, pursuant to the provisions of this Agreement. Such conveyance shall take effect at the time Utility issues its final letter of acceptance. As further evidence of said transfer to title, upon completion of the installation, but prior to the issuance of the final letter of acceptance and the rendering of service by Utility, Developer shall:

I. Provide Utility with copies of Release of Lien for said Property.

J. Developer shall assign any and all warranties and/or maintenance bonds and the rights to enforce same to the Utility which Developer obtains from any contractor constructing the utility systems. Developer shall remain secondarily liable on such warranties. If Developer does not obtain such written warranty and/or maintenance bond from its contractor and deliver same to Utility, which warranty and/or maintenance bond shall be for a minimum period of two years, then in such event, Developer by the terms of this instrument, agrees to indemnify and save harmless the Utility for an loss, damages, costs, claims, suits, debts, or demands by reason of latent defects in the systems which could not have been reasonably discovered upon normal engineering inspection, for a period of two years from the date of acceptance by the Utility of said utility systems.

K. The Developer shall provide Utility with all appropriate operations/maintenance and parts manuals.

L. The Developer shall further cause to be conveyed to Utility all easements and/or rights-of-way covering areas in which water and sewer systems are installed, by recordable document in form satisfactory to the Utility and shall convey title to the Utility, by recordable document in form satisfactory to Utility, and lift stations constructed on Developer's Property along with recordable ingress/egress easement documents.

M. Utility agrees that the issuance of the final letter of acceptance for the water distribution and sewage collection systems installed by Developer shall constitute the assumption of responsibility by Utility for the continuous operation and maintenance of such systems from that date forward.

Section 5. Easement.

Developer hereby grants and gives to Utility, its successors and assigns, but subject to the terms of this Agreement, the exclusive right or privilege to construct, own, maintain or operate the water and sewer facilities to serve the Property; and the exclusive right or privilege to construct, own, maintain or operate the said facilities in, under, upon, over and across the present and future streets, roads, alleys and easements, reserved utility strips and utility sites, and any public place as provided and dedicated to public use in the record plats, or as provided for in agreements, dedications or grants made otherwise and is independent of said record plats. Mortgagees, if any, holding prior liens on the Property shall be required to either release such lien, subordinate their positions or join in the grant or dedication of the easements or rights-of-way, or give to Utility assurance by way of a "non-disturbance agreement," that in the event of foreclosure, mortgagee would continue to recognize the easement rights of Utility, as long as Utility complies with the terms of this Agreement. All water distribution and sewage collection

facilities, save and except consumer installations, shall be covered by easements or rights-of-way if not located within platted or dedicated road or rights-of-ways for utility purposes.

Developer hereby further agrees that the foregoing grants include the necessary right of ingress and egress to any part of the Developer's property upon which Utility is constructing or operating utility facilities. The foregoing grants shall be for such period of time as Utility or its successors or assigns require such rights, privileges or easements in the construction, ownership, maintenance, operation or expansion of the water and sewer facilities. The parties agree that in the event Developer and Utility agree to install any of the water or sewer facilities in lands within the Property lying outside the streets and easement areas described above, then Developer or the owner shall grant to Utility, the necessary easement or easements for such "private property" installation; provided, all such "private property" installations by Utility shall be made in such a manner as not to interfere with the then primary use of such "private property". The use of easements granted by Developer to Utility shall not preclude the use by other utilities of these easements, such as for cable television, telephone, electric, or gas utilities, or as otherwise agreed to by Utility, provided each does not interfere with Utility's use thereof.

The Utility hereby agrees that all easement grants will be utilized in accordance with the established and generally accepted practices of the water and sewer industry with respect to the installation of all its facilities in any of the easement areas.

Section 6. Utility's Exclusive Right to Utility Facilities.

Developer agrees with Utility that all water and sewer facilities accepted by Utility in connection with providing water and sewer services to the Property shall at all times

remain in the sole, complete and exclusive ownership of Utility, its successors and assigns, and any person or entity owning any part of the Property or any residence, building, or unit constructed or located thereon, shall not have any right, title, claim or interest in and to such facilities or any part of them, for any purpose, including the furnishing of water and sewer services to other persons or entities located within or beyond the limits of the Property.

Section 7. Exclusive Right to Provide Service.

As a further and essential consideration of this Agreement, Developer, or the successors and assigns of Developer, shall not (the words "shall not" being used in a mandatory definition) engage in business or businesses of providing potable water or sewer services to the Property during the period of time Utility, its successors and assigns, provide water or sewer services to the Property, it being the intention of the parties hereto that under the foregoing provision and also other provisions of this Agreement, Utility shall have the sole and exclusive right and privilege to provide water and sewer services to the Property and to the occupants of each residence, building or unit constructed thereon, except for providing by Developer, from its own sources and lines for irrigation uses.

Section 8. Rates.

The Utility agrees that the rates to be charged to Developer and individual consumers of water and sewer services shall be those set forth by the City Council. However, notwithstanding any provision in this Agreement, the Utility, its successors and assigns, may establish, amend or revise, from time to time in the future, and enforce rates or rate schedules so established and enforced and shall at all times be reasonable and

subject to approval by the City Council.

Notwithstanding any provision in this Agreement, the Utility may establish, amend or revise, from time to time, in the future, and enforce rules and regulations covering water and sewer services to the Property, including the costs thereof.

Any such initial or future lower or increased rate schedules, and rules and regulations established, amended or revised and enforced by Utility from time to time in the future shall be binding upon Developer; upon any person or other entity holding by, through or under developer; and upon any user or consumer of the water and sewer provided to the Property by Utility.

Section 9. Capital Facility Fees.

In addition to the contribution of any water distribution and sewage collection systems, where applicable, and further to induce the Utility to provide water and sewage service, Developer hereby agrees to pay to Utility the following Capital Facility Fees:

A. Water Capital Facility Fee. A capital facility fee which represents the capital cost of the Primary System capacity expansion will be charged and paid in the manner described herein. The City reserves the right to also require additional contributions or in kind contributions, including but not limited to constructed donated facilities, as may be necessary to extend services or to further expand the Primary System to facilitate the providing of services to the Owner's property and, if any oversizing is required the Owner shall be reimbursed in accordance with Section 26-80 of the Apopka Municipal Code. The City reserves the right to prospectively adjust unpaid fees and charges assessed herein. The Owner will be required to build or to provide the cost of construction of the Secondary or Local Distribution System and all water facilities on site regardless of size

necessary to provide service to the land development activity.

The water Capital Facility Fee charged shall be calculated as follows:

Total Water			
Capacity Committed <u>in Gallons</u>	No. Of ERU's <u>Committed</u>	Water Capital Facility Fee <u>Per ERU</u>	Facility Fee Due from <u>Owner</u>
45,200	113	\$2,527.00	\$285,551.00

B. Sewer Capital Facility Fee. A capital facility fee shall be assessed by the city which represents the capital cost of the Primary System Capacity expansion. The City reserves the right to also require additional contributions or in kind contributions, including but not limited to constructed donated facilities, as may be necessary to extend services or to further expand the Primary System to facilitate the providing of services to the Owner's property and, if any oversizing is required, the Owner shall be reimbursed in accordance with Section 26-80 of the Apopka Municipal Code. The City additionally reserves the right to prospectively adjust unpaid fees and charges assessed herein. Owner will be required to build or to provide the cost of construction of the Secondary or Local Distribution System and all water facilities on site regardless of size necessary to provide service to the land development activity.

The Sewer Capital Facility Fee charged shall be calculated as follows:

Total Sewer			
Capacity Committed <u>in Gallons</u>	No. Of ERU's <u>Committed</u>	Sewer Capital Facility Fee <u>Per ERU</u>	Facility Fee Due from <u>Owner</u>
39,550	113	\$5,294.00	\$598,222.00

Section 10. Payment of Capital Fees.

The capital facility fees described herein shall be due and payable as follows:

A. 10% of all capital facilities fees for all units at the time of applying to DEP for a permit.

B. 20% of all capital facilities fees at the time of receiving DEP approval/permit or 120 days from the date of application whichever occurs first.

C. 10% of all capital facilities fees at the time of issuance of Certificate of Acceptance by City or 120 days from the date of issuance of DEP permit whichever occurs first.

D. 20% of all capital facilities fees 12 months after the date of issuance of the DEP permit as set forth in (b).

E. 20% of all capital facilities fees not later than 24 months after the date of issuance of the DEP permit as set forth in (b).

F. All capital facilities fees are due not later than 36 months after the date of the issuance of the DEP permit as set forth in (b).

The capital facilities fees shall be based on the fee schedule in effect at the time payment is actually made to the City. The fees set forth therein are the minimum due and payable. Capital Facilities Fees shall be due and payable by the Owner on or before application for building permits for each individual lot or land development activity. During the time period following the issuance of the DEP permit until all capital facilities fees are paid, the amount due and payable shall always be the greater of the scheduled fees or the fees due upon applying for building permits during this period. If the Capital Facilities fees are paid in conjunction with the application for building permits are less than the fees currently due pursuant to subparagraphs (d), (e), and (f) of this Section, the Owner must remit the difference as same comes due pursuant to the schedule. If the

amount due in conjunction with the application for building permits exceeds the amount due pursuant to schedule, the amount due in conjunction with the application for building permits shall be the amount due and payable irregardless of the amount of the scheduled payment.

The 40% first paid in accordance with subparagraphs (a), (b), and (c) of this Section will apply to the last 40% of the building permits applied for by the Developer. A failure of the Developer to pay all sums due in accordance with this Section shall be considered a default and all of the Capital Facilities Fees shall become immediately due and payable and all other rights and remedies associated with a default shall be available to the City.

It is also agreed by the parties that:

(a) No lots, units or interests in the property, development or units may be sold until 100% of all the capital facilities fees on those lots or units to be sold have been paid.

(b) No capacity may be transferred, sold or bartered to any other land development activity.

(c) If the Developer should default on any of the aforescribed, the City shall have the right to record a lien on all remaining lots owned by the Developer for unpaid fees and shall have the right to demand the return of unused capacity. This right is in addition to all other rights available to the City under Florida law.

Section 11. Refund of Fee Paid.

The parties agree that if a DEP permit expires and DEP has released all permitted capacity back to the City and no construction has been commenced, then the Developer

shall be entitled to a refund of the capital facility fees paid as a condition for its issuance except that the City shall retain three percent (3%) of the refunded funds as a fee to offset the costs of collection and refund.

Section 12. Recapture of Capacity.

The parties agree that if the development has not been substantially completed by the end of the calendar quarter immediately following two (2) years from the date on which the water and sewer capital facility fee was paid in full, or if the developer is in default under this agreement or if the DEP permit issued to the developer has expired or the Developer has not proceeded to develop the property described in **Exhibit "A"** within two years from the date of execution of this Agreement, the City may petition, if necessary, the DEP to recapture the capacity committed pursuant to this Agreement. If said capacity is all released back to the City, the City may refund the capital facility fees as set forth in paragraph 11 above.

Section 13. Maintenance Fees.

The parties agree that the City may subject encumbered or committed water and sewer capacity to a maintenance fee to be assessed by the City. The amount of such fee will be determined by the City Council and shall be based upon the costs of maintaining the committed capacity for the Developer. Such fees shall not be a Capital Facility Fee as described herein and shall be due and payable as directed by the City.

Section 14. Water System Tap Fee.

The parties agree that a Water Tap Fee shall be charged at the time of approval by the City of a service connection. Such fee will include the labor cost and the cost of connection piping from the main to the meter not to exceed fifty (50) feet in length and

shall be charged as follows:

Single Service Meter

3/4"	\$350.00
1"	\$412.00
1½"	\$631.00
2"	\$757.00

Dual Service Meter

3/4"	\$274.00
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Short Service Tap

3/4" & 1"	\$275.00
1½" & 2"	\$357.00

Long Service Tap

3/4" & 1"	\$836.00
1½" & 2"	\$918.00

For a meter or tap over two (2) inches in size, the work will be performed by the contractor, however, in circumstances where the city elects to perform the work, the fee charged shall be actual cost plus ten percent (10%).

Short service is defined as service located on the same side of a road or driveway of an existing water line where the connection is to be made. Long service is defined as service located on the opposite side of a road or driveway of an existing water line where the connection is to be made. There will be an additional charge of \$10.00 for every linear foot for service over 50 linear feet. An additional charge will be added equal to the county right-of-way permit fee when it is required. All Tap Fees are due and payable at the time that a service connection is approved by the Utility.

Section 15. Sewer Tap Fee and Other Charges.

The parties agree that a sewer tap fee shall be charged at the time of approval by the City of a service connection. The cost of extending or installing 6" sewer lateral shall be \$745.00 up to 25 feet and including cleanout, and shall be payable by the Developer

upon billing. For additional footage beyond 25 feet, the charge shall be \$12.00 per linear foot. The costs of any applicable county or state permits will be also an additional charge payable by the Developer. Any sewer lateral within the public right-of-way easement will remain the property of the City. All Tap Fees are due and payable at the time that a service connection is approved by the Utility. The other charges described herein are due and payable within 10 days of the date of the billing.

Section 16. Miscellaneous Provisions Regarding Payments.

The parties agree to the following with reference to fees described herein:

A. No building permit for any developmental activity requiring the payment of a capital facility fee shall be issued unless and until the water and sewer capital facility fees have been paid.

B. The City may require that all payments be made with certified funds or cashier's check if payments have been late or if the Developer has previously provided bad funds or if the Developer has an impaired credit reputation.

C. In the event that the City should have to take any actions other than initial presentment of a check to a local bank in order to collect the payments due and payable pursuant to this Agreement, the Owner shall be responsible for any costs, including reasonable attorney's fee, incurred in taking such actions.

D. Acceptance of payment of any of the Fees described herein in part or in full shall not constitute a waiver of the Utility's rates or regulations.

E. Neither Developer nor any person or other entity holding any of the Property by, through or under Developer, or otherwise, shall have any present or future right, title, claim or interest in and to the Capital Facility Fee charges paid or to any of the water or

sewer facilities and properties of Utility, and all prohibitions applicable to Developer with respect to refund of such fees, are applicable to all persons or entities owning such property or an interest in such property.

Section 17. Agreement to Serve.

Upon the completion of construction of the water and sewer facilities by Developer, its inspection, the issuance of the final letter of acceptance by the Utility, the Utility covenants and agrees that it will allow the connection of the water distribution and sewage collection facilities installed by Developer to the central facilities of the Utility and shall provide utility service in accordance with the terms and intent of this Agreement. Such connections shall at all times be in accordance with rules, regulations and orders of the applicable governmental authorities including the City. The Utility agrees that once it provides water and sewer service to the Property and Developer or others have connected consumer installations to its system, that thereafter the Utility will continuously provide, in accordance with the other provisions of this Agreement, including rules and regulations and rate schedules, water and sewer service to the Property in a manner to conform with all requirements of the applicable governmental authority.

The parties agree that the capacity needed to provide service to the Property is 45,200 gallons per day for potable water supply and 39,550 gallons per day for wastewater removal. Developer agrees that the number of units of development for which capacity is reserved hereby shall not exceed the number of units of development for which capacity is reserved hereby pursuant to final development plans on file in the Community Development Department. Developer agrees that sewage to be treated by the Utility from Developer's property will consist of domestic wastewater and further

agrees that it will not allow any abnormal strength sewage to flow from developers' property to the Utility Sewage treatment facility that will cause harm to the treatment process. In addition, Developer further agrees that no wastewater, fluids or other substances and materials shall be discharged to the Utility's sanitary sewer collection/transmission system, which contain any hazardous, inflammable, toxic and/or industrial constituents, in whole or in part, regardless of the concentrations (i.e., strengths) of said constituents. Developer grants to Utility the right to sample the Developer's sewage, as referred to hereinabove, to verify Developer's compliance with this paragraph.

Section 18. Application for Service: Consumer Installations.

Developer, or any owner of any parcel of the Property, or any occupant of any residence, building or unit located thereon shall not have the right to and shall not connect any consumer installation to the facilities of Utility until formal written application has been made to Utility by the prospective user of service, or either of them, in accordance with the then effective rules and regulations of the Utility and approval for such connection has been granted.

Although the responsibility for connecting the consumer installation to the meter and/or lines of the Utility at the point of delivery is that of the Developer or entity other than the Utility, with reference to such connections, the parties agree as follows:

A. Application for the installation of water meters and backflow preventers shall be made twenty-four (24) hours in advance, not including Saturdays, Sundays and holidays.

B. All consumer installation connections may at its sole option be inspected by the Utility before backfilling and covering of any pipes.

C. Written notice to the Utility requesting an inspection of a consumer installation connection may be given by the Developer or his contractor, and the inspection will be made within twenty-four (24) hours, not including Saturdays, Sundays and holidays, provided the meter and backflow preventer, if applicable, have been previously installed.

D. The cost of constructing, operating, repairing or maintaining consumer installations shall be that of Developer or a party other than the Utility.

E. If a kitchen, cafeteria, restaurant or other food preparation or dining facility is constructed within the Property, the Utility shall have the right to require that a grease trap and/or pretreatment unit be constructed, installed and connected so that all waste waters from any grease producing equipment within such facility, including floor drains in food preparation areas, shall first enter the grease trap for pretreatment before the wastewater is delivered to the lines of the Utility. The size, materials and construction of said grease traps are to be approved by the Utility. Developer hereby grants to the Utility the right to periodically inspect the pretreatment facilities herein described. The provisions of this paragraph shall not apply to individual residential kitchens.

No substance other than domestic wastewater will be placed into the sewage system and delivered to the lines of the Utility. Should any non-domestic wastes, grease or oils, including, but not limited to, floor wax or paint, be delivered to the lines, the Owner will be responsible for payment of the cost and expense required in correcting or repairing any resulting damage or impairment of the treatment process and/or facilities.

Section 19. Assurance of Title.

Within fifteen (15) days of DEP approval or prior to Developer issuing the Notice to Proceed to the Utility, at the expense of Developer, Developer agrees to deliver to the

Utility a Certificate of Title, a Title Insurance Policy or an opinion of title from a qualified attorney-at-law, with respect to the Property. The provisions of this paragraph are for the purpose of evidencing Developer's legal right to grant the exclusive rights of service contained in the Agreement.

Section 20. Binding Effect of Agreement.

The Agreement shall be binding upon and shall inure to the benefit of Developer, the Utility and their respective assigns and successors by merger, consolidation, conveyance or otherwise, subject to the terms of this Agreement, as contained herein. This Agreement is freely assignable by either party.

Section 21. Notice.

Until further written notice by either party to the other, all notices provided for herein shall be in writing and transmitted by messenger, by mail or by telegram, and if to Developer, shall be mailed or delivered to Developer at:

Ed Kassik
K. Hovnanian at Hilltop Reserve LLC
151 Southhall Lane suite 120
Maitland, FL 32751

With a copy to:

and if the Utility, at:

City of Apopka
Utilities Department
Attn: Cindy Haynes
120 East Main Street
Apopka, FL 32704

Section 22. Laws of Florida.

This Agreement shall be governed by the laws of the State of Florida and it shall be and become effective immediately upon execution by both parties hereto.

Section 23. Cost and Attorney's Fees.

In the event the Utility or Developer is required to enforce this Agreement by Court proceedings or otherwise, by instituting suit or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorney's fees.

Section 24. Force Majeure.

In the event that the performance of this Agreement by either party to this Agreement is prevented or interrupted in consequence of any cause beyond the control of either party, including but not limited to Act of God or of the public enemy, war, national emergency, allocation or of other governmental restrictions upon the use of availability of labor or materials, rationing, civil insurrection, riot, racial or civil rights disorder or demonstration, strike, embargo, flood, tidal wave, fire, explosion, bomb detonation, nuclear fallout, windstorm, hurricane, earthquake, or other casualty or disaster or catastrophe, unforeseeable failure or breakdown of pumping transmission or other facilities, and all governmental rules or acts or action of any government or public or governmental authority or commission of board or agency or agent or official or officer, the enactment of any statute or ordinance or resolution or regulation or rule or ruling or order, order of decree or judgment or restraining order or injunction of any court, said party shall not be liable for such non-performance.

Section 25.

The rights, privileges, obligations and covenants of Developer and the Utility shall survive the completion of the work of Developer with respect to completing the facilities and services to any development phase and to the Property as a whole.

Section 26.

This Agreement supersedes all previous agreements or representations, either verbal or written, heretofore in effect between Developer and Utility, made with respect to the matters herein contained, and when duly executed, fully constitutes the Agreement between Developer and the Utility. No additions, alterations or variations of the terms of this Agreement shall be valid, nor can provisions of this Agreement be waived by either party, unless such additions, alterations, variations or waivers are expressed in writing and duly signed.

Section 27. Construction.

Whenever the singular number is used in this Agreement and when required by the context, the same shall include the plural, and the masculine, feminine and neuter genders shall each include the others.

In case of any differences of meaning or implication between the text of this Agreement and any caption, illustration, summary table, or illustrative table, the text shall control.

The phrase "used for" includes "arranged for", "designed for", "maintained for", or "occupied for".

The work "includes" shall not limit a term to the specific example but is intended to extend its meaning to all other instances or circumstances of like kind or character.

Section 28.

Both parties warrant that they have the legal authority to execute this Agreement.

Section 29.

Notwithstanding the gallonage calculations that could be made hereunder relative to ERU's, by and execution hereof, Developer agrees that the intention of this contract is to reserve a given number of units of capacity for the property described in Exhibit "A" and not for purposes of any other calculations.

Section 30.

It is agreed by and between the parties hereto that all words, terms and conditions contained herein are to be read in concert, each with the other, and that provision contained under one heading may be considered to be equally applicable under another in the interpretation of this contract.

Section 31.

By the execution hereof, Developer agrees that the Utility Company has certain obligations as a municipal utility to protect the health, safety and welfare of the public and not to burden Utility's customers with extraordinary expenses attributed or attributable to Developer, his successors or assigns, and that the Utility may, at its sole option, require pretreatment or special features such as grease traps. It is the intention of the parties that all sewage shall conform to the requirements of the Utility prior to introduction into Utility's collection system. Developer shall be responsible for all costs associated herewith.

Section 32.

The Utility shall, at all reasonable times and hours, have the right of inspection of

Developer's internal lines and facilities. This provision shall be binding on the successors and assigns of the Developer.

Section 33. Water Conservation Measures.

Water conservation measures shall be employed by the Developer. Said measures shall include but not be limited to:

- A. Low flush toilets which utilize 3.5 gallons or less of water per flushing cycle.
- B. Shower heads which have flow restrictors, pulsating features, flow control devices or other features which result in water conservation; and do not allow a flow exceeding 3.0 gallons per minute at 60 psi.
- C. No swimming pool filter backwash water or any other swimming pool wastewater shall be discharged to the sanitary sewer system.
- D. Spring-loaded/automatic shut-off water fixtures shall be utilized in all public restrooms. This shall include lavatory fixtures.
- E. Consideration and use (where possible) of dishwashers and washing machines which have water conservation features and/or utilize less water per cycle.

The Utility, at its discretion, shall review and approve all water conservation measures proposed by Developer.

Section 34.

Failure to insist upon strict compliance of any of the term, covenants, or conditions hereof shall not be deemed a waiver of such terms, covenants, or conditions, or shall any waiver or relinquishment of any right or power hereunder at any one time, or times, be deemed a waiver or relinquishment of such right or power at any other time or times.

Section 35.

In the event that relocation of existing water and sewer utilities are necessary for the Developer, Developer will reimburse utility in full for such relocations.

[Remainder of page intentionally left blank. [Signatures on the following pages.]

WITNESSES:

THE CITY OF APOPKA,
A Florida municipal corporation

Print Name

Glenn Irby
City Administrator

Print Name

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Glenn Irby, City Administrator of the City of Apopka, a Florida municipal corporation, he is personally known to me or has produced _____ as identification and did (did not) take an oath.

(NOTARY'S SEAL)

Notary Public

Print Name

Commission No. _____

WITNESSES:

Evia Barlu

Erika Barlow
Print Name

Lynn G. Marszal
Print Name

OWNER:

By: [Signature] **Daniel Kaiser**

DIRECTOR OF LAND ACQ.
Title

STATE OF FL
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 17 day of March, 2016 by Daniel Kaiser
(Name of officer or agent) of K. Hovnanian at Hilltop Reserve, LLC
(Name of corporation acknowledging), a _____
(state or place of corporation) Corporation, on behalf of the corporation. He/She/They
is/are personally known to me or has produced _____
(type of identification) as identification and did (did not) take an oath.

SEAL

[Signature]
NOTARY PUBLIC



SUSAN C. KARST
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE867981
Expires 2/21/2017

Revised 2-19-16

EXHIBIT "A"

Legal Description

Phase 3

A Parcel of land being a portion of Section 21, Township 21 South, Range 28 East, Orange County, Florida being more fully described as follows:

Commence at the Southwest corner of the Northwest 1/4 of Section 21, Township 21 South, Range 28 East, Orange County, Florida; thence South 89°46'51" East along the South line of said Northwest 1/4 a distance of 30.00 feet to a point on the East Right of Way line of Marden Road; thence leaving said South line run North 00°15'47" East along said East Right of Way line, 1315.06 feet to a point on the North line of the Southwest 1/4 of said Northwest 1/4 of Section 21; thence South 89°22'05" East along said North line 481.94 feet to the POINT OF BEGINNING; thence continue South 89°22'05" East 818.62 feet to the Northeast corner of said Southwest 1/4 of the Northwest 1/4 of Section 21; thence South 00°25'18" West along the East line of said Southwest 1/4 of the Northwest 1/4, 382.66 feet; thence leaving said East line run North 89°43'23" West 168.69 feet to the beginning of a non-tangent curve concave to the Northwest having a radius of 25.00 feet and a chord bearing of North 15°13'47" East; thence run along the arc of said curve through a central angle of 29°54'19" a distance of 13.05 feet to a point of tangency; thence North 00°16'37" East 90.00 feet; thence North 89°43'23" West 538.87 feet; thence South 44°23'52" West 157.84 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 50.00 feet and a chord bearing of North 60°11'52" West; thence run along the arc of said curve through a central angle of 29°11'29" a distance of 25.47 feet to a point of tangency; thence North 45°36'08" West 65.62 feet to the beginning of a tangent curve concave to the Northeast having a radius of 25.00 feet and a chord bearing of North 00°36'08" West; thence run along the arc of said curve through a central angle of 90°00'00" a distance of 39.27 feet to a point of non-tangency; thence North 45°36'08" West 50.00 feet; thence South 44°23'52" West 24.51 feet; thence North 45°36'08" West 115.00 feet; thence North 44°23'52" East 289.53 feet to the POINT OF BEGINNING.

Phase 4

A Parcel of land being a portion of Section 21, Township 21 South, Range 28 East, Orange County, Florida being more fully described as follows:

Commence at the Southwest corner of the Northwest 1/4 of Section 21, Township 21 South, Range 28 East, Orange County, Florida; thence South 89°46'51" East along the South line of said Northwest 1/4 a distance of 1265.72 feet to Southeast corner of HILLTOP RESERVE PHASE I, according to the Plat thereof, as recorded in Plat Book 84, Pages 129 through 132, public records of Orange County, Florida and the POINT OF BEGINNING; thence run along the Easterly boundary of said HILLTOP RESERVE PHASE I, North 00°16'37" East 112.62 feet; thence North 43°38'49" East 34.22 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 75.00 feet and a chord bearing of North 38°41'27" West; thence run along the arc of said curve through a central angle of 15°19'28" a distance of 20.06 feet to a point of non-tangency; thence North 89°43'23" West 125.92 feet; thence North 00°16'37" East 312.53 feet to the Northeast corner of said HILLTOP RESERVE PHASE I; thence North 51°23'30" East 40.44 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 75.00 feet and a chord bearing of South 64°09'56" East; thence run along the arc of said curve through a central angle of 51°06'53" a distance of 66.91 feet to a point of tangency; thence South 89°43'23" East 100.14 feet; thence North 12°57'29" West 51.36 feet; thence North 00°07'01" East 139.88 feet to the Northwest corner of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 21; thence South 89°34'27" East along the North line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4, 1259.75 feet to the Orlando/Orange County Expressway Authority Limited Access Right of Way as recorded in Official Records Book 8879, Page 3220, Public Records of Orange County, Florida, said point also being the beginning of a non-tangent curve concave to the Southwest having a radius of 4097.50 feet and a chord bearing of South 43°02'18" East; thence run along the arc of said curve and said Right of Way through a central angle of 0°47'24" a distance of 56.50 feet to a point of tangency; thence South 42°38'36" East 43.80 feet to the West Right of Way line of Hawthorne Avenue; thence South 00°34'57" West along said West line 251.03 feet to the South line of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 21; thence North 89°40'38" West along said South line 663.91 feet to the East line of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of said Section 21; thence South 00°30'06" West along said East line 325.23 feet to the South line of the Northwest 1/4 of said Section 21; thence North 89°46'51" West along said South line 724.67 feet to the POINT OF BEGINNING.

Backup material for agenda item:

2. Authorize the Sewer and Water Capacity Agreement for Orchid Estates.



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER:

MEETING OF: April 6, 2016
 FROM: Community Development
 EXHIBITS: Vicinity Map
 Agreement

SUBJECT: ORCHID ESTATES (112 LOTS)

REQUEST: AUTHORIZE THE MAYOR OR HIS DESIGNEE TO EXECUTE THE SEWER AND WATER CAPACITY AGREEMENT.

SUMMARY:

The City’s standard Sewer and Water Capacity Agreement has been prepared for Orchid Estates located on the west side of Jason Dwelley Parkway and north of Appy Lane.

FUNDING SOURCE:

Not applicable

RECOMMENDATION ACTION:

Authorize the Mayor or his designee to execute the Sewer and Water Capacity Agreement for Orchid Estates.

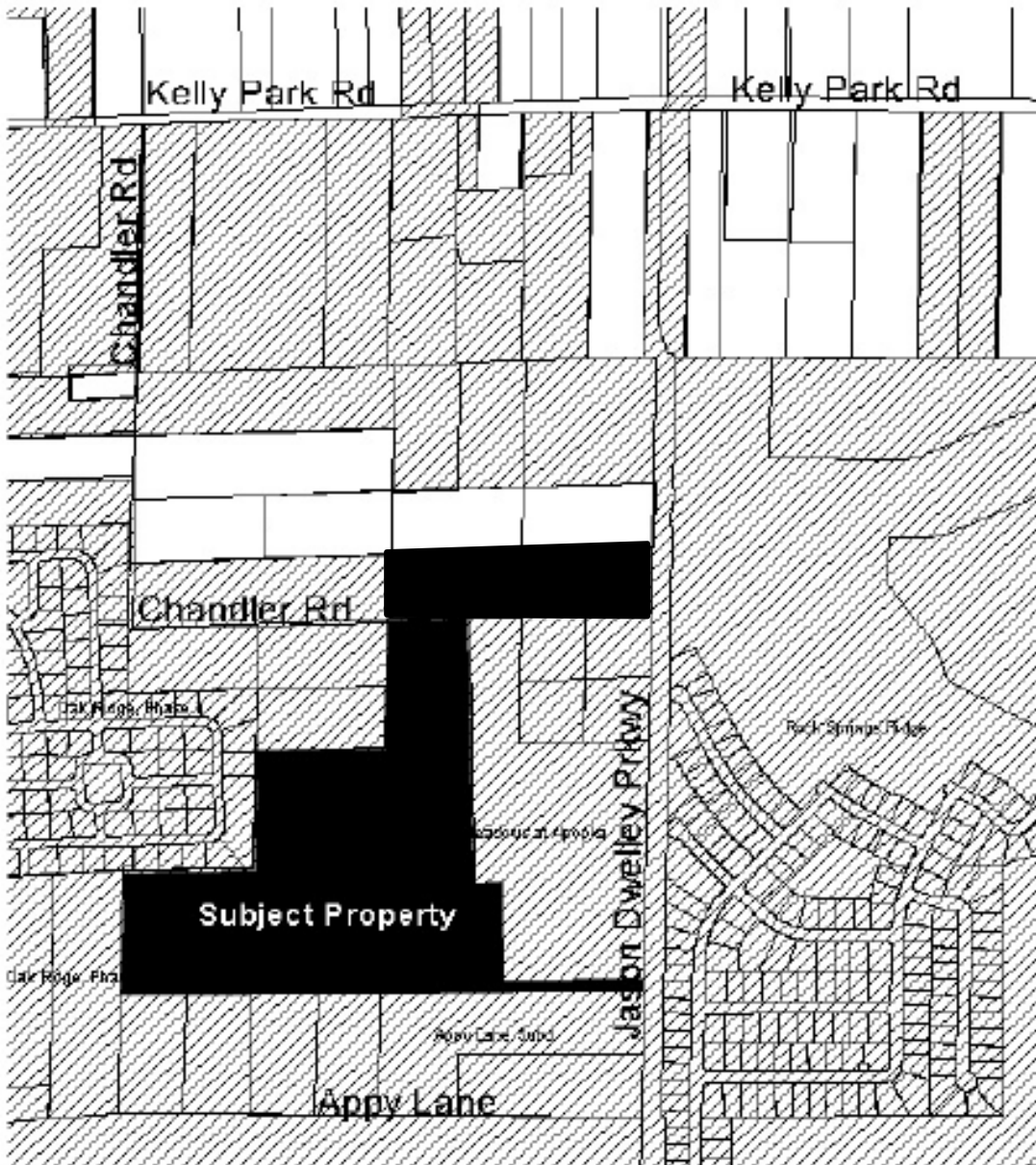
DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

Orchid Estates
Owner: Jtd Land at Orchid Estates LLC
60.82 +/- Acres



VICINITY MAP



SEWER AND WATER CAPACITY AGREEMENT
ORCHID ESTATES (112 LOTS)

THIS AGREEMENT, made as of this ____ day of _____, 20____, by and between the City of Apopka, Florida, a municipal corporation, hereinafter sometimes referred to as "City" or "Utility" or both; and Jtd Land at Orchid Estates LLC, sometimes hereinafter referred to as "Owner" or "Developer" or both.

WHEREAS, in the City of Apopka Comprehensive Plan it has been established that land development shall not be permitted unless adequate capital facilities exist or are assured; and

WHEREAS, in the City of Apopka Comprehensive Plan the policy has been established that land development shall bear a proportionate cost of the provision of the new or expanded capital facilities required by such development; and

WHEREAS, the City of Apopka Comprehensive Plan established that the imposition of impact fees and dedication requirements are the preferred methods of regulating land development in order to ensure that it bears a proportionate share of the cost of capital facilities necessary to accommodate the development and to promote and protect the public health, safety and welfare; and

WHEREAS, the City Council of the City of Apopka has determined that the City of Apopka must expand its water and sewer systems in order to maintain current water and sewer standards if new development is to be accommodated without decreasing current standards; and

WHEREAS, the City Council of the City of Apopka enacted an Ordinance providing for Water and Sewer Capital Facilities Fees and Tap Fees; and

WHEREAS, Developer owns or controls lands located in City of Apopka or Orange

County, Florida, and described in **Exhibit "A"** attached hereto and made a part hereof as if fully set out in this paragraph and hereinafter referred to as the "Property," and Developer intends to develop the Property by erecting thereon, individually metered units, general service units, or combination of these; and

WHEREAS, Developer has officially requested that the Utility provide central water distribution and sewage collection service for Developer's property herein described in **Exhibit "A"**; and

WHEREAS, the Utility is willing to provide, in accordance with the provisions of this Agreement, Utility's main extension policy and the City's Code of Ordinances, central water and sewer services to the Property and thereafter operate applicable facilities so that the occupants of the improvements on the Property will receive an adequate water supply and sewage collection and disposal service from Utility; and

WHEREAS, Developer's project and the receipt of water and sewer service is contingent upon the construction and utilization of existing and contemplated water and sewer service facilities and the availability of capacity of those facilities; and

WHEREAS, the Developer is obligated to pay certain Capital Facilities Fees in conjunction with this commitment for capacity and does desire to execute a Service Agreement with the City.

NOW, THEREFORE, the parties hereto agree as follows:

Section 1. Compliance.

The Owner agrees that both he and his successors and assigns will abide by the provisions of this Agreement and the relevant Ordinances of the City and that he will install or have installed the improvements required by the City in accordance with the

provisions of this Agreement and of said Ordinances. The Owner further understands and agrees that, in the development of the subject property, failure to abide by the terms of this Agreement, the provisions of the City's Ordinances, or any other applicable regulations, ordinances, or laws from time to time existing, shall constitute grounds for refusal by the City, or the appropriate authority thereof, to allow such development, to obtain building permits, to institute utility services, or to permit occupancy of completed improvements.

Section 2. Definitions.

A. "ERU (Water)" means Equivalent Residential Unit defined as having the average demand of 400 gallons per day.

B. "ERU (Sewer)" means Equivalent Residential Unit defined as having the average demand of 350 gallons per day.

C. "DEP" shall mean the Department of Environmental Protection of the State of Florida.

D. "Notice To Proceed" - A document executed by the Developer requesting specific water.

E. "Point of Delivery" - The point where the pipes or meter of the Utility are connected with the pipes of the consumer or Owner. Unless otherwise indicated, Point of Delivery shall be at the Owner's lot line.

F. "Property" - The area or parcel of land described in **Exhibit "A"** attached hereto.

G. "Service" - The readiness and ability on the part of the Utility to furnish and maintain water and sewer service to the point of delivery for each lot or tract pursuant to applicable ordinances, laws, rules, regulations, permits and Utility policies.

Section 3. On-Site Installation.

To induce the Utility to provide the water treatment and sewage collection and disposal facilities, and to continuously provide Owner's Property with water and sewer services, unless otherwise provided for herein, Owner hereby covenants and agrees to construct and to transfer ownership and control to the Utility, as a contribution-in-aid-of-construction, the on-site water distribution and sewage collection systems located on Owner's Property. The term "on-site water distribution and sewer collection systems" means and includes all water distribution and supply mains, lines and pipes, and related facilities and sewage collection lines facilities and equipment, including pumping stations, constructed within the boundaries of Owner's Property adequate in size to serve each lot or unit within the property or as otherwise required by Utility. Owner shall install at its sole expense all of the aforesaid facilities within the Property in accordance with the plans, specifications and all other pertinent documents approved by the Utility. Developer will furnish Utility with three (3) copies of the plans and specifications for the water distribution system, sewage collection main lift stations and other facilities necessary to serve the property described in **Exhibit "A"**.

Developer shall obtain approval of plans and specifications from all necessary agencies. No construction shall commence until utility and appropriate regulatory agencies have approved such plans and specifications in writing. If construction commences prior to all such approvals and any other approvals required hereunder, Utility shall have no responsibility to accept such lines and facilities and Utility may elect to terminate this Agreement and/or not provide service to Developer until such time as Developer obtains all such required approvals. When permits and approved plans are

returned by appropriate regulatory agencies to Developer, Developer shall submit to Utility one copy of the water and/or sewer construction permit and approved plans. Developer shall also supply to the Utility a copy of the final estimate or payment covering all contract items and Release of Lien from Contractor(s).

After the approval of plans and specifications by Utility and appropriate regulatory agencies, Developer, or the engineer of record, shall set up a preconstruction conference with engineer of record, utility contractor, appropriate building official(s), all other utility companies involved in the development of the Property, and Utility, as may be appropriate.

Developer shall provide to Utility's representative forty-eight (48) hours written notice prior to commencement of construction and forty-eight (48) hours written notice prior to any inspections or tests being performed as described herein. "Notice" shall be complete when Utility actually receives same.

During the construction of the water distribution and sewage collection systems by Developer, Utility shall have the right to inspect such installations to determine compliance with the approved plans and specifications. The engineer of record shall also inspect construction to insure compliance with the approved plans and specifications. The engineer of record and utility contractor shall be present for all standard tests and inspections for pressure, exfiltration, line and grade, and all other normal engineering tests and inspections to determine that the systems have been installed in accordance with the approved plan and specifications, and good engineering practices.

Upon completion of construction, Developer's engineer of record shall submit to

Utility a copy of the signed certification of completion submitted to the appropriate regulatory agencies. If certification is for the water distribution system, a copy of the bacteriological results and a sketch showing locations of all sample points shall be included. The engineer of record shall also submit to Utility paper copies of the as-built plans prepared signed and sealed by the engineer of record. Developer will provide Utility with two (2) copies of the approved paving and drainage plans. Developer will provide Utility with three (3) copies of the approved subdivision plat.

Section 4. Off-Site Installation.

The Developer will construct and install water mains, gravity sewer lines, lift station(s) and force main(s) from Developer's property to the Utility existing facilities in accordance with overall master plans of the utility system and in accordance with approved engineering plans and specifications. At all times prior to, during and upon completion of the construction of the extensions of water and sewer lines, Utility shall have the right to inspect and approve all construction plans and specifications, piping, connections, equipment, materials and construction work being provided or performed, or previously provided or performed, by or on behalf of the Developer. Such approval shall not be unreasonably withheld or delayed by Utility, and any costs of such inspections shall be borne by Utility. It shall be the Developer's responsibility to insure that all construction fully meets the plans and specifications approved by the Utility. The cost of inspections resulting from required corrective action shall be borne by the Developer. As conditions precedent to receiving water and sewer service, Developer shall:

- A. Provide Utility with three (3) copies of the approved subdivision plat.
- B. Provide Utility with three (3) copies of the approved paving and drainage plans

of the development.

C. Furnish Utility with three (3) copies of the plans, specifications and engineering cost estimate for the water distribution system, sewage collection system, lift station(s) and other facilities necessary to serve the property described in **Exhibit "A"**. Developer must receive approval from Utility of said plans, specifications and engineering cost estimate prior to proceeding with any construction of the facilities.

D. Obtain approval of the plans and specifications from all necessary governmental agencies, including, but not limited to, the Florida Department of Environmental Protection and the City of Apopka. No construction shall commence until Utility and appropriate regulatory agencies have approved such plans and specifications in writing. When permits and approved plans are returned by appropriate regulatory agencies to Developer, Developer shall submit to Utility one (1) copy of water and/or sewer construction permit and approved plans.

E. After the approval of plans and specifications by Utility and appropriate regulatory agencies, Developer, or the engineer of record shall set up a preconstruction conference with engineer of record, utility contractor, appropriate building official(s), all other utility companies involved in the development of the Property, and Utility, as may be appropriate.

Developer shall provide to Utility's representative forty-eight (48) hours written notice prior to commencement of construction and forty-eight (48) hours written notice prior to any inspections or tests being performed as described herein. "Notice" shall be complete when Utility actually received same.

During the construction of the water distribution and sewage collection systems by

Developer, the Utility shall have the right to inspect such installations to determine compliance with the approved plans and specifications. The engineer of record shall also inspect construction to assure compliance with the approved plans and specifications. The engineer of record and utility contractor shall be present at all standard tests and inspections for pressure, exfiltration, line and grade, and all other normal engineering tests and inspections to determine that the systems have been installed in accordance with the approved plans and specifications, and good engineering practices.

F. Upon completion of construction, Developer's engineer of record shall submit to Utility a copy of the signed certifications of completion submitted to the appropriate regulatory agencies. If certification is for the water distribution system, a copy of the bacteriological results and a sketch showing locations of all sample points shall be included.

Developer's engineer shall deliver one (1) set of paper copies of "As-built" engineering plans, prepared signed and sealed by the professional engineer of record, showing the location of all water and sewer systems and services installed, and certification by the professional engineer of record to the Utility that such systems and services, as built, comply with the plans and specifications approved by the Utility.

Furnish proof satisfactory to the Utility that the installation of the facilities and all contractors, subcontractors, materialmen and laborers have been paid in full, and provide an engineer's certificate of total cost of improvements, i.e., by Release of Lien or other appropriate means.

G. As per this Agreement, Developer shall install, at its sole expense, all of the

aforesaid facilities off-site, in accordance with the plans and specifications approved by the Utility. The Utility agrees it will complete its review of the plans and specifications within thirty (30) days of receipt from the Developer.

H. Developer hereby agrees to transfer to Utility title to all water distributions and sewage collection systems installed by Developer or Developer's contractor, pursuant to the provisions of this Agreement. Such conveyance shall take effect at the time Utility issues its final letter of acceptance. As further evidence of said transfer to title, upon completion of the installation, but prior to the issuance of the final letter of acceptance and the rendering of service by Utility, Developer shall:

I. Provide Utility with copies of Release of Lien for said Property.

J. Developer shall assign any and all warranties and/or maintenance bonds and the rights to enforce same to the Utility which Developer obtains from any contractor constructing the utility systems. Developer shall remain secondarily liable on such warranties. If Developer does not obtain such written warranty and/or maintenance bond from its contractor and deliver same to Utility, which warranty and/or maintenance bond shall be for a minimum period of two years, then in such event, Developer by the terms of this instrument, agrees to indemnify and save harmless the Utility for an loss, damages, costs, claims, suits, debts, or demands by reason of latent defects in the systems which could not have been reasonably discovered upon normal engineering inspection, for a period of two years from the date of acceptance by the Utility of said utility systems.

K. The Developer shall provide Utility with all appropriate operations/maintenance and parts manuals.

L. The Developer shall further cause to be conveyed to Utility all easements and/or rights-of-way covering areas in which water and sewer systems are installed, by recordable document in form satisfactory to the Utility and shall convey title to the Utility, by recordable document in form satisfactory to Utility, and lift stations constructed on Developer's Property along with recordable ingress/egress easement documents.

M. Utility agrees that the issuance of the final letter of acceptance for the water distribution and sewage collection systems installed by Developer shall constitute the assumption of responsibility by Utility for the continuous operation and maintenance of such systems from that date forward.

Section 5. Easement.

Developer hereby grants and gives to Utility, its successors and assigns, but subject to the terms of this Agreement, the exclusive right or privilege to construct, own, maintain or operate the water and sewer facilities to serve the Property; and the exclusive right or privilege to construct, own, maintain or operate the said facilities in, under, upon, over and across the present and future streets, roads, alleys and easements, reserved utility strips and utility sites, and any public place as provided and dedicated to public use in the record plats, or as provided for in agreements, dedications or grants made otherwise and is independent of said record plats. Mortgagees, if any, holding prior liens on the Property shall be required to either release such lien, subordinate their positions or join in the grant or dedication of the easements or rights-of-way, or give to Utility assurance by way of a "non-disturbance agreement," that in the event of foreclosure, mortgagee would continue to recognize the easement rights of Utility, as long as Utility complies with the terms of this Agreement. All water distribution and sewage collection

facilities, save and except consumer installations, shall be covered by easements or rights-of-way if not located within platted or dedicated road or rights-of-ways for utility purposes.

Developer hereby further agrees that the foregoing grants include the necessary right of ingress and egress to any part of the Developer's property upon which Utility is constructing or operating utility facilities. The foregoing grants shall be for such period of time as Utility or its successors or assigns require such rights, privileges or easements in the construction, ownership, maintenance, operation or expansion of the water and sewer facilities. The parties agree that in the event Developer and Utility agree to install any of the water or sewer facilities in lands within the Property lying outside the streets and easement areas described above, then Developer or the owner shall grant to Utility, the necessary easement or easements for such "private property" installation; provided, all such "private property" installations by Utility shall be made in such a manner as not to interfere with the then primary use of such "private property". The use of easements granted by Developer to Utility shall not preclude the use by other utilities of these easements, such as for cable television, telephone, electric, or gas utilities, or as otherwise agreed to by Utility, provided each does not interfere with Utility's use thereof.

The Utility hereby agrees that all easement grants will be utilized in accordance with the established and generally accepted practices of the water and sewer industry with respect to the installation of all its facilities in any of the easement areas.

Section 6. Utility's Exclusive Right to Utility Facilities.

Developer agrees with Utility that all water and sewer facilities accepted by Utility in connection with providing water and sewer services to the Property shall at all times

remain in the sole, complete and exclusive ownership of Utility, its successors and assigns, and any person or entity owning any part of the Property or any residence, building, or unit constructed or located thereon, shall not have any right, title, claim or interest in and to such facilities or any part of them, for any purpose, including the furnishing of water and sewer services to other persons or entities located within or beyond the limits of the Property.

Section 7. Exclusive Right to Provide Service.

As a further and essential consideration of this Agreement, Developer, or the successors and assigns of Developer, shall not (the words "shall not" being used in a mandatory definition) engage in business or businesses of providing potable water or sewer services to the Property during the period of time Utility, its successors and assigns, provide water or sewer services to the Property, it being the intention of the parties hereto that under the foregoing provision and also other provisions of this Agreement, Utility shall have the sole and exclusive right and privilege to provide water and sewer services to the Property and to the occupants of each residence, building or unit constructed thereon, except for providing by Developer, from its own sources and lines for irrigation uses.

Section 8. Rates.

The Utility agrees that the rates to be charged to Developer and individual consumers of water and sewer services shall be those set forth by the City Council. However, notwithstanding any provision in this Agreement, the Utility, its successors and assigns, may establish, amend or revise, from time to time in the future, and enforce rates or rate schedules so established and enforced and shall at all times be reasonable and

subject to approval by the City Council.

Notwithstanding any provision in this Agreement, the Utility may establish, amend or revise, from time to time, in the future, and enforce rules and regulations covering water and sewer services to the Property, including the costs thereof.

Any such initial or future lower or increased rate schedules, and rules and regulations established, amended or revised and enforced by Utility from time to time in the future shall be binding upon Developer; upon any person or other entity holding by, through or under developer; and upon any user or consumer of the water and sewer provided to the Property by Utility.

Section 9. Capital Facility Fees.

In addition to the contribution of any water distribution and sewage collection systems, where applicable, and further to induce the Utility to provide water and sewage service, Developer hereby agrees to pay to Utility the following Capital Facility Fees:

A. Water Capital Facility Fee. A capital facility fee which represents the capital cost of the Primary System capacity expansion will be charged and paid in the manner described herein. The City reserves the right to also require additional contributions or in kind contributions, including but not limited to constructed donated facilities, as may be necessary to extend services or to further expand the Primary System to facilitate the providing of services to the Owner’s property and, if any oversizing is required the Owner shall be reimbursed in accordance with Section 26-80 of the Apopka Municipal Code. The City reserves the right to prospectively adjust unpaid fees and charges assessed herein. The Owner will be required to build or to provide the cost of construction of the Secondary or Local Distribution System and all water facilities on site regardless of size

necessary to provide service to the land development activity.

The water Capital Facility Fee charged shall be calculated as follows:

Total Water

Capacity Committed <u>in Gallons</u>	No. Of ERU's <u>Committed</u>	Water Capital Facility Fee <u>Per ERU</u>	Facility Fee Due from <u>Owner</u>
44,800	112	\$2,021.00	\$226,352.00

B. Sewer Capital Facility Fee. A capital facility fee shall be assessed by the city which represents the capital cost of the Primary System Capacity expansion. The City reserves the right to also require additional contributions or in kind contributions, including but not limited to constructed donated facilities, as may be necessary to extend services or to further expand the Primary System to facilitate the providing of services to the Owner's property and, if any oversizing is required, the Owner shall be reimbursed in accordance with Section 26-80 of the Apopka Municipal Code. The City additionally reserves the right to prospectively adjust unpaid fees and charges assessed herein. Owner will be required to build or to provide the cost of construction of the Secondary or Local Distribution System and all water facilities on site regardless of size necessary to provide service to the land development activity.

The Sewer Capital Facility Fee charged shall be calculated as follows:

Total Sewer

Capacity Committed <u>in Gallons</u>	No. Of ERU's <u>Committed</u>	Sewer Capital Facility Fee <u>Per ERU</u>	Facility Fee Due from <u>Owner</u>
39,200	112	\$4,235.00	\$474,320.00

Section 10. Payment of Capital Fees.

The capital facility fees described herein shall be due and payable as follows:

A. 10% of all capital facilities fees for all units at the time of applying to DEP for a permit.

B. 20% of all capital facilities fees at the time of receiving DEP approval/permit or 120 days from the date of application whichever occurs first.

C. 10% of all capital facilities fees at the time of issuance of Certificate of Acceptance by City or 120 days from the date of issuance of DEP permit whichever occurs first.

D. 20% of all capital facilities fees 12 months after the date of issuance of the DEP permit as set forth in (b).

E. 20% of all capital facilities fees not later than 24 months after the date of issuance of the DEP permit as set forth in (b).

F. All capital facilities fees are due not later than 36 months after the date of the issuance of the DEP permit as set forth in (b).

The capital facilities fees shall be based on the fee schedule in effect at the time payment is actually made to the City. The fees set forth therein are the minimum due and payable. Capital Facilities Fees shall be due and payable by the Owner on or before application for building permits for each individual lot or land development activity. During the time period following the issuance of the DEP permit until all capital facilities fees are paid, the amount due and payable shall always be the greater of the scheduled fees or the fees due upon applying for building permits during this period. If the Capital Facilities fees are paid in conjunction with the application for building permits are less than the fees currently due pursuant to subparagraphs (d), (e), and (f) of this Section, the Owner must remit the difference as same comes due pursuant to the schedule. If the

amount due in conjunction with the application for building permits exceeds the amount due pursuant to schedule, the amount due in conjunction with the application for building permits shall be the amount due and payable regardless of the amount of the scheduled payment.

The 40% first paid in accordance with subparagraphs (a), (b), and (c) of this Section will apply to the last 40% of the building permits applied for by the Developer. A failure of the Developer to pay all sums due in accordance with this Section shall be considered a default and all of the Capital Facilities Fees shall become immediately due and payable and all other rights and remedies associated with a default shall be available to the City.

It is also agreed by the parties that:

(a) No lots, units or interests in the property, development or units may be sold until 100% of all the capital facilities fees on those lots or units to be sold have been paid.

(b) No capacity may be transferred, sold or bartered to any other land development activity.

(c) If the Developer should default on any of the aforescribed, the City shall have the right to record a lien on all remaining lots owned by the Developer for unpaid fees and shall have the right to demand the return of unused capacity. This right is in addition to all other rights available to the City under Florida law.

Section 11. Refund of Fee Paid.

The parties agree that if a DEP permit expires and DEP has released all permitted capacity back to the City and no construction has been commenced, then the Developer

shall be entitled to a refund of the capital facility fees paid as a condition for its issuance except that the City shall retain three percent (3%) of the refunded funds as a fee to offset the costs of collection and refund.

Section 12. Recapture of Capacity.

The parties agree that if the development has not been substantially completed by the end of the calendar quarter immediately following two (2) years from the date on which the water and sewer capital facility fee was paid in full, or if the developer is in default under this agreement or if the DEP permit issued to the developer has expired or the Developer has not proceeded to develop the property described in **Exhibit "A"** within two years from the date of execution of this Agreement, the City may petition, if necessary, the DEP to recapture the capacity committed pursuant to this Agreement. If said capacity is all released back to the City, the City may refund the capital facility fees as set forth in paragraph 11 above.

Section 13. Maintenance Fees.

The parties agree that the City may subject encumbered or committed water and sewer capacity to a maintenance fee to be assessed by the City. The amount of such fee will be determined by the City Council and shall be based upon the costs of maintaining the committed capacity for the Developer. Such fees shall not be a Capital Facility Fee as described herein and shall be due and payable as directed by the City.

Section 14. Water System Tap Fee.

The parties agree that a Water Tap Fee shall be charged at the time of approval by the City of a service connection. Such fee will include the labor cost and the cost of connection piping from the main to the meter not to exceed fifty (50) feet in length and

shall be charged as follows:

Single Service Meter

3/4"	\$350.00
1"	\$412.00
1½"	\$631.00
2"	\$757.00

Dual Service Meter

3/4"	\$274.00
------	----------

Short Service Tap

3/4" & 1"	\$275.00
1½" & 2"	\$357.00

Long Service Tap

3/4" & 1"	\$836.00
1½" & 2"	\$918.00

For a meter or tap over two (2) inches in size, the work will be performed by the contractor, however, in circumstances where the city elects to perform the work, the fee charged shall be actual cost plus ten percent (10%).

Short service is defined as service located on the same side of a road or driveway of an existing water line where the connection is to be made. Long service is defined as service located on the opposite side of a road or driveway of an existing water line where the connection is to be made. There will be an additional charge of \$10.00 for every linear foot for service over 50 linear feet. An additional charge will be added equal to the county right-of-way permit fee when it is required. All Tap Fees are due and payable at the time that a service connection is approved by the Utility.

Section 15. Sewer Tap Fee and Other Charges.

The parties agree that a sewer tap fee shall be charged at the time of approval by the City of a service connection. The cost of extending or installing 6" sewer lateral shall be \$745.00 up to 25 feet and including cleanout, and shall be payable by the Developer

upon billing. For additional footage beyond 25 feet, the charge shall be \$12.00 per linear foot. The costs of any applicable county or state permits will be also an additional charge payable by the Developer. Any sewer lateral within the public right-of-way easement will remain the property of the City. All Tap Fees are due and payable at the time that a service connection is approved by the Utility. The other charges described herein are due and payable within 10 days of the date of the billing.

Section 16. Miscellaneous Provisions Regarding Payments.

The parties agree to the following with reference to fees described herein:

A. No building permit for any developmental activity requiring the payment of a capital facility fee shall be issued unless and until the water and sewer capital facility fees have been paid.

B. The City may require that all payments be made with certified funds or cashier's check if payments have been late or if the Developer has previously provided bad funds or if the Developer has an impaired credit reputation.

C. In the event that the City should have to take any actions other than initial presentment of a check to a local bank in order to collect the payments due and payable pursuant to this Agreement, the Owner shall be responsible for any costs, including reasonable attorney's fee, incurred in taking such actions.

D. Acceptance of payment of any of the Fees described herein in part or in full shall not constitute a waiver of the Utility's rates or regulations.

E. Neither Developer nor any person or other entity holding any of the Property by, through or under Developer, or otherwise, shall have any present or future right, title, claim or interest in and to the Capital Facility Fee charges paid or to any of the water or

sewer facilities and properties of Utility, and all prohibitions applicable to Developer with respect to refund of such fees, are applicable to all persons or entities owning such property or an interest in such property.

Section 17. Agreement to Serve.

Upon the completion of construction of the water and sewer facilities by Developer, its inspection, the issuance of the final letter of acceptance by the Utility, the Utility covenants and agrees that it will allow the connection of the water distribution and sewage collection facilities installed by Developer to the central facilities of the Utility and shall provide utility service in accordance with the terms and intent of this Agreement. Such connections shall at all times be in accordance with rules, regulations and orders of the applicable governmental authorities including the City. The Utility agrees that once it provides water and sewer service to the Property and Developer or others have connected consumer installations to its system, that thereafter the Utility will continuously provide, in accordance with the other provisions of this Agreement, including rules and regulations and rate schedules, water and sewer service to the Property in a manner to conform with all requirements of the applicable governmental authority.

The parties agree that the capacity needed to provide service to the Property is 44,800 gallons per day for potable water supply and 39,200 gallons per day for wastewater removal. Developer agrees that the number of units of development for which capacity is reserved hereby shall not exceed the number of units of development for which capacity is reserved hereby pursuant to final development plans on file in the Community Development Department. Developer agrees that sewage to be treated by the Utility from Developer's property will consist of domestic wastewater and further

agrees that it will not allow any abnormal strength sewage to flow from developers' property to the Utility Sewage treatment facility that will cause harm to the treatment process. In addition, Developer further agrees that no wastewater, fluids or other substances and materials shall be discharged to the Utility's sanitary sewer collection/transmission system, which contain any hazardous, inflammable, toxic and/or industrial constituents, in whole or in part, regardless of the concentrations (i.e., strengths) of said constituents. Developer grants to Utility the right to sample the Developer's sewage, as referred to hereinabove, to verify Developer's compliance with this paragraph.

Section 18. Application for Service: Consumer Installations.

Developer, or any owner of any parcel of the Property, or any occupant of any residence, building or unit located thereon shall not have the right to and shall not connect any consumer installation to the facilities of Utility until formal written application has been made to Utility by the prospective user of service, or either of them, in accordance with the then effective rules and regulations of the Utility and approval for such connection has been granted.

Although the responsibility for connecting the consumer installation to the meter and/or lines of the Utility at the point of delivery is that of the Developer or entity other than the Utility, with reference to such connections, the parties agree as follows:

A. Application for the installation of water meters and backflow preventers shall be made twenty-four (24) hours in advance, not including Saturdays, Sundays and holidays.

B. All consumer installation connections may at its sole option be inspected by the Utility before backfilling and covering of any pipes.

C. Written notice to the Utility requesting an inspection of a consumer installation connection may be given by the Developer or his contractor, and the inspection will be made within twenty-four (24) hours, not including Saturdays, Sundays and holidays, provided the meter and backflow preventer, if applicable, have been previously installed.

D. The cost of constructing, operating, repairing or maintaining consumer installations shall be that of Developer or a party other than the Utility.

E. If a kitchen, cafeteria, restaurant or other food preparation or dining facility is constructed within the Property, the Utility shall have the right to require that a grease trap and/or pretreatment unit be constructed, installed and connected so that all waste waters from any grease producing equipment within such facility, including floor drains in food preparation areas, shall first enter the grease trap for pretreatment before the wastewater is delivered to the lines of the Utility. The size, materials and construction of said grease traps are to be approved by the Utility. Developer hereby grants to the Utility the right to periodically inspect the pretreatment facilities herein described. The provisions of this paragraph shall not apply to individual residential kitchens.

No substance other than domestic wastewater will be placed into the sewage system and delivered to the lines of the Utility. Should any non-domestic wastes, grease or oils, including, but not limited to, floor wax or paint, be delivered to the lines, the Owner will be responsible for payment of the cost and expense required in correcting or repairing any resulting damage or impairment of the treatment process and/or facilities.

Section 19. Assurance of Title.

Within fifteen (15) days of DEP approval or prior to Developer issuing the Notice to Proceed to the Utility, at the expense of Developer, Developer agrees to deliver to the

Utility a Certificate of Title, a Title Insurance Policy or an opinion of title from a qualified attorney-at-law, with respect to the Property. The provisions of this paragraph are for the purpose of evidencing Developer's legal right to grant the exclusive rights of service contained in the Agreement.

Section 20. Binding Effect of Agreement.

The Agreement shall be binding upon and shall inure to the benefit of Developer, the Utility and their respective assigns and successors by merger, consolidation, conveyance or otherwise, subject to the terms of this Agreement, as contained herein. This Agreement is freely assignable by either party.

Section 21. Notice.

Until further written notice by either party to the other, all notices provided for herein shall be in writing and transmitted by messenger, by mail or by telegram, and if to Developer, shall be mailed or delivered to Developer at:

JTD LAND AT ORCHID ESTATES, LLC
ATTN: CRAIG HARRIS
210 S. HOAGLAND BLVD.
KISSIMMEE, FL 34741

With a copy to:

and if the Utility, at:

City of Apopka
Utilities Department
Attn: Cindy Haynes
120 East Main Street
Apopka, FL 32704

Section 22. Laws of Florida.

This Agreement shall be governed by the laws of the State of Florida and it shall be and become effective immediately upon execution by both parties hereto.

Section 23. Cost and Attorney's Fees.

In the event the Utility or Developer is required to enforce this Agreement by Court proceedings or otherwise, by instituting suit or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorney's fees.

Section 24. Force Majeure.

In the event that the performance of this Agreement by either party to this Agreement is prevented or interrupted in consequence of any cause beyond the control of either party, including but not limited to Act of God or of the public enemy, war, national emergency, allocation or of other governmental restrictions upon the use of availability of labor or materials, rationing, civil insurrection, riot, racial or civil rights disorder or demonstration, strike, embargo, flood, tidal wave, fire, explosion, bomb detonation, nuclear fallout, windstorm, hurricane, earthquake, or other casualty or disaster or catastrophe, unforeseeable failure or breakdown of pumping transmission or other facilities, and all governmental rules or acts or action of any government or public or governmental authority or commission of board or agency or agent or official or officer, the enactment of any statute or ordinance or resolution or regulation or rule or ruling or order, order of decree or judgment or restraining order or injunction of any court, said party shall not be liable for such non-performance.

Section 25.

The rights, privileges, obligations and covenants of Developer and the Utility shall survive the completion of the work of Developer with respect to completing the facilities and services to any development phase and to the Property as a whole.

Section 26.

This Agreement supersedes all previous agreements or representations, either verbal or written, heretofore in effect between Developer and Utility, made with respect to the matters herein contained, and when duly executed, fully constitutes the Agreement between Developer and the Utility. No additions, alterations or variations of the terms of this Agreement shall be valid, nor can provisions of this Agreement be waived by either party, unless such additions, alterations, variations or waivers are expressed in writing and duly signed.

Section 27. Construction.

Whenever the singular number is used in this Agreement and when required by the context, the same shall include the plural, and the masculine, feminine and neuter genders shall each include the others.

In case of any differences of meaning or implication between the text of this Agreement and any caption, illustration, summary table, or illustrative table, the text shall control.

The phrase "used for" includes "arranged for", "designed for", "maintained for", or "occupied for".

The work "includes" shall not limit a term to the specific example but is intended to extend its meaning to all other instances or circumstances of like kind or character.

Section 28.

Both parties warrant that they have the legal authority to execute this Agreement.

Section 29.

Notwithstanding the gallonage calculations that could be made hereunder relative to ERU's, by and execution hereof, Developer agrees that the intention of this contract is to reserve a given number of units of capacity for the property described in **Exhibit "A"** and not for purposes of any other calculations.

Section 30.

It is agreed by and between the parties hereto that all words, terms and conditions contained herein are to be read in concert, each with the other, and that provision contained under one heading may be considered to be equally applicable under another in the interpretation of this contract.

Section 31.

By the execution hereof, Developer agrees that the Utility Company has certain obligations as a municipal utility to protect the health, safety and welfare of the public and not to burden Utility's customers with extraordinary expenses attributed or attributable to Developer, his successors or assigns, and that the Utility may, at its sole option, require pretreatment or special features such as grease traps. It is the intention of the parties that all sewage shall conform to the requirements of the Utility prior to introduction into Utility's collection system. Developer shall be responsible for all costs associated herewith.

Section 32.

The Utility shall, at all reasonable times and hours, have the right of inspection of

Developer's internal lines and facilities. This provision shall be binding on the successors and assigns of the Developer.

Section 33. Water Conservation Measures.

Water conservation measures shall be employed by the Developer. Said measures shall include but not be limited to:

A. Low flush toilets which utilize 3.5 gallons or less of water per flushing cycle.

B. Shower heads which have flow restrictors, pulsating features, flow control devices or other features which result in water conservation; and do not allow a flow exceeding 3.0 gallons per minute at 60 psi.

C. No swimming pool filter backwash water or any other swimming pool wastewater shall be discharged to the sanitary sewer system.

D. Spring-loaded/automatic shut-off water fixtures shall be utilized in all public restrooms. This shall include lavatory fixtures.

E. Consideration and use (where possible) of dishwashers and washing machines which have water conservation features and/or utilize less water per cycle.

The Utility, at its discretion, shall review and approve all water conservation measures proposed by Developer.

Section 34.

Failure to insist upon strict compliance of any of the term, covenants, or conditions hereof shall not be deemed a waiver of such terms, covenants, or conditions, or shall any waiver or relinquishment of any right or power hereunder at any one time, or times, be deemed a waiver or relinquishment of such right or power at any other time or times.

Section 35.

In the event that relocation of existing water and sewer utilities are necessary for the Developer, Developer will reimburse utility in full for such relocations.

[Remainder of page intentionally left blank. [Signatures on the following pages.]

WITNESSES:

THE CITY OF APOPKA,
A Florida municipal corporation

Print Name

Glenn Irby
City Administrator

Print Name

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Glenn Irby, City Administrator of the City of Apopka, a Florida municipal corporation, he is personally known to me or has produced _____ as identification and did (did not) take an oath.

(NOTARY'S SEAL)

Notary Public

Print Name
Commission No. _____

WITNESSES:

[Signature]
Kimberly Buzzauto
Print Name

[Signature]
Lindsay Davis
Print Name

OWNER: JTD LAND AT ORCHID ESTATES, LLC
By: [Signature]
Title MANAGER

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 23rd day of MARCH, 2016 by CAROL C. HARRIS (Name of officer or agent) of JTD LAND AT ORCHID ESTATES, LLC (Name of corporation acknowledging), a FLORIDA (state or place of corporation) Corporation, on behalf of the corporation. He/She/They is/are personally known to me or has produced _____ (type of identification) as identification and did (did not) take an oath.

SEAL



[Signature]
NOTARY PUBLIC

Revised 2-19-16

EXHIBIT A
LEGAL DESCRIPTION

A parcel of land lying in the Southeast 1/4 and the Northeast 1/4 of Section 18, Township 20 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Begin at the Northeast corner of the Southeast 1/4 of said Section 18; thence, along the North line of said Southeast 1/4, South 88°08'31" West 922.44 feet; thence, departing said North line, South 00°55'14" East 1,401.57 feet; thence North 89°02'58" East 135.50 feet; thence South 00°55'14" East 562.93 feet to the South line of the North 3/4 of said Southeast 1/4; thence, along said South line, South 89°46'29" West 1,948.05 feet to the West line of said Southeast 1/4; thence, along said West line, North 01°19'12" East 637.94 feet to the South line of Oak Ridge Subdivision - Phase 1, as recorded in Plat Book 68, Pages 105 through 107, inclusive, Public Records of Orange County, Florida; thence, along said South line, North 89°13'53" East 659.46 feet to the East line of said Oak Ridge Subdivision; thence, along said East line, North 01°22'25" East 613.51 feet; thence North 88°09'06" East 670.93 feet to a point on the East line of the Northwest 1/4 of said Southeast 1/4; thence, along said East line, North 01°11'56" East 675.00 feet to the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 18; thence, along the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 18, North 01°12'14" East 324.74 feet; thence, departing said West line, North 88°08'14" East 1,329.47 feet to the East line of the Northeast 1/4 of said Section 18; thence, along said East line, South 01°05'15" West 324.81 feet to the Point of Beginning.

TOGETHER with non-exclusive easement rights pursuant to easements recorded in (i) Official Records Book 3690, Page 1690; (ii) Official Records Book 3936, Page 584; and (iii) Official Records Book 10792, Page 352, all of the Public Records of Orange County, Florida.

Backup material for agenda item:

3. Approval for the sale of alcohol at the Food Truck Round Up through December 2016.



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER:

MEETING OF: April 6, 2016
 FROM: Administration
 EXHIBITS: None

SUBJECT: ALCOHOL SALES AT THE FOOD TRUCK ROUND UP.

REQUEST: APPROVAL OF THE SALE OF ALCOHOL AT THE FOOD TRUCK ROUND UP THROUGH DECEMBER 2016.

SUMMARY:

The Food Truck Round Up is a City sponsored event held at Kit Land Nelson Park on the first Thursday of each month. Occasionally the event may be moved to the second Thursday of the month, due to inclement weather or holidays. In past events, alcohol has been sold by an onsite vendor.

On September 3, 2014, City Council adopted Ordinance No. 2376 which requires City Council approval for the sale, consumption and carrying of alcoholic beverages on City-owned property during events or programs.

FUNDING SOURCE:

N/A

RECOMMENDATION ACTION:

Approve the sale of alcohol at the Food Truck Round Up through December 2016.

DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

Backup material for agenda item:

4. Approve the upgrade to the Sensus Automated Meter Reading System.



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER:

MEETING OF: April 06, 2016
 FROM: Utility Billing
 EXHIBITS: None

SUBJECT: SENSUS AUTOMATED METER READING (AMR) SYSTEM UPGRADE

Request: APPROVE UPGRADE TO THE CITY’S AUTOMATED READING SYSTEM (AMR).

SUMMARY:

In August 16, 2006, City Council approved Sensus as the evaluated source for the Automated Utility Meter Reading (AMR) system. Automated meter reading is a system whereby City utility meters are read remotely and the data transmitted back to the Utility Billing office. This system is compatible with the City’s current meter reading equipment. One of the major benefits of this system is the ability to provide several readings throughout the billing cycle to help identify possible leaks or potential problems.

There have been major technological advancements made with this type of meter reading system and it has become necessary to upgrade existing equipment, both hardware and software, to utilize these enhancements. Without the upgrade, the existing equipment will become obsolete and unable to be serviced.

The Sensus Proposal was received in the amount of \$41,793 for the first year. Pricing for the operational and maintenance costs for the next four years ranges from \$33,779 to \$36,911.

FUNDING SOURCE:

Funding was included in the FY16 Utility Billing Budget

RECOMMENDATION ACTION:

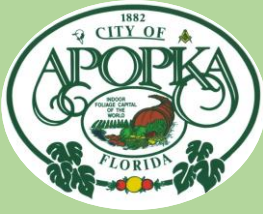
Approve Sensus’s proposal for the Automated Meter Reading (AMR) system upgrades

DISTRIBUTION

- | | | |
|--------------------------------|------------------|--------------------------|
| Mayor Kilsheimer | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

Backup material for agenda item:

5. Authorize the purchase of an Asphalt Roller.



CITY OF APOPKA CITY COUNCIL

- ___ CONSENT AGENDA
- ___ PUBLIC HEARING
- ___ SPECIAL REPORTS
- ___ OTHER:

MEETING OF: April 6, 2016
 FROM: Public Services
 EXHIBITS:

SUBJECT: NEW ASPHALT ROLLER FOR THE PUBLIC SERVICES DEPARTMENT

REQUEST: AUTHORIZE THE PURCHASE OF ONE (1) ASPHALT ROLLER FROM RING POWER CORPORATION IN THE AMOUNT OF \$40,169.00

SUMMARY:

Staff requests the purchase of one (1) Caterpillar Asphalt Roller for the Public Services Department, Streets Division, from Ring Power Corporation. It will be replacing Unit 0367, which is in poor condition and over twenty-three years old. The asphalt roller costs \$40,169 using the Florida Sheriffs Association Contract Bid.

In order to fund the asphalt roller, staff requests a budget modification. Instead of purchasing a Ford F-350 truck budgeted at a cost of \$35,000, it is now suggested the City purchase the asphalt roller. Reasons include the condition and age of the current roller and the higher prioritized need over the Ford F-350 truck.

The difference in cost is \$5,169. This difference will be made up from savings experienced in other areas of the budget.

FUNDING SOURCE:

Funding is included in the General Fund FY16 Budget (401-3181-536.6400).

RECOMMENDATION ACTION:

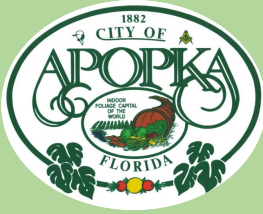
Authorize the purchase of one (1) Asphalt Roller from Ring Power Corporation in the amount of \$40,169.00.

DISTRIBUTION

- | | | |
|--------------------------------|------------------|--------------------------|
| Mayor Kilsheimer | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

Backup material for agenda item:

6. Authorize the purchase of Data Backup Appliances.



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER:

MEETING OF: April 6, 2016
 FROM: Information Technology
 EXHIBITS:

SUBJECT: PURCHASE OF TWO NEW 19TB DATA BACKUP APPLIANCES TO REPLACE TWO OF OUR CURRENT LEGACY APPLIANCES.

REQUEST: APPROVE THE DISBURSEMENT OF BUDGETED FUNDS TO SHI FOR THE PURCHASE OF TWO NEW UNITRENDS RECOVERY APPLIANCES.

SUMMARY:

The annual maintenance renewal for two of our Unitrends backup appliances will be due this month. The devices are considered legacy appliances due to their current age resulting in an uplift fee of \$3,921.21, which brings our annual maintenance renewal cost to \$16,993.39. The hardware manufacturer is offering a trade-in upgrade promotion for their latest RC823S appliances being offered at \$14,851.73 each until the end of April. The new appliances are more efficient and have an increased raw capacity of 19TB per appliance compared to our existing 13TB appliances. The price includes 12 months of platinum support and is a 46% savings over their regular cost (\$27,674.00). Unitrends will be providing remote install for seeding our existing backups to the new appliances at a cost of \$2,378.50. The two Unitrend backup appliances will cost a total of \$32,081.96 (\$14,851.73 x 2 appliances and \$2,378.50 remote install). The funding will come from the maintenance that was budgeted and cost savings experienced from the Microsoft Transformation Project.

FUNDING SOURCE:

Included in the 2015/2016 FY Information Technology budget.

RECOMMENDATION ACTION:

Authorize the purchase of the two Unitrends backup appliances from SHI for a total of \$32,081.96, for the Information Technology Department.

DISTRIBUTION

- | | | |
|--------------------------------|------------------|--------------------------|
| Mayor Kilsheimer | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

Backup material for agenda item:

7. Approve the purchase of a replacement patrol vehicle for the police traffic unit.



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER:

MEETING OF: April 6, 2016
 FROM: Police Department
 EXHIBITS:

SUBJECT: REPLACEMENT OF POLICE TRAFFIC UNIT PATROL VEHICLE

REQUEST: APPROVAL OF AN OUT OF BUDGET CYCLE PURCHASE OF A REPLACEMENT PATROL UNIT FOR THE POLICE TRAFFIC UNIT.

SUMMARY:

The Police Department has in its current inventory a 2007 Dodge Charger Police Interceptor Sedan utilized for traffic enforcement. This vehicle is in need of a full engine rebuild which will cost approximately \$6,825. The value of the car is estimated at \$6,523. Due to the age and value of the vehicle, it is not cost effective to repair the unit. This vehicle is a specialty unit used to enforce traffic laws. It is equipped with RADAR and video camera, as well as other items. Not having this vehicle available, limits the ability of the traffic unit to function. The Department requests an out of budget cycle approval to purchase a new police interceptor into which the current traffic equipment will be installed. Bartow Ford has police interceptors in stock and ready for immediate delivery at Florida Sheriff's Contract pricing. Additionally, the Department requests approval to surplus the existing vehicle (VIN: 2B3KA43H87H770579).

Description	Qty	Cost	State Contract	Dealer
Ford Police Interceptor Sedan	1	\$26,225.10	\$26,225.10	Bartow Ford

FUNDING SOURCE:

Approval will require the use of general fund reserves and will be included in the next quarterly budget amendment.

RECOMMENDATION ACTION:

Approve the purchase and the disposal of the damaged unit.

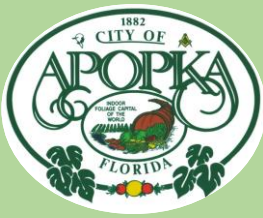
DISTRIBUTION

- | | | |
|--------------------------------|------------------|--------------------------|
| Mayor Kilsheimer | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

Backup material for agenda item:

1. Ordinance 2476 - First Reading – 2016-1 Administrative Rezoning – Quasi-Judicial

David Moon



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER: Ordinance

MEETING OF: April 6, 2016
 FROM: Community Development
 EXHIBITS: A-1 Spreadsheet
 Ordinance No. 2476
 Zoning Report

SUBJECT: 2016-1 ADMINISTRATIVE REZONING FROM “COUNTY” A-1 (ZIP) TO “CITY” AG (AGRICULTURE)

REQUEST: FIRST READING OF ORDINANCE NO. 2476 – 2016 ADMINISTRATIVE REZONING; FROM “COUNTY” A-1 (ZIP) TO “CITY” AG (AGRICULTURE); AND HOLD OVER FOR SECOND READING AND ADOPTION.

SUMMARY:

The one parcel, comprising a total of 6.14 +/- acres, has been annexed into the City of Apopka and has been assigned a Future Land Use designation compatible with the proposed AG zoning designation. The subject property currently has a City Future Land Use Designation of Agriculture (AG) and a County zoning category of A-1 assigned to it. A summary of the zoning case is provided in Exhibit “A”.

A brief summary of the administrative rezoning case:

<u>A-1 Properties</u>	
# of Parcels:	1
# of Property Owners:	1
Acreage:	6.14 +/- acres

The attached exhibits provide a summary of the proposed zoning amendment. The property owner has been notified via certified mail that a zoning category comparable to the County designation will be assigned to their property. An individual zoning report has been prepared for the zoning case. The zoning report is provided in Exhibit “B”.

Pursuant to the Interlocal Agreement between the City and Orange County (2004), policy of the City’s Comprehensive Plan (Policy 3.9) and State law (s 163.3202, F.S.), the City is required to assign a zoning category to lands that are annexed into the City’s jurisdiction. To comply with these requirements, city staff is recommending that the City assign a zoning category that is most compatible to the current zoning category that was assigned by Orange County.

FUNDING SOURCE: Not Applicable.

DISTRIBUTION

- | | | |
|--------------------------------|------------------|--------------------------|
| Mayor Kilsheimer | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

SCHOOL CAPACITY REPORT: The impact on the number of residential units under the proposed rezoning for the case will be de minimus and, therefore, a school capacity enhancement agreement with OCPS is not necessary.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on February 5, 2016.

PUBLIC HEARING SCHEDULE:

March 8, 2016 – Planning Commission (5:30 pm)
April 6, 2016 – City Council (1:30 pm) – 1st Reading
April 20, 2016 – City Council (7:00 pm) – 2nd Reading

DULY ADVERTISED:

February 19, 2016 – Public Notice and Notification
April 8, 2016 – Ordinance Heading Ad

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from “County” A-1 (ZIP) to “City” AG (Agriculture) as set forth in Exhibit “A” for the property described therein.

The **Planning Commission**, at its meeting on March 8, 2016, recommended approval (5-0) of the change in Zoning from “County” A-1 (ZIP) to “City” AG (Agriculture) as set forth in Exhibit “A” for the property described therein.

Accept the First Reading of Ordinance No. 2476 and Hold it Over for Second Reading and Adoption on April 20, 2016.

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.

EXHIBIT "A"
2016-1 ADMINISTRATIVE REZONING
FROM "COUNTY" A-1 TO "CITY" AG

Case #	Parcel ID	Property Owner	Acreage +/-	Future Land Use	Current Zoning	Proposed Zoning
2016-1-2	17-20-28-0000-00-018	Donald S. & Kathleen V. Smithers	6.14	AG	A-1 (ZIP)	AG

ORDINANCE NO. 2476

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM “COUNTY” A-1 (AGRICULTURE) TO “CITY” AG (AGRICULTURE) FOR CERTAIN REAL PROPERTIES GENERALLY LOCATED WITHIN THE CITY LIMITS OF APOPKA, COMPRISING 6.14 ACRES, MORE OR LESS, AND OWNED BY DONALD S. & KATHLEEN V. SMITHERS; 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 City of Apopka Community Development Department, has requested an administrative change in zoning on said property as identified in Section I of this ordinance; and

WHEREAS, pursuant to the Interlocal Agreement between the City and Orange County (2004), policy of the City’s Comprehensive Plan Future Land Use Element (Policy 3.9), and State law (s 163.3202, F.S.), the City is required to assign a zoning category to lands that are annexed into the City’s jurisdiction.; and

WHEREAS, the proposed AG 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 following described properties, being situated in the City of Apopka, Florida, is hereby AG as defined in the Apopka Land Development Code:

Parcel ID	Property Owner	Acreage +/-	Land Use	Current Zoning	Proposed Zoning
17-20-28-0000-00-018	Donald S. & Kathleen V. Smithers	6.14	AG	A-1 (ZIP)	AG

Section II. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida.

Section III. That the Community Development Director, or the Director’s designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

Section IV. That if any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

Section V. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VI. That this Ordinance shall take effect upon the date of adoption.

READ FIRST TIME: April 6, 2016

READ SECOND TIME
AND ADOPTION: April 20, 2016

Joseph E. Kilsheimer, Mayor

ATTEST:

Linda Goff, City Clerk

DULY ADVERTISED: February 19, 2016
April 8, 2016



CITY OF APOPKA CITY COUNCIL

PUBLIC HEARING
 ANNEXATION
 PLAT APPROVAL
 OTHER:

DATE: April 6, 2016
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Adjacent Zoning Map
Adjacent Uses Map
Existing Uses

SUBJECT: DONALD S. & KATHLEEN V. SMITHERS (CASE # 2016-1-2)

PARCEL ID NUMBER: 17-20-28-0000-00-018

Request: ADMINISTRATIVE REZONING ORDINANCE 2476
FROM: "COUNTY" A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: "CITY" AG (0-1 DU/5 ACRES) (AGRICULTURE)

SUMMARY

OWNER: Donald S. & Kathleen V. Smithers
APPLICANT: City of Apopka
LOCATION: South of W Kelly Park Road, west of Anton Avenue
EXISTING USE: Manufactured home
FUTURE LAND USE: Agriculture (0 - 1 du/10 acre)
ZONING: A-1 (ZIP)
PROPOSED DEVELOPMENT: Manufactured home (existing)
PROPOSED ZONING: AG
TRACT SIZE: 6.14 +/- Acres
MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING ZONING: 1 Residential Unit
PROPOSED ZONING: 1 Residential Unit

DISTRIBUTION

Mayor Kilsheimer	Finance Dir.	Public Ser. Dir.
Commissioners (4)	HR Director	City Clerk
City Administrator Irby	IT Director	Fire Chief
Community Dev. Dir.	Police Chief	

ADDITIONAL COMMENTS: Pursuant to the Interlocal Agreement between the City and Orange County (2004), policy of the City’s Comprehensive Plan (Policy 3.9) and State law (s 163.3202, F.S.), the City is required to assign a zoning category to lands that are annexed into the City’s jurisdiction. The subject property was annexed into the City of Apopka on December 19, 2007, through the adoption of Ordinance No. 1999. Staff is requesting an administrative rezoning for the subject property to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing “county” zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

The character of the area is predominantly single-family residential, with “City” RCE-1 zoning to the west and “County” A-1 zoning to the north and east. Single-family residential is present to the south of the subject property. The current and proposed use of the site is for a manufactured home, which is a permitted use within the proposed “City” AG is zoning district. It is compatible with the uses in the surrounding area, which is predominantly rural.

Staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this zoning change (see attached Zoning Report).

COMPREHENSIVE PLAN COMPLIANCE: The proposed zoning classification is consistent with the Future Land Use Designation assigned to the property.

SCHOOL CAPACITY REPORT: The request of the proposed rezoning would result in a number of residential units considered ‘de minimus’ and, therefore, a school capacity determination is not required for the subject properties.

JOINT PLANNING AREA/OVERLAY: The subject property is located within the “Northern Area” of the Joint Planning Area with Orange County. The subject properties are not located within any other city overall or protection area.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on February 5, 2016.

PROPERTY OWNER NOTIFICATION: The property owner was notified of this administrative rezoning and public hearing dates at least thirty (30) days prior to the adoption public hearing.

PUBLIC HEARING SCHEDULE:

- March 8, 2016 – Planning Commission (5:30 pm)
- April 6, 2016 - City Council (1:30 pm) - 1st Reading
- April 20, 2016 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

- February 19, 2016 – Public Hearing Notice Ad
- April 8, 2016 – Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from “County” A-1 (ZIP) to “City” AG.

The **Planning Commission**, at its meeting on March 8, 2016, recommended approval (5-0) of the change in Zoning from “County” A-1 (ZIP) to “City” AG.

Accept the First Reading of Ordinance No. 2476 and Hold it Over for Second Reading and adoption on April 20, 2016.

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.

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Rural Settlement (0 – 1 du/5 acres)	AG & RCE-1	Single-family home & vacant residential
East (County)	Rural (0 – 1 du/10 acres)	A-1	Manufactured home
South (City)	Residential Estates (0 – 1 du/ac)	PUD	Vacant residential
West (City)	Residential Estates (0 – 1 du/ac)	RCE-1	Manufactured home and ornamental nursery

LAND USE &

TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (W Kelly Park Rd).

**COMPREHENSIVE
 PLAN COMPLIANCE:**

The proposed AG zoning is consistent with the City’s Agriculture Future Land Use designation and with the character of the surrounding area and future proposed development. The AG zoning classification is one of the acceptable zoning categories allowed within the Agriculture Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

**AG DISTRICT
 REQUIREMENTS:**

- Minimum Living Area: 1,200 sq. ft. (Single-family)
400 sq. ft. (mobile home)
- Minimum Site Area: 5 acres
- Minimum Lot Width: NA
- Setbacks: Front: 25 ft. (100 ft. non-residential uses)
Rear: 25 ft. (100 ft. non-residential uses)
Side: 25 ft. (100 ft. non-residential uses)
Corner: 25 ft. (100 ft. non-residential uses)

Based on the above zoning standards, the subject site complies with code requirements for the AG district.

**BUFFERYARD
 REQUIREMENTS:**

Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property lines.

ALLOWABLE USES:

Single-family dwellings, including mobile homes, and their customary accessory structures, apiaries, kennels, crops and animal production and structures necessary for support and such production. Livestock barns and stables, commercial wholesale foliage plant production, and similar compatible uses.

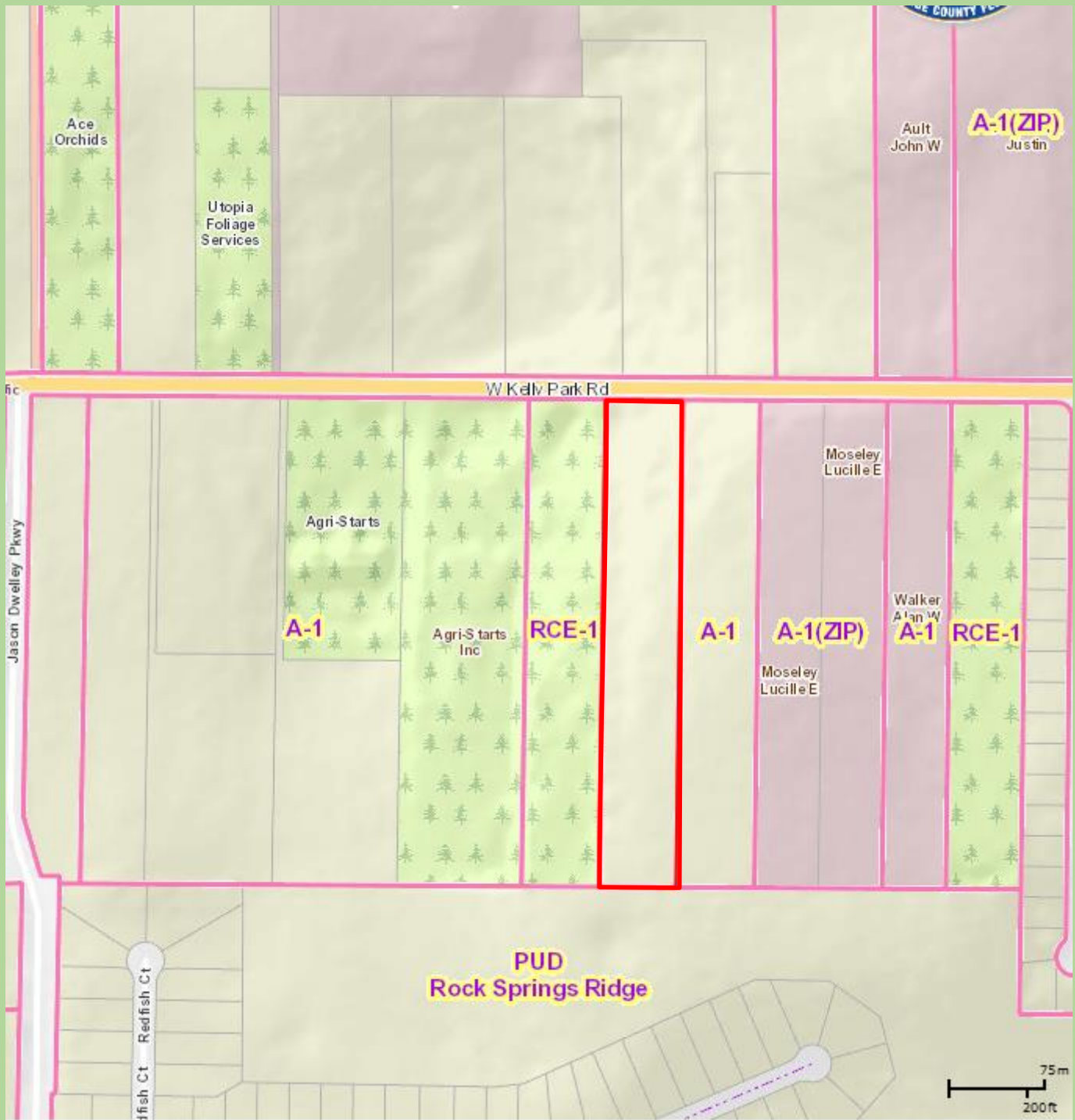


Donald S. & Kathleen V. Smithers
6.14 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: "County" AG (Agriculture) (5 acre min. lot)
Parcel ID #: 17-20-28-0000-00-018

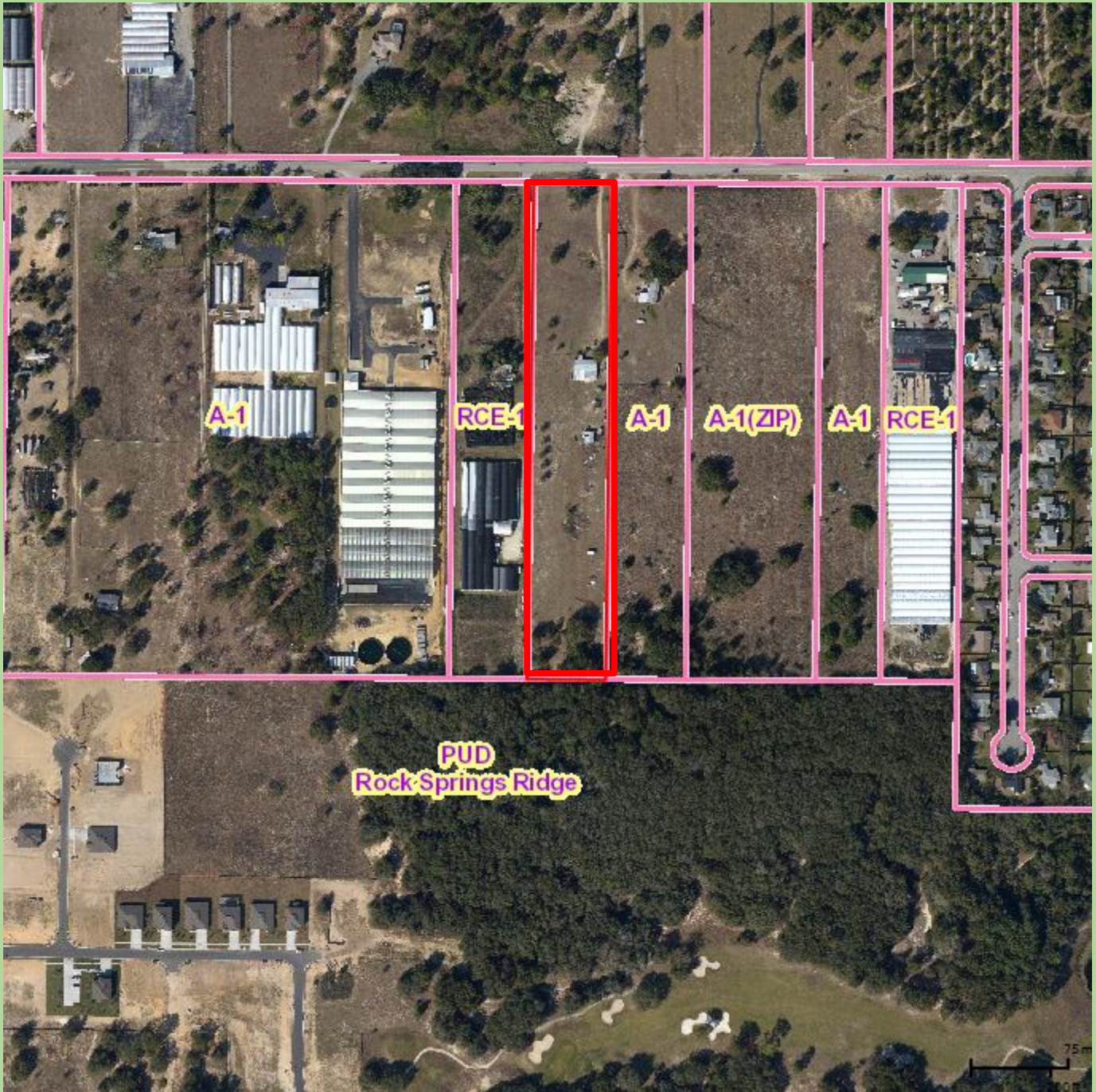
VICINITY MAP



ADJACENT ZONING



ADJACENT USES



EXISTING USES



Backup material for agenda item:

2. Ordinance 2477 - First Reading – 2016-1 Administrative Rezoning – Quasi-Judicial

David Moon



CITY OF APOPKA CITY COUNCIL

CONSENT AGENDA
 PUBLIC HEARING
 SPECIAL REPORTS
 OTHER:

MEETING OF: April 6, 2016
FROM: Community Development
EXHIBITS: A-1 Spreadsheet
A-2 Spreadsheet
Ordinance No. 2477
Zoning Reports

SUBJECT: 2016-1 ADMINISTRATIVE REZONING FROM “COUNTY” A-1 (ZIP) & A-2 (ZIP) TO “CITY” AG (AGRICULTURE)

REQUEST: FIRST READING OF ORDINANCE NO. 2477 – 2016 ADMINISTRATIVE REZONING; FROM “COUNTY” A-1 (ZIP) & A-2 (ZIP) TO “CITY” AG (AGRICULTURE); AND HOLD OVER FOR SECOND READING AND ADOPTION.

SUMMARY:

The three (3) parcels, comprising a total of 13.32 +/- acres, have been annexed into the City of Apopka and have been assigned Future Land Use designations compatible with the proposed AG zoning designation. All subject properties currently have a City Future Land Use Designation of Rural Settlement (RS) and a County zoning category of A-1 or A-2 assigned to them. A summary of each zoning case is provided in Exhibits “A” and “B.” Exhibit “A” describes parcels currently assigned a “County” A-1 zoning category while Exhibit “B” describes parcels currently assigned a “County” A-2 zoning category.

A brief summary of the administrative rezoning cases:

<u>A-1 Properties</u>		<u>A-2 Properties</u>	
# of Parcels:	2	# of Parcels:	1
# of Property Owners:	2	# of Property Owners:	1
Acreage:	11.09 +/- acres	Acreage:	2.23 +/- acres

The attached exhibits provide a summary of each proposed zoning amendment. Each property owner has been notified via certified mail that a zoning category comparable to the County designation will be assigned to their property. An individual zoning report has been prepared for each zoning case. All zoning reports are provided in Exhibit “B”.

Pursuant to the Interlocal Agreement between the City and Orange County (2004), policy of the City’s Comprehensive Plan (Policy 3.9) and State law (s 163.3202, F.S.), the City is required to assign a zoning category to lands that are annexed into the City’s jurisdiction. To comply with these requirements, city staff is recommending that the City assign a zoning category that is most compatible to the current zoning category that was assigned by Orange County.

FUNDING SOURCE: Not Applicable.

DISTRIBUTION

Mayor Kilsheimer
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

CITY COUNCIL – APRIL 6, 2016
2016-1 ADMINISTRATIVE REZONING
PAGE 2

SCHOOL CAPACITY REPORT: The impact on the number of residential units under the proposed rezoning for each case will be de minimus and, therefore, a school capacity enhancement agreement with OCPS is not necessary.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on February 5, 2016.

PUBLIC HEARING SCHEDULE:

March 8, 2016 – Planning Commission (5:30 pm)
April 6, 2016 – City Council (1:30 pm) – 1st Reading
April 20, 2016 – City Council (8:00 pm) – 2nd Reading

DULY ADVERTISED:

February 19, 2016 – Public Notice and Notification
April 8, 2016 – Ordinance Heading Ad

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from “County” A-1 (ZIP) and “County” A-2 (ZIP) to “City” AG (Agriculture) as set forth in Exhibits “A” and “B” for the properties described therein.

The **Planning Commission**, at its meeting on March 8, 2016, recommended approval (5-0) of the change in Zoning from “County” A-1 (ZIP) and “County” A-2 (ZIP) to “City” AG (Agriculture) as set forth in Exhibits “A” and “B” for the properties described therein.

Accept the First Reading of Ordinance No. 2477 and Hold it Over for Second Reading and Adoption on April 20, 2016.

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.

EXHIBIT "A"
2016-1 ADMINISTRATIVE REZONING
FROM "COUNTY" A-1 TO "CITY" AG

Case #	Parcel ID	Property Owner	Acreage +/-	Future Land Use	Current Zoning	Proposed Zoning
2016-1-3	09-20-28-7608-00-050	Robert & Joyce Ayers	9.88	RS	A-1 (ZIP)	AG
2016-1-4	<i>CASE WITHDRAWN</i>					
2016-1-5	05-20-28-0000-00-020	James & Pamela Wright	1.21	RS	A-1 (ZIP)	AG

EXHIBIT "B"
2016-1 ADMINISTRATIVE REZONING
FROM "COUNTY" A-2 TO "CITY" AG

Case #	Parcel ID	Property Owner	Acreage +/-	Future Land Use	Current Zoning	Proposed Zoning
2016-1-1	24-20-27-0000-00-012	Michael & Melessa Handy	2.23	RS	A-2 (ZIP)	AG

ORDINANCE NO. 2477

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM “COUNTY” A-1 AND A-2 (ZIP) TO “CITY” AG (AGRICULTURE) FOR CERTAIN REAL PROPERTIES GENERALLY LOCATED WITHIN THE CITY LIMITS OF APOPKA, COMPRISING 13.32 ACRES, MORE OR LESS, AND OWNED BY ROBERT AND JOYCE AYERS; JAMES AND PAMELA WRIGHT; AND MICHAEL AND MELESSA HANDY; 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 City of Apopka Community Development Department, has requested an administrative change in zoning on said property as identified in Section I of this ordinance; and

WHEREAS, Pursuant to the Interlocal Agreement between the City and Orange County (2004), policy of the City’s Comprehensive Plan Future Land Use Element (Policy 3.9), and State law (s 163.3202, F.S.), the City is required to assign a zoning category to lands that are annexed into the City’s jurisdiction.; and

WHEREAS, the proposed AG 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 following described properties, being situated in the City of Apopka, Florida, is hereby AG as defined in the Apopka Land Development Code:

Parcel ID	Property Owner	Acreage +/-	Land Use	Current Zoning	Proposed Zoning
09-20-28-7608-00-050	Robert & Joyce Ayers	9.88	RS	A-1 (ZIP)	AG
05-20-28-0000-00-020	James & Pamela Wright	1.21	RS	A-1 (ZIP)	AG
24-20-27-0000-00-012	Michael & Melessa Handy	2.23	RS	A-2 (ZIP)	AG

Section II. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida.

Section III. That the Community Development Director, or the Director’s designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

Section IV. That if any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

Section V. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VI. That this Ordinance shall take effect upon the date of adoption.

READ FIRST TIME: April 6, 2016

READ SECOND TIME
AND ADOPTION: April 20, 2016

Joseph E. Kilsheimer, Mayor

ATTEST:

Linda Goff, City Clerk

DULY ADVERTISED: February 19, 2016
 April 8, 2016



CITY OF APOPKA CITY COUNCIL

<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	April 6, 2016
<input type="checkbox"/> ANNEXATION	FROM:	Community Development
<input type="checkbox"/> PLAT APPROVAL	EXHIBITS:	Zoning Report
<input type="checkbox"/> OTHER:		Vicinity Map
		Adjacent Zoning Map
		Adjacent Uses Map
		Existing Uses

SUBJECT: MICHAEL & MELESSA HANDY (CASE # 2016-1-1)

PARCEL ID NUMBER: 24-20-27-0000-00-012

Request: ADMINISTRATIVE REZONING
FROM: "COUNTY" A-2 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: "CITY" AG (0-1 DU/5 ACRES) (AGRICULTURE)

SUMMARY

OWNER: Michael & Melessa Handy

APPLICANT: City of Apopka

LOCATION: West of Plymouth Sorrento Road, north of Lent Road

EXISTING USE: Single-family home

FUTURE LAND USE: Rural Settlement (0 - 1 du/5 acres)

ZONING: A-2 (ZIP)

PROPOSED DEVELOPMENT: Single-family home (existing)

PROPOSED ZONING: AG

TRACT SIZE: 2.23 +/- Acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING ZONING: 1 Residential Unit
 PROPOSED ZONING: 1 Residential Unit

DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Ser. Director
Commissioners (4)	HR Director	City Clerk
City Administrator Irby	IT Director	Fire Chief
Community Dev. Director	Police Chief	

ADDITIONAL COMMENTS: Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a “city” zoning classification be assigned to annexed properties. The subject property was annexed into the City of Apopka on September 5, 2007, through the adoption of Ordinance No. 1964. Staff is requesting an administrative rezoning for the subject property to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing “county” zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

The subject property is located in a predominantly rural and single-family residential area, with “County” A-2 zoning to the north, west and south, and vacant “City” R-1AAA to the east. The existing and proposed use for the site is for a single-family home, which is permitted within the proposed AG zoning district and compatible with the surrounding uses.

Staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this zoning change (see attached Zoning Report).

COMPREHENSIVE PLAN COMPLIANCE: The proposed zoning classification is consistent with the Future Land Use Designation assigned to the property.

SCHOOL CAPACITY REPORT: The request of the proposed rezoning would result in a number of residential units considered ‘de minimus’ and, therefore, a school capacity determination is not required for the subject properties.

JOINT PLANNING AREA/OVERLAY: The subject property is located within the “Northern Area” of the Joint Planning Area with Orange County. The subject properties are not located within any other city overall or protection area.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on February 5, 2016.

PROPERTY OWNER NOTIFICATION: The property owner was notified of this administrative rezoning and public hearing dates at least thirty (30) days prior to the adoption public hearing.

PUBLIC HEARING SCHEDULE:

March 8, 2016 – Planning Commission (5:30 pm)
April 6, 2016 - City Council (1:30 pm) - 1st Reading
April 20, 2016 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

February 19, 2016 – Public Hearing Notice Ad
April 8, 2016 – Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from “County” A-2 (ZIP) to “City” AG.

The **Planning Commission**, at its meeting on March 8, 2016, recommended approval (5-0) of the change in Zoning from “County” A-2 (ZIP) to “City” AG.

Accept the First Reading of Ordinance No. 2477 and Hold it Over for Second Reading and Adoption on April 20, 2016.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	Rural (0 – 1 du/10 acres)	A-2	Single-family home
East (City)	Residential Very Low Suburban (0 – 2 du/ acre)	R-1AAA	Vacant
South (County)	Rural (0 – 1 du/10 acres)	A-2	Single-family home
West (County)	Rural (0 – 1 du/10 acres)	A-2	Container nursery

LAND USE &

TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a minor arterial roadway (Plymouth Sorrento Rd).

**COMPREHENSIVE
 PLAN COMPLIANCE:**

The proposed AG zoning is consistent with the City’s Rural Settlement Future Land Use designation and with the character of the surrounding area and future proposed development. The AG zoning classification is one of the acceptable zoning categories allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

**AG DISTRICT
 REQUIREMENTS:**

- Minimum Living Area: 1,200 sq. ft. (Single-family)
400 sq. ft. (mobile home)
- Minimum Site Area: 5 acres
- Minimum Lot Width: NA
- Setbacks: Front: 25 ft. (100 ft. non-residential uses)
Rear: 25 ft. (100 ft. non-residential uses)
Side: 25 ft. (100 ft. non-residential uses)
Corner: 25 ft. (100 ft. non-residential uses)

Based on the above zoning standards, the subject site complies with code requirements for the AG district.

**BUFFERYARD
 REQUIREMENTS:**

Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property lines.

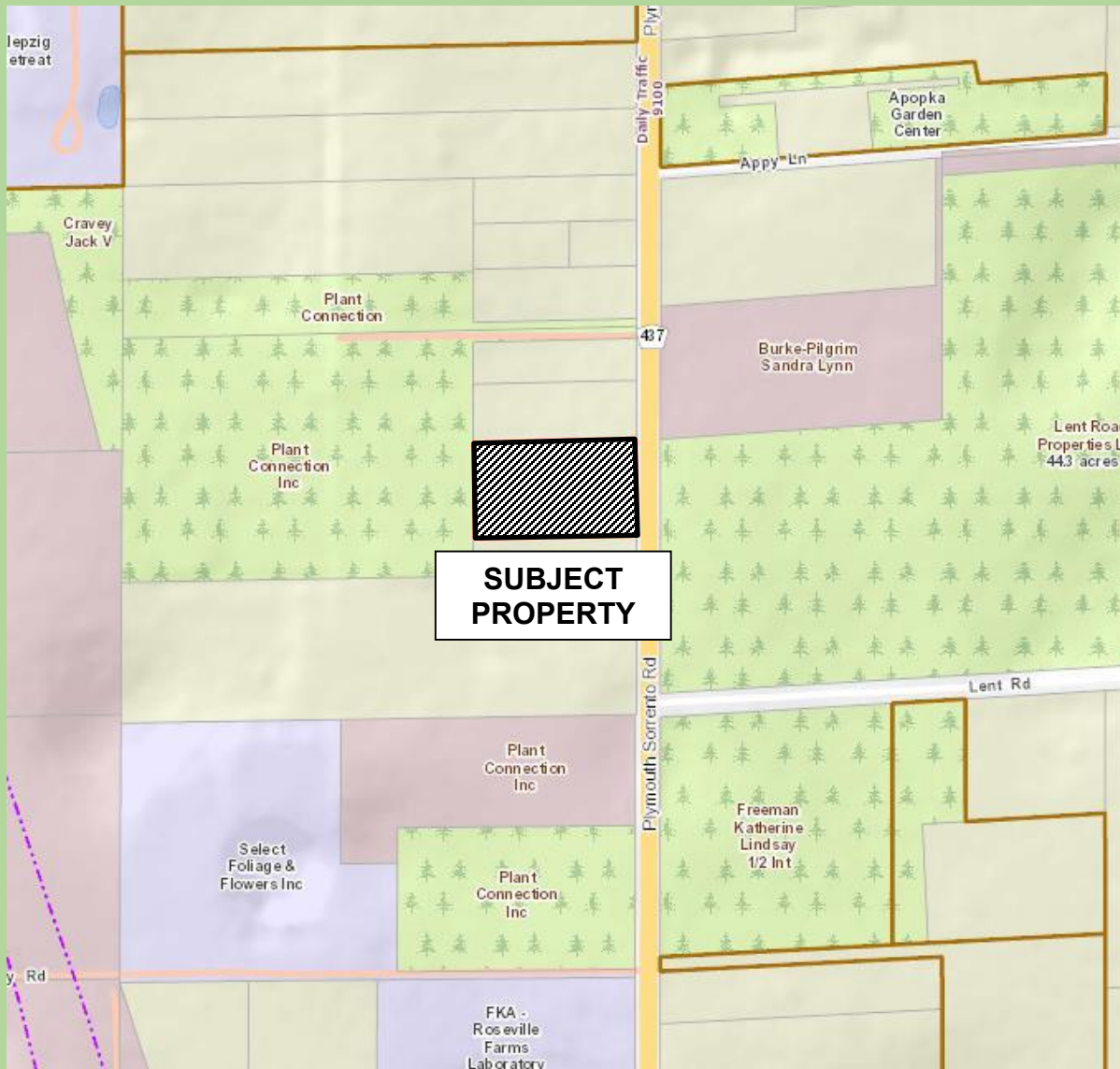
ALLOWABLE USES:

Single-family dwellings, including mobile homes, and their customary accessory structures, apiaries, kennels, crops and animal production and structures necessary for support and such production. Livestock barns and stables, commercial wholesale foliage plant production, and similar compatible uses.



Michael & Melessa Handy
2.23 +/- Acres
Proposed Zoning Change:
From: “County” A-2 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: “County” AG (Agriculture) (5 acre min. lot)
Parcel ID #: 24-20-27-0000-00-012

VICINITY MAP





ADJACENT ZONING





ADJACENT USES





**EXISTING
USES**





CITY OF APOPKA CITY COUNCIL

<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	April 6, 2016
<input type="checkbox"/> ANNEXATION	FROM:	Community Development
<input type="checkbox"/> PLAT APPROVAL	EXHIBITS:	Zoning Report
<input type="checkbox"/> OTHER:		Vicinity Map
		Adjacent Zoning Map
		Adjacent Uses Map
		Existing Uses

SUBJECT: **ROBERT & JOYCE AYERS (CASE # 2016-1-3)**

PARCEL ID NUMBER: **09-20-28-7608-00-050**

Request: **ADMINISTRATIVE REZONING**
FROM: "COUNTY" A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: "CITY" AG (0-1 DU/5 ACRES) (AGRICULTURE)

SUMMARY

OWNER: Robert & Joyce Ayers

APPLICANT: City of Apopka

LOCATION: West of Mt. Plymouth Road, north of Longhorn Drive

EXISTING USE: Manufactured home

FUTURE LAND USE: Rural Settlement (0 - 1 du/5 acres)

ZONING: A-1 (ZIP)

PROPOSED DEVELOPMENT: Manufactured home (existing)

PROPOSED ZONING: AG

TRACT SIZE: 9.88 +/- Acres

MAXIMUM ALLOWABLE DEVELOPMENT:

EXISTING ZONING:	1 Residential Unit
PROPOSED ZONING:	1 Residential Unit

DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Ser. Director
Commissioners (4)	HR Director	City Clerk
City Administrator Irby	IT Director	Fire Chief
Community Dev. Director	Police Chief	

ADDITIONAL COMMENTS: Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a “city” zoning classification be assigned to annexed properties. The subject property was annexed into the City of Apopka on November 16, 2005, through the adoption of Ordinance No. 1777. Staff is requesting an administrative rezoning for the subject property to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing “county” zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

The subject property is located in an area characterized as single-family and agricultural in nature, with “County” A-1 zoning to the north and west of the subject property, and single-family residential to the east and south of the site. The existing and proposed use of the subject site for a manufactured home is a permitted use in the proposed AG zoning district and compatible with the surrounding zoning and uses.

Staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this zoning change (see attached Zoning Report).

COMPREHENSIVE PLAN COMPLIANCE: The proposed zoning classification is consistent with the Future Land Use Designation assigned to the property.

SCHOOL CAPACITY REPORT: The request of the proposed rezoning would result in a number of residential units considered ‘de minimus’ and, therefore, a school capacity determination is not required for the subject properties.

JOINT PLANNING AREA/OVERLAY: The subject property is located within the “Northern Area” of the Joint Planning Area with Orange County. The subject properties are not located within any other city overall or protection area.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on February 5, 2016.

PROPERTY OWNER NOTIFICATION: The property owner was notified of this administrative rezoning and public hearing dates at least thirty (30) days prior to the adoption public hearing.

PUBLIC HEARING SCHEDULE:

March 8, 2016 – Planning Commission (5:30 pm)
April 6, 2016 - City Council (1:30 pm) - 1st Reading
April 20, 2016 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

February 19, 2016 – Public Hearing Notice Ad
April 8, 2016 – Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from “County” A-1 (ZIP) to “City” AG.

The **Planning Commission**, at its meeting on March 8, 2016, recommended approval (5-0) of the change in Zoning from “County” A-1 (ZIP) to “City” AG.

Accept the First Reading of Ordinance No. 2477 and Hold it Over for Second Reading and Adoption on April 20, 2016.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City) North (County)	Rural Settlement (0 – 1 du/5 acres) and Rural (0 – 1 du/10 acres)	AG A-2	Single-family home
East (City)	Low Density Residential (0 – 4 du/ acre)	R-1	Vacant residential
South (County)	Rural Settlement (0 – 1 du/5 acres)	AG	Single-family home
West (City)	Rural Settlement (0 – 1 du/5 acres)	A-1 (ZIP)	State conservation

LAND USE &

TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (Mt. Plymouth Rd).

**COMPREHENSIVE
 PLAN COMPLIANCE:**

The proposed AG zoning is consistent with the City’s Rural Settlement Future Land Use designation and with the character of the surrounding area and future proposed development. The AG zoning classification is one of the acceptable zoning categories allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

**AG DISTRICT
 REQUIREMENTS:**

- Minimum Living Area: 1,200 sq. ft. (Single-family)
400 sq. ft. (mobile home)
- Minimum Site Area: 5 acres
- Minimum Lot Width: NA
- Setbacks: Front: 25 ft. (100 ft. non-residential uses)
Rear: 25 ft. (100 ft. non-residential uses)
Side: 25 ft. (100 ft. non-residential uses)
Corner: 25 ft. (100 ft. non-residential uses)

Based on the above zoning standards, the subject site complies with code requirements for the AG district.

**BUFFERYARD
 REQUIREMENTS:**

Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property lines.

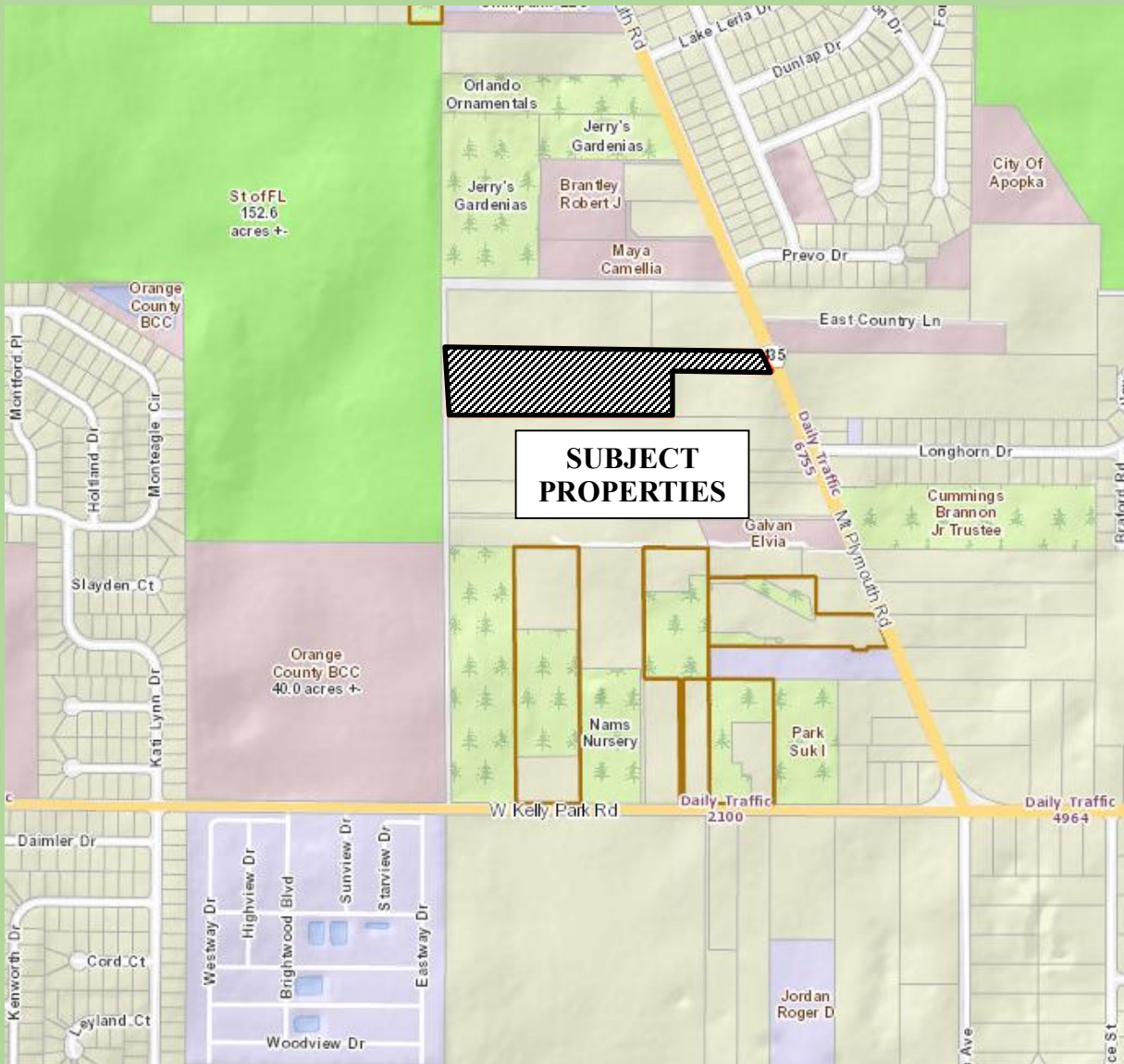
ALLOWABLE USES:

Single-family dwellings, including mobile homes, and their customary accessory structures, apiaries, kennels, crops and animal production and structures necessary for support and such production. Livestock barns and stables, commercial wholesale foliage plant production, and similar compatible uses.



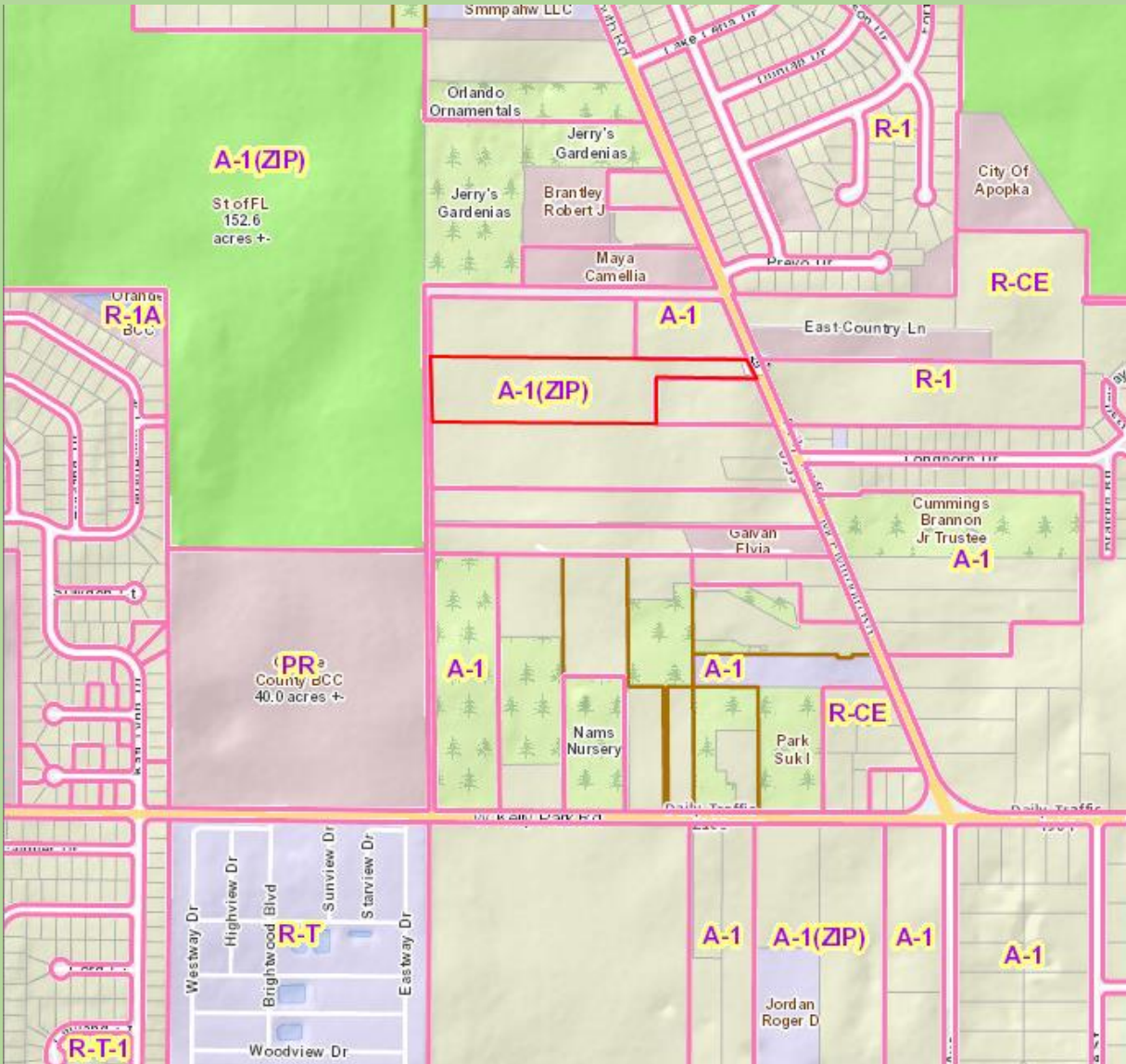
Robert & Joyce Ayers
9.88 +/- Acres
Proposed Zoning Change:
From: “County” A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: “County” AG (Agriculture) (5 acre min. lot)
Parcel ID #: 09-20-28-7608-00-050

VICINITY MAP



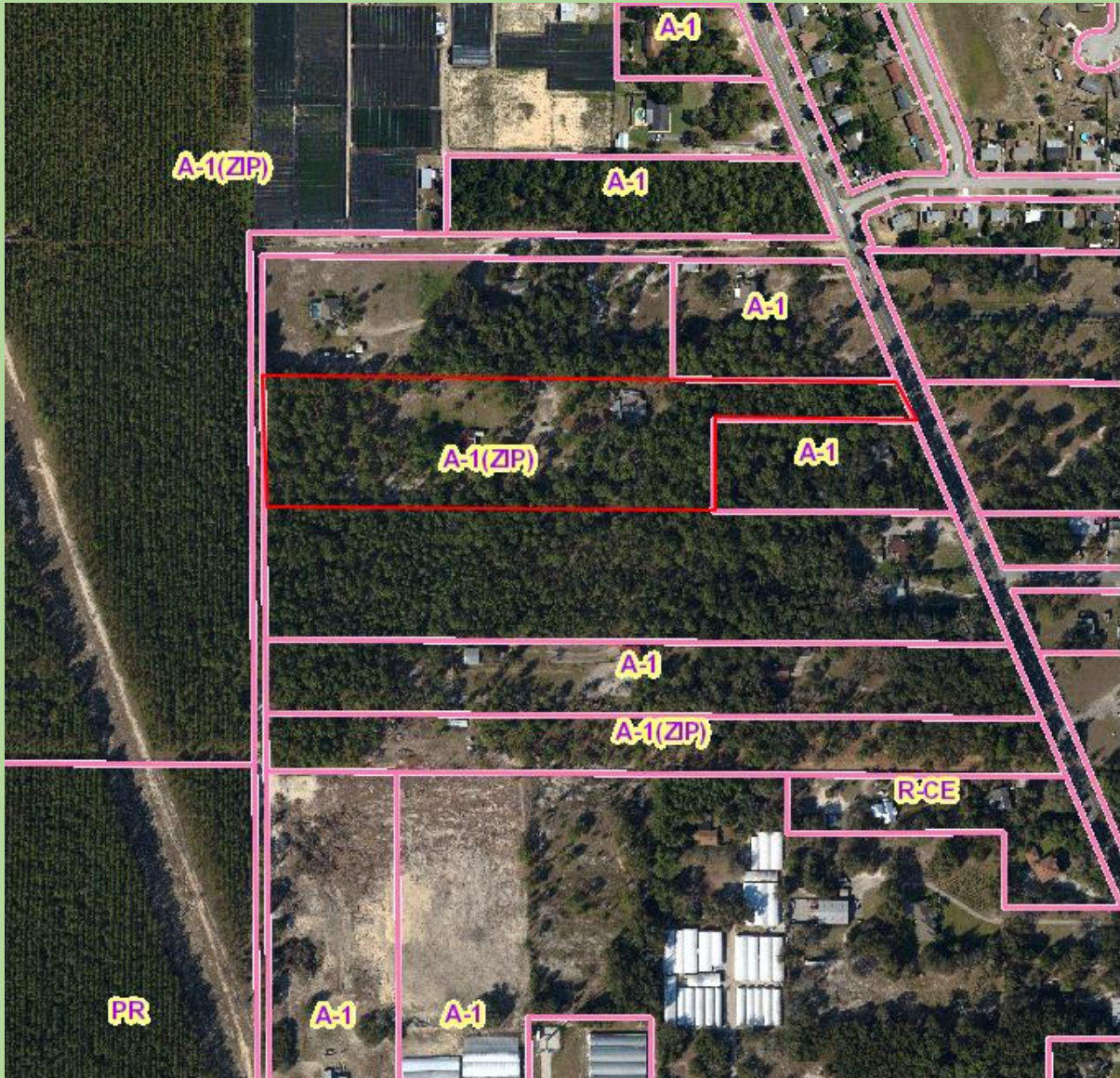


ADJACENT ZONING



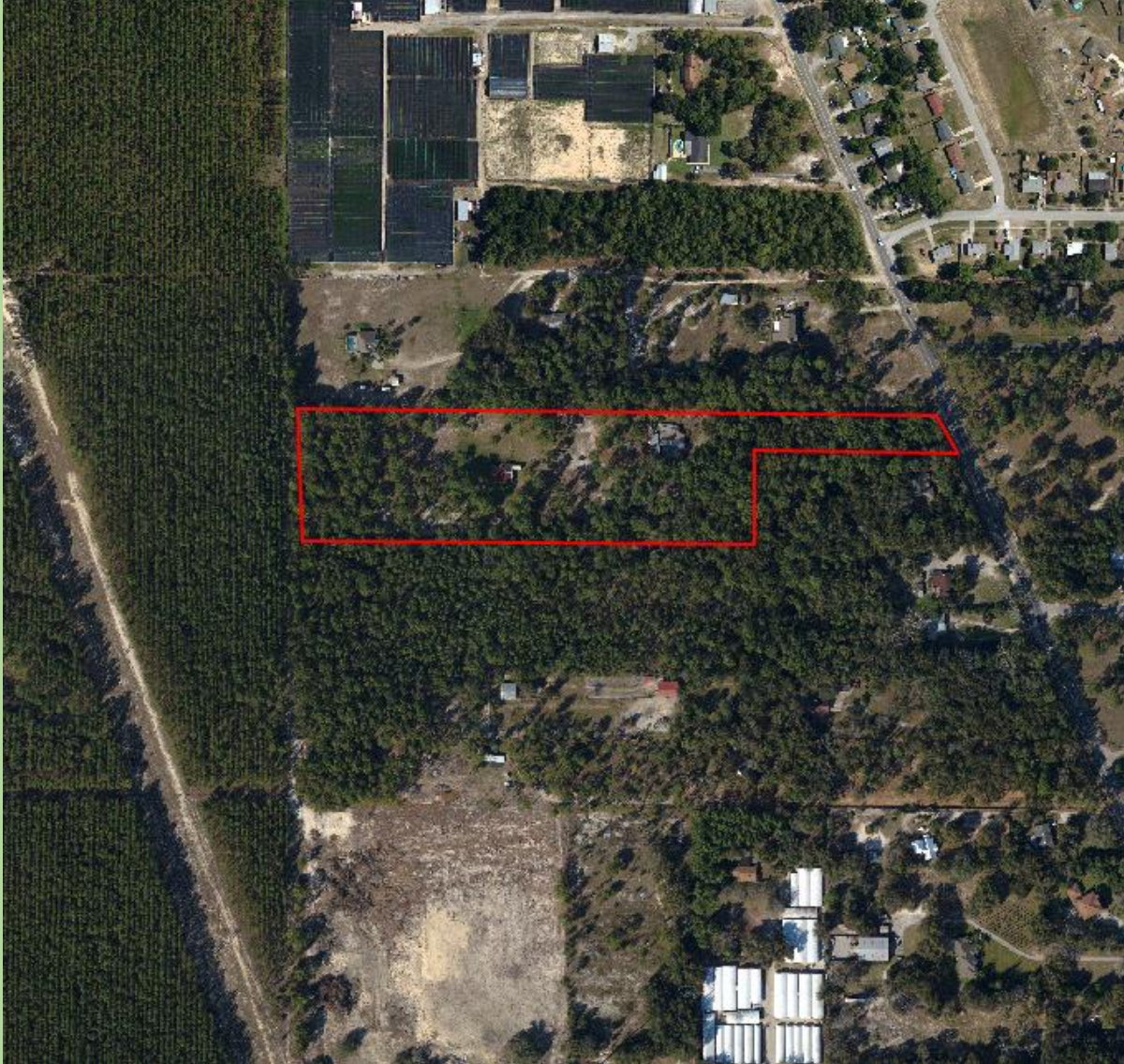


ADJACENT USES





**EXISTING
USES**





CITY OF APOPKA CITY COUNCIL

<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	April 6, 2016
<input type="checkbox"/> ANNEXATION	FROM:	Community Development
<input type="checkbox"/> PLAT APPROVAL	EXHIBITS:	Zoning Report
<input type="checkbox"/> OTHER:		Vicinity Map
		Adjacent Zoning Map
		Adjacent Uses Map
		Existing Uses

SUBJECT: JAMES H. & PAMELA M. WRIGHT (CASE # 2016-1-5)

PARCEL ID NUMBER: 05-20-28-0000-00-020

Request: ADMINISTRATIVE REZONING

FROM: “COUNTY” A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: “CITY” AG (0-1 DU/5 ACRES) (AGRICULTURE)

SUMMARY

OWNER: James H. & Pamela M. Wright

APPLICANT: City of Apopka

LOCATION: North of Haas Road, east of Foliage Way

EXISTING USE: Single-family home

FUTURE LAND USE: Rural Settlement (0 - 1 du/5 acres)

ZONING: A-1 (ZIP)

PROPOSED DEVELOPMENT: Single-family home (existing)

PROPOSED ZONING: AG

TRACT SIZE: 1.21 +/- Acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING ZONING: 1 Residential Unit
PROPOSED ZONING: 1 Residential Unit

DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Ser. Director
Commissioners (4)	HR Director	City Clerk
City Administrator Irby	IT Director	Fire Chief
Community Dev. Director	Police Chief	

ADDITIONAL COMMENTS: Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a “city” zoning classification be assigned to annexed properties. The subject property was annexed into the City of Apopka on November 16, 2005, through the adoption of Ordinance No. 1776. Staff is requesting an administrative rezoning for the subject property to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing “county” zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

The subject property is located in an area that is surrounding by agricultural/rural land uses and single-family/manufactured homes. The properties to the south are “county” A-1 with planted timberland, with AG zoning and timberland to the east of the subject property. Properties to the north and west of the site are vacant with “City” AG zoning or ZIP (zoning in progress) zoning. The existing and proposed use of the subject property is for a single-family home, which is permitted in the AG zoning district and compatible with surrounding uses and zoning.

Staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this zoning change (see attached Zoning Report).

COMPREHENSIVE PLAN COMPLIANCE: The proposed zoning classification is consistent with the Future Land Use Designation assigned to the property.

SCHOOL CAPACITY REPORT: The request of the proposed rezoning would result in a number of residential units considered ‘de minimus’ and, therefore, a school capacity determination is not required for the subject properties.

JOINT PLANNING AREA/OVERLAY: The subject property is located within the “Northern Area” of the Joint Planning Area with Orange County. The subject properties are not located within any other city overall or protection area.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on February 5, 2016.

PROPERTY OWNER NOTIFICATION: The property owner was notified of this administrative rezoning and public hearing dates at least thirty (30) days prior to the adoption public hearing.

PUBLIC HEARING SCHEDULE:

March 8, 2016 – Planning Commission (5:30 pm)
April 6, 2016 - City Council (1:30 pm) - 1st Reading
April 20, 2016 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

February 19, 2016 – Public Hearing Notice Ad
April 8, 2016 – Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from “County” A-1 (ZIP) to “City” AG.

The **Planning Commission**, at its meeting on March 8, 2016, recommended approval (5-0) of the change in Zoning from “County” A-1 (ZIP) to “City” AG.

Accept the First Reading of Ordinance No. 2477 and Hold it Over for Second Reading and Adoption on April 20, 2016.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Rural Settlement (0 – 1 du/5 acres)	A-2	Manufactured home
East (City)	Rural Settlement (0 – 1 du/5 acres)	AG	Planted timberland
South (City)	Rural Settlement (0 – 1 du/5 acres)	A-1 (ZIP)	State conservation land
West (City)	Rural Settlement (0 – 1 du/5 acres)	AG	Manufactured home

LAND USE &

TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (Haas Rd).

**COMPREHENSIVE
 PLAN COMPLIANCE:**

The proposed AG zoning is consistent with the City’s Rural Settlement Future Land Use designation and with the character of the surrounding area and future proposed development. The AG zoning classification is one of the acceptable zoning categories allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

**AG DISTRICT
 REQUIREMENTS:**

- Minimum Living Area: 1,200 sq. ft. (Single-family)
400 sq. ft. (mobile home)
- Minimum Site Area: 5 acres
- Minimum Lot Width: NA
- Setbacks: Front: 25 ft. (100 ft. non-residential uses)
Rear: 25 ft. (100 ft. non-residential uses)
Side: 25 ft. (100 ft. non-residential uses)
Corner: 25 ft. (100 ft. non-residential uses)

Based on the above zoning standards, the subject site does not meet the minimum lot standards of the AG zoning district, but is considered a legal, non-conforming lot.

**BUFFERYARD
 REQUIREMENTS:**

Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property lines.

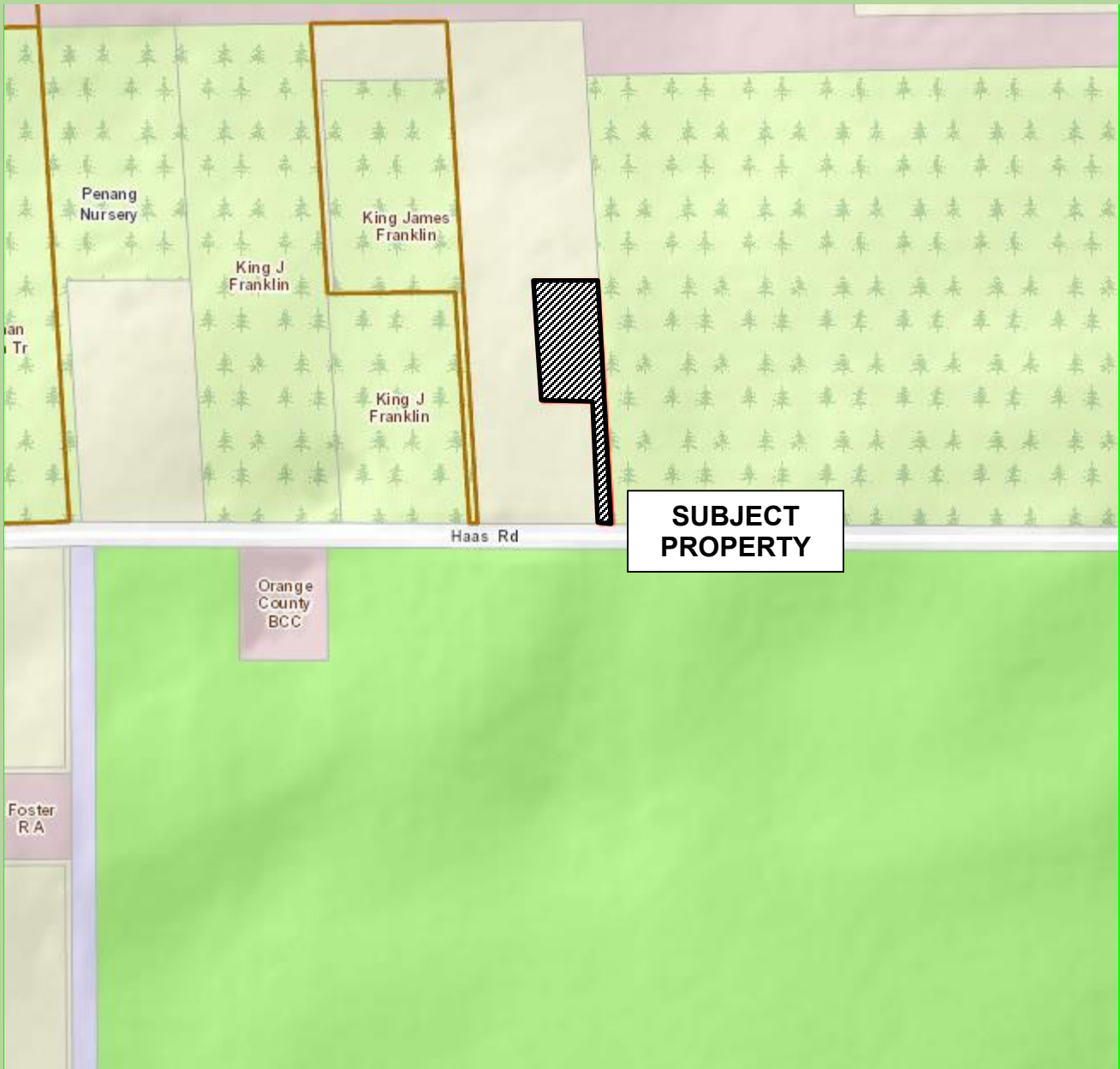
ALLOWABLE USES:

Single-family dwellings, including mobile homes, and their customary accessory structures, apiaries, kennels, crops and animal production and structures necessary for support and such production. Livestock barns and stables, commercial wholesale foliage plant production, and similar compatible



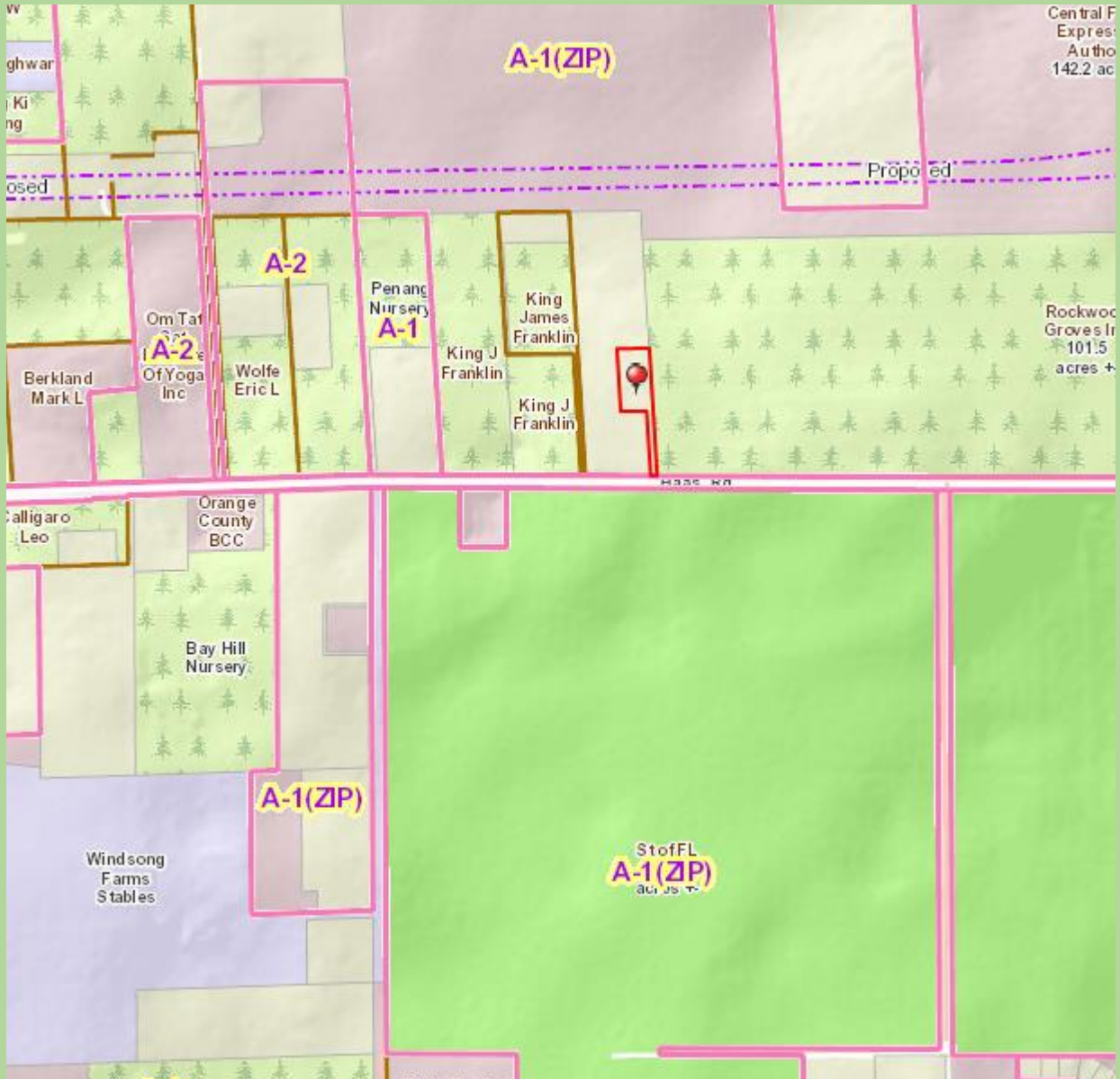
James & Pamela Wright
1.21 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: "County" AG (Agriculture) (5 acre min. lot)
Parcel ID #: 05-20-28-0000-00-020

VICINITY MAP



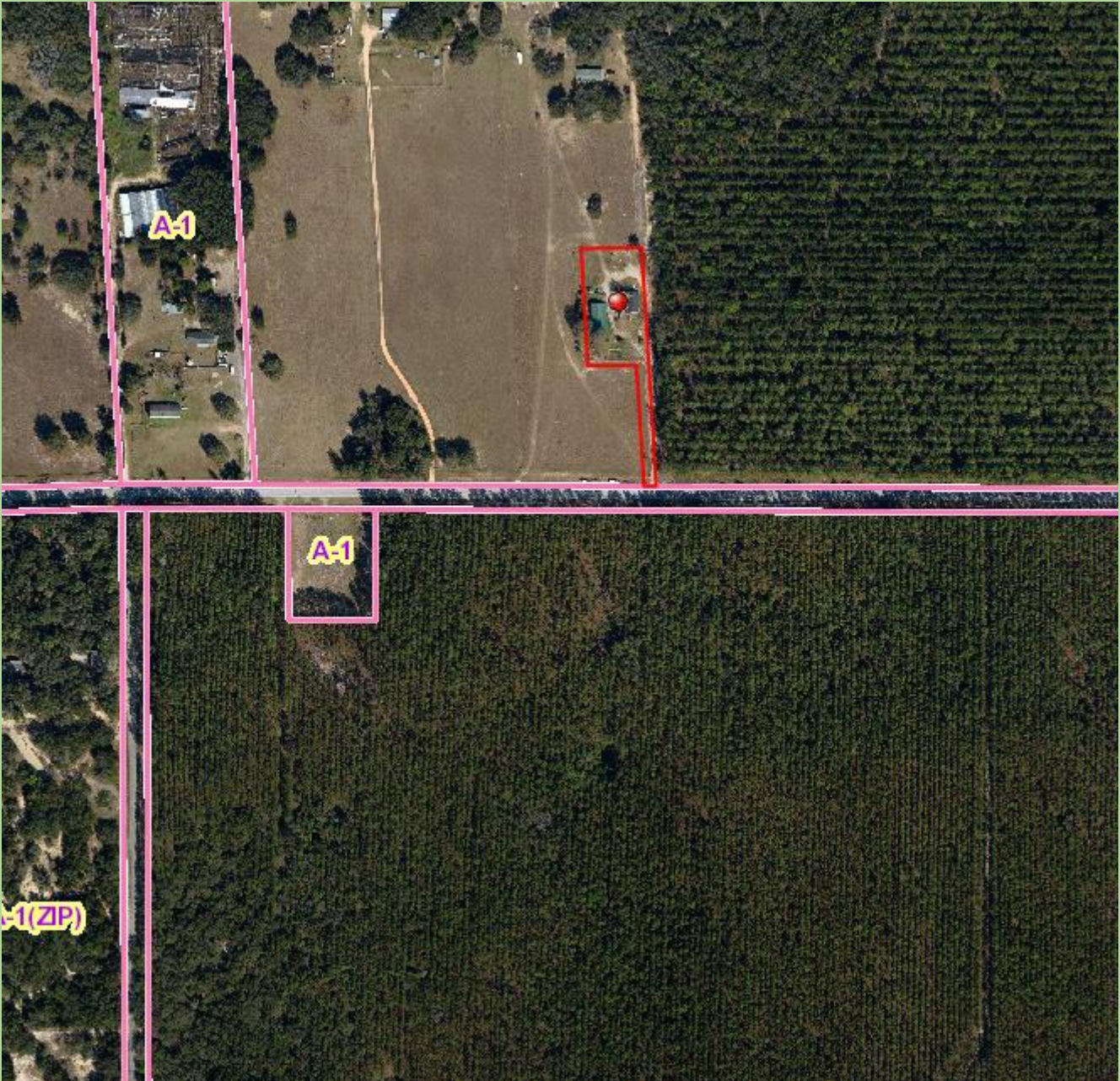


ADJACENT ZONING





ADJACENT USES





**EXISTING
USES**



Backup material for agenda item:

3. Ordinance 2478 - First Reading – 2016-1 Administrative Rezoning – Quasi-Judicial

David Moon



CITY OF APOPKA CITY COUNCIL

CONSENT AGENDA
 PUBLIC HEARING
 SPECIAL REPORTS
 OTHER:

MEETING OF: April 6, 2016
 FROM: Community Development
 EXHIBITS: A-1 Spreadsheet
 A-2 Spreadsheet
 Ordinance No. 2478
 Zoning Reports

SUBJECT: 2016-1 ADMINISTRATIVE REZONING FROM “COUNTY” A-1 (ZIP) & C-1 (ZIP) TO “CITY” PO/I (PROFESSIONAL OFFICE/INSTITUTIONAL)

REQUEST: FIRST READING OF ORDINANCE NO. 2478 – 2016 ADMINISTRATIVE REZONING; FROM “COUNTY” A-1 (ZIP) & C-1 (ZIP) TO “CITY” PO/I (PROFESSIONAL OFFICE/INSTITUTIONAL); AND HOLD OVER FOR SECOND READING AND ADOPTION.

SUMMARY:

The two (2) parcels, comprising a total of 19.35 +/- acres, have been annexed into the City of Apopka and have been assigned Future Land Use designations compatible with the proposed PO/I zoning designation. The subject properties currently have a City Future Land Use Designation of Institutional/Public Use (INST/PU) and a county zoning category of A-1 or C-1 assigned to it. A summary of the zoning case is provided in Exhibits “A” and “B”.

A brief summary of the administrative rezoning case:

<u>C-1 Properties</u>		<u>A-1 Properties</u>	
# of Parcels:	1	# of Parcels:	1
# of Property Owners:	1	# of Property Owners:	1
Acreage:	11.33 +/- acres	Acreage:	8.02 +/- acres

The attached exhibits provide a summary of the proposed zoning amendments. The property owners have been notified via certified mail that a zoning category comparable to the County designation will be assigned to their property. Individual zoning reports have been prepared for the zoning cases. The zoning reports are provided in Exhibit “C”.

Pursuant to the Interlocal Agreement between the City and Orange County (2004), policy of the City’s Comprehensive Plan (Policy 3.9) and State law (s 163.3202, F.S.), the City is required to assign a zoning category to lands that are annexed into the City’s jurisdiction. To comply with these requirements, city staff is recommending that the City assign a zoning category that is most compatible to the current zoning category that was assigned by Orange County.

FUNDING SOURCE: Not Applicable.

DISTRIBUTION

Mayor Kilsheimer
 Commissioners
 City Administrator
 Community Development Director

Finance Director
 HR Director
 IT Director
 Police Chief

Public Services Director
 Recreation Director
 City Clerk
 Fire Chief

SCHOOL CAPACITY REPORT: The proposed zoning district is non-residential and, therefore, a school capacity enhancement agreement is not necessary.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on February 5, 2016.

PUBLIC HEARING SCHEDULE:

March 8, 2016 – Planning Commission (5:30 pm)
April 6, 2016 – City Council (1:30 pm) – 1st Reading
April 20, 2016 – City Council (8:00 pm) – 2nd Reading

DULY ADVERTISED:

February 19, 2016 – Public Notice and Notification
April 8, 2016 – Ordinance Heading Ad

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from “County” A-1 (ZIP) & C-1 (ZIP) to “City” PO/I (Professional Office/Institution) as set forth in Exhibits “A” and “B” for the property described therein.

The **Planning Commission**, at its meeting on March 8, 2016, recommended approval (5-0) of the change in Zoning from “County” A-1 (ZIP) & C-1 (ZIP) to “City” PO/I (Professional Office/Institution) as set forth in Exhibits “A” and “B” for the property described therein.

Accept the First Reading of Ordinance No. 2478 and Hold it Over for Second Reading and Adoption on April 20, 2016.

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.

EXHIBIT "A"
2016-1 ADMINISTRATIVE REZONING
FROM "COUNTY" C-1 to "CITY" PO/I

Case #	Parcel ID	Property Owner	Acreage +/-	Future Land Use	Current Zoning	Proposed Zoning
2016-1-6	14-21-28-0000-00-076	Trinity Baptist Church of Apopka, Inc.	11.33	INST/PU	C-1 (ZIP)	PO/I

EXHIBIT "B"
2016-1 ADMINISTRATIVE REZONING
FROM "COUNTY" A-1 TO "CITY" PO/I

Case #	Parcel ID	Property Owner	Acreage +/-	Future Land Use	Current Zoning	Proposed Zoning
2016-1-7	29-20-28-0000-00-015	City of Apopka	8.02	INST/PU	A-1 (ZIP)	PO/I

ORDINANCE NO. 2478

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM “COUNTY” C-1 (ZIP) AND A-1 (ZIP) TO “CITY” PO/I (PROFESSIONAL OFFICE/INSTITUTION) FOR CERTAIN REAL PROPERTIES GENERALLY LOCATED WITHIN THE CITY LIMITS OF APOPKA, COMPRISING 19.35 ACRES, MORE OR LESS, AND OWNED BY TRINITY BAPTIST CHURCH OF APOPKA, INC.; AND THE CITY OF APOPKA; 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 City of Apopka Community Development Department, has requested an administrative change in zoning on said property as identified in Section I of this ordinance; and

WHEREAS, Pursuant to the Interlocal Agreement between the City and Orange County (2004), policy of the City’s Comprehensive Plan Future Land Use Element (Policy 3.9), and State law (s 163.3202, F.S.), the City is required to assign a zoning category to lands that are annexed into the City’s jurisdiction; and

WHEREAS, the proposed PO/I 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 following described properties, being situated in the City of Apopka, Florida, is hereby PO/I as defined in the Apopka Land Development Code:

Parcel ID	Property Owner	Acreage +/-	Land Use	Current Zoning	Proposed Zoning
14-21-28-0000-00-076	Trinity Baptist Church of Apopka, Inc.	11.33	INST/PU	C-1 (ZIP)	PO/I
29-20-28-0000-00-015	City of Apopka	8.02	INST/PU	A-1 (ZIP)	PO/I

Section II. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida.

Section III. That the Community Development Director, or the Director’s designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

Section IV. That if any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

Section V. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VI. That this Ordinance shall take effect upon the date of adoption.

READ FIRST TIME: April 6, 2016

READ SECOND TIME
AND ADOPTION: April 20, 2016

Joseph E. Kilsheimer, Mayor

ATTEST:

Linda Goff, City Clerk

DULY ADVERTISED: February 19, 2016
April 8, 2016



CITY OF APOPKA CITY COUNCIL

<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	April 6, 2016
<input type="checkbox"/> ANNEXATION	FROM:	Community Development
<input type="checkbox"/> PLAT APPROVAL	EXHIBITS:	Zoning Report
<input type="checkbox"/> OTHER:		Vicinity Map
		Adjacent Zoning Map
		Adjacent Uses Map
		Existing Uses

SUBJECT: TRINITY BAPTIST CHURCH OF APOPKA, INC. (CASE # 2016-1-6)

PARCEL ID NUMBER: 14-21-28-0000-00-076

Request: ADMINISTRATIVE REZONING
FROM: "COUNTY" C-1 (ZIP) (COMMERCIAL)
TO: "CITY" PO/I (PROFESSIONAL OFFICE/INSTITUTIONAL)

SUMMARY

OWNER: Trinity Baptist Church of Apopka, Inc.

APPLICANT: City of Apopka

LOCATION: South of S. Orange Blossom Trail, west of Roger Williams Road

EXISTING USE: Church and School

FUTURE LAND USE: Institutional/Public Use

ZONING: C-1 (ZIP)

PROPOSED DEVELOPMENT: Church and School (existing)

PROPOSED ZONING: PO/I

TRACT SIZE: 11.33 +/- Acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING ZONING: 1 Residential Unit
PROPOSED ZONING: 147,929 sq. ft.

DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Ser. Director
Commissioners (4)	HR Director	City Clerk
City Administrator Irby	IT Director	Fire Chief
Community Dev. Director	Police Chief	

ADDITIONAL COMMENTS: Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a “city” zoning classification be assigned to annexed properties. The subject property was annexed into the City of Apopka on April 2, 2003, through the adoption of Ordinance No. 1588. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing “county” zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

The subject site is surrounded by vacant PO/I-zoned property to the east, commercial development and zoning to the north and adjacent to a mobile home park to the south. The proposed PO/I zoning district would provide a transitional zoning between the commercial zoning districts and the mobile home residential development. The existing and proposed use for the subject site is for a church and school, which is permitted within the PO/I zoning district and compatible with surrounding uses.

Staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this zoning change (see attached Zoning Report).

COMPREHENSIVE PLAN COMPLIANCE: The proposed zoning classification is consistent with the Future Land Use Designation assigned to the property.

SCHOOL CAPACITY REPORT: The request of the proposed rezoning is for a non-residential zoning classification and, therefore, a school capacity enhancement agreement with OCPS is not necessary.

JOINT PLANNING AREA/OVERLAY: The subject property is located within the “Core Area” of the Joint Planning Area with Orange County. The subject property is not located within any other city overall or protection area.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on January 8, 2016.

PROPERTY OWNER NOTIFICATION: The property owner was notified of this administrative rezoning and public hearing dates at least thirty (30) days prior to the adoption public hearing.

PUBLIC HEARING SCHEDULE:

March 8, 2016 – Planning Commission (5:30 pm)
April 6, 2016 - City Council (1:30 pm) - 1st Reading
April 20, 2016 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

February 19, 2016 – Public Hearing Notice Ad
April 8, 2016 – Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from “County” C-1 (ZIP) to “City” PO/I for the property owned by Trinity Baptist Church of Apopka, Inc.

The **Planning Commission**, at its meeting on March 8, 2016, recommended approval (5-0) of the change in Zoning from “County” A-1 and “County” C-1 to “City” PO/I as set forth in Exhibits “A” and “B” for the property described therein for the property owned by Trinity Baptist Church of Apopka, Inc.

Accept the First Reading of Ordinance No. 2478 and Hold it Over for Second Reading and Adoption on April 20, 2016.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Commercial	C-1	Retail and vacant commercial
East (County) East (City)	“County” Commercial “City” Institutional/Public Use	C-2 PO/I	Retail & Vacant office
South (City)	Residential Low (0-5 du/ac)	MHP	Mobile home park
West (City)	Residential Low (0-5 du/ac)	R-1	Single-family home

LAND USE &

TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a major collector (S Orange Blossom Trail).

**COMPREHENSIVE
 PLAN COMPLIANCE:**

The proposed PO/I zoning is consistent with the City’s Institutional/Public Use Future Land Use designation and with the character of the surrounding area and future proposed development. The PO/I zoning classification is one of the acceptable zoning categories allowed within the Institutional/Public Use Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

**PO/I DISTRICT
 REQUIREMENTS:**

- Minimum Living Area: NA
- Minimum Site Area: 10,000 sq. ft.
- Minimum Lot Width: 85 ft.
- Setbacks: Front: 25 ft.
- Rear: 10 ft. (25 ft. from Residential)
- Side: 10 ft.
- Corner: 25 ft.

Based on the above zoning standards, the subject site complies with code requirements for the PO/I district.

**BUFFERYARD
 REQUIREMENTS:**

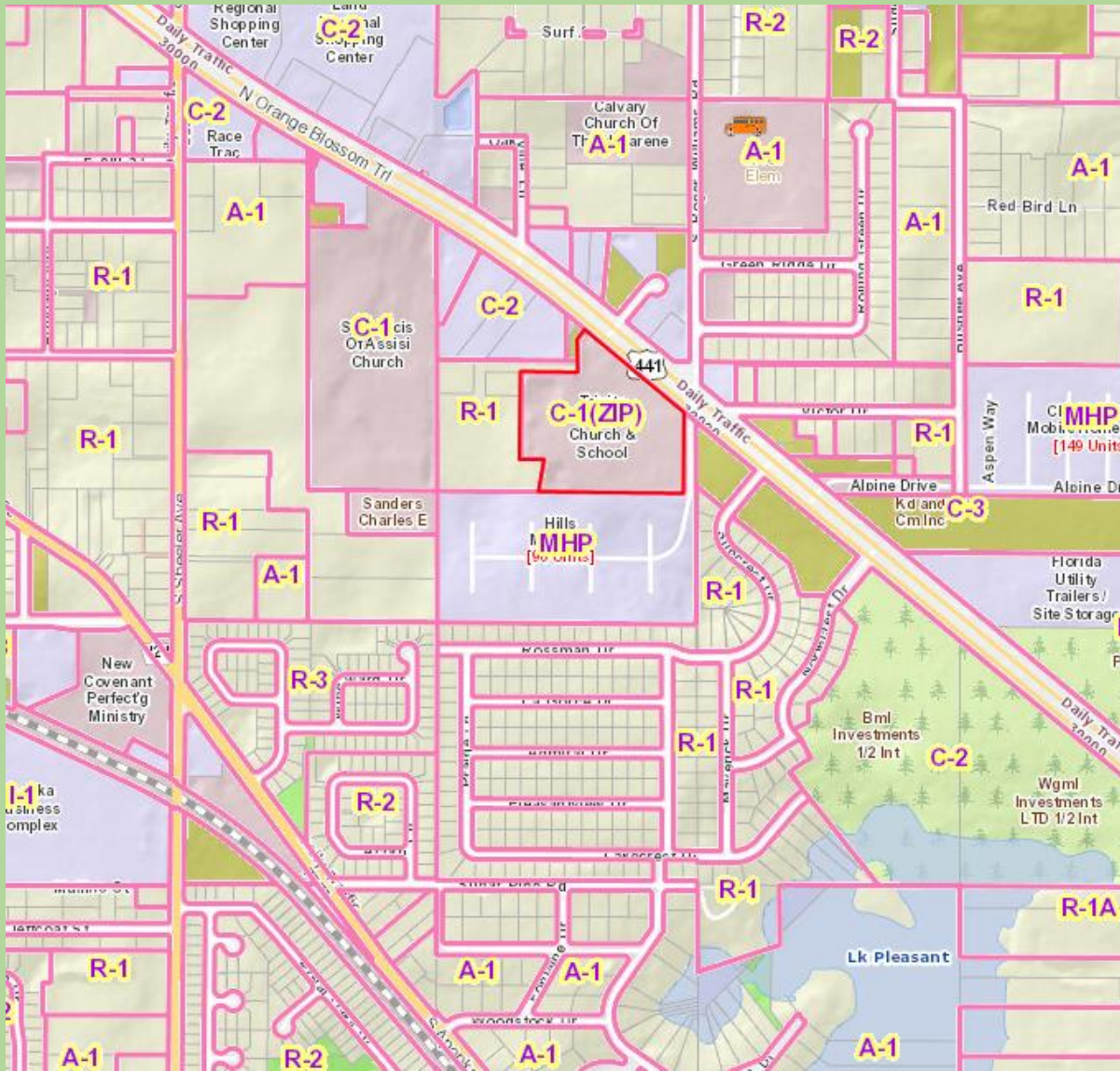
Areas adjacent to all road rights-of-way shall provide a minimum ten-foot landscaped bufferyard. Areas adjacent to agricultural and residential uses or districts shall provide a minimum six-foot-high masonry wall within a ten-foot landscaped bufferyard. Areas adjacent to nonresidential uses or districts shall provide a minimum of five-foot landscaped bufferyard. Landscaping requirements for existing platted lots of record and structures may be approved in a lesser amount than required after review by the development review committee.

ALLOWABLE USES:

Professional offices, including those of architects, engineers, lawyers, accountants, tax and financial services or consultants, bookkeepers, realtors and brokers, insurance, investment counselors, travel agencies, etc. Medical or dental clinics and offices. Churches and attendant educational facilities, educational facilities and day nurseries, public and private utilities, supporting infrastructure and public facilities. Other uses which are similar and compatible to the uses permitted herein which adhere to the intent of the

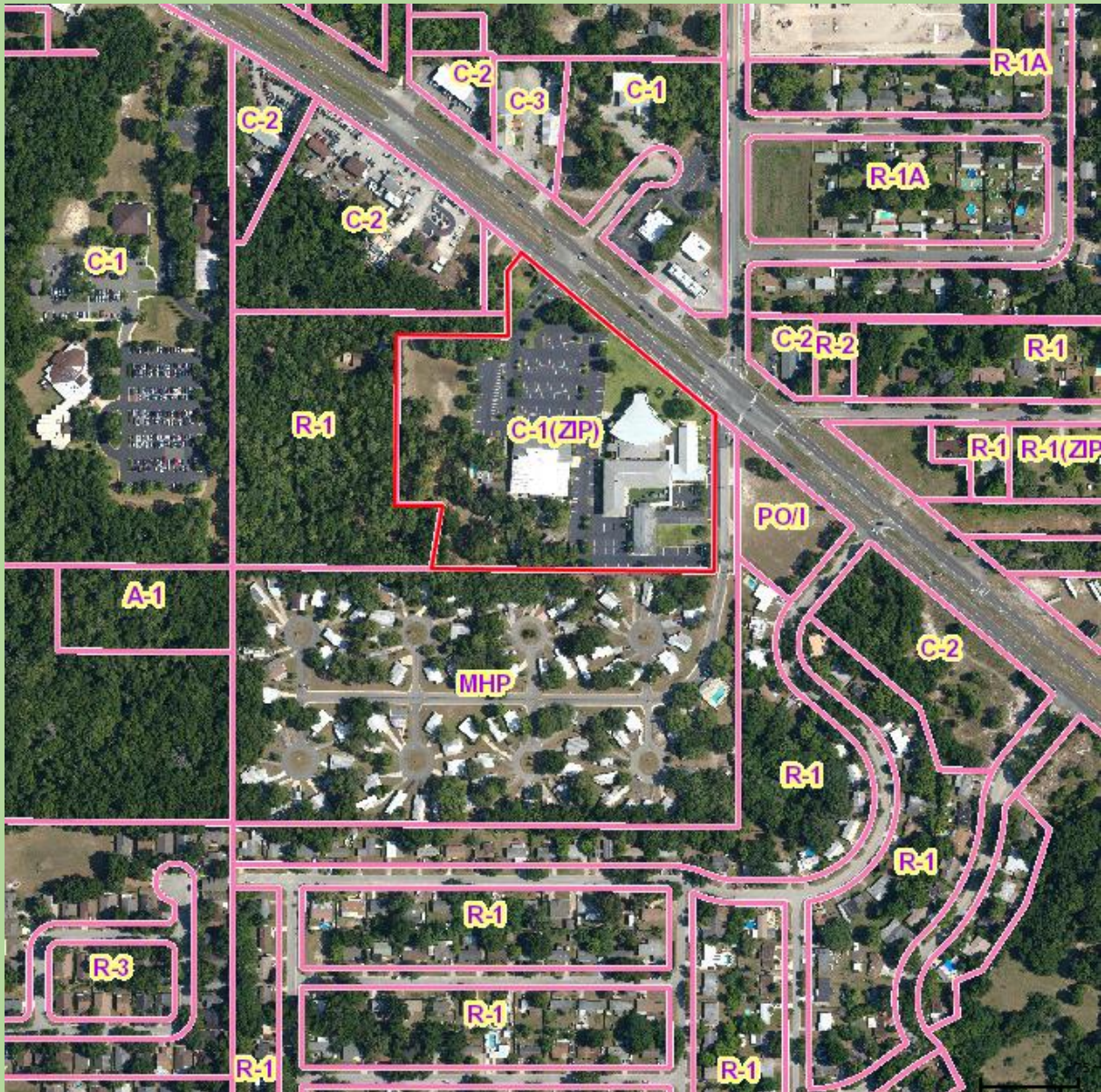


ADJACENT ZONING



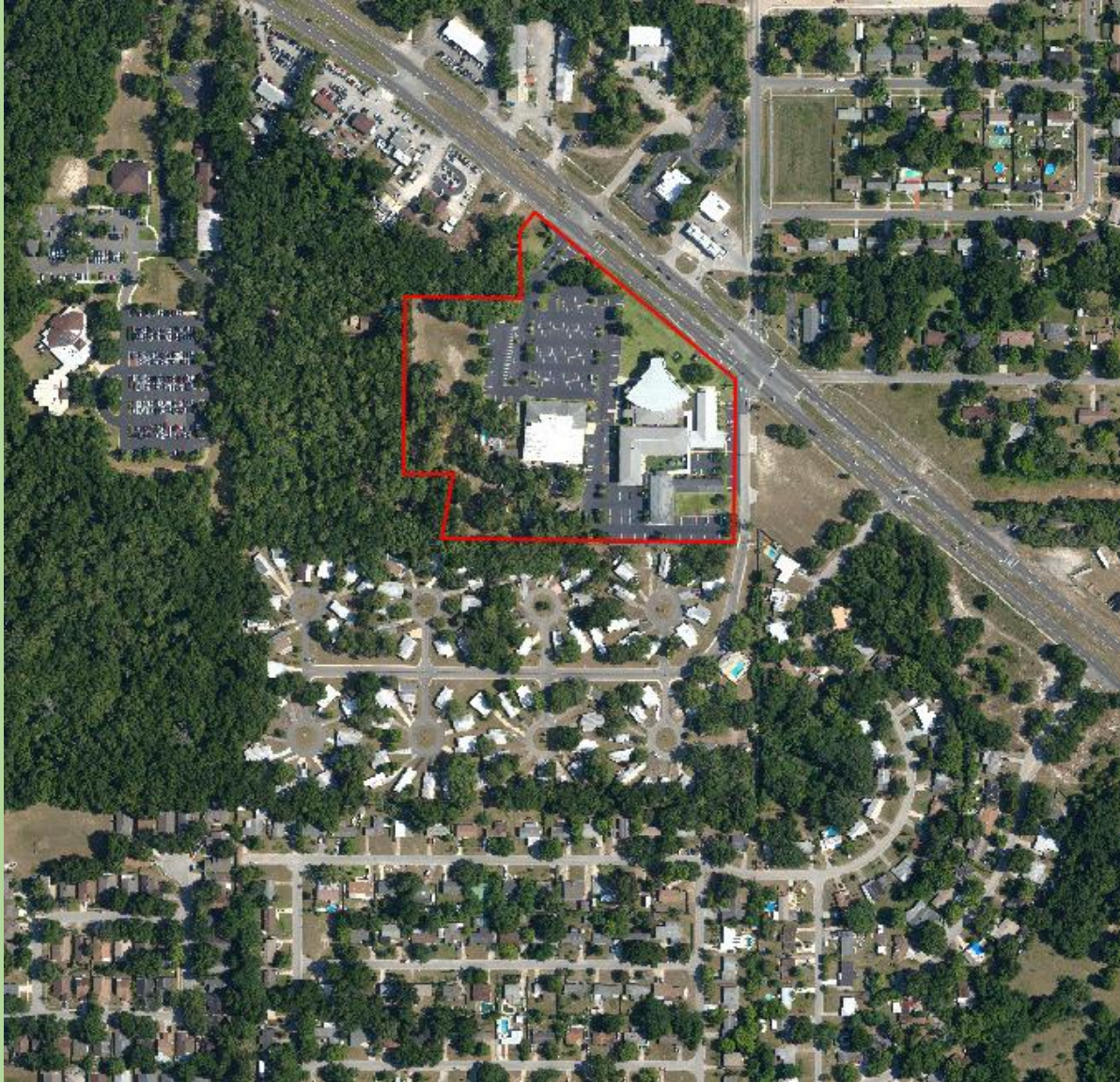


ADJACENT USES





**EXISTING
USES**





CITY OF APOPKA CITY COUNCIL

<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	April 6, 2016
<input type="checkbox"/> ANNEXATION	FROM:	Community Development
<input type="checkbox"/> PLAT APPROVAL	EXHIBITS:	Zoning Report
<input type="checkbox"/> OTHER:		Vicinity Map
		Adjacent Zoning Map
		Adjacent Uses Map
		Existing Uses

SUBJECT: CITY OF APOPKA (Case # 2016-1-7)

PARCEL ID NUMBER: 29-20-28-0000-00-015

Request: ADMINISTRATIVE REZONING
FROM: "COUNTY" A-1 (ZIP) (AGRICULTURE)
TO: "CITY" PO/I (PROFESSIONAL OFFICE/INSTITUTIONAL)

SUMMARY

OWNER/APPLICANT: City of Apopka

LOCATION: West of Vick Road, north of W. Lester Road

EXISTING USE: Vacant

FUTURE LAND USE: Institutional/Public Use

ZONING: A-1 (ZIP)

PROPOSED DEVELOPMENT: Vacant (existing)

PROPOSED ZONING: PO/I

TRACT SIZE: 8.02 +/- Acres

MAXIMUM ALLOWABLE DEVELOPMENT:

EXISTING ZONING:	1 Residential Unit
PROPOSED ZONING:	104,805 sq. ft.

DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Ser. Director
Commissioners (4)	HR Director	City Clerk
City Administrator Irby	IT Director	Fire Chief
Community Dev. Director	Police Chief	

ADDITIONAL COMMENTS: Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a “city” zoning classification be assigned to annexed properties. The subject property was annexed into the City of Apopka on December 1, 2004, through the adoption of Ordinance No. 1701. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing “county” zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

The existing and proposed used for the site is that of a city-owned lift station and utilities, which is permitted within the PO/I zoning district, and is consistent with the surrounding use of single-family residential which abuts the property to the north and west, as well as the “County” A-1 zoning and vacant land to the east of the subject site.

Staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this zoning change (see attached Zoning Report).

COMPREHENSIVE PLAN COMPLIANCE: The proposed zoning classification is consistent with the Future Land Use Designation assigned to the property.

SCHOOL CAPACITY REPORT: The request of the proposed rezoning is for a non-residential zoning classification and, therefore, a school capacity enhancement agreement with OCPS is not necessary.

JOINT PLANNING AREA/OVERLAY: The subject properties are located within the “Core Area” of the Joint Planning Area with Orange County. The subject properties are not located within any other city overall or protection area.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on February 5, 2016.

PROPERTY OWNER NOTIFICATION: The property owner was notified of this administrative rezoning and public hearing dates at least thirty (30) days prior to the adoption public hearing.

PUBLIC HEARING SCHEDULE:

March 8, 2016 – Planning Commission (5:30 pm)
April 6, 2016 - City Council (1:30 pm) - 1st Reading
April 20, 2016 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

February 19, 2016 – Public Hearing Notice Ad
April 8, 2016 – Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from “County” A-1 (ZIP) to “City” PO/I for the property owned by the City of Apopka.

The **Planning Commission**, at its meeting on March 8, 2016, recommended approval (5-0) of the change in Zoning from “County” A-1 and “County” C-1 to “City” PO/I as set forth in Exhibits “A” and “B” for the property described therein and owned by the City of Apopka.

Accept the First Reading of Ordinance No. 2478 and Hold it Over for Second Reading and Adoption on April 20, 2016.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Residential Low Suburban (0 – 3.5 du/ac)	R-1AA	Single-family residential (Spring Ridge subdivision)
East (County)	Rural (0 – 1 du/10 acres)	A-1	Grazing
South (City)	Residential Low (0-5 du/ac)	PUD	Single-family residential (Spring Ridge subdivision)
South (City)	Residential Low (0-5 du/ac)	PUD	Single-family residential (Spring Ridge subdivision)

LAND USE &

TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (Vick Road).

**COMPREHENSIVE
 PLAN COMPLIANCE:**

The proposed PO/I zoning is consistent with the City’s Institutional/Public Use Future Land Use designation and with the character of the surrounding area and future proposed development. The PO/I zoning classification is one of the acceptable zoning categories allowed within the Institutional/Public Use Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

**PO/I DISTRICT
 REQUIREMENTS:**

- Minimum Living Area: NA
- Minimum Site Area: 10,000 sq. ft.
- Minimum Lot Width: 85 ft.
- Setbacks:
 - Front: 25 ft.
 - Rear: 10 ft. (25 ft. from Residential)
 - Side: 10 ft.
 - Corner: 25 ft.

Based on the above zoning standards, the subject site complies with code requirements for the PO/I district.

**BUFFERYARD
 REQUIREMENTS:**

Areas adjacent to all road rights-of-way shall provide a minimum ten-foot landscaped bufferyard. Areas adjacent to agricultural and residential uses or districts shall provide a minimum six-foot-high masonry wall within a ten-foot landscaped bufferyard. Areas adjacent to nonresidential uses or districts shall provide a minimum of five-foot landscaped bufferyard. Landscaping requirements for existing platted lots of record and structures may be approved in a lesser amount than required after review by the development review committee.

ALLOWABLE USES:

Professional offices, including those of architects, engineers, lawyers, accountants, tax and financial services or consultants, bookkeepers, realtors and brokers, insurance, investment counselors, travel agencies, etc. Medical or dental clinics and offices. Churches and attendant educational facilities, educational facilities and day nurseries, public and private utilities, supporting infrastructure and public facilities. Other uses which are similar and compatible to the uses permitted herein which adhere to the intent of the district.



City of Apopka
8.02 +/- Acres

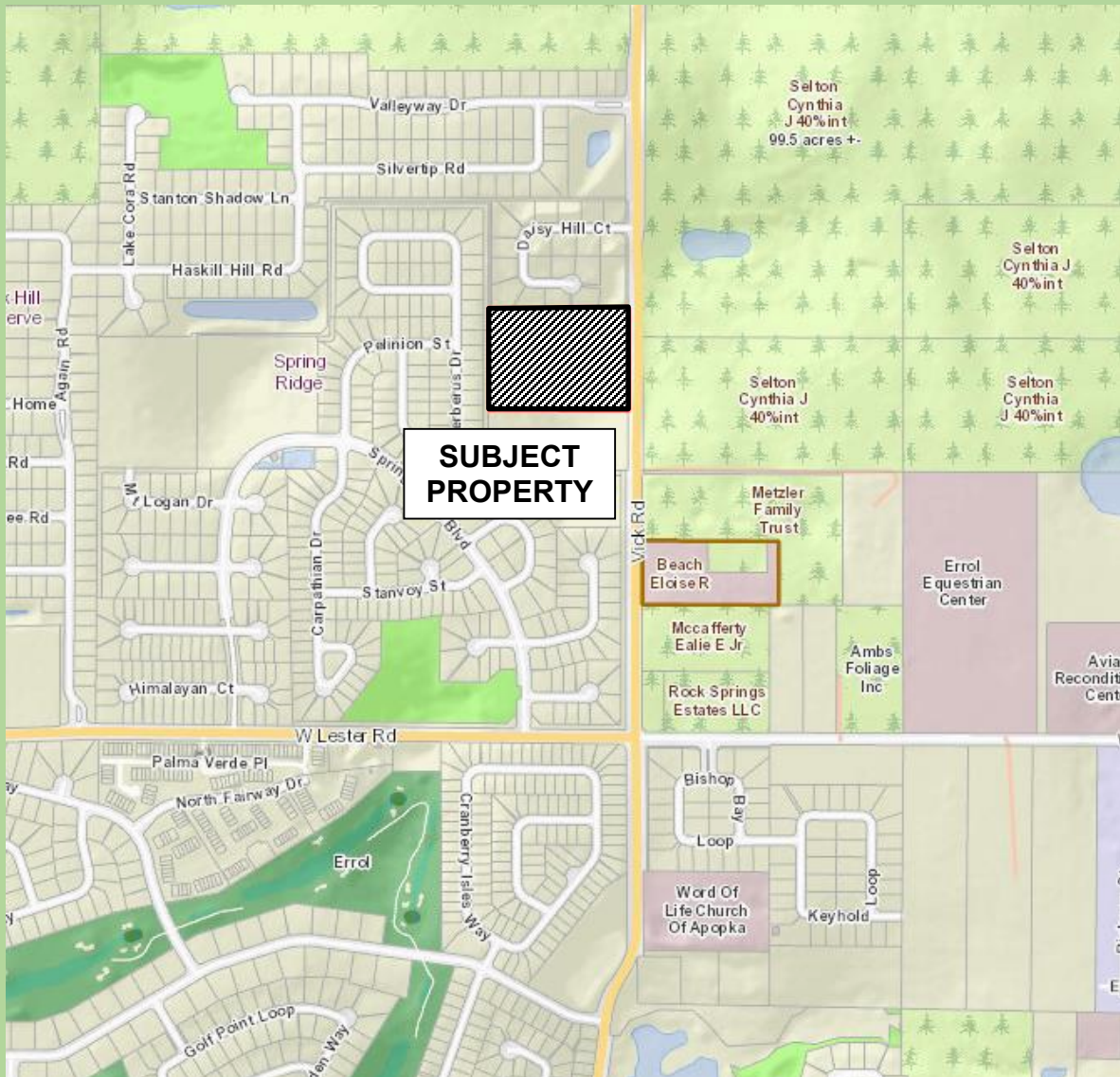
Proposed Zoning Change:

From: “County” A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)

To: “County” PO/I (Professional Office/Institutional) (10,000 sq. ft. min. lot)

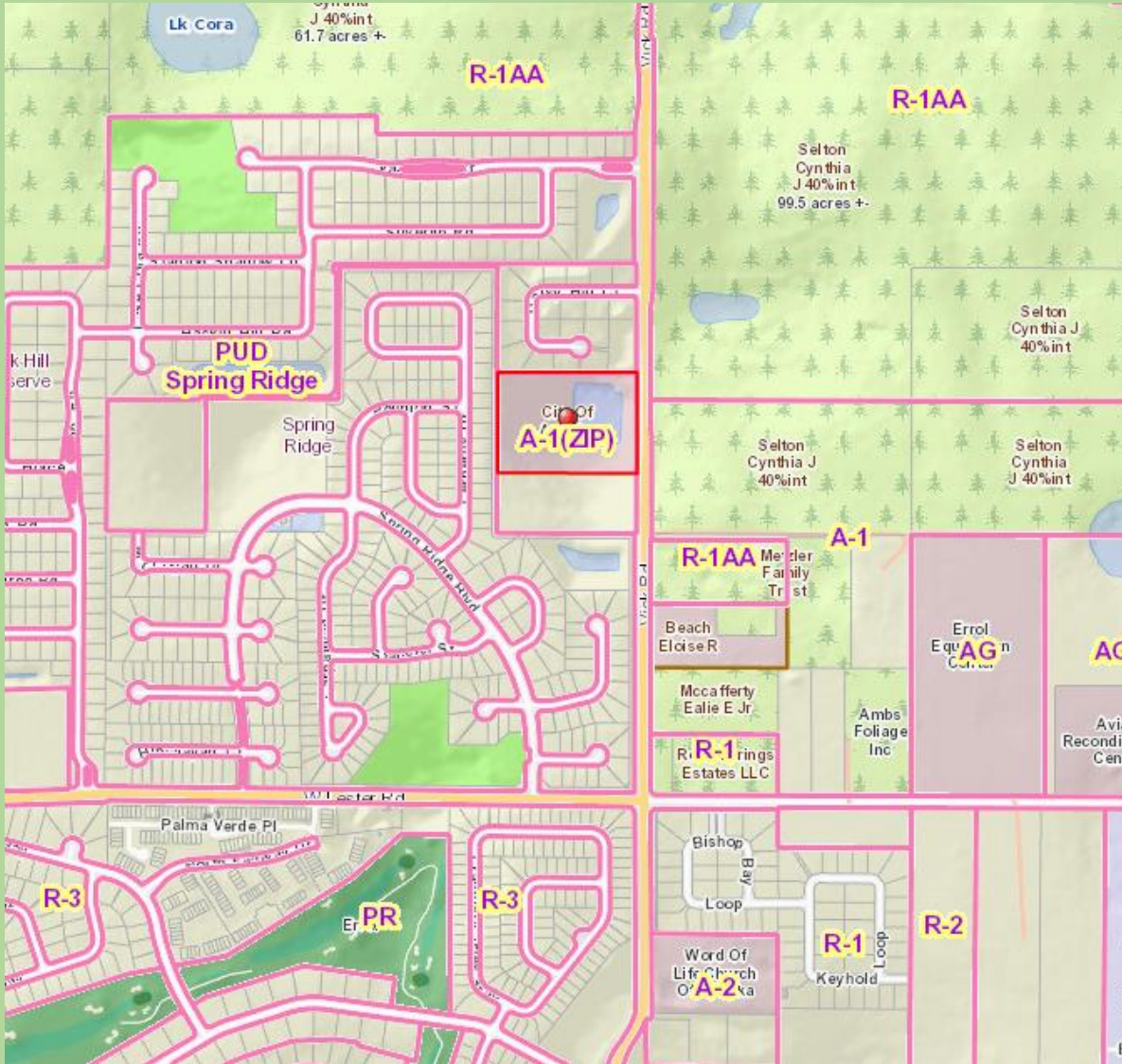
Parcel ID #: 29-20-28-0000-00-015

VICINITY MAP



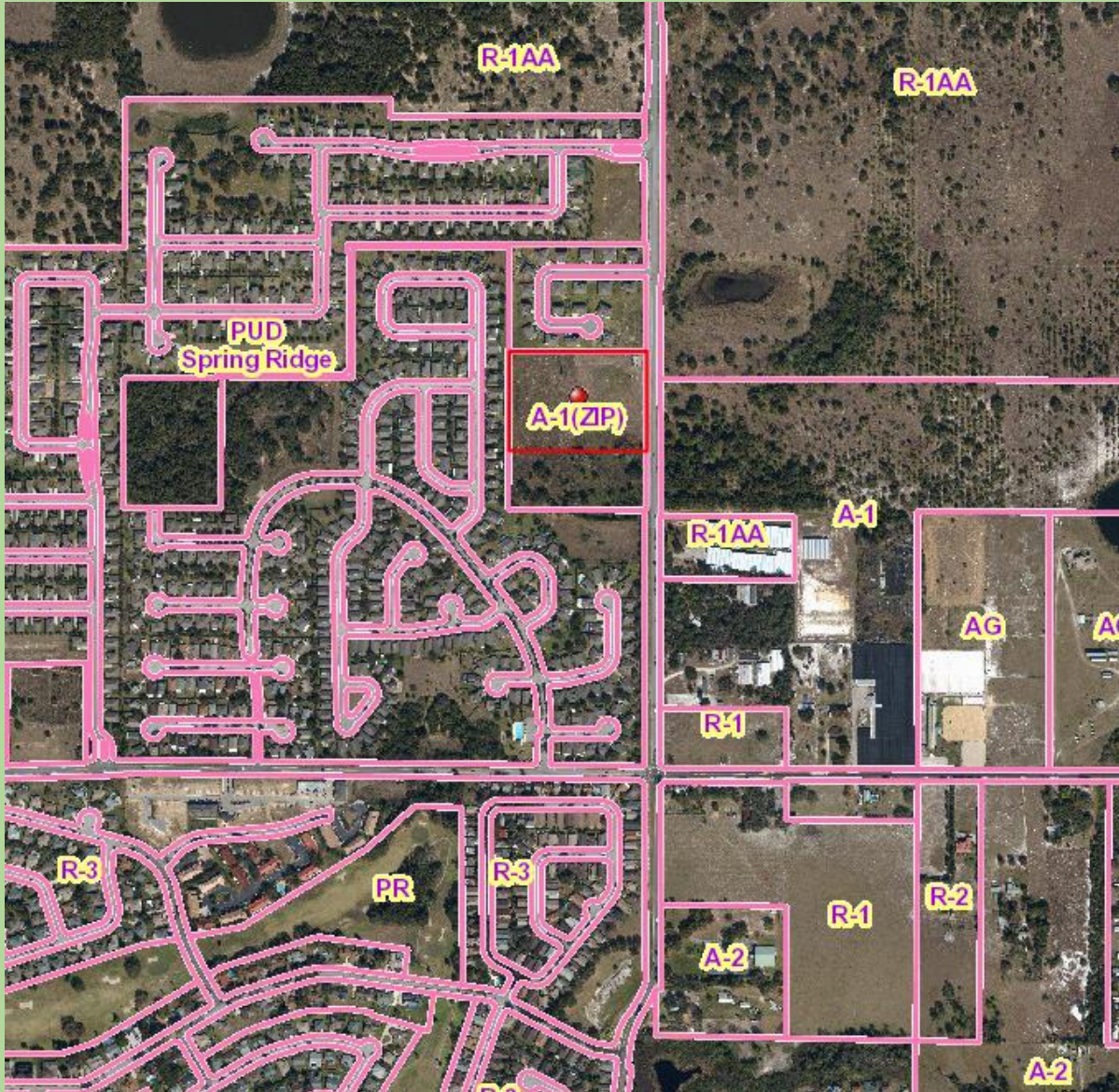


ADJACENT ZONING



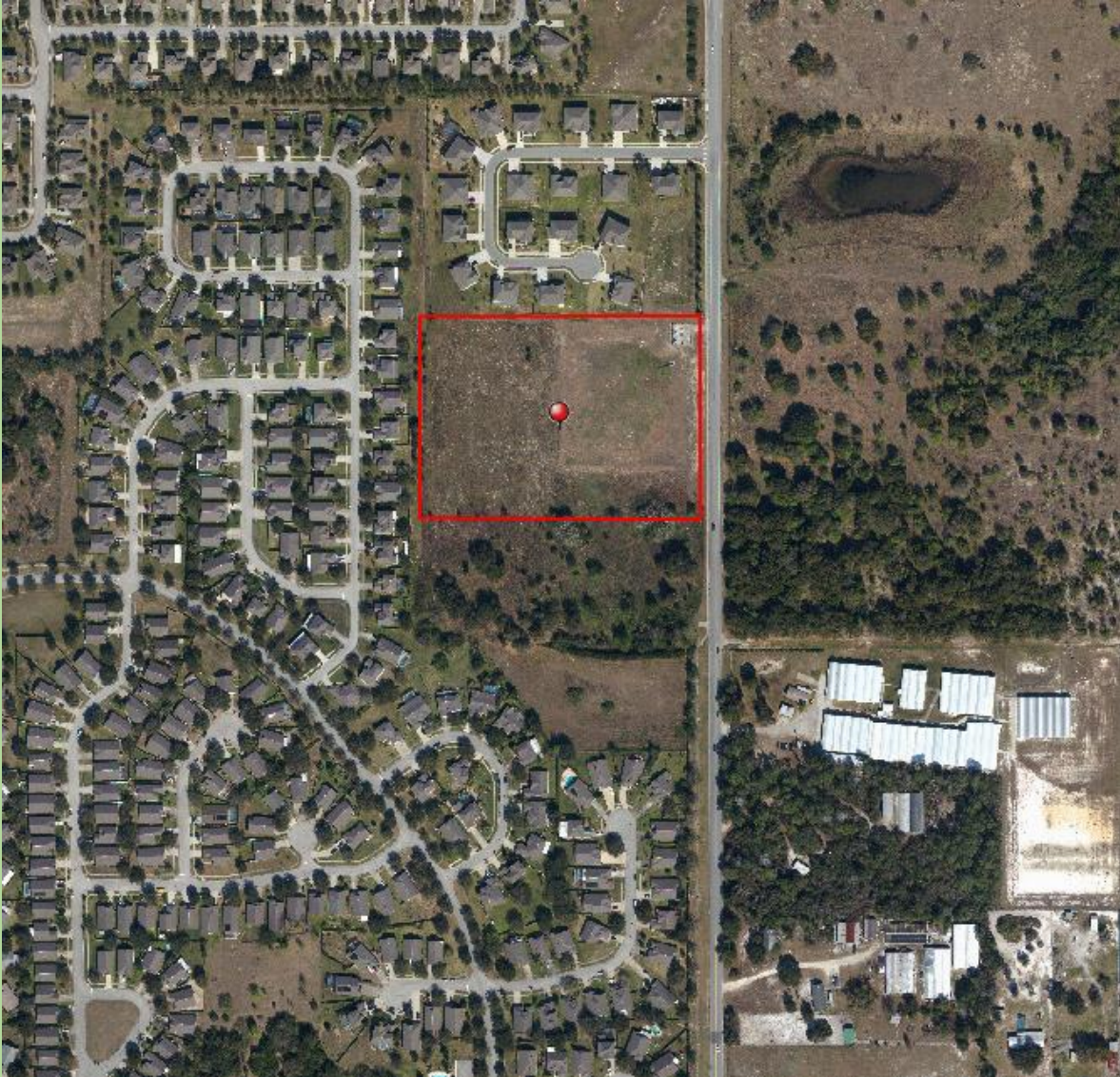


ADJACENT USES





**EXISTING
USES**



Backup material for agenda item:

4. Ordinance 2479 - First Reading – 2016-1 Administrative Rezoning – Quasi-Judicial

David Moon



CITY OF APOPKA CITY COUNCIL

___ CONSENT AGENDA	MEETING OF: April 6, 2016
___ PUBLIC HEARING	FROM: Community Development
___ SPECIAL REPORTS	EXHIBITS: C-3 Spreadsheet
___ OTHER:	Ordinance No. 2479
	Zoning Reports

SUBJECT: 2016-1 ADMINISTRATIVE REZONING - FROM "COUNTY" C-3 (ZIP) TO "CITY" C-1 (RETAIL COMMERCIAL)

REQUEST: FIRST READING OF ORDINANCE NO. 2479 – 2016 ADMINISTRATIVE REZONING; FROM "COUNTY" C-3 (ZIP) TO "CITY" C-1 (RETAIL COMMERCIAL); AND HOLD OVER FOR SECOND READING AND ADOPTION.

SUMMARY:

The three (3) parcels, comprising a total of 3.32 +/- acres, have been annexed into the City of Apopka and have been assigned Future Land Use designations compatible with the proposed C-1 zoning designation. The subject properties currently have a City Future Land Use Designation of Commercial (COMM) and a County zoning category of C-3 assigned to it. A summary of the zoning cases are provided in Exhibit "A".

A brief summary of the administrative rezoning cases:

<u>C-3 Properties</u>	
# of Parcels:	3
# of Property Owners:	2
Acreage:	3.32 +/- acres

The attached exhibits provide a summary of the proposed zoning amendments. The property owners have been notified via certified mail that a zoning category comparable to the County designation will be assigned to their property. Individual zoning reports have been prepared for the zoning cases. The zoning reports are provided in Exhibit "B".

Pursuant to the Interlocal Agreement between the City and Orange County (2004), policy of the City's Comprehensive Plan (Policy 3.9) and State law (s 163.3202, F.S.), the City is required to assign a zoning category to lands that are annexed into the City's jurisdiction. To comply with these requirements, city staff is recommending that the City assign a zoning category that is most compatible to the current zoning category that was assigned by Orange County.

FUNDING SOURCE: Not Applicable.

DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

SCHOOL CAPACITY REPORT: The proposed zoning district is non-residential and, therefore, a school capacity enhancement agreement is not necessary.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on February 5, 2016.

PUBLIC HEARING SCHEDULE:

March 8, 2016 – Planning Commission (5:30 pm)
April 6, 2016 – City Council (1:30 pm) – 1st Reading
April 20, 2016 – City Council (8:00 pm) – 2nd Reading

DULY ADVERTISED:

February 19, 2016 – Public Notice and Notification
April 8, 2016 – Ordinance Heading Ad

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from “County” C-3 (ZIP) to “City” C-1 (Retail Commercial) as set forth in Exhibit “A” for the property described therein.

The **Planning Commission**, at its meeting on March 8, 2016, recommended approval (5-0) of the change in Zoning from “County” C-3 to “City” C-1 (Retail Commercial) as set forth in Exhibit “A” for the property described therein.

Accept the First Reading of Ordinance No. 2479 and Hold it Over for Second Reading and Adoption on April 20, 2016.

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.

EXHIBIT "A"
2016-1 ADMINISTRATIVE REZONING
FROM "COUNTY" C-3 TO "CITY" C-1

Case #	Parcel ID	Property Owner	Acreage +/-	Future Land Use	Current Zoning	Proposed Zoning
2016-1-9	33-20-28-0000-00-078	Norman E Sawyer	0.46	COMM	C-3 (ZIP)	C-1
2016-1-10	06-21-28-7172-02-013	Inglesia El Getsemani Inc	1.45	COMM	C-3 (ZIP)	C-1
2016-1-10	06-21-28-7172-02-014	Inglesia El Getsemani Inc	1.41	COMM	C-3 (ZIP)	C-1

ORDINANCE NO. 2479

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM “COUNTY” C-3 (ZIP) TO “CITY” C-1 (RETAIL COMMERCIAL) FOR CERTAIN REAL PROPERTIES GENERALLY LOCATED WITHIN THE CITY LIMITS OF APOPKA, COMPRISING 3.32 ACRES, MORE OR LESS, AND OWNED BY NORMAN E. SAWYER; AND INGLESIA EL GETSEMANI INC.; 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 City of Apopka Community Development Department, has requested an administrative change in zoning on said property as identified in Section I of this ordinance; and

WHEREAS, Pursuant to the Interlocal Agreement between the City and Orange County (2004), policy of the City’s Comprehensive Plan Future Land Use Element (Policy 3.9), and State law (s 163.3202, F.S.), the City is required to assign a zoning category to lands that are annexed into the City’s jurisdiction.; and

WHEREAS, the proposed C-1 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 following described properties, being situated in the City of Apopka, Florida, is hereby C-1 as defined in the Apopka Land Development Code:

Parcel ID	Property Owner	Acreage +/-	Land Use	Current Zoning	Proposed Zoning
33-20-28-0000-00-078	Norman E Sawyer	0.46	COMM	C-3 (ZIP)	C-1
06-21-28-7172-02-013	Inglesia El Getsemani Inc.	1.45	COMM	C-3 (ZIP)	C-1
06-21-28-7172-02-014	Inglesia El Getsemani Inc.	1.41	COMM	C-3 (ZIP)	C-1

Section II. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida.

Section III. That the Community Development Director, or the Director’s designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

Section IV. That if any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

ORDINANCE NO. 2479
PAGE 2

Section V. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VI. That this Ordinance shall take effect upon the date of adoption.

READ FIRST TIME: April 6, 2016

READ SECOND TIME
AND ADOPTION: April 20, 2016

Joseph E. Kilsheimer, Mayor

ATTEST:

Linda Goff, City Clerk

DULY ADVERTISED: February 19, 2016
April 8, 2016



CITY OF APOPKA CITY COUNCIL

<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	April 6, 2016
<input type="checkbox"/> ANNEXATION	FROM:	Community Development
<input type="checkbox"/> PLAT APPROVAL	EXHIBITS:	Zoning Report
<input type="checkbox"/> OTHER:		Vicinity Map
		Adjacent Zoning Map
		Adjacent Uses Map
		Existing Uses

SUBJECT: NORMAN E. SAWYER (CASE # 2016-1-9)

PARCEL ID NUMBERS: 33-20-28-0000-00-078

Request: ADMINISTRATIVE REZONING
FROM: "COUNTY" C-3 (ZIP) (COMMERCIAL)
TO: "CITY" C-1 (RETAIL COMMERCIAL)

SUMMARY

OWNER: Norman E. Sawyer

APPLICANT: City of Apopka

LOCATION: West of N Rock Springs Road, north of E Nancy Lee Lane

EXISTING USE: Warehousing

FUTURE LAND USE: Commercial

ZONING: C-3 (ZIP)

PROPOSED DEVELOPMENT: Warehousing (existing)

PROPOSED ZONING: C-1

TRACT SIZE: 0.46 +/- Acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING ZONING: 6,011 sq. ft.
PROPOSED ZONING: 5,009 sq. ft.

DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Ser. Director
Commissioners (4)	HR Director	City Clerk
City Administrator Irby	IT Director	Fire Chief
Community Dev. Director	Police Chief	

ADDITIONAL COMMENTS: Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a “city” zoning classification be assigned to annexed properties. The subject property was annexed into the City of Apopka on December 1, 2004, through the adoption of Ordinance No. 1702. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing “county” zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

The subject property is located adjacent to “City” C-1 zoning and existing retail commercial uses to the east and the west, and adjacent to single-family residential to the north and south. The existing and proposed use of the site for warehousing is considered a legal, non-conforming use within the proposed C-1 zoning district and is subject to the conditions set forth in Sec. 10.01 of the Apopka Land Development Code.

Staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this zoning change (see attached Zoning Report).

COMPREHENSIVE PLAN COMPLIANCE: The proposed zoning classification is consistent with the Future Land Use Designation assigned to the property.

SCHOOL CAPACITY REPORT: The request of the proposed rezoning is for a non-residential zoning classification and, therefore, a school capacity enhancement agreement with OCPS is not necessary.

JOINT PLANNING AREA/OVERLAY: The subject property is located within the “Core Area” of the Joint Planning Area with Orange County. The subject property is not located within any other city overall or protection area.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on February 5, 2016.

PROPERTY OWNER NOTIFICATION: The property owner was notified of this administrative rezoning and public hearing dates at least thirty (30) days prior to the adoption public hearing.

PUBLIC HEARING SCHEDULE:

March 8, 2016 – Planning Commission (5:30 pm)
April 6, 2016 - City Council (1:30 pm) - 1st Reading
April 20, 2016 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

February 19, 2016 – Public Hearing Notice Ad
April 8, 2016 – Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from “County” C-3 (ZIP) to “City” C-1 (Retail Commercial).

The **Planning Commission**, at its meeting on March 8, 2016, recommended approval (5-0) of the change in Zoning from “County” C-3 to “City” C-1 (Retail Commercial) as set forth in Exhibit “A” for the property described therein.

Accept the First Reading of Ordinance No. 2479 and Hold it Over for Second Reading and Adoption on April 20, 2016.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Residential Low (0 – 5 du/ac)	PUD	Single-family residential (Spring Harbor subdivision)
East (City)	Commercial (max FAR 0.25)	C-1	Warehousing & retail commercial/office
South (City)	Commercial (max FAR 0.25)	A-1 (ZIP)	Warehousing
West (County)	Low Density Residential (0 – 4 du/ac)	A-1	Single-family residential

LAND USE &

TRAFFIC COMPATIBILITY: The subject property is accessed by a minor arterial (N Rock Springs Road).

**COMPREHENSIVE
 PLAN COMPLIANCE:**

The proposed C-1 zoning is consistent with the City’s Commercial Future Land Use designation and with the character of the surrounding area and future proposed development. The C-1 zoning classification is one of the acceptable zoning categories allowed within the Commercial Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

**C-1 DISTRICT
 REQUIREMENTS:**

- Minimum Living Area: NA
- Minimum Site Area: 10,000 sq. ft.
- Minimum Lot Width: 100 ft.
- Setbacks: Front: 10 ft.
- Rear: 10 ft. (30 ft. from Residential)
- Side: 10 ft. (15ft. corner lots)
- Corner: 15 ft.

Based on the above zoning standards, the subject site complies with code requirements for the C-1 district.

**BUFFERYARD
 REQUIREMENTS:**

Areas adjacent to all road right-of-ways shall provide a minimum ten-foot landscaped bufferyard. Areas adjacent to agricultural and residential uses or districts shall provide a minimum six-foot-high masonry wall within a ten-foot landscaped bufferyard. Areas adjacent to non-residential uses or districts shall provide a minimum five-foot landscaped bufferyard.

ALLOWABLE USES:

Retail establishments, banks, savings and loan and other financial institutions. Bowling alleys, skating rinks, billiard parlors and similar amusement centers, provided such activities and facilities are enclosed within a sound-proof building. Churches and schools and any non-residential permitted use in the PO/I or CN districts.



Norman E. Sawyer
0.46 +/- Acres
Proposed Zoning Change:
From: "County" C-3 (ZIP) (Commercial) (12,000 sq. ft. min. lot)
To: "City" C-1 (Retail Commercial) (10,000 sq. ft. min. lot)
Parcel ID #: 33-20-28-0000-00-078

VICINITY MAP



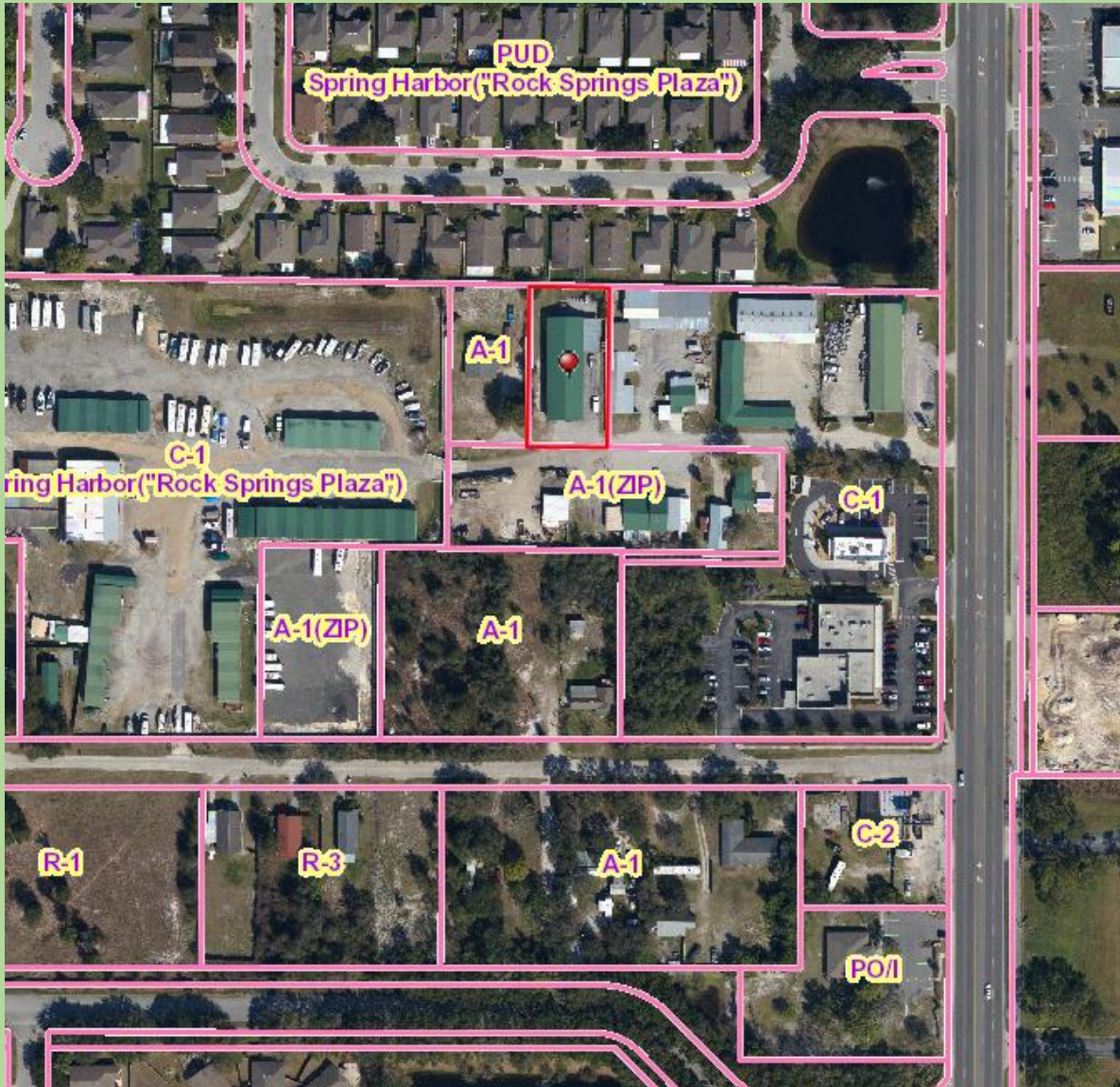


ADJACENT ZONING





ADJACENT USES





**EXISTING
USES**





CITY OF APOPKA CITY COUNCIL

<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	April 6, 2016
<input type="checkbox"/> ANNEXATION	FROM:	Community Development
<input type="checkbox"/> PLAT APPROVAL	EXHIBITS:	Zoning Report
<input type="checkbox"/> OTHER:		Vicinity Map
		Adjacent Zoning Map
		Adjacent Uses Map
		Existing Uses

SUBJECT: **INGLESIA EL GETSEMANI, INC. (CASE # 2016-1-10)**

PARCEL ID NUMBERS: **06-21-28-7172-02-013 & 06-21-28-7172-02-014**

Request: **ADMINISTRATIVE REZONING**
FROM: "COUNTY" C-3 (ZIP) (COMMERCIAL)
TO: "CITY" C-1 (RETAIL COMMERCIAL)

SUMMARY

OWNER: Inglesia El Getsemani, Inc.

APPLICANT: City of Apopka

LOCATION: North of N Orange Blossom Trail, east of Stewart Avenue

EXISTING USE: Office

FUTURE LAND USE: Commercial

ZONING: C-3 (ZIP)

PROPOSED DEVELOPMENT: Office (existing)

PROPOSED ZONING: C-1

TRACT SIZE: 2.86 +/- Acres

MAXIMUM ALLOWABLE DEVELOPMENT:

EXISTING ZONING:	37,374 sq. ft.
PROPOSED ZONING:	31,145 sq. ft.

DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Ser. Director
Commissioners (4)	HR Director	City Clerk
City Administrator Irby	IT Director	Fire Chief
Community Dev. Director	Police Chief	

ADDITIONAL COMMENTS: Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a “city” zoning classification be assigned to annexed properties. The subject properties were annexed into the City of Apopka on June 4, 2008, through the adoption of Ordinance No. 2031. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing “county” zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

The subject properties abut “County” C-1 commercial zoning to the west, which is used for a church, as well as “City” C-3 zoning to the east and “City” I-1 zoning and uses to the south. The existing and proposed uses of the site for office is permitted within the proposed C-1 zoning district and compatible with the surrounding uses and zoning.

Staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this zoning change (see attached Zoning Report).

COMPREHENSIVE PLAN COMPLIANCE: The proposed zoning classification is consistent with the Future Land Use Designation assigned to the property.

SCHOOL CAPACITY REPORT: The request of the proposed rezoning is for a non-residential zoning classification and, therefore, a school capacity enhancement agreement with OCPS is not necessary.

JOINT PLANNING AREA/OVERLAY: The subject properties are located within the “Core Area” of the Joint Planning Area with Orange County. The subject properties are not located within any other city overall or protection area.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on February 5, 2016.

PROPERTY OWNER NOTIFICATION: The property owner was notified of this administrative rezoning and public hearing dates at least thirty (30) days prior to the adoption public hearing.

PUBLIC HEARING SCHEDULE:

March 8, 2016 – Planning Commission (5:30 pm)
April 6, 2016 - City Council (1:30 pm) - 1st Reading
April 20, 2016 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

February 19, 2016 – Public Hearing Notice Ad
April 8, 2016 – Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from “County” C-3 (ZIP) to “City” C-1 (Retail Commercial).

The **Planning Commission**, at its meeting on March 8, 2016, recommended approval (5-0) of the change in Zoning from “County” C-3 to “City” C-1 (Retail Commercial) as set forth in Exhibit “A” for the property described therein.

Accept the First Reading of Ordinance No. 2479 and Hold it Over for Second Reading and Adoption on April 20, 2016.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Residential Low (0 – 5 du/ac)	R-2	Single-family residential (Plymouth Landing Phase 2)
East (City)	Commercial	C-3	Office and wholesale commercial
South (City)	Industrial	I-1	ROW & Light industrial
West (County)	Commercial	C-1	Church

LAND USE &

TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a major collector (S Orange Blossom Trail).

**COMPREHENSIVE
 PLAN COMPLIANCE:**

The proposed C-1 zoning is consistent with the City’s Commercial Future Land Use designation and with the character of the surrounding area and future proposed development. The C-1 zoning classification is one of the acceptable zoning categories allowed within the Commercial Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

**C-1 DISTRICT
 REQUIREMENTS:**

- Minimum Living Area: NA
- Minimum Site Area: 10,000 sq. ft.
- Minimum Lot Width: 100 ft.
- Setbacks:
 - Front: 10 ft.
 - Rear: 10 ft. (30 ft. from Residential)
 - Side: 10 ft. (15ft. corner lots)
 - Corner: 15 ft.

Based on the above zoning standards, the subject site complies with code requirements for the C-1 district.

**BUFFERYARD
 REQUIREMENTS:**

Areas adjacent to all road right-of-ways shall provide a minimum ten-foot landscaped bufferyard. Areas adjacent to agricultural and residential uses or districts shall provide a minimum six-foot-high masonry wall within a ten-foot landscaped bufferyard. Areas adjacent to non-residential uses or districts shall provide a minimum five-foot landscaped bufferyard.

ALLOWABLE USES:

Retail establishments, banks, savings and loan and other financial institutions. Bowling alleys, skating rinks, billiard parlors and similar amusement centers, provided such activities and facilities are enclosed within a sound-proof building. Churches and schools and any non-residential permitted use in the PO/I or CN districts.



Inglesia El Getsemani, Inc.

2.86 +/- Acres

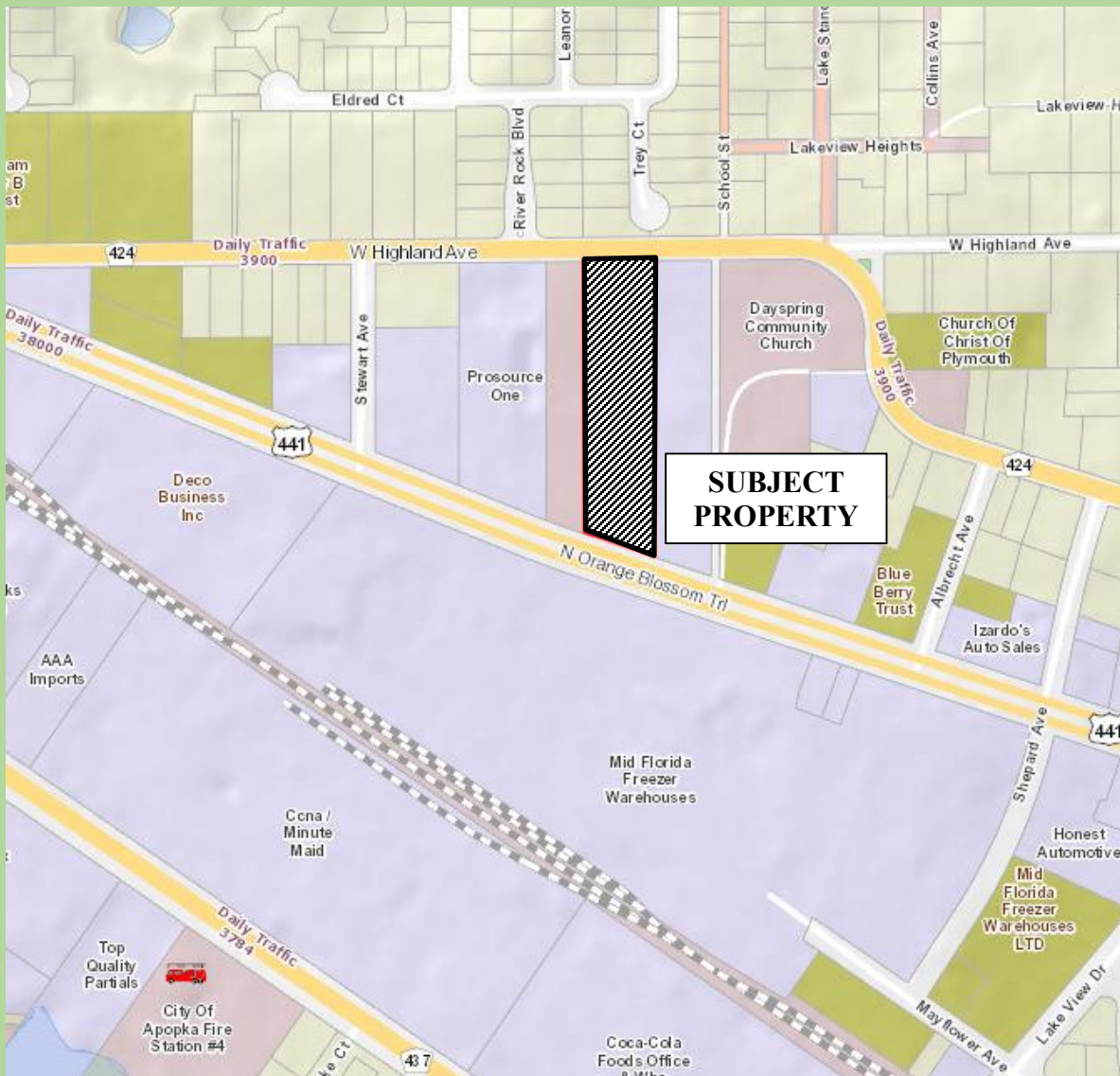
Proposed Zoning Change:

From: "County" C-3 (ZIP) (Commercial) (21,780 sq. ft. min. lot)

To: "City" C-1 (Retail Commercial) (10,000 sq. ft. min. lot)

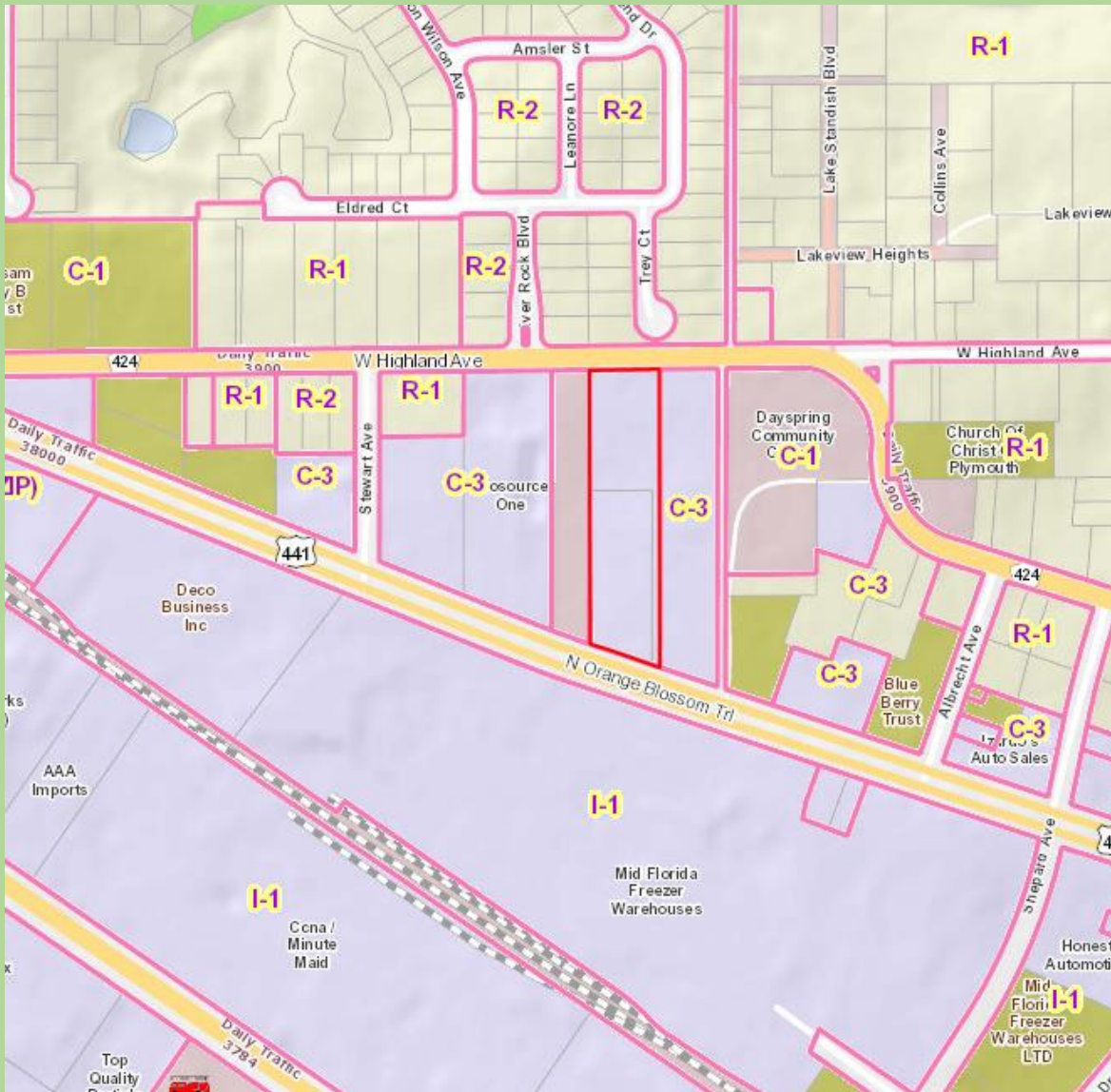
Parcel ID #: 06-21-28-7172-02-013 & 06-21-28-7172-02-014

VICINITY MAP



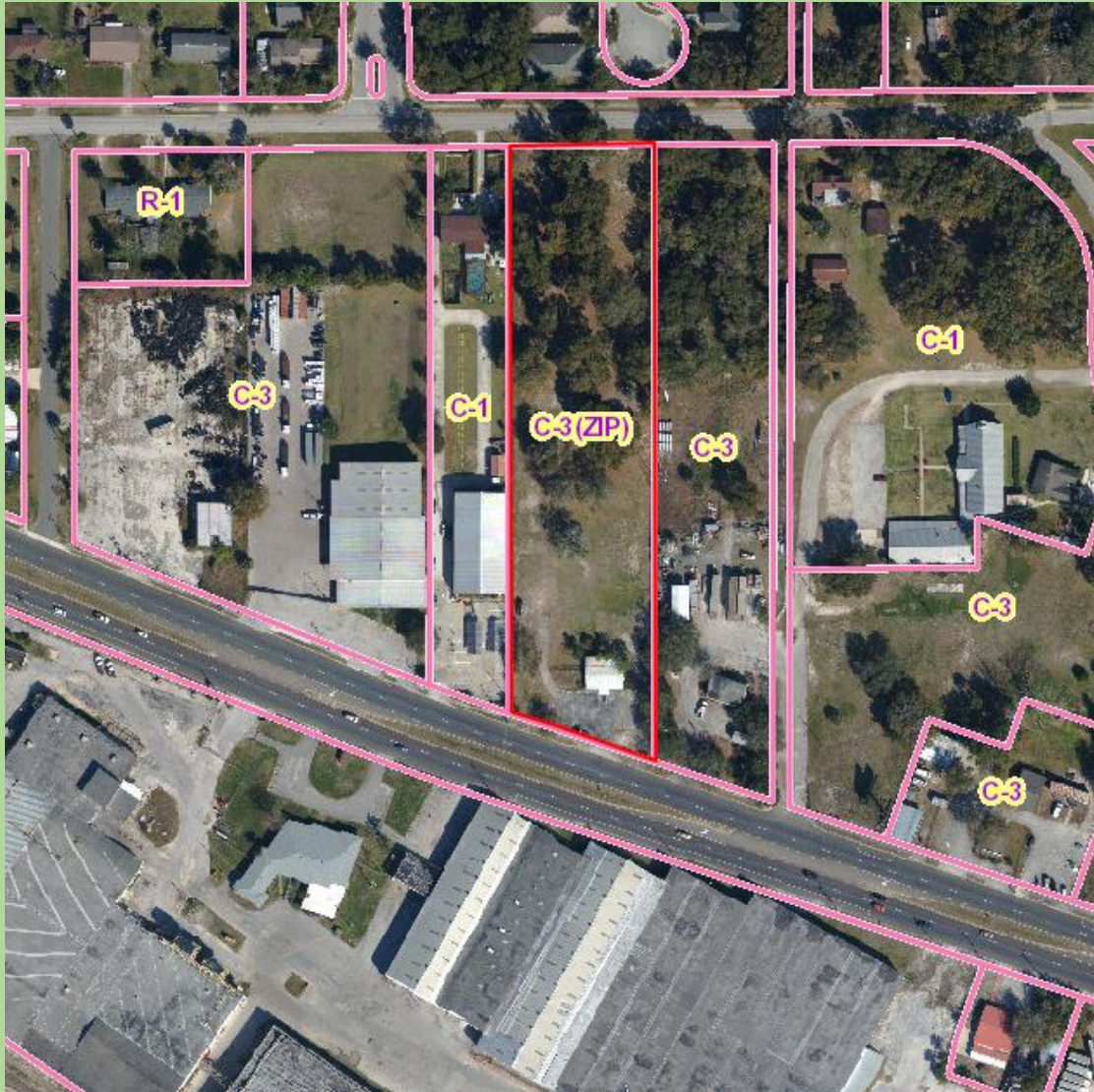


ADJACENT ZONING



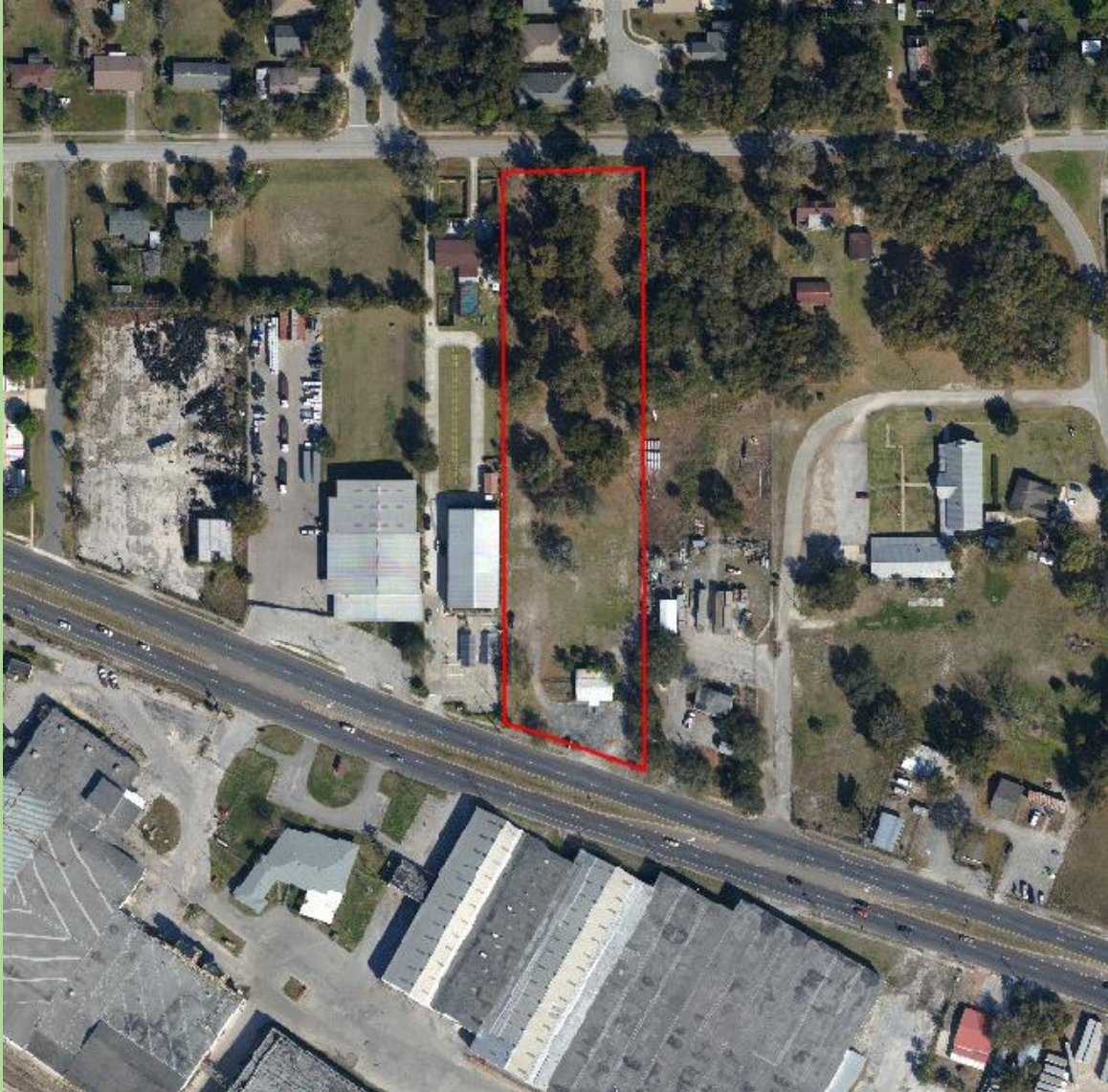


ADJACENT USES





**EXISTING
USES**



Backup material for agenda item:

5. Ordinance 2480 - First Reading – 2016-1 Administrative Rezoning – Quasi-Judicial

David Moon



CITY OF APOPKA CITY COUNCIL

___ CONSENT AGENDA	MEETING OF:	April 6, 2016
___ PUBLIC HEARING	FROM:	Community Development
___ SPECIAL REPORTS	EXHIBITS:	C-1 Spreadsheet
___ OTHER:		Ordinance No. 2480
		Zoning Reports

SUBJECT: 2016-1 ADMINISTRATIVE REZONING - FROM “COUNTY” C-1 (ZIP) TO “CITY” C-2 (GENERAL COMMERCIAL)

REQUEST: FIRST READING OF ORDINANCE NO. 2480 - 2016 ADMINISTRATIVE REZONING; FROM “COUNTY” C-1 (ZIP) TO “CITY” C-2 (GENERAL COMMERCIAL); AND HOLD OVER FOR SECOND READING AND ADOPTION.

SUMMARY:

The three (3) parcels, comprising a total of 3.2 +/- acres, have been annexed into the City of Apopka and have been assigned Future Land Use designations compatible with the proposed C-2 zoning designation. The subject properties currently have a City Future Land Use Designation of Commercial (COMM) and a County zoning category of C-1 assigned to it. A summary of the zoning cases are provided in Exhibit “A”.

A brief summary of the administrative rezoning cases:

<u>C-1 Properties</u>	
# of Parcels:	3
# of Property Owners:	3
Acreage:	3.2 +/- acres

The attached exhibits provide a summary of the proposed zoning amendments. The property owners have been notified via certified mail that a zoning category comparable to the County designation will be assigned to their property. Individual zoning reports have been prepared for the zoning cases. The zoning reports are provided in Exhibit “B”.

Pursuant to the Interlocal Agreement between the City and Orange County (2004), policy of the City’s Comprehensive Plan (Policy 3.9) and State law (s 163.3202, F.S.), the City is required to assign a zoning category to lands that are annexed into the City’s jurisdiction. To comply with these requirements, city staff is recommending that the City assign a zoning category that is most compatible to the current zoning category that was assigned by Orange County.

FUNDING SOURCE: Not Applicable.

DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

SCHOOL CAPACITY REPORT: The proposed zoning district is non-residential and, therefore, a school capacity enhancement agreement is not necessary.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on February 5, 2016.

PUBLIC HEARING SCHEDULE:

March 8, 2016 – Planning Commission (5:30 pm)
April 6, 2016 – City Council (1:30 pm) – 1st Reading
April 20, 2016 – City Council (8:00 pm) – 2nd Reading

DULY ADVERTISED:

February 19, 2016 – Public Notice and Notification
April 8, 2016 – Ordinance Heading Ad

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from “County” C-1 (ZIP) to “City” C-2 (General Commercial) as set forth in Exhibit “A” for the property described therein.

The **Planning Commission**, at its meeting on March 8, 2016, recommended approval (5-0) of the change in Zoning from “County” C-1 (ZIP) to “City” C-2 (General Commercial) as set forth in Exhibit “A” for the property described therein.

Accept the First Reading of Ordinance No. 2480 and Hold it Over for Second Reading and Adoption on April 20, 2016.

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.

EXHIBIT "A"
2016-1 ADMINISTRATIVE REZONING
FROM "COUNTY" C-1 TO "CITY" C-2

Case #	Parcel ID	Property Owner	Acreage +/-	Future Land Use	Current Zoning	Proposed Zoning
2016-1-8	12-21-28-6896-00-710	7-ELEVEN Inc.	1.28	COMM	C-1(ZIP)	C-2
2016-1-11	12-21-28-6896-00-730	Action Gator Tire	0.61	COMM	C-1(ZIP)	C-2
2016-1-12	12-21-28-0000-00-018	RaceTrac Petroleum Inc.	1.31	COMM	C-1(ZIP)	C-2

ORDINANCE NO. 2480

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM “COUNTY” C-1 (ZIP) TO “CITY” C-2 (GENERAL COMMERCIAL) FOR CERTAIN REAL PROPERTIES GENERALLY LOCATED WITHIN THE CITY LIMITS OF APOPKA, COMPRISING 3.2 ACRES, MORE OR LESS, AND OWNED BY 7-ELEVEN, INC.; ACTION GATOR TIRE; AND RACETRAC PETROLEUM, INC.; 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 City of Apopka Community Development Department, has requested an administrative change in zoning on said property as identified in Section I of this ordinance; and

WHEREAS, Pursuant to the Interlocal Agreement between the City and Orange County (2004), policy of the City’s Comprehensive Plan Future Land Use Element (Policy 3.9), and State law (s 163.3202, F.S.), the City is required to assign a zoning category to lands that are annexed into the City’s jurisdiction.; and

WHEREAS, Pursuant to the Interlocal Agreement between the City and Orange County (2004), policy of the City’s Comprehensive Plan Future Land Use Element (Policy 3.9), and State law (s 163.3202, F.S.), the City is required to assign a zoning category to lands that are annexed into the City’s jurisdiction.; and

WHEREAS, the proposed C-2 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 following described properties, being situated in the City of Apopka, Florida, is hereby C-2 as defined in the Apopka Land Development Code:

Parcel ID	Property Owner	Acreage +/-	Land Use	Current Zoning	Proposed Zoning
12-21-28-6896-00-710	7-Eleven Inc.	1.28	COMM	C-1 (ZIP)	C-2
12-21-28-6896-00-730	Action Gator Tire	0.61	COMM	C-1 (ZIP)	C-2
12-21-28-0000-00-018	RaceTrac Petroleum, Inc.	1.31	COMM	C-1 (ZIP)	C-2

Section II. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida.

Section III. That the Community Development Director, or the Director’s designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

ORDINANCE NO. 2480

PAGE 2

Section IV. That if any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

Section V. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VI. That this Ordinance shall take effect upon the date of adoption.

READ FIRST TIME: April 6, 2016

READ SECOND TIME
AND ADOPTION: April 20, 2016

Joseph E. Kilsheimer, Mayor

ATTEST:

Linda Goff, City Clerk

DULY ADVERTISED: February 19, 2016
April 8, 2016



**CITY OF APOPKA
CITY COUNCIL**

<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	April 6, 2016
<input type="checkbox"/> ANNEXATION	FROM:	Community Development
<input type="checkbox"/> PLAT APPROVAL	EXHIBITS:	Zoning Report
<input type="checkbox"/> OTHER:		Vicinity Map
		Adjacent Zoning Map
		Adjacent Uses Map
		Existing Uses

SUBJECT: 7 ELEVEN, INC. (CASE # 2016-1-8)

PARCEL ID NUMBER: 12-21-28-6896-00-710

Request: ADMINISTRATIVE REZONING
FROM: "COUNTY" C-1 (ZIP) (COMMERCIAL)
TO: "CITY" C-2 (GENERAL COMMERCIAL)

SUMMARY

OWNER: 7 Eleven, Inc.

APPLICANT: City of Apopka

LOCATION: North of E Semoran Boulevard, west of S Wekiwa Springs Road

EXISTING USE: Gas station and convenience store

FUTURE LAND USE: Commercial

ZONING: C-1 (ZIP)

PROPOSED DEVELOPMENT: Gas station and convenience store (existing)

PROPOSED ZONING: C-2

TRACT SIZE: 1.28 +/- Acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING ZONING: 16,727 sq. ft.
PROPOSED ZONING: 13,939 sq. ft.

DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Ser. Director
Commissioners (4)	HR Director	City Clerk
City Administrator Irby	IT Director	Fire Chief
Community Dev. Director	Police Chief	

ADDITIONAL COMMENTS: Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a “city” zoning classification be assigned to annexed properties. The subject property was were annexed into the City of Apopka on December 5, 2001, through the adoption of Ordinance No. 1417. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing “county” zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

The subject property is adjacent to C-1 zoning districts to the north, east and south, as well as abutting a proposed administrative rezoning to “City” C-2 for an existing tire and auto repair shop. The existing and proposed use for a gas station is permitted the proposed C-2 zoning district and compatible with surrounding uses.

Staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this zoning change (see attached Zoning Report).

COMPREHENSIVE PLAN COMPLIANCE: The proposed zoning classification is consistent with the Future Land Use Designation assigned to the property.

SCHOOL CAPACITY REPORT: The request of the proposed rezoning is for a non-residential zoning classification and, therefore, a school capacity enhancement agreement with OCPS is not necessary.

JOINT PLANNING AREA/OVERLAY: The subject property is located within the “Core Area” of the Joint Planning Area with Orange County. The subject property is not located within any other city overall or protection area.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on February 5, 2016.

PROPERTY OWNER NOTIFICATION: The property owner was notified of this administrative rezoning and public hearing dates at least thirty (30) days prior to the adoption public hearing.

PUBLIC HEARING SCHEDULE:

March 8, 2016 – Planning Commission (5:30 pm)
April 6, 2016 - City Council (1:30 pm) - 1st Reading
April 20, 2016 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

February 19, 2016 – Public Hearing Notice Ad
April 8, 2016 – Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from “County” C-1 (ZIP) to “City” C-2.

The **Planning Commission**, at its meeting on March 8, 2016, recommended approval (5-0) of the change in Zoning from “County” C-1 (ZIP) to “City” C-2.

Accept the First Reading of Ordinance No. 2480 and Hold it Over for Second Reading and Adoption on April 20, 2016.

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.

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Commercial	C-1	Retail shopping center
East (City)	Commercial	C-1	R-O-W & Retail pharmacy
South (City)	Commercial	C-1	R-O-W & Bank and retail commercial
West (City)	Commercial	C-1 (ZIP)	Tire and auto repair

LAND USE &

TRAFFIC COMPATIBILITY: The subject property is accessed by a major collector (E Semoran Boulevard).

**COMPREHENSIVE
 PLAN COMPLIANCE:**

The proposed C-2 zoning is consistent with the City’s Commercial Future Land Use designation and with the character of the surrounding area and future proposed development. The C-2 zoning classification is one of the acceptable zoning categories allowed within the Commercial Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

**C-2 DISTRICT
 REQUIREMENTS:**

- Minimum Living Area: NA
- Minimum Site Area: 10,000 sq. ft.
- Minimum Lot Width: 100 ft.
- Setbacks: Front: 10 ft.
- Rear: 10 ft. (30 ft. from Residential)
- Side: 10 ft.
- Corner: 15 ft.

Based on the above zoning standards, the subject site complies with code requirements for the C-2 district.

**BUFFERYARD
 REQUIREMENTS:**

Areas adjacent to all road right-of-ways shall provide a minimum ten-foot landscaped bufferyard. Areas adjacent to agricultural and residential uses or districts shall provide a minimum six-foot-high masonry wall within a ten-foot landscaped bufferyard. Areas adjacent to non-residential uses or districts shall provide a minimum five-foot landscaped bufferyard.

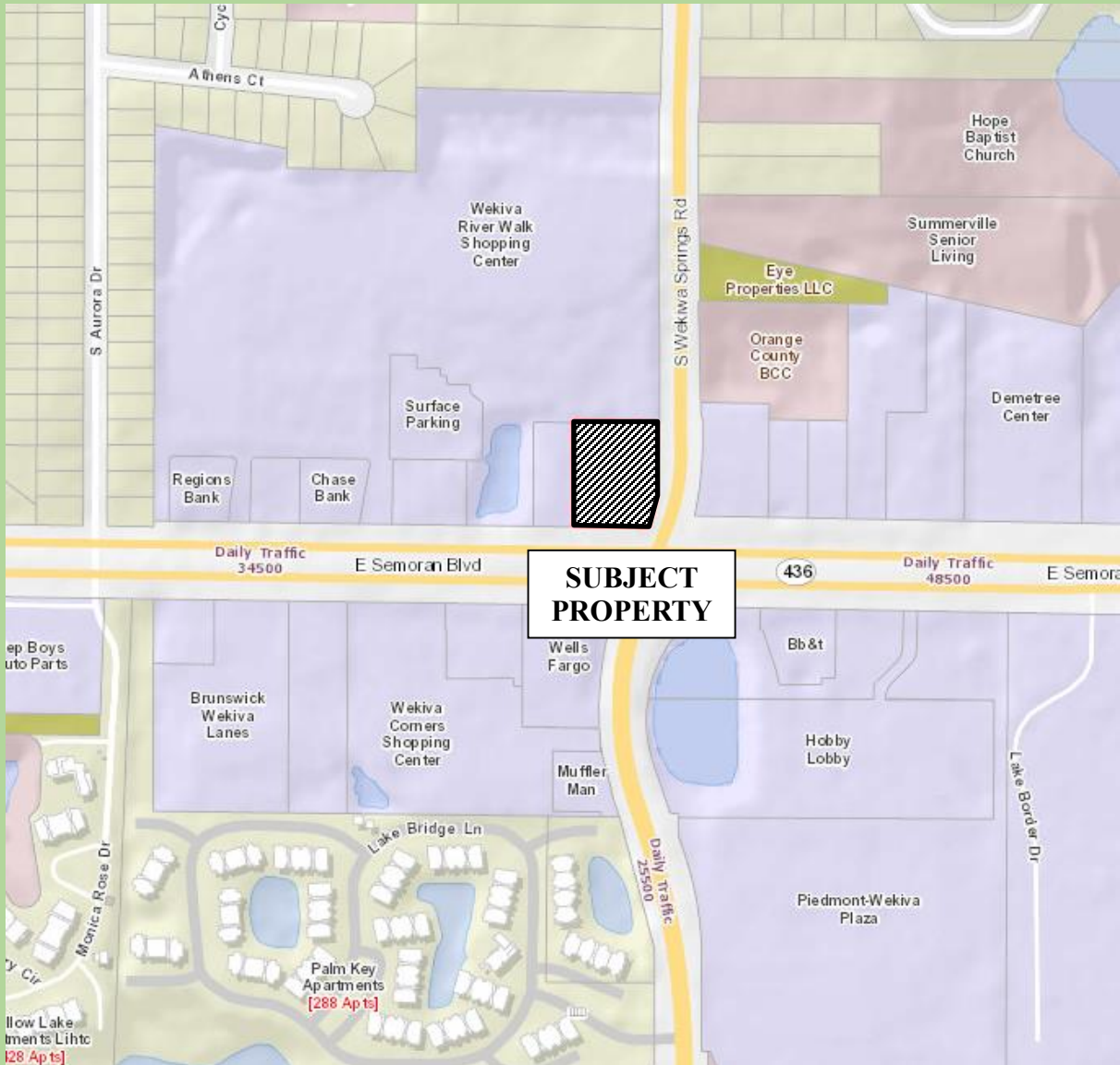
ALLOWABLE USES:

Automobile service stations, not including truck stops, mechanical garages provided no body work or painting services are provided on-site. New and used cars, modular and pre-fab home displays, and boat sales and mechanical services. Nurseries and greenhouses which sell and/or distribute products wholesale. Radio broadcasting and telecasting stations, studios and offices. Motorcycle sales and services. Any permitted use in the PO/I, CN, and C-1 districts. Other uses which are similar and compatible to the uses permitted herein which adhere to the intent of the district and which are not prohibited as specified in this code.



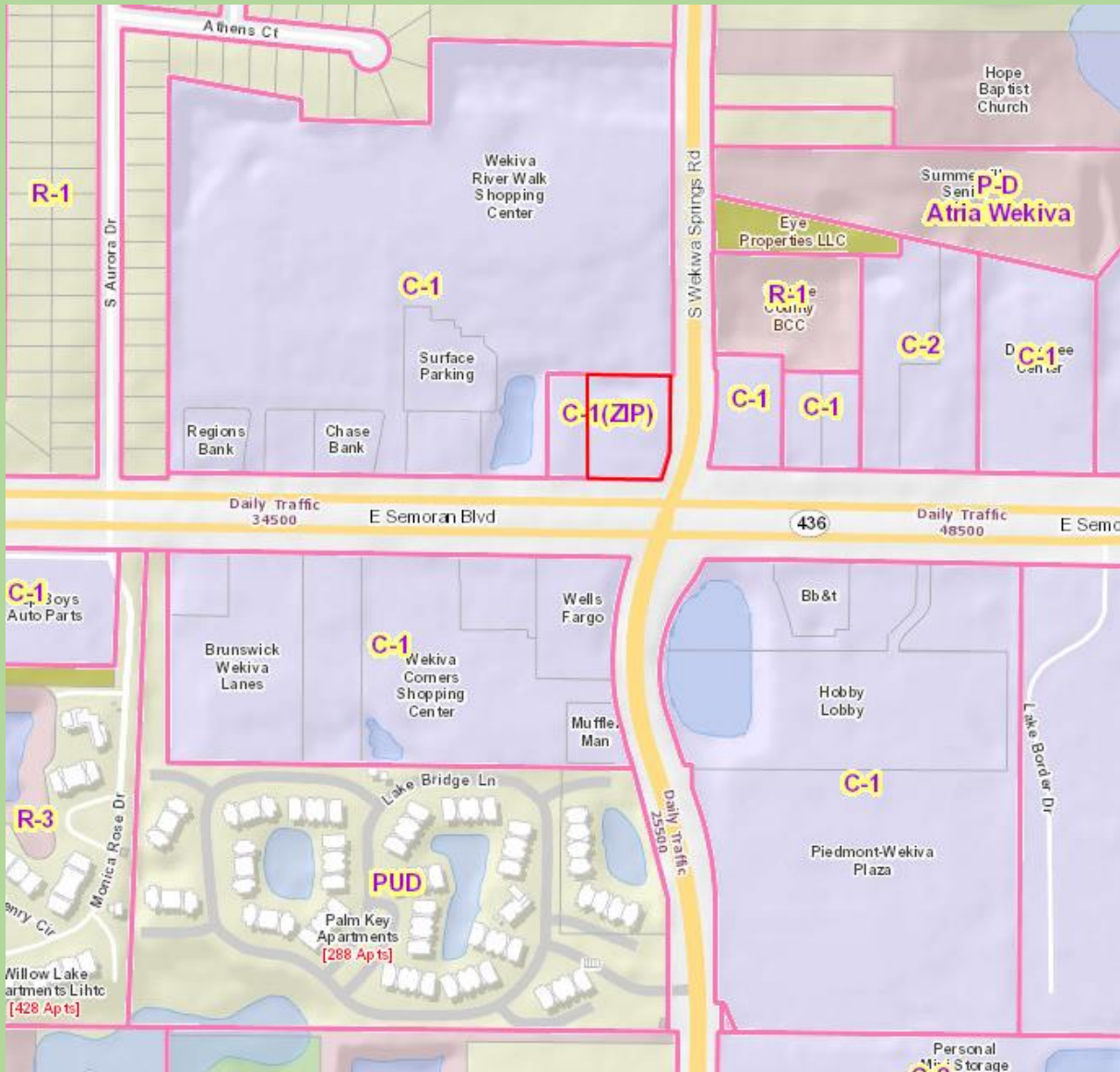
7 Eleven, Inc.
1.28 +/- Acres
Proposed Zoning Change:
From: "County" C-1 (ZIP) (Commercial) (12,000 sq. ft. min. lot)
To: "City" C-2 (General Commercial) (10,000 sq. ft. min. lot)
Parcel ID #: 12-21-28-6896-00-710

VICINITY MAP



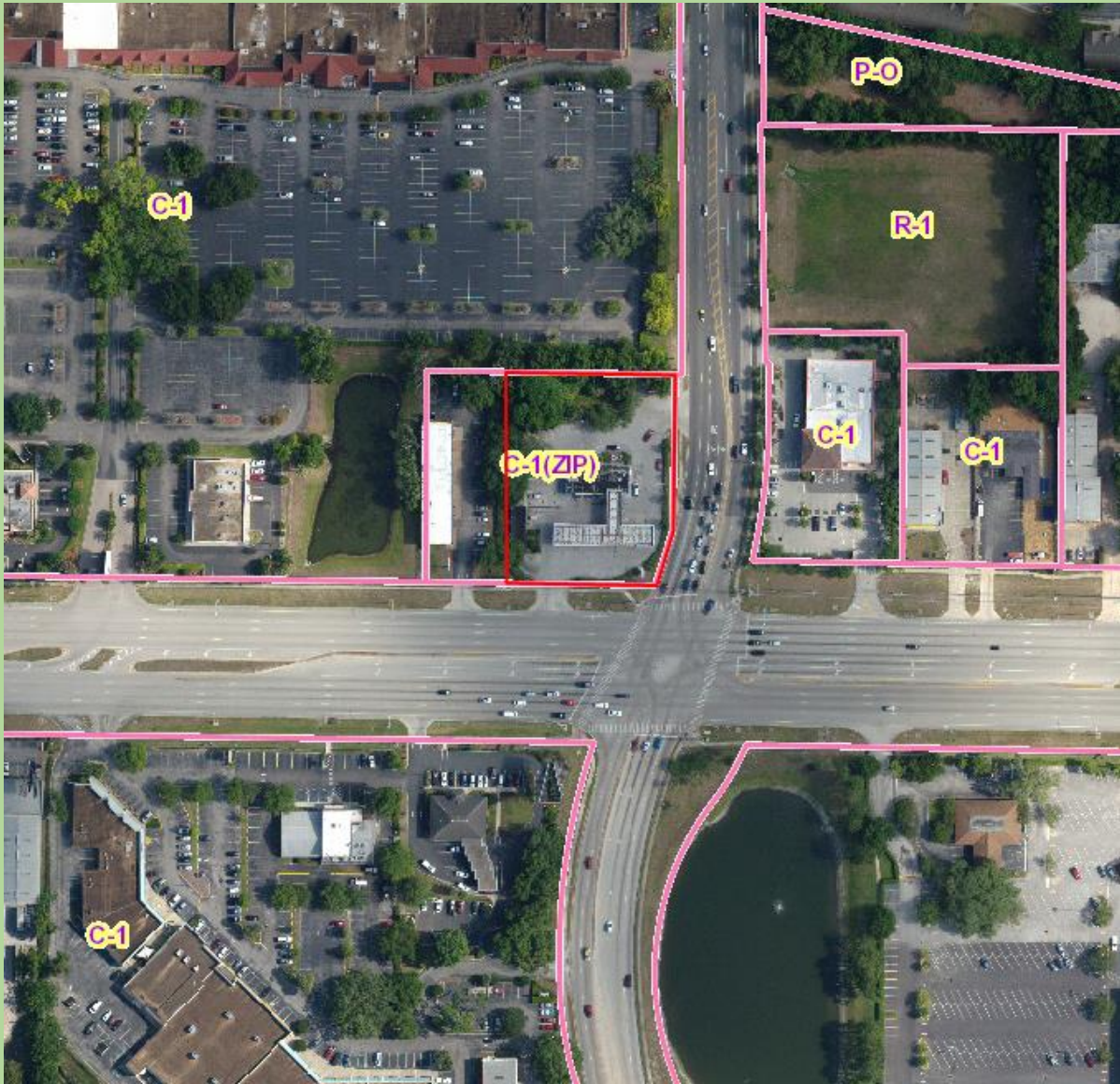


ADJACENT ZONING





ADJACENT USES





**EXISTING
USES**





CITY OF APOPKA CITY COUNCIL

PUBLIC HEARING
 ANNEXATION
 PLAT APPROVAL
 OTHER:

DATE: April 6, 2016
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Adjacent Zoning Map
Adjacent Uses Map
Existing Uses

SUBJECT: ACTION GATOR TIRE (CASE # 2016-1-11)

PARCEL ID NUMBER: 12-21-28-6896-00-730

Request: ADMINISTRATIVE REZONING
FROM: "COUNTY" C-1 (ZIP) (COMMERCIAL)
TO: "CITY" C-2 (GENERAL COMMERCIAL)

SUMMARY

OWNER: Action Gator Tire
APPLICANT: City of Apopka
LOCATION: North of E Semoran Boulevard, west of S Wekiwa Springs Road
EXISTING USE: Tire and auto repair
FUTURE LAND USE: Commercial
ZONING: C-1 (ZIP)
PROPOSED DEVELOPMENT: Tire and auto repair (existing)
PROPOSED ZONING: C-2
TRACT SIZE: 0.61 +/- Acres
MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING ZONING: 7,971 sq. ft.
PROPOSED ZONING: 6,642 sq. ft.

DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Ser. Director
Commissioners (4)	HR Director	City Clerk
City Administrator Irby	IT Director	Fire Chief
Community Dev. Director	Police Chief	

ADDITIONAL COMMENTS: Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a “city” zoning classification be assigned to annexed properties. The subject property was annexed into the City of Apopka on December 5, 2001, through the adoption of Ordinance No. 1416. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing “county” zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

The subject property is located in an area generally characterized by commercial development. The subject property is adjacent to retail commercial on all sides, as well as a gas station to the east. The existing and proposed use as a tire and auto repair shop is permitted within the proposed C-2 zoning district, and compatible with the surrounding uses.

Staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this zoning change (see attached Zoning Report).

COMPREHENSIVE PLAN COMPLIANCE: The proposed zoning classification is consistent with the Future Land Use Designation assigned to the property.

SCHOOL CAPACITY REPORT: The request of the proposed rezoning is for a non-residential zoning classification and, therefore, a school capacity enhancement agreement with OCPS is not necessary.

JOINT PLANNING AREA/OVERLAY: The subject property is located within the “Core Area” of the Joint Planning Area with Orange County. The subject properties are not located within any other city overall or protection area.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on February 5, 2016.

PROPERTY OWNER NOTIFICATION: The property owner was notified of this administrative rezoning and public hearing dates at least thirty (30) days prior to the adoption public hearing.

PUBLIC HEARING SCHEDULE:

March 8, 2016 – Planning Commission (5:30 pm)
April 6, 2016 - City Council (1:30 pm) - 1st Reading
April 20, 2016 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

February 19, 2016 – Public Hearing Notice Ad
April 8, 2016 – Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from “County” C-1 (ZIP) to “City” C-2.

The **Planning Commission**, at its meeting on March 8, 2016, recommended approval (5-0) of the change in Zoning from “County” C-1 (ZIP) to “City” C-2.

Accept the First Reading of Ordinance No. 2480 and Hold it Over for Second Reading and Adoption on April 20, 2016.

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.

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Commercial	C-1	Retail Shopping Center
East (City)	Commercial	C-1 (ZIP)	Gas station
South (City)	Commercial	C-1	R-O-W & Bank and retail shopping center
West (City)	Commercial	C-1	Retention & retail commercial

LAND USE &

TRAFFIC COMPATIBILITY: The subject property is accessed by a major collector (E Semoran Boulevard).

**COMPREHENSIVE
 PLAN COMPLIANCE:**

The proposed C-2 zoning is consistent with the City’s Commercial Future Land Use designation and with the character of the surrounding area and future proposed development. The C-2 zoning classification is one of the acceptable zoning categories allowed within the Commercial Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

**C-2 DISTRICT
 REQUIREMENTS:**

- Minimum Living Area: NA
- Minimum Site Area: 10,000 sq. ft.
- Minimum Lot Width: 100 ft.
- Setbacks:
 - Front: 10 ft.
 - Rear: 10 ft. (30 ft. from Residential)
 - Side: 10 ft.
 - Corner: 15 ft.

Based on the above zoning standards, the subject site does not comply with the C-2 side setback requirements, but is considered a legal, non-conforming use.

**BUFFERYARD
 REQUIREMENTS:**

Areas adjacent to all road right-of-ways shall provide a minimum ten-foot landscaped bufferyard. Areas adjacent to agricultural and residential uses or districts shall provide a minimum six-foot-high masonry wall within a ten-foot landscaped bufferyard. Areas adjacent to non-residential uses or districts shall provide a minimum five-foot landscaped bufferyard.

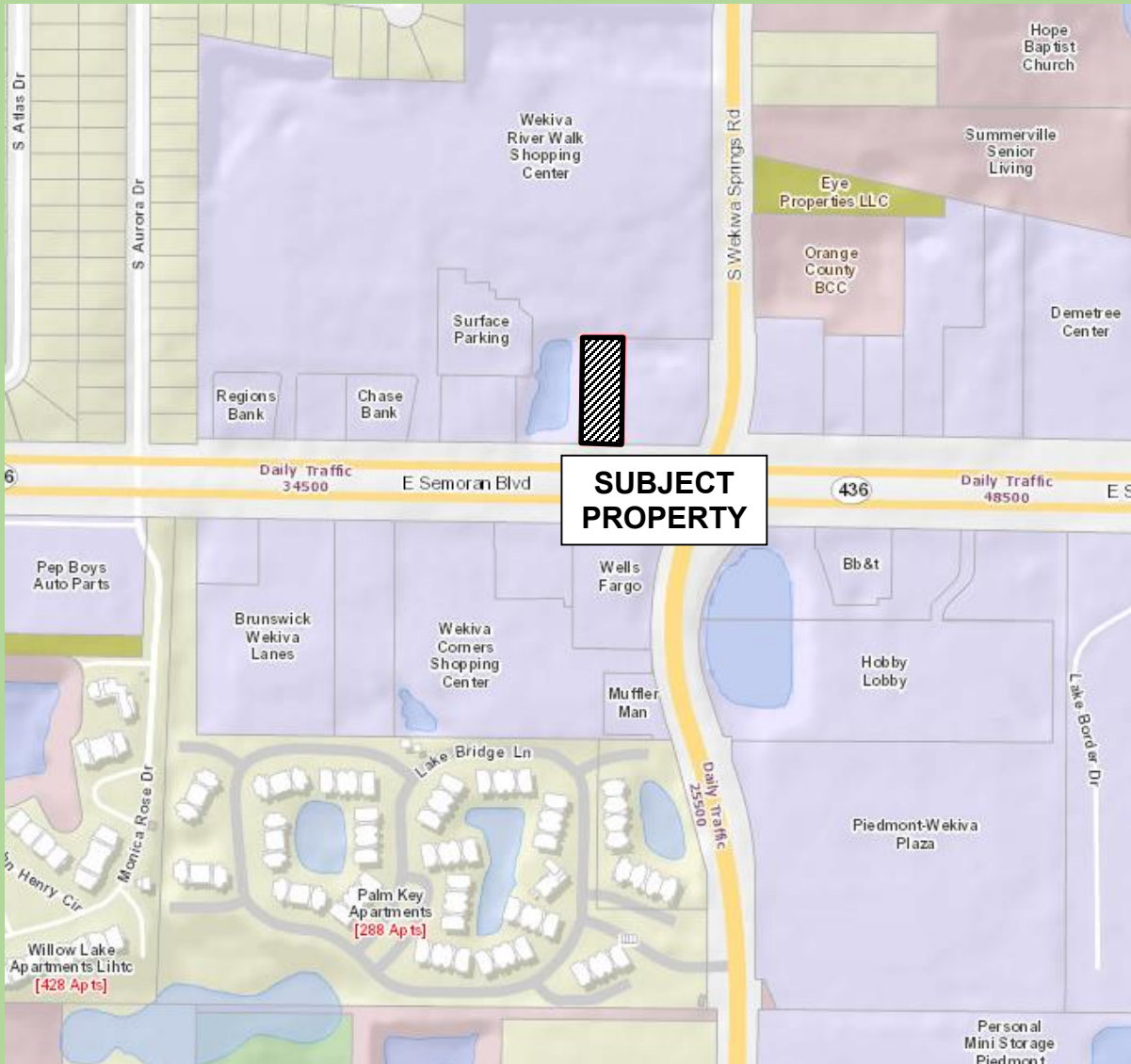
ALLOWABLE USES:

Automobile service stations, not including truck stops, mechanical garages provided no body work or painting services are provided on-site. New and used cars, modular and pre-fab home displays, and boat sales and mechanical services. Nurseries and greenhouses which sell and/or distribute products wholesale. Radio broadcasting and telecasting stations, studios and offices. Motorcycle sales and services. Any permitted use in the PO/I, CN, and C-1 districts. Other uses which are similar and compatible to the uses permitted herein which adhere to the intent of the district and which are not prohibited as specified in this code.



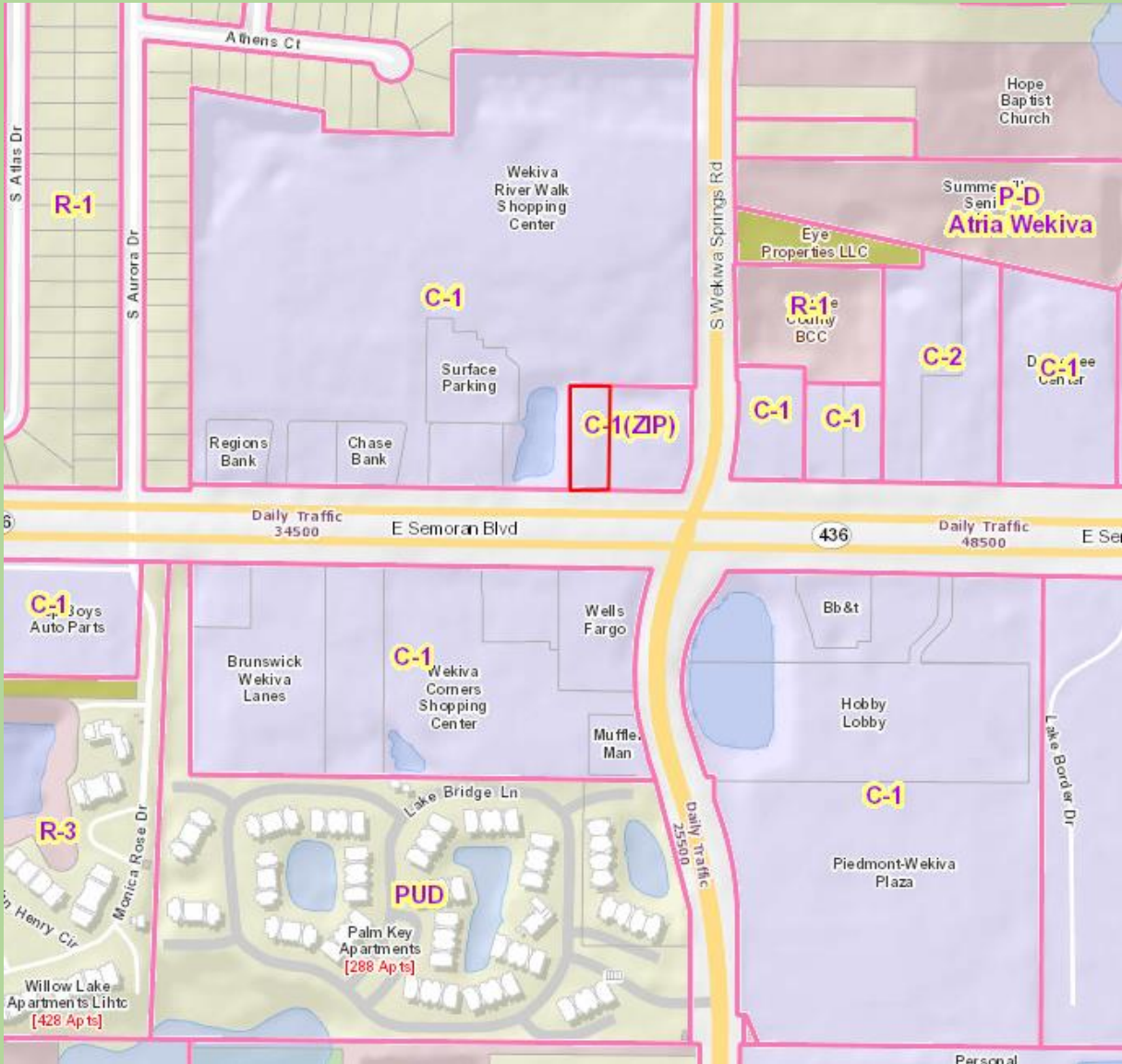
Action Gator Tire
0.61 +/- Acres
Proposed Zoning Change:
From: "County" C-1 (ZIP) (Commercial) (12,000 sq. ft. min. lot)
To: "City" C-2 (General Commercial) (10,000 sq. ft. min. lot)
Parcel ID #: 12-21-28-6896-00-730

VICINITY MAP



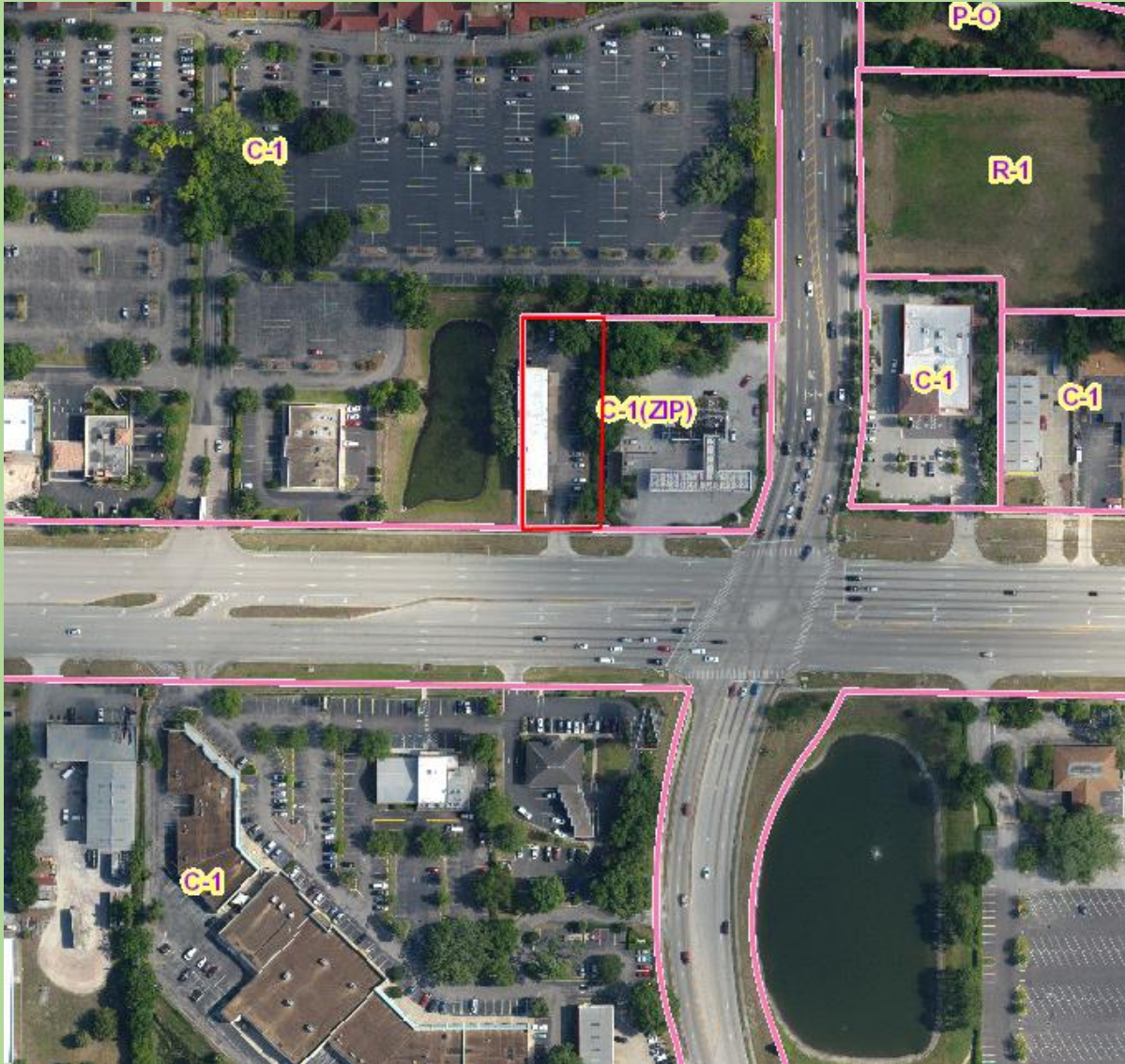


ADJACENT ZONING



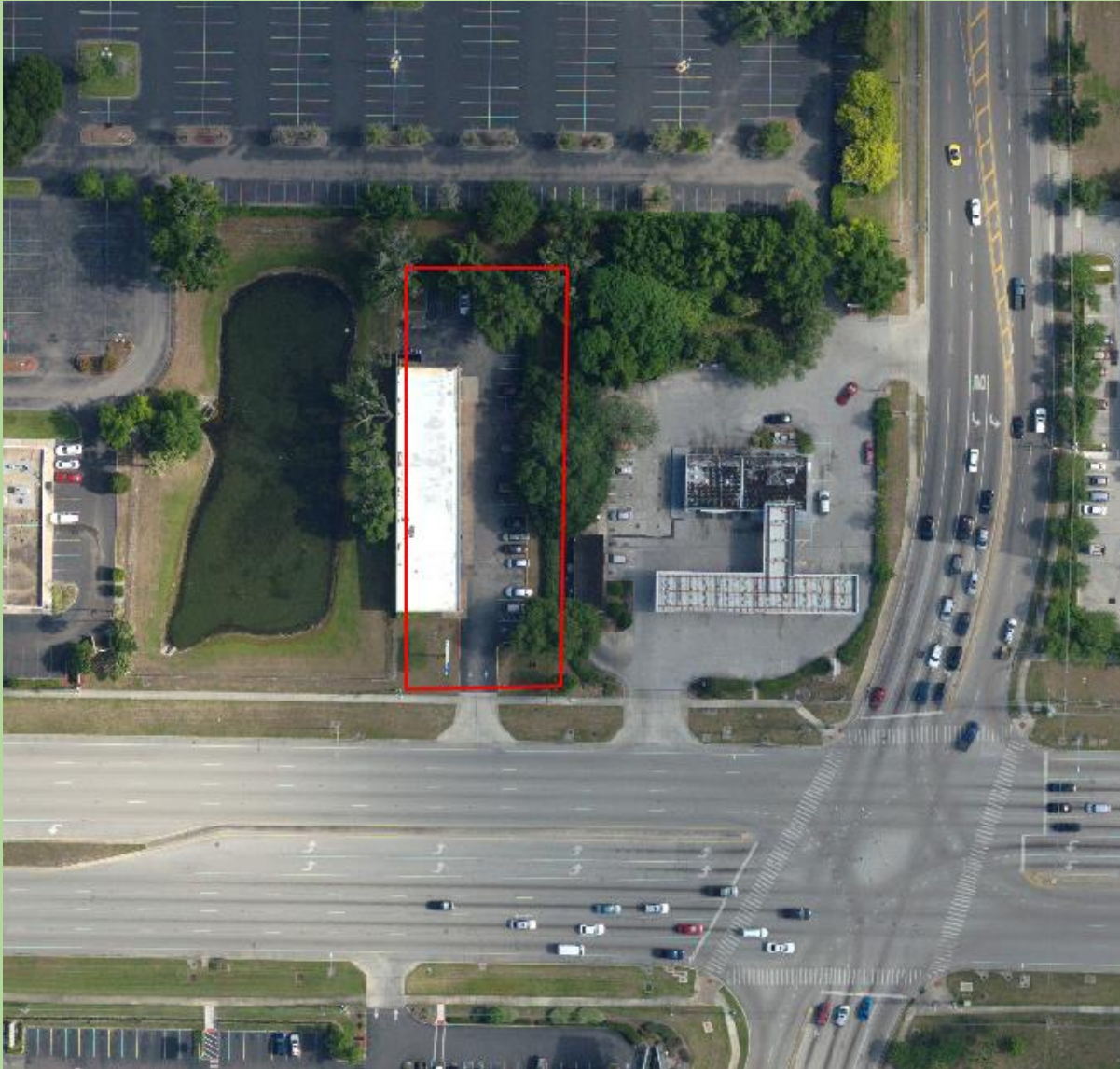


ADJACENT USES





**EXISTING
USES**





CITY OF APOPKA CITY COUNCIL

<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	April 6, 2016
<input type="checkbox"/> ANNEXATION	FROM:	Community Development
<input type="checkbox"/> PLAT APPROVAL	EXHIBITS:	Zoning Report
<input type="checkbox"/> OTHER:		Vicinity Map
		Adjacent Zoning Map
		Adjacent Uses Map
		Existing Uses

SUBJECT: RACETRAC PETROLEUM, INC. (CASE # 2016-1-12)

PARCEL ID NUMBER: 12-21-28-0000-00-018

Request: ADMINISTRATIVE REZONING
FROM: "COUNTY" C-1 (ZIP) (COMMERCIAL)
TO: "CITY" C-2 (GENERAL COMMERCIAL)

SUMMARY

OWNER: RaceTrac Petroleum, Inc.

APPLICANT: City of Apopka

LOCATION: North of E Semoran Boulevard, west of S Lake Cortez Drive

EXISTING USE: Gas station and convenience store

FUTURE LAND USE: Commercial

ZONING: C-1 (ZIP)

PROPOSED DEVELOPMENT: Gas station and convenience store (existing)

PROPOSED ZONING: C-2

TRACT SIZE: 1.31 +/- Acres

MAXIMUM ALLOWABLE DEVELOPMENT:

EXISTING ZONING:	17,119 sq. ft.
PROPOSED ZONING:	14,265 sq. ft.

DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Ser. Director
Commissioners (4)	HR Director	City Clerk
City Administrator Irby	IT Director	Fire Chief
Community Dev. Director	Police Chief	

ADDITIONAL COMMENTS: Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a “city” zoning classification be assigned to annexed properties. The subject properties were annexed into the City of Apopka on July 3, 1996, through the adoption of Ordinance No. 943. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing “county” zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

The subject property is adjacent to “County” C-1 property to the west, which contains a mini-storage development, as well as “City” PO/I professional office development to the south and a “City” PUD zoning district to the east, which contains hotel development. The existing and proposed use of the subject site for a gas station is permitted within the proposed C-2 zoning district and compatible with surrounding zoning and uses.

Staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this zoning change (see attached Zoning Report).

COMPREHENSIVE PLAN COMPLIANCE: The proposed zoning classification is consistent with the Future Land Use Designation assigned to the property.

SCHOOL CAPACITY REPORT: The request of the proposed rezoning is for a non-residential zoning classification and, therefore, a school capacity enhancement agreement with OCPS is not necessary.

JOINT PLANNING AREA/OVERLAY: The subject property is located within the “Core Area” of the Joint Planning Area with Orange County. The subject property is not located within any other city overall or protection area.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on February 5, 2016.

PROPERTY OWNER NOTIFICATION: The property owner was notified of this administrative rezoning and public hearing dates at least thirty (30) days prior to the adoption public hearing.

PUBLIC HEARING SCHEDULE:

March 8, 2016 – Planning Commission (5:30 pm)
April 6, 2016 - City Council (1:30 pm) - 1st Reading
April 20, 2016 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

February 19, 2016 – Public Hearing Notice Ad
April 8, 2016 – Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from “County” C-1 (ZIP) to “City” C-2.

The **Planning Commission**, at its meeting on March 8, 2016, recommended approval (5-0) of the change in Zoning from “County” C-1 (ZIP) to “City” C-2.

Accept the First Reading of Ordinance No. 2480 and Hold it Over for Second Reading and Adoption on April 20, 2016.

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.

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	Commercial	C-1	Self-storage
East (City)	Mixed Use	PUD	Hotel and vacant
South (City)	Office	PO/I	R-O-W & Professional office
West (County)	Commercial	C-1	Self-storage

LAND USE &

TRAFFIC COMPATIBILITY: The subject property is accessed by a major collector (E Semoran Boulevard).

**COMPREHENSIVE
 PLAN COMPLIANCE:**

The proposed C-2 zoning is consistent with the City’s Commercial Future Land Use designation and with the character of the surrounding area and future proposed development. The C-2 zoning classification is one of the acceptable zoning categories allowed within the Commercial Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

**C-2 DISTRICT
 REQUIREMENTS:**

- Minimum Living Area: NA
- Minimum Site Area: 10,000 sq. ft.
- Minimum Lot Width 100 ft.
- Setbacks: Front: 10 ft.
- Rear: 10 ft. (30 ft. from Residential)
- Side: 10 ft.
- Corner 15 ft.

Based on the above zoning standards, the subject site complies with code requirements for the C-2 district.

**BUFFERYARD
 REQUIREMENTS:**

Areas adjacent to all road right-of-ways shall provide a minimum ten-foot landscaped bufferyard. Areas adjacent to agricultural and residential uses or districts shall provide a minimum six-foot-high masonry wall within a ten-foot landscaped bufferyard. Areas adjacent to non-residential uses or districts shall provide a minimum five-foot landscaped bufferyard.

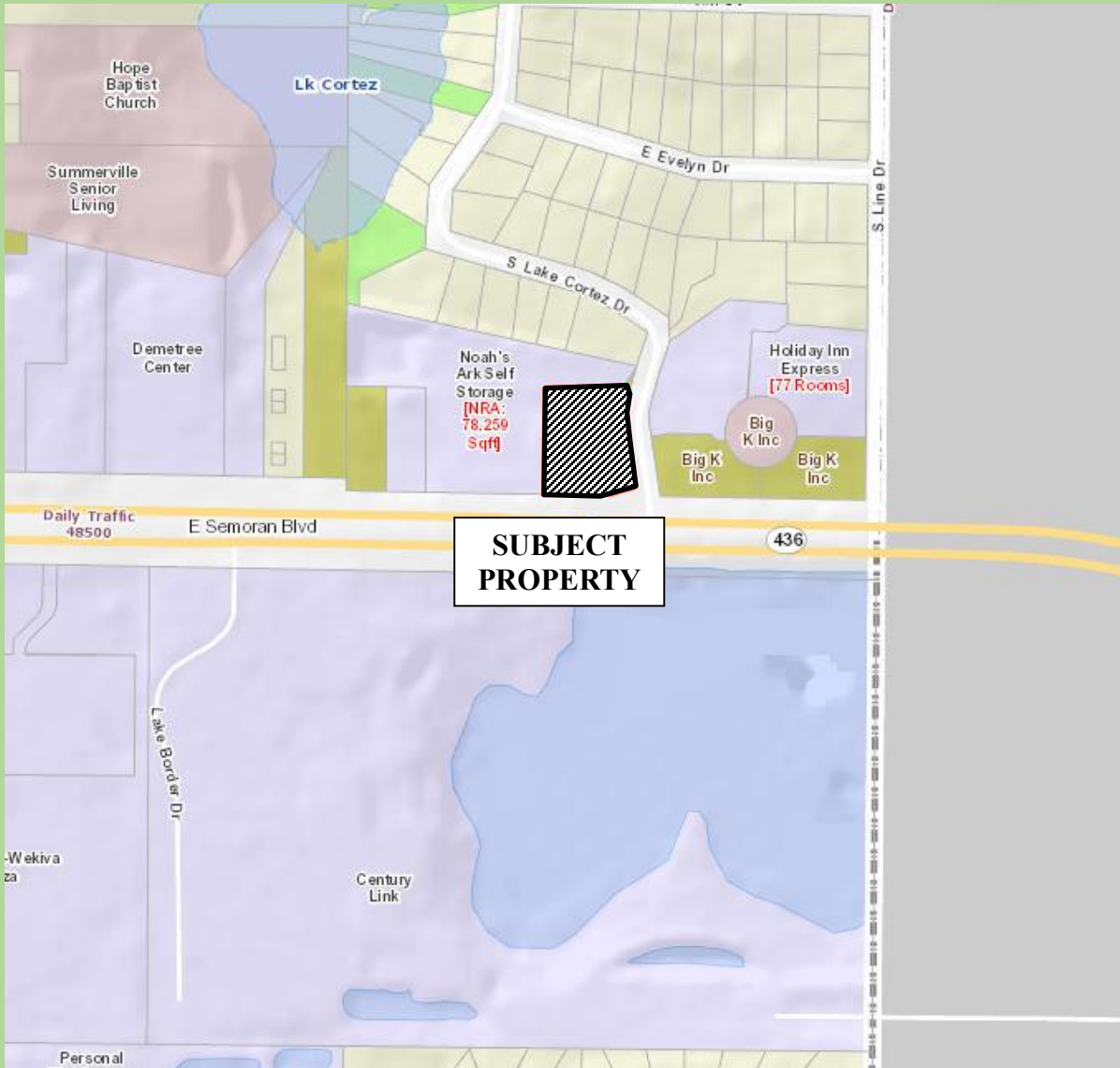
ALLOWABLE USES:

Automobile service stations, not including truck stops, mechanical garages provided no body work or painting services are provided on-site. New and used cars, modular and pre-fab home displays, and boat sales and mechanical services. Nurseries and greenhouses which sell and/or distribute products wholesale. Radio broadcasting and telecasting stations, studios and offices. Motorcycle sales and services. Any permitted use in the PO/I, CN, and C-1 districts. Other uses which are similar and compatible to the uses permitted herein which adhere to the intent of the district and which are not prohibited as specified in this code.



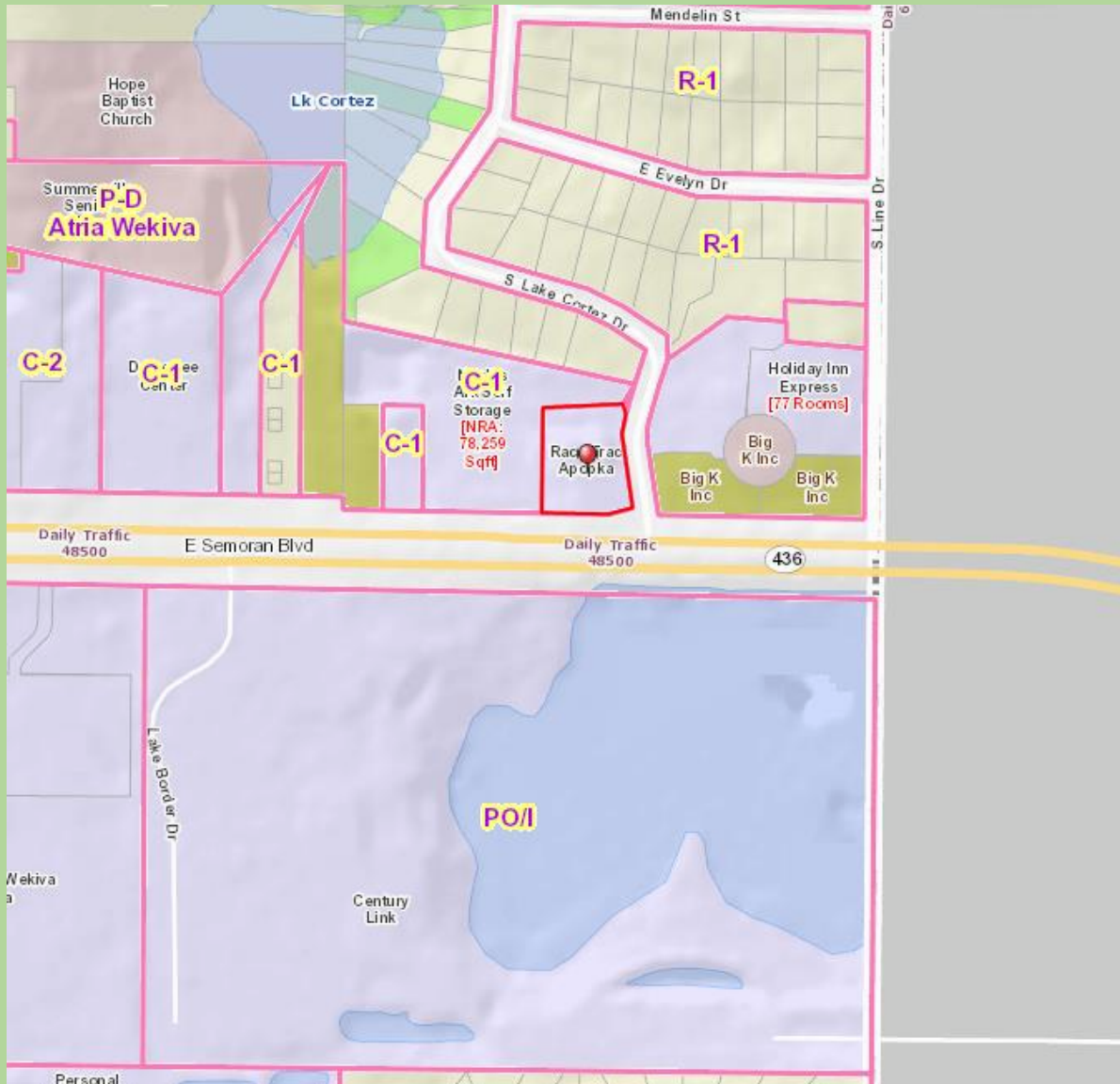
RaceTrac Petroleum
1.31 +/- Acres
Proposed Zoning Change:
From: "County" C-1 (ZIP) (Commercial) (12,000 sq. ft. min. lot)
To: "City" C-2 (General Commercial) (10,000 sq. ft. min. lot)
Parcel ID #: 12-21-28-0000-00-018

VICINITY MAP



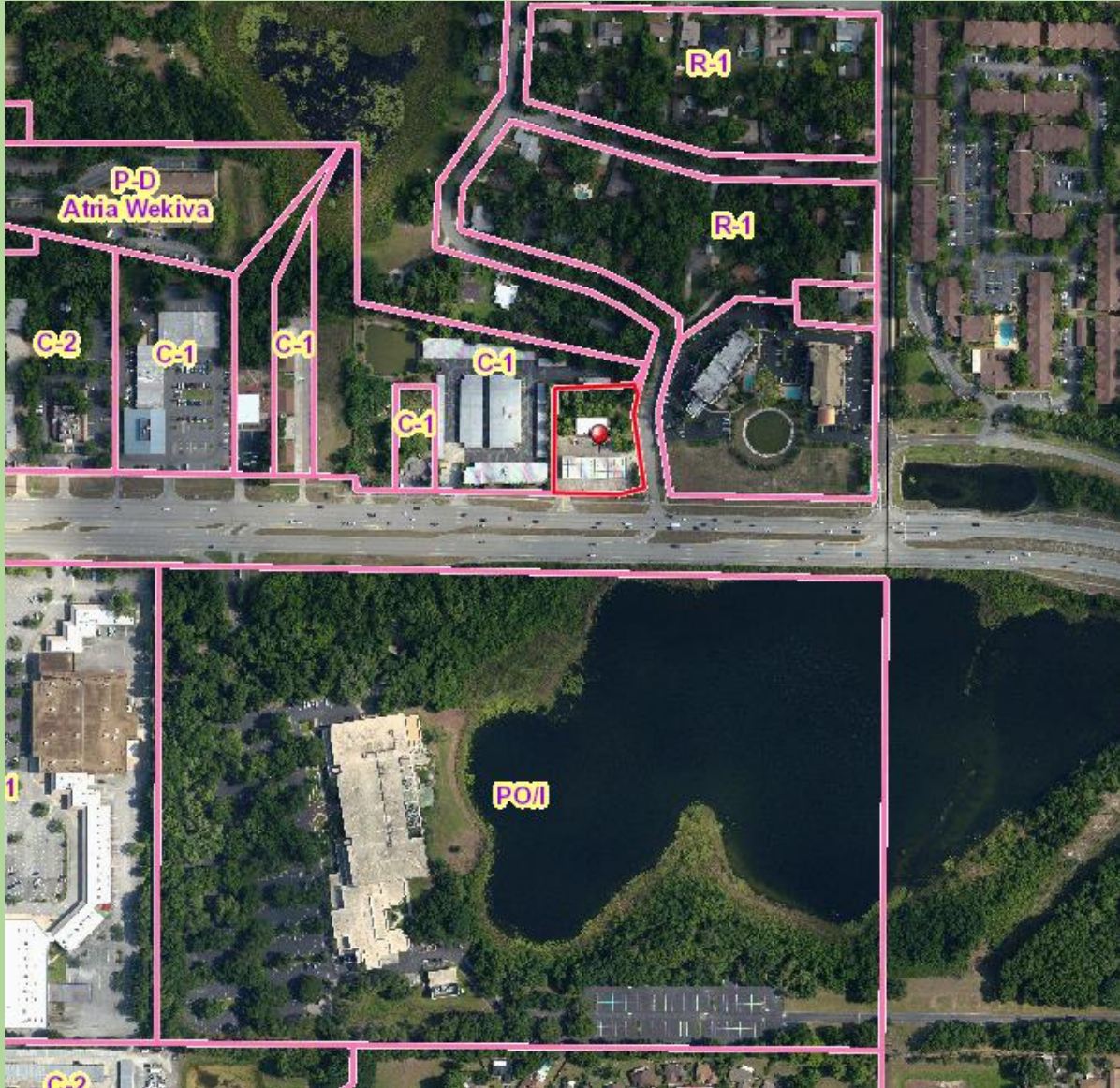


ADJACENT ZONING



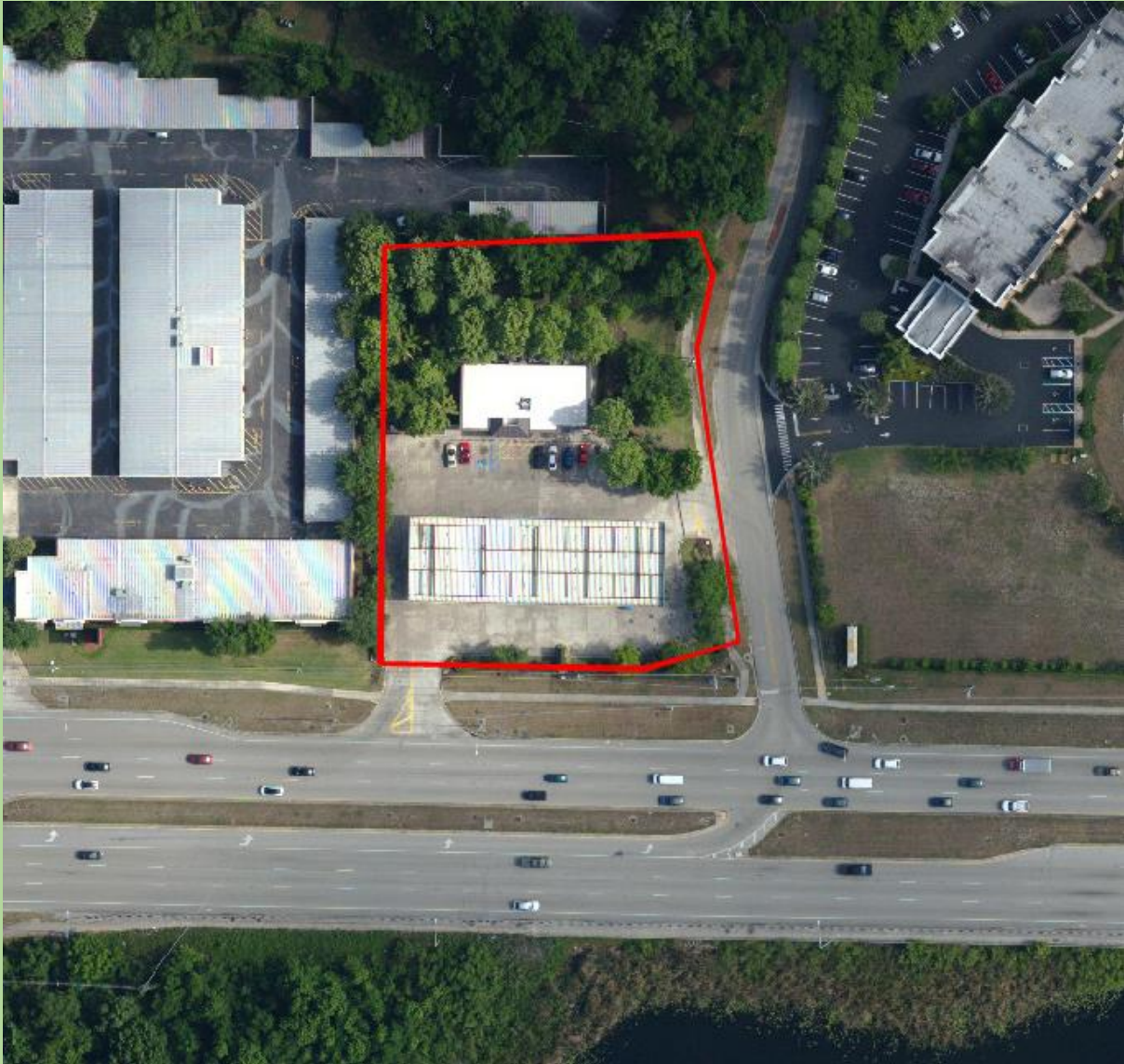


ADJACENT USES





**EXISTING
USES**



Backup material for agenda item:

6. Ordinance 2481 - First Reading – 2016-1 Administrative Rezoning – Quasi-Judicial

David Moon



CITY OF APOPKA CITY COUNCIL

CONSENT AGENDA
 PUBLIC HEARING
 SPECIAL REPORTS
 OTHER:

MEETING OF: April 6, 2016
 FROM: Community Development
 EXHIBITS: I-2 (ZIP) Spreadsheet
 I-4 (ZIP) Spreadsheet
 Ordinance No. 2481
 Zoning Reports

SUBJECT: 2016-1 ADMINISTRATIVE REZONING - FROM "COUNTY" I-2 (ZIP) AND I-4 (ZIP) TO "CITY" I-1 (RESTRICTED INDUSTRIAL)

REQUEST: FIRST READING OF ORDINANCE NO. 2481 - 2016 ADMINISTRATIVE REZONING; FROM "COUNTY" I-2 (ZIP) AND I-4 (ZIP) TO "CITY" I-1 (RESTRICTED INDUSTRIAL); AND HOLD OVER FOR SECOND READING AND ADOPTION.

SUMMARY:

The five (5) parcels, comprising a total of 10.54 +/- acres, have been annexed into the City of Apopka and have been assigned Future Land Use designations compatible with the proposed I-1 zoning designation. The subject properties currently have a City Future Land Use Designation of Industrial (IND) and a County zoning category of I-2 (ZIP) and I-4 (ZIP) assigned to them. A summary of the zoning cases are provided in I-2 (ZIP) and I-4 (ZIP) spreadsheets.

A brief summary of the administrative rezoning cases:

<u>I-2 (ZIP) Properties</u>		<u>I-4 (ZIP) Properties</u>	
# of Parcels:	4	# of Parcels:	1
# of Property Owners:	3	# of Property Owners:	1
Acreage:	8.82 +/- acres	Acreage:	1.72 +/- acres

The attached exhibits provide a summary of the proposed zoning amendments. The property owners have been notified via certified mail that a zoning category comparable to the County designation will be assigned to their property. Individual zoning reports have been prepared for the zoning cases. The zoning reports are provided in Exhibit "C".

Pursuant to the Interlocal Agreement between the City and Orange County (2004), policy of the City's Comprehensive Plan (Policy 3.9) and State law (s 163.3202, F.S.), the City is required to assign a zoning category to lands that are annexed into the City's jurisdiction. To comply with these requirements, city staff is recommending that the City assign a zoning category that is most compatible to the current zoning category that was assigned by Orange County.

FUNDING SOURCE: Not Applicable.

DISTRIBUTION

Mayor Kilsheimer
 Commissioners
 City Administrator
 Community Development Director

Finance Director
 HR Director
 IT Director
 Police Chief

Public Services Director
 Recreation Director
 City Clerk
 Fire Chief

SCHOOL CAPACITY REPORT: The proposed zoning district is non-residential and, therefore, a school capacity enhancement agreement is not necessary.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on February 5, 2016.

PUBLIC HEARING SCHEDULE:

March 8, 2016 – Planning Commission (5:30 pm)
April 6, 2016 – City Council (1:30 pm) – 1st Reading
April 20, 2016 – City Council (8:00 pm) – 2nd Reading

DULY ADVERTISED:

February 19, 2016 – Public Notice and Notification
April 8, 2016 – Ordinance Heading Ad

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from “County” I-2 (ZIP) & “County” I-4 (ZIP) to “City” I-1 (Restricted Industrial), as set forth in the attached spreadsheets, for the properties described therein.

The **Planning Commission**, at its meeting on March 8, 2016, recommended approval (5-0) of the change in Zoning from “County” I-2 (ZIP) & “County” I-4 (ZIP) to “City” I-1 (Restricted Industrial), as set forth in the attached spreadsheets, for the properties described therein.

Accept the First Reading of Ordinance No. 2481 and Hold it Over for Second Reading and Adoption on April 20, 2016.

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.

EXHIBIT "A"
2016-1 ADMINISTRATIVE REZONING
FROM "COUNTY" I-2 TO "CITY" I-1

Case #	Parcel ID	Property Owner	Acreage +/-	Future Land Use	Current Zoning	Proposed Zoning
2016-1-16	24-21-28-0000-00-033	David L Potopas	1.72	IND	I-2(ZIP)	I-1

EXHIBIT "B"
2016-1 ADMINISTRATIVE REZONING
FROM "COUNTY" I-4 TO "CITY" I-1

Case #	Parcel ID	Property Owner	Acreage +/-	Future Land Use	Current Zoning	Proposed Zoning
2016-1-13	01-21-27-0000-00-081	Marilyn Boughan Trust	5.04	IND*	I-4(ZIP)	I-1
2016-1-14	06-21-28-7172-03-310	Patricia & Irvin Leaders Trust	1.26	IND*	I-4(ZIP)	I-1
2016-1-14	06-21-28-7172-03-320	Patricia & Irvin Leaders Trust	1.26	IND*	I-4(ZIP)	I-1
2016-1-15	06-21-28-7172-03-330	LTR Properties	1.26	IND*	I-4(ZIP)	I-1

* Future Land Use Element Policy 3.15 applies (Maximum FAR 0.50)

ORDINANCE NO. 2481

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM “COUNTY” I-2 (ZIP) AND I-4 (ZIP) TO “CITY” I-1 (GENERAL COMMERCIAL) FOR CERTAIN REAL PROPERTIES GENERALLY LOCATED WITHIN THE CITY LIMITS OF APOPKA, COMPRISING 10.54 ACRES, MORE OR LESS, AND OWNED BY DAVID L. POTOPAS; MARILYN BOUGHAN TRUST; PATRICIA & IRVIN LEADERS TRUST; AND LTR PROPERTIES, INC.; 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 City of Apopka Community Development Department, has requested an administrative change in zoning on said property as identified in Section I of this ordinance; and

WHEREAS, pursuant to the Interlocal Agreement between the City and Orange County (2004), policy of the City’s Comprehensive Plan Future Land Use Element (Policy 3.9), and State law (s 163.3202, F.S.), the City is required to assign a zoning category to lands that are annexed into the City’s jurisdiction.; and

WHEREAS, the proposed I-1 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 following described properties, being situated in the City of Apopka, Florida, is hereby I-1 as defined in the Apopka Land Development Code:

Parcel ID	Property Owner	Acreage +/-	Land Use	Current Zoning	Proposed Zoning
24-21-28-0000-00-033	David L Potopas	1.72	IND	I-2 (ZIP)	I-1
01-21-27-0000-00-081	Marilyn Boughan Trust	5.04	IND*	I-4 (ZIP)	I-1
06-21-28-7172-03-310	Patricia & Irvin Leaders Trust	1.26	IND*	I-4 (ZIP)	I-1
06-21-28-7172-03-320	Patricia & Irvin Leaders Trust	1.26	IND*	I-4 (ZIP)	I-1
06-21-28-7172-03-330	LTR Properties, Inc.	1.26	IND*	I-4 (ZIP)	I-1

* Future Land Use Element Policy 3.15 applies (Maximum FAR 0.50)

Section II. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida.

Section III. That the Community Development Director, or the Director’s designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

ORDINANCE NO. 2481

PAGE 2

Section IV. That if any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

Section V. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VI. That this Ordinance shall take effect upon the date of adoption.

READ FIRST TIME: April 6, 2016

READ SECOND TIME
AND ADOPTION: April 20, 2016

Joseph E. Kilsheimer, Mayor

ATTEST:

Linda Goff, City Clerk

DULY ADVERTISED: February 19, 2016
April 8, 2016



CITY OF APOPKA CITY COUNCIL

<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	April 6, 2016
<input type="checkbox"/> ANNEXATION	FROM:	Community Development
<input type="checkbox"/> PLAT APPROVAL	EXHIBITS:	Zoning Report
<input type="checkbox"/> OTHER:		Vicinity Map
		Adjacent Zoning Map
		Adjacent Uses Map
		Existing Uses

SUBJECT: **DAVID L. POTOPAS (CASE # 2016-1-16)**

PARCEL ID NUMBER: **24-21-28-0000-00-033**

Request: **ADMINISTRATIVE REZONING**
FROM: "COUNTY" I-4 (ZIP) (INDUSTRIAL)
TO: "CITY" I-1 (RESTRICTED INDUSTRIAL)

SUMMARY

OWNER: David L. Potopas

APPLICANT: City of Apopka

LOCATION: South of Apopka Boulevard, east of N Hiawasse Road

EXISTING USE: Outdoor storage of amusement rides and trailers

FUTURE LAND USE: Industrial (max FAR 0.60)

ZONING: I-2 (ZIP)

PROPOSED DEVELOPMENT: Outdoor storage of amusement rides and trailers (existing)

PROPOSED ZONING: I-1

TRACT SIZE: 1.72 +/- Acres

MAXIMUM ALLOWABLE DEVELOPMENT:

EXISTING ZONING:	22,476 sq. ft.
PROPOSED ZONING:	44,953 sq. ft.

DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Ser. Director
Commissioners (4)	HR Director	City Clerk
City Administrator Irby	IT Director	Fire Chief
Community Dev. Director	Police Chief	

ADDITIONAL COMMENTS: Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a “city” zoning classification be assigned to annexed properties. The subject property was annexed into the City of Apopka on December 19, 2007, through the adoption of Ordinance No. 2012. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing “county” zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

The subject property is located in an area characterized by varied uses and zoning classifications. The property is adjacent to “City” I-1 zoning to the south, as well as “county” industrial zoning districts to the west which contain light industrial uses. Vacant I-2 and C-1 zoning is present to the north, with single-family “City” R-2 zoning to northwest across N Hiawassee Road, making the proposed “City” I-1 zoning classification compatible with the general character of the surrounding neighborhood. The current use of the subject property is the outdoor storage of amusement rides and trailers, which is considered a legal, non-conforming use subject to Sec. 10.01 of the Apopka Land Development Code.

Staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this zoning change (see attached Zoning Report).

COMPREHENSIVE PLAN COMPLIANCE: The proposed zoning classification is consistent with the Future Land Use Designation assigned to the property.

SCHOOL CAPACITY REPORT: The request of the proposed rezoning is for a non-residential zoning classification and, therefore, a school capacity enhancement agreement with OCPS is not necessary.

JOINT PLANNING AREA/OVERLAY: The subject properties are located within the “Core Area” of the Joint Planning Area with Orange County. The subject properties are not located within any other city overall or protection area.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on February 5, 2016.

PROPERTY OWNER NOTIFICATION: The property owner was notified of this administrative rezoning and public hearing dates at least thirty (30) days prior to the adoption public hearing.

PUBLIC HEARING SCHEDULE:

March 8, 2016 – Planning Commission (5:30 pm)
April 6, 2016 - City Council (1:30 pm) - 1st Reading
April 20, 2016 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

February 19, 2016 – Public Hearing Notice Ad
April 8, 2016 – Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from “County” I-2 (ZIP) to “City” I-1.

The **Planning Commission**, at its meeting on March 8, 2016, recommended approval (5-0) of the change in Zoning from “County” I-2 (ZIP) & “County” I-4 (ZIP) to “City” I-1, as set forth in the attached spreadsheets, for the properties described therein.

Accept the First Reading of Ordinance No. 2481 and Hold it Over for Second Reading and Adoption on April 20, 2016.

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.

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Industrial (max FAR 0.60) & Commercial (max FAR 0.25)	I-2 & C-1	Vacant industrial & Vacant commercial
East (City)	Industrial (max FAR 0.60)	I-1	Vacant industrial
East (City)	Industrial (max FAR 0.60)	I-1	Vacant industrial
West (County)	Industrial (max FAR 0.60)	IND-2/IND-3	Light industrial

LAND USE &

TRAFFIC COMPATIBILITY: The subject property is accessed by a local roadway (S Apopka Boulevard).

**COMPREHENSIVE
 PLAN COMPLIANCE:**

The proposed I-1 zoning is consistent with the City’s Industrial Future Land Use designation and with the character of the surrounding area and future proposed development. The I-1 zoning classification is one of the acceptable zoning categories allowed within the Industrial Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

**I-1 DISTRICT
 REQUIREMENTS:**

- Minimum Living Area: NA
- Minimum Site Area: 15,000 sq. ft.
- Minimum Lot Width: 100 ft.
- Setbacks:
 - Front: 25 ft.
 - Rear: 10 ft. (30 ft. from Residential)
 - Side: 10 ft.
 - Corner: 25 ft.

Based on the above zoning standards, the subject site complies with code requirements for the I-1 district.

**BUFFERYARD
 REQUIREMENTS:**

Areas adjacent to all road right-of-ways shall provide a minimum 25-foot landscaped bufferyard. Areas adjacent to agricultural uses or districts shall provide a minimum of ten feet abutting the property line with landscaping and a six-foot-high masonry wall. Areas adjacent to residential uses or districts shall provide a six-foot-high masonry wall within a minimum of 50-foot landscaped bufferyard. Industrial uses adjacent to nonresidential, non-industrial uses or districts shall provide one of the following:

- a. A minimum of 25 feet abutting the property with landscaping and an earth berm, measuring three feet with a 3:1 slope; or
- b. A minimum six-foot-high masonry wall within a minimum of ten-foot landscaped bufferyard.

Industrial uses occurring adjacent to existing industrial districts or uses shall be required to provide a ten-foot landscaped bufferyard.

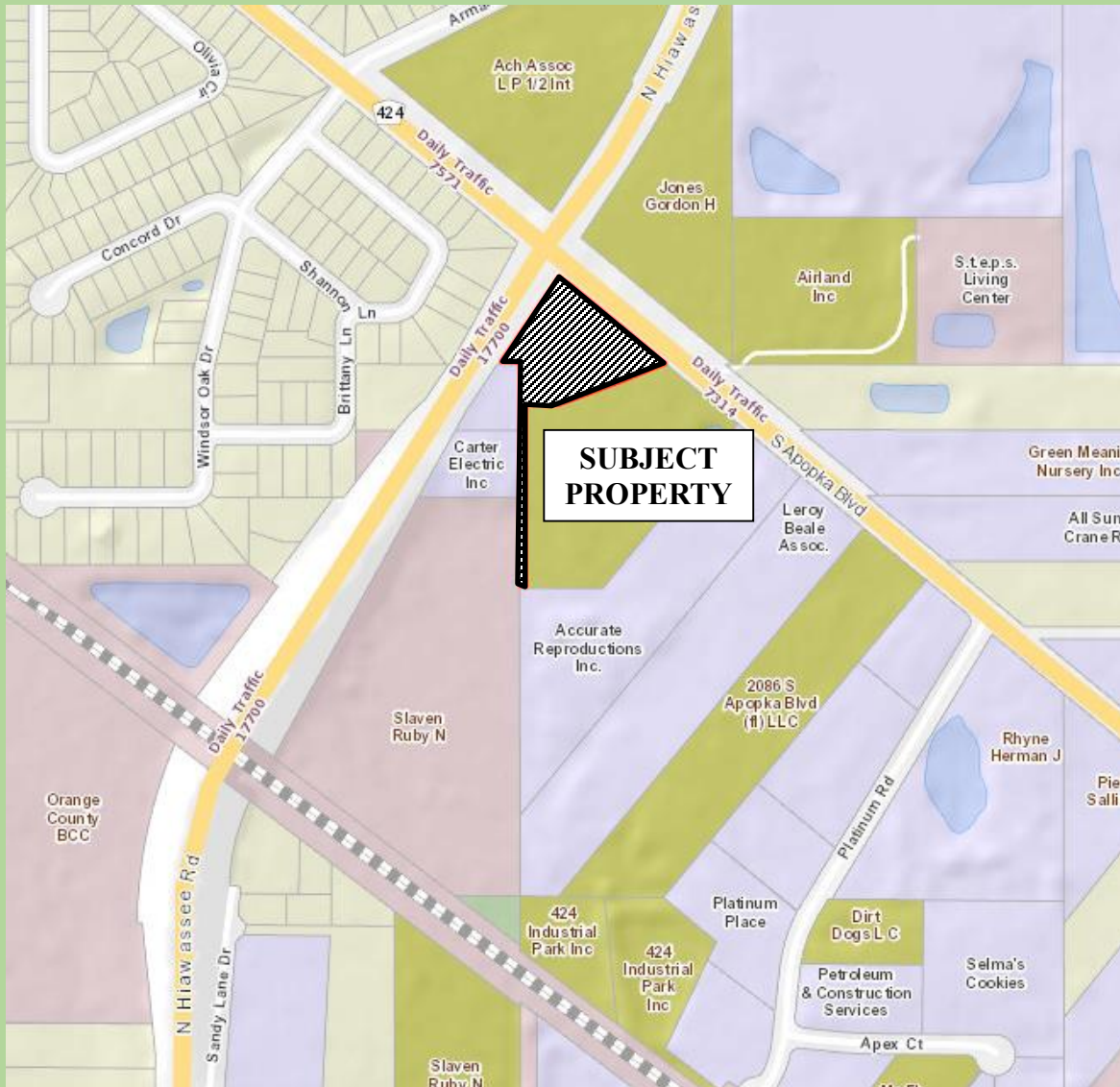
ALLOWABLE USES:

Manufacture and processing of novelties, souvenirs, bakery or confectionery products, garments, scientific, electrical, optical, furniture, ceramics, and other manufacturing. Bus, cab and truck repair. Dyeing, dry cleaning and laundering. Machinery sales, machine shops, meat storage, cutting and distribution. Warehouses, bottling and distribution plants; ice cream manufacturers. Cold storage and frozen food lockers, and other uses which are similar and compatible to the uses permitted herein which adhere to the intent of the district and which are not prohibited as specified in this code. Any C-3 Commercial District permitted use.



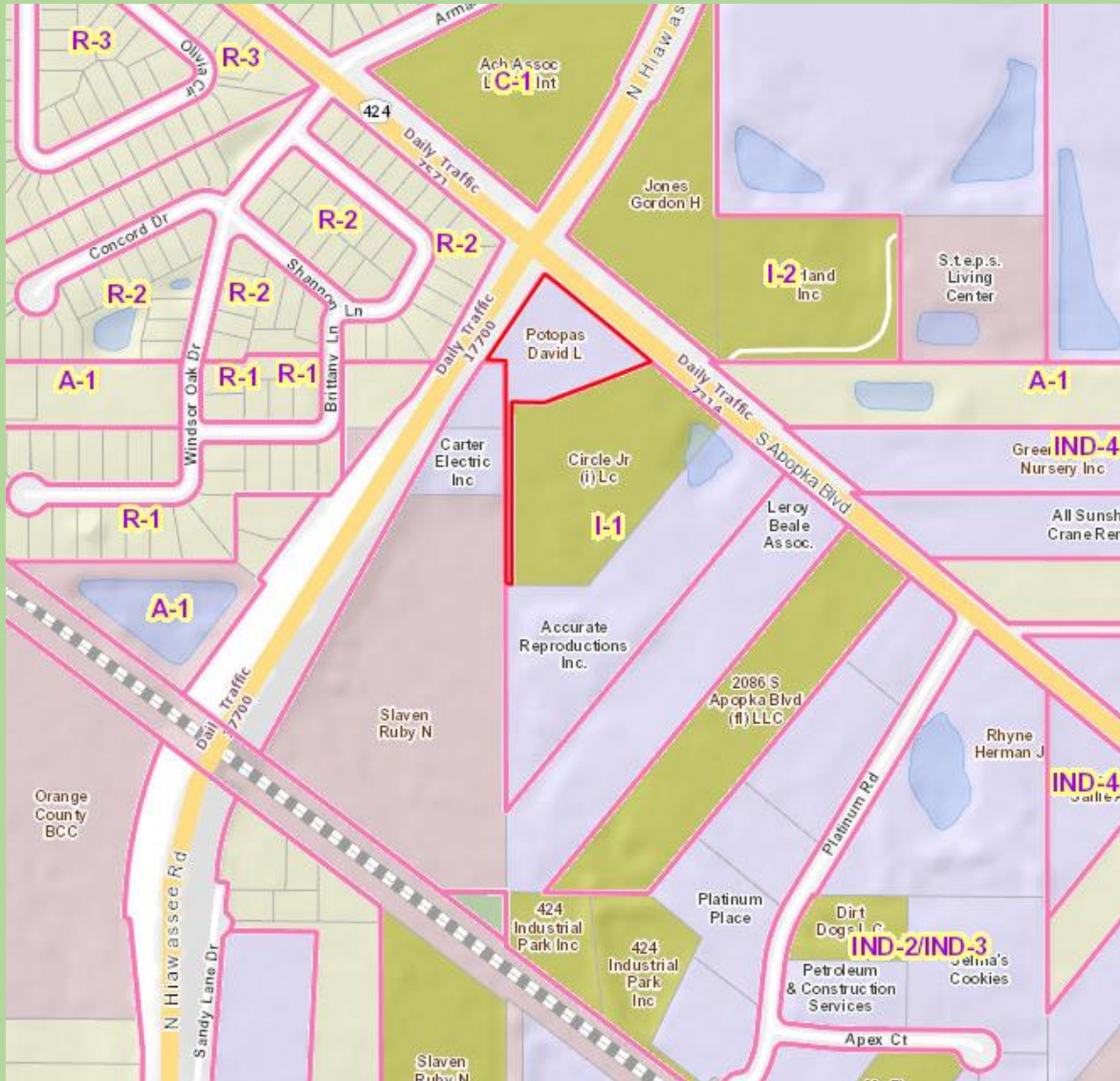
David L Potopas
1.72 +/- Acres
Proposed Zoning Change:
From: "County" I-2 (ZIP) (Industrial) (No min. lot)
To: "City" I-1 (Restricted Industrial) (15,000 sq. ft. min. lot)
Parcel ID #: 24-21-28-0000-00-033

VICINITY MAP





ADJACENT ZONING



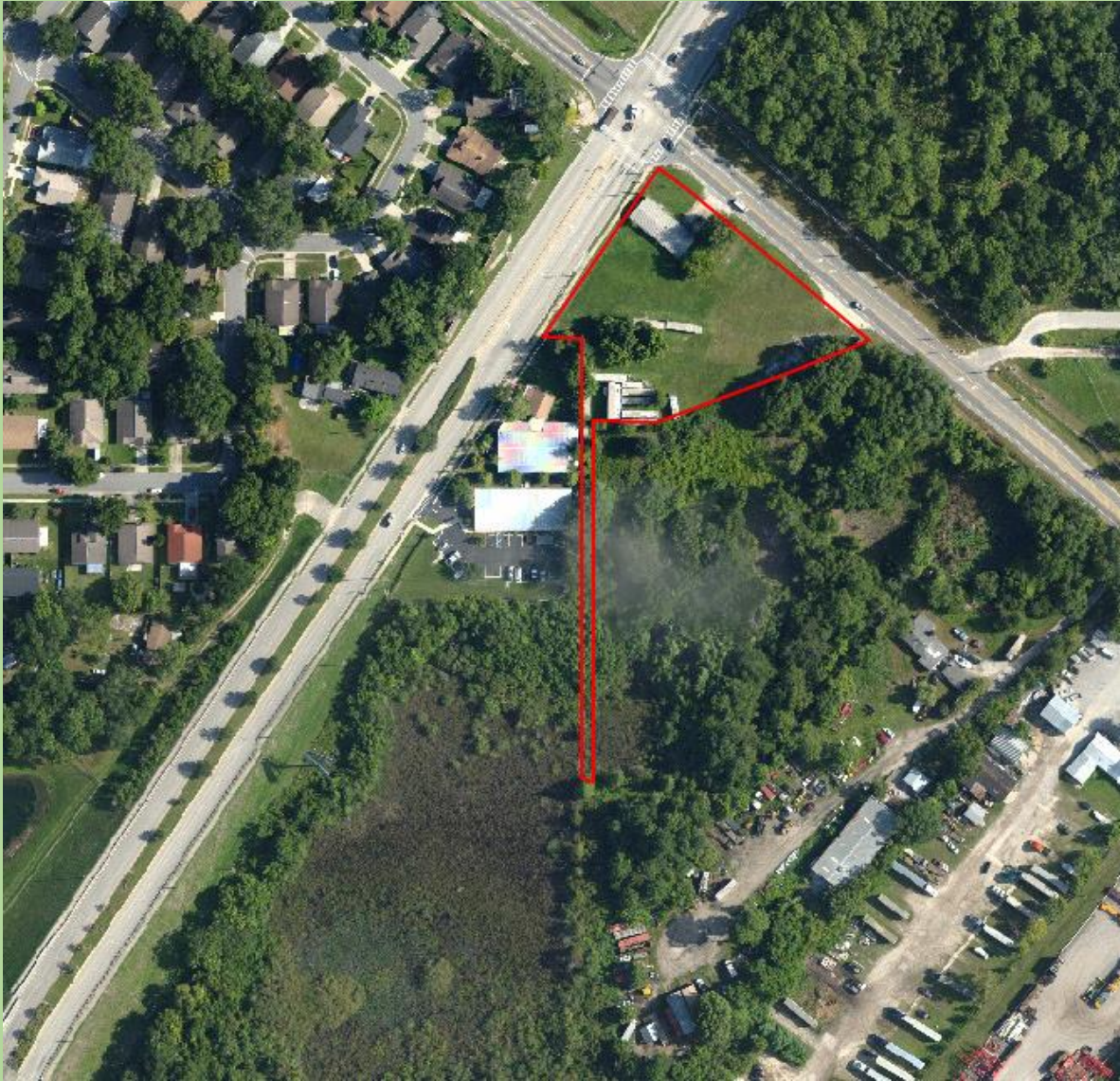


ADJACENT USES





**EXISTING
USES**





CITY OF APOPKA CITY COUNCIL

PUBLIC HEARING
 ANNEXATION
 PLAT APPROVAL
 OTHER:

DATE: April 6, 2016
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Adjacent Zoning Map
Adjacent Uses Map
Existing Uses

SUBJECT: MARILYN BOUGHAN TRUST (CASE # 2016-1-13)

PARCEL ID NUMBER: 01-21-27-0000-00-081

Request: ADMINISTRATIVE REZONING
FROM: "COUNTY" I-4 (ZIP) (INDUSTRIAL)
TO: "CITY" I-1 (RESTRICTED INDUSTRIAL)

SUMMARY

OWNER: Marilyn Boughan Trust
APPLICANT: City of Apopka
LOCATION: East of Hermit Smith Road, south of Superior Commerce Boulevard
EXISTING USE: Outdoor semi-trailer storage
FUTURE LAND USE: Industrial* (Future Land Use Policy 3.15 applies - 0.50 FAR)
ZONING: I-4 (ZIP)
PROPOSED DEVELOPMENT: Outdoor semi-trailer storage (existing)
PROPOSED ZONING: I-1
TRACT SIZE: 5.04 +/- Acres
MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING ZONING: 164,656 sq. ft.
PROPOSED ZONING: 109,771 sq. ft.

DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Ser. Director
Commissioners (4)	HR Director	City Clerk
City Administrator Irby	IT Director	Fire Chief
Community Dev. Director	Police Chief	

ADDITIONAL COMMENTS: Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a “city” zoning classification be assigned to annexed properties. The subject property was annexed into the City of Apopka on February 2, 2005, through the adoption of Ordinance No. 1733. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing “county” zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

The subject property is surrounded by existing “City” I-1 zoning classifications and uses. The current use of the subject property is for semi-trailer storage, which is considered a legal, non-conforming use subject to Sec. 10.01 of the Apopka Land Development Code. In addition, any future development on the property will be subject to Policy 3.15 of the Apopka Comprehensive Plan, which limits the maximum floor area ratio (FAR) to 0.50.

Staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this zoning change (see attached Zoning Report).

COMPREHENSIVE PLAN COMPLIANCE: The proposed zoning classification is consistent with the Future Land Use Designation assigned to the property.

SCHOOL CAPACITY REPORT: The request of the proposed rezoning is for a non-residential zoning classification and, therefore, a school capacity enhancement agreement with OCPS is not necessary.

JOINT PLANNING AREA/OVERLAY: The subject property is located within the “Plymouth Area” of the Joint Planning Area with Orange County. The subject property not located within any other city overall or protection area.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on February 5, 2016.

PROPERTY OWNER NOTIFICATION: The property owner was notified of this administrative rezoning and public hearing dates at least thirty (30) days prior to the adoption public hearing.

PUBLIC HEARING SCHEDULE:

March 8, 2016 – Planning Commission (5:30 pm)
April 6, 2016 - City Council (1:30 pm) - 1st Reading
April 20, 2016 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

February 19, 2016 – Public Hearing Notice Ad
April 8, 2016 – Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from “County” I-4 (ZIP) to “City” I-1.

The **Planning Commission**, at its meeting on March 8, 2016, recommended approval (5-0) of the change in Zoning from “County” I-2 (ZIP) & “County” I-4 (ZIP) to “City” I-1, as set forth in the attached spreadsheets, for the properties described therein.

Accept the First Reading of Ordinance No. 2481 and Hold it Over for Second Reading and Adoption on April 20, 2016.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Industrial	I-4 (ZIP)	Warehousing
East (City)	Industrial	I-1	Vacant industrial
South (City)	Mixed Use	R-1AA & Mixed-EC	Vacant
West (City)	Industrial	I-1	Vacant industrial

LAND USE &

TRAFFIC COMPATIBILITY: The subject property is accessed by a local roadway (Hermit Smith Road).

**COMPREHENSIVE
 PLAN COMPLIANCE:**

The proposed I-1 zoning is consistent with the City’s Industrial Future Land Use designation and with the character of the surrounding area and future proposed development. The I-1 zoning classification is one of the acceptable zoning categories allowed within the Industrial Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

**I-1 DISTRICT
 REQUIREMENTS:**

- Minimum Living Area: NA
- Minimum Site Area: 15,000 sq. ft.
- Minimum Lot Width: 100 ft.
- Setbacks: Front: 25 ft.
- Rear: 10 ft. (30 ft. from Residential)
- Side: 10 ft.
- Corner: 25 ft.

Based on the above zoning standards, the subject site complies with code requirements for the I-1 district.

**BUFFERYARD
 REQUIREMENTS:**

Areas adjacent to all road right-of-ways shall provide a minimum 25-foot landscaped bufferyard. Areas adjacent to agricultural uses or districts shall provide a minimum of ten feet abutting the property line with landscaping and a six-foot-high masonry wall. Areas adjacent to residential uses or districts shall provide a six-foot-high masonry wall within a minimum of 50-foot landscaped bufferyard. Industrial uses adjacent to nonresidential, non-industrial uses or districts shall provide one of the following:

- a. A minimum of 25 feet abutting the property with landscaping and an earth berm, measuring three feet with a 3:1 slope; or
- b. A minimum six-foot-high masonry wall within a minimum of ten-foot landscaped bufferyard.

Industrial uses occurring adjacent to existing industrial districts or uses shall be required to provide a ten-foot landscaped bufferyard.

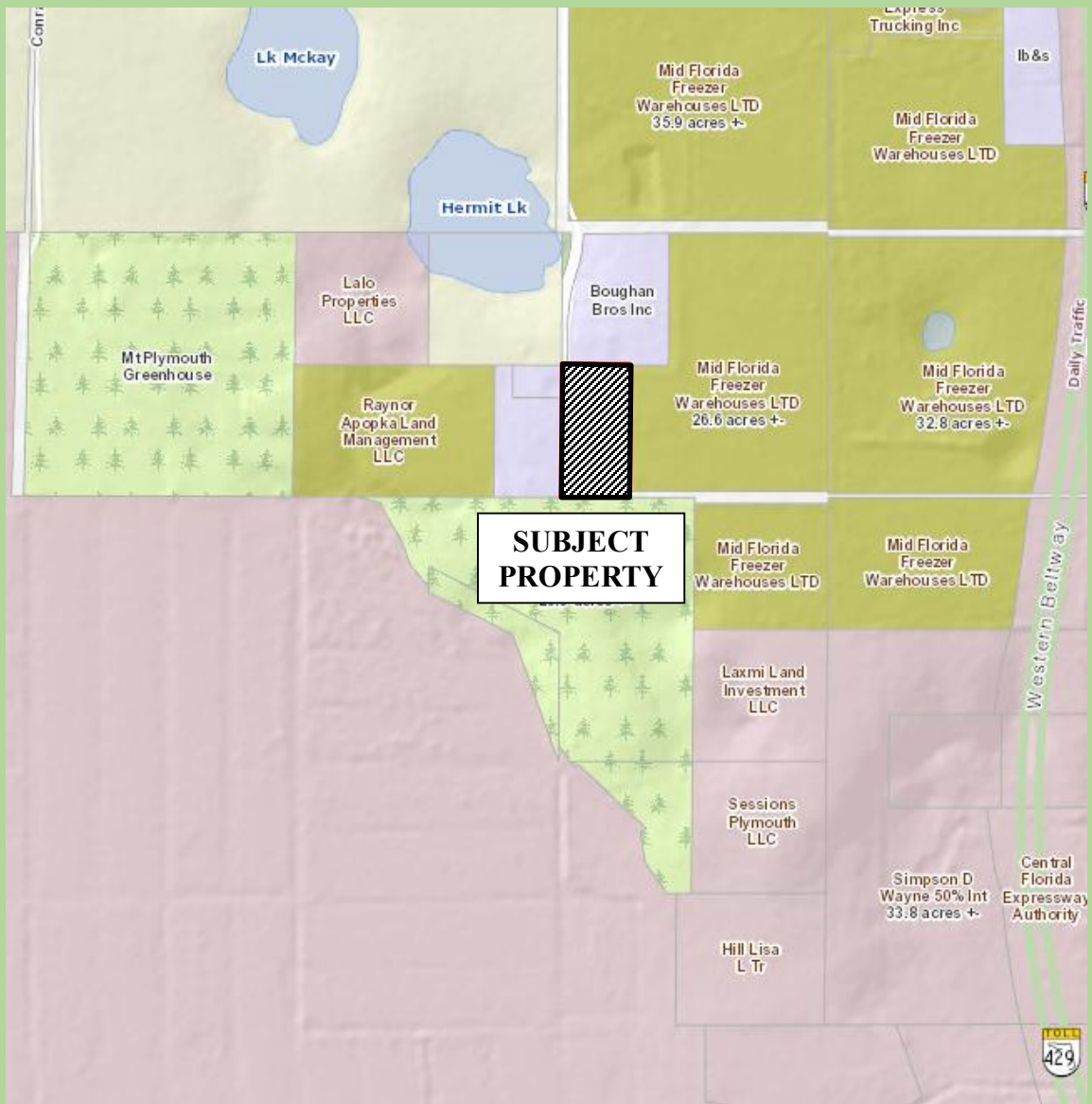
ALLOWABLE USES:

Manufacture and processing of novelties, souvenirs, bakery or confectionery products, garments, scientific, electrical, optical, furniture, ceramics, and other manufacturing. Bus, cab and truck repair. Dyeing, dry cleaning and laundering. Machinery sales, machine shops, meat storage, cutting and distribution. Warehouses, bottling and distribution plants; ice cream manufacturers. Cold storage and frozen food lockers, and other uses which are similar and compatible to the uses permitted herein which adhere to the intent of the district and which are not prohibited as specified in this code. Any C-3 Commercial District permitted use.



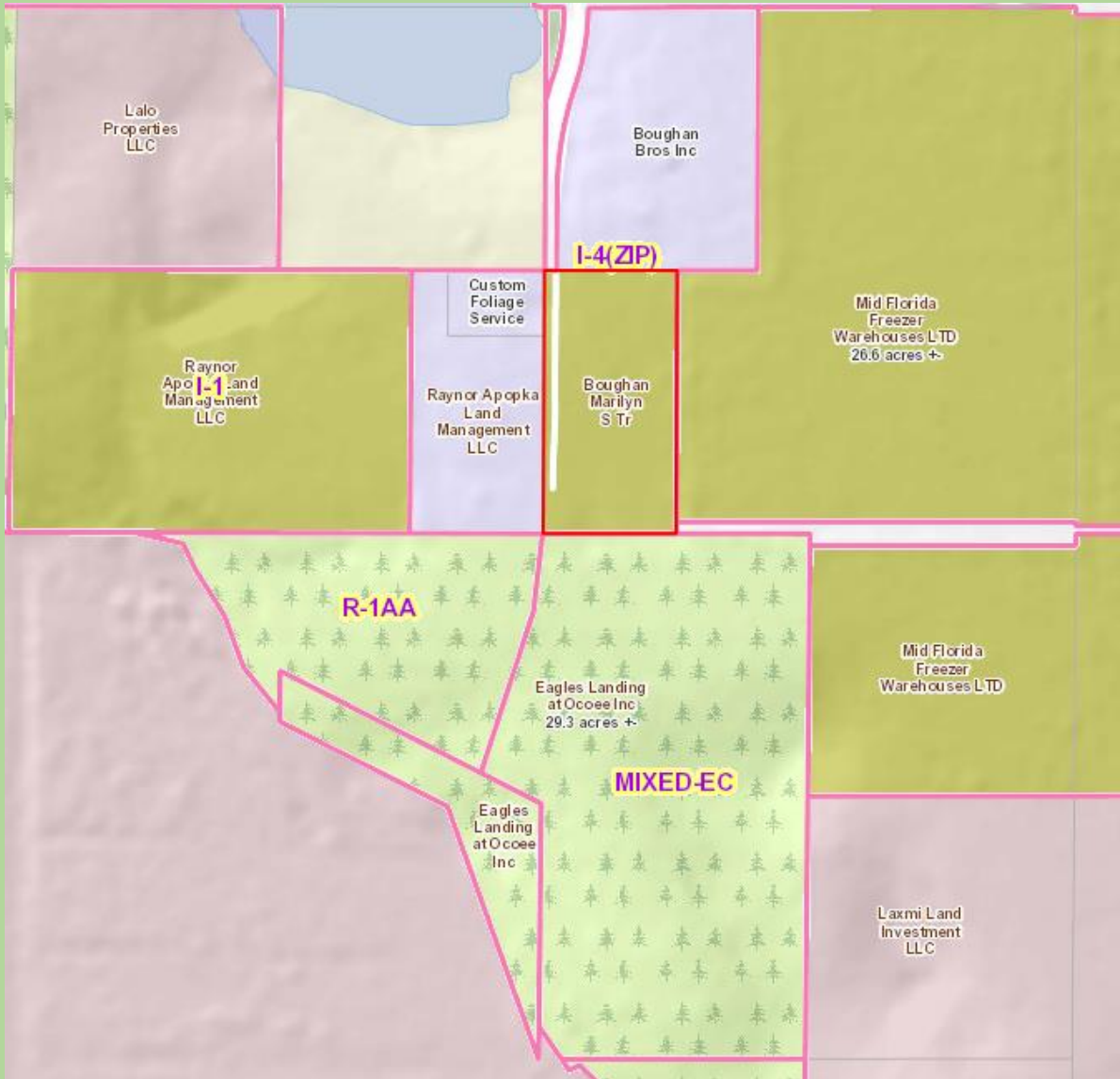
Marilyn Boughan Trust
5.04 +/- Acres
Proposed Zoning Change:
From: "County" I-4 (ZIP) (Commercial) (No min. lot)
To: "City" I-1 (Restricted Industrial) (15,000 sq. ft. min. lot)
Parcel ID #: 01-21-27-0000-00-081

VICINITY MAP





ADJACENT ZONING





ADJACENT USES





**EXISTING
USES**





CITY OF APOPKA CITY COUNCIL

PUBLIC HEARING
 ANNEXATION
 PLAT APPROVAL
 OTHER:

DATE: April 6, 2016
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Adjacent Zoning Map
Adjacent Uses Map
Existing Uses

SUBJECT: PATRICIA A. & IRVIN H. LEADERS TRUST (CASE # 2016-1-14)

PARCEL ID NUMBERS: 06-21-28-7172-03-310 & 06-21-28-7172-03-320

Request: ADMINISTRATIVE REZONING
FROM: "COUNTY" I-4 (ZIP) (INDUSTRIAL)
TO: "CITY" I-1 (RESTRICTED INDUSTRIAL)

SUMMARY

OWNER: Patricia A. & Irvin H. Leaders Trust
APPLICANT: City of Apopka
LOCATION: North of General Electric Road, east of Hermit Smith Road
EXISTING USE: Warehousing and wholesale/light industrial suppliers
FUTURE LAND USE: Industrial* (Future Land Use Policy 3.15 applies – 0.50 FAR)
ZONING: I-4 (ZIP)
PROPOSED DEVELOPMENT: Warehousing and wholesale/light industrial suppliers (existing)
PROPOSED ZONING: I-1
TRACT SIZE: 2.52 +/- Acres
MAXIMUM ALLOWABLE DEVELOPMENT:
EXISTING ZONING: 32,931 sq. ft.
PROPOSED ZONING: 54,885 sq. ft.

DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Ser. Director
Commissioners (4)	HR Director	City Clerk
City Administrator Irby	IT Director	Fire Chief
Community Dev. Director	Police Chief	

ADDITIONAL COMMENTS: Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a “city” zoning classification be assigned to annexed properties. The subject property was annexed into the City of Apopka on February 2, 2005, through the adoption of Ordinance No. 1733. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing “county” zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

The subject property is surrounded by existing “City” I-1 zoning classifications and uses to the north, east and west, as well as vacant “City” I-1 zoning to the south. The current use of the subject properties is for warehousing and various wholesale suppliers/light manufacturing, which is permitted within the I-1 zoning district. Development on these properties are subject to Policy 3.15 of the Apopka Comprehensive Plan, which limits the maximum floor area ratio (FAR) to 0.50.

Staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this zoning change (see attached Zoning Report).

COMPREHENSIVE PLAN COMPLIANCE: The proposed zoning classification is consistent with the Future Land Use Designation assigned to the property.

SCHOOL CAPACITY REPORT: The request of the proposed rezoning is for a non-residential zoning classification and, therefore, a school capacity enhancement agreement with OCPS is not necessary.

JOINT PLANNING AREA/OVERLAY: The subject properties are located within the “Plymouth Area” of the Joint Planning Area with Orange County. The subject properties are not located within any other city overall or protection area.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on February 5, 2016.

PROPERTY OWNER NOTIFICATION: The property owner was notified of this administrative rezoning and public hearing dates at least thirty (30) days prior to the adoption public hearing.

PUBLIC HEARING SCHEDULE:

March 8, 2016 – Planning Commission (5:30 pm)
April 6, 2016 - City Council (1:30 pm) - 1st Reading
April 20, 2016 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

February 19, 2016 – Public Hearing Notice Ad
April 8, 2016 – Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from “County” I-4 (ZIP) to “City” I-1.

The **Planning Commission**, at its meeting on March 8, 2016, recommended approval (5-0) of the change in Zoning from “County” I-2 (ZIP) & “County” I-4 (ZIP) to “City” I-1, as set forth in the attached spreadsheets, for the properties described therein.

Accept the First Reading of Ordinance No. 2481 and Hold it Over for Second Reading and Adoption on April 20, 2016.

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.

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Industrial	I-1	Light manufacturing
East (City)	Industrial (max FAR 0.60)	I-1	Warehousing
South (City)	Industrial (max FAR 0.60)	I-1	Vacant industrial
West (City)	Industrial* (max FAR 0.50)	I-4 (ZIP)	Warehousing/light industrial/wholesale

LAND USE &

TRAFFIC COMPATIBILITY: The subject property is accessed by a local roadway (General Electric Road).

**COMPREHENSIVE
 PLAN COMPLIANCE:**

The proposed I-1 zoning is consistent with the City’s Industrial Future Land Use designation and with the character of the surrounding area and future proposed development. The I-1 zoning classification is one of the acceptable zoning categories allowed within the Industrial Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

**I-1 DISTRICT
 REQUIREMENTS:**

- Minimum Living Area: NA
- Minimum Site Area: 15,000 sq. ft.
- Minimum Lot Width: 100 ft.
- Setbacks:
 - Front: 25 ft.
 - Rear: 10 ft. (30 ft. from Residential)
 - Side: 10 ft.
 - Corner: 25 ft.

Based on the above zoning standards, the subject site complies with code requirements for the I-1 district.

**BUFFERYARD
 REQUIREMENTS:**

Areas adjacent to all road right-of-ways shall provide a minimum 25-foot landscaped bufferyard. Areas adjacent to agricultural uses or districts shall provide a minimum of ten feet abutting the property line with landscaping and a six-foot-high masonry wall. Areas adjacent to residential uses or districts shall provide a six-foot-high masonry wall within a minimum of 50-foot landscaped bufferyard. Industrial uses adjacent to nonresidential, non-industrial uses or districts shall provide one of the following:

- a. A minimum of 25 feet abutting the property with landscaping and an earth berm, measuring three feet with a 3:1 slope; or
- b. A minimum six-foot-high masonry wall within a minimum of ten-foot landscaped bufferyard.

Industrial uses occurring adjacent to existing industrial districts or uses shall be required to provide a ten-foot landscaped bufferyard.

ALLOWABLE USES:

Manufacture and processing of novelties, souvenirs, bakery or confectionery products, garments, scientific, electrical, optical, furniture, ceramics, and other manufacturing. Bus, cab and truck repair. Dyeing, dry cleaning and laundering. Machinery sales, machine shops, meat storage, cutting and distribution. Warehouses, bottling and distribution plants; ice cream manufacturers. Cold storage and frozen food lockers, and other uses which are similar and compatible to the uses permitted herein which adhere to the intent of the district and which are not prohibited as specified in this code. Any C-3 Commercial District permitted use.



Patricia & Irvin Leaders Trust
2.52 +/- Acres

Proposed Zoning Change:

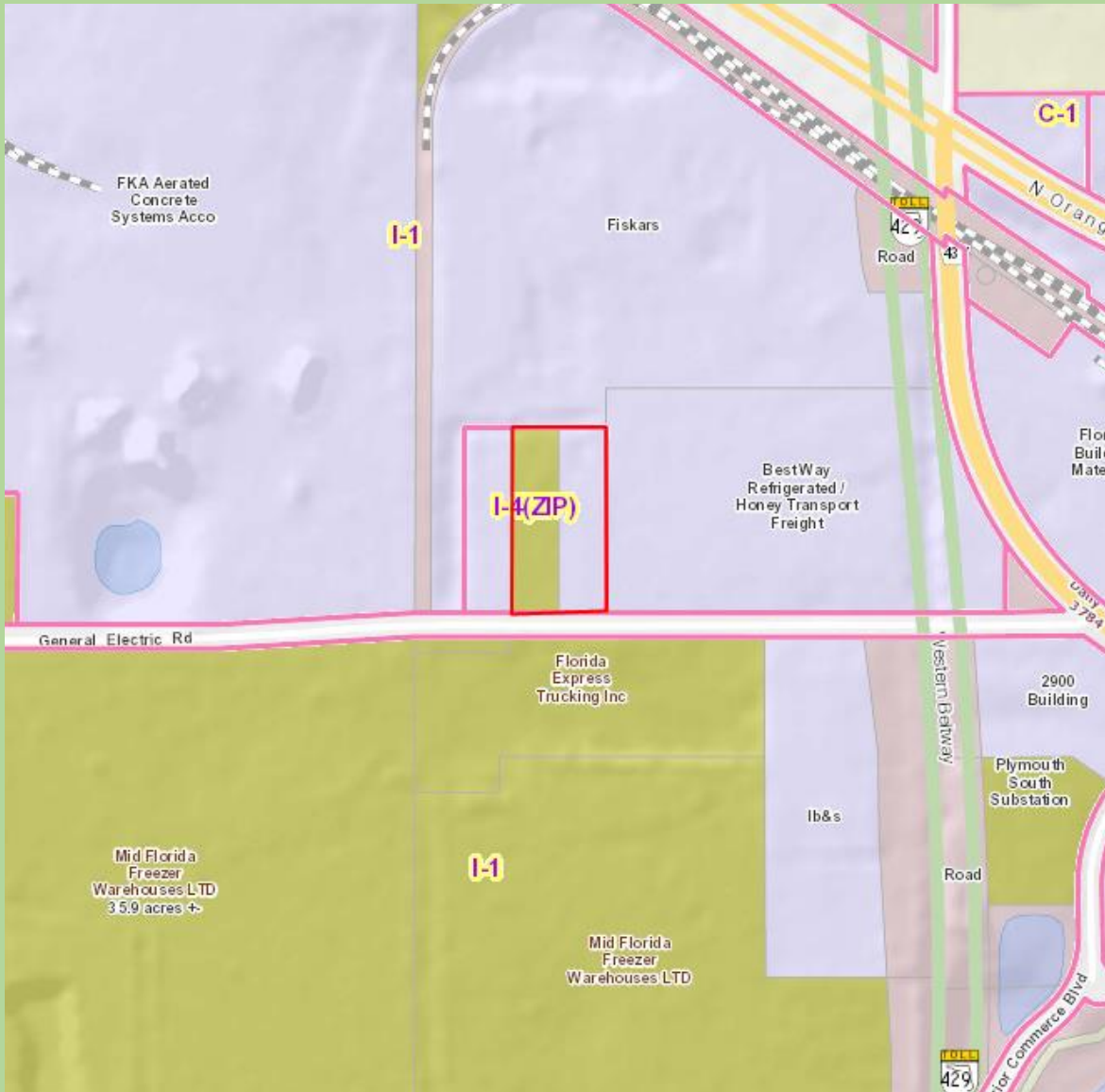
From: "County" I-4 (ZIP) (Industrial) (No min. lot)
To: "City" I-1 (Restricted Industrial) (15,000 sq. ft. min. lot)
Parcel ID #: 06-21-28-7172-03-310 & 06-21-28-7172-03-320

VICINITY MAP



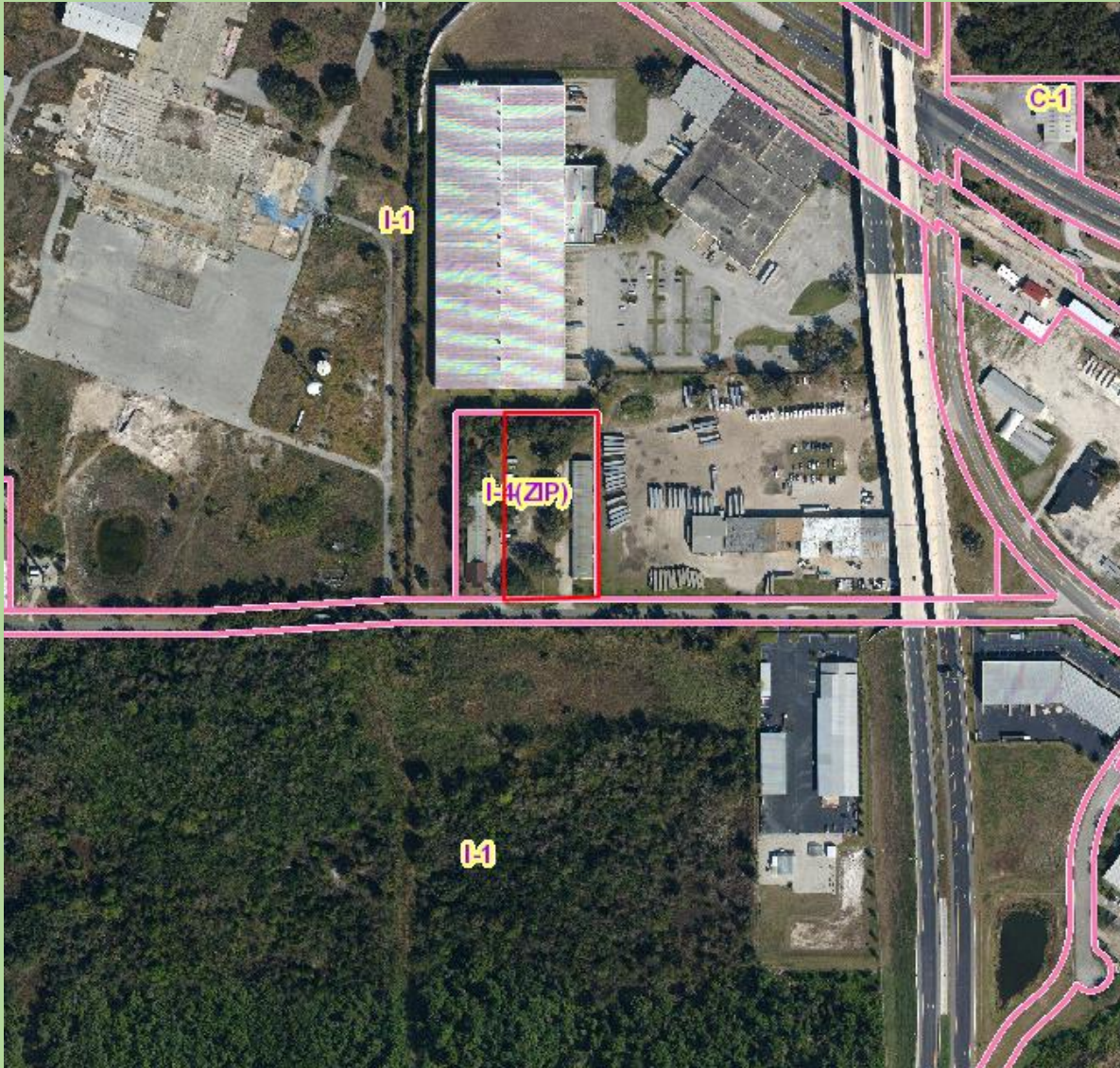


ADJACENT ZONING



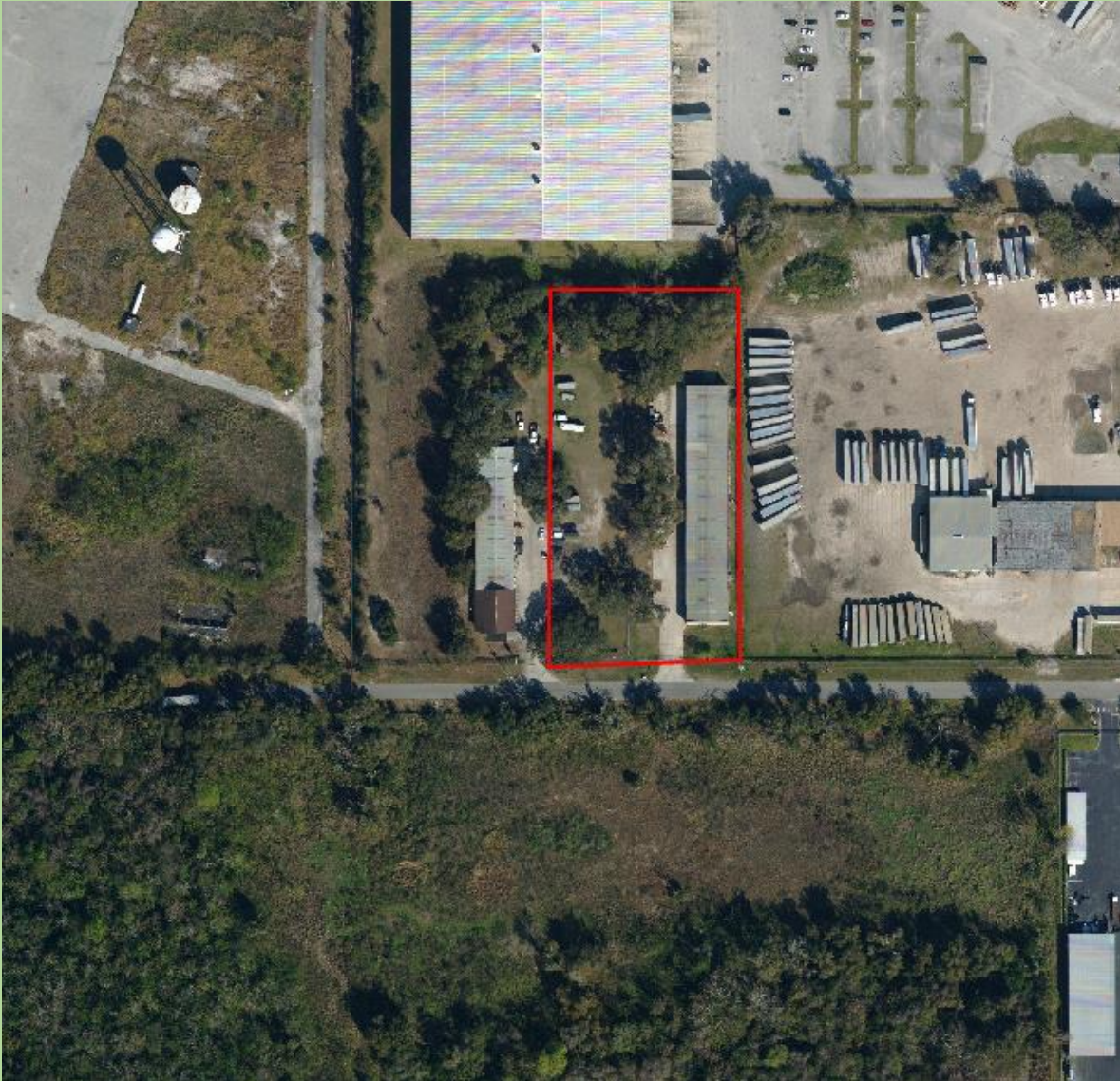


ADJACENT USES





**EXISTING
USES**





**CITY OF APOPKA
CITY COUNCIL**

<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	April 6, 2016
<input type="checkbox"/> ANNEXATION	FROM:	Community Development
<input type="checkbox"/> PLAT APPROVAL	EXHIBITS:	Zoning Report
<input type="checkbox"/> OTHER:		Vicinity Map
		Adjacent Zoning Map
		Adjacent Uses Map
		Existing Uses

SUBJECT: LTR PROPERTIES, INC. (CASE # 2016-1-15)

PARCEL ID NUMBER: 06-21-28-7172-03-330

Request: ADMINISTRATIVE REZONING
FROM: "COUNTY" I-4 (INDUSTRIAL)
TO: "CITY" I-1 (RESTRICTED INDUSTRIAL)

SUMMARY

OWNER: LTR Properties, Inc.

APPLICANT: City of Apopka

LOCATION: North of General Electric Road, east of Hermit Smith Road

EXISTING USE: Warehousing and wholesale/light industrial

FUTURE LAND USE: Industrial* (Future Land Use Policy 3.15 applies – 0.50 FAR)

ZONING: I-4 (ZIP)

PROPOSED DEVELOPMENT: Warehousing and wholesale/light industrial (existing)

PROPOSED ZONING: I-1

TRACT SIZE: 1.26 +/- Acres

MAXIMUM ALLOWABLE DEVELOPMENT:

EXISTING ZONING:	16,465 sq. ft.
PROPOSED ZONING:	27,442 sq. ft.

DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Ser. Director
Commissioners (4)	HR Director	City Clerk
City Administrator Irby	IT Director	Fire Chief
Community Dev. Director	Police Chief	

ADDITIONAL COMMENTS: Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a “city” zoning classification be assigned to annexed properties. The subject property was annexed into the City of Apopka on February 2, 2005, through the adoption of Ordinance No. 1733. Staff is requesting an administrative rezoning for the subject property to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing “county” zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

The subject property is surrounded by existing “City” I-1 zoning classifications and uses to the north and west, as well as vacant “City” I-1 zoning to the south. The current use of the subject properties is for warehousing and light industrial, which is permitted within the I-1 zoning district. Development on this property is subject to Policy 3.15 of the Apopka Comprehensive Plan, which limits the maximum floor area ratio (FAR) to 0.50.

Staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this zoning change (see attached Zoning Report).

COMPREHENSIVE PLAN COMPLIANCE: The proposed zoning classification is consistent with the Future Land Use Designation assigned to the property.

SCHOOL CAPACITY REPORT: The request of the proposed rezoning is for a non-residential zoning classification and, therefore, a school capacity enhancement agreement with OCPS is not necessary.

JOINT PLANNING AREA/OVERLAY: The subject property is located within the “Plymouth Area” of the Joint Planning Area with Orange County. The subject property is not located within any other city or protection area.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on February 5, 2016.

PROPERTY OWNER NOTIFICATION: The property owner was notified of this administrative rezoning and public hearing dates at least thirty (30) days prior to the adoption public hearing.

PUBLIC HEARING SCHEDULE:

March 8, 2016 – Planning Commission (5:30 pm)
April 6, 2016 - City Council (1:30 pm) - 1st Reading
April 20, 2016 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

February 19, 2016 – Public Hearing Notice Ad
April 8, 2016 – Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from “County” I-4 (ZIP) to “City” I-1.

The **Planning Commission**, at its meeting on March 8, 2016, recommended approval (5-0) of the change in Zoning from “County” I-2 (ZIP) & “County” I-4 (ZIP) to “City” I-1, as set forth in the attached spreadsheets, for the properties described therein.

Accept the First Reading of Ordinance No. 2481 and Hold it Over for Second Reading and Adoption on April 20, 2016.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Industrial (max FAR 0.60)	I-1	Light manufacturing
East (City)	Industrial* (max FAR 0.50)	I-4 (ZIP)	Vacant industrial
South (City)	Industrial (max FAR 0.60)	I-1	Vacant industrial
West (City)	Industrial (max FAR 0.60)	I-1	Warehousing

LAND USE &

TRAFFIC COMPATIBILITY: The subject property is accessed by a local roadway (General Electric Road).

**COMPREHENSIVE
 PLAN COMPLIANCE:**

The proposed I-1 zoning is consistent with the City’s Industrial Future Land Use designation and with the character of the surrounding area and future proposed development. The I-1 zoning classification is one of the acceptable zoning categories allowed within the Industrial Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

**I-1 DISTRICT
 REQUIREMENTS:**

- Minimum Living Area: NA
- Minimum Site Area: 15,000 sq. ft.
- Minimum Lot Width: 100 ft.
- Setbacks:
 - Front: 25 ft.
 - Rear: 10 ft. (30 ft. from Residential)
 - Side: 10 ft.
 - Corner: 25 ft.

Based on the above zoning standards, the subject site complies with code requirements for the I-1 district.

**BUFFERYARD
 REQUIREMENTS:**

Areas adjacent to all road right-of-ways shall provide a minimum 25-foot landscaped bufferyard. Areas adjacent to agricultural uses or districts shall provide a minimum of ten feet abutting the property line with landscaping and a six-foot-high masonry wall. Areas adjacent to residential uses or districts shall provide a six-foot-high masonry wall within a minimum of 50-foot landscaped bufferyard. Industrial uses adjacent to nonresidential, non-industrial uses or districts shall provide one of the following:

- a. A minimum of 25 feet abutting the property with landscaping and an earth berm, measuring three feet with a 3:1 slope; or
- b. A minimum six-foot-high masonry wall within a minimum of ten-foot landscaped bufferyard.

Industrial uses occurring adjacent to existing industrial districts or uses shall be required to provide a ten-foot landscaped bufferyard.

ALLOWABLE USES:

Manufacture and processing of novelties, souvenirs, bakery or confectionery products, garments, scientific, electrical, optical, furniture, ceramics, and other manufacturing. Bus, cab and truck repair. Dyeing, dry cleaning and laundering. Machinery sales, machine shops, meat storage, cutting and distribution. Warehouses, bottling and distribution plants; ice cream manufacturers. Cold storage and frozen food lockers, and other uses which are similar and compatible to the uses permitted herein which adhere to the intent of the district and which are not prohibited as specified in this code. Any C-3 Commercial District permitted use.



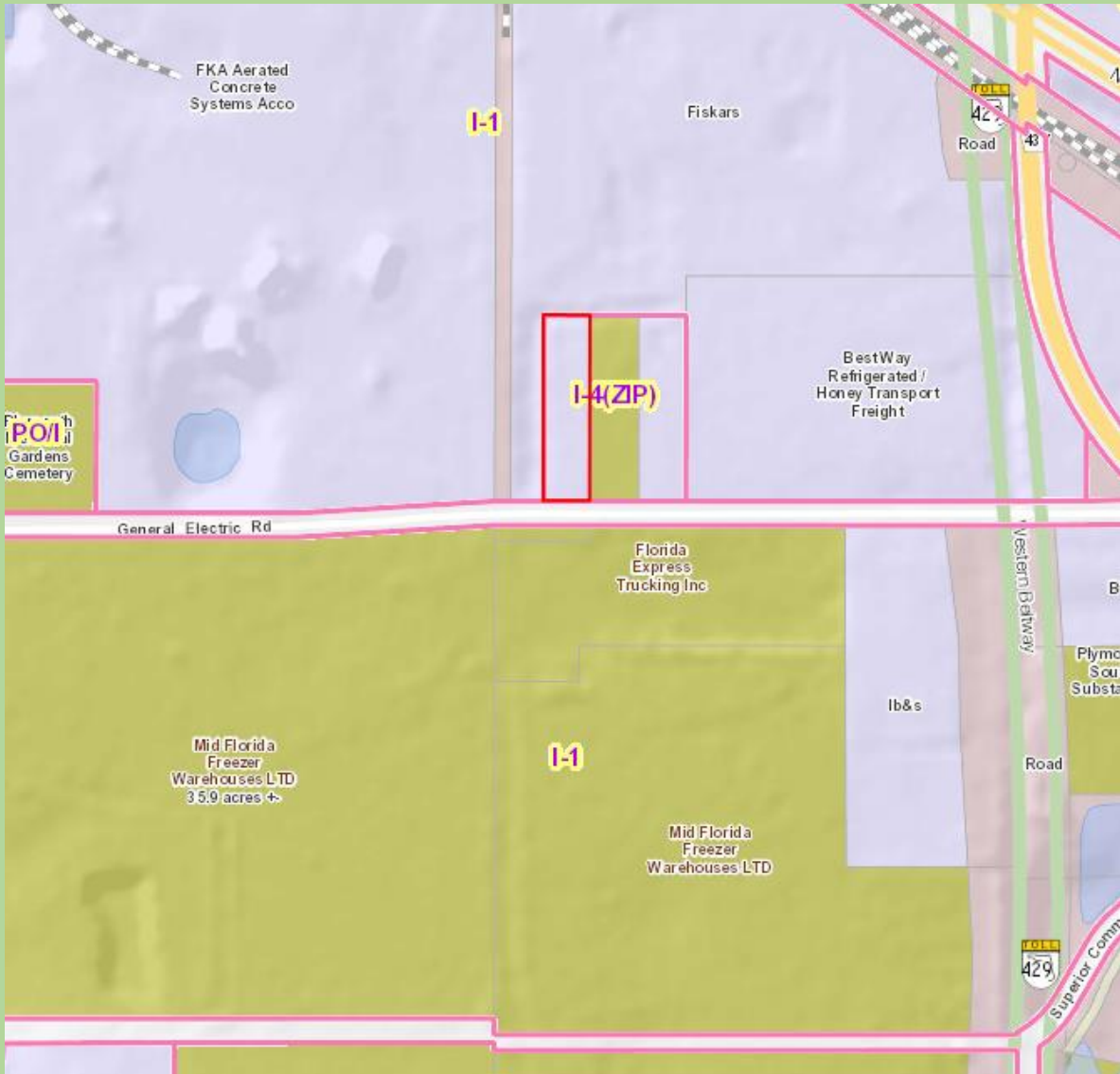
LTR Properties, Inc.
1.26 +/- Acres
Proposed Zoning Change:
From: "County" I-4 (ZIP) (Industrial) (No min. lot)
To: "City" I-1 (Restricted Industrial) (15,000 sq. ft. min. lot)
Parcel ID #: 06-21-28-7172-03-330

VICINITY MAP



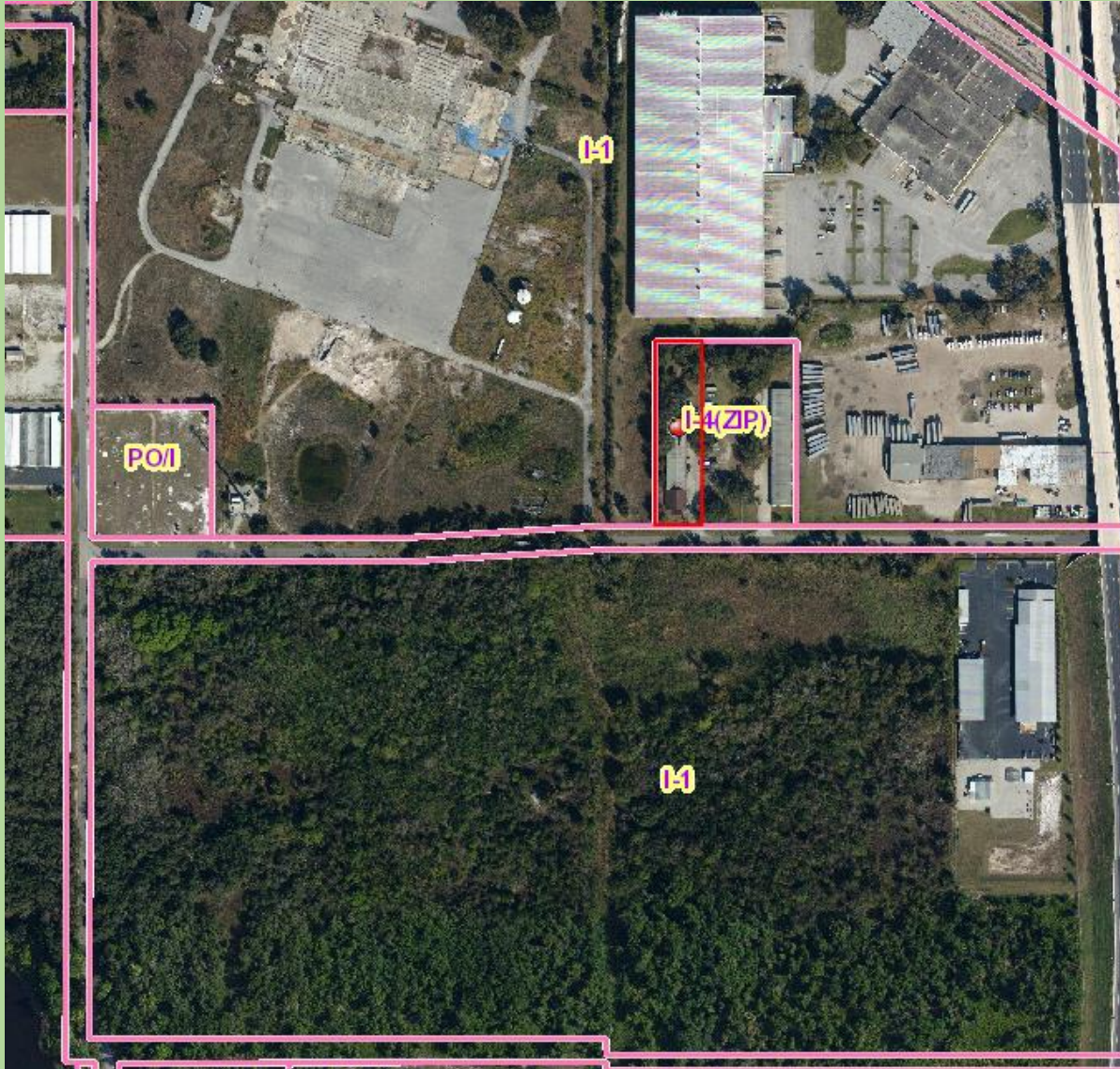


ADJACENT ZONING





ADJACENT USES





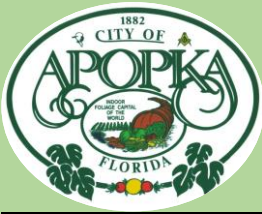
**EXISTING
USES**



Backup material for agenda item:

7. Ordinance 2482 - First Reading – 2016-1 Administrative Rezoning – Quasi-Judicial

David Moon



CITY OF APOPKA CITY COUNCIL

- ___ CONSENT AGENDA
- ___ PUBLIC HEARING
- ___ SPECIAL REPORTS
- ___ OTHER:

MEETING OF: April 6, 2016
 FROM: Community Development
 EXHIBITS: R-1 (ZIP) Spreadsheet
 Ordinance No. 2482
 Zoning Report

SUBJECT: 2016-1 ADMINISTRATIVE REZONING - FROM "COUNTY" R-1 (ZIP) TO "CITY" R-1 (RESIDENTIAL)

REQUEST: FIRST READING OF ORDINANCE NO. 2482 - 2016 ADMINISTRATIVE REZONING; FROM "COUNTY" R-1 (ZIP) TO "CITY" R-1 (RESIDENTIAL); AND HOLD OVER FOR SECOND READING AND ADOPTION.

SUMMARY:

The one parcel, comprising a total of 3.16 +/- acres, has been annexed into the City of Apopka and assigned a Future Land Use designations compatible with the proposed R-1 zoning designation. The subject property currently has a City Future Land Use Designation of Residential Low (RL) and a County zoning category of R-1 assigned to it. A summary of the zoning case is provided in Exhibit "A".

A brief summary of the administrative rezoning case:

<u>R-1 Properties</u>	
# of Parcels:	1
# of Property Owners:	1
Acreage:	3.16 +/- acres

The attached exhibits provide a summary of the proposed zoning amendments. The property owner has been notified via certified mail that a zoning category comparable to the County designation will be assigned to the property. A zoning report has been prepared for the zoning case.

Pursuant to the Interlocal Agreement between the City and Orange County (2004), policy of the City's Comprehensive Plan (Policy 3.9) and State law (s 163.3202, F.S.), the City is required to assign a zoning category to lands that are annexed into the City's jurisdiction. To comply with these requirements, city staff is recommending that the City assign a zoning category that is most compatible to the current zoning category that was assigned by Orange County.

FUNDING SOURCE: Not Applicable.

DISTRIBUTION

Mayor Kilsheimer
 Commissioners
 City Administrator
 Community Development Director

Finance Director
 HR Director
 IT Director
 Police Chief

Public Services Director
 Recreation Director
 City Clerk
 Fire Chief

SCHOOL CAPACITY REPORT: The proposed zoning district is non-residential and, therefore, a school capacity enhancement agreement is not necessary.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on February 5, 2016.

PUBLIC HEARING SCHEDULE:

March 8, 2016 – Planning Commission (5:30 pm)
April 6, 2016 – City Council (1:30 pm) – 1st Reading
April 20, 2016 – City Council (8:00 pm) – 2nd Reading

DULY ADVERTISED:

February 19, 2016 – Public Notice and Notification
April 8, 2016 – Ordinance Heading Ad

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from “County” R-1 (ZIP) to “City” R-1 (Residential) as set forth in Exhibit “A” for the property described therein.

The **Planning Commission**, at its meeting on March 8, 2016, recommended approval (5-0) of the change in Zoning from “County” R-1 (ZIP) to “City” R-1 (Residential) as set forth in Exhibit “A” for the property described therein.

Accept the First Reading of Ordinance No. 2482 and Hold it Over for Second Reading and Adoption on April 20, 2016.

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.

EXHIBIT "A"
2016-1 ADMINISTRATIVE REZONING
FROM "COUNTY" R-1 TO "CITY" R-1

Case #	Parcel ID	Property Owner	Acreage +/-	Future Land Use	Current Zoning	Proposed Zoning
2016-1-17	10-21-28-8652-10-011	Brian & Christian Anderson	3.16	RL	R-1(ZIP)	R-1

ORDINANCE NO. 2482

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM “COUNTY” R-1 (ZIP) TO “CITY” R-1 (RESIDENTIAL) FOR CERTAIN REAL PROPERTIES GENERALLY LOCATED WITHIN THE CITY LIMITS OF APOPKA, COMPRISING 3.16 ACRES, MORE OR LESS, AND OWNED BY BRIAN AND CHRISTIAN ANDERSON; 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 City of Apopka Community Development Department, has requested an administrative change in zoning on said property as identified in Section I of this ordinance; and

WHEREAS, pursuant to the Interlocal Agreement between the City and Orange County (2004), policy of the City’s Comprehensive Plan Future Land Use Element (Policy 3.9), and State law (s 163.3202, F.S.), the City is required to assign a zoning category to lands that are annexed into the City’s jurisdiction.; and

WHEREAS, the proposed R-1 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 following described properties, being situated in the City of Apopka, Florida, is hereby R-1 as defined in the Apopka Land Development Code:

Parcel ID	Property Owner	Acreage +/-	Land Use	Current Zoning	Proposed Zoning
10-21-28-8652-10-011	Brian & Christian Anderson	3.16	RL	R-1 (ZIP)	R-1

Section II. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida.

Section III. That the Community Development Director, or the Director’s designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

Section IV. That if any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

ORDINANCE NO. 2482

PAGE 2

Section V. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VI. That this Ordinance shall take effect upon the date of adoption.

READ FIRST TIME: April 6, 2016

READ SECOND TIME
AND ADOPTION: April 20, 2016

Joseph E. Kilsheimer, Mayor

ATTEST:

Linda Goff, City Clerk

DULY ADVERTISED: February 19, 2016
April 8, 2016



CITY OF APOPKA CITY COUNCIL

<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	April 6, 2016
<input type="checkbox"/> ANNEXATION	FROM:	Community Development
<input type="checkbox"/> PLAT APPROVAL	EXHIBITS:	Zoning Report
<input type="checkbox"/> OTHER:		Vicinity Map
		Adjacent Zoning Map
		Adjacent Uses Map
		Existing Uses

SUBJECT: BRIAN D. & CHRISTIAN A. ANDERSON (CASE # 2016-1-17)

PARCEL ID NUMBER: 10-21-28-8652-10-011

Request: ADMINISTRATIVE REZONING
FROM: "COUNTY" R-1 (ZIP) (RESIDENTIAL)
TO: "CITY" R-1 (RESIDENTIAL)

SUMMARY

OWNER: Brian D. & Christian A. Anderson

APPLICANT: City of Apopka

LOCATION: West of Armitage Drive, south of 7th Street

EXISTING USE: Single-family residential home

FUTURE LAND USE: Residential Low (0 – 5 du/acre)

ZONING: R-1 (ZIP)

PROPOSED DEVELOPMENT: Single-family residential home (existing)

PROPOSED ZONING: R-1

TRACT SIZE: 3.16 +/- Acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING ZONING: 12 Residential Units
PROPOSED ZONING: 15 Residential Units

DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Ser. Director
Commissioners (4)	HR Director	City Clerk
City Administrator Irby	IT Director	Fire Chief
Community Dev. Director	Police Chief	

ADDITIONAL COMMENTS: Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a “city” zoning classification be assigned to annexed properties. The subject property was annexed into the City of Apopka on November 19, 2008, through the adoption of Ordinance No. 2052. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing “county” zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

The subject property is located in an area which has predominantly single-family uses and zoning. The property is adjacent to “City” R-1AA zoning to the west with single-family homes, vacant “City” PUD/R-2 zoned land to the north which permits single-family residential only, and “county” R-1 zoning to the east with single-family residential. The existing and proposed use is for a single-family residential home, which is a permitted use within the proposed “City” R-1 zoning, and compatible with surrounding uses.

Staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this zoning change (see attached Zoning Report).

COMPREHENSIVE PLAN COMPLIANCE: The proposed zoning classification is consistent with the Future Land Use Designation assigned to the property.

SCHOOL CAPACITY REPORT: The request of the proposed rezoning would lead to an increase in residential units considered “de minimus” and, therefore, a school capacity agreement is not needed.

JOINT PLANNING AREA/OVERLAY: The subject properties are located within the “Core Area” of the Joint Planning Area with Orange County. The subject property is located within the City’s Downtown Development Overlay area.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on February 5, 2016.

PROPERTY OWNER NOTIFICATION: The property owner was notified of this administrative rezoning and public hearing dates at least thirty (30) days prior to the adoption public hearing.

PUBLIC HEARING SCHEDULE:

March 8, 2016 – Planning Commission (5:30 pm)
April 6, 2016 - City Council (1:30 pm) - 1st Reading
April 20, 2016 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

February 19, 2016 – Public Hearing Notice Ad
April 8, 2016 – Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from “County” R-1 (ZIP) to “City” R-1.

The **Planning Commission**, at its meeting on March 8, 2016, recommended approval (5-0) of the change in Zoning from “County” R-1 to “City” R-1 as set forth in Exhibit “A” for the property described therein.

Accept the First Reading of Ordinance No. 2482 and Hold it Over for Second Reading and Adoption on April 20, 2016.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Residential Low (0 – 5 du/acre)	PUD/R-2	Vacant residential
East (County)	Low Density Residential (0 – 4 du/acre)	R-1	Single-family residential
South (County)	Low Density Residential (0 – 4 du/acre)	R-1	Retention
West (County)	Residential Low (0 – 5 du/acre)	R-1AA	Single-family residential

LAND USE &

TRAFFIC COMPATIBILITY: The subject property is accessed by a local roadway (Armitage Drive).

**COMPREHENSIVE
PLAN COMPLIANCE:**

The proposed R-1 zoning is consistent with the City’s Residential Low Future Land Use designation and with the character of the surrounding area and future proposed development. The R-1 zoning classification is one of the acceptable zoning categories allowed within the Industrial Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

**R-1 DISTRICT
REQUIREMENTS:**

- Minimum Living Area: 1,500 sq.ft.
- Minimum Site Area: 8,000 sq. ft.
- Minimum Lot Width 75 ft.
- Setbacks: Front: 25 ft.
- Rear: 20 ft.
- Side: 10 ft.
- Corner 25 ft.

Based on the above zoning standards, the subject site complies with code requirements for the R-1 district.

**BUFFERYARD
REQUIREMENTS:**

Developments shall provide a minimum six-foot high brick, stone or decorative block finished wall adjacent to all external roadways, erected inside a minimum ten-foot landscaped bufferyard. Landscape materials shall be placed adjacent to the right-of-way, on the exterior of the buffer wall. The city may allow the developer to the option to provide up to 50 percent of the buffer wall length in a six-foot wrought iron fence between solid columns. The columns shall be a minimum of 32 feet off-set and shall have a stone, brick or decorative block finish. Where wrought iron is used, additional landscape materials and irrigation may be required. This will be determined by the city on a case-by-case basis.

Areas adjacent to agricultural districts or activities shall provide a minimum five-foot bufferyard and a minimum six-foot high brick, stone or decorative block finished wall unless acceptable alternatives are submitted for approval.

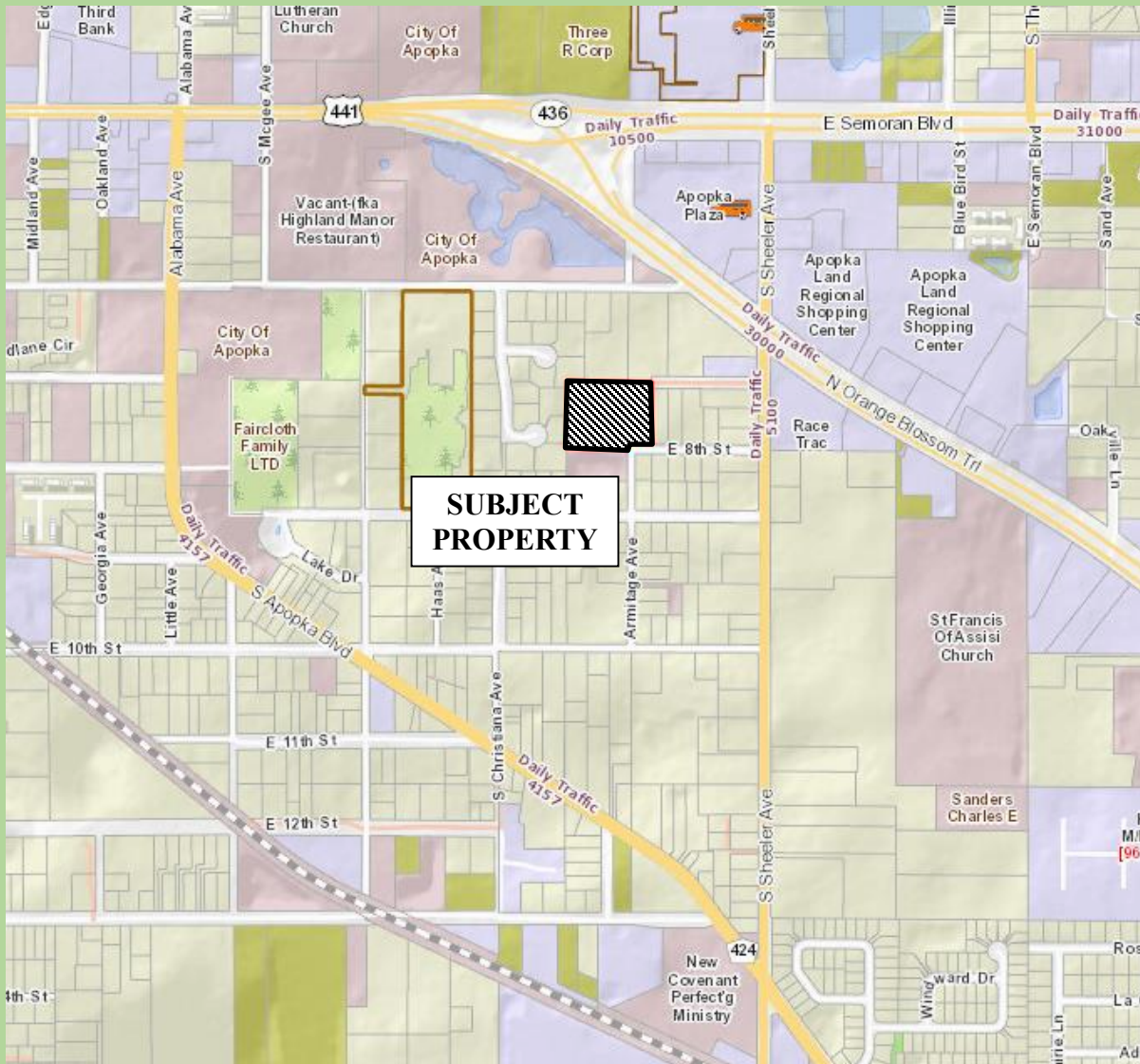
ALLOWABLE USES:

Single-family dwellings and their customary accessory structures and uses in accordance with article VII of this code. Supporting infrastructure and public facilities of less than five acres as defined in this code and in accordance with Section 2.



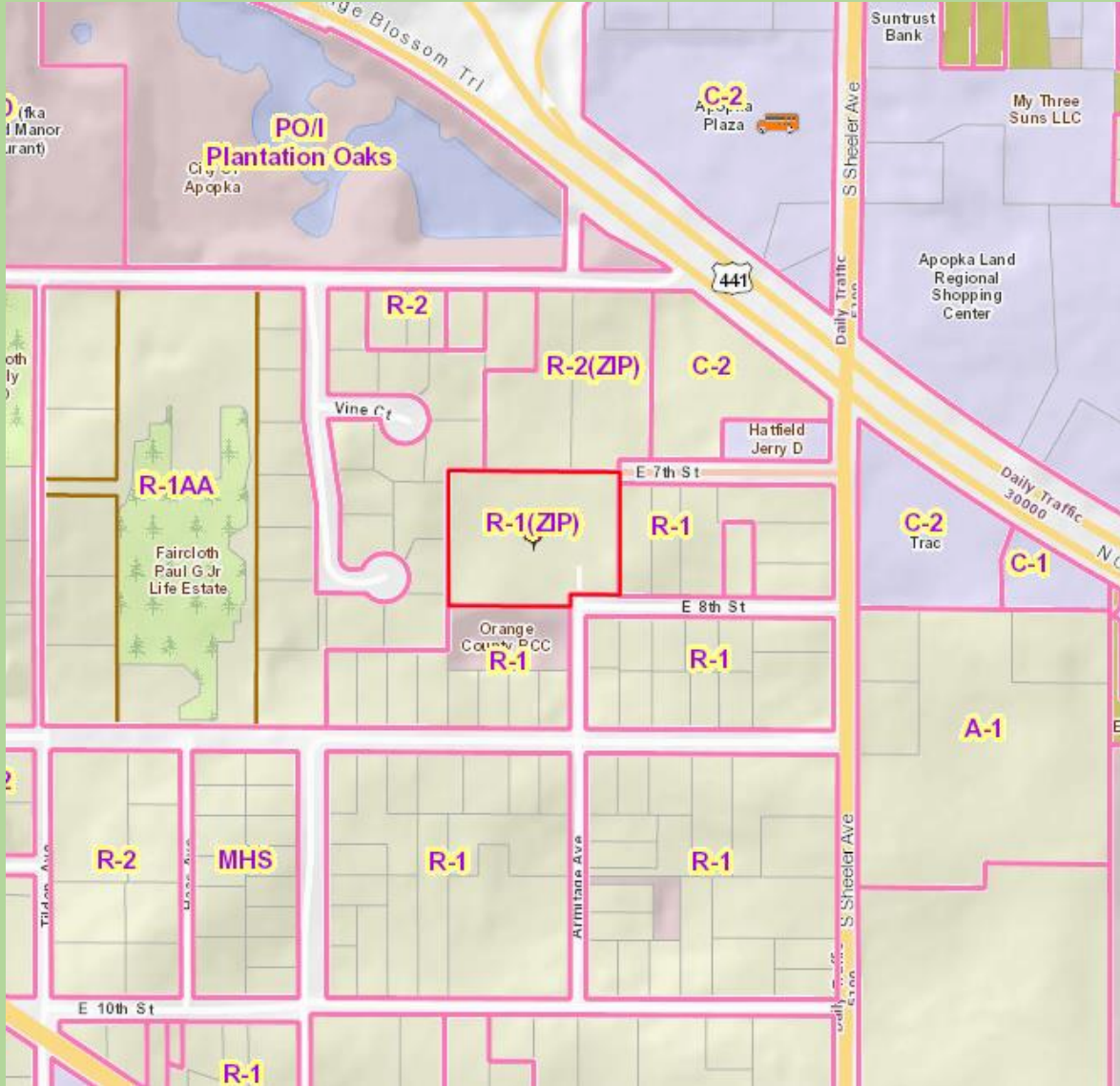
Brian D. & Christian A. Anderson
3.16 +/- Acres
Proposed Zoning Change:
From: “County” R-1 (ZIP) (Residential) (5,000 sq. ft. min. lot)
To: “City” R-1 (Residential) (7,500 sq. ft. min. lot)
Parcel ID #: 10-21-28-8652-10-011

VICINITY MAP



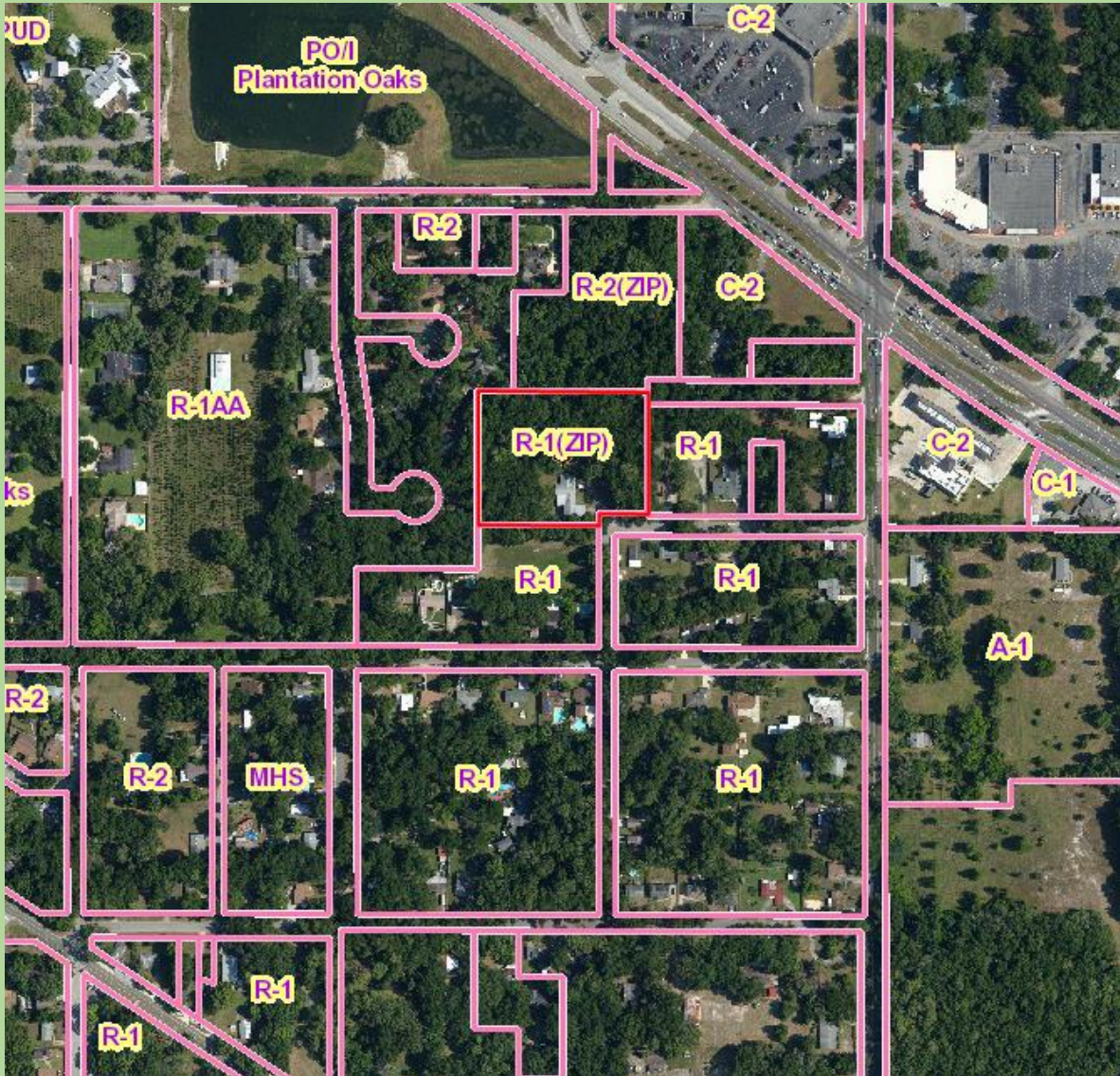


ADJACENT ZONING



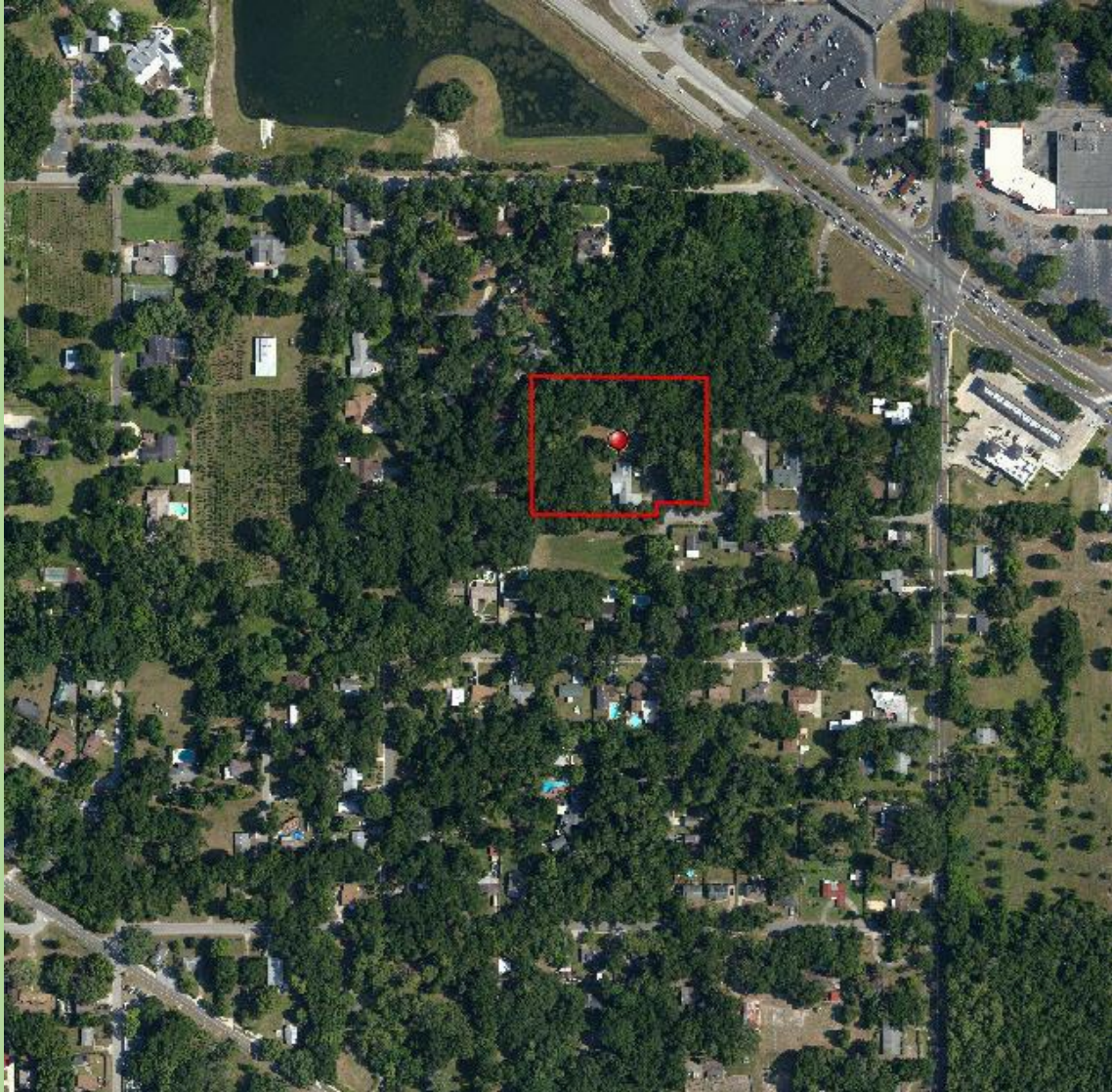


ADJACENT USES



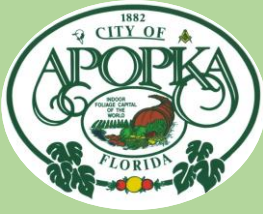


**EXISTING
USES**



Backup material for agenda item:

8. Ordinance 2492 – First Reading – Amending the Apopka Land Development Code & update the Utilities Design and Construction Standards Manual. Jay Davoll



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER: Ordinance No. 2492

MEETING OF: April 6, 2016
FROM: Public Services
EXHIBITS: (see attached)

SUBJECT: ORDINANCE NO. 2492 – UPDATE OF THE UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL APOPKA LAND DEVELOPMENT CODE.

REQUEST: ACCEPT FIRST READING OF ORDINANCE NO. 2492

SUMMARY:

The Utilities Design and Construction Standards Manual sets forth engineering, design, development and material standards for projects constructed within the City of Apopka. The specifications in this document are incorporated by reference into the Land Development Code of the City of Apopka. They are meant to protect the interests of health, safety and welfare of its citizens and visitors.

The manual was last substantially modified and approved by City Council in August 19, 1992. The second edition of the Utilities Design and Construction Standards Manual continues to align the City’s requirements with more generally accepted standards such as the material and construction specifications of the Florida Department of Transportation (FDOT) and the environmental requirements from both the Florida Department of Environmental Protection (FDEP) and the St Johns River Water Management District (SJRWMD).

This document will be available on-line at the City’s website once approved. Staff’s intention is to provide annual updates in keeping with the industries standards and industry changes.

FUNDING SOURCE:

N/A

RECOMMENDATION ACTION:

Accept First Reading of Ordinance No. 2492.

DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

ORDINANCE NO. 2492

**AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF APOPKA, FLORIDA, UPDATE
OF THE UTILITIES DESIGN AND
CONSTRUCTION STANDARDS MANUAL
FOR SEVERABILITY, CONFLICTS AND AN
EFFECTIVE DATE.**

WHEREAS, Section 166 of the Florida Statutes, grants municipalities the proprietary powers to undertake all municipal functions; and

WHEREAS, the City of Apopka desires the adoption of an updated Utilities Design and Construction Standards Manual is in the best interest of the City.; and

WHEREAS, the City of Apopka desires to amend and update the Utilities Design and Construction Standards Manual to reflect the current practices done by the City.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL, OF THE CITY OF APOPKA, FLORIDA; that:

SECTION I: The attached document entitled “The Utilities Design and Construction Standards Manual” is hereby made part of this ordinance and adopted by reference.

SECTION II: The Utilities Design and Construction Standards Manual shall apply to all development activity within the City.

SECTION III: Severability. Should any provision or section of this ordinance or the Utilities Design and Construction Standards Manual adopted by reference and attached to this ordinance be held by a court of competent jurisdiction to be unconstitutional and invalid, such decision shall not affect the validity of this ordinance or the Utilities Design and Construction Standards Manual as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION IV. Conflict. All ordinance or parts of ordinances in conflict herewith are hereby repealed.

SECTION V. Effective Date. This ordinance shall be effective immediately upon adoption.

First Reading: April 6, 2016

Second Reading: _____
and Adoption

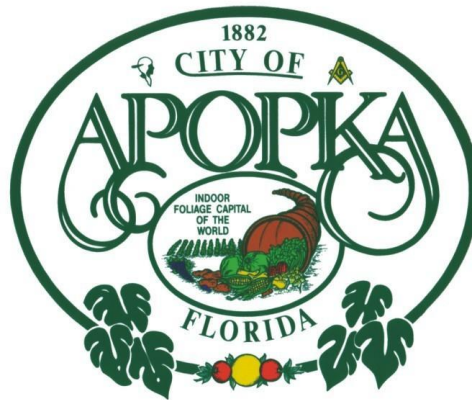
Joseph E. Kilsheimer, Mayor

ATTEST:

Linda F. Goff, City Clerk

DULY ADVERTISED FOR PUBLIC HEARING: _____

City of Apopka
Utilities
Design and Construction Standards Manual
2016 Edition



Jay Davoll, P.E.
Public Services Director
Public Services Department
748 E. Cleveland Street
Apopka, FL 32703

City of Apopka
Utilities
Design and Construction Standards Manual

2016 Edition



Joe Kilsheimer
Mayor

J. William Arrowsmith
Commissioner

Billie L. Dean
Commissioner

Sam Ruth
Commissioner

Diane Velazquez
Commissioner

Glenn A. Irby
City Administrator

Jay Davoll, P.E.
Public Services Director

Adopted by Ordinance No. _____ Effective Date _____

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Introduction

I. General

The title of this Document is the "City of Apopka, Utilities Design and Construction Standards Manual". This document supplements the City of Apopka Land Development Code.

II. Jurisdiction

This MANUAL has been approved by the City of Apopka, City Council and accepted as an official standard. It shall apply to proposed potable water, reclaimed water and sanitary sewer systems to be owned, operated, and maintained by the City of Apopka, or private systems, connecting to the City of Apopka systems.

III. Purpose

These standards and specifications are adopted to establish the minimum acceptable standards for the design and construction of potable water systems, reclaimed water systems, sanitary sewer systems and related appurtenances associated with such systems.

IV. Document Review

This document, the City of Apopka, Utilities Design and Construction Standards Manual, will be reviewed and if need be, updated on a periodic basis. Review of this document, referred to as the MANUAL, will include proposed changes in wording, language, design criteria, forms, details, procedures and approved products. The proposed revisions will be gathered from internal and external stakeholders and be reviewed by a committee of City of Apopka personnel representing the many disciplines essential to successfully direct, guide and inform those employing this Manual.

Submit comments and suggestions for the committees review to:

City of Apopka
Utilities Design and Construction Standards Manual
Attention: Public Services Department
748 East Cleveland Street
Apopka, Florida 32703

V. Incorporation by Reference

The most current publications of or by adopted ordinance:

American Association of State Highway and Transportation Officials
(AASHTO)

American National Standards Institute (ANSI)

American Society for Testing Materials (ASTM)

American Water Works Association (AWWA) Standards

City of Apopka, Land Development Code (LDC)

City of Apopka Municipal Code

State of Florida Department of Environmental Protection (FDEP)

State of Florida Department of Transportation (FDOT)

Standard Specifications for Road and Bridge Construction

Design Standards for Design, Construction, Maintenance and Utility
Operations on the State Highway System

Utility Accommodation Guide

National Electrical Code (NEC)

National Electrical Manufacturers Association (NEMA)

National Sanitation Foundation (NSF)

Orange County Road Construction Specifications

Orange County Utilities Standards and Construction Specifications Manual

St. Johns River Water Management District (SJRWMD)

Standard Fire Prevention Code and References

Standard Plumbing Code

END OF SECTION

City of Apopka

Utilities

Design and Construction Standards Manual



Chapter 1

General Requirements

Section 10

Definitions

Section 11

**Plan Review, Approval, Construction
and Acceptance of Water, Reclaimed
Water and Wastewater Improvements**

Section 10 – Definitions and Abbreviations

10.1 Definitions

Except where specific definitions are used within a specific section, the following terms, phrases, words, and their derivation shall have the meaning given herein when consistent with the context. Words used in the present tense include the future tense, words in the plural number include the singular number and words in the singular number include the plural number. The word "shall" is mandatory with the word "may" being permissive.

AASHTO - means American Association of State Highway and Transportation Officials. Any reference to AASHTO standards shall be taken to mean the most recently published revision unless otherwise specified.

ANSI - means American National Standards Institute. Any reference to ANSI standards shall be taken to mean the most recently published revision unless otherwise specified.

ASTM - means American Society for Testing Materials. Any reference to ASTM standards shall be taken to mean the most recently published revision unless otherwise specified.

AWWA - means American Water Works Association. Any reference to AWWA Standards shall be taken to mean the most recently published revision unless otherwise specified.

CITY - means the City of Apopka, Florida, as governed by the Apopka City Council, and/or its designated representative(s): Mayor, Commissioners and City Administrator.

CITY ENGINEER - means the City Engineer of the Engineering Department, for the City of Apopka, Florida, or his designated representative.

CITY SERVICES EASEMENT - Means an easement which has been dedicated to the exclusive use of the CITY for the installation and maintenance of water, wastewater, reclaimed water facilities, and other CITY services and uses.

CODE - means the City of Apopka's Code of Ordinances.

CONTRACTOR - means the person, firm, or corporation with whom the contract for work has been made by the OWNER, the DEVELOPER, or the CITY, whichever is applicable.

DEVELOPER - means the person, firm, or corporation engaged in developing or improving real estate for use or occupancy.

DEVELOPER'S ENGINEER - means an engineer or engineering firm registered with the Florida Department of Business and Professional Regulation, retained by the

DEVELOPER to provide professional engineering services for a project.

DIRECTOR - means the Director of the Public Services Department, for the City of Apopka, Florida, or his designated representative.

DRAWINGS - means engineering drawings, prepared by an ENGINEER, showing the proposed construction.

ENGINEER - means an engineer or engineering firm licensed by and registered with the State of Florida, pursuant to Chapter 471, F.S.

FAC - means Florida Department of State Florida Administrative Code. Any reference to FAC shall be taken to mean the most recently published rules.

FS - means Florida Statutes. Any reference to FS shall be taken to mean the most recently published State of Florida laws.

GEOTECHNICAL / SOILS ENGINEER - means a Registered Florida Engineer who provides services related to terrain evaluation, site selection, subsurface exploration and sampling, determination of soil and rock properties, foundation engineering, settlement and seepage analysis, design of earth and earth retaining structures, the design of subsurface drainage systems and the improvement of soil properties and foundation conditions, testing and evaluation of construction materials.

MANUAL - means the City of Apopka, Utilities Design and Construction Standards Manual, latest edition.

NORMAL WORKING DAY - means Monday through Friday excluding CITY holidays.

NORMAL WORKING HOURS - are the hours between 8:00 a.m. to 5:00 p.m. of a NORMAL WORKING DAY.

NSF - means National Sanitation Test Laboratory Foundation. Any reference to NSF Standards shall be taken to mean the most recently published revision unless otherwise specified.

OFFSITE - means the right-of-ways, easements, and secondary real estate on which connective improvements for a development are placed.

ONSITE - means the primary real estate on which a development and its related improvements are placed.

ORANGE COUNTY - means Orange County, Florida.

OSHA - means the Federal Occupational Safety and Health Administration.

OWNER - means the person, firm, corporation, or governmental unit, holding right of

possession of the real estate upon which construction is to take place.

PLANS - Drawings prepared by an ENGINEER or architect to show the proposed construction.

POTABLE WATER - means water that has been treated, disinfected, and is suitable for drinking, culinary, and domestic purposes.

POTABLE WATER SYSTEM - water transmission and distribution pipes, water pump stations, fittings, valves, hydrants, services, meters and miscellaneous appurtenances.

RAW WATER - means untreated water that has been obtained from a natural source.

RECLAIMED WATER - means water that has received at least secondary treatment, basic disinfection, and is reused after flowing out of a domestic wastewater treatment facility.

RECLAIMED WATER SYSTEM - reclaimed water transmission and distribution piping, pump stations, fittings, valves, services, meters and miscellaneous appurtenances.

RECORD DRAWINGS - Certification by the ENGINEER that the RECORD DRAWINGS depict the horizontal and vertical locations of installed utilities for the completed WORK.

RIGHT-OF-WAY UTILIZATION REGULATIONS - means the City of Apopka's right-of-way utilization regulations.

SEMINOLE COUNTY- means Seminole County, Florida

SPECIFICATIONS - means the specifications contained in this MANUAL.

STANDARD DETAILS - means the detailed drawings contained in this MANUAL relating to water, reclaimed water and wastewater, main materials and installation.

STANDARDS - means the minimum design standards contained in this MANUAL.

SURVEYOR - a person licensed by the State of Florida as a professional surveyor and mapper pursuant to Chapter 472, F.S.

UTILITY MASTER PLAN - means a comprehensive study of the water, reclaimed water and sewer systems used to guide future utility decisions.

UTILITIES - means the Public Services Department of the City of Apopka, Florida.

UTILITY ACCOMMODATION GUIDE - means the Florida Department of Transportation's Utility Accommodation Guide, latest edition.

WASTEWATER SYSTEM - wastewater transmission pipes including gravity sewers,

force mains, wastewater pump stations (lift stations), fittings, valves, service laterals and miscellaneous appurtenances.

WORK - means the labor, materials, equipment, supplies, services, and other items necessary for the execution, completion and fulfillment of the contract.

10.2 Abbreviations

A

AASHTO	American Association of State Highway and Transportation
AC	asbestos cement pipe or alternating current
Amp	ampere
ANSI	American National Standards Institute
ARV	air release valve
ASTM	American Society of Testing and Materials
AWS	American Welding Society
AWWA	American Water Works Association

B

BLDG	building
BM	benchmark
BT	buried telephone cable

C

CD	compact disc
cfm	cubic feet per minute
CIP	cast iron pipe or Capital Improvement Program
CIPP	cured in place pipe
CMP	corrugated metal pipe
CO	clean out
CONC	concrete

D

db	decibels
DC	direct current
DCCA	Directional Crossing Contractors Association
deg	degree
dia	diameter
DIP	ductile iron pipe
DIPRA	Ductile Iron Pipe Research Association
DR	dimension ratio
DRI	Development of Regional Impact
DW	driveway
dwg	AutoCAD file format

E

EOP	edge of pavement
ERC	Equivalent Residential Connection
ERU	Equivalent Residential Unit

EPA United States Environmental Protection Agency

F

FAC Florida Administrative Code
FCC Federal Communications Commission
FDEP State of Florida Department of Environmental Protection
FDOT State of Florida Department of Transportation
FH fire hydrant
FIG figure
FLG flange
FM force main
FOC fiber optic cable
fps feet per second
FS Florida Statute
ft feet or foot
ftlb foot pounds

G

GIS Geographical Information System
gpd gallons per day
gpm gallons per minute
GPS Global Positioning System

H

HDD horizontal directional drilling
HDPE high density polyethylene
HORIZ horizontal

I

ID identification number or inside diameter
I/O input/output
IPS iron pipe size
ISO International Standards Organization

K

kV kilovolt
kVA kilovolt ampere
kW kilowatts

L

LCD liquid crystal display

LDC Land Development Code
LF linear feet
LS lift station

M

ma milliamps
MAX maximum
MGD millions gallons per day
MH manhole
MHz megahertz
mil millionths
MJ mechanical joint
mpd minutes per day
ms millisecond
MSDS Material Safety Data Sheets
MUTCD Manual on Uniform Traffic Control Devices

N

NEC National Electric Code
NEMA National Electrical Manufacturers Association
NFPA National Fire Protection Association
NPT National Pipe Thread
NPDES National Pollutant Discharge Elimination System

O

OC on center
OD outside diameter
OS&Y outside screw and yoke
OSHA Federal Occupational Safety and Health Administration

P

PD planned development
PDF Adobe Acrobat file format
PL property line
PLC programmable logic controller
ppb parts per billion
ppm parts per million
PRV pressure regulating and reducing valve
psf pounds per square foot
psi pounds per square inch
PVC polyvinylchloride pipe

R

REQ'D	required
RJ	restrained joint
ROW	right-of-way
RTU	radio telemetry unit
RWM	reclaimed water main

S

SCADA	Supervisory Control and Data Acquisition
SJRWMD	St. Johns River Water Management District
SQ	square
SS	stainless steel

T

TBM	temporary benchmark
THW	thermoplastic heat and water resistant insulated wire
THWN	thermoplastic heat and water resistant nylon coated wire
tiff	tagged image file format
TVSS	transient voltage surge suppressor
TYP	typical

U

UL	Underwriters Laboratory
USGS	United States Geological Survey
UV	ultraviolet (light)
USDA	United States Department of Agriculture

V

VCP	vitriified clay pipe
VFD	variable frequency drive

W

WM	water main
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Y

yd	yard
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END OF SECTION

Section 11 - Plan Review, Approval, Construction and Acceptance of Water, Reclaimed Water and Wastewater Improvements

11.1 Plans and Specifications

11.1.1 General

All submitted plans shall be on standard size sheet measuring 24-inches by 36-inches with a title block and border. Graphic scale(s) shall be provided on each sheet and all lettering shall be 1/8 inch or larger to permit photographic reproduction. All PLANS sheets and the title page of submitted specifications must be signed, sealed, and dated by the DEVELOPER'S ENGINEER.

11.1.2 Utility Plan

The entire potable water, reclaimed water, and wastewater systems shall be shown at scale 1"=50' at a minimum, unless approved otherwise by the DIRECTOR. The Utility Plan shall indicate the general locations of all mains, sizes, manholes, valves, hydrants, services, and service laterals with respect to the proposed development improvements and the existing water, reclaimed water and wastewater systems.

11.1.3 Plan and Profile

All gravity sewers, wastewater force mains, potable water mains, reclaimed water mains and stormwater shall be drawn in 'plan' and 'profile' view.

Whenever possible, on-site potable water, reclaimed water, and wastewater systems shall be shown on the same plan sheet, at a minimum at scale of 1"=50'. The plan and profile drawings shall include, but not be limited to, the following information:

1. General information such as a north arrow, name(s) of designer and engineer, revision block with dates, graphic scale(s), and sheet number.
2. Profile with elevations at one-hundred (100) foot intervals, or more frequently.
3. Development layout with horizontal and vertical controls. Vertical control points shall be based on North American Vertical Datum of 1988 (NAVD88). Horizontal control points shall be based on North American Datum of 1983 (NAD83) Florida East State Plane. Each project shall have at least one (1) permanent benchmark or one every five-hundred (500) feet when dictated by the project size.

4. All known conflicts with other utility and drainage systems.
5. All manhole locations and rim and invert elevations for manholes.
6. Pipe data including size, lengths, material, and slopes.
7. Size, type, and locations of fittings, valves, hydrants, air release/vacuum relief, and other related appurtenances.
8. Limits of pipe deflection, when applicable.
9. Limits of special exterior coatings.
10. Limits of special bedding requirements.
11. Pipe restraint requirements.
12. Details of connection to existing systems.
13. Locations(s) and general layout of wastewater pumping stations.
14. Special construction notes regarding cover, horizontal and vertical control, special construction requirements and references to standard and special details.

11.1.4 Standard Details

The PLANS shall include all applicable STANDARD DETAILS as shown in this MANUAL. These STANDARD DETAILS have been made available on the City of Apopka website.

The STANDARD DETAILS shall only be modified by the CITY, except for the filling in of blank information areas, by the DEVELOPER'S ENGINEER. Special details shall be prepared by the DEVELOPER'S ENGINEER for aerial and underwater crossings of rivers, streams, canals, and ditches. Other special details shall be prepared by the DEVELOPER'S ENGINEER and submitted to the CITY for approval.

11.1.5 Scale

PLANS shall be prepared at a scale sufficiently large enough to show pertinent construction information and detail.

11.2 Water, Reclaimed Water and Wastewater Improvements

11.2.1 General

This Section shall apply to all potable water, reclaimed water, and wastewater improvements that are constructed in compliance with the CITY'S Land Development Code, as amended. Such water, wastewater, and reclaimed water improvements shall be designed, reviewed, constructed, and accepted in accordance with the criteria established in this section. Existing non-conforming developed properties shall be brought into compliance with this MANUAL when redevelopment, or change of use is proposed and/or the general public health, safety, or welfare is of concern.

11.2.2 Design Review and Pre-construction Conference

Design of water, wastewater and reclaimed water improvements shall be in compliance with the design standards in this MANUAL. PLANS will be reviewed by the Public Services Department as part of the plan review process. A pre-construction conference shall be conducted at the CITY at least forty-eight (48) hours but, not more than two (2) weeks, prior to the start of any construction activities. Representatives of the CITY, DEVELOPER, CONTRACTOR, and DEVELOPER'S ENGINEER shall be required to attend. The DEVELOPER shall be responsible for notifying all affected utilities and governmental agencies of the conference.

11.2.3 Construction Inspection and Certification

The CITY ENGINEER will periodically inspect all construction subject to these standards and specifications. A set of the City approved engineering plans shall be maintained on-site at all times.

After all required improvements have been installed; the DEVELOPER'S ENGINEER shall submit certification to the CITY that the improvements have been constructed substantially according to approved plans and specifications. Non-compliance with approved plans or specifications or evidence of faulty materials or workmanship observed by the CITY will be called to the attention of the DEVELOPER or DEVELOPER'S ENGINEER.

If not corrected in an expeditious manner, all work on the project will be suspended, the certificate of acceptance, completion or occupancy withheld, and/or the code enforcement procedures initiated. Laboratory tests may be required as deemed appropriate by the CITY at the expense of the DEVELOPER.

11.2.4 Maintenance, Materials, and Workmanship Warranty Bond

A bond shall be posted by the DEVELOPER and executed by a company authorized to do business in the State of Florida that is satisfactory to the CITY, payable to the City of Apopka in the amount of ten (10) percent of the actual construction cost of all required water, reclaimed water and wastewater improvements to be owned and maintained by the CITY. An itemized cost breakdown of the construction costs for all water, reclaimed water and wastewater improvements, separated into off-site and on-site sections as applicable, shall be submitted along with the bond. Such bond shall guarantee maintenance of all improvements intended to be owned and maintained by the CITY for a one (1) year period. Said guarantee shall apply to the materials, workmanship, and structural integrity of all water, reclaimed water and wastewater systems and miscellaneous related facilities, including mechanical equipment, for a one (1) year period commencing after a Certificate of Acceptance has been issued by the CITY. See Appendix B for required forms. As an alternative to the provision of a surety bond from a Florida licensed company, the DEVELOPER may provide a certified cashier's check or an irrevocable letter of credit acceptable to the CITY through a State of Florida recognized financial institution.

11.2.5 Certificate of Completion

After successful completion of all potable water, reclaimed water, and wastewater improvements, and after receipt of the required documents outlined in Appendix B, the CITY will issue a "Certificate of Acceptance" verifying the satisfactory construction of all improvements intended to be owned and maintained by the CITY.

11.3 Miscellaneous Water, Reclaimed Water and Wastewater Improvements

All water, wastewater, and reclaimed water improvements which are intended to be publicly owned, operated, and maintained shall be designed, reviewed, and inspected in accordance with this MANUAL, as required by the CITY.

11.4 Compliance with other Regulatory Requirements

It shall be the responsibility of the DEVELOPER to obtain and comply with all applicable Federal, State, County, and Local regulatory permits. CITY approved PLANS, that are required to be modified by another regulatory agency or agencies, shall be resubmitted to the CITY for re-approval.

11.5 Record Drawings

Not less than three (3) working days prior to the Final Inspection by the CITY, the DEVELOPER'S ENGINEER shall provide a written certification signed, sealed

and dated, that all RECORD DRAWING PLANS, accurately and completely reflect any and all deviations from or changes made to the CITY approved construction PLANS. The submittal shall include one (1) complete set of signed, sealed, and dated RECORD DRAWING PLANS. In addition to the PLANS the DEVELOPER'S ENGINEER must also submit one (1) electronic copy in tiff format (not PDF) and one (1) electronic copy in AutoCAD 2013 (or earlier version) of the RECORD DRAWINGS to the CITY prior to the issuance of the Certificate of Acceptance for the improvements. The DEVELOPER'S ENGINEER shall be responsible for recording information on the approved PLANS as construction progresses. RECORD DRAWINGS submitted to the CITY as part of the project acceptance shall comply with the following requirements:

1. DRAWINGS shall be legibly marked to record actual construction.
2. DRAWINGS shall show actual location of all underground and above ground water, reclaimed water storm drainage and wastewater piping and related appurtenances. All changes shall be based horizontal control datum NAD1983 State Plane Florida East (US feet) and vertical control datum NAVD88. DRAWINGS shall show actual installed pipe size, type of material and pressure class.
3. DRAWINGS shall clearly show all field changes of dimension and detail.
4. DRAWINGS shall clearly show all details not on the original contract DRAWINGS but constructed in the field. All equipment and piping relocation shall be shown.
5. Location of all manholes, hydrants, valves, and valve boxes shall be shown. All valves shall be referenced from at least two and preferably three permanent points.
6. Dimensions between all manholes shall be field verified and shown. The inverts, grade elevations and slope of all manholes shall be shown. Sewer laterals shall be located along the mains measured from the nearest downstream manhole.
7. The depth from finish grade of potable water, reclaimed water, and sewer force mains shall be indicated at all valve locations.
8. The information listed in item 2, 5, 6 and 7, shall be completed by a certified professional land SURVEYOR. Signed and sealed certification prepared by the SURVEYOR shall be submitted to the CITY.

9. The following statement shall appear on each sheet of RECORD DRAWING & signed by the engineer of record.

<p>RECORD DRAWINGS</p> <p>RECORD DRAWINGS CONTAIN INFORMATION FURNISHED BY OTHERS. THE INFORMATION PROVIDED HAS BEEN REVIEWED BY ME OR BY INDIVIDUALS UNDER MY DIRECT SUPERVISION AND FOUND TO BE CORRECT AND ACCURATE, CONSISTENT WITH THE PERMIT AND THE APPROVED DRAWINGS AND SPECIFICATIONS. ANY ADJUSTMENTS AND MINOR DEVIATIONS, WHICH ARE DEPICTED, WERE MADE WITH PRIOR APPROVALS AND IN MY JUDGEMENT DO NOT ALTER THE MAIN INTENT OF THE DESIGN, THE SAFETY OR THE STRUCTURAL INTEGRITY OF THE CONSTRUCTED WORK AND WILL NOT PREVENT THE PROJECT FROM FUNCTIONING IN ACCORDANCE WITH THE RULE REQUIREMENTS.</p>		
_____ SIGNATURE	_____ REG. NO.	_____ DATE

10. The Certified Record Drawings shall be presented in digital format. The format shall be a high resolution tiff image as well as AutoCAD, at the same size and scale as the Development Plan. The RECORD DRAWINGS shall consist of each sheet that appears in the approved Final Development Plan, plus any additional plan sheets necessary to complete the project construction.

Each sheet of the PLANS shall be signed, sealed, and dated by the DEVELOPER'S ENGINEER as being RECORD DRAWINGS. Construction PLANS simply stamped RECORD DRAWINGS not certifying the accuracy of the location, elevation and confirmation of such utilities will not be accepted and shall be returned to the DEVELOPER'S ENGINEER. The "Certificate of Acceptance" will not be issued until correct RECORD DRAWINGS have been submitted.

Copies of all testing results and system clearance documentation from regulatory agencies shall also be submitted to the CITY prior to the issuance of the "Certification of Acceptance."

11.6 List of Approved Materials and Products

A List of Approved Materials and Products specified in this MANUAL is included in Appendix 'C'. It is the intent of the CITY to review and update Appendix 'C' as

appropriate to ensure efficient operation of the services and facilities under the jurisdiction of this MANUAL. For this purpose, the CITY shall evaluate technical submittals from interested manufacturers or suppliers as it deems necessary.

11.7 Placement of Facilities on City Owned Property

11.7.1 All facilities to be owned and maintained by the CITY shall be placed within right-of-ways, easements, or tracts of land dedicated and legally conveyed to the CITY by the DEVELOPER.

11.7.2 Utilities within the right-of-way shall be located as follows unless otherwise approved or directed by the DIRECTOR.

1. Gravity sanitary sewer mains shall be located in the center of the roadway.
2. Potable water mains shall be located on the opposite side of the right-of-way from where a force main and/or reclaimed water main is located.
3. Reclaimed water mains shall be located on the opposite side of the right-of-way from where a potable water main is located.
4. Sanitary force mains shall be installed on the same side of the right-of-way as the reclaimed water main.

11.8 Easements along Non-City Maintained Right-of-Way

The DEVELOPER shall convey to the CITY a minimum of a twenty (20) foot wide Exclusive City Services Easement dedicated to the CITY which is parallel with and next to all adjacent ORANGE COUNTY, FDOT, and other non-CITY maintained right-of-way. Where future dedication of right-of-way is indicated, the Easement shall be placed adjacent to the future right-of-way line.

11.9 Right-of-Way Corner Clips

A minimum twenty-five (25) foot radius or equal corner clip shall be conveyed to the CITY where all CITY or non-CITY right-of-way lines intersect with each other. This requirement may be accomplished using either General Warranty Deed, or Plat whichever is preferred by the DEVELOPER.

END OF SECTION

City of Apopka
Utilities
Design and Construction Standards Manual



Chapter 2
Design Standards

Section 20	Gravity Sewers
Section 21	Force Mains
Section 22	Wastewater Pump Stations
Section 23	Water Mains
Section 24	Cross Connection Control
Section 25	Reclaimed Water System

Section 20 - Gravity Sewers

20.1 General

20.1.1 Type of Sewers

The CITY will approve PLANS for new sewer systems and extensions only when such systems are designed in accordance with the criteria set forth in this manual.

20.1.2 Design Period

Sewer systems should be designed for the estimated ultimate tributary population, as delineated in the approved City of Apopka Sewer Master Plan (latest edition).

20.1.3 Location

Gravity sewer mains shall be located within dedicated right-of-way at the center of the road, alleys, or established utility easements with sufficient width. Whenever possible, sewer shall be located under pavement at the center of the road. Where this is not possible, a minimum of a fifteen (15) foot wide CITY SERVICES EASEMENT shall be provided. Additional easement widths shall be provided if the pipe size or depth-of-cover so dictates. In general, the additional width of the easement shall be calculated by adding fifteen (15) feet to the facility's greatest depth and rounding up to the nearest even whole foot.

No mains shall be placed under buildings, retention ponds, tennis courts, swimming pools, or other structures. Unless approved in writing by the DIRECTOR, mains shall not be located within side or rear lot lines. Placement of a main within side or rear lot line may be allowed on a case by case basis if such a configuration results in efficient placement and utilization of the system. This criterion shall also apply to placement of mains in retention pond berms. In general, manholes shall not be placed on side or rear lot lines.

20.2 Design Basis

20.2.1 Average Daily Flow

This flow shall be based on full ultimate development as known or projected. Average daily wastewater flow shall be calculated from current Orange County equivalent residential unit (ERU) criteria and shall not exceed the capacity of the serving wastewater treatment facility as established by the Florida Department of Environmental Protection (FDEP) or as approved by the DIRECTOR.

20.2.2 Peak Design Flow

Gravity sewers shall be designed on the basis of ultimate development maximum rates of flow, which shall be the product of selected peak factors times the accumulative average daily flow as calculated below. In general, the following minimum peak factors shall be applicable for the range of average daily flow rates.

Peak Design Flow Table

Average Daily Flow Range (GPD)	Minimum Peaking Factor
0 to 100,000	4.0
100,000 to 250,000	3.5
250,000 to 1,000,000	3.0
1,000,000 and greater	2.5

For design average daily flows above two-million (2,000,000) GPD, peaking factors less than two-and-one-half (2.5) may be considered if substantiated by extensive data. Under no circumstances shall peaking factors less than two (2) be allowed.

20.2.3 Design Calculations

DEVELOPER'S ENGINEER shall submit signed, sealed, and dated design calculations with the PLANS for all sewer projects. Calculations shall show that sewers will have sufficient hydraulic capacity to transport all design flows.

20.3 Design and Construction

20.3.1 Minimum Size

Gravity sewer mains conveying wastewater shall not be less than eight (8) inches in diameter.

20.3.2 Minimum Cover

The minimum cover over gravity sewers shall be no less than three (3) feet measured from the top of pipe to finished grade, unless otherwise approved by the DIRECTOR.

The maximum manhole depth shall be seventeen (17) feet, unless otherwise approved by the DIRECTOR.

20.3.3 Slope

All sewers shall be designed and constructed to give minimum velocities, when flowing full, of not less than two (2) feet per second, based on Manning's formula using an "n" value of 0.012 for PVC and 0.013 for other pipe materials.

For sewer designs with velocities greater than fifteen (15) feet per second special considerations shall be designed to prevent displacement by erosion and impact.

Sewers shall be laid with uniform slope between manholes.

The following minimum slopes shall be provided with slopes greater than these being desirable.

Minimum Slope Table

<i>Minimum Slope in Feet (Per 100 Feet)</i>		
Pipe Size (Inches)	PVC	Other Material (with prior approval)
8	0.28	0.40
10	0.21	0.28
12	0.17	0.22
15	0.12	0.15
18	0.10	0.12
21	0.08	0.10
24	0.07	0.08
27	0.06	0.07
30	0.05	0.06
36	0.04	0.04

20.3.4 Size and Alignments

Size conversion between manholes shall not be allowed. All sewers shall be laid with straight alignments between manholes.

20.3.5 Additional Requirements

Main drain and back wash systems for pools and spas, air conditioning condensate discharge, and storm drain systems shall not connect to the gravity sewer system.

In general, all sewer extensions for future connections shall terminate at a manhole. The CITY may allow such extensions without a terminal manhole on a case-by-case basis subject to all of the following conditions.

1. Total sewer extension length shall be limited to fifty (50) feet.
2. Sewer extension location at the initiating manhole shall be plugged to the satisfaction of the CITY.
3. Such sewer extensions shall not be a part of the accepted sewer facilities. This shall be clearly delineated on the PLANS.
4. All such sewer extensions shall be inspected and accepted as part of the future construction phase.

20.4 Manholes

20.4.1 Location

Manholes shall be installed at the end of each gravity sewer pipe run, all changes in grade, size or alignment, and all sewer intersections. Mains with diameters between eight (8) and twenty-four (24) inches shall have a manhole spacing not exceeding four-hundred (400) feet. Manhole depth shall not exceed seventeen (17) feet.

Private sewer systems must be separated from the CITY sewer system by a manhole located at the right-of-way line.

20.4.2 Drop Manhole

An outside drop pipe shall be provided for a sewer entering a manhole where its invert elevation is twenty-four (24) inches or more above the manhole invert. Where the difference in elevation between the incoming sewer invert and the manhole invert is less than twenty-four (24) inches, the manhole invert shall be filleted or benched to prevent solids deposition.

20.4.3 Diameter

A minimum access cover diameter of twenty-four (24) inches shall be provided. The maximum vertical distance between the top of the manhole cover and the inside top of the manhole structure shall be twenty-four (24) inches.

Manholes shall meet the minimum diameters as shown on the following table.

Minimum Manhole Diameters Table

Gravity Main Diameter (Inches)	Minimum Inside Manhole Diameter (Inches)
Up to 24	48
24 to 36	60
36 and Larger	72

20.4.4 Flow Channel

The flow channel through manholes shall be made to conform in shape and slope to that of the sewers. Flow direction changes in excess of ninety (90°) degrees shall not be included in sewer alignments without special consideration. When directional changes exceeding forty-five (45°) degrees occur, an additional flow line elevation drop of 0.1 foot across manholes shall be provided. Benching shall be provided which shall have a minimum slope of two (2) inches per foot.

20.4.5 Materials

Manholes shall be constructed of pre-cast units or reinforced fiberglass product (RFP) as specified in Section 42, of this MANUAL. Brick manholes shall not be permitted. Cast-in-place manholes may be accepted on a case-by-case basis for conflict resolution and shall be lined with a fiberglass liner. Other types of liners must have prior approval.

Manholes that are intercepted with force mains shall be lined using either a reinforced fiberglass product (RFP) or high density polyethylene (HDPE) as specified in Section 42, of this MANUAL.

20.4.6 Castings

Cast iron frames and covers shall be as specified in Section 42, of this MANUAL. Bolt down and/or gasketed covers shall be provided where manholes are located in areas subject to ponding or flooding.

20.4.7 Access

A ten (10) foot wide access road shall be provided for all manholes which are located outside of the CITY'S roadways. The top six (6) inches of the access road shall be stabilized to a Florida Bearing value

of seventy-five (75) psi and compacted to ninety-five percent (95%) of AASHTO T-180.

20.5 Service and Lateral Connections

20.5.1 General

Service connection shall be through gravity, and miscellaneous appurtenances, as shown on the STANDARD DETAILS. Laterals not requiring the open cutting of a roadway or driveway may be made to an existing CITY sanitary sewer system by the CITY after payment of all applicable fees and charges. The CITY may perform open cuts to install laterals to an existing CITY sanitary sewer system for single family and duplex residential type structures, on a case-by-case basis, upon payment of all required fees and charges. Laterals to new and existing sanitary sewer systems for structures within new subdivisions, non-residential uses, multi-family residential improvements, and those installations which require the open cutting of a roadway or driveway shall be made by the CONTRACTOR and inspected by the CITY.

The CONTRACTOR shall be responsible for all costs related to the lateral installation and the restoration of all disturbed public and private improvements to CITY standards.

20.5.2 Size and Length

Laterals and fittings shall be a minimum of six (6) inches in diameter. Service laterals shall terminate at the right-of-way. Clean-outs shall be installed by the individual building contractor and inspected by the CITY.

The length of a sewer lateral shall not exceed fifty (50) feet.

20.5.3 Slope

Laterals shall have a minimum slope of one percent (1%).

20.5.4 Connection

In general, laterals shall not be allowed to discharge into sanitary manholes, except at terminal manholes. A case-by-case exception to this requirement may be allowed if the lateral discharges at the same elevation as the manhole invert.

20.6 Grease Traps

20.6.1 General

All food preparation and service establishments shall have exterior in-

ground grease traps with traffic rated tops, two access manholes, and sized in accordance with the following requirements. All wastewater flow from the food preparation areas of these establishments must flow through approved grease traps prior to entering the CITY system. However, no domestic waste will be allowed to enter the grease trap. A grease trap will have a minimum volume of seven-hundred-fifty (750) gallons but, may not exceed one-thousand-two-hundred-fifty (1250) gallons. All grease traps and separators shall be designed and constructed to meet the CITY'S Pretreatment Ordinance Ch. 82, Section II, 38.16, (II), (E 2-12), as well as state and federal requirement standards. Construction details are included in the STANDARD DETAILS.

The DEVELOPER'S ENGINEER shall consult with the DIRECTOR before finalizing the design. As a general rule, convenience stores and similar establishments shall install the minimum size grease trap.

Other establishment may be required to install certain treatment prior to discharge to city sanitary sewer system as identified in the latest Commercial Industrial Pretreatment Guidelines or Sewer Use Ordinance adopted by the CITY or as directed by the DIRECTOR.

20.7 Materials, Installation and Testing

Applicable provisions of Chapters 3, 4, 5 and 6 of this MANUAL shall apply.

END OF SECTION

Section 21 – Force Mains

21.1 General

21.1.1 Design Period

Force main systems shall be designed for the estimated ultimate tributary population, as delineated in the approved City of Apopka Wastewater Master Plan (latest edition).

21.1.2 Location

Force mains shall be located within dedicated right-of-ways a minimum of two (2) feet from right-of-way line, but not under the roadway, on the opposite side of the potable water main or as approved by the DIRECTOR. Where this is not possible, a minimum of a twenty (20) foot wide CITY SERVICES EASEMENT shall be provided. Additional easement shall be provided when the pipe size or depth of cover so dictates. If the force main is located adjacent to a road right-of-way, a minimum ten (10) feet easement shall be provided. When installed in right-of-ways, the force main shall maintain a consistent alignment with respect to the centerline of the road.

No mains shall be placed under buildings, retention ponds, tennis courts, swimming pools or other structures. Mains shall not be located within side or rear lot lines. Placement of mains within side or rear lot lines may be allowed on a case-by-case basis if such a configuration results in efficient placement and utilization of the system. These criteria shall also apply to placement of mains in retention pond berms. In general, air release valves and other valves shall not be placed on side or rear lot lines.

21.2 Design Basis

21.2.1 Average Daily Flow

This flow shall be based on full ultimate development as known or projected. Average daily wastewater flow shall be calculated from current Orange County equivalent residential unit (ERU) criteria and shall not exceed the capacity of the serving wastewater treatment facility as established by the Florida Department of Environmental Protection (FDEP) or as approved by the DIRECTOR.

21.2.2 Peak Design Flow

Sanitary Sewer systems shall be designed on the basis of ultimate

development maximum rates of flow, which shall be the product of selected peak factors times the accumulative average daily flow as calculated below. In general, the following minimum peak factors shall be applicable for the range of average daily flow rates.

Peak Design Flow Table

Average Daily Flow Range (GPD)	Minimum Peaking Factor
0 to 100,000	4.0
100,000 to 250,000	3.5
250,000 to 1,000,000	3.0
1,000,000 and greater	2.5

21.2.3 Design Calculations

DEVELOPER'S ENGINEER shall submit signed, sealed, and dated design calculations with the PLANS for all force main projects. Calculations shall show that force mains will have sufficient hydraulic capacity to transport all design flows and meet the minimum velocity requirements.

21.3 Design and Construction

21.3.1 Velocity and Diameter

At design pumping rates, a cleansing velocity of at least two (2) feet per second should be maintained. Maximum velocity at design pumping rates should not exceed eight (8) feet per second for ductile iron pipe or five (5) feet per second for PVC pipe. The minimum force main diameter for force mains located in public utility easements or right-of ways shall be four (4) inches.

21.3.2 Design Friction Losses

Friction losses through force mains shall be based on the Hazen and Williams's formula. In the use of Hazen and Williams's formula, the value for "C" shall be 120 for ductile iron pipe and 130 for PVC pipe. "C" values greater than 130 shall not be allowed.

When initially installed, force mains may have a significantly higher "C" factor. The higher "C" Factor should be considered only in calculating maximum power requirements and duty cycle time of the motor.

21.3.3 Design Pressure and Restraint

The force main and fittings, including all restrained joint fittings shall be designed to withstand pump operating pressures and pressure surges, but not less than 100 psi.

Restrained joints shall be used in lieu of thrust blocks. The restrained joint table in the STANDARD DETAILS shall be prepared by the ENGINEER.

21.3.4 Termination

Force mains shall not terminate directly into a gravity sewer line. Force mains should enter the gravity sewer system at the flow line of the receiving lined manhole.

21.3.5 Air Release and Vacuum Relief Valves

Air release valves, or air/vacuum relief valves, shall be provided, as necessary, to prevent air locking and vacuum formation. All such valves shall be clearly delineated on the force main profile in the DRAWINGS. The DEVELOPER'S ENGINEER shall submit calculations to the CITY justifying the valve sizing. See additional requirements in Section 45, of this MANUAL.

21.3.6 Aerial Crossings

Aerial crossings are not permitted without prior approval from the CITY.

Structural Support

Support shall be provided for all joints in pipes utilized for aerial crossings. The supports shall be designed to prevent overturning, settlement, and corrosion. Exposed steel parts shall be hot dip galvanized or painted as specified in Section 45, of this MANUAL.

Expansion Protection

Expansion joints shall be provided between the aerial and buried sections of pipe.

Flood Clearance

For aerial stream crossings, the impact of flood waters and debris shall be considered. The bottom of the pipe shall be placed no lower than one (1) foot above the 100 year base flood elevation.

Pipe Material

Flanged joints shall be used. Pipe and Flange material shall be ductile iron, minimum class 250 with fiberglass or PVC liner. All above ground pipe shall be painted as specified in Section 45, of this MANUAL for above ground wastewater force mains. Use of epoxy coated steel pipe may be allowed on a case by case basis.

Valves

Underground valves shall be provided at both ends of the crossing so that the section can be isolated for testing or repair. The valves shall be easily accessible and not subject to flooding. An air release/vacuum relief valve shall be installed at the high point of the crossing.

Guards

Appropriate fan type guards, as approved by the DIRECTOR, shall be installed at both ends of the crossing to prevent pipe access to the public.

Permits and Requirements of Other Agencies

It shall be the responsibility of the DEVELOPER to obtain all applicable regulatory permits. When the Aerial Crossing is accomplished by attachment to a bridge or drainage structure, the DEVELOPER shall meet all requirements of the agencies that own or have jurisdiction over such structures.

21.3.7 Underwater Crossings

Underwater crossings are not permitted without prior approval from the CITY.

Pipe Material and Cover

A minimum cover of three (3) feet plus a six (6) inch concrete slab shall be provided over the pipe. The pipe material shall meet appropriate AWWA Standards for use in submerged conditions.

Valves

Valves shall be provided at both ends of the water crossings so that the section can be isolated for testing or repair. The valves shall be easily accessible, and not subject to flooding. Both valves shall be provided in a manhole or a valve vault.

Permits

It shall be the responsibility of the DEVELOPER to obtain all applicable regulatory permits, including dredge and fill permits.

21.3.8 Valves

Sufficient valves shall be provided on force main systems to facilitate effective isolation of the pipe system for repairs and maintenance. On straight runs of force mains, valve spacing shall not exceed two-thousand (2000) feet. Additional valves shall be provided where force mains intersect and extensions are anticipated so that isolation of pipe segments can be facilitated.

21.4 Material, Installation and Testing

Applicable provisions of Chapters 3, 4, 5 and 6 of this MANUAL shall apply.

21.5 Future Sizing Requirements

While designing force main systems, consideration shall be given to possible future connecting pumping stations. If applicable, this requirement shall be reviewed with the DIRECTOR prior to finalization of the design. The CITY may require the DEVELOPER to install a larger size to accommodate additional demand identified in the MASTER PLAN. The CITY shall pay the DEVELOPER the cost difference in material cost of the required facility and the oversized facility.

21.6 Private Force main Tie-Ins

Force mains from private pump stations that tie into CITY force mains shall be designed to CITY standards.

END OF SECTION

Section 22 – Wastewater Pump Stations

22.1 General

The design standards outlined in this Section apply to public or private wastewater pump stations discharging three-thousand (3000) gallons per minute (GPM) or less.

Private pump stations shall be designed in accordance with the pump manufacturer's criteria, the regulations of the FDEP, and the applicable Sections of this MANUAL, such as this Section.

If dedication to the CITY is desired, pump stations shall be municipally rated and of the submersible type.

For the design of pump stations discharging more than three-thousand (3000) GPM, the type of pump station and the basis of design shall be reviewed by the DIRECTOR with approval obtained before proceeding with the design.

22.2 Design

22.2.1 Design Flows

Design flow shall be based upon the total ultimate development flow from all contributory areas to the pump station. The design average daily flow shall be computed as outlined in Section 20 of this MANUAL. The design pumping capability of the station shall be based upon the Peak Design Flow which shall be calculated by multiplying the design average flow with the applicable minimum peaking factors as outlined in the following table.

Peak Design Flow Table

Average Daily Flow Range (GPD)	Minimum Peaking Factor
0 to 100,000	4.0
100,000 to 250,000	3.5
250,000 to 1,000,000	3.0
1,000,000 and greater	2.5

For design average daily flows above 2,000,000 GPD, peaking factors less than two-and-one-half (2.5) may be considered if substantiated by extensive data. Under no circumstances shall peaking factors less than two (2) be allowed.

22.2.2 Number of Pumps

For pump stations with a peak design flow of one-thousand (1000) GPM or less, a minimum of two pump units shall be provided. Where the peak design flow exceeds one-thousand (1000) GPM, three or more units shall be provided. See Section 22.5, "Emergency Operation", of this MANUAL for standby requirements.

22.2.3 Pump and Motor Selection

The pump station shall be capable of pumping the peak design flow with the largest pumping unit out of service. Pumps shall be capable of meeting all system hydraulic conditions without overloading the motors. The minimum allowable horsepower rating of a lift station pump is 5 HP. Head capacity curves shall be prepared and submitted to the CITY along with the pump station plans. Such curves shall be based upon the friction losses outlined in Section 21 of this MANUAL. Head capacity curves shall verify that the pumps are operating at peak efficiency and are suitable for the design flow application.

Pump and motor selection and head capacity curves shall reflect hydraulic conditions in cases where receiving force main systems are interconnected to additional pumping stations.

22.2.4 Design Calculations

DEVELOPER'S ENGINEER shall submit signed, sealed, and dated design calculations for all wastewater pump stations. Calculations shall include head capacity curves with copies of the manufacturer's pump curves, hydraulic analysis of force main system, operating cycle calculations with wet well sizing, buoyancy calculations, and electrical calculations.

22.3 **Detail Design and Construction**

22.3.1 Flooding

Wastewater pumping station structures and electrical and mechanical equipment shall be protected from physical damage by 100 year flood events. The finished top elevation of the submersible station's wet well and valve vault or the above ground station's finished floor elevation shall be a minimum of one (1) foot above said event's designated elevation or eighteen (18) inches above the crown of the adjacent roadway, whichever is higher. Wastewater pumping stations shall remain fully operational and accessible during the 100 year flood. Regulations of Local, State, and Federal agencies regarding flood plain

obstructions shall be complied with.

22.3.2 Accessibility

The pumping station shall be readily accessible by maintenance vehicles during all weather conditions. The access road to the pumping station shall be paved using concrete. Consideration shall be given to providing sufficient maneuvering space for CITY vehicles servicing the pumping station with the wet-well being a minimum thirty-five (35) feet from the back of the curb. The facility shall not be located in public or private right-of-ways. In a phased development, the pumping station shall be situated within the boundaries of the initial phase.

22.3.3 Buoyancy

Buoyancy of pump station structures shall be considered and adequate provisions shall be made for protection.

22.3.4 Pump Requirements

Wastewater pump stations shall comply with the requirements as stated in Section 47 of this MANUAL. Only approved pumps listed in Appendix "C" of this MANUAL shall be allowed for pumps subject to dedication to the CITY. Pumps and motors shall be designed specifically for raw sewage use, including totally submerged operation during a portion of each pumping cycle for submersible pump stations. Submersible pumps shall be readily removable and replaceable without de-watering the wet well or disconnecting any piping in the wet well. Pumps shall be capable of handling raw sewage and passing spheres of at least three (3) inches in diameter. Pump suction and discharge openings shall be at least four (4) inches in diameter.

22.3.5 Wet Well

Wet well shall be minimum six (6) feet in diameter and shall have a minimum 4.5 feet of depth below the lowest invert. Additional depth shall be provided based on station design and cycle time.

Pumping levels shall be set to provide a minimum capacity between operational water levels sufficient to allow a minimum of five (5) minutes between successive starts of the pumps under normal flow conditions.

Pump-off water levels shall provide adequate submergence to preclude pump inlet vortexing, or air binding. Operational maximum water levels shall not exceed the invert elevation of the influent pipe.

The wet well floor shall have a minimum slope of one (1) to one (1), to the hopper bottom. The horizontal area of the hopper bottom shall be no greater than necessary for proper installation and function of the pump

inlet. Interior ladders shall not be permitted in the wet well. Only one inlet connection shall be permitted to a wet well unless otherwise approved by the DIRECTOR. All wet wells shall be constructed of fiberglass or precast concrete with a fiberglass liner or other equivalent type liner.

22.3.6 Wash-Down Water Supply

All wastewater pump stations shall be provided with a potable water system with adequate capacity and pressure for station wash down and other requirements. The station water system shall be completely separated from the potable water supply by means of a reduced pressure zone (RPZ) type backflow preventer or other CITY approved device.

22.3.7 Electrical Equipment and Power Supply

Requirements in Sections 47 and 48, of this MANUAL shall apply.

22.3.8 Controls

Requirements in Section 48, of this MANUAL shall apply.

22.3.9 Site Sizing and Easement Requirements

Pump station sites shall be sized as delineated on the "Pump Station Site Plan" in the STANDARD DETAILS. The DEVELOPER shall dedicate the pump station site by warranty deed and/or plat to the CITY. Dedicated easements may also be required around the site. The property for the paved access drive shall also be dedicated to the CITY by warranty deed or plat. An exception to this requirement may be allowed, on a case-by-case basis as approved by the DIRECTOR, in the form of an ingress/egress easement for the access drive.

22.3.10 Site Fencing

Perimeter fencing at a pump station site, shall comply with the technical criteria established in Section 46 of this MANUAL. All pump station sites shall be fenced using six (6) foot high decorative type fencing or masonry wall, with brick or stone finish, approved by the City of Apopka, Community Development Department. These specifications shall also apply to the gate.

Chain link or wooden fencing is not allowed.

22.4 Flow Meters

Indicating, totalizing and recording flow measurement shall be provided at pumping stations designed to handle peak flows of one-thousand (1000) GPM or more. Applicable provisions of Section 46, of this MANUAL shall apply.

Bypass piping around the meter shall be provided to facilitate meter maintenance.

22.5 Emergency Operation

All pump stations shall be provided with emergency power receptacles as specified in Section 48, of this MANUAL. All pump stations shall be equipped with a SCADA system. The SCADA system shall be installed by the CITY. The cost of each system shall be paid for by the DEVELOPER. The amount shall be the actual cost at time of installation of the system, plus 10% to cover the cost of spare parts.

An on-site emergency generator shall be required for pump stations that operate near a body of water or some other critical location or have a peak flow volume that exceeds one-thousand (1000) GPM. The generator shall be sized to power the lift station under full-load conditions and provide fuel storage for a forty-eight (48) hour period. The emergency power generator and fuel tank shall be installed and in operation prior to issuing a Certificate of Acceptance.

22.6 Private Pump Stations

22.6.1 Signage

Privately owned and maintained pump stations shall provide a sign that identifies the current owner and provides a twenty-four (24) hour per day, seven (7) days a week emergency response telephone number. The aluminum sign shall be clearly visible from the adjacent roadway, and use two (2) inch high white letters on a green background made of engineering grade reflective materials, and measure a minimum of eighteen (18) inches high by twenty-four (24) inches long. The sign shall be mounted on the perimeter security fencing with the bottom of the sign a minimum of four (4) feet above finish grade.

END OF SECTION

Section 23 – Water Mains

23.1 General

23.1.1 Approval

The CITY will approve PLANS for water supply mains and extensions only when such mains are designed in accordance with the criteria set forth in this MANUAL.

23.1.2 Design Period

Water mains should be designed for the estimated ultimate tributary population, as delineated in the approved City of Apopka, Water Master Plan (latest edition). Water systems shall be designed to satisfy the domestic water demand and fire protection requirements for the area.

23.1.3 Location

Water mains shall be located within dedicated right-of-ways eight (8) feet from the right-of-way line, but not under the roadway, and shall be installed at the opposite side of the reclaimed water main and force main or as approved by the DIRECTOR. Where this is not possible, a minimum of a twenty (20) foot wide CITY SERVICES EASEMENT shall be provided. Additional easement widths shall be provided if the pipe size or depth-of-cover so dictates. In general, the additional width of the easement shall be calculated by adding fifteen (15) feet to the facility's greatest depth and rounding up to the nearest even whole foot.

No mains shall be placed under buildings, retention ponds, tennis courts, swimming pools, or other structures. Unless approved in writing by the DIRECTOR, mains shall not be located within side or rear lot lines. Placement of mains within side or rear lot lines may be allowed on a case by case basis if such a configuration results in efficient placement and utilization of the system. These criteria shall also apply to placement of mains in retention pond berms. In general, valves shall not be placed on side or rear lot lines.

23.2 Design Basis

23.2.1 Maximum Day Demand and Peak Hour Demand

These flows shall be based on full ultimate development as known or projected. Maximum day demand shall be calculated by multiplying the average daily demand by two-and-one-half (2.5). Peak hour demand shall be calculated by multiplying the average daily demand by four (4).

Average daily demand shall be calculated from current Orange County equivalent residential connection (ERC) criteria and shall not exceed the capacity of the serving water distribution facility as established by the Florida Department of Environmental Protection (FDEP) or as approved by the DIRECTOR.

23.2.2 Fire Flow Requirements

Fire flow demand shall at a minimum be 500 gpm, as outlined in the CITY Land Development Code. Fire flow demand will be subject to approval by both the CITY Fire Department and CITY Design Engineering Division. Where fire flow requirements exceed the anticipated available fire flow from the central water system, on-site fire protection system, or other Fire Department approved mitigation measures shall be utilized.

23.2.3 Design Calculations

DEVELOPER'S ENGINEER shall submit signed, sealed and dated design calculations with the PLANS for all water distribution projects. Calculation shall show the water mains will have sufficient hydraulic capacity to provide for maximum day demand plus fire flow demand or peak hour demand, whichever is greater, as outlined in the CITY Land Development Code while meeting the requirements of this Section of this MANUAL. Head losses through meters and backflow devices, and values shall also be included in calculations.

23.3 Detail of Design and Construction

23.3.1 Pressure

All water mains shall be designed in accordance with this section. A minimum pressure of twenty (20) psi, or greater if required by the current FDEP regulations, at all points shall be maintained in the distribution system under all conditions of flow. Higher pressures may be required at commercial, industrial, and high density residential areas. The normal working pressure in the distribution system should be approximately fifty-five (55) psi, but in no case less than thirty-five (35) psi on the downstream side of a meter. For pressures greater than ninety (90) psi, special provisions may be required. Design Friction Losses for water mains shall be as specified.

23.3.2 Diameter

Four (4) inch water mains shall be permitted only in cul-de-sacs with a maximum length of five-hundred (500) feet of pipe and not service Fire hydrants. In cul-de-sacs, the water main shall be looped to prevent

dead ends.

As a minimum, six (6) inch looped systems, shall be required in single family and duplex residential areas. Where the looping of mains back to existing CITY facilities is not practical, a minimum of an eight (8) inch main shall be required.

In nonresidential and multiple family residential areas, a minimum of an eight (8) inch looped main shall be required. Where the looping of mains back to existing CITY facilities is not practical, a minimum of a ten (10) inch main shall be required.

Larger size mains shall be required if necessary to allow the withdrawal of the required fire flow while maintaining the minimum residual pressure specified in this MANUAL.

23.3.3 Fire Hydrant Location and Spacing

The maximum actual travel distance between hydrants in single family and duplex residential areas shall be five-hundred (500) feet and the maximum actual travel distance between the principal building and a hydrant shall be two-hundred-fifty (250) feet. The maximum actual travel distance between hydrants in nonresidential and multiple family residential areas shall be five-hundred (500) feet and the maximum actual travel distance between the principal building and a hydrant shall be two-hundred-fifty (250) feet. Hydrants to be maintained by the CITY or privately maintained hydrants shall be painted as directed by the Fire Department.

23.3.4 Dead Ends

In order to provide increased reliability of service and reduce head loss, dead ends shall be minimized by making appropriate tie-ins whenever practical, as determined by the CITY. Mains in cul-de-sacs shall be looped as detailed in the STANDARD DETAILS.

Where dead-end mains occur, they shall be provided with a fire hydrant or blow-off for flushing purposes.

23.3.5 Valves

Sufficient valves shall be provided on water mains so that inconvenience and sanitary hazards will be minimized during repairs. Valves shall be located at not more than five-hundred (500) foot intervals in nonresidential and multiple family residential areas and not more than one-thousand (1000) foot intervals in all other areas. Appropriate valving shall also be provided at all areas where water mains intersect to ensure effective isolation of water lines for repair, maintenance or future

extension. As a minimum, valves shall be placed on at least two of the three legs of a tee or three of the four legs of a cross.

23.3.6 Separation of Water Mains and Sewers

The minimum separation requirements are described in FDEP rules of the FAC Rule 62-555.314. These requirements shall apply between newly proposed utility lines and existing or proposed utility lines.

Refer to Section 51, of this MANUAL for applicable requirements. No water pipe shall pass through or come in contact with any part of a storm or sanitary sewer manhole.

Extreme caution should be exercised when locating water mains at or near certain locations such as septic tanks, drain fields, wastewater and industrial facilities, that could pose potential health risks.

FDEP separation standards shall be complied with.

23.3.7 Surface Water Crossings

The CITY must provide its approval before PLANS are prepared for a surface water crossing.

23.4 **Water Services and Connections**

Water services and connections shall conform to the applicable provisions of Sections of this MANUAL and the STANDARD DETAILS.

Single services shall be a minimum of one (1) inch in diameter. Services and connections up to two (2) inches shall be made to an existing CITY system by the CITY after payment of all applicable fees and charges, unless the CITY instructs the CONTRACTOR to do so. Services and connections larger than two (2) inches to new and existing potable water systems shall be made by the CONTRACTOR and inspected by the CITY.

The CONTRACTOR shall be responsible for all costs related to the installation and the restoration of all disturbed public and private improvements to CITY standards.

23.5 **Water Metering**

23.5.1 General

All water service connections shall be metered. The method of metering will follow the guidelines listed below. All meters must be compatible with the CITY'S Automated Metering Reading (AMR) system. The DEVELOPER'S ENGINEER must obtain approval before finalizing the

design of the metering system. All meters subject to vehicular traffic shall be installed in a traffic rated meter box. Meter boxes shall not be installed in sidewalks or driveways.

23.5.2 Single Family, Duplex, and Multi-Family Subdivisions with Public Right-of-Ways

Each unit shall be individually metered. Meters shall be installed at the property line within the ten (10) foot utility easement in individual single meter boxes as indicated by the STANDARD DETAILS.

23.5.3 Single Family, Duplex and Multi-Family Subdivisions with Private Streets

Individual meters may be permitted in accordance with this Section of this MANUAL if the private streets are designed to CITY standards and easements are dedicated over the entire private street common areas. In addition, sufficient area must be available outside of paved areas to locate water mains, services, and meters.

23.5.4 Commercial, Industrial, and Institutional Projects without Private Fire Lines

Buildings shall be individually metered when adjacent to a public right-of-way. Meter(s) shall be located within the ten (10) foot utility easement at the property line. Developments with multiple buildings and/or units shall be master metered unless otherwise approved by the DIRECTOR.

23.5.5 Commercial, Industrial, Institutional, Multi-Family with Private Streets, Apartments, and Condominium Projects with Private Fire Lines

All commercial, industrial, institutional, multi-family with private streets, apartments, and condominium projects with private fire lines shall be required to install a fire line master meter. A combination meter with a fire flow bypass and double check valve assembly, as a minimum, shall be required as determined by the CITY or a dual system (separate domestic and fire lines) may be required.

23.5.6 Shopping Centers

Shopping centers and associated out-parcels shall be required to install a fire line master meter to service the entire development or a dual system; separate domestic and fire lines, may be required. In extreme cases, individual meters to each unit may be considered on a case-by-case basis subject to the DEVELOPER executing a "Meter Installation and Easement Agreement".

23.5.7 Meter Installation

All meters two (2) inches or smaller in size shall be installed underground in an approved meter box.

Meters that are three (3) inches or larger shall be installed above ground by the developer to CITY design standards unless otherwise approved by the DIRECTOR.

Meters shall be located in an easement adjacent to, but outside of the public right-of-way. All meters shall be compatible with the CITY'S Automated Meter Reading (AMR) system. The DEVELOPER'S ENGINEER shall coordinate the location of each water meter service line and meter so as to avoid conflict or potentially dangerous situations.

Electrical transformers shall not be located over a water service line. Water meter(s) shall not be used for the grounding of an electrical service.

23.5.8 Meter Sizing

The size of all meters shall be recommended by the DEVELOPER'S ENGINEER and approved by the DIRECTOR. The DEVELOPER'S ENGINEER shall provide sufficient information, when requested by the DIRECTOR, on estimated peak flows and low flows so that the meter size can be verified. The DEVELOPER'S ENGINEER shall include head losses through a metering device when designing the water system.

23.6 Material, Installation and Testing

Applicable provisions of Chapters 3, 4, 5 and 6 of this MANUAL shall apply.

END OF SECTION

Section 24 – Cross Connection Control

24.1 General

In order to protect the public water supply system from contamination due to cross-connections, the DEVELOPER shall install CITY approved backflow prevention devices in accordance with the most recent edition of the CITY'S Cross Connection Control Ordinance and in accordance with the American Water Works Association (AWWA).

Buildings and developments containing existing fire protection facilities or any process that may constitute a hazard to the public water supply system shall be retrofitted to CITY standards whenever a building permit is required or inspected and found to be out of compliance with state standards. All such devices shall be constructed as detailed in the STANDARD DETAILS.

All devices shall be tested when initially installed and annually by the OWNER with the certified test results forwarded to the CITY.

24.1.1 Cross Connection Control Devices

1. Pressure Vacuum Breaker Assembly (PVBA) - For low and high health hazard uses. To be installed a minimum of twelve (12) inches above highest irrigation sprinkler head, ground level, or risers, but not to exceed five (5) feet above ground level.

PVBA devices are restricted to irrigation system use only.

2. Reduced Pressure Zone Assembly (RPZA) - For high health hazard uses. To be installed a minimum of twelve (12) and a maximum of thirty-six (36) inches above ground level, risers, or ground level irrigation sprinkler heads.
3. Double Check Valve Assembly (DCVA) - For low health hazard uses only. DCVA devices may be approved for installation in a vault.
4. Reduced Pressure Zone-Detector Check Valve Assembly (RPZ-DCVA) - Same uses and installation as above for RPZA. Installed where low flows or unauthorized use may occur.
5. Double Detector Check Valve Assembly (DDCVA) - Same uses and installation as above for DCVA. Installed where low flows or unauthorized use may occur.

24.1.2 Vertically Installed Cross Connection Control Devices

As the normal installation of a cross connection control device is in the horizontal position and is therefore typically designed for that orientation, only devices approved by AWWA or the University of Southern California's Foundation for Cross Connection Control and Hydraulic Research for vertical installation shall be allowed.

END OF SECTION

Section 25 – Reclaimed Water System

25.1 General

25.1.1 Approval

The CITY will approve plans for reclaimed water supply mains and extensions only when such mains are designed in accordance with the criterion set forth in this MANUAL. All developments shall be required to incorporate the use of reclaimed water in the area identified by the CITY Reclaimed Water Master Plan, to be serviced with reclaimed water. At the time of plan review, the developer shall be required to design, construct and connect to the CITY reclaimed water supply system.

If the reclaimed water is not available within one (1) mile of the proposed development, but within the CITY, Utility Service Area, as identified in the CITY Reclaimed Water Master Plan and determined by the CITY to be serviced by reclaimed water, the developer shall be required to design and construct a dual-system to include main line and connection services to each lot or parcel. The system shall utilize potable water until such time that reclaimed water is available.

The developer shall be responsible for all cost necessary to provide on-site distribution and off-site transmission to the dual-system.

Where reclaimed water is available, potable water shall not be used for irrigation. Irrigation wells shall not be allowed in areas where reclaimed water is available unless approved by the DIRECTOR.

25.1.2 Design Period

Reclaimed water shall be designed for the extended ultimate tributary population, as determined in the approved City of Apopka, Reclaimed Water Master Plan (latest edition).

25.1.3 Location

Reclaimed water mains shall be located within eight (8) feet of dedicated right-of-way line, but not under the roadway, and on the opposite side of the potable water main or within established utility easements with sufficient width or as approved by the DIRECTOR. Where this is not possible, a minimum of fifteen (15) feet wide CITY service easement shall be provided. Additional easement width shall be provided if the pipe size or depth of cover so dictates.

In general, the additional width of the easements shall be calculated by an addition of fifteen (15) feet to the facilities greatest depth and rounded up to the nearest even whole foot.

No mains shall be placed under buildings, retention ponds, tennis courts,

swimming pools or other structures unless approved in writing by the DIRECTOR or his designee. Mains shall not be located within the side or rear lot lines. Placement of mains within side or rear lot lines are not permitted unless approved in writing by the DIRECTOR. This criterion shall also apply to placement of mains in retention pond berms. No valves of any type may be placed on side or rear lot lines.

25.2 Design Basis

25.2.1 Average Daily Flows and Peak Flows

Average daily reclaimed flow shall be calculated by current established figures from the St. Johns River Water Management District (SJRWMD), Florida Department of Environmental Protection (FDEP), or as approved by the DIRECTOR.

25.2.2 Design Calculations

The DEVELOPER'S ENGINEER shall submit signed, sealed and dated Design Calculations with the PLANS for all reclaimed water distribution projects. Calculations shall demonstrate the reclaimed water mains will have sufficient hydraulic capacity to transport peak hourly flows while meeting the requirements of this Section of this MANUAL. Head losses through meters and valves shall also be included in the calculations.

25.3 Detail of Design and Construction

25.3.1 Pressure

All reclaimed water mains shall be designed in accordance with Section 25.2.2 above. A minimum pressure of forty (40) psi, at all points shall be maintained in the distribution system under all conditions of flow. Higher pressure may be required at commercial, industrial and high demand residential areas.

The normal, non-peak pressure, in the distribution system should be approximately fifty-five (55) psi, but in no case less than forty (40) psi on the downstream side of a meter. For pressure greater than ninety (90) psi, special provisions may be required. Design friction losses for reclaimed water shall be as specified in this MANUAL. When designing the distribution system, the engineer shall assume that seventy-five percent (75%) of the residences are irrigating at the same time.

25.3.2 Diameter

As a minimum, four (4) inch looped systems shall be required in order to provide increased reliability of service and reduce head loss, dead ends

shall be minimized by making appropriate tie-ins, whenever practical as determined by the DIRECTOR. Mains in cul-de-sacs shall be looped as detailed in the standard drawing. A four (4) inch main shall be designed to service no more than fifteen (15) single family lots with a lot size being a half acre or less.

25.3.3 Valves

Sufficient valves shall be provided on reclaimed water so that inconveniences will be minimized during repairs. Valves shall be located at not more than one-thousand (1000) feet intervals unless approved by the DIRECTOR. Appropriate valving shall also be provided at all areas where reclaimed water mains intersect to insure effective isolation of reclaimed water mains for repair. Valves shall be placed on at least two (2) of the three legs of a tee or three (3) of the four legs of a cross.

25.3.4 Separation of Reclaimed Water Mains

Refer to Section 61, of this MANUAL for applicable requirements. No reclaimed water pipe shall pass through a storm or sanitary sewer manhole. FDEP separation standards shall be complied with.

25.3.5 Surface Water Crossings

Surface water crossings are not permitted without prior approval from the CITY.

25.3.6 Air Relief Valves

Automatic air relief valves shall be placed on the high points of a reclaimed water main to prevent the accumulation of air.

25.3.7 Chamber Drainage

Chambers, pits or manholes containing air relief valves, blow-offs, meters or other appurtenances to a distribution system, shall not be connected directly to any storm drain or gravity sewer.

25.4 **Reclaimed Water Services and Connections**

Reclaimed water services and connections shall conform to the applicable provisions of Sections 60 and 61, of this MANUAL and the STANDARD DETAILS.

Single services shall be a minimum of one (1) inch in diameter. Reclaimed water services and connections up to two (2) inches being made to an existing CITY system shall be made by the CITY, unless the CITY instructs the contractor to do

so after payment of all applicable fees and charges. Services and connections larger than two (2) inches to new and existing reclaimed water system shall be made by the contractor and inspected by the CITY.

The contractor shall be responsible for all costs related to the installation and restoration. All disturbed public and private property shall be restored to CITY standards.

25.5 Reclaimed Water Metering

25.5.1 General

All reclaimed water service connections shall be metered. The method of metering will follow the guidelines listed below. The DEVELOPER'S ENGINEER must obtain approval before finalizing the design of the metering system. All meters subject to vehicular traffic shall be installed in a traffic rated meter box. Meter boxes shall not be installed in sidewalks or driveways.

25.5.2 Single Family, Duplex, and Multi-Family Subdivisions with Public Right-of-Way

Each unit shall be individually metered and placed in individual single meter boxes as indicated by the standard drawings. Meters shall be installed at the property line within the ten (10) foot utility easement.

25.5.3 Single Family and Duplex Subdivisions with Private Streets

Individual meters may be permitted in accordance with Section 23.5 of this MANUAL if the private streets are designed to CITY standards and easements are dedicated over the entire private street common areas. Sufficient area must be available outside of the paved area to locate reclaimed mains, services and meters.

25.5.4 Commercial, Industrial and Institutional Projects

All such projects shall require a master meter. The meter shall be at a minimum located within a ten (10) foot by ten (10) foot utility easement.

25.5.5 Shopping Centers

In general, shopping centers and associated out-parcels shall require the installation of a master meter to service the entire development. In extreme cases, individual meters to each parcel may be considered.

25.5.6 Meter Installation

All meters two (2) inches or smaller in size shall be installed underground in an approved meter box.

Meters that are three (3) inches or larger shall be installed above ground by the developer to CITY design standards.

Meters shall be located in an easement adjacent to, but outside of the public right-of-way. All meters shall be compatible with the CITY'S Automated Meter Reading (AMR) system. The DEVELOPER'S ENGINEER shall coordinate the location of each reclaimed water meter service line and meter so as to avoid conflict or potentially dangerous situations.

Electrical transformers shall not be located over a reclaimed water service line. Reclaimed water meter(s) shall not be used for the grounding of an electrical service.

25.5.7 Meter Sizing

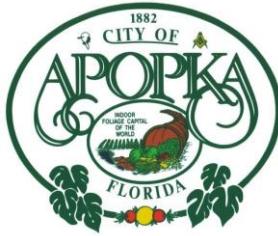
The size of all meters shall be recommended by the DEVELOPER'S ENGINEER and approved by the DIRECTOR. The DEVELOPER'S ENGINEER shall provide sufficient information, when requested by the DIRECTOR, on estimated peak flows and low flows so that the meter size can be verified. The DEVELOPER'S ENGINEER shall include head losses through a metering device when designing the water system.

25.5.8 Meter Installation and Testing

Applicable provisions of Chapters 3, 4, 5 and 6 of this MANUAL shall apply.

END OF SECTION

City of Apopka
Utilities
Design and Construction Standards Manual



Chapter 3

General Construction Requirements

Section 30	General
Section 31	Site Preparation
Section 32	Excavation, Backfill, Compaction and Grading
Section 33	Directional Drilling
Section 34	Boring and Jacking
Section 35	Pressure Pipe Restraint
Section 36	Pressure Pipe Connection

Section 30 – General

30.1 Grades, Survey Lines and Protection of Monuments

30.1.1 Grade

All WORK shall be constructed in accordance with the lines and grades shown on the PLANS. The full responsibility for keeping alignment and grade shall rest upon the CONTRACTOR.

Elevation benchmarks and horizontal control points shall be established prior to beginning of WORK. The CITY shall not be responsible for providing horizontal or vertical survey controls.

Line and grade reference marks should be placed so as to cause as little interference to the work as possible. The CONTRACTOR shall not place excavation or any other materials that may cause an inconvenience in the use of the reference marks.

30.1.2 Surveys

The CONTRACTOR shall furnish and maintain, at his own expense, stakes, markers and other such materials as well as give assistance, including qualified helpers, for setting reference marks to the satisfaction of the CITY and the ENGINEER. The CONTRACTOR shall check such reference marks by such means as shall be necessary and, before using this, shall call to the CITY'S attention any inaccuracies. The CONTRACTOR shall, at his own expense, establish all working or construction lines and grades as required from the reference marks and shall be solely responsible for the accuracy thereof. The CONTRACTOR shall, be subject to the check and review of the CITY.

30.1.3 Monument Preservation

Property corners and survey monuments shall be preserved using care not to disturb or destroy them. If a property corner or survey monument is disturbed or destroyed during construction, whether by accident, careless work or required to be disturbed or destroyed by the construction work, said property corner or survey monument shall be restored by a land surveyor registered in the State of Florida. All costs for this work shall be paid for by the CONTRACTOR.

30.2 Utility Coordination

30.2.1 Location of Utilities

Prior to proceeding with trench excavation, the CONTRACTOR shall contact the FLORIDA STATE SUNSHINE ONE CALL system and all non-member utility companies in the area to aid in locating their underground utilities. It shall be the CONTRACTOR'S responsibility to contact utility companies at least seventy-two (72) hours before starting construction. The CONTRACTOR shall proceed with caution in the excavation and preparation of the trench so that the exact location of underground utilities may be determined.

The CONTRACTOR shall take all reasonable precautions against damaging existing utilities. However, in the event of a break in an existing water main, gas main, sewer, underground cable or any other utility, the CONTRACTOR shall immediately notify the responsible official of the organization operating the interrupted utility. The CONTRACTOR shall lend all possible assistance in restoring services. The responsibility for all costs, charges, or claims connected with the interruption and repair of such services shall be determined in accordance with Florida Statutes.

30.2.2 Deviations Occasioned by Structures or Utilities

Wherever obstructions are encountered during the progress of the WORK and interfere to such an extent that an alteration in the PLANS is required, the CITY shall have the authority to order a deviation from the line and grade or arrange with the owners of the structures for the removal, relocation, or reconstruction of the obstructions. Where gas, water, telephone, electrical or other existing utilities are an impediment to the vertical or horizontal alignment of the proposed pipe line, the CITY shall order a change in grade or alignment or shall direct the CONTRACTOR to arrange with the owners of the utilities for their removal. If a change in line or grade of a gravity sewer is necessary, the CITY will require the addition of any manholes needed to maintain the integrity of the sewer system.

30.2.3 Test Pits

Test pits for the purpose of locating underground pipeline, utilities, or structures in advance of the construction shall be excavated and backfilled by the CONTRACTOR. Test pits shall be backfilled immediately after their purpose has been satisfied and maintained in a manner satisfactory to the CITY. The costs for such test pits shall be borne by the CONTRACTOR.

30.3 Maintenance of Traffic and Closing of Streets

Where required by the CITY, the CONTRACTOR shall provide a Maintenance of Traffic (MOT) Plan to the CITY for approval prior to the beginning of any construction activities. The CONTRACTOR shall carry on the WORK in a manner which will cause a minimum of interruption to traffic. An MOT Plan shall be submitted to the CITY for approval, a minimum three (3) working days prior to the beginning of work.

Where traffic must cross open trenches, the CONTRACTOR shall provide suitable bridges at street intersections and driveways. The CONTRACTOR shall post suitable signs indicating that a street or sidewalk is closed and necessary detour signs for the proper maintenance of traffic. Prior to the closing of any streets or sidewalk, the CONTRACTOR shall notify and obtain the approval of responsible authorities and the CITY.

Unless permission to close a street or sidewalk is received in writing from the proper authority, (CITY, COUNTY, FDOT, etc.) no construction operations shall impact normal vehicular and/or pedestrian traffic. If the CONTRACTOR'S operations cause traffic hazards, he shall repair the road surface, provide temporary ways, erect wheel guards, fences, or any other precaution necessary to maintain safety to the satisfaction of the CITY.

Detours around construction will be subject to the approval of the authority having jurisdiction and the CITY. Where detours are permitted, the CONTRACTOR shall provide all necessary barricades and signs as required to safely divert the flow of traffic. While traffic is detoured, the CONTRACTOR shall expedite construction operations. Periods when traffic is being detoured will be strictly controlled by the CITY.

It shall be the sole responsibility of the CONTRACTOR to take precautions to prevent injury to the public due to open trenches. Night watchmen may be required where special hazards exist, or police protection provided for traffic while work is in progress. The CONTRACTOR shall be fully responsible for damage or injuries whether or not police protection has been provided.

30.4 Protection of Public and Property

30.4.1 Barricades, Guards and Safety Provisions

The CONTRACTOR shall be solely responsible for adhering to the rules and regulations of OSHA and appropriate authorities regarding safety provisions. To protect persons from injury and to avoid property damage, adequate barricades, construction signs, lights, and guards as required shall be placed and maintained by the CONTRACTOR at his/her expense during the progress of the WORK and until it is safe for traffic to use the roads and streets. All material piles, equipment, and pipe, which may serve as obstructions to traffic, shall be enclosed by

fences or barricades and shall be protected by proper lights when the visibility is poor.

All signage and barricades shall be in accordance with the most current issue of the Manual on Uniform Traffic Control Devices (MUTCD), the Traffic Control and Safe Practices Manual, and the Florida Department of Transportation's Roadway and Traffic Design Standards.

30.4.2 Protection of Utility Structures

Temporary support, adequate protection, and maintenance of all underground and surface utility structures including, but not limited to drains, sewers, manholes, hydrants, valves, valve covers, power poles, and miscellaneous other utility structures encountered in the progress of the WORK shall be furnished by the CONTRACTOR at his expense. Any such structures which may have been disturbed shall be restored to the satisfaction of the CITY upon completion of the WORK.

30.4.3 Open Excavation

The CONTRACTOR shall comply with the Florida Trench Safety Act. All open excavations shall be adequately safeguarded by providing temporary barricades, caution signs, lights, and other means to prevent accidents to persons and damage to property. The CONTRACTOR shall, at his own expense, provide suitable and safe bridges with hand railings and other crossings for accommodating travel by pedestrians and workmen. Bridges provided for access to private property during construction shall be removed when no longer required. The length of open trench will be controlled by the particular surrounding conditions, but shall be limited to three-hundred (300) feet unless otherwise approved by the CITY.

If the excavation becomes a hazard, or if it excessively restricts traffic at any point, the CITY may require special construction procedures, such as limiting the length of open trench, fencing, prohibiting excavated material in the street, and requiring that the trench shall not remain open overnight. The CONTRACTOR shall take precautions to prevent injury to the public due to open trenches. All trenches, excavated material, equipment, or other obstacles which could be dangerous to the public shall be well lighted at night.

30.4.4 Protection of Trees and Shrubs

All trees and shrubs not shown to be removed on the PLANS shall be protected by the CONTRACTOR at his expense. No excavated materials shall be placed so as to injure such trees or shrubs. Trees or shrubs destroyed by negligence of the CONTRACTOR or its employees

shall be replaced by him with new stock of similar or equivalent Diameter Breast Height (DBH) and age at the sole expense of the CONTRACTOR. The DBH of all trees shall be measured at four and one half (4 1/2) feet from the ground.

30.4.5 Protection of Lawn Areas

Lawn areas shall be left in as good or better condition as before starting of the WORK. Where sod is to be removed, it shall be carefully restored with new sod of the same type.

30.4.6 Restoration of Private Property

Fences and other private property improvements, or any part thereof, that is damaged or removed during the course of the WORK shall be replaced or repaired by the CONTRACTOR and shall be left in as good or better condition as before the beginning of the WORK. The manner in which the improvement is repaired or replaced and the materials used shall be subject to the approval of the CITY and the property owner.

30.4.7 Protection against Siltation and Bank Erosion

The CONTRACTOR shall arrange his operations to minimize siltation and bank erosion on construction sites and on existing or proposed water courses and drainage ditches. Silt barriers and protective measures shall be used when the CONTRACTOR is working adjacent to wetlands and other sensitive areas. The CONTRACTOR, at his own expense, shall remove any siltation deposits and restore to original grade.

30.5 Access to Public Services

Neither the materials excavated nor the materials or equipment used in the construction of the WORK shall be so placed as to prevent free access to public services. All excavated material shall be piled in a manner that will not endanger the WORK and that will avoid obstructing streets, sidewalks, and driveways. Excavated material suitable for backfilling shall be stockpiled separately on the site. No material shall be placed closer than two (2) feet from the edge of an excavation. Fire hydrants under pressure, valve pit covers, valve boxes, curb stop boxes, or other utility controls shall be left unobstructed and accessible until the WORK is completed. Gutters shall be kept clear or other satisfactory provisions made for street drainage. Natural water courses shall not be obstructed or polluted. Surplus material and excavated material unsuitable for backfilling shall be transported and disposed of off-site in disposal areas obtained by the CONTRACTOR.

30.6 Public Nuisance

The CONTRACTOR shall not create a public nuisance including but not limited to encroachment on adjacent lands, flooding of adjacent lands, or excessive noise or dust. The CONTRACTOR shall control noise to the extent practicable at all times.

30.7 Construction Hours

The CONTRACTOR shall conduct WORK between the hours of 7 a.m. – 6 p.m. Monday - Friday, 8 a.m – 5 p.m. Saturday, and no WORK Sunday, unless approved by the CITY ENGINEER. CITY WORK will be conducted on a NORMAL WORKING DAY during NORMAL WORKING HOURS. In the event that the proper and efficient execution of the WORK necessitates CITY inspection outside NORMAL WORKING HOURS, the CONTRACTOR shall reimburse the CITY for all costs associated with inspection staff overtime. Written notification for doing the WORK shall be provided to the CITY a minimum forty-eight (48) hours before starting WORK within the above restricted hours and shall be subject to the availability of the inspection staff.

30.8 Construction in Easements and Right-of-Way

30.8.1 Construction in Easements

In easements across private property, the CONTRACTOR shall confine all operations within the center of the easement area and shall be responsible and liable for all damage outside of the easement area. Trees, fences, shrubbery, or other type of surface improvements located in easements shall be protected during construction. Precautions shall be taken by adequate sheeting or other approved method to prevent any cave-in or subsidence beyond the easement limits or damage to improvements within the easement. In general, the easement area is intended to provide reasonable access and working area for efficient operation by the CONTRACTOR. Where easement space for efficient operation is not provided, the CONTRACTOR shall be responsible for organizing his operations to perform within the restrictions shown on the PLANS. The CONTRACTOR shall be responsible for fully restoring all disturbed property to its pre-construction condition up to and including re-sodding with similar type grass, replacing fences, etc.

30.8.2 Construction in FDOT and Orange County Right-of-Way

The CONTRACTOR shall strictly adhere to the requirements of the Florida Department of Transportation (FDOT) and Orange County where construction work is in a right-of-way under either jurisdiction and shall take care to avoid any unreasonable traffic conflicts due to the WORK in said right-of-way.

30.8.3 Construction in City Right-of-Way

WORK done within the CITY's right-of-way shall be governed by this MANUAL.

30.9 Suspension of Work due to Weather

During inclement weather all WORK which might be damaged or rendered inferior by such weather conditions shall be suspended. During suspension of the WORK from any cause, the WORK shall be suitably covered and protected so as to preserve it from injury by the weather or otherwise. Partially installed pipe shall be plugged and restrained to prevent flotation.

30.10 Use of Chemicals

All chemicals used during project construction or furnished for project operation, whether herbicide, pesticide, disinfectant, polymer, reactant, or any other classification, must show the approval of either the United States Environmental Protection Agency (EPA) or United States Department of Agriculture (USDA) and be applied by a State of Florida licensed individual. Use of all such chemicals and disposal of residues shall be in strict conformance with label instructions.

30.11 Cooperation with Other Contractors and Entities

During construction progress, it may be necessary for other contractors and persons employed by the CITY to work in or about the site. The CITY reserves the right to put such other contractors to work and to afford such access to the construction site and at such times as the CITY deems proper. The CONTRACTOR shall not impede or interfere with the work of such other contractors and shall cooperate with the other contractor(s) for proper prosecution of the WORK.

30.12 Subsurface Exploration

The CONTRACTOR shall make such subsurface explorations as he believes necessary to perform the WORK.

30.13 Cleaning

30.13.1 During Construction

During construction, the CONTRACTOR shall, at all times, keep the construction site and adjacent premises as free from material, debris, and rubbish to the extent practicable and shall remove the same from any portion of the site if, in the opinion of the CITY, such material, debris, or rubbish constitutes a nuisance or is objectionable.

30.13.2 Final Cleaning

At the conclusion of the WORK, all tools, temporary structures, and materials belonging to the CONTRACTOR shall be promptly taken away. The CONTRACTOR shall remove and promptly dispose of all water, dirt, rubbish, or any other foreign substances.

30.14 Salvage

Any existing CITY-owned equipment or material, including but not limited to valves, pipes, fittings, couplings, bricks, millings, curbing, structures, etc., which are removed or replaced as a result of construction may be designated as salvage by the CITY and, if so, shall be carefully excavated if necessary and delivered to the CITY at a location within the CITY.

30.15 Shop Drawings and Samples

For projects that are to remain private, the CONTRACTOR shall submit three (3) copies of all shop drawings, unless otherwise requested by the CITY, reviewed, signed and sealed by the DEVELOPER'S ENGINEER, to the CITY prior to the beginning of construction. The CITY shall receive for approval, prior to the start of construction, two (2) copies that the CITY will keep of said documents for projects that are to be dedicated to the CITY. The data shown on the shop drawings shall be complete with respect to dimensions, design criteria, materials of construction, and the like to enable review of the information as required.

The CONTRACTOR shall, if requested by the CITY, furnish certificates, affidavits of compliance, test reports, or samples for analysis of any of the materials not specified in this MANUAL.

END OF SECTION

Section 31 – Site Preparation

31.1 General

This Section covers site preparation including clearing, grubbing, dust control and restoration of construction sites. The CONTRACTOR shall clear and grub all of the area(s) within the limits of construction as shown on the PLANS and approved by the CITY prior to the beginning of any WORK. All site work shall conform to the applicable site clearing, landscaping, and arbor regulations of the CITY.

31.2 Clearing and Grubbing

31.2.1 Clearing

The surface of the ground in the area to be cleared and grubbed shall be completely cleared of all timber, brush, stumps, roots, grass, weeds, rubbish, and all other objectionable obstructions resting on or protruding through the surface of the ground. The CONTRACTOR shall avoid encroaching into wetlands. Trees and shrubs shall be preserved as specified in Section 30 of this MANUAL. Clearing operations shall be conducted in a manner that prevents damage to existing and proposed structures and installations and provides for the safety of employees and others.

31.2.2 Grubbing

Grubbing shall consist of the complete removal of all stumps, roots larger than 1-1/2 inches in diameter, matted roots, brush, timber, logs, and any other organic or metallic debris not suitable for foundation purposes, resting on, under, or protruding through the surface of the ground to a depth of eighteen (18) inches below the sub-grade. All depressions excavated below the original ground surface for or by the removal of such objects shall be refilled with suitable materials and compacted to a density conforming to the surrounding ground surface.

31.2.3 Stripping

In areas so designated, topsoil shall be stripped and stockpiled. Topsoil so stockpiled shall be protected until it is placed as specified. The CONTRACTOR shall dispose of any topsoil remaining after all WORK is in place.

31.2.4 Disposal of Clearing and Grubbing Material

The CONTRACTOR shall at his expense dispose of all material and debris from the clearing and grubbing operation in accordance with all applicable ordinances.

31.3 Dust Control

The CONTRACTOR shall control dust resulting from clearing and grubbing operations to prevent nuisance to adjacent property owners and the general public. The CONTRACTOR shall use dust control methods and materials approved by the CITY.

31.4 Surface Removal

Along the proposed pipe lines as indicated on the PLANS, the CONTRACTOR shall remove the surface materials only to such widths as will permit a trench to be excavated and which will afford sufficient room for proper efficiency and proper construction. Pavement removal shall be saw cut with straight lines prior to excavation. All applicable CITY and FDOT regulations shall be followed. Where sidewalks, driveways, pavements, and curb and gutter are encountered, care shall be taken to protect against fracture or disturbance beyond reasonable working limits. All fractured, broken, or disturbed surfaces shall be restored to their original condition prior to completion of the WORK.

31.5 Restoration

Restoration of all surfaces including road sub-base, limerock base, asphaltic concrete surface, cement concrete pavement and driveways, sidewalks, handicap ramps, and concrete curbs shall be in strict accordance with this MUNUAL and the codes and regulations of any applicable Local, State or Federal agency. Solid sodding shall be placed on all slopes greater than 4:1, within ten (10) feet of all proposed structures, where existing sod is removed or disturbed by the WORK, and where needed to control erosion. In addition, the CONTRACTOR shall restore all storm drains, culverts, inlets, and storm manholes to equal or better condition.

The CONTRACTOR shall replace existing sections of sidewalks that intersect at roadways and driveways which do not contain handicap ramping with a 12 to 1 maximum sloped facility per CITY, Americans with Disabilities Act (ADA) and FDOT specifications when it is necessary to remove or damage those sections during construction.

END OF SECTION

Section 32 – Excavation, Backfill, Compaction and Grading

32.1 General

This Section covers excavation, backfill, fill, and grading associated with utility construction. The CONTRACTOR shall furnish all labor, materials, equipment, and incidentals necessary to perform all excavation, backfill, fill, compaction, grading, and slope protection required to complete the WORK shown on the DRAWINGS and specified within this MANUAL. The WORK shall include, but not necessarily be limited to: pump stations, manholes, vaults, conduit, pipe, roadways, paving, backfilling grading, disposal of surplus and unsuitable materials, and all related WORK such as trenching, sheeting, bracing, de-watering and water handling.

32.2 Soil Borings and Subsurface Investigations

The DEVELOPER'S ENGINEER shall examine the site and undertake subsurface investigations, including soil borings. Written reports, including any recommendations by the GEOTECHNICAL / SOILS ENGINEER, concerning said investigations shall be provided to the CITY during the plans review process. The CITY will not be responsible for presumed or existing soil conditions in the WORK area.

32.3 Existing Utilities

The CONTRACTOR shall locate existing utilities in the area(s) of WORK in accordance with Sunshine State One Call regulations, Chapter 556, "Underground Facility Damage Prevention Act", of the Florida Statutes. The CONTRACTOR is responsible for subsurface verification of all existing utilities prior to construction. If utilities are to remain in place, the CONTRACTOR shall provide adequate means of protection during earthwork operations. Should un-located or incorrectly located utilities be encountered during excavation, the CONTRACTOR shall notify the CITY and owner of the utility immediately so as not to delay the WORK.

32.4 Materials

32.4.1 General

Materials for use as bedding and backfill shall be as described under this Section. The CONTRACTOR shall, upon request by the CITY, make an appropriate sample of this material available for testing by the CITY or its designated representative.

32.4.2 Common Fill

Common fill shall consist of mineral soil, substantially free of clay,

organic material, loam, wood, trash, and other objectionable material which may be compressible or which cannot be compacted properly. Common fill shall not contain stones larger than three (3) inch in any dimension, asphalt, broken concrete, masonry, rubble, or other similar materials. It shall have physical properties such that it can be readily spread and compacted during filling. Additionally, common fill shall be no more than twelve (12) percent by weight finer than the No. 200 mesh sieve unless finer material is approved for use in a specific location by the CITY.

Material falling within the above specifications, encountered during the excavation, may be stored in segregated stockpiles for reuse. All material which, in the opinion of the CITY is not suitable for reuse, shall be spoiled as specified within this MANUAL for disposal.

32.4.3 Select Common Fill

Select common fill shall be as specified above from common fill, except that the material shall contain no stones larger than 1-1/2 inches in largest dimension, and shall be no more than five (5) percent by weight finer than the No. 200 mesh sieve.

32.4.4 Bedding Rock

Bedding rock shall conform to FDOT No. 57 aggregate.

32.5 **Shoring**

32.5.1 General

If required to support the sides of excavations, to prevent any movement which could in any way diminish the width of the excavation. It is necessary for proper construction to protect adjacent structures, existing pipe and/or foundation material from disturbance, undermining or other damage. Care shall be taken to prevent voids outside of the sheeting, but if voids are formed, they shall be immediately filled and rammed.

The CONTRACTOR shall comply with the Florida Trench Safety Act.

32.5.2 Miscellaneous Requirements

Unless otherwise approved or indicated on the PLANS, all sheeting and bracing shall be removed after completion of the substructure. All voids left or caused by withdrawal of sheeting shall be immediately refilled with sand by ramming with tools specifically adapted to that purpose, by watering or otherwise as may be directed.

32.6 De-watering, Drainage and Flotation

32.6.1 General

The CONTRACTOR shall excavate, construct, and place all pipelines, concrete work, fill, and bedding rock, "in-the-dry". In addition, the CONTRACTOR shall not make the final twenty-four (24) inches of excavation until the water level is a minimum of one (1) foot below proposed bottom of excavation. For purposes of these specifications, "in-the-dry" is defined to be within two (2) percent of the optimum moisture content of the soil. The CITY reserves the right to ask the CONTRACTOR to demonstrate that the water level is a minimum of one (1) foot below proposed bottom of excavation before allowing the construction to proceed.

Discharge water shall be clear with no visible soil particles. Discharge from dewatering shall be disposed of in such a manner that it will not interfere with the normal drainage of the area in which the WORK is being performed, create a public nuisance, or form ponding. The operations shall not cause injury to any portion of the WORK completed, or in progress, or to the surface of streets, or to private property. The dewatering operation shall comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) and other STATE and COUNTY regulatory agencies. Additionally, where private property will be involved advance permission from the owner of record shall be obtained by the CONTRACTOR.

De-watering shall at all times be conducted in such a manner as to preserve the natural undisturbed bearing capacity of the sub-grade soils at proposed bottom of excavation.

The CONTRACTOR shall furnish all materials and equipment and perform all work required to install and maintain the drainage systems for handling groundwater and surface water encountered during construction of structures, pipelines, and compacted fills.

During backfilling and construction, water levels shall be measured in observation wells. Observation wells shall be located as directed by the CITY.

Continuous pumping will be required as long as water levels are required to be below natural levels.

32.7 Excavation

32.7.1 General

Excavation consists of removal, storage, and disposal of material encountered when establishing required grade elevations and in accordance with the notes shown on the PLANS.

Authorized earth excavation includes removal and disposal of pavements and other obstructions visible on ground surface, underground structures, and utilities indicated to be demolished and removed, and other materials encountered that are not classified as rock excavation or unauthorized excavation. Unauthorized excavation consists of removal of material beyond the limits needed to establish required grade and sub-grade elevations without specific direction of the CITY. Unauthorized excavation, as well as remedial work directed by the CITY shall be at the CONTRACTOR'S expense. Such remedial work shall be performed as directed by the CITY.

If requested by the CITY, when excavation has reached required sub-grade elevations, a GEOTECHNICAL / SOILS ENGINEER shall make an inspection of conditions. If the sub-grade is unsuitable, the CONTRACTOR shall remove and replace all unsuitable material below the pipe with selected common fill or bedding rock, compacted to ninety-five percent (95%) percent of the maximum density as per AASHTO T-180 modified proctor.

If the CONTRACTOR excavates below grade through error, for his own convenience, through failure to properly dewater the excavation, or disturbs the sub-grade before dewatering is sufficiently complete, he may be directed by the CITY to excavate below grade and refill the excavation using select common fill or bedding rock at his expense.

Side slopes of excavations shall comply with CITY regulations and with OSHA requirements. The CONTRACTOR shall shore and brace where sloping is not possible due to space restrictions or stability of the material excavated. Sides and slopes shall be maintained in a safe condition until completion of backfilling.

CONTRACTOR shall stockpile satisfactory excavated materials at a location approved by the CITY until required for backfill or fill. When needed in the WORK, material shall be located and graded at the direction of a GEOTECHNICAL/SOILS ENGINEER. Stockpiles shall be placed and graded for proper drainage. All soil materials shall be located away from the edge of excavations. All surplus and/or unsuitable excavated material shall be legally disposed of by the CONTRACTOR. Any permits required for the hauling and disposing of this material shall

be obtained by the CONTRACTOR prior to commencing hauling operations.

32.7.2 Excavations for Structures

All such excavations shall conform to the elevations and dimensions shown on the PLANS within a tolerance of plus or minus 0.10 feet and extending a sufficient distance from footings and foundations to permit placing and removing formwork, installation of services and other construction, inspection or as shown on the DRAWINGS.

32.7.3 Trench Excavation

Excavation for trenches required for the installation of utility pipe shall be made to the depths indicated on the approved PLANS to provide suitable room for laying the size and type of pipe specified.

Excavations shall not exceed normal trench width as specified in this MANUAL. Any excavation that exceeds the normal trench width shall require special backfill requirements as determined by the CITY.

Where the pipe is to be laid directly on the trench bottom, the lower part of the trenches shall not be excavated to grade by machinery. The last of the material being excavated shall be done manually in such a manner that will give a shaped bottom, true to grade, so that the pipe can be evenly supported on undisturbed material.

32.8 **Bedding and Backfill**

32.8.1 General

Material placed in fill areas under and around structures and pipelines shall be deposited within the lines and to the grades shown on the approved PLANS or as directed by the CITY, making due allowance for settlement of the material. Fill shall be placed only on properly prepared surfaces which have been inspected and approved by the CITY.

Fill shall be brought up in uniform twelve (12) inch (maximum level) lifts starting in the deepest portion of the excavation. The entire surface of the work area shall be maintained free from ruts and in such condition that construction equipment can readily travel over any section.

Fill shall be placed and spread in layers by an approved method. Prior to the process of placing and spreading, all materials not meeting those specified under this MANUAL shall be removed from the fill areas.

Fill materials shall be placed and compacted "in-the-dry". The CONTRACTOR shall dewater excavated areas as required to perform

the WORK and in such a manner as to preserve the undisturbed state of the natural inorganic soils.

Prior to filling, the ground surface shall be prepared by removing vegetation, debris, unsatisfactory soil materials, obstructions, and deleterious materials. When existing ground surface has a density less than that specified under this Section of this MANUAL for the particular area classification, the CONTRACTOR shall break up the ground surface, pulverize, moisture-condition to the optimum moisture content, and compact to required depth and percentage of maximum density.

The CONTRACTOR shall compact each layer to required percentage of maximum dry density or relative dry density in accordance with this Section of this MANUAL.

32.8.2 Bedding and Backfill for Structures

Bedding rock shall be used for bedding under all structures as indicated in this MANUAL and in the STANDARD DETAILS. The CONTRACTOR shall take all precautions necessary to maintain the bedding in a compacted state and to prevent washing, erosion, or loosening of this bed. Select fill shall be used as backfill against the exterior walls of the structures.

Fill shall be compacted sufficiently in accordance with this Section of this MANUAL.

Backfilling shall be carried up evenly on all walls of an individual structure. No backfill shall be allowed against walls until the walls and their supporting slabs, if applicable, have attained sufficient strength.

In locations where pipes pass through structure walls, the CONTRACTOR shall take precautions to consolidate the fill up to the spring line of the pipe. Select fill in such areas shall be placed for a distance of not less than three (3) feet either side of the center line of the pipe in level layers not exceeding eight (8) inches in depth.

The surface of filled areas shall be graded to smooth true lines that strictly conform to grades indicated on the approved PLANS. No soft spots or un-compacted areas will be allowed in the work area.

Temporary bracing shall be provided as required during construction of all structures to protect partially completed structures against all construction loads, hydraulic pressure, and earth pressure. The bracing shall be capable of resisting all loads applied to the walls as a result of backfilling.

32.8.3 Bedding and Backfill for Pipes

Bedding for pipe shall be as shown on the PLANS and detailed on the STANDARD DETAILS. The CONTRACTOR shall take all precautions necessary to maintain the bedding in a compacted state and to prevent washing, erosion, or loosening of this bed.

Backfilling over and around pipes shall begin as soon as practicable after the pipe has been laid, jointed, and inspected. All backfilling shall be prosecuted expeditiously and as detailed on the STANDARD DETAILS.

Any space remaining between the pipe and sides of the trench shall be carefully backfilled, spread by hand or approved mechanical device, and thoroughly compacted with a tamper as fast as placed, up to a level of one (1) foot above the top of the pipe. The filling shall be carried up evenly on both sides. Compaction shall be in accordance with the STANDARD DETAILS and this Section of this MANUAL.

The remainder of the trench above the compacted backfill as just described above, shall be filled and thoroughly compacted in uniform layers not exceeding twelve (12) inches in depth. Compaction of soil backfill shall be in accordance with the STANDARD DETAILS and this Section of this MANUAL.

32.8.4 Flowable Fill

Where roadway and other improved sections are required to be open-cut, FDOT #121, excavatable flowable fill may be used. The sub-base shall extend one (1) foot above the top of pipe, without voids, and shall be compacted to ninety-five percent (95%) of the maximum density per AASHTO T-180. The flowable fill will extend from the compacted sub-base to grade, allowing room to match the existing asphalt.

32.9 **Compaction**

32.9.1 General

The CONTRACTOR shall control soil compaction during construction to provide the percentage of maximum density specified. The CONTRACTOR shall provide the CITY copies of all soils testing reports, prepared by a GEOTECHNICAL / SOILS ENGINEER, demonstrating compliance with this MANUAL.

When the existing trench bottom has a density less than that specified under this Section of this MANUAL, the CONTRACTOR shall break up the trench bottom surface, pulverize, moisture-condition to the optimum moisture content, and compact to required depth and percentage of

maximum density.

32.9.2 Percentage of Maximum Density Requirements

Fill or undisturbed soil from the bottom of the pipe trench to one (1) foot above the pipe shall be compacted to a minimum density of ninety-five percent (95%) of the maximum dry density as determined by AASHTO T-180.

Backfill from one (1) foot above utility pipes to grade shall be compacted to a minimum density of ninety-five percent (95%) of the maximum dry density as determined by AASHTO T-180. Fill under and around structures, to the extent of the excavation, shall be compacted to a minimum density of ninety-five percent (95%) of the maximum dry density as determined by AASHTO T-180.

32.9.3 Compaction Tests

One compaction test location shall be required for each three-hundred (300) linear feet of pipe and each structure. The CITY may determine that more compaction tests are required to certify the installation depending on field conditions. The locations of compaction tests within the trench shall be in conformance with the following schedule:

1. One test at the spring line of the pipe.
2. At least one test for each twelve (12) inch layer of backfill within the pipe bedding zone for pipes twenty-four (24) inches and larger.
3. One test at an elevation of one (1) foot above the top of the pipe.
4. One test for each two (2) feet of backfill placed from one (1) foot above the top of the pipe to finished grade elevation.

Density testing is required around manholes. Tests shall be within three (3) feet of the structures outside diameter and staggered. The first test shall be one (1) foot above the structure base, with subsequent tests being made every two (2) feet to finished grade.

If, based on GEOTECHNICAL / SOILS ENGINEER testing reports and inspection, fill which has been placed with below specified density, CONTRACTOR shall provide additional compaction and testing prior to commencing further construction.

32.10 Grading

All areas within the limits of construction, including transition areas, shall be uniformly graded to produce a smooth uniform surface. Areas adjacent to structures or paved surfaces shall be graded to drain away from structures and pavement. Ponding shall be prevented. After grading, the area shall be compacted to the specified depth and percentage of maximum density.

No grading shall be done in areas where there are existing pipelines that may be uncovered or damaged until such lines have been relocated.

32.11 Maintenance

CONTRACTOR shall protect newly graded areas from traffic and erosion and keep them free of trash and debris. CONTRACTOR shall repair and reestablish grades in settled, eroded, and rutted areas.

Where completed compacted areas are disturbed by subsequent construction operations or adverse weather, CONTRACTOR shall scarify surface, reshape, and compact to required density prior to further construction.

32.12 Inspection and Quality Assurance

32.12.1 Inspection

CONTRACTOR shall examine the areas and conditions under which excavating, filling, and grading are to be performed and not proceed with the WORK until unsatisfactory conditions have been corrected.

CONTRACTOR shall examine existing grade prior to commencement of WORK and report to the CITY if elevations of existing grade vary from elevations shown on the PLANS.

32.12.2 Quality Assurance

All work shall be performed in compliance with applicable requirements of governing authorities having jurisdiction.

The CONTRACTOR, at his expense, shall engage GEOTECHNICAL / SOILS ENGINEER for quality assurance testing during earthwork operations.

Quality assurance testing shall be performed during construction to ensure compliance with these Specifications. CONTRACTOR shall allow the GEOTECHNICAL / SOILS ENGINEER to inspect and approve fill materials and fill layers before further construction is performed. The CONTRACTOR shall give copies of all test results in a report form to the

DIRECTOR to demonstrate compliance with compaction requirements stipulated in this MANUAL.

END OF SECTION

Section 33 – Directional Drilling

33.1 General

33.1.1 Scope of Work

The WORK specified in this section consists with the furnishing and installing of underground utilities using the horizontal directional drilling (HDD) method of installation, also referred to as directional boring. The WORK in this Section includes furnishing all material, equipment, transportation, tools and labor necessary to install pipe by the horizontal directional drilling method and all related WORK for a complete installation.

33.1.2 Criteria for Selection of Technology

Upon approval by the CITY, pipe installation technology described in this Section may be utilized for installation of utility infrastructure that is to be owned or operated by the CITY or that will be connected to existing CITY utility infrastructure.

33.1.3 Material Standards

The pipe material shall be PVC or HDPE pipe with ductile iron pipe outside diameters in accordance with AWWA C900, C901, C905 or C906 respectively. The dimension ratio (DR) shall be verified by the CONTRACTOR based on the pipe, joint and material pull strength required for the directional drilling.

33.1.4 Quality Assurance

The directional drilling CONTRACTOR performing the WORK shall have a minimum of four (4) years prior experience constructing water, wastewater or reclaimed water with pipe of the same or larger diameter and same or greater length. The materials shall be installed in conformance with the Directional Crossing Contractors Association’s (DCCA) published guidelines (latest edition), the pipe manufacturer’s guidelines and recommendations and the CITY specifications. All pipe and appurtenances of similar type and material shall be furnished by a single manufacturer.

The CONTRACTOR shall obtain a certificate of inspection from the pipe manufacturer which certifies that the pipe and fittings supplied have been inspected by the manufacturer and meet the requirements of the materials specification herein. The certification shall be made available to the CITY upon request. Materials that do not conform to the specifications will be rejected and shall be removed at the expense of the CONTRACTOR.

33.1.5 Submittal

CONTRACTOR shall maintain a complete set of project records. The CONTRACTOR shall maintain a daily activity log during horizontal directional drilling operations. A copy of the log shall be submitted to the DIRECTOR for record purposes on a daily basis. These documents shall include but not be limited to:

1. Start and finish time of each section of drill pipe, for pilot hole drilling and reaming.
2. For pilot hole drilling, drill bit location at least every thirty (30) feet along the drill path. The CONTRACTOR will mark the RECORD DRAWINGS on a daily basis with the drilling progress.
3. General description for each ground condition drilled.
4. Details and perceived reasons for delays greater than one (1) hour other than normal breaks and shift changes.
5. Details of any unusual conditions or events.

33.1.6 Record Drawings

The CONTRACTOR shall keep and maintain at the construction site a complete set of field drawings for recording of “as-built” conditions. Upon completion of construction, the CONTRACTOR shall be required to provide an “as-built” drawing that plots the pipe installation with reference dimensions to locations on the DRAWINGS. The CONTRACTOR shall sign the “as-built” RECORD DRAWINGS and provide them to the CITY at the end of construction.

33.1.7 Utility Protection

1. Utility lines and structures indicated on the DRAWINGS which are to remain in service, shall be protected by the CONTRACTOR from any damage as a result of his operations. Where utility lines or structures not shown on the drawings are encountered, the CONTRACTOR shall report them to the OWNER before proceeding with the work. The CONTRACTOR shall bear the cost of repair or replacement of any utility lines or structures which are broken or damaged by his/her operations.
2. All utilities in close proximity to the drill pilot bore, back ream or product pipe installation must be exposed through a “pot-hole” or other opening, in accordance with appropriate utility locate laws

and regulations, to ensure, through visual inspection, that the drill, reamer or product pipe has not caused damage to the utility and maintains adequate clearance.

3. The CONTRACTOR shall take the following steps prior to commencing drilling operations in a location which might contain underground facilities:
 - A. Contact the utility or utility location/notification service, if appropriate for the construction area.
 - B. Positively locate and stake all existing lines, cables, or other underground facilities including exposing any facilities which are located within ten (10) feet of the designed drilling path.
 - C. Modify drilling practices and down-hole assemblies to prevent damage to existing facilities.

33.2 Materials

33.2.1 High Density Polyethylene (HDPE) Pipe

Materials used for the manufacture of high-density polyethylene pipe and fittings shall comply with all requirements of ASTM D1248 and Plastic Pipe Institute (PPI) designation PE3408. Manufacturer shall be a member in good standing of the Plastic Pipe Institute. HDPE pipe and fittings shall comply or exceed AWWA Standards C901/C906, ASTM D2513, ASTM D3035 and ASTM F714. The manufacturer shall supply a letter of certification stating compliance to all the above standards prior to shipping any material to project site. The HDPE material shall have required ultraviolet inhibitors to resist degradation by direct and prolong sunlight. The design of HDPE materials shall be based on the hydrostatic design basis (HDB) of one-thousand-six-hundred (1600) psi at 73.4 degrees Fahrenheit. Pipe shall be designed and produced to ductile iron diameters and to the dimensional ratios listed on the following table:

HDPE Dimensional Ratio Table

Type of Utility	Dimensional Ratio
Wastewater	11
Reclaimed Water	11
Potable Water	11

33.2.2 HDPE Pipe of 2-inch Nominal Diameter

HDPE pipe of two (2) inch nominal diameter shall be joined by means of zero leak rate thermal butt fusion weld and/or approved flanged joints. All joints shall provide axial pull-out resistance. The pipe shall have an outside diameter dimension of Schedule 40 iron pipe. Flanged joints shall not be used underground for horizontal directional drilling applications.

33.2.3 HDPE Pipe of 4-inch and Larger Nominal Diameter

HDPE pipe four (4) inch and larger nominal diameter shall be joined by means of zero leak-rate butt (thermal heat) fusion welds and/or approved fused adapter joints. Joints shall provide axial pullout resistance. Pipe shall meet the requirements of ANSI/AWWA C906, and have an outside diameter dimension of ductile iron pipe.

Where connections are to be made to mechanical joint (MJ) fittings a fused MJ adapter shall be used.

33.2.4 Polyvinyl Chloride (PVC) Restrained Joint Pipe

PVC restrained joint pipe shall have maximum dimension ratios equal to the following table.

PVC Dimensional Ratio Table

Type of Utility	Dimensional Ratio
Wastewater	25
Reclaimed Water	18
Potable Water	18

PVC pipe shall meet the requirements of AWWA C900 and C905. The pipe shall be joined using separate couplings that have beveled edges, built-in sealing gaskets and restraining grooves or steel ring-and-pin gasketed joints. The restraining splines shall be square and made from Nylon 101. Pipe and couplings shall be Underwriters Laboratory and Factory Mutual approved. Pipe deflection shall not exceed manufactures specifications.

33.2.5 Pipe Identification

All HDPE pipe shall have been continuously marked by the manufacturer with permanent printing indicating at a minimum:

1. Nominal size (inches)

2. Dimension ratio (DR)
3. Pressure rating (psi)
4. Trade name
5. Material classification (PE 3408)
6. Plant, extruder, and operator codes
7. Resin supplier code
8. Date produced
9. HDPE pipe used for potable water mains shall bear the NSF Seal of Approval

33.2.6 Pipe Color

HDPE pipe shall be black in color with permanent colored stripes extruded into the pipe length or shall be one solid color, per the applicable service as illustrated in the following table.

Pipe Color Table

Type of Utility	Color Coding
Wastewater	Green
Reclaimed Water	Pantone Purple
Potable Water	Blue

33.3 Installation

33.3.1 Equipment

A qualified representative of the CONTRACTOR shall be in direct charge and control of the installation at all times. The representative shall be thoroughly knowledgeable of the equipment and procedures to be performed, and shall be continuously present at the project site during directional drilling operations. The equipment used in the installation shall be fluid-assisted with mechanical cutting head. Equipment shall be set up and used according to manufacturer’s recommendation.

33.3.2 Joint Fusion

The Product Pipe (HDPE pipe) shall be joined together using thermal butt fusion according to ASTM D-2657. The CONTRACTOR’S welders of plastic pipe must possess skill, knowledge, and formal training by a qualified instructor to consistently produce high quality thermal butt fusion joints as identified in ASTM D-2657. The CONTRACTOR’S welders must utilize care in the identified heating operation to prevent

damage to the plastic material from overheating or having the material not sufficiently heated to assure a sound joint.

The CONTRACTOR shall supply written certification that welders are able to produce thermal butt fusion joint according to ASTM D-2657.

All joints shall be visually inspected and compared to standards for good joints for this type of pipe.

33.3.3 Fusion Test Strap

The first fusion of the day shall be a trial fusion. The trial fusion shall be allowed to cool completely, and then fusion test straps shall be cut out. The test strap shall be twelve (12) inches or 30 times the wall thickness in length (minimum) and one (1) inch or 1.5 times the wall thickness in width (minimum). The test strap shall be bent until the ends of the strap touch. If the fusion fails at the joints, a new trial fusion shall be made, cooled completely, and tested. But fusion of pipe to be installed shall not commence until a trial fusion has passed the bent strap test.

33.3.4 Drilling System

The directional drilling machine shall consist of a hydraulically powered system to rotate, push and pull hollow drill pipe into the ground at a variable angle while delivering a pressurized fluid mixture to a guidable drill (bore) head. The machine shall be anchored to the ground to withstand the pulling, pushing and rotating pressure required to complete the crossing. The hydraulic power system shall be self-contained with sufficient pressure and volume to power drilling operations. Hydraulic system shall be free of leaks. Rig shall have a system to monitor and record maximum pullback pressure during pullback operations. The rig shall be grounded during drilling and pullback operations. There shall be a system to detect electrical current from the drilling string and an audible alarm that automatically sounds when an electrical current is detected.

33.3.5 Drilling Fluids

The Contractor must use a high quality bentonite drilling fluid or equivalent to ensure hole stabilization, cuttings transport, bit and electronics cooling and hole lubrication to reduce drag on the drill pipe and the product pipe. Oil based drilling fluids or fluids or fluids containing additives that can contaminate the soil or ground water will not be considered acceptable substitutes. Composition of the fluid must comply with all federal and local environmental regulations.

Drilling fluids must be mixed with potable water to ensure no contamination is introduced into the soil during the drilling, reaming or the pipe installation process. Disposal of drilling fluids shall be the responsibility of the CONTRACTOR and shall be conducted in compliance with all relative environmental regulations, right-of-way and workspace agreements and permit requirements.

Drilling fluid returns can be collected in the entrance pit, exit pit or spoils recovery pit. The Contractor shall immediately clean up any drilling fluid spills or overflows from these pits.

33.3.6 Pulling Force

The CONTRACTOR shall record the tensile force being used to pull the pipe section into the reamed bore-hole. The maximum allowable pulling force on the section of pipe during installation shall be in accordance with ASTM F1804 and the manufacturer's recommendations. A complete log shall be furnished to the CITY, if requested, showing the tensile force used to pull the pipe section into the bore-hole.

33.3.7 Maximum Pull Length

Pipe shall be installed in maximum five-hundred (500) linear foot pulls unless approved by the CITY. Pipe shall not be installed at less than the minimum depth of cover or clearances as shown on DRAWINGS or as specified. Elevation readings shall be recorded at every ten (10) linear feet of pipe installed and indicated on the RECORD DRAWINGS.

33.3.8 Pilot Hole

The pipe shall be pulled through and installed in a previously excavated pilot hole. The pilot hole shall have been enlarged by using a reamer tool to the required size to accommodate the pipe. The enlargement of the pilot hole to ease installation, shall not allow the possibility of cavity formation or future settlement. The pullback tension on the pipe shall be continuously monitored during pullback, to prevent exceeding the maximum tension allowed, certified, or recommended by the pipe manufacturer.

Pipe shall be pulled in one continuous length without pause, to minimize sticking; when finished, adequate pipe shall protrude a minimum of two (2) feet beyond the bore hole limits. During pullback, the drill pipe shall be connected to the pipe using a pullhead or pulling eye and a swivel. The swivel shall be used to prevent rotational torque from spinning the pipe or conduit. The enlargement reamer shall be placed between the pullhead and the drill pipe or conduit, to ensure that the hole remains open and to allow more lubricating fluid (drilling fluid) to be pumped into the hole during the pullback.

The entrance pit and a pathway for the pipe to be pulled through shall have been cleared of debris that could cut or gouge the pipe. Pipe shall be placed on sufficiently sized rollers during the pull. A sufficient number of rollers shall be used to prevent sagging of the pipe. If the pipe is withdrawn from the borehole, it shall be re-inspected on all sides for gouges prior to being pulled through again.

33.3.9 Annular Space Grouting

If an annular area remains at the ground surface between the pipe and the soil after installation of the pipe, the annular area shall be grouted with standard cement to a point where the ground cover over the borehole exceeds fifteen (15) feet. Up to eight percent (8%) gel can be mixed with the cement. All abandoned boreholes shall be grouted with standard cement from the surface opening of the borehole to a point where the ground cover over the borehole exceeds fifteen (15) feet.

33.3.10 Pipe Location

The CONTRACTOR shall install a minimum of two (2) solid strands of ten (10) gauge copper wire manufactured for the intent of direct burial, separated by forty-five degrees (45°) on the pipe to facilitate the future locating of the pipe. Wire shall be attached to pipe by a method that insures it withstands the pulling forces generated during pipe installation.

33.3.11 Water Crossings

At underwater crossings, the CONTRACTOR shall furnish and install a minimum twelve (12) inch by sixteen (16) inch weatherproof metal sign, approved by the CITY; at each end of the crossing that reads either "CAUTION---BURIED WASTEWATER FORCE MAIN", "CAUTION---BURIED WATER MAIN" or "CAUTION---BURIED RECLAIMED WATER MAIN" ----- CALL CITY OF APOPKA PUBLIC SERVICES (407) 703-1731.

33.3.12 Testing of Pipe

PVC Pipe

Perform hydrostatic testing for leakage following installation in accordance with the applicable test sections.

HDPE Pipe

Pipe shall be installed and tested as per AWWA standards.

After installation the pipe shall be tested in accordance with Section 52 and 62 of this MANUAL, with the following modifications:

1. **Test Duration:** The total test time including initial pressurization, initial expansion and time at test pressure, must not exceed eight (8) hours. If the test is not completed due to leakage, equipment failure, etc., the test section shall be depressurized and allowed to “relax” for a minimum of 8 hours before it is brought back up to test pressure. The test procedure consists of initial expansion phase and leakage test phase.
2. **Initial Expansion Phase:** During the initial expansion phase, the test section is pressured to the test pressure, and enough make-up liquid is added each hour for three (3) hours to return to test pressure.
3. **Leakage Test Phase:** The leakage test phase follows immediately and shall be either two (2) or three (3) hours in duration. At the end of the time test, the test section shall be returned to test pressure by adding a measured amount of liquid. The amount of make-up liquid added shall not exceed the following values plus allowable leakage:

Allowable Leakage Test Table

Test Duration (hours)	Pipe Diameter (inches)							
	2	4	6	8	12	16	20	24
	Allowance / 100 feet of Pipeline (gallons)							
2	0.11	0.25	0.60	1.00	2.30	3.30	5.50	8.90
3	0.19	0.40	0.90	1.50	3.40	5.50	8.00	13.30

**Applies to test period and not initial expansion phase*

33.3.13 Environmental Requirements

1. The Horizontal Directional Drilling operation will be a closed system to eliminate the discharge of water, drilling mud and/or cuttings to nearby land areas involved in the construction process. The CONTRACTOR shall provide equipment and procedures to maximize the recirculation of drilling mud and to minimize waste. The CONTRACTOR shall provide solids control and fluid cleaning equipment of a configuration and capacity that can process surface returns and produce drilling fluid suitable for reuse.
2. Waste cuttings and drilling mud shall be de-watered and dried by the CONTRACTOR to the extent necessary for disposal in off-site landfills. Water from the de-watering process shall be treated by the CONTRACTOR to meet requirements and disposed of locally. The CONTRACTOR shall sample and test the cuttings and water for disposal daily.
3. “Blow holes” or “breakouts” of drilling fluid to the surface must be cleaned up immediately and the surface area washed and returned to original condition. All drilling fluids, spoils and separated material will

be disposed of in compliance of local environmental regulations. If the amount of surface returns exceeds that which can be contained and collected using small sumps, drilling operations shall be discontinued until surface return volumes can be brought under control. Equipment and materials for cleanup and contingencies must be provided by CONTRACTOR and stored at all sites.

4. Construction-related activities involving fuels and lubricants such as vehicle refueling and equipment maintenance, including the draining and pumping of lubricants shall be conducted at sufficient distance from the water channel to eliminate contamination in case of a spill. Any fuels or lubricants spilled shall be cleaned up immediately to the satisfaction of the CITY.
5. CONTRACTOR shall provide sanitary and garbage facilities on both sides of the roadway, and wastes shall be transported off-site for disposal.
6. Immediately upon completion of WORK, all rubbish and debris shall be removed from the job site. All construction equipment and implements of service shall be removed and the entire area involved shall be left in a neat, clean, and acceptable condition.

33.3.14 Site Restoration / De-mobilization

The CONTRACTOR shall remove all equipment, material, and waste from entry and exit locations. The general WORK areas, the right-of-way and all other construction areas shall be graded to their original contours. The CONTRACTOR shall restore all areas disturbed during construction to their original or better condition.

END OF SECTION

Section 34 – Boring and Jacking

34.1 General

The installation of a casing pipe by the method of boring and jacking shall be governed by these specifications. The overall scope of WORK shall include, but not be limited to, boring and jacking pits and equipment, sheeting, steel casing pipe, skid, steel straps, coatings, location signs, miscellaneous appurtenances to complete the entire WORK as shown on the DRAWINGS, and restoration. Applicable provisions of this MANUAL shall apply concurrently with these specifications. Boring and jacking operations shall be performed within the right-of-way and/or easements shown on the DRAWINGS and will require a CITY right-of-way permit.

34.2 Pipe Material

34.2.1 Steel Casing

Steel casings shall conform to the requirements of ASTM Designation A139 (straight seam pipe only) Grade “B” with minimum yield strength of 35,000 psi. The casing pipes shall have the minimum nominal diameter and wall thickness as shown in table below.

Casing Pipe Minimal Nominal Diameter and Wall Thickness Table

Carrier Nominal Diameter (inches)	Casing Outside Diameter (inches)	Casing Wall Thickness (inches)
4	16	.250
6	18	.250
8	20	.250
10	24	.250
12	30	.312
16	30	.312
18	36	.375
20	36	.375
24	42	.500
30	48	.500
36	54	.500
42	60	.500
48	66	.625

Field and shop welds of the casing pipes shall conform to the American Welding Society (AWS) standard specifications. Field welds shall be complete penetration, single-bevel groove type joints. Welds shall be airtight and continuous over the entire circumference of the pipe and shall not increase the outside pipe diameter by more than 3/4-inch. All welds must conform with the AWS standard specifications. Field welds shall be complete penetration, single-bevel groove type joints. Welds shall be airtight and continuous over the entire circumference of the pipe and shall not increase the outside pipe diameter by more than 3/4-inch.

34.2.2 Carrier Pipe

The carrier pipe for water or reclaimed water shall be minimum pressure class 250 ductile iron pipe with restrained joints. Ductile iron pipe shall comply with the specification outlined in this MANUAL.

The carrier pipe for a force main or gravity sewer main shall be PVC C-900 DR 18 or better with restrained joints.

34.2.3 Inspection

All casing pipe to be installed may be inspected at the site of manufacture for compliance with these SPECIFICATIONS by an independent laboratory selected and paid for by the CITY. The manufacturer's cooperation shall be required in these inspections.

All casing pipe shall be subjected to a careful inspection prior to being installed. If the pipe fails to meet the specifications it shall be removed and replaced with a satisfactory replacement at no additional expense to the CITY.

34.3 Pipe Handling

Care shall be taken in loading, transporting, and unloading to prevent injury to the pipe or coatings. Pipe shall not be dropped. All pipe shall be examined before installing, and no piece shall be installed which is found to be defective. Any damage to the pipe or coatings shall be repaired to the satisfaction of the CITY.

34.4 Construction

34.4.1 Work Coordination

It shall be the CONTRACTOR'S responsibility to perform the boring and jacking work in strict conformance with the requirements of the agency in whose right-of-way or easement the work is being performed.

Any special requirements of the agency such as insurance, flagmen, etc., shall be strictly adhered to during the performance of WORK. The special requirements shall be performed by the CONTRACTOR at no additional cost to the CITY.

34.4.2 De-watering

De-watering through the casing during construction shall not be permitted. All de-watering methods shall be approved by the CITY before construction work begins.

34.4.3 Carrier Pipe Support

Carrier pipes, inside of steel casing pipe, shall be supported by casing spacers at no more than ten (10) feet between spacers. Each spacer shall be twelve (12) inches wide and manufactured of a minimum 14-gauge Type 304 stainless steel. All nuts and bolts shall be corrosion resistant and compatible with the respective steel band. Each spacer shall have a minimum of four runner supports manufactured of a high molecular weight polymer plastic. The runner supports shall be of adequate height to position the carrier pipe in the center of casing with a minimum top clearance of 1/2-inch. All casing spacers larger than thirty-six (36) inch diameter (carrier pipe) shall be factory designed, taking in consideration the weight of the carrier pipe filled with water. All calculations and drawings shall be submitted to the CITY for review.

34.4.4 HDPE Casing Spacers

Casing spacers shall fasten tightly onto the carrier pipe so that the spacers do not move during installation. Casing spacers will be spaced no more than 6-1/2 feet with double spacers on each end of the casing. The casing spacers will provide a minimum safety factor of two to one to support the service load. Spacers shall have a minimum height that clears the pipe bell. Casing spacers shall be projection type totally non-metallic spacers constructed of preformed sections of high-density polyethylene.

34.4.5 Jacking Pits

Excavation adjacent to the roads shall be performed in a manner to adequately support the roads. Bracing, shoring, sheeting, or other supports shall be installed as needed. CONTRACTOR shall install suitable reaction blocks for the jacks as required. Jacking operations shall be continuous and precautions shall be taken to avoid interruptions which might cause the casing to "freeze" in place. Upon completion of jacking operations, the reaction blocks, braces, and all other associated construction materials shall be completely removed from the site. All excavation activities shall comply with the Florida Trench Safety Act.

34.4.6 Casing End Seals

Casing end seals shall be used to completely close both openings on either side of the casing. These end seals shall be seamless pull on or wrap around with stainless steel straps for securing to the casing and carrier pipe. End seals shall be constructed of compounded synthetic rubber with a minimum thickness of 1/8-inch.

34.4.7 Miscellaneous Requirements

Correct line and grade shall be carefully maintained. Earth within the casing shall not be removed too close to the cutting edge in order to prevent the formation of voids outside the casing. If voids are formed, they shall be satisfactorily filled with grout by pumping.

The sections of steel casing shall be field welded in accordance with the applicable portions of AWWA C206 and AWS D7.0 for field welded pipe joints. CONTRACTOR shall wire brush the welded joints and paint with Inertol Quick-Drying Primer 626 by Koppers Company or approved equal. After completion of jacking, CONTRACTOR shall clean the interior of the casing of all excess material.

END OF SECTION

Section 35 – Pressure Pipe Restraint

35.1 General

Pressure pipe fittings and other items requiring restraint shall use restraining assemblies as specified in this Section.

PVC pipe and ductile iron pipe four (4) inches and larger, shall be restrained to prevent movement of lines under pressure at bends, tees, caps, valves, hydrants, etc., using mechanically restrained joints as specified in this manual.

Use of thrust blocks for pressure pipe and fittings shall not be allowed.

35.2 Restrained Joint Construction

Restrained joint piping shall be constructed using pipe and fittings with restrained "Locked-Type" joints compatible with the pipe. The joints shall be capable of holding against a minimum pressure of fifty percent (50%) above the normal working pressure. Mechanical joint ductile iron pipe retainer glands shall be permitted upon specific written consent by the DIRECTOR. Any restrained joints that allow for elongation upon pressurization will not be allowed in those locations where the pipe comes out of the ground.

Restrained pipe joints that achieve restraint by incorporating cut out sections in the wall of the pipe shall have a minimum wall thickness at the point of cut out that corresponds with the minimum specified wall thickness for the rest of the pipe.

The minimum number of restrained joints required for resisting forces at fittings and changes in direction of pipe shall be determined from the length of restrained pipe on each side of fittings and changes in direction necessary to develop adequate resisting friction with the soil.

The required lengths of restrained joint ductile iron pipe shall be determined by the ENGINEER and shown in a tabular form as depicted on the "Restrained Pipe Table" in the STANDARD DETAILS. All calculation shall be based on the method outlined in the publication entitled "Ductile Iron Pipe and Fittings" (AWWA M41), latest edition, published by American Water Works Association.

35.3 Mechanical Restraining Devices

35.3.1 General

CITY approved mechanical restraining devices, which are compatible with the ductile iron pipe in use, may be substituted for the restrained "Locked-Type" joints. The number of joints to be restrained shall be based on the "Restrained Pipe Table" in the STANDARD DETAILS.

35.3.2 Joint Restraint Device

Mechanical joint restraint shall be incorporated in the design of the follower gland and shall include a restraining mechanism which, when actuated, imparts multiple wedging action against the pipe, increasing its resistance as the pressure increases. Flexibility of the joint shall be maintained after burial. Glands shall be manufactured of ductile iron conforming to ASTM A 536.

Restraining devices shall be of ductile iron heat treated to a minimum hardness of 370 BHN. Dimensions of the gland shall be such that it can be used with the standardized mechanical joint bell and tee-head bolts conforming to ANSI A21.11 and ANSI/AWWA C153/A21.53. Twist-off nuts shall be used to insure proper actuating of the restraining devices.

The mechanical joint restraint device shall have a working pressure of at least two-hundred-fifty (250) psi with a minimum safety factor of 2:1.

END OF SECTION

Section 36 – Pressure Pipe Connection

36.1 General

Installations of pressure connections four (4) inches and larger shall be made in accordance with this Section.

36.2 Tapping Sleeves

36.2.1 General

Tapping sleeves shall be epoxy coated ductile iron mechanical joint sleeves or fabricated stainless steel sleeves as specified below. All pressure connections to asbestos cement pipe and all "size-on-size" taps shall utilize mechanical joint sleeves.

36.2.2 Mechanical Joint Sleeves

Sleeves shall be epoxy coated ductile iron and have an outlet flange with the dimensions of the class 125 flanges shown in ANSI B16.1 properly recessed for tapping valve. Glands shall be ductile iron. Gaskets shall be vulcanized natural or synthetic rubber. Bolts and nuts shall comply with ANSI/AWWA C111/A21.11. Sleeves shall be capable of withstanding a working pressure of two-hundred (200) psi for 4 x 4 through 12 x 12 inch; and one-hundred-fifty (150) psi for 14 x 14 through 24 x 24 inch.

36.2.3 Stainless Steel Tapping Sleeves

Sleeves shall be fabricated of 18-8 Type 304 stainless steel. Outlet flange shall be ASTM A240 18-8 Type 304 stainless steel, be properly recessed for the tapping valve, and have a drop in bolt design. Bolts and nuts shall be high strength low alloy steel to AWWA C111 (ANSI A21.11). Gasket shall be vulcanized natural or synthetic rubber compounded for use in water and wastewater systems.

36.2.4 Tapping Valves

Tapping valves shall meet the requirements of this MANUAL and shall be flanged with mechanical joint ends. Valves shall be compatible with tapping sleeves as specified above and specifically designed for pressure connection operations.

36.3 Notification and Connection to Existing Mains

All connections to existing mains shall be made by the CONTRACTOR only after the connection procedure and his work scheduling has been reviewed and

approved by the CITY. The CONTRACTOR shall submit a written request to the CITY a minimum of five (5) working days prior to scheduling of the connection, unless otherwise agreed upon at a CITY attended pre-construction conference. The request shall outline the following:

1. Points of Connection, fittings to be used, and method of flushing and disinfection if applicable.
2. Estimated construction time needed to make the connections.

The CITY shall review the submittal within three (3) working days after receiving it and inform the CONTRACTOR regarding approval or denial of the request. If the request is rejected by the CITY, the CONTRACTOR shall resubmit the request modifying it in a manner acceptable to the CITY.

All connections shall only be made on the agreed upon date and time. If the CONTRACTOR does not initiate and complete the connection work in the agreed upon manner, he shall be required to reschedule the connection by following the procedure outlined above.

The CONTRACTOR shall not operate any valves in the CITY systems.

36.4 Installation

36.4.1 Excavation, Backfill Compaction and Grading

The applicable provisions of this MANUAL shall apply.

36.4.2 Construction Details

Sufficient length of main shall be exposed to allow for installation of the tapping sleeve and valve and the operation of the tapping machinery. The main shall be supported on concrete pedestals or bedding rock at sufficient intervals to properly carry its own weight, plus the weight of the tapping sleeve valve and machinery. Any damage to the main due to improper or insufficient supports shall be repaired at the CONTRACTOR'S expense.

The inside of the tapping sleeve and valve, the outside of the main, and the tapping machine shall be cleaned and swabbed or sprayed with ten percent (10%) liquid chlorine prior to beginning installation for water system pressure connections. After the tapping sleeve has been mounted on the main, the tapping valve shall be bolted to the outlet flange making a pressure tight connection. Prior to beginning the tapping operation, the sleeve and valve shall be pressure tested at one-hundred-fifty (150) psi to ensure that no leakage will occur.

For pressure connections through diameters twelve (12) inches or less, the minimum diameter cut shall be 1/2 inch less than the nominal diameter of the pipe to be attached. For fourteen (14) inch through twenty (20) inch installations, the minimum diameter shall be 1-1/2 inch or less; for larger taps the allowable minimum diameter shall be two (2) inches to three (3) inches less than the nominal diameter of the pipe being attached. After the tapping procedure is complete the CONTRACTOR shall submit the coupon to the CITY.

For pressure connections to wastewater force mains, the tapping valve shall be placed horizontally. After the tapping procedure is complete a plug valve shall be attached to the tapping valve. The tapping valve shall be left in the open position prior to backfilling.

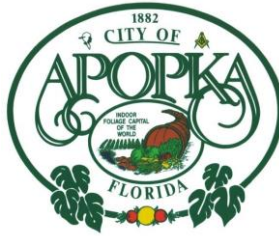
Adequate restrained joint fittings shall be provided to prevent movement of the installation when test pressure is applied. The excavation shall be maintained free of water at all times.

36.4.3 Temporary Jumper Connection

A temporary jumper connection shall be provided by the CONTRACTOR as required by the Florida Department of Environmental Protection (FDEP) when connecting a new main to an existing potable water main. See STANDARD DETAILS.

END OF SECTION

City of Apopka
Utilities
Design and Construction Standards Manual



Chapter 4
Sanitary Sewer System

Section 40	Gravity
Section 41	Pipe Laying
Section 42	Manholes
Section 43	Sanitary Sewer Laterals
Section 44	Testing and Inspection
Section 45	Forcemains
Section 46	Wastewater Pump Stations
Section 47	Wastewater Pumps and Motors
Section 48	Pump Station Electrical Power and Control System

Section 40 - Gravity

40.1 General

Pipe used in the construction of sanitary sewer, gravity mains and laterals, shall be polyvinyl chloride (PVC) and green in color.

Where reference is made to an ASTM, ANSI, or AASHTO designation, it shall be the latest revision.

The CONTRACTOR shall be responsible for all materials furnished and storage of same, until the date of substantial completion. He shall replace at his expense all materials found to be defective or damaged in handling or storage. The CONTRACTOR shall, if requested by the CITY, furnish certificates, affidavits of compliance, test reports, or samples for check analysis for any of the materials specified herein. Sewer mains shall be cleaned, inspected, and tested in accordance with Section 44, of this MANUAL. All pipe delivered to project site for installation is subject to random testing for compliance with the designated SPECIFICATIONS.

40.2 Pipe Materials

40.2.1 PVC Pipe

PVC gravity sewer pipe (4 inch - 15 inch), ASTM D3034, SDR 35 - Uniform minimum "pipe stiffness" at five percent (5%) deflection shall be forty-six (46) psi. The joints shall be integral bell elastomeric gasket joints manufactured in accordance with ASTM D3212 and ASTM F477. Applicable UNI-Bell Plastic Pipe Association standard is UNI-B-4.

PVC gravity sewer pipe (18 inch - 24 inch), ASTM F679, SDR 35 - Uniform Minimum "pipe stiffness" at five percent (5%) deflection shall be forty-six (46) psi. The joints shall be integral bell elastomeric gasket joints manufactured in accordance with ASTM D3212 and ASTM F477. Applicable UNI-Bell Plastic Pipe Association standard is UNI-B-7.

All PVC pipe shall bear the NSF-DW seal and be green in overall color. The minimum standard length of pipe shall be thirteen (13) feet.

40.2.2 Ductile Iron Pipe

Ductile iron pipe is prohibited for sanitary sewer use unless prior written approval from the CITY is provided.

Ductile iron pipe shall conform to ANSI/AWWA A21.51/C151, class thickness designed per ANSI/AWWA A21.50/C150, with mechanical or push on joints. An interior protective lining of polyethylene shall be provided with a minimum thickness of 30 mils. Ductile iron gravity

sewers, where required by the CITY based on geotechnical investigations, shall be wrapped with polyethylene film, AWWA C105. See Appendix 'C'. The minimum standard length of pipe shall be eighteen (18) feet.

40.2.3 Pipe Markings

All pipe shall have a homing mark on the spigot provided by the manufacturer. On field cut pipe, the CONTRACTOR shall provide a homing mark on the spigot in accordance with manufacturer recommendations.

40.3 **Joint Materials**

40.3.1 PVC

PVC sewer pipe joints shall be flexible elastomeric seals per ASTM D 3212.

40.3.2 Ductile Iron Pipe

Ductile iron pipe and fitting joints shall be "push-on" or mechanical joints conforming to ANSI A21.11.

40.3.3 Joints for Dissimilar Pipe

Joints between pipes of different materials shall be made with a flexible mechanical compression coupling with No. 304 stainless steel bands. See approved manufacturer's list in Appendix "C".

40.4 **Fittings**

Unless otherwise specified, wye branches shall be provided in the gravity sewer main for service lateral connections. All material shall be six (6) inches in diameter, unless otherwise approved by the CITY. All fittings shall be of the same material as the pipe.

Plugs for stub outs shall be of the same material as the pipe, and gasketed with the same gasket material as the pipe joint, or be of material approved by the CITY. The plug shall be secured to withstand test pressures specified in Section 44 of this MANUAL.

40.5 **Inspection and Testing**

40.5.1 Pipe Identification

Each length of pipe shall bear the name or trademark of the

manufacturer, the location of the manufacturing plant and the class or strength classification of the pipe. The markings shall be plainly visible on the pipe barrel. Pipe, which is not clearly marked, is subject to rejection. The CONTRACTOR shall remove all rejected pipe from the project site within five (5) NORMAL WORKING DAYS.

40.5.2 Material Testing Requirements

1. If requested by the CITY, a sample of pipe to be tested shall be selected at random by the CITY or the testing laboratory hired by the CITY.
2. When the samples tested conform to applicable standards, all pipe represented by such samples shall be considered acceptable based on the test parameters measured. Copies of test reports shall be available before the pipe is installed on the project.
3. In the event that any of the test samples fail to meet the applicable standards, all pipe represented by such tests shall be subjected to rejection. The CONTRACTOR may furnish two additional test samples from the same shipment or delivery, for each sample that failed and the pipe will be considered acceptable if all of these additional samples meet the requirements of the applicable standards. All such retesting shall be at the CONTRACTOR'S expense.
4. Pipe that has been rejected by the CITY shall be removed from the site of the work by the CONTRACTOR and replaced with pipe that meets these specifications.

END OF SECTION

Section 41 – Pipe Laying

41.1 Survey Line and Grade

The CONTRACTOR shall set Temporary Bench Marks (TBM'S) at a maximum five-hundred (500) foot interval. The CONTRACTOR shall constantly check line and grade of the pipe by laser beam method. In the event line and grade do not meet specified limits described hereinafter, the WORK shall be immediately stopped, the CITY notified, and the cause remedied before proceeding with the WORK.

41.2 Pipe Preparation and Handling

All pipe and fittings shall be inspected by the CONTRACTOR prior to lowering into trench to insure no cracked, broken, or otherwise defective materials are being used. The CONTRACTOR shall clean ends of pipe thoroughly and remove foreign matter and dirt from inside of pipe and keep clean during and after laying.

Proper implements, tools, and facilities shall be used for the safe and proper protection of the WORK. Pipe shall be lowered into the trench in such a manner as to avoid any physical damage to the pipe. Pipe shall not be dropped or dumped into trenches under any circumstances.

41.3 Sewer Pipe Laying

Laying of sewer pipe shall be accomplished to line and grade in the trench only after it has been de-watered and the trench has been prepared in accordance with specifications outlined in this MANUAL. Refer to this Section of this MANUAL for additional bedding requirements. Mud, silt, gravel, and other foreign material shall be kept out of the pipe and off the jointing surface. All pipe laid shall be retained in position so as to maintain alignment and joint closure until sufficient backfill has been completed to adequately hold the pipe in place. All pipe shall be laid to conform to the line and grade shown on the PLANS.

Variance from established line and grade, at any point along the length of the pipe, shall not be greater than one thirty-second ($1/32$) of an inch per inch of pipe diameter and not to exceed one-half ($1/2$) inch, provided that any such variation does not result in a level or reverse sloping invert.

The sewer pipe, unless otherwise approved by the CITY, shall be laid up grade from point of connection on the existing sewer or from a designated starting point. The sewer pipe shall be installed with the bell end forward or upgrade. When pipe laying is not in progress the open end of the pipe shall be kept tightly closed with an approved temporary plug.

All PVC pipe shall be installed in accordance with the pipe manufacturer's written recommendations as approved by the CITY. Laying of ductile iron pipe shall conform to the specifications outlined in Section 51 of this MANUAL.

41.4 Trench Preparation and Pipe Bedding

41.4.1 Trench Excavation, De-watering, Bedding Material, Backfill, Compaction, Fill and Grading

Applicable provisions of Section 32, of this MANUAL shall apply. Also refer to STANDARD DETAILS.

41.4.2 Placement of Pipe Bedding Material

CONTRACTOR shall hand-grade bedding to proper grade ahead of pipe laying operation. Bedding shall provide a firm, unyielding support along the entire pipe length.

If without direction from the CITY, the trench has been excavated below the required depth for pipe bedding material placement, CONTRACTOR shall fill the excess depth with pipe bedding material to the proper grade.

CONTRACTOR shall excavate bell holes at each joint to permit proper assembly and inspection of the entire joint. No pipe shall bear upon the bell.

41.4.3 Depth of Bedding Material

CONTRACTOR shall provide pipe bedding material in accordance with the STANDARD DETAILS.

41.5 Gravity Sewer Pipe and Water Main Separation

Gravity sewers that are laid in the vicinity of pipe lines designated to carry potable water shall meet the conditions set forth in Section 51 of this MANUAL.

41.6 Plugs and Connections

Plugs for pipe branches, stubs, or other open ends which are not to be immediately connected shall be made of an approved material and shall be secured in place with a joint comparable to the main line joint.

41.7 Pipe Jointing

All pipe shall be installed to the homing mark on the spigot. The CITY shall be given an opportunity to check all joints in this manner before backfilling.

The Contractor shall give the City a minimum twenty-four (24) hours notification as to when pipe laying activity will take place.

Type of joint to be used will conform to the requirements of Section 40, of this MANUAL. All pipe and jointing for gravity sewers shall be subject to the tests specified in Section 44, of this MANUAL.

41.8 Location and Identification

All lettering shall appear legibly on the pipe and run the entire length and the color, "green", shall be correct for the intended use.

END OF SECTION

Section 42 - Manholes

42.1 General

Manholes shall be leak-tight and constructed of concrete equipped with a liner material manufactured of either fiberglass reinforced polyester (FRP), high density polyethylene (HDPE) or polyvinyl chloride resin (PVC) when intersected by a force main or warranted by conditions. Manholes constructed entirely of FRP are also acceptable.

42.2 Pre-Cast Concrete Sections

42.2.1 General

Pre-cast manholes shall conform to specifications for pre-cast reinforced concrete manhole sections, ASTM C478. FRP manholes shall conform to ASTM D3753. All manholes shall carry an AASHTO H-20 load rating.

42.2.2 Miscellaneous Requirements

The minimum wall thickness shall be five (5) inches. Pre-cast manholes shall be constructed with a pre-cast monolithic base structure as shown on the STANDARD DETAILS. The minimum base thickness shall be eight (8) inches.

Concrete for manholes shall be Type II, 4000 psi at twenty-eight (28) days. Barrel, top, and base sections shall have tongue and groove joints. All jointing material shall be cold adhesive preformed plastic gaskets, conforming to FDOT Article 942-2. See Appendix "C" of this MANUAL.

The date of manufacture and the name or trademark of the manufacturer shall be clearly marked on each pre-cast section.

Sections shall be cured by an approved method for at least twenty-eight (28) days prior to applying protective coating and shall not be shipped until at least two (2) days after having been coated.

Pre-cast concrete top slabs shall be used where cover over the top of the pipe is less than four (4) feet. Lift rings or non-penetrating lift holes shall be provided for handling pre-cast manhole sections. Non-penetrating lift holes shall be filled with non-shrink grout after installation of the manhole sections.

Concrete surfaces shall have form oil, curing compounds, dust, dirt, and other interfering materials removed by brush or sand blasting and shall be fully cured prior to the application of any coatings.

Manhole pipe connections shall be KOR-N-SEAL boots, A-LOK. Manhole pipe connections shall meet ASTM C923.

42.2.3 Inspection

The quality of all materials, the process of manufacture, and the finished sections shall be subject to inspection and approval by the CITY. Such inspection may be made at the place of manufacture or at the site after delivery, or at both places, and the sections shall be subject to rejection at any time on account of failure to meet any of the specification requirements, even though sample sections may have been accepted as satisfactory at the place of manufacture. Sections rejected after delivery to the job shall be marked for identification and shall be removed from the job at once. All sections which have been damaged after delivery will be rejected and, if already installed, removed and replaced, entirely at the CONTRACTOR'S expense.

At the time of inspection, the sections will be carefully examined for compliance with the specified ASTM designation and with the approved manufacturer's drawings. All sections shall be inspected for general appearance, dimension, "scratch-strength", blisters, cracks, roughness, soundness, etc. The surface shall be dense and close-textured.

42.3 **Pre-Cast Fiberglass Reinforced Sections**

42.3.1 General

Pre-cast fiberglass reinforced manholes shall be a one piece unit consisting of a bottom with anti-flotation collar, barrel section, corbel or reducer section with a fiberglass neck that extends to the ring and cover.

The fiberglass manhole shall include all pipe connections and conform to specifications for Pre-cast Fiberglass Reinforced Manhole Sections, ASTM D-3753, or approved equal.

42.3.2 Miscellaneous Requirements

The wall thickness shall be dependent on the depth of the manhole; the minimum shall not be less than three-eighths (3/8) inch. Pre-cast fiberglass reinforced manholes shall be constructed with a commercial grade unsaturated polyester resin or other suitable polyester or vinyl ester resin.

The reinforcing materials shall be a commercial grade "E" type glass in the form of a continuous roving and chop roving, having a coupling agent that will provide a suitable bond between the glass reinforcement and the resin.

For a UV inhibitor the resin on the exterior surface shall be coated at the factory with a gray pigment. This coating shall be added with a minimum thickness of one-eighth (1/8) inch.

The manufacturer's name, factory location, serial number and product length shall be clearly marked on the inside and outside of each pre-cast fiberglass section.

Manhole pipe connections shall be KOR-N-SEAL boots, A-LOK or approved equal. The pipe connections shall be factory installed using a PVC or fiberglass pipe stub-out as a sealing surface. Manhole pipe connections shall meet ASTM C923.

42.4 Polyvinyl Chloride (PVC) Manhole Liner

42.4.1 General

PVC liner shall be vacuum formed semi-rigid liner for use in wastewater. The liner plate and assembly shall be uninterrupted and free of defects, voids or pinholes in the vertical joints and walls of the structures.

42.4.2 Miscellaneous Requirements

1. The liner panels shall have a minimum wall thickness of one-sixteenth (1/16) inch. A combination of standing ribs and mechanical dovetails shall be used to secure the liner panels to the wall of the structure and shall be spaced a maximum of six (6) inches apart.
2. Liner with locking extensions shall be able to withstand a test pull of one-hundred (100) pounds per linear inch applied perpendicular to the concrete surface for a period of sixty (60) seconds.
3. Liner panels shall be formed to the correct radius to assure a true diameter match between joined pre-cast sections when assembled.
4. Liner panels shall be formed with a continuous PVC return into the joint for a minimum of half (1/2) inch.
5. Panel sections shall be custom formed to a specific height not to exceed eight (8) feet \pm three-quarters (3/4) inch in overall length.
6. Field installation of all lined pre-cast sections shall be done in accordance with the manufacturer's recommendations.

7. Pipe penetrations through the lined wall shall be protected by applying one-eighth (1/8) inch of cement corrosion resistant material to the unlined exposed areas within the openings and shall overlap the liner with a minimum of one-and-a-half (1-1/2) inches.
8. Corrosion protection between the lined concrete and the ring and cover shall be accomplished through the use of either a telescoping PVC connector or a one piece liner cover manufactured with a semi rigid PVC.

42.5 High Density Polyethylene (HDPE) Manhole Liner

42.5.1 General

HDPE liner shall be manufactured of high density polyethylene with a minimum thickness of two (2) mm.

42.5.2 Miscellaneous Requirements

1. All HDPE liner sheets shall be extruded with anchoring studs manufactured during the extension process in one piece with the sheet so there is no welding or mechanical finishing work to attach the stud to the sheet. The liner shall have a minimum pull out of one-hundred-twelve-and-a-half (112-1/2) lbs. /anchoring stud. Minimum distance between studs shall be less than two-and-quarter (2-1/4) inches. Stud height shall be no less than nine-sixteenths (9/16) inch.
2. Flat liner sheet, non-anchored, used for overlapping joints, shall have a minimum thickness of three (3) mm. All joints shall be sealed by means of thermal welding.
3. HDPE grade rings shall be used for HDPE lined manholes. Butyl sealant shall be used between each ring. The first grade ring shall be welded to the liner.
4. All welding shall be performed in accordance with the manufacturer's procedures. Welders shall be certified by the manufacturer.

The following welding techniques are acceptable:

- A. Extrusion Welding: Used to seal all seams inside structure.
- B. Butt Welding: Used to fuse flat sheets together to form a one piece table.
- C. Hot Air Welding: Used as a tack weld or only in triple pass method where extrusion welding is not possible.

42.6 Castings

Gray iron castings for manhole frames, covers, adjustment rings, and other items shall conform to the ASTM Designation A 48, Class 30. Castings shall be true to pattern in form and dimensions and free of pouring faults and other defects which would impair their strength or otherwise make them unfit for the service intended. The seating surfaces between frames and covers shall be machined to fit true. No plugging or filling will be allowed.

Lifting or "pick" holes shall be provided, but shall not penetrate the cover. Casting patterns shall conform to those shown or indicated on the STANDARD DETAILS. All manhole frames and covers shall be traffic bearing to meet AASHTO H-20 loadings. Frames shall be suitable for the future addition of a cast iron ring for upward adjustment of top elevation. In certain locations, such as in flood prone areas, bolt down covers and gasketed covers shall be located as shown on the DRAWINGS.

42.7 Construction

42.7.1 Bedding

Base sections shall be placed on bedding rock conforming to the requirements in Section 32. The bedding rock shall be firmly tamped, made smooth and level to assure uniform contact and support of the pre-cast element. Refer to Section 32, of this MANUAL, for density requirements. Refer to the STANDARD DETAILS for additional bedding details.

42.7.2 Cast-In-Place Bases

Cast in place bases shall be utilized only when specifically approved by the CITY. Unless otherwise specified, cast-in-place bases shall be at least eight (8) inches in thickness and shall extend at least six (6) inches radially outside of the outside dimension of the manholes section. Reinforcement and connection to the riser sections shall be designed by the DEVELOPER'S ENGINEER and submitted to the CITY for approval.

42.7.3 Pre-cast Manholes

A pre-cast base section shall be carefully placed on the prepared bedding so as to be fully and uniformly supported in true alignment and to insure that all entering pipes can be inserted on proper grade.

Pre-cast manhole sections shall be handled by lift rings or non-penetrating lift holes. Such holes shall be filled with non-shrink grout after installation of the manhole. The first pre-cast section shall be placed and carefully adjusted to true grade and alignment.

All inlet pipes shall be properly installed so as to form an integral watertight unit. The sections shall be uniformly supported by the base structure and shall not bear directly on any of the pipes. Pre-cast sections shall be placed and aligned to provide vertical alignment with a quarter (1/4) inch maximum tolerance per five (5) feet of depth. The completed manhole shall be rigid, true to dimensions, and watertight.

42.7.4 Excavation and Backfilling

Requirements of Section 32, of this MANUAL shall apply.

42.7.5 Placing Castings

Casting shall be fully bedded in mortar with adjustment brick courses placed between the frame and manhole. Brick courses shall be a minimum of two (2) and a maximum of four (4). Mortar shall conform to ASTM C-270, Type M. Bricks shall be made of clay and conform to ASTM C-216, grade SW, and sized 3 1/2 inches (w) x 8 inches (l) x 2 1/4 inches (h).

Top of manhole castings located in pavement, shouldered areas, and sidewalks shall be set flush with grade. Top of manhole castings located outside these areas shall be placed two (2) inches above grade prior to sodding.

42.7.6 Channels

Manhole flow channels shall be as shown in the STANDARD DETAILS, with smooth and carefully shaped bottoms, built up sides, and benching constructed using cement mortar and brick with no voids. Channels shall conform to the dimension of the adjacent pipe and provide changes in size, grade, and alignment evenly. Cement shall be Portland Cement Type II only.

42.7.7 Pipe Connections

Special care shall be taken to assure that the openings through which pipes enter the structure are provided with watertight connections. For ductile iron and PVC pipe, connections shall conform to ASTM C 923, "Standard Specifications for Resilient Connectors Between Reinforced Concrete Manhole Structures and Pipes."

42.7.8 Drop Manhole Connections

Drop manhole connections shall conform in all respects to details shown on the STANDARD DETAILS or DRAWINGS. Internal drop manhole connections shall not be permitted, except in extreme cases and only with the specific written approval of the DIRECTOR.

42.7.9 Doghouse Manholes

Doghouse type manholes shall be manufactured in accordance with Section 42, of this MANUAL. Voids between the existing pipe and the structure shall be completely sealed by non-shrink cement grout.

42.8 **Cleaning**

All newly constructed manholes shall be cleaned of any accumulation of silt, debris, or foreign matter of any kind, and shall be free from such accumulations at the time of final inspection.

42.9 **Inspection**

No visible leakage in the manhole or at pipe connections will be permitted. All manholes shall be inspected by the CITY prior to acceptance. All manholes failing to meet the specification set forth in Section 42 of this MANUAL above shall be reconstructed or replaced by the CONTRACTOR to comply with these specifications. Pressure grouting of manholes for repair shall not be accepted.

END OF SECTION

Section 43 – Sanitary Sewer Laterals

43.1 General

The sanitary sewer lateral is a branch gravity sewer constructed from the main gravity sewer to the right-of-way line or to a point established by the CITY. The building service runs from the right-of-way clean-out to the building.

The general requirements for construction of gravity sewers in Section 40 and 41, of this MANUAL shall apply to laterals unless they are inconsistent with the provisions of this Section. Laterals shall be less than fifty (50) feet in length and connect to the system along pipe sections, not at manholes, unless otherwise specifically approved by the CITY.

Laterals and fittings shall be a minimum of six (6) inches for all installations. Services and fittings shall be a minimum of four (4) inches in diameter for residential and six (6) inches in diameter for non-residential installations.

43.2 Materials

Pipe, fittings, and joints shall be PVC pipe and shall conform to the requirement for gravity sewer construction in Section 40, of this MANUAL.

Laterals shall be connected to the wye, provided in the gravity sewer where such is available, utilizing approved fittings or adapters.

On existing mains where no wye is provided or available, connection shall be made by a suitable saddle, or a cast-in-place manhole as referenced in Section 20, of this MANUAL.

43.3 Construction

43.3.1 General

Service and lateral connections shall conform to these specifications and STANDARD DETAILS. All necessary approvals for service and lateral construction shall be obtained prior to beginning the work.

43.3.2 Excavation and Backfill

Excavation and backfilling for services and laterals shall conform to the requirements of Section 32 and 41 of this MANUAL, except that no backfill in excess of that required to hold the pipe in true alignment shall be placed prior to inspection.

43.3.3 Pipe Laying and Jointing

Pipe laying and jointing, except as hereinafter provided, shall in general conform to the requirements of Section 41, of this MANUAL. During the pipe laying and jointing, the services and laterals shall be kept free of any water, dirt, or objectionable matter.

43.3.4 Line and Grade

Laterals shall be laid with a minimum grade of one (1) foot per one-hundred (100) feet. The CONTRACTOR shall establish such alignment and grade control as is necessary to properly install the lateral. Pipe shall be laid in a straight line at a uniform grade between fittings.

43.4 **Termination of Service Laterals**

Laterals shall terminate just outside the right-of-way line at a maximum depth of five (5) feet below finish grade. Watertight factory made plug(s) shall be installed at the end of each lateral and service branch.

Clean-outs on the building service branch shall be installed at the time of building construction by the individual site's CONTRACTOR in accordance with the STANDARD DETAILS.

43.5 **Inspection**

Laterals shall meet the inspection requirements specified in Section 40, of this MANUAL.

43.6 **Restoration, Finishing and Clean-up**

The CONTRACTOR shall restore all paved surfaces, curbing, sidewalks, or other surfaces to their original condition in such manner as to meet the requirements established in this MANUAL. All surplus material and temporary structures, as well as all excess excavation shall be removed. The entire site shall be left in a neat and clean condition.

43.7 **Location**

The exact location of the termination point of each installed service shall be marked by etching or cutting an "S" in the concrete curb and painting that location green. Where no curb exists, locations shall be adequately marked by a method approved by the CITY.

END OF SECTION

Section 44 – Testing and Inspection

44.1 General

Gravity sewer systems shall be tested for alignment, deflection, and integrity prior to acceptance by the CITY. All testing, procedures, and video inspections shall be performed by the CONTRACTOR in the presence of CITY inspection personnel and certified by the DEVELOPER'S ENGINEER. The CONTRACTOR shall be responsible for furnishing all necessary labor and equipment for all such testing and inspections.

44.2 Testing

44.2.1 Type of Test

Gravity sewer systems shall be required to pass one of the following leakage tests and a lamping procedure before acceptance by the CITY.

1. Low-Pressure Air Leakage Test

Testing shall be conducted in accordance with the procedure for "Recommended Practice For Low Pressure Air Testing of Installed Sewer Pipe" as established by the Uni-Bell PVC Pipe Association. Passing this test shall be presumed to establish leakage test limits of fifty (50) gallons per day, per inch, of diameter, per mile of sewer.

2. Infiltration and Exfiltration Leakage Test

Flows shall not exceed one-hundred-fifty (150) gallons per day, per inch, of nominal pipe diameter per mile, as measured between adjacent manholes over a two (2) hour testing period.

When the lamping procedure is performed, each test section of pipe with a full circle showing shall be considered to be acceptable to the CITY.

44.2.2 Selection of Test Sections

Each test section shall not exceed four-hundred (400) feet in length and be conducted between adjacent manholes.

44.2.3 Preparation and Coordination of Testing

The CONTRACTOR shall flush all sewers with water sufficient in volume to obtain free flow through each line. Flushing water and debris shall not enter any pump station wet well. Water will be pumped from the sewer system during flushing to an acceptable discharge location. A visual inspection shall be made and all obstructions removed.

The CONTRACTOR shall notify the CITY forty-eight (48) hours prior to performing any leakage testing.

The results of all leakage tests shall be neat, legible, and certified by the DEVELOPER'S ENGINEER when presented to the CITY. The results shall be formatted and adequately labeled so that they are easily understandable.

44.3 Video Inspection

An internal video inspection for all gravity sewers shall be performed by the CONTRACTOR to check for alignment and deflection. Video inspection shall be used to check for cracked, broken, or otherwise defective pipe.

The CONTRACTOR shall provide the CITY with a copy of the video inspection for staff review in a format acceptable to the CITY. The CITY shall respond back to the CONTRACTOR within five (5) working days after the receipt of acceptable tapes.

Prior to video inspection, the CONTRACTOR shall flush all sewers with water sufficient in volume to obtain free flow through each line. Flushing water and debris shall not enter any pump station wet well. Water will be pumped from the sewer system during flushing to an acceptable discharge location. A visual inspection shall be made and all obstructions removed.

If elected by the CONTRACTOR or when required by the CITY, the video inspection shall be conducted within thirty (30) days after substantial completion of the gravity sewer system, provided the road base is in place and the manhole rings and covers are to grade.

The requirement of the road base being in place shall be waived if the top of the sewer is twelve (12) feet below the finished grade. In such cases, the video inspection shall be performed once the trench has been compacted up to the road base.

A final inspection of the gravity sewer system shall be conducted by the CITY prior to the end of the one (1) year warranty period.

If any inspection reveals cracked, broken, defective, or misaligned pipe resulting in vertical sags in excess of one-and-a-half (1-1/2) inches and in the case of PVC pipe a ring deflection in excess of five (5) percent, the CONTRACTOR shall be required to repair or replace the pipeline. The CITY reserves the right to pass a mandrel through the PVC pipe to confirm ring deflection. The cost associated with passing a mandrel through the PVC pipe shall be the responsibility of the CONTRACTOR.

Successful passage of the lamping procedure and leakage tests, or the video inspection if used as a substitute, is required before the system can be accepted by the CITY.

Prior to repair or replacement of any failed sewer pipe, the method of repair or replacement shall be submitted to the CITY for approval. Pressure grouting of pipe or manholes shall not be considered as an acceptable method of repair.

END OF SECTION

Section 45 – Force mains

45.1 General

These specifications cover the pipe, fittings, and accessory items used for wastewater force main systems.

Pipe used in wastewater force main systems shall be either Polyvinyl Chloride (PVC) or High Density Polyethylene (HDPE).

The CONTRACTOR shall be responsible for all materials furnished and storage of same, until the date of project completion. He shall replace at his expense all materials found to be defective or damaged in handling or storage. The CONTRACTOR shall, if requested by the CITY, furnish certificates, affidavits of compliance, test reports, or samples for check analysis for any of the materials specified herein. All pipe delivered to the project site for installation is subject to random testing for compliance with the designated specifications.

45.2 Inspection and Testing

Requirements specified in Section 40, of this MANUAL shall apply.

45.3 Polyvinyl Chloride (PVC) Pipe and Fittings

45.3.1 PVC Pipe

PVC pipe of nominal diameter four (4) inches through twelve (12) inches shall be manufactured in accordance with AWWA Standard C900. Pipe of nominal diameter fourteen (14) inches and larger shall be manufactured in accordance with AWWA Standard C905. The PVC pipe shall have a minimum working pressure rating of one-hundred (100) psi or higher and a dimension ratio (DR) of eighteen (18), or twenty-five (25) as based on the system's design requirements. The pipe shall be green in color.

45.3.2 Joints

PVC pipe shall have integral bell push on type joints conforming to ASTM D3139.

45.3.3 Fittings

Fittings shall be restrained mechanical joint ductile iron or gray iron conforming to ANSI/AWWA A21.10/C110, three-hundred-fifty (350) psi minimum pressure rating for sizes 24 inches and smaller and two-hundred-fifty (250) psi minimum pressure rating for sizes larger than 24 inches, or ductile iron compact fittings in accordance with ANSI/AWWA

A21.53/C153. Interior and exterior coatings of ductile iron pipe fittings shall be as specified in Appendix 'C', of this MANUAL.

45.4 Ductile Iron Pipe and Fittings

45.4.1 Ductile Iron Pipe

Ductile iron pipe is prohibited unless prior written approval from the DIRECTOR is provided. Ductile iron pipe shall conform to ANSI/AWWA C151/A21.51 and have a minimum two-hundred-fifty (250) psi pressure class rating. All ductile iron pipe shall have an interior protective lining polyethylene with a minimum dry thickness of thirty (30) mils applied by the pipe manufacturer. Polyethylene lining material shall comply with ASTM D-1248 and shall be fused to the interior of the pipe by heat forming a tightly bonded lining.

45.4.2 Fittings

Fittings shall be ductile iron compact fittings in accordance with ANSI/AWWA A21.53/C153 and have a minimum three-hundred-fifty (350) psi minimum pressure rating for sizes 24 inches and smaller and two-hundred-fifty (250) psi minimum pressure rating for sizes larger than 24 inches. All ductile iron fittings shall have an interior protective lining polyethylene with a minimum dry thickness of thirty (30) mils applied by the pipe manufacturer. Polyethylene lining material shall comply with ASTM D-1248 and shall be fused to the interior of the pipe by heat forming a tightly bonded lining.

45.4.3 Joints

Joints for ductile iron pipe and fittings shall be push-on or mechanical joints conforming to ANSI/AWWA A21.11/C111, unless otherwise called for on the DRAWINGS. Where called for on the DRAWINGS, restrained or flanged joints shall be provided. Flanged joints shall conform to ANSI Standard B16.1-125 LB. Restrained joints shall conform to Section 35, of this MANUAL.

45.4.4 Coatings and Linings

Where ductile iron pipe and fittings are to be above ground, pipe, fittings, and valves shall be thoroughly cleaned and given one field coat (minimum 1.5 mils dry thickness) of rust inhibitor primer. Intermediate and finished field coats of oil based paint shall also be applied by the CONTRACTOR (minimum 1.5 mils dry thickness each coat). Primer and field coats shall be compatible and shall be applied in accordance with the manufacturer's recommendations. See approved manufacturers' list

in Appendix 'C' of this MANUAL. Final field coat color shall be green.

All ductile iron pipe and fittings shall have an interior protective lining polyethylene with a minimum dry thickness of thirty (30) mils applied by the pipe manufacturer. Polyethylene lining material shall comply with ASTM D-1248 and shall be fused to the interior of the pipe by heat forming a tightly bonded lining. See approved manufacturers' list in Appendix 'C' of this MANUAL.

45.4.5 Polyethylene Encasement

The pipe shall be polyethylene encased (8 mil) where shown on the DRAWINGS or required by the CITY in accordance with ANSI/AWWA A21.51/C105.

45.5 **High Density Polyethylene (HDPE) Pipe and Fittings**

45.5.1 HDPE Pipe

Materials used for the manufacture of high-density polyethylene pipe and fittings shall comply with all requirements of ASTM D1248 and Plastic Pipe Institute (PPI) designation PE3408. Manufacturer shall be a member in good standing of the Plastic Pipe Institute. HDPE pipe and fittings shall comply or exceed AWWA Standards C901/C906, ASTM D2513, ASTM D3035 and ASTM F714. The manufacturer shall supply a letter of certification stating compliance to all the above standards prior to shipping any material to project site. The HDPE material shall have required ultraviolet inhibitors to resist degradation by direct and prolonged sunlight. The design of HDPE materials shall be based on the hydrostatic design basis (HDB) of 1,600 psi at 73.4 degrees Fahrenheit. Pipe shall be designed and produced to ductile iron diameters and to a maximum dimension ratio (DR) of seventeen (17).

45.5.2 Fittings

Fittings shall be HDPE molded and shall be made, at a minimum, to the same pressure rating as the pipe. All fabricated HDPE fittings shall be manufactured to a maximum thickness of DR 13.5. Ductile iron pipe fittings, with mechanical joint adapters, may be used when required for special connections but must be supplied by a pre-approved manufacturer. Manufacturers of the electrofusion coupling and fittings shall be an ISO 9001 certified company with product having Canada Standards Association (CSA) certification.

Additional requirements specified in Section 33, of this MANUAL shall apply.

45.6 Joints of Dissimilar Pipe

The joining of dissimilar sanitary sewer pipe shall conform to the following table:

Joints for Dissimilar Pipe Table

Type of Line	Material	Material	Use
Gravity	C900	SDR-35	PVC Adapter
Force Main	PVC	Ductile Iron	Poly Lined and Restrained MJ Sleeve
Force Main	PVC	HDPE	Poly Lined and Restrained MJ Sleeve to Fused HDPE Adapter
Force Main	Ductile Iron	HDPE	Poly Lined and Restrained MJ Sleeve to Fused HDPE Adapter

45.7 Pipe Handling

All types of pipe shall be handled in such manner as will prevent damage to the pipe or coating. Accidental damage to pipe or coating shall be repaired to the satisfaction of the CITY or be removed from the job. When not being handled, the pipe shall be supported on timber cradles or on properly prepared ground, graded to eliminate all rock points and to provide uniform support along the full length. When being transported, the pipe shall be supported at all times in a manner which will not permit distortion or damage to the lining or coating. Any unit of pipe that is damaged beyond repair by the CONTRACTOR, in the judgment of the CITY, shall be removed from the work site and replaced with another unit.

Joint gaskets shall be stored in a clean, dark, and dry location until immediately before use.

Dirt or other foreign material shall be prevented from entering the pipe or pipe joint during handling or laying operations. Any pipe or fitting that has been installed with dirt or foreign material in it shall be removed, cleaned, and re-laid. At times when pipe laying is not in progress, the open ends of the pipe shall be closed by a water-tight plug or by other means approved by the CITY to ensure absolute cleanliness inside the pipe.

45.8 Air and Vacuum Release Valves

45.8.1 General

Wastewater force mains shall be equipped with either air or air/vacuum release valves located as shown on the DRAWINGS. Valves shall be located in an enclosure as detailed on the STANDARD DETAILS.

45.8.2 Wastewater Air/Vacuum Valve

The valve shall be suitable for one-hundred-fifty (150) psi working pressure. Valve shall have standard two (2) inch NPT inlets and outlet ports unless otherwise shown on the DRAWINGS. Provisions shall be made for back-flushing the valve with clean water.

45.8.3 Wastewater Air Release Valve

The inlet opening shall be standard two (2) inch NPT screwed connection, unless otherwise shown on the DRAWINGS. The valve shall include a flush-out feature for periodic cleaning of the internal mechanism. The overall height of the valve body shall not exceed twenty-one (21) inches, unless otherwise shown on the DRAWINGS.

45.9 Notification and Connection to Existing Mains

All connections to existing mains shall be made by the CONTRACTOR only after the connection procedure and his work scheduling has been reviewed and approved by the CITY. The CONTRACTOR shall submit a written request to the CITY a minimum of five (5) working days prior to scheduling of the connection, unless otherwise agreed upon at a CITY attended pre-construction conference. The request shall outline the following:

1. Points of Connection, fittings to be used, and method of flushing and disinfection if applicable.
2. Estimated construction time needed to make the connections.

The CITY shall review the submittal within three (3) working days after receiving it and inform the CONTRACTOR regarding approval or denial of the request. If the request is rejected by the CITY, the CONTRACTOR shall resubmit the request modifying it in a manner acceptable to the CITY.

All connections shall only be made on the agreed upon date and time. If the CONTRACTOR does not initiate and complete the connection work in the agreed upon manner, he shall be required to reschedule the connection by following the procedure outlined above.

The CONTRACTOR shall not operate any valves in the CITY systems.

45.10 Plug Valves

45.10.1 General

All plug valves shall be installed so that the direction of flow through the valve is in accordance with the manufacturer's recommendations.

45.10.2 Valve Construction

Valves shall be of the non-lubricated eccentric type with resilient faced plugs and shall be furnished with end connections as shown on the plans, unless otherwise approved by the DIRECTOR. Flanged valves shall be faced and drilled to the ANSI 125/150 lb. standard. Mechanical joint ends shall meet AWWA C111, Class B.

Valve bodies shall be of ASTM A126, Class B Semi-steel, 31,000 psi tensile strength minimum in compliance with AWWA C507 and C504. All exposed nuts, bolts, springs, washers, etc. shall be zinc or cadmium plated. Resilient plug facings shall be of Hycar or Neoprene.

Port areas for valves four (4) inches through twenty (20) inches shall be eighty percent (80%) nominal pipe diameter. Valves twenty-four (24) inches and larger shall have a minimum port area of seventy percent (70%) of nominal pipe diameter. All exposed nuts, bolts, springs, washers, etc., shall be zinc or cadmium plated. Resilient plug facings shall be of Hycar or Neoprene.

Valves shall be furnished with permanently lubricated stainless steel or oil-impregnated bronze upper and lower plug stem bushings. These bearings shall comply with AWWA C507 and C504.

Seats in four (4) inches and larger valves shall have a welded-in overlay of high nickel content on all surfaces contacting the plug face which comply with AWWA C507 and C504.

Valve shaft seals shall be adjustable and comply with AWWA C507.

45.10.3 Valve Testing

Plug valves shall be tested in accordance with AWWA C504. Each valve shall meet the performance, leakage, and hydrostatic tests described in AWWA C504. The leakage test shall be applied to the face of the plug tending to unseat the valve. The manufacturer shall furnish certified copies of reports covering proof of design testing as described in AWWA C504.

45.10.4 Actuators

Manual valves shall have lever or gear actuators, tee wrenches, extension stems, floor-stands, etc. as indicated on the plans. All valves six (6) inch and larger shall be equipped with gear actuators. All gearing shall be enclosed in a semi-steel housing and be suitable for running in a lubricant with seals provided on all shafts to prevent entry of dirt and water into the actuator.

All actuator shafts shall be supported on permanently lubricated bronze bearings. Actuators shall clearly indicate valve position and an adjustable stop shall be provided to set closing torque. All exposed nuts, bolts, and washers shall be zinc or cadmium plated. Valve packing adjustment shall be accessible without disassembly of the actuator.

45.11 Valve Boxes

Mains less than six (6) feet in depth shall have cast-iron three-piece valve boxes. Valve boxes shall be provided with suitable heavy bonnets and shall extend to such elevation at or slightly above the finished grade surface as directed by the CITY. The barrel shall be screw type only, having five-and-a-quarter (5-1/4) inch shaft. The upper section shall have a flange at the bottom having sufficient bearing area to prevent settling and shall be complete with cast-iron covers. Covers shall have "SEWER" cast into the top for all wastewater mains.

An operating nut extension box shall be used for mains with an operating nut six (6) feet below finished grade. Valve boxes shall be one complete assembled unit composed of the valve box and extension stem. All moving parts of the extension stem shall be enclosed in a housing to prevent contact with the soil. Valve box assembly shall be adjustable to accommodate variable trench depths six (6) foot and greater.

The stem assembly shall be of a telescoping design that allows for variable adjustment length. The material shall be galvanized square steel tubing. The stem assembly shall have a built-in device that prevents the stem assembly from disengaging at its fully extended length. The extension stem must be capable of surviving a torque test to one-thousand (1000) ft-lb without failure.

Each valve collar shall utilize a test station box made into the valve collar for placement of locating wire as shown in the DRAWINGS.

45.12 Separation of Force Mains and Water Mains

45.12.1 General

The table below meets separation requirements as described by FDEP in the Florida Administrative Code. These requirements shall apply between newly proposed utility lines and existing or proposed utility

lines.

All separation distances are from outside-of-pipe to outside-of-pipe.

PROPOSED UTILITY	HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS									
	POTABLE WATER		RECLAIMED WATER*		SANITARY SEWER FORCE MAIN		SANITARY SEWER GRAVITY MAIN		STORM SEWER	
	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.
POTABLE WATER	-	-	3'	12"	6'	12"	6'	6" ABOVE 12" BELOW	3'	6"
RECLAIMED* WATER	3'	12"	-	-	3'	12"	3'	12"	-	-
SANITARY SEWER FORCE MAIN	6'	12"	3'	12"	-	-	-	-	-	-
SANITARY SEWER GRAVITY MAIN	6'	6" ABOVE 12" BELOW	3'	12"	-	-	-	-	-	-

45.12.2 Horizontal Variances Sanitary Sewer

Any horizontal variance shall require the prior approval of the CITY.

If horizontal separation is not attainable for new installations of potable water and sanitary sewer, the pipes will be installed in separate trenches. The bottom of the potable water main shall be at a minimum twelve (12) inches higher than the top of the sanitary sewer while still maintaining the required cover. This type of case shall require the sanitary sewer main, whether gravity or force main, to be upgraded to DR eighteen (18).

45.12.3 Vertical Variances Sanitary Sewer

Any vertical variance shall require the prior approval of the CITY.

Where installation of a new potable water main is in conflict with existing sanitary sewer it is preferred that the water main cross twelve (12) inches above the sanitary sewer with sufficient coverage. If this is not possible the water main may cross twelve (12) inches below the sanitary sewer and shall be upgraded to ductile iron pipe and centered at crossing.

45.12.4 Structures

No water main or service shall pass through or come in contact with any part of a sanitary sewer or storm water manhole or structure.

45.13 Force Main Construction

Requirements specified in Section 51, of this MANUAL shall apply.

45.14 Hydrostatic Tests

Requirements specified in Section 52, of this MANUAL shall apply with the exception that the test pressure shall be one-hundred (100) psi.

45.15 Final Cleaning

Prior to final inspection and acceptance of the force main by the CITY, CONTRACTOR shall flush and clean all parts of the system. Flushing and cleaning shall include the removal of all accumulated construction debris, rocks, gravel, sand, silt, and other foreign material from the sewer system at or near the downstream end.

Upon the CITY'S final inspection of the pressure pipe systems, if any foreign matter is still present in the system, CONTRACTOR shall clean the sections and portions of the lines as required.

45.16 Location and Identification

All manufactures lettering shall be legible and the colors correct for the intended use.

END OF SECTION

Section 46 – Wastewater Pump Stations

46.1 General

This Section includes the specifications for equipment, materials, site work, fences, and appurtenances for the installation of wastewater pump stations, submersible.

46.2 Wet Well Liners

46.2.1 Fiberglass Liner

Fiberglass reinforced polyester wet well liner shall be manufactured from commercial grade polyester resin or vinyl ester resin with fiberglass reinforcements. The resin system shall be suitable for atmospheres containing hydrogen sulfide and dilute sulfuric acid, as well as other gases associated with the wastewater collection systems. The wet well liner shall be a one-piece unit manufactured in accordance with the requirements of ASTM D3753. All inserts and sleeves for piping shall be in accordance with the liner manufacturer's recommendations and shall result in complete coverage of all pre-cast sections and be capable of passing a spark test.

46.2.2 HDPE Liner

The HDPE embedment sheeting shall be mechanically bonded to the concrete by integral studs. The liner shall be cast in place by the precast manufacturer and the CONTRACTOR shall field weld the joints. Minimum thickness of liner is eighty (80) mils. All inserts and sleeves for piping shall be in accordance with the liner manufacturer's recommendations and shall result in complete coverage of all pre-cast sections and be capable of passing a spark test.

46.3 Valve Vault

Compression type wall seal shall be used for all force mains discharging from wet well and through valve vault. The size of the valve vault for a four (4) inch check valve and piping assembly requires a minimum fifty-six (56) inches by seventy-two (72) inches vault and a six (6) inch check valve and piping assembly requires a minimum seventy-two (72) inches by ninety-six (96) inches vault. Valve vault shall be sealed to prevent ground water infiltration. Surface of vault shall be cleaned prior to application of approved coating inside and outside of vault.

46.4 Access Frames and Covers

Both the wet well and the valve vault shall be furnished with an access frame and door(s). Equipment furnished shall include the necessary aluminum access frames, complete with hinged and slide bar equipped doors, stainless steel upper guide holder and level sensor cable holder. Doors shall be of aluminum diamond plate, coated as per Figure 301, Note 1, and capable of being locked. The wet well doors shall be sized according to pump manufacturer's recommendations. The access frame and door(s) shall have stainless steel hardware. The valve vault access doors size shall be a minimum of inside to inside wall dimensions with a load rating of three-hundred (300) pounds per square foot. The support beam for load rating shall be mounted on the door.

46.5 Pumps and Controls

Pumps and miscellaneous accessories shall be as specified in Section 47, of this MANUAL. Controls and miscellaneous accessories shall be as specified in Section 48, of this MANUAL.

46.6 Piping, Valves and Accessories

46.6.1 Piping

Influent piping to the wet well shall meet the requirements of Section 40 and 45, of this MANUAL. All pipe inside the wet well are to be HDPE with a maximum dimensional ratio of seventeen (17). The valve vault shall be as shown on the STANDARD DETAILS.

46.6.2 Plug Valves

Plug valves shall meet the requirements of Section 45, of this MANUAL.

46.6.3 Check Valves

Check valves for ductile iron pipelines shall be the swing type and shall meet the material requirements of AWWA C500. The valves shall be iron body, bronze mounted, single disc, one-hundred-fifty (150) psi working water pressure, non-shock, and hydrostatically tested at three-hundred (300) psi. Ends shall be one-hundred-twenty-five (125) pound ANSI B16.1 flanges.

When there is no flow through the line, the disc shall hang lightly against its seat in practically a vertical position. When open, the disc shall swing clear of the waterway.

Check valves shall have a bronze seat and body rings, extended bronze hinge pins, and stainless steel nuts on the bolts of bolted covers.

Valves shall be so constructed that disc and body seats may easily be removed and replaced without removing the valve from the line. Valves shall be fitted with an extended hinge arm with outside lever and weight. If pump shut off head exceeds seventy-seven (77) foot lbs., then an air cushioned assembly shall be installed.

46.6.4 Pressure Gauges

Pressure gauges shall be installed on each discharge pipe as indicated on the STANDARD DETAILS. Each pressure gauge shall be direct mounted, stainless steel case, stainless steel sensing element, liquid filled, with a four-and-a-half (4-1/2) inch diameter dial, furnished with a clear glass crystal window, and a quarter (1/4) inch shut-off (damper) valve.

All gauges shall be weatherproofed. The face dial shall be white finished aluminum with jet black graduations and figures. The face dial shall indicate the units of pressure measured in psi, with a 0-100 psi range.

Pressure gauges shall not be installed until after the substantial completion date unless otherwise requested by the CITY.

46.7 **Standby Power Generator System**

46.7.1 General

A standby power generator system shall be installed at pump stations as required by Section 22, of this MANUAL for electrical power during the loss of normal power.

46.7.2 Generator Set

46.7.2.1 General

The generator set shall consist of a diesel engine directly coupled to an electric generator, together with the necessary controls and accessories to provide continuous electric power to the lift station for the minimum duration of a forty-eight (48) hour failure of the normal power supply.

A complete engine generator system shall be furnished and installed with fuel transfer pump, fuel day tank, battery, battery charger, muffler, radiator, control panel, remotely mounted automatic transfer switch (if set is installed on-site), and all other accessories required for an operational system.

All materials and parts of the generator set shall be new and

unused. Each component shall be of current manufacture from a firm regularly engaged in the production of such equipment.

The set shall be of a standard model in regular production at the manufacturer's place of business. Units and components offered under the Specifications shall be covered by the manufacturer's standard warranty on new machines.

46.7.2.2 Requirements

The emergency generator set and accessories shall be of a type that complies with the latest edition of the National Electrical Code and all applicable state and local building codes.

The manufacture of this equipment shall be of the highest quality consistent with the current for like equipment and shall be manufactured in such a manner so as to conform to the latest applicable IEEE, ANSI, ISA, and NEMA Standards.

The equipment supplier shall be liable for any latent defects due to faulty materials or workmanship in the equipment which may appear within one (1) year from the date of equipment start-up. The DEVELOPER shall also post a one (1) year maintenance bond in accordance with Section 11, of this MANUAL.

46.7.2.3 Tests

Equipment shall be completely assembled and tested at the factory prior to shipment. Certified copies of the data obtained during these tests shall be submitted to the CITY.

Final tests shall be conducted at the site, after installation has been completed, in the presence of the CITY'S representative. The emergency generator manufacturer shall furnish a service representative to operate the engine during the tests, to check all details of the installation, and to instruct the CITY'S representatives in proper equipment operation.

Field tests may include operating the diesel generating set for eight (8) hours while carrying normal pump station loads. The CONTRACTOR shall refill the main fuel tank at the completion of the tests.

46.7.2.4 Ratings

The rating of the generator shall be as shown on the DRAWINGS. These ratings must be substantiated by the manufacturer's standard published curves. Special ratings shall not be acceptable. The set shall be capable of supplying the specified usable kW for operating all pumps simultaneously for the specified duration, including pump start-up, without exceeding the safe operating temperature.

46.7.2.5 Engine

The engine shall be water cooled four stroke cycle, compression ignition, and diesel. It shall meet specifications when operating on No. 2 domestic burner oil. The engine shall be equipped with fuel, lube oil and intake air filters, lube oil coolers, fuel transfer and priming pumps, and gear-driven water pump.

The engine and generator shall be torsionally compatible to prevent damage to either engine or generator.

An engine instrument panel shall be installed on the generator set in an approved location. The panel shall include oil and fuel pressure and water temperature gauges. A mechanically driven engine hour meter shall also be provided.

The engine governor shall be of the isochronous electronic type. Frequency regulation shall not exceed plus/minus 0.25 percent under steady state conditions. The engine shall start and assume its rated load within ten (10) seconds, including transfer time, if the set is installed on-site.

46.7.2.6 Generator

The generator shall be three-phase, 60 hertz, single bearing, synchronous type, and built to NEMA Standards. Epoxy impregnated Class F insulation shall be used on the stator and the rotor.

The excitation system shall employ generator-mounted volts per hertz, type regulator. Voltage regulation shall be plus/minus two (2) percent from no load to full load. Readily accessible voltage drop, voltage level, and voltage gain controls shall be provided. Voltage level adjustment shall be a minimum of plus or minus five (5) percent.

46.7.2.7 Engine Generator Control Panel

A generator mounted NEMA 3R Type 304, vibration isolated, 14 gauge stainless steel control panel shall be provided. Panel shall contain, but not be limited to, the following equipment:

1. Control Equipment: Control equipment shall consist of all necessary exciter control equipment, generator voltage regulators, voltage adjusting rheostat, speed control equipment, and automatic starting controls, as required to satisfactorily control the engine/generator set.
2. In addition, an automatic safety shut down shall be provided for low oil pressure and/or high temperature conditions in the engine and over-crank conditions. An emergency shut-down lever switch shall be provided on the air intake.
3. Metering Equipment: Metering equipment shall include 3-1/2-inch meters (dial or digital type frequency meter, two (2) percent accuracy voltmeter, and ammeter and ammeter-voltmeter phase selector switch). The control panel shall also include the engine water temperature, lube oil pressure, and hour meters.
4. Fault Indicators: Individual press-to-test fault indicator lights for low oil pressure, high water temperature, low water level, over-speed, over-crank, and for the day tank, high and low fuel level shall be provided.
5. Function Switch: A four (4) position function switch marked "Auto", "Manual", "Off/Reset", and "Stop" shall be provided.

46.7.2.8 Battery Charger

The battery charger shall be so designed that it shall not be damaged, trip its circuit protective device during engine cranking, or it shall be automatically disconnected from battery during cranking period.

The charger shall be mounted in the emergency generator control panel. The charger shall have a 7-day/24-hour timer control. The CONTRACTOR shall provide the CITY with a fifty (50) foot commercial grade electrical extension cord capable of connecting the charger to a 120 volt source.

46.7.2.9 Battery

The battery shall be lead-acid type with sufficient capacity to provide ninety (90) seconds total cranking time without recharging. The battery shall be adequately rated for the specific generator set. The battery shall be encased in hard rubber or plastic, shall be furnished with proper cables and connectors, rack, and standard maintenance accessories. The battery shall be provided with a forty-eight (48) month warranty for the replacement of the battery, if found to be defective.

46.7.2.10 Base and Mounting

A suitable number of spring-type vibration isolators with a noise isolation pad shall be provided to support the set and appurtenances.

46.7.2.11 Utility Connections

All connections to the generator set shall be flexible.

46.7.2.12 Cooling System

The generator set shall be equipped with an engine mounted radiator sized to maintain safe operation at a maximum ambient temperature of 110° F. A blower type fan shall be used directing the air flow from the engine through the radiator. The entire cooling system shall be filled with 50 percent glycol-water solution.

46.7.2.13 Fuel System

Fuel system shall be sized to operate the generator system under anticipated full load for a minimum period of two (2) days.

For on-site installations, an above ground main fuel storage tank with float switch and fuel level indication shall be furnished and installed by the CONTRACTOR.

The emergency system shall include low fuel level contacts for remote alarm. A check valve shall be mounted on the pump intake. The emergency system shall include a float switch, fuel level gauge, and standard control panel. Size shall be determined in accordance with Section 46, of this MANUAL

For on-site installations the use of a Florida Department of Environmental Protection (FDEP) approved double wall tank design shall be used as a minimum design standard. Fuel oil piping, including mounting of any required fuel tanks, shall be furnished and installed by the CONTRACTOR.

46.7.2.14 Exhaust System

The generator set supplier shall provide a critical-type silencer, with flexible exhaust fittings, properly sized and installed, according to the manufacturer's recommendation. The silencer shall be mounted so that its weight is not supported by the engine.

Exhaust pipe size shall be sufficient to ensure that measured exhaust back pressure does not exceed the maximum limitations specified by the generator set manufacturer. The exhaust system shall include a flexible, seamless, stainless steel connection between the engine exhaust outlet and the rest of the exhaust system. The exhaust system shall be a part of generator enclosure.

46.7.2.15 Weather Proof Enclosure

Provide an enclosure to completely enclose the engine-generator, radiator, control panel, battery box, battery charger, day tank, fuel level indicating instrument, heaters, and other equipment as shown. Mount the engine silencer above the enclosure, with a structural support for the silencer.

Design the enclosure to prohibit the entrance of rodents, birds, and rain. The design shall permit the continuous full load operation of the engine-generator with all access doors closed.

Air intake louvers shall be side-wall mounted, with the majority of the opening located two (2) feet or more above the concrete pad to prevent the blockage by leaves or debris.

Louvers shall be steel, with 1/2 inch bird screen on the inlet air louvers and stainless-steel ball bearing louver pivot joints in cadmium-plated steel bearing races.

Construct enclosure of formed 0.125 inch aluminum, and

securely bolt to the engine-generator base.

Provide at least two sides (each side) and one rear gasketed, pan type doors, with a minimum width of twenty-eight (28) inches each for easy access to all the control and service items. Doors shall have vertical piano hinges with a minimum 1/4 inch stainless-steel pins, three point locking bar, and tumbler flanges or lifting eyes shall be provided in each end of the base to permit four-point lifting.

The roof shall be reinforced and rigid enough to support the exhaust system. A lockable, sealed cap shall be provided for radiator fill access. Oil and coolant drain lines shall terminate outside the enclosure.

The entire unit, enclosure, and other equipment shall be completely installed wired and plumbed by the engine supplier prior to shipment to the installation site.

Insulate the interior enclosure walls and top with two (2) inch sound absorbing urethane foam insulation with a protective vinyl cover.

46.7.2.16 Automatic Transfer Switch

The automatic transfer switch shall be part of the control panel for on-site installed generator sets described in Section 48, of this MANUAL.

The transfer switch shall be provided with the following features:

1. Complete protection, close differential voltage sensing relays monitoring all three phases (pick-up set for 95 percent of nominal voltage, drop-out set for 85 percent nominal voltage).
2. Voltage sensing relay on emergency source (pick-up set for 95 percent of nominal frequency).
3. Time delay on engine starting--adjustable from 1 second to 300 seconds (factory set at 3 seconds).
4. Time delay normal to emergency transfer--adjustable from zero second to 300 seconds (factory set at 1 second). The CONTRACTOR shall request time delay settings in accordance with the priority rating or their respective loads.

5. Time delay emergency to normal transfer--adjustable 30 seconds to 30 minutes (factory set at 5 minutes), and time delay bypass switch shall be provided on door of the switch cabinet.
6. Unload running time delay for emergency engine generator cooling down-adjustable from 0 to 5 minutes (factory set at 5 minutes) unless the engine generator control panel includes the cool down timer.

46.7.2.17 Warranty

Products shall be guaranteed to be free from defects in material and workmanship under normal use and service for a period of two (2) years after start-up.

46.8 Flow Monitoring System

46.8.1 General

When indicated on the DRAWINGS or as required by Section 22, of this MANUAL, a flow monitoring system capable of indicating, recording, and totalizing wastewater flows shall be provided for lift station of 1000 GPM and larger. The system shall include magnetic flowmeter and transmitter, electronic recording receiver, and miscellaneous related accessories as specified herein. It shall be the CONTRACTOR's responsibility to provide and install such equipment resulting in a completely operational flow monitoring system.

46.8.2 Magnetic Flowmeter/Transmitter

The magnetic flowmeter shall be of the low frequency electromagnetic induction type and shall produce a DC pulsed signal directly proportional and linear to the liquid flowrate. The meter shall be designed for operation on 120 VAC \pm 10 percent, 60 Hz \pm 5 percent with a power consumption of less than 20 watts for sizes through twelve (12) inches.

The metering tubes shall be constructed of stainless steel. All magnetic flowmeters shall be designed to mount directly in the pipe between ANSI Class 150 flanges and shall consist of a flanged pipe spool piece with a laying length as recommended by the manufacturer. Meters shall have polyurethane liners with stainless steel electrodes.

The electronics portion of the magnetic flowmeter shall include both a magnet driver to power the magnet coils and a signal converter. The signal converter shall be integrally mounted. The converter shall include

a separate customer connection section to isolate the electronics compartment and protect the electronics from the environment. A separate terminal strip for power connection shall be supplied.

The electronics shall be of the solid state, feedback type and utilize integrated circuitry. The input span of the signal converter shall be continuously adjustable between 0-1 and 0-31 fps for both analog and frequency outputs.

The converter shall not be affected by quadrature noise nor shall it require zero adjustment or special tools for start-up. It must be designed to mount directly in the pipe between the ANSI Class 150 flanges and shall consist of a flanged pipe spool piece with a laying length as recommended by the manufacturer. Meters shall have polyurethane liners with stainless steel electrodes.

The electronics portion of the magnetic flowmeter shall include both a magnet driver to power the magnet coils and a signal converter. The signal converter shall be integrally mounted. The converter shall include a separate customer connection section to isolate the electronics compartment and protect the electronics from the environment.

A separate terminal strip for power connection shall be supplied. The electronics shall be of the solid state, feedback type and utilize integrated circuitry.

The input span of the signal converter shall be continuously adjustable between 0-1 and 0-31 fps for both analog and frequency outputs. The converter shall not be affected by quadrature noise nor shall it require zero adjustment or special tools for start-up.

Input and output signals shall be fully isolated. The converter output shall be 4 to 20 mA DC into 0 to 800 ohms.

Meter shall be suitable for outdoor installation and shall be furnished complete with grounding rings and installation hardware including studs, nuts, gaskets, and flange adapter hardware.

The converter shall include an integral zero return to provide a constant zero output signal in response to an external dry contact closure.

Converter shall also include digital type switches for direct adjustment of scaling factor in engineering units along with integral calibration self-test feature to verify proper operation of the electronics.

The meter shall be hydraulically calibrated at a facility located in the United States and the calibration shall be traceable to the National

Bureau of Standards. A computer printout of the actual calibration data giving indicated versus actual flows at a minimum of three (3) flow rates shall be provided with the meter.

A certification letter shall accompany the computer printout of the calibration data for each meter referencing the meter's serial number. The accuracy of the metering system shall be 1 percent of rate, from 10 to 100 percent of flow for maximum flow velocities, of 3 to 31 feet per second.

Complete zero stability shall be an inherent characteristic of the meter system to eliminate the need to zero adjust the system with a full pipe at zero flow.

The meter housing shall be splash-proof and weather resistant design. The meter shall be capable of accidental submergence in up to thirty (30) feet of water for up to forty-eight (48) hours without damage to the electronics or interruption of the flow measurement.

46.8.3 Electronic Recording Receiver

The electronic recording receiver shall be of the solid state, null-balance, servo operated potentiometer type.

The instrument shall contain a differential amplifier, a TORQ-ER driving motor to position the pen, and a Flux Bridge contact less solid state position feedback device for balancing. The instrument shall be capable of receiving one process variable input. Inputs shall be provided with electrical isolation.

The instrument shall accept an input signal of 4 to 20 mA DC. Electrical zero and span adjustments shall be provided. Power requirements shall be 120 VAC \pm 10 percent, 60 Hz. A power supply shall be provided for two-wire transmitters. Accuracy shall be \pm 0.5 percent of span, with repeatability of \pm 0.2 percent of span.

The receiver shall be provided with an indicating five (5) inch segmental scale.

The electronic recording receiver shall be housed in a cast aluminum case suitable for panel mounting. The case shall have a gasketed door with glass window. A twelve (12) inch circular chart shall be provided, with seven (7) day/rev. and chart rotation. An eight (8) digit electronic totalizing counter shall also be provided.

46.8.4 Warranty and Service

Products shall be guaranteed to be free from defects in material and workmanship under normal use and service for a period of two (2) years after start-up.

Service shall be available for repair of the products. Manufacturer's repair personnel shall be based in Florida to insure a reasonable response time of not more than two (2) working days.

46.9 **Decorative Fencing**

46.9.1 General

The CONTRACTOR shall furnish and erect decorative fence and gates in accordance with these specifications and in conformity with the lines, grades, notes, and typical sections as shown on the DRAWINGS and the STANDARD DETAILS.

46.9.2 Materials

Decorative fences shall be a minimum of six (6) feet in height and made of aluminum, metal, wrought iron, masonry wall with brick or stone finish, or equal as approved by the DIRECTOR. The engineer of record shall provide details and design data of such fence or brick wall. All fences shall comply with the local and state building codes and shall require the proper permits prior to construction. All fences shall have their finished side facing outward. These specifications shall also apply to gates.

46.9.3 Design and Installation

The design of a decorative fence shall be provided to the Community Development Department for review and shall require a plan and complete cross section of the intended design. Installation shall be in accordance with the CITY'S rules and regulations.

Swing gates shall be two six (6) feet minimum width double hung gates as indicated on the STANDARD DETAILS and hinged to swing through 180° degrees from closed to open and shall be complete with latches, locking device, stops keeper, hinges, and braces. Gates shall be the same height as the fence.

46.10 **Required Submittals**

Submittals shall be provided to the CITY, if not contained within the STANDARD DETAILS, of the following:

1. Shop and erection drawings showing all important details of construction, dimensions, and anchor bolt locations.
2. Descriptive literature, bulletins, and/or catalogs of the equipment, including valves, fittings, wet well construction, etc.
3. Data on the characteristics and performance of each pump. Data shall include guaranteed performance curves, based on actual shop tests of similar units, which show that they meet the specified requirements for head, capacity, efficiency, NPSHR, submergence, and horsepower.

Curves shall be submitted on eight and one-half (8-1/2) inch by eleven (11) inch sheets, at as large a scale as is practical. Curves shall be plotted from no flow at shut off head to maximum manufacturer recommended pump capacity. Catalog sheets showing a family of curves will not be acceptable.

4. Complete layouts, wiring diagrams, and elementary or control schematics, including coordination with other electrical control devices operating in conjunction with the pump control system. Suitable outline drawings shall be furnished for approval before proceeding with manufacture of any equipment. Standard preprinted sheets or drawings simply marked to indicate applicability will not be acceptable.
5. A drawing showing the layout of the pump control panel shall be furnished. The layout shall indicate and completely identify all devices mounted on the door and in the panel.
6. The weight of each pump.
7. Three (3) sets each of Operation and Maintenance Manuals for the pump station, generator set, and other related equipment to be submitted thirty (30) days prior to start-up.
8. Complete motor data shall be submitted including:
 1. Nameplate identification
 2. No-load current
 3. Full load current
 4. Full load efficiency
 5. Locked rotor current
 6. High potential test data
 7. Bearing Inspection report

46.11 Electrical Grounding System

46.11.1 General

A grounding system shall be installed as per National Electrical Code, Local Codes and Ordinances. The DRAWINGS shall clearly show the Electrical Grounding System. An underground perimeter cable grounding system shall be installed with connections to at least the following equipment:

1. Wet Well Cover
2. Valve Vault Cover
3. Control Panels
4. Generator (as applicable)
5. Utility Company Transformer
6. Main Disconnect Switch
7. Fence

46.11.2 Material and Installation

The DRAWINGS shall show details of material and installation to construct a completely functional and operational Electrical Grounding System.

46.12 Inspection and Testing

A factory representative knowledgeable in pump operation and maintenance shall inspect and supervise a test run at the pumping station covered by this MANUAL. Additional test run time made necessary by faulty or incomplete WORK or equipment malfunctions shall be taken so that the requirements of this MANUAL are met at no additional cost to the CITY. Upon satisfactory completion of the test run, the factory representative shall issue the required manufacturer's certificate.

The test run shall demonstrate that all items of the MANUAL have been met by the equipment as installed and shall include, but not be limited to, the following tests:

1. That all units have been properly installed.
2. That the units operate without overheating or overloading any parts and without objectionable vibration.
3. That there are no mechanical defects in any of the parts.
4. That the pumps can deliver the specified pressure and quantity.
5. That the pumps are capable of pumping the specified material.
6. That the pump controls perform satisfactorily. The CONTRACTOR shall

furnish the water for the test run either through the use of a fire hydrant meter or water truck.

46.13 Weed Control

A sixty (60) mil thick geo-fabric shall be installed for weed control. The fabric shall be a heat bonded, non-woven, polypropylene, which is inert to biological degradation and resistant to naturally encountered chemicals, alkalis and acids. The fabric shall provide passage of air and liquids.

END OF SECTION

Section 47 – Wastewater Pumps and Motors

47.1 General

The equipment covered by these specifications is intended to be standard submersible or above ground pumping equipment of proven ability as manufactured by a reputable firm having at least five (5) years' experience in the production of such equipment. The equipment furnished shall be designed, constructed, and installed in accordance with the best practices and methods, and shall operate satisfactorily when installed as shown on the DRAWINGS.

All parts shall be so designed and proportioned as to have liberal strength, stiffness, and to be especially adapted for the work to be done. Ample space shall be provided for inspection, repairs, and adjustment. All necessary foundation bolts, plates, nuts, and washers shall be furnished by the equipment manufacturer and be of Type 304 stainless steel. Brass or stainless steel nameplates giving the name of the manufacturer, voltage, phase, rated horsepower, speed, and any other pertinent data shall be attached to each pump with stainless steel rivets. The nameplate rating of the motors shall not be exceeded.

The pumps shall be capable of handling raw unscreened domestic wastewater and minimum three (3) inch diameter solid spheres. Pump operation shall be controlled automatically by means of float-type liquid level sensors in the wet well. Submersible pumps shall be mounted in the wet well as shown on the STANDARD DETAILS.

47.2 Pump Construction

47.2.1 Shaft

The pump shaft shall be of Series 300 or 400 stainless steel or carbon steel. When a carbon steel shaft is provided, the manufacturer shall demonstrate that any part of the shaft which will normally come in contact with the wastewater has proven to be corrosion resistant in this application. The shaft and bearings shall be adequately designed to meet the maximum torque required for any start-up or operating condition and to minimize vibration and shaft deflection.

As a minimum, the pump shaft shall rotate on two (2) permanently lubricated bearings. The upper bearing shall be a single row ball bearing. The lower bearing shall be a two row angular contact ball bearing, if required to minimize vibration and provide maximum bearing life.

47.2.2 Impeller

The impeller shall be constructed of bronze or stainless steel. All external bolts and nuts shall be of Type 304 stainless steel. Each pump shall be provided with a replaceable metallic wear ring system to

maintain pump efficiency. As a minimum one stationary wear ring provided in the pump volute or one rotating wear ring provided on the pump impeller shall be required. A two-part system is acceptable.

47.2.3 Mechanical Seal

Each pump shall be provided with a tandem double mechanical seal running in an oil reservoir, composed of two separate lapped face seals, each consisting of one stationary and one rotating tungsten carbide ring with each pair held in contact by a separate spring, so that the outside pressure assists spring compression in preventing the seal faces from opening. The compression spring shall be protected against exposure to the pumped liquid. Silicon carbide may be used in place of tungsten carbide for the lower seal. The pumped liquid shall be sealed from the oil reservoir by one face seal and the oil reservoir from the air-filled motor chamber by the other. The seals shall require neither maintenance nor adjustment and shall be easily replaced. Conventional double mechanical seals with a single spring between the rotating faces requiring constant differential pressure to effect sealing, which are subject to opening and penetration by pumping forces, shall not be considered equal to tandem seal specified and required.

47.2.4 Guides for Submersible Pumps

A sliding guide bracket for submersible pumps shall be an integral part of the pump casing. Said bracket shall have a machined connecting flange to connect with the cast iron discharge connection, which shall be bolted to the floor of the wet well with stainless steel anchor bolts and so designed as to receive the pump discharge flange without the need of any bolts or nuts.

Sealing of the pumps to the discharge connection shall be accomplished by a simple linear downward motion of the pump with the entire weight of the pumping unit guided by no less than two (2) Type 316 seamless tubular stainless steel guides which will press it tightly against the discharge connection. No portion of the pump shall bear directly on the floor of the wet well and no rotary motion of the pump shall be required for sealing. Sealing at the discharge connection by means of a diaphragm or similar method of sealing will not be accepted as an equal to a metal to metal contact of the pump discharge and mating discharge connection. Approved pump manufacturers, if necessary to meet the above specification, shall provide a sliding guide bracket adapter.

The design shall be such that the pumps shall be automatically connected to the discharge piping when lowered into place on the discharge connection. The pumps shall be easily removable for inspection or service, requiring no bolts, nuts, or fastenings to be removed for this purpose. Said installation shall not require personnel to enter the wet well. Each pump shall be fitted with a Type 304 stainless

steel three-quarter (3/4) inch lifting chain of adequate strength. A quarter (1/4) inch stainless steel cable, aircraft rating, shall be provided between the cable holder and the lifting chain.

47.3 Motors

47.3.1 General Requirements

All motors shall be built in accordance with latest NEMA, IEEE, ANSI, and AFBMA Standards where applicable. Pump motors shall be housed in an air-filled, water-tight casing, and have Class F insulated windings which shall be moisture resistant. Motors shall be NEMA Design B rated at 155° degrees Celsius maximum. Pump motors shall have cooling characteristics suitable to permit continuous operation, in a totally, partially, or non-submerged condition as required for the individual pump type. Submersible pumps shall be capable of running continuously in a non-submerged condition under full load without damage for extended periods. The motor shall be capable of a minimum of eighteen (18) starts per hour. If required by the CITY, before final acceptance, a field running test demonstrating this ability, with twenty-four (24) hours of continuous operation under the above conditions, shall be performed for all pumps being supplied. Motors twenty-five (25) horsepower and below shall be rated 230/460 volt, 3 phase. Motors greater than twenty-five (25) horsepower shall be 460 volt, 3 phase.

47.3.2 Heat and Moisture Sensors

Each motor shall incorporate a minimum of one ambient temperature compensated overheat sensing device and one moisture sensing device. These protective devices shall be wired into the pump controls in such a way that if excessive temperature or moisture is detected the pump will shut down. These devices shall be self-resetting.

47.3.3 Cables

Cables shall be designed specifically for submersible or above ground pump applications, as required, and shall be properly sealed. A type CGB water-tight connector with a neoprene gland shall be furnished with each pump to seal the cable entry at the control panel.

The pump cable entry seal design shall preclude specific torque requirements to insure a water-tight and submersible seal. The cable entry shall be comprised of a single cylindrical elastomer grommet, flanked by washers, all having a close tolerance fit against the cable outside diameter and the entry inside diameter and compressed by the entry body containing a strain relief function, separate from the function of sealing the cable.

The assembly shall bear against a shoulder in the pump top. The cable entry junction chamber and motor shall be separated by a stator lead sealing gland or terminal board, which shall isolate the motor interior from foreign material gaining access through the pump top.

Secondary sealing systems utilizing epoxy potting compounds may be used. When this type of sealing system is used, the manufacturer shall supply a cable cap as part of the spare parts for each pump. All cables shall be continuous, without splices from the motor to the control panel. The junction chamber, containing the terminal board, shall be completely leak proof.

47.4 Shop Painting

Before exposure to weather and prior to shop painting, all surfaces shall be thoroughly cleaned, dry, and free from all mill-scale, rust, grease, dirt and other foreign matter. All pumps and motors shall be shop coated with a corrosion resistant paint proven to withstand an environment of raw wastewater. All nameplates shall be properly protected during painting.

Gears, bearing surfaces, and other similar surfaces obviously not intended to be painted shall be given a heavy shop coat of grease or other suitable rust-resistant coating.

This coating shall be maintained as necessary to prevent corrosion during periods of storage and erection and shall be satisfactory to the CITY up to the time of the final acceptance test.

47.5 Handling

All parts and equipment shall be properly protected so that no damage or deterioration will occur during a prolonged delay from the time of shipment until installation is completed and the units and equipment are ready for operation.

Finished surfaces of all exposed pump openings shall be protected by wooded planks, strongly built, and securely bolted thereto. Finished iron or steel surfaces not painted shall be properly protected to prevent rust and corrosion.

47.6 Warranty

The pump manufacturer shall warrant the units being supplied to the CITY against defects in workmanship and material for a period of five (5) years or ten-thousand (10,000) hours.

END OF SECTION

Section 48 – Pump Station Electrical Power and Control System

48.1 General

This Section specifies the electrical power and control system requirements for wastewater pump stations. These requirements apply to duplex pump panels. Similar requirements shall apply when more than two (2) pumps are involved, except for the quantity of control equipment and panel size shall be increased accordingly.

The manufacturer of the control panel shall provide data to indicate that the manufacturer has a minimum of five (5) years' experience in the building of pump control panels.

A pump station control panel shall be provided for each wastewater pump station. See approved manufacturers' list in Appendix 'C' of this MANUAL. The control panel shall respond to liquid level float switches to automatically start and stop pumps as well as sound an alarm upon high or low wet well levels. The control panel shall operate two (2) electrical submersible pumps at the power characteristics stipulated.

The control function shall provide for the operation of the lead pump under normal conditions. If the incoming flow exceeds the pumping capacity of the lead pump, the lag pump shall automatically start to handle this increased flow. As the flow decreases, pumps shall be cut off at elevation as shown on the DRAWINGS.

Pumps shall alternate positions as lead pump at the end of each cycle. A failure of the alternator shall not disable the pumping system. The alternator shall include a safe and convenient method of manual alternation with provisions to prevent automatic alternation without disturbing any wiring. Should the "pump off" regulator fail, the system shall keep the station in operation and provide a visual indication of the regulator failure.

The control panel shall consist of main circuit breakers and generator breaker with mechanical interlock, an emergency power receptacle, a circuit breaker and magnetic starter for each pump motor, and a minimum 15 ampere, 120 volt circuit breakers as required. All pump control operations shall be accomplished by a float type liquid level control system with all control components mounted in one common enclosure.

Control switches shall provide means to operate each pump manually or automatically. When operated in the automatic mode, the control assembly shall provide means to manually select or automatically alternate the position of the "lead" and "lag" pumps after each pumping cycle. A float type liquid level control system shall continuously monitor the wet well liquid level and control operation of the low-level cutoff for the pumps while operating off a 24 volt circuit.

48.2 Panel Construction

The duplex pump panel shall be housed in a NEMA 4X, Type 304, 14 Gauge stainless steel enclosure, with thirty percent extra mounting space for additional equipment. The enclosure shall have provisions for padlocking the door and a dead front inner door unit for mounting controls. All exterior hardware and hinges shall be stainless steel.

There shall be permanently affixed to the interior side of the exterior enclosure door a nameplate, the control panel schematic and a 10 inch x 12 inch pocket for log sheet storage. The nameplate shall contain the following information, voltage, phase, rated horsepower, speed, and date manufactured. Also contained shall be the pump and control panel manufacturer's name, address, and telephone number, pump data, including impeller data, operating point and head, kilowatt input, amps at the operating point, and at least two other points on the pump curve.

The control panel enclosure shall be Underwriters Laboratories (UL) 50 Type 4X listed.

48.3 Power Supply and Main Disconnect

Power supply to the control panel shall be 240 volt, 3 phase, 4 wire or 480 volt, 3 phase, 4 wire. Minimum service shall be 100 AMP. Single phase power shall not be accepted unless specifically approved in writing by the DIRECTOR. The main disconnect box shall be made of either aluminum or stainless steel.

Non-fusible safety service main disconnects shall be installed at all stations. In all 240 volt systems, disconnects should be installed between the meter and the panel. On all 480 volt systems, disconnect should be installed ahead of the meter, or as directed by the electric supply company. LED power available indicators shall be supplied on all legs.

48.4 Circuit Breakers

48.4.1 Main Breakers

The panel shall have an interlock system between the normal power main breaker and the emergency breaker to ensure only one breaker is in the "on" position at a time. Both breakers shall be equal in size and of the same model and manufacture.

48.4.2 Circuit Breakers

All circuit breakers shall be heavy duty molded case breakers. The handle on the circuit breakers shall be operational through the inner door.

48.5 Motor Circuit Breakers

Each pump motor shall be protected by a 3-pole motor circuit protector. The motor circuit protector shall be operated by a toggle-type handle and have a quick-make, quick-break over-center switching mechanism that is mechanically trip-free from the handle so that the contacts cannot be held closed against a short circuit and abnormal currents which cause the motor circuit protection to trip.

Tripping shall be clearly indicated by the handle automatically assuming a position midway between the normal ON and OFF positions. All latch surfaces shall be ground and polished. All poles shall be so constructed that they open, close, and trip simultaneously. Motor circuit protector shall be completely enclosed in a high-strength glass polyester molded case.

Ampere ratings shall be clearly visible. Contacts shall be of non-welding silver alloy. Arc extinction shall be accomplished by means of arc chutes. A manual push-to-trip button shall be provided for manual exercising of the trip mechanism. Each pole of these motor circuit protectors shall provide instantaneous short circuit protection by means of an adjustable magnetic-only element.

48.6 Motor Starter and Selector Switches

The panel shall contain a motor starter for each motor. The motor starter shall be across the line non reversing magnetic starter with individual mechanical overload protection on each power leg with reset installed through the dead front inner door unit. Provide solid-state soft start overloads for motors greater than 50 horsepower.

Selector switches shall be installed on the face of the inner dead front door unit. Selector switch shall be a heavy-duty oil tight "Hand-Off-Auto" three-position switch to control the operation mode of each pump motor starter.

48.7 Pump Alternator

An eleven (11) pin plug-in solid state alternator shall be provided to change the pump starting sequence on each pumping cycle. A three position alternator test switch shall be provided to control the alternation operation. Switch positions to include the "Auto" to provide normal automatic sequence, "Off" position to disable alternator, and "test" position with a spring return to allow the alternating of the pump sequence to check alternator operation.

48.8 Lights and Alarms

48.8.1 Indicator Lights

There shall be installed on the face of the dead front inner door, heavy-duty oil-tight indicator lights as shown on the STANDARD DETAILS.

48.8.2 High Level Alarm

A vapor proof red light and horn shall be mounted on the side of the panel for high-level alarm. Also, there shall be an alarm silence pushbutton on the dead front inner door and a silence relay which will silence the horn and automatically reset when these signals are restored to normal. The pushbutton shall be heavy-duty oil tight.

48.9 **Emergency Power Receptacles**

Emergency power receptacles shall be required on stations that do not have a permanent standby generator system. The panel shall have external mounted generator receptacle of the required size.

48.10 **Additional Requirements**

48.10.1 Wiring

All power wires shall be THWN 75°C insulated stranded copper conductors and appropriately sized for the given load application. All control circuit wire shall be type THWN. All wiring within the enclosure shall be neatly routed by the use of slotted type wiring duct with snap on type covers. Wiring on the rear of the inner door shall be neatly bundled with nylon ties and include sufficient loop across the hinges to prevent wire damage, with each end of conductor permanently identified with terminal number, Color: red, 24 volt; white, neutral; and black, 120 volts.

48.10.2 Terminal Points

Terminal points of all terminal strips shall be permanently identified. All terminal numbers and identifying nomenclature shall correspond to and be shown on electrical diagrams. All wiring shall be permanently shown on electrical schematic diagrams.

48.10.3 Engraved Name Plates

All circuit breakers, control switches, indicator pilot lights and other control devices shall be identified with permanently affixed legend plates and lamicoid-type engraved nameplates where applicable.

48.10.4 Surge Protector

A surge protector shall be included and wired to protect motors and control equipment from lightning induced line surges. All surge protectors shall be U.L. approved, installed, and attached to the main disconnects per respective power company requirements and manufacturer's specifications.

48.10.5 Elapsed Time Meters

Elapsed time meters shall be 115 volt non-reset type totalizing pump run times in hours and tenths of hours to 99999.9 hours.

48.10.6 Convenience Receptacle

On the face of the inner door unit, there shall be installed a 20 ampere 120 volt, duplex convenience receptacle, GFCI protected. It shall be provided with its own single pole 15 ampere circuit breaker for protection.

48.10.7 Control Terminal Blocks

Control terminal blocks shall be of the clamp screw type rated for 600 volts. Amperage rating shall accommodate the control circuit amperage. An additional 30 space terminal strip shall be installed in the cabinet for future use, with RTU equipment.

48.10.8 Control Power Transformers

There shall be a control power transformer with a minimum size of 2.5 kVA to provide 120 volt power to the coils for starters, 20 ampere duplex receptacle, indicator pilot lights, pump alternator, elapsed time meters, etc. The secondary side shall have one leg fused and the other grounded. This control power transformer is required only on 480 volt control panels.

A 24 volt control power transformer shall provide power to those float switches not operated by 12 volt DC.

48.10.9 Control Relays

The control relays shall be the enclosed ("ice-cube") plug-in 8 or 11 pin type screw terminal sockets.

48.10.10 Electrical Schematic

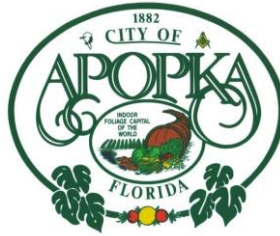
There shall be permanently affixed to the interior side of the exterior enclosure door an electrical schematic diagram. The schematic diagram shall include the rated amperage and voltage for all components and a component description with manufacturer's name and catalog number.

48.10.11 Phase Monitor

For all 240 volt stations, an eleven (11) pin plug-in type phase monitor shall be provided for protection of electrical components due to phase loss. Adequate dummy pin protection shall be provided to prevent accidental interchanging of the phase monitor with the alternator. All 480 volt stations shall have surface mount type phase monitors.

END OF SECTION

City of Apopka
Utilities
Design and Construction Standards Manual



Chapter 5
Potable Water System

Section 50	Materials
Section 51	Installation
Section 52	Testing

Section 50 - Material

50.1 General

These specifications cover the pipe, fittings, and accessory items used for potable water and raw water transmission facilities.

Pipe used in water distribution systems shall be either polyvinyl chloride (PVC), ductile iron (DI) or high density polyethylene (HDPE).

The CONTRACTOR shall be responsible for all materials furnished and storage of same, until the date of substantial completion. He shall replace at his expense all materials found to be defective or damaged in handling or storage. The CONTRACTOR shall, if requested by the CITY, furnish certificates, affidavits of compliance, test reports, and/or samples for check analysis for any of the materials specified herein. All pipe delivered to the project site for installation is subject to random testing for compliance with the designated specifications.

Pipe and fitting interior linings shall conform to NSF/ANSI 61 list of approved materials standard.

50.2 Materials

50.2.1 PVC Pipe

PVC pipe of nominal diameter four (4) inches through twelve (12) inches shall be manufactured in accordance with AWWA Standard C900. Pipe of nominal diameter fourteen (14) inches and larger shall be manufactured in accordance with AWWA Standard C905. Pipe shall have a minimum pressure rating of one-hundred-fifty (150) psi and have a maximum dimension ratio (DR) of eighteen (18). Pipe shall be blue in color.

50.2.2 Ductile Iron Pipe

Ductile iron pipe shall conform to ANSI/AWWA A21.51/C151. Pipe of nominal diameter four (4) inches through twelve (12) inches shall be pressure Class 350. Pipe of nominal diameter fourteen (14) inches through twenty-four (24) inches shall be pressure Class 250. Pipe of nominal diameter thirty (30) inches and larger shall be pressure Class 200.

50.2.3 HDPE Pipe

HDPE pipe one-half (0.5) inches through three (3) inches shall be manufactured in accordance with AWWA Standard C901. Pipe of nominal diameter four (4) inches and larger shall be manufactured in

accordance with AWWA Standard C906. Pipe shall have a minimum pressure rating of one-hundred-sixty (160) psi and have a maximum dimension ratio (DR) of eleven (11) for PE3408 or dimension ratio (DR) of eleven (9) for PE2406 and PE3406 for use with ductile iron pipe fittings.

50.3 Material Identification and Testing

50.3.1 Pipe Identification

Each length of pipe shall bear the name or trademark of the manufacturer, the location of the manufacturing plant, and the class or strength classification of the pipe. The markings shall be plainly visible on the pipe barrel. Pipe, which is not clearly marked, is subject to rejection. The CONTRACTOR shall remove all rejected pipe from the project site within five (5) NORMAL WORKING DAYS.

50.3.2 Material Testing Requirements

If requested by the CITY, a sample of pipe to be tested shall be selected at random by the CITY or the testing laboratory hired by the CITY.

When the samples tested conform to applicable standards, all pipe represented by such samples shall be considered acceptable based on the test parameters measured. Copies of test reports shall be available before the pipe is installed on the project.

In the event that any of the test samples fail to meet the applicable standards, all pipe represented by such tests shall be subjected to rejection. The CONTRACTOR may furnish two additional test samples from the same shipment or delivery, for each sample that failed. The pipe will be considered acceptable if all of these additional samples meet the requirements of the applicable standards. All such retesting shall be at the CONTRACTOR'S expense.

Pipe that has been rejected by the CITY shall be removed from the site of the WORK by the CONTRACTOR and replaced with pipe that meets these specifications.

50.4 Joint Materials

50.4.1 PVC Pipe Joints

PVC pipe shall have integral bell push-on type joints conforming to ASTM D3139.

50.4.2 Ductile Iron Pipe Joints

Joints for ductile iron pipe shall be push-on or mechanical joints conforming to ANSI/AWWA A21.11/C111. Restrained or flanged joints shall be provided where called for in the PLANS. Flanged joints shall conform to ANSI Standard B 16.1-125 pounds.

50.4.3 HDPE Pipe Joints

HDPE joints shall conform to AWWA C901 and C906.

50.5 **Coatings and Linings for Ductile Iron Pipe and Fittings**

50.5.1 Fittings

Ductile iron fittings shall have fusion-bonded epoxy coating in accordance with ANSI/AWWA C116.

50.5.2 Pipe Interior

Ductile iron pipe shall have an interior protective lining of cement-mortar with a seal coat of asphaltic material in accordance with ANSI/AWWA A21.4/C104.

50.5.3 Pipe Exterior

The exterior of ductile iron pipe shall be coated with asphaltic material in accordance with a minimum one (1) mil thick in accordance with ANSI/AWWA A21.51/C151.

Additional applied exterior coatings for above ground pipe, fittings and valves shall be thoroughly cleaned and given one field coat (minimum 1.5 mils dry thickness) of rust inhibitor primer. Intermediate and finished field coats of Alkyd shall also be applied by the CONTRACTOR (minimum 1.5 mil dry thickness each coat). Primer and field coats shall be compatible and shall be applied in accordance with the manufacturer's recommendations. Final field coat shall be blue for finished water.

50.5.4 Polyethylene Encasement

Polyethylene encasement shall be in accordance with ANSI/AWWA A21.51/C105, wrapping colors to be blue. Polyethylene encasements are required in accordance with AWWA C105 and when crossing, or adjacent to, power easements and gas easements.

50.6 **Fittings**

50.6.1 PVC Pipe Fittings

Fittings used with PVC pipe shall be ductile iron pipe fittings as described in this section.

50.6.2 Ductile Iron Pipe Fittings

All fittings used with ductile iron pipe shall be mechanical joint ductile iron conforming to ANSI/AWWA A21.10/C110, three-hundred-fifty (350) psi minimum pressure rating for sizes 24 inches and smaller and two-hundred-fifty (250) psi minimum pressure rating for sizes larger than 24 inches, or ductile iron compact fittings in accordance with ANSI/AWWA A21.53/C153.

50.6.3 HDPE Pipe

HDPE fittings shall be fusion-bonded fittings. HDPE fittings shall be joined to the HDPE pipe by thermal heat fusion. HDPE fittings shall be molded or fabricated conforming to AWWA C906. Molded fittings shall conform to ASTM D2683 for socket-type fittings, ASTM D3261 for butt-type fittings or ASTM F1055 for electro fusion-type fittings.

50.7 Services

50.7.1 Service Connections at Main

One (1) to two (2) inch service connections shall be brass body reduced port type corporation stops, equipped with connections compatible with the polyethylene tubing and threaded in accordance with specifications in AWWA C800, AWWA C901 and shall comply with NSF-61.

Service connections, three (3) inches through twelve (12) inches, shall be iron body resilient seat gate valves. Three (3) inch services at the water main shall have connections for female iron pipe by female iron pipe thread, conforming to AWWA C509.

Service taps for air release valve installations shall utilize a two (2) inch corporation stop.

50.7.2 Service Pipe

One (1) inch and two (2) inch service lines shall be blue polyethylene tubing, conforming to specifications in AWWA C800, SDR 9 and AWWA C901.

Service lines, four (4), six (6), eight (8), ten (10) and twelve (12) inches in size, shall be blue PVC, HDPE or ductile iron pipe depending upon application.

50.7.3 Service Control Valves at Property Line

One (1) inch and two (2) inch size service control valves shall be reduced port ball valves, made of brass, cast and machined in accordance with specifications in AWWA C800, AWWA C901, compliant with NSF-61 and compatible polyethylene tubing connections.

For metered connections three (3) inches and greater, the CONTRACTOR shall provide the valves with the meter.

For non-metered connections four (4) inches and greater, the CONTRACTOR shall provide resilient seat OS&Y gate valves.

50.7.4 Service Fittings

One (1) inch and two (2) inch fittings shall be brass, cast and machined in accordance with the specifications in AWWA C800, AWWA C901, and comply with NSF-61 with compatible polyethylene tubing connections.

Fittings, four (4), six (6), eight (8) and twelve (12) inches in size shall be the same as reclaimed water main fittings, per this Section of this MANUAL.

50.7.5 Stainless Steel Service Saddles

Epoxy or nylon coated stainless steel, 18-8 type 304 straps, AWWA tapered threads, two (2) inches to be iron pipe threads. Controlled OD saddles to be used on C900 and IPS, OD, PVC pipe, double straps to be two (2) inch minimum width each, single strap to be minimum of three (3) inches wide.

50.7.6 PVC Pipe Service Saddle

One (1) inch and two (2) inch services utilize brass body saddle with controlled OD. Four (4) inches or larger services shall be mechanical tapping sleeves.

50.7.7 Ductile Iron Pipe Service Saddle

One (1) inch and two (2) inch shall use a controlled OD service tapping saddle with stainless steel straps and a ductile iron body that is either

nylon or epoxy coated. Four (4) inches or larger services shall be mechanical tapping sleeves.

50.7.8 HDPE Pipe Service Saddle

One (1) inch and two (2) inch service saddles shall be fused.

Taps, four (4) inches and larger, shall use wide body tapping sleeves with a broad cross section gasket set in a retaining groove that increases sealing capability as pressure increases.

50.8 Resilient Seat Gate Valves

Gate valves shall be resilient seat gate valves, manufactured to meet or exceed the requirements of AWWA C509, latest revision, and in accordance with these specifications. Valves shall have an unobstructed waterway equal to or greater than the full nominal diameter of the valve. Valves shall have a minimum pressure rating of two-hundred (200) psi for sizes 12 inches and smaller and a minimum pressure rating of one-hundred-fifty (150) psi for sizes larger than 12 inches.

Valves sixteen (16) inches and larger shall have side actuators. The valve body, bonnet and bonnet cover shall be cast iron ASTM A126, Class B. All ferrous surfaces inside and outside shall have a fusion-bonded epoxy coating in accordance with AWWA C 550. A two (2) inch valve wrench shall be provided for operating the valve.

All valves are to be tested in strict accordance with AWWA C509.

All valves shall open left or counter clockwise.

The valves shall be non-rising stems with the stem made of cast, forged, or rolled bronze as specified in AWWA C509. Two (2) stem seals shall be provided and shall be of the O-ring type. The stem nut must be independent of the gate.

The resilient sealing mechanism shall provide zero leakage at test and normal working pressure when installed with the line flow from either direction.

50.9 Butterfly Valves

Valves fourteen (14) inches and larger may be butterfly valves, as approved by the CITY. Butterfly valves and operators shall conform to the "AWWA Standard Specifications for Rubber Seated Butterfly Valves", Designation C504, latest version, except as hereinafter specified, shall be minimum Class 150B.

The valve body materials shall be epoxy coated inside and out per AWWA C550. The valve body shall be constructed of close grain cast iron per ASTM A126,

Class B or equivalent material. All retaining segments and adjusting devices shall be of corrosion resistant material.

Valve seats shall be a natural rubber or synthetic rubber compound. Valve seats shall be field adjustable and replaceable without dismounting operator disc or shaft and without removing the valve from the line. All retaining segments and adjusting devices shall be of corrosion resistant material.

The face-to-face dimensions of valves shall be in accordance with above-mentioned AWWA specification for short-body valve.

The valve shaft shall be turned, ground and polished constructed of 18-8 stainless steel and designed for both torsional and shearing stresses when the valve is operated under its greatest dynamic or seating torque. Shaft shall be of either a one-piece unit extending full size through the valve disc and valve bearing or it may be of a stub shaft design.

In general, the butterfly valve actuators shall conform to the requirements of AWWA standard specifications for "Rubber Seated Butterfly Valves, Designation C504", insofar as applicable.

All valves shall open left or counter clockwise.

50.10 Air Release Valves

Air release valves are not to be installed on the potable water system without written approval from the DIRECTOR.

50.11 Fire Hydrants

50.11.1 General

Fire hydrants shall have a minimum five-and-a-quarter (5-1/4) inch valve opening and shall comply with AWWA Standard C502 for fire hydrants for water works service, unless in conflict with this MANUAL, in which case this MANUAL shall apply.

Each hydrant shall have six (6) inch mechanical joint ends and shall open by turning to the left (counter-clockwise). Fire hydrants shall be of ample length for bury of thirty-six (36) inches, to match main installation.

Hydrants shall be provided with two (2), two-and-a-half (2-1/2) inch hose nozzles and one (1), four-and-a-half (4-1/2) inch pumper nozzle, all having National Standard hose threads. Nozzles shall have caps attached by chains. Operating nuts shall be AWWA Standard pentagonal, measuring one-and-a-half (1-1/2) inch point to flat. Fire

hydrants shall be equipped with O-ring packing. Fire hydrants shall be supplied without drain holes or with permanently plugged drain holes.

50.11.2 Installation

Hydrants shall be plumb and shall be set so that the lowest hose connection is between eighteen (18) and twenty-four (24) inches above the surrounding finished ground elevation.

All hydrants shall be inspected in the field upon delivery to the job to insure proper operation before installation. The resetting, moving, and reconnecting of existing hydrants shall be handled in a manner similar to a new installation. Hydrant shall be constructed in accordance with the STANDARD DETAILS.

50.11.3 Location

Fire hydrants shall be located in the general location as shown on the DRAWINGS. Final field location of all hydrants shall be as approved by the CITY. All hydrants shall be located no less than four (4) and no more than eighteen (18) feet from the edge of pavement of the adjacent roadway and no less than four (4) feet from any physical feature which may obstruct access or view of any hydrant unless otherwise approved by the CITY.

50.11.4 Identification

All hydrants ports and bonnets within the CITY shall be color coded so as to comply with NFPA 291. Fire hydrant colors shall be as indicated on the following chart.

Fire Hydrant Color Flow Chart

Rating	Color	Federal Standard 595B		Flow in Gallons
		Description No.	RGB Hex Code	Per Minute (GPM)
Class AA	Blue	FS 25095	2758B5	1,500 or Greater
Class A	Green	FS 14115	006845	1,000 to 1,499
Class B	Orange	FS 32473	EF6C00	500 to 999
Class C	Red	FS 31302	D32200	499 or Less

The flow rate shall be determined by the CITY'S Fire Department.

A traffic rated blue reflective pavement marker (RPM) shall be properly installed by the CONTRACTOR on the center line of the adjacent roadway that the main port faces so that the hydrant can be found at

night from either direction of travel.

50.11.5 Coating and Painting

All iron parts of the hydrant shall be painted by the CONTRACTOR in accordance with AWWA C502. All inside surfaces and the outside surfaces below the finished ground elevation shall be coated with bituminous paint. They shall be covered with two coats, the first having dried thoroughly before the second is applied.

The outside of the hydrant above the finished ground elevation shall be thoroughly cleaned and thereafter painted by the CONTRACTOR with the following method:

1. Surface Preparation: Remove all dirt, oil, grease and contaminants by high pressure cleaning (min. 2500 psi) or Solvent Cleaning (SPI). Remove all rust and all existing coatings by abrasive blast cleaning.
2. Prime Coat: Modified Polyamidoamine Epoxy system having minimum volume solids of $84.0 \pm 2\%$. Apply to a thickness of 3.0-5.0 mils DFT or Polyimide Epoxy system having a minimum solids volume of $65.0 \pm 2\%$. Apply to a thickness of 4.0-6.0 mils DFT.
 - A. Products: TNEMEC Series 135 Chembuild; Color 1243 (Aluminum), Products: TNEMEC Series N27 S.T. Typoxy; Color 1243 (Aluminum), or equal.
3. Intermediate Coat: Polyamide Epoxy System having minimum volume solids of $56.0 \pm 2\%$. Apply to a thickness of 2.0-4.0 mils DFT. Products: TNEMEC Series 66 High Build Epoxoline; Color WH01 (White), or equal.
4. Top Coat: Aliphatic Acrylic Polyurethane having minimum volume solids of $58.0 \pm 2\%$. Apply to a thickness of at least 2.0-4.0 mils DFT.
 - A. Products: TNEMEC Series 73 Endura Shield; Color Hydrant Body, Safety Red (SC09), Hydrant Bonnet and Caps to match in color – either Safety Blue (SC06) or Safety Green (SC07) as directed by CITY Fire Department.

50.12 Valve Boxes

Mains less than six (6) feet in depth shall have cast-iron, three-piece valve boxes. Valve boxes shall be provided with suitable heavy bonnets and shall extend to such elevation at or slightly above the finished grade surface as

directed by the CITY. The barrel shall be screw type only, having a five-and-a-quarter (5-1/4) inch shaft. The upper section shall have a flange at the bottom having sufficient bearing area to prevent settling and shall be complete with cast-iron covers. Covers shall have "WATER" cast into the top for all water mains.

An operating nut extension box shall be used for mains with an operating nut six (6) feet below finished grade. Valve boxes shall be one complete assembled unit composed of the valve box and extension stem. All moving parts of the extension stem shall be enclosed in a housing to prevent contact with the soil. Valve box assembly shall be adjustable to accommodate variable trench depths six (6) foot and greater.

The stem assembly shall be of a telescoping design that allows for variable adjustment length. The material shall be galvanized square steel tubing. The stem assembly shall have a built-in device that prevents the stem assembly from disengaging at its fully extended length. The extension stem must be capable of surviving a torque test to one-thousand (1,000) ft-lb without failure.

Each valve collar shall utilize a test station box made into the valve collar for placement of locating wire as shown in the STANDARD DETAILS.

END OF SECTION

Section 51 - Installation

51.1 General

Pipe shall be installed in accordance with the manufacturer's specifications and instructions for the type of pipe used and applicable AWWA standards, such as C600 and C605, unless otherwise stated in these specifications.

51.2 Pipe Handling

All types of pipe shall be handled in such a manner as to prevent damage to the pipe or coating. Accidental damage to pipe or coating shall be repaired to the satisfaction of the CITY or be removed from the job. When not being handled, the pipe shall be supported on timber cradles or on properly prepared ground, graded to eliminate all rock points and to provide uniform support along the full length. When being transported, the pipe shall be supported at all times in a manner which will not permit distortion or damage to the lining or coating. Any unit of pipe that is damaged beyond repair by the CONTRACTOR, in the judgment of the CITY, shall be removed from the work site and replaced with another unit.

Joint gaskets shall be stored in a clean, dark, and dry location until immediately before use.

Dirt or other foreign material shall be prevented from entering the pipe or pipe joint during handling or laying operations. Any pipe or fitting that has been installed with dirt or foreign material in it shall be removed, cleaned, and re-laid. At times when pipe laying is not in progress, the open ends of the pipe shall be closed by a water-tight plug or by other means approved by the CITY to ensure absolute cleanliness inside the pipe.

51.3 Water Main Separation Requirements

51.3.1 General

The table below meets separation requirements as described by FDEP in the Florida Administrative Code (FAC). These requirements shall apply between newly proposed utility lines and existing or proposed utility lines.

All separation distances are from outside-of-pipe-to-outside-of-pipe.

PROPOSED UTILITY	HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS									
	POTABLE WATER		RECLAIMED WATER*		SANITARY SEWER FORCE MAIN		SANITARY SEWER GRAVITY MAIN		STORM SEWER	
	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.
POTABLE WATER	-	-	3'	12"	6'	12"	6'	6" ABOVE 12" BELOW	3'	6"
RECLAIMED* WATER	3'	12"	-	-	3'	12"	3'	12"	-	-
SANITARY SEWER FORCE MAIN	6'	12"	3'	12"	-	-	-	-	-	-
SANITARY SEWER GRAVITY MAIN	6'	6" ABOVE 12" BELOW	3'	12"	-	-	-	-	-	-

51.3.2 Horizontal Variances Sanitary Sewer

Any horizontal variance shall require the prior approval of the CITY.

If horizontal separation is not attainable for new installations of potable water and sanitary sewer, the pipes will be installed in separate trenches. The bottom of the potable water main shall be at a minimum twelve (12) inches higher than the top of the sanitary sewer while still maintaining the required cover. This type of case shall require the sanitary sewer main, whether gravity or force main, to be upgraded to DR eighteen (18).

51.3.3 Vertical Variances Sanitary Sewer

Any vertical variance shall require the prior approval of the CITY.

Where installation of a new potable water main is in conflict with existing sanitary sewer it is preferred that the water main cross twelve (12) inches above the sanitary sewer with sufficient coverage. If this is not possible the water main may cross twelve (12) inches below the sanitary sewer and shall be upgraded to ductile iron pipe and centered at crossing.

51.3.4 Structures

No water main or service shall pass through or come in contact with any part of a sanitary sewer or storm water manhole or structure.

51.4 Trench Preparation and Pipe Bedding

51.4.1 Trench Preparation and Pipe Bedding

Applicable provisions of Section 32, of this MANUAL and the STANDARD DETAILS shall apply.

51.4.2 Pipe Preparation and Handling

All pipe and fittings shall be inspected prior to lowering into the trench to insure no cracked, broken, or otherwise defective materials are being used. CONTRACTOR shall clean ends of pipe thoroughly and remove foreign matter and dirt from inside of the pipe and keep clean during and after laying.

CONTRACTOR shall use proper implements, tools, and facilities for the safe and proper protection of the WORK. CONTRACTOR shall lower pipe into the trench in such a manner as to avoid any physical damage to the pipe and shall remove all damaged pipe from the job-site. Care shall be taken to not drop or dump pipe into trenches under any circumstances.

51.4.3 Trench De-Watering and Drainage Control

Specifications from Section 32, of this MANUAL shall apply. CONTRACTOR shall prevent water from entering the trench during excavation and pipe laying operations to the extent required to properly grade the bottom of the trench and allow for proper compaction of the backfill. Pipe shall not be laid in water.

51.4.4 Survey Line and Grade

Pipe shall be laid to the lines and grades shown on the PLANS. The CONTRACTOR shall provide line and grade stakes at a one-hundred (100) foot maximum spacing and at all line and/or grade change locations. CONTRACTOR shall provide temporary bench marks (TBM's) at maximum one-thousand (1000) foot intervals.

The minimum ground cover shall be three (3) feet from the finished grade surface or three (3) feet below the elevation of the edge of pavement of the road surface, whichever is greater. The minimum cover under roadways shall be thirty (30) inches.

51.4.5 Pipe Laying in Trench

CONTRACTOR shall prevent foreign material from entering the pipe while it is being placed in the trench. CONTRACTOR shall remove all foreign material from the pipe or joint ring before the next pipe is placed. If the pipe laying crew cannot put the pipe into the trench and in place without getting earth into the pipe, the CITY may require that snugly-fitted and tightly-woven canvas bags be placed over each end

before lowering the pipe. The bags shall be left in place until the connection is to be made to the adjacent pipe. During laying operations, CONTRACTOR shall keep debris, tools, clothing, or other materials out of the pipe.

51.4.6 Laying Polyvinyl Chloride (PVC) Pipe

All PVC pipe shall be installed in accordance with standards set forth in the UNI-BELL "Handbook of PVC Pipe Design and Construction" unless such standards conflict with this MANUAL, in which case this MANUAL shall govern.

51.4.7 Laying Ductile Iron Pipe

All ductile iron pipe shall be installed in accordance with AWWA C600 unless such standards conflicts with this MANUAL in which case this MANUAL shall govern. CONTRACTOR shall cut pipe only as necessary to comply with alignment shown on the PLANS. Torch cutting of pipe shall not be allowed.

The CONTRACTOR shall provide special tools and devices, such as special jacks, chokers, and similar items required for proper installation. Lubricant for the pipe gaskets shall be furnished by the pipe manufacturer with no substitutes to be permitted under any circumstances.

The pipe shall be polyethylene encased (8 mil) where shown on the DRAWINGS in accordance with ANSI/AWWA A21.51/C105.

51.4.8 Laying of Pipes on Curves

Long radius curves, either horizontal or vertical, may be laid with standard pipe by deflections at the joints. Maximum deflections at pipe joints and laying radius for the various pipe lengths shall be no greater than seventy-five percent (75%) of that recommended by the pipe manufacturer.

51.4.9 Pipe Restraining

Requirements specified in Section 35, of this MANUAL shall apply.

51.4.10 Backfill for Pipes

Requirements specified in Section 32, of this MANUAL shall apply.

51.5 Notification and Connection to Existing Mains

No connection shall be made to the existing CITY system without first obtaining

FDEP permit. Notification of connection to the existing CITY system shall not occur without prior notification to the CITY.

The CITY shall be notified at least three (3) days in advance to schedule main connections and valve operations. The water, wastewater, and reclaimed water valves are to be operated only by the CITY. All valves installed are to remain closed during construction.

The CONTRACTOR shall exercise extreme caution when excavating in proximity of CITY utilities. Utility locations shown on plans are not exact or guaranteed. The CONTRACTOR is responsible for field verifying existing utility locations both horizontally and vertically.

The CITY dispatch operator shall be notified immediately in the event of a force main, water main, or reclaimed water main break or damage at 407-703-1757. The CONTRACTOR shall immediately repair all damage to CITY mains, at the CONTRACTOR'S expense. If the repair is not made in a timely manner, as determined by the CITY, the CITY may perform the repairs and the CONTRACTOR will be charged for the repairs.

51.6 Water Service Piping and Connections

Water service piping and connection shall be installed as indicated in the STANDARD DETAILS. The location of all service lines shall be as shown on the DRAWINGS and shall be either single or dual service. On curbed streets, the exact location for each installed service shall be marked by etching or cutting a "W" for water and painting that location blue. Where no curb exists, locations shall be adequately marked by a method approved by the CITY.

51.7 Location and Identification

All lettering on the pipe and material shall be legible and the color, "blue", shall be correct for the intended use.

END OF SECTION

Section 52 – Testing

52.1 Hydrostatic Tests

52.1.1 General

Hydrostatic tests shall consist of pressure and leakage tests. Hydrostatic tests shall be conducted on all newly laid pressure pipes, joints, and valves including all service lines to the curb stops. Air testing of pressure pipes will not be permitted under any circumstance. Tests may be made on sections not exceeding two-thousand (2000) feet when acceptable to the CITY.

The CONTRACTOR shall furnish all necessary equipment and material, make all taps, and furnish all closure pieces in the pipe as required. Equipment to be furnished by the CONTRACTOR shall include graduated containers, pressure gauges, hydraulic force pumps, and suitable hoses and piping. The CITY will monitor and approve a satisfactory test.

The CONTRACTOR may conduct hydrostatic tests after the trench has been partially backfilled with the joints left exposed, for informational purposes only.

The hydrostatic tests for acceptance shall be conducted only after the trenches have been completely backfilled and compacted as specified. Where any section of pipe is provided with concrete thrust blocking, pressure test will not be made until at least five (5) days have elapsed after the thrust blocking is installed.

If high-early strength concrete is used for the concrete thrust blocking, the time may be reduced to twenty-four (24) hours if the CITY concurs that the concrete has cured and reached adequate strength. Mechanically restrained joints are required.

52.1.2 Testing Criteria

All pipe sections to be pressure tested shall be subjected to a hydrostatic pressure of one-hundred-fifty (150) psi. The duration of each pressure test shall be for a period of two (2) hours. If during the test, the integrity of the tested line is in question, the CITY may require a six (6) hour pressure test. The basic provisions of AWWA C-600 shall be applicable.

52.1.3 Procedure for Pressure Test

Each section of pipe to be tested, as determined by the CITY, shall be slowly filled with water through the required jumper connection and the specified test pressure shall be applied by means of a pump connected to the pipe in a satisfactory manner. Before applying the specified test pressure, all air shall be expelled from the pipe. To accomplish this, taps shall be made and appropriate valves installed to ensure bleeding of all air from the main.

If defective pipes, fittings, valves, or hydrants are discovered in consequence of this pressure test, all such items shall be removed and replaced by the CONTRACTOR with sound material and the test shall be repeated until satisfactory results are obtained. Provisions of AWWA C600, where applicable, shall apply.

52.1.4 Procedure for Ductile Iron Leakage Test

After completion of the pressure test, a leakage test shall be conducted to determine the quantity of water lost by leakage under the specified test pressure. Applicable provisions of AWWA C600 Section 5, shall apply.

Allowable leakage in gallons per hour for pipeline shall not be greater than that determined by the formula:

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

Note: L = Allowable leakage in gallons per hour
S = Length of pipe tested in feet
D = Diameter of pipe in inches
P = Average test pressure, in psig

Leakage is defined as the quantity of water to be supplied in the newly laid pipe or any valved section under test, which is necessary to maintain the specified leakage test pressure after the pipe has been filled with water and the air expelled.

Should any test of pipe laid disclose leakage greater than that allowed, CONTRACTOR shall locate, replace and/or repair the defective joints, pipe, or valve until the leakage from subsequent testing is within the specified allowance.

52.1.5 Procedure for PVC Leakage Test

After completion of the pressure test, a leakage test shall be conducted to determine the quantity of water lost by leakage under the specified test pressure. Applicable provisions of AWWA C605 Section 7, shall apply.

Allowable leakage in gallons per hour for pipeline shall not be greater than that determined by the formula:

$$Q = \frac{LD \sqrt{P}}{148,000}$$

Note: Q = Allowable leakage in gallons per hour
L = Length of pipe being tested in feet
D = Diameter of pipe in inches
P = Average test pressure, in psig

Leakage is defined as the quantity of water to be supplied in the newly laid pipe or any valved section under test, which is necessary to maintain the specified leakage test pressure after the pipe has been filled with water and the air expelled.

Should any test of pipe laid disclose leakage greater than that allowed, CONTRACTOR shall locate, replace and/or repair the defective joints, pipe, or valve until the leakage from subsequent testing is within the specified allowance.

52.1.6 Procedure for HDPE Testing

After installation the pipe shall be tested in accordance with Section 52 and 62, of this Manual, with the following modifications:

1. Test Duration: The total test time including initial pressurization, initial expansion and time at test pressure, must not exceed eight (8) hours. If the test is not completed due to leakage, equipment failure, etc., the test section shall be depressurized and allowed to “relax” for a minimum of eight (8) hours before it is brought back up to test pressure. The test procedure consists of initial expansion phase and leakage test phase.
2. Initial Expansion Phase: During the initial expansion phase, the test section is pressured to the test pressure, and enough make-up liquid is added each hour for three (3) hours to return to test pressure.

3. Leakage Test Phase: The leakage test phase follows immediately and shall be either two (2) or three (3) hours in duration. At the end of the time test, the test section shall be returned to test pressure by adding a measured amount of liquid. The amount of make-up liquid added shall not exceed the following values plus allowable leakage:

Allowable Leakage Test

Test Duration (hours)	Pipe Diameter (inches)							
	2	4	6	8	12	16	20	24
	Allowance / 100 feet of Pipeline (gallons)							
2	0.11	0.25	0.60	1.00	2.30	3.30	5.50	8.90
3	0.19	0.40	0.90	1.50	3.40	5.50	8.00	13.30

**Applies to test period and not initial expansion phase*

52.2 Disinfection of Water Mains

52.2.1 General

Before being placed in service, all new water mains shall be chlorinated in accordance with the specifications below and the procedures outlined in AWWA C-651 "Standard Procedure for Disinfecting Water Mains". All provisions of the Florida Department of Environmental Protection permit shall be complied with.

52.2.2 Flushing

Sections of pipe to be disinfected shall first be flushed (full diameter) to remove any solids or contaminated material that may have become lodged in the pipe. If no hydrant is installed at the end of the main, then a blow-off valve shall be provided large enough to develop a velocity of at least two-and-a half (2-1/2) feet per second in the main.

All taps required for chlorinating, flushing, or for temporary or permanent release of air shall be provided for by the CONTRACTOR as a part of the construction of water mains. After the disinfection, all such taps shall be sealed to the satisfaction of the CITY.

52.2.3 Disinfection Criteria

Before being placed into service, all new mains and repaired portions of, or extensions to initial chlorine residual is not less than fifty (50) mg/l and that a chlorine residual of not less than twenty-five (25) mg/l remains in the water after standing twenty-four (24) hours in the pipe.

52.2.4 Form of Applied Chlorine

Chlorine may be applied as a liquid chlorine (gas-water mixture), or a mixture of water and high-test calcium hydrochloride.

CONTRACTOR shall assume responsibility for safe handling of chlorine and shall meet requirements of OSHA and other regulatory agencies for safe handling of chlorine.

52.2.5 Point of Application

The preferred point of application of the chlorinating agent is at the beginning of the pipe line extension or any valved section of it, and through a corporation stop inserted in the pipe. The water injector for delivering the chlorine-bearing water into the pipe should be supplied from a tap made on the pressure side of the gate valve controlling the flow into the pipe line extension. Alternate points of applications may be used when approved or directed by the CITY.

52.2.6 Operation of City Valves

Valves shall be manipulated by the CITY personnel so that the strong chlorine solution in the line being treated will not flow back into the line supplying the water.

52.2.7 Retention Period

Treated water shall be retained in the pipe at least twenty-four (24) hours. After this period, the chlorine residual at pipe extremities and at other representative points shall be at least twenty-five (25) mg/l.

52.2.8 Chlorinating Valves and Hydrants

In the process of chlorinating newly laid pipe, all valves or other appurtenances shall be operated while the pipe line is filled with the chlorinating agent and under normal operating pressure.

52.2.9 Final Flushing and Testing

Following chlorination, all treated water shall be thoroughly flushed from the newly laid pipe at its extremity until the replacement water throughout its lengths shows upon test, a free chlorine residual not in excess of that normally carried in the system.

After flushing, water samples collected on two (2) consecutive days from the treated piping system, as directed by the CITY, shall show acceptable bacteriological results.

All bacteriological testing shall be the responsibility of the CONTRACTOR. Bacteriological analysis shall be performed by a laboratory certified by the State of Florida with copies of all results provided to the CITY.

Proper chain of custody procedures must be followed and samples shall only be collected by certified laboratory personnel in the presence of CITY personnel.

Copies of testing results and all related correspondence with the FDEP shall be submitted to the CITY. The DEVELOPER'S ENGINEER shall submit a request for system clearance to FDEP after approval by the CITY.

Sampling points shall be as stipulated on the FDEP permit.

52.2.10 Repetition of Flushing and Testing

Should the initial treatment result in an unsatisfactory bacterial test, the original chlorination procedure shall be repeated by the CONTRACTOR until satisfactory results are obtained.

END OF SECTION

City of Apopka
Utilities
Design and Construction Standards Manual



Chapter 6
Reclaimed Water System

Section 60	Materials
Section 61	Installation
Section 62	Testing

Section 60-Material

60.1 General

These specifications cover the pipes, fittings, and appurtenances used for reclaimed water distribution systems.

Pipe used in reclaimed distribution systems shall be either polyvinyl chloride (PVC), ductile iron pipe (DIP) or high density polyethylene (HDPE).

The CONTRACTOR shall replace, at his expense, all materials found to be defective or damaged in handling or storage. The CONTRACTOR shall, if requested by the CITY, furnish certificates, affidavits of compliance, test reports, or samples for analysis for any of the materials specified herein. All pipe delivered to project site for installation is subject to random testing for compliance with the designated specifications.

Pipe and fitting interior linings shall conform to NSF/ANSI 61 list of approved materials standard.

60.2 Materials

60.2.1 PVC Pipe

PVC pipe of nominal diameter four (4) inches through twelve (12) inches shall be manufactured in accordance with AWWA Standard C900. Pipe of nominal diameter fourteen (14) inches and larger shall be manufactured in accordance with AWWA Standard C905. Pipe shall have a minimum pressure rating of one-hundred-fifty (150) psi and have a maximum dimension ratio (DR) of eighteen (18). Pipe shall be "pantone purple".

60.2.2 Ductile Iron Pipe

Ductile iron pipe shall conform to ANSI/AWWA A21.51/C151. Pipe of nominal diameter four (4) inches through twelve (12) inches shall be pressure Class 350. Pipe of nominal diameter fourteen (14) inches through twenty-four (24) inches shall be pressure Class 250. Pipe of nominal diameter thirty (30) inches and larger shall be pressure Class 200

60.2.3 HDPE Pipe

HDPE pipe one-half (0.5) inches through three (3) inches shall be manufactured in accordance with AWWA Standard C901. Pipe of nominal diameter four (4) inches and larger shall be manufactured in accordance with AWWA Standard C906. Pipe shall have a minimum

pressure rating of one-hundred-sixty (160) psi and have a maximum dimension ratio (DR) of eleven (11) for PE3408 or dimension ratio (DR) of eleven (9) for PE2406 and PE3406 for use with ductile iron pipe fittings.

60.3 Material Identification and Testing

60.3.1 Pipe Identification

Each length of pipe shall bear the name or trademark of the manufacturer, the location of the manufacturing plant, and the class or strength classification of the pipe. The markings shall be plainly visible on the pipe barrel. Pipe, which is not clearly marked, is subject to rejection. The CONTRACTOR shall remove all rejected pipe from the project site within five (5) NORMAL WORKING DAYS.

60.3.2 Material Testing Requirements

If requested by the CITY, a sample of pipe to be tested shall be selected at random by the CITY or the testing laboratory hired by the CITY.

When the samples tested conform to applicable standards, all pipe represented by such samples shall be considered acceptable based on the test parameters measured. Copies of test reports shall be available before the pipe is installed on the project.

In the event that any of the test samples fail to meet the applicable standards, all pipe represented by such tests shall be subjected to rejection. The CONTRACTOR may furnish two additional test samples from the same shipment or delivery, for each sample that failed. The pipe will be considered acceptable if all of these additional samples meet the requirements of the applicable standards. All such retesting shall be at the CONTRACTOR'S expense.

Pipe that has been rejected by the CITY shall be removed from the site of the WORK by the CONTRACTOR and replaced with pipe that meets these specifications.

60.4 Joint Materials

60.4.1 PVC Pipe Joints

PVC pipe shall have integral bell push-on type joints conforming to ASTM D3139.

60.4.2 Ductile Iron Pipe Joints

Joints for ductile iron pipe shall be push-on or mechanical joints conforming to ANSI/AWWA A21.11/C111. Where called for in the PLANS, restrained or flanged joints shall be provided. Flanged joints shall conform to ANSI Standard B 16.1-125

60.4.3 HDPE Pipe Joints

HDPE joints shall conform to AWWA C906.

60.5 Coatings and Linings for Ductile Iron Pipe and Fittings

60.5.1 Fittings

Ductile iron fittings shall have fusion-bonded epoxy coating in accordance with ANSI/AWWA C116.

60.5.2 Pipe Interior

Ductile iron pipe will have an interior protective lining of cement-mortar with a seal coat of asphaltic material in accordance with ANSI/AWWA A21.4/C104.

60.5.3 Pipe Exterior

The exterior of ductile iron pipe shall be coated with asphaltic material in accordance with a minimum one (1) mil thick in accordance with ANSI/AWWA A21.51/C151.

Additional applied exterior coatings for above ground pipe, fittings and valves shall be thoroughly cleaned and given one field coat (minimum 1.5 mils dry thickness) of rust inhibitor primer. Intermediate and finished field coats of Alkyd shall also be applied by the CONTRACTOR (minimum 1.5 mil dry thickness each coat). Primer and field coats shall be compatible and shall be applied in accordance with the manufacturer's recommendations. Final field coat shall be pantone purple 522c for finished reclaimed water.

60.5.4 Polyethylene Encasement

Polyethylene encasement shall be in accordance with ANSI/AWWA A21.51/C105, wrapping colors to be pantone purple 522c. Polyethylene encasements are required in accordance with AWWA C105 and when crossing, or adjacent to, power easements and gas easements.

60.6 Fittings

60.6.1 PVC Pipe Fittings

Fittings used with PVC pipe shall be ductile iron pipe fittings as described in this section.

60.6.2 Ductile Iron Pipe Fittings

All fittings used with ductile iron pipe shall be mechanical joint ductile iron conforming to ANSI/AWWA A21.10/C110, three-hundred-fifty (350) psi minimum pressure rating for sizes 24 inches and smaller and two-hundred-fifty (250) psi minimum pressure rating for sizes larger than 24 inches, or ductile iron compact fittings in accordance with ANSI/AWWA A21.53/C153.

60.6.3 HDPE Pipe Fittings

HDPE fittings shall be fusion-bonded fittings. HDPE fittings shall be joined to the HDPE pipe by thermal heat fusion. HDPE fittings shall be molded or fabricated conforming to AWWA C906. Molded fittings shall conform to ASTM D2683 for socket-type fittings, ASTM D3261 for butt-type fittings or ASTM F1055 for electro fusion-type fittings.

60.7 Services

60.7.1 Service Connections at Main

One (1) inch to two (2) inch service connections shall be brass body reduced port type corporation stops, equipped with connections compatible with the polyethylene tubing and threaded in accordance with specifications in AWWA C800, AWWA C901, and shall comply with NSF-61.

Service connections, three (3) inches through twelve (12) inches, shall be iron body resilient seat gate valves. Two (2) inch services at the reclaimed water main shall have connections for female iron pipe by female iron pipe thread, conforming to AWWA C509.

Service taps for air release valve installations shall utilize a two (2) inch brass ball type corporation stop.

60.7.2 Service Pipe

One (1) inch and two (2) inch service lines shall be pantone purple 522c polyethylene tubing, conforming to specifications in AWWA C800, SDR 9 and AWWA C901.

Service lines, four (4), six (6), eight (8), ten (10) and twelve (12) inches

in size, shall be PVC, HDPE or ductile iron pipe depending upon application.

60.7.3 Service Control Valves at Property Line

One (1) inch and two (2) inch size service control valves shall be reduced port ball valves, made of brass, cast and machined in accordance with specifications in AWWA C800, AWWA C901, compliant with NSF-61 and compatible polyethylene tubing connections.

For metered connections three (3) inches and greater, the CITY shall provide the valves with the meter.

For non-metered connections four (4) inches and greater, the CONTRACTOR shall provide resilient seat OS&Y gate valves.

60.7.4 Service Fittings

One (1) inch and two (2) inch fittings shall be brass, cast and machined in accordance with the specifications in AWWA C800, AWWA C901, and comply with NSF-61 with compatible polyethylene tubing connections.

Fittings, four (4), six (6), eight (8), ten (10) and twelve (12) inches in size shall be the same as potable water main fittings, per this Section of this MANUAL.

60.7.5 Stainless Steel Service Saddles

Epoxy or nylon coated stainless steel, 18-8 type 304 straps, AWWA tapered threads, two (2) inches to be iron pipe threads. Controlled OD saddles to be used on C900 and IPS OD PVC pipe, double straps to be two (2) inch minimum width each, single strap to be minimum of three (3) inches wide.

60.7.6 PVC Pipe Service Saddle

One (1) inch and two (2) inch services utilize brass body saddle with controlled OD. Four (4) inches or larger services shall be mechanical tapping sleeves.

60.7.7 Ductile Iron Pipe Service Saddle

One (1) inch and two (2) inch services shall use a controlled OD service tapping saddle with stainless steel straps and a ductile iron body that is either nylon or epoxy coated. Four (4) inches or larger

services shall be mechanical tapping sleeves.

60.7.8 HDPE Pipe Service Saddle

One (1) inch and two (2) inch service saddles shall be fused.

Taps, four (4) inches and larger, shall use wide body tapping sleeves with a broad cross section gasket set in a retaining groove that increases sealing capability as pressure increases.

60.8 Resilient Seated Gate Valves

Gate valves shall be resilient seated gate valves, manufactured to meet or exceed the requirements of AWWA C509, latest revision, and in accordance with these SPECIFICATIONS. Valves shall have an unobstructed waterway equal to or greater than the full nominal diameter of the valve. Valves shall have a minimum pressure rating of two-hundred-fifty (200) psi for sizes 12 inches and smaller and a minimum pressure rating of one-hundred-fifty (150) psi for sizes larger than 12 inches.

Valves sixteen (16) inches and larger shall have side actuators. The valve body, bonnet, and bonnet cover shall be cast iron ASTM A126, Class B. All ferrous surfaces inside and outside shall have a fusion-bonded epoxy coating in accordance with AWWA C550. A two (2) inch wrench nut shall be provided for operating the valve.

All valves are to be tested in strict accordance with AWWA C509.

All valves shall open left or counter clockwise.

The valves shall be non-rising stems with the stem made of cast, forged, or rolled bronze as specified in AWWA C509. Two (2) stem seals shall be provided and shall be of the O-ring type. The stem nut must be independent of the gate.

The resilient sealing mechanism shall provide zero leakage at test and normal working pressure when installed with the line flow from either direction.

60.9 Butterfly Valves

Valves fourteen (14) inches and larger may be butterfly valves, as approved by the CITY. Butterfly valves and operators shall conform to the "AWWA Standard Specifications for Rubber-Seated Butterfly Valves", Designation C504, latest version, except as hereinafter specified, shall be Class 150B.

The valve body materials shall be epoxy coated inside and out as per AWWA C550. The valve body shall be constructed of close grain cast iron per ASTM

A126, Class B or equivalent material. All retaining segments and adjusting devices shall be of corrosion resistant material.

Valve seats shall be a natural rubber or synthetic rubber compound. Valve seats shall be field adjustable and replaceable without dismounting operator disc or shaft and without removing the valve from the line. All retaining segments and adjusting devices shall be of corrosion resistant material.

The face-to-face dimensions of valves shall be in accordance with above-mentioned AWWA specification for short-body valve.

The valve shaft shall be turned, ground, and polished constructed of 18-8 stainless steel and designed for both torsional and shearing stresses when the valve is operated under its greatest dynamic or seating torque. Shaft shall be of either a one-piece unit extending full size through the valve disc and valve bearing or it may be of a stub shaft design.

In general, the butterfly valve actuators shall conform to the requirements of AWWA standard specifications for "Rubber Seated Butterfly Valves, Designation C504", insofar as applicable.

All valves shall open left or counter clockwise.

60.10 Air Release Valves

The air release valves for use in reclaimed water mains shall be single body combination air release valves designed to release large quantities of air at start up, admit air on shut down and release air in operation. Air release valves shall be made of either high strength plastic with corrosion resistant polymer materials or have a cast iron body, cover and baffle, stainless steel float, bronze water diffuser Buna-N or Viton seat and stainless steel trim. Air release valves must be installed in an enclosure as shown on the DRAWINGS. Fittings from the main to the air release valve in the enclosure shall be threaded and made of brass.

60.11 Valve Boxes

Mains less than six (6) feet in depth shall have cast-iron three-piece valve boxes. Valve boxes shall be provided with suitable heavy bonnets and shall extend to such elevation at or slightly above the finished grade surface as directed by the CITY. The barrel shall be screw type only, having five-and-one-quarter (5-1/4) inch shaft. The upper section shall have a flange at the bottom having sufficient bearing area to prevent settling and shall be complete with cast-iron covers. Covers shall have "REUSE" cast into the top for all reclaimed water mains.

An operating nut extension box shall be used for mains with an operating nut six (6) feet below finished grade. Valve boxes shall be one complete assembled unit composed of the valve box and extension stem. All moving parts of the

extension stem shall be enclosed in a housing to prevent contact with the soil. Valve box assembly shall be adjustable to accommodate variable trench depths six (6) foot and greater.

The stem assembly shall be of a telescoping design that allows for variable adjustment length. The material shall be galvanized square steel tubing. The stem assembly shall have a built-in device that prevents the stem assembly from disengaging at its fully extended length. The extension stem must be capable of surviving a torque test to one-thousand (1000) ft-lb without failure.

Each valve collar shall utilize a test station box made into the valve collar for placement of locating wire as shown in the DRAWINGS.

END OF SECTION

Section 61- Installation

61.1 General

Pipe shall be installed in accordance with the manufacturer's specifications and instructions for the type of pipe used and applicable AWWA standards, such as C600 and C605, unless otherwise stated in these specifications.

61.2 Pipe Handling

All types of pipe shall be handled in such a manner as to prevent damage to the pipe or coating. Accidental damage to pipe or coating shall be repaired to the satisfaction of the CITY or be removed from the job. When not being handled, the pipe shall be supported on timber cradles or on properly prepared ground, graded to eliminate all rock points and to provide uniform support along the full length. When being transported, the pipe shall be supported at all times in a manner which will not permit distortion or damage to the lining or coating. Any unit of pipe that is damaged beyond repair by the CONTRACTOR, in the judgment of the CITY, shall be removed from the work site and replaced with another unit.

Joint gaskets shall be stored in a clean, dark, and dry location until immediately before use.

Dirt or other foreign material shall be prevented from entering the pipe or pipe joint during handling or laying operations. Any pipe or fitting that has been installed with dirt or foreign material in it shall be removed, cleaned, and re-laid. At times when pipe laying is not in progress, the open ends of the pipe shall be closed by a water-tight plug or by other means approved by the CITY to ensure absolute cleanliness inside the pipe.

61.3 Reclaimed Water Separation Requirements

61.3.1 General

The table below meets separation requirements as described by FDEP in the Florida Administrative Code. These requirements shall apply between newly proposed utility lines and existing or proposed utility lines.

All separation distances are from outside-of-pipe to outside-of-pipe.

PROPOSED UTILITY	HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS									
	POTABLE WATER		RECLAIMED WATER*		SANITARY SEWER FORCE MAIN		SANITARY SEWER GRAVITY MAIN		STORM SEWER	
	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.
POTABLE WATER	-	-	3'	12"	6'	12"	6'	6" ABOVE 12" BELOW	3'	6"
RECLAIMED* WATER	3'	12"	-	-	3'	12"	3'	12"	-	-
SANITARY SEWER FORCE MAIN	6'	12"	3'	12"	-	-	-	-	-	-
SANITARY SEWER GRAVITY MAIN	6'	6" ABOVE 12" BELOW	3'	12"	-	-	-	-	-	-

61.4 Trench Preparation and Pipe Bedding

61.4.1 Trench Preparation and Pipe Bedding

Applicable provisions of Section 32, of this MANUAL and the STANDARD DETAILS shall apply.

61.4.2 Pipe Preparation and Handling

All pipe and fittings shall be inspected prior to lowering into the trench to insure no cracked, broken, or otherwise defective materials are being used. CONTRACTOR shall clean ends of pipe thoroughly and remove foreign matter and dirt from inside of the pipe and keep clean during and after laying.

CONTRACTOR shall use proper implements, tools, and facilities for the safe and proper protection of the WORK. CONTRACTOR shall lower pipe into the trench in such a manner as to avoid any physical damage to the pipe and shall remove all damaged pipe from the job-site. Care shall be taken not to drop or dump pipe into trenches under any circumstances.

61.4.3 Trench De-Watering and Drainage Control

Specifications from Section 32, of this MANUAL, shall apply. CONTRACTOR shall prevent water from entering the trench during excavation and pipe laying operations to the extent required to properly grade the bottom of the trench and allow for proper compaction of the backfill. Pipe shall not be laid in water.

61.4.4 Survey Line and Grade

Pipe shall be laid to the lines and grades shown on the PLANS. The CONTRACTOR shall provide line and grade stakes at a one-hundred

(100) foot maximum spacing and at all line and/or grade change locations. CONTRACTOR shall provide temporary bench marks (TBM's) at maximum one-thousand (1000) foot intervals.

The minimum ground cover shall be three (3) feet from the finished grade surface or three (3) feet below the elevation of the edge of pavement of the road surface, whichever is greater. The minimum cover under roadways shall be thirty (30) inches.

61.4.5 Pipe Laying in Trench

CONTRACTOR shall prevent foreign material from entering the pipe while it is being placed in the trench. CONTRACTOR shall remove all foreign material from the pipe or joint ring before the next pipe is placed. If the pipe laying crew cannot put the pipe into the trench and in place without getting earth into the pipe, the CITY may require that snugly-fitted and tightly-woven canvas bags be placed over each end before lowering the pipe. The bags shall be left in place until the connection is to be made to the adjacent pipe. During laying operations, CONTRACTOR shall keep debris, tools, clothing, or other materials out of the pipe.

61.4.6 Laying Polyvinyl Chloride (PVC) Pipe

All PVC pipe shall be installed in accordance with standards set forth in the UNI-BELL "Handbook of PVC Pipe Design and Construction" unless such standards conflict with this MANUAL, in which case this MANUAL shall govern.

61.4.7 Laying Ductile Iron Pipe

All ductile iron pipe shall be installed in accordance with AWWA C600 unless such standards conflicts with this MANUAL in which case this MANUAL shall govern. CONTRACTOR shall cut pipe only as necessary to comply with alignment shown on the PLANS. Torch cutting of pipe shall not be allowed.

The CONTRACTOR shall provide special tools and devices, such as special jacks, chokers, and similar items required for proper installation. Lubricant for the pipe gaskets shall be furnished by the pipe manufacturer with no substitutes to be permitted under any circumstances.

The pipe shall be polyethylene encased (8 mil) where shown on the DRAWINGS in accordance with ANSI/AWWA A21.51/C105.

61.4.8 Laying of Pipes on Curves

Long radius curves, either horizontal or vertical, may be laid with standard pipe by deflections at the joints. Maximum deflections at pipe joints and laying radius for the various pipe lengths shall be no greater than seventy-five percent (75%) of that recommended by the pipe manufacturer.

61.4.9 Pipe Restraining

Requirements specified in Section 35, of this MANUAL, shall apply.

61.4.10 Backfill for Pipes

Requirements specified in Section 32, of this MANUAL, shall apply.

61.5 Notification and Connection to Existing Mains

No connection shall be made to the existing CITY system without first obtaining FDEP permit. Notification of connection to the existing CITY system shall not occur without prior notification to the CITY.

The CITY shall be notified at least three (3) days in advance to schedule main connections and valve operations. The water, wastewater, and reclaimed water valves are to be operated only by the CITY. All valves installed are to remain closed during construction.

The CONTRACTOR shall exercise extreme caution when excavating in proximity of CITY utilities. Utility locations shown on plans are not exact or guaranteed. The CONTRACTOR is responsible for field verifying existing utility locations both horizontal and vertical.

The CITY dispatch operator shall be notified immediately in the event of a force main, water main, or reclaimed water main break or damage at 407-703-1757. The CONTRACTOR shall immediately repair all damage to CITY mains, at the CONTRACTOR'S expense. If the repair is not made in a timely manner, as determined by the CITY, the CITY may perform the repairs and the CONTRACTOR will be charged for the repairs.

61.6 Reclaimed Water Service Piping and Connection

Reclaimed water service piping and connection shall be installed as indicated in the STANDARD DETAILS. The location of all service lines shall be as shown on the DRAWINGS. On curbed streets, the exact location for each installed service shall be marked by etching or cutting an "R" for reclaimed water and painting that location purple. Where no curb exists, locations shall be adequately marked by a method approved by the CITY.

61.7 Location and Identification

All lettering shall be legible and the color, “purple”, correct for the intended use.

END OF SECTION

Section 62 - Testing

62.1 Hydrostatic Tests

62.1.1 General

Hydrostatic tests shall consist of pressure and leakage tests. Hydrostatic tests shall be conducted on all newly laid pressure pipes, joints, and valves including all service lines to the curb stops. Air testing of pressure pipes will not be permitted under any circumstance. Tests may be made on sections not exceeding two-thousand (2000) feet when acceptable to the CITY.

The CONTRACTOR shall furnish all necessary equipment and material, make all taps, and furnish all closure pieces in the pipe as required. Equipment to be furnished by the CONTRACTOR shall include graduated containers, pressure gauges, hydraulic force pumps, and suitable hoses and piping. The CITY will monitor and approve a satisfactory test.

The CONTRACTOR may conduct hydrostatic tests after the trench has been partially backfilled with the joints left exposed, for informational purposes only.

The hydrostatic tests for acceptance shall be conducted only after the trenches have been completely backfilled and compacted as specified. Where any section of pipe is provided with concrete thrust blocking, pressure test will not be made until at least five (5) days have elapsed after the thrust blocking is installed.

If high-early strength concrete is used for the concrete thrust blocking, the time may be reduced to twenty-four (24) hours if the CITY concurs that the concrete has cured and reached adequate strength.

Mechanically restrained joints are required.

62.1.2 Testing Criteria

All pipe sections to be pressure tested shall be subjected to a hydrostatic pressure of one-hundred-fifty (150) psi. The duration of each pressure test shall be for a period of two (2) hours. If during the test, the integrity of the tested line is in question, the CITY may require a six (6) hour pressure test. The basic provisions of AWWA C-600 shall be applicable.

62.1.3 Procedure for Pressure Test

Each section of pipe to be tested, as determined by the CITY, shall be slowly filled with water through the required jumper connection and the specified test pressure shall be applied by means of a pump connected to the pipe in a satisfactory manner. Before applying the specified test pressure, all air shall be expelled from the pipe. To accomplish this, taps shall be made and appropriate valves installed to ensure bleeding of all air from the main.

If defective pipes, fittings, valves, or hydrants are discovered in consequence of this pressure test, all such items shall be removed and replaced by the CONTRACTOR with sound material and the test shall be repeated until satisfactory results are obtained. Provisions of AWWA C600, where applicable, shall apply.

62.1.4 Procedure for Ductile Iron Leakage Test

After completion of the pressure test, a leakage test shall be conducted to determine the quantity of water lost by leakage under the specified test pressure. Applicable provisions of AWWA C600 Section 5, shall apply.

Allowable leakage in gallons per hour for pipeline shall not be greater than that determined by the formula:

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

Note: L = Allowable leakage in gallons per hour.
S = Length of pipe tested in feet
D = Diameter of pipe in inches
P = Average test pressure, in psig

Leakage is defined as the quantity of water to be supplied in the newly laid pipe or any valved section under test, which is necessary to maintain the specified leakage test pressure after the pipe has been filled with water and the air expelled.

Should any test of pipe laid disclose leakage greater than that allowed, CONTRACTOR shall locate, replace and/or repair the defective joints, pipe, or valve until the leakage from subsequent testing is within the specified allowance.

62.1.5 Procedure for PVC Leakage Test

After completion of the pressure test, a leakage test shall be conducted to determine the quantity of water lost by leakage under the specified test pressure. Applicable provisions of AWWA C605 Section 7, shall apply.

Allowable leakage in gallons per hour for pipeline shall not be greater than that determined by the formula:

$$Q = \frac{LD \sqrt{P}}{148,000}$$

Note: Q = Allowable leakage in gallons per hour
L = Length of pipe being tested in feet
D = Diameter of pipe in inches
P = Average test pressure, in psig

Leakage is defined as the quantity of water to be supplied in the newly laid pipe or any valved section under test, which is necessary to maintain the specified leakage test pressure after the pipe has been filled with water and the air expelled.

Should any test of pipe laid disclose leakage greater than that allowed, CONTRACTOR shall locate, replace and/or repair the defective joints, pipe, or valve until the leakage from subsequent testing is within the specified allowance.

62.1.6 Procedure for HDPE Testing

After installation the pipe shall be tested in accordance with Section 52 and 62 of this MANUAL, with the following modifications:

1. Test Duration: The total test time including initial pressurization, initial expansion and time at test pressure, must not exceed eight (8) hours. If the test is not completed due to leakage, equipment failure, etc., the test section shall be depressurized and allowed to “relax” for a minimum of eight (8) hours before it is brought back up to test pressure. The test procedure consists of initial expansion phase and leakage test phase.
2. Initial Expansion Phase: During the initial expansion phase, the test section is pressured to the test pressure, and enough make-up liquid is added each hour for three (3) hours to return to test pressure.

3. Leakage Test Phase: The leakage test phase follows immediately and shall be either two (2) or three (3) hours in duration. At the end of the time test, the test section shall be returned to test pressure by adding a measured amount of liquid. The amount of make-up liquid added shall not exceed the following values plus allowable leakage:

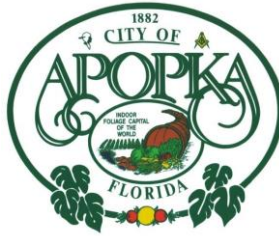
Allowable Leakage Test

Test Duration (hours)	Pipe Diameter (inches)							
	2	4	6	8	12	16	20	24
	Allowance / 100 feet of Pipeline (gallons)							
2	0.11	0.25	0.60	1.00	2.30	3.30	5.50	8.90
3	0.19	0.40	0.90	1.50	3.40	5.50	8.00	13.30

**Applies to test period and not initial expansion phase*

END OF SECTION

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Chapter 7
Standard Details

Chapter 7 Standard Details

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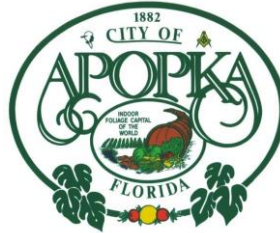
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Appendix 'A'

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**CITY OF AOPKA
PIPE PRESSURE TEST**

Development or Project Name: _____

Installed By: _____ Date: _____

Potable Water Reclaimed Water Forcemain

Type of pipe _____

From: Beginning of Pipe: Sta. _____ To: End of Pipe: Sta. _____

Time Started: _____ Psi: _____ Time Finished: _____ Psi: _____

Pressure Loss: _____

Diameter of Pipe

(2") (4") (6") (8") (10") (12") (16") (18") (24") (36") (48")

Calculation based on AWWA Standard
2 hours test (minimum)

$$Q = \frac{LD \sqrt{P}}{148,000}$$

Note: Q = Allowable leakage (gal/hr)
L = Length of pipe being tested (ft)
D = Diameter of pipe (in)
P = Average test pressure = 1.25 X working pressure
(min. 150 psi WM or RWM, 100 psi FM)

Total Allowable = _____ Total Actual = _____

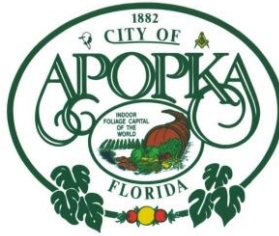
(Test passes if actual < allowable / Test fails if actual > allowable)

Check One

Pass: Fail:

Inspected By: _____

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Appendix 'C'

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Potable Water Category 1 of 6: Valves and Accessories		
Item Description	Manufacture	Part Number
Blow Off / Flushing Valve	1. Hydro Guard 2. Kufferle	Automatic Blow Off Automatic Flusher
Butterfly Valves 14-inch and Larger 8 mil Epoxy Coated and Lined (AWWA)	1. Clow 2. Derzurik 3. Kennedy 4. Mueller	Series 4500, 1450 BAW Series 4500, 1450 Linseal III
Gate Valves 12-inch and Smaller Resilient Seat Only	1. American Flow Control 2. Clow 3. Kennedy 4. M & H 5. Mueller	Series 2500 Series F-6100 Series 4571 Series 3067 Series 2360
Gate Valves 14-inch and Larger Resilient Seat Only	1. American Flow Control 2. Clow 3. Mueller 4. M & H	Series 2500 Series F-6100 Series A-2361 Series 4067
Tapping Valves Resilient Seat Only	1. American Flow Control 2. Clow 3. Kennedy 4. M & H 5. Mueller	Series 2500 Series F-6114 Series 4950 Series 4751 Series T-2360/ T-2361
Valve Boxes	1. American Flow Control 2. Sigma 3. Tyler 4. SIP Industries	Trench Adapter VB / SB Roadway Series 6850 Series 6000
Potable Water Category 2 of 6: Service Materials		
Item Description	Manufacture	Part Number
Corporation Stops Ball Type 1-inch – 2-inch with AWWA taper CC Threads only/pack joint outlet for CTS	1. Ford 2. McDonald 3. Mueller	FB1000-4 CC x CTS 4701B-22 P25008
Curb Stops Straight Valves Ball type, full port IP x IP 3/4-inch x 3/4-inch	1. Ford 2. McDonald 3. Mueller	B11-333W 6101W B-20200-R
Curb Stops Straight Valves Ball type compression, full port IP x IP 1-inch x 1-inch	1. Ford 2. McDonald 3. Mueller	B41-444W 6100W-22 P25146
Polyethylene Tubing Blue w/ UV protection 1-inch – 2-inch only	1. Endot 2. Charter Plastics	PE 3408 Endocore PE 3408 Blue Ice

Item Description	Manufacture	Part Number
Service Saddles Epoxy coated w/ stainless steel Type 304 straps, CC threads - 2-inch to be IP threads controlled OD saddles to be used on C900 and IPS OD PVC pipe	<ol style="list-style-type: none"> 1. Ford 2. Mueller 3. Smith Blair 	Series FC202 DR2S, DR2SOD Series 397
U Branch 1-inch x 3/4-inch x 7-1/2-inch	<ol style="list-style-type: none"> 1. Ford 2. McDonald 3. Mueller 	U-48-43 08U2M P15363
Meters (All sizes)	<ol style="list-style-type: none"> 1. Sensus 	Flex-Net AMR compatible
Potable Water Category 3 of 6: Pipe Material		
Item Description	Manufacture	Part Number
Casing Spacers (All Sizes) Stainless Steel with Vinyl Runners	<ol style="list-style-type: none"> 1. Advance Products 2. Cascade 3. BWM 4. Power Seal 	Series SS Series CCS/CCPS/AZ BWM-SS Model 4810
Casing End Seals	<ol style="list-style-type: none"> 1. Advance Products 2. BWM 3. Link-Seal 	Model AC and AW Wrap around end seal 400/500 Series
Ductile Iron/Cast Iron Cement Lined 4-inch – 12-inch = Class 350 14-inch – 24-inch = Class 250 30-inch – 64-inch = Class 200	<ol style="list-style-type: none"> 1. American 2. Clow 3. Griffin 4. McWane 5. U.S. Pipe 	
HDPE (Blue or Blue Striped) PE3408, DR11 PE2406 and PE3406, DR9	<ol style="list-style-type: none"> 1. Chevron/Phillips 2. CSR 3. J.M. Manufacturing 4. ISCO 	
PVC (Blue) AWWA C-900, 4-inch through 12-inch AWWA C-905, 14-inch through 64-inch	<ol style="list-style-type: none"> 1. Certainteed 2. Diamond Plastic 3. Iplex 4. J-M Manufacturing 5. National Pipe 6. NAPCO 	
Potable Water Category 4 of 6: Pipe Fittings		
Item Description	Manufacture	Part Number
Expansion Joints	<ol style="list-style-type: none"> 1. EBAA Iron 2. Mercer 3. Metraflex 4. Proco 	

Item Description	Manufacture	Part Number
Fittings C153 SSB / C110 Flange Cement or fusion bonded epoxy lined	1. Assured Flow Sales 2. Nappco/Sigma 3. Star 4. Union/Tyler 5. SIP Industries	Gradelock
Restrained Joints – Ductile Iron Pipe	1. U.S. Pipe 2. EBAA Iron Inc. 3. Ford 4. Mueller 5. Sigma 6. Star 7. U.S. Pipe 8. SIP Industries	HP LOK Mega-Lug Series 1100, 1700, 3800 Series UFR 1400, 1300 C Aquagrip Restraint System ONE-LOK-SLD Star Grip Series 3000 All Grip Series 3600 Field Loc Gasket EZ Grips
Restrained Joints – PVC Pipe	1. EBAA Iron Inc. 2. Star 3. Uni-Flang/Ford 4. SIP Industries	Mega-Lug Series 1500, 1600, 2000 PV, RS 3800 Star Grip Series 1300 EZ Grips
Tapping Sleeves - Stainless Steel For all taps on IPS OD PVC pipe, including size on size; type 304 body, flange and bolts; flange to accept standard tapping sleeves	1. Ford 2. Mueller 3. Smith Blair 4. TPS	Series FT SS Series H-304 SS Series 633 SS Triple Tap
Tapping Sleeves - Fabricated Steel Epoxy coated AWWA C-213, 12 mils with stainless steel nuts and bolts for all taps except size on size	1. Ford 2. JCM 3. Smith Blair	FTSC Series 412, 422 Series 622
Tapping Sleeves Epoxy Coated Mechanical joint for all taps	1. American Flow Control 2. Clow 3. Mueller 4. U.S. Pipe	Series 2800 Series F-5205 Series H-615,H-616,H-619 Series T-9
Potable Water Category 5 of 6: HDPE Fittings (All Fittings are to be DIP Sizes)		
Item Description	Manufacture	Part Number
MJ Fused Adapters 4-inch – 12-inch	1. Central Plastics 2. Specified Fittings 3. Wager Company	PE3408
Fused Couplings 4-inch – 12-inch	1. Central Plastics 2. Friatec	PE3408 Frialen
Fused Fittings	1. Central Plastics	PE3408

Item Description	Manufacture	Part Number
4-inch – 12-inch; 22°, 45° and 90°	2. Friatec	Frialen
Fused Tapping Saddles 1-inch – 2-inch	1. Central Plastics	PE3408
Potable Water Category 6 of 6: Fire Hydrants		
Item Description	Manufacture	Part Number
Fire Hydrants	1. American Flow Controls 2. Clow 3. Kennedy 4. Mueller	B-84-B (6-inch) Medallion 2545 K81A Super Centurion 250

Sanitary Sewer Category 1 of 6: Valves and Accessories		
Item Description	Manufacture	Part Number
Air Release Valves Epoxy Coated	1. ARI	D-025
Air Release Valves Vault and Cover	1. U. S. Foundry	USF 7665-HH-HJ
Air Release Valve Service Saddles Epoxy coated w/ stainless steel Type 304 straps, CC threads - 2-inch to be IP threads controlled OD saddles to be used on C-900 and IPS OD PVC pipe	1. Ford 2. Mueller 3. Smith Blair	Series FC202 DR2S, DR2SOD Series 397
Plug Valves - MJ and Flanged 8-mil fusion bonded epoxy lined with stainless steel bolts; Gear operator to be sized for rated pressure of the valve	1. Clow 2. Dezurik 3. M & H 4. Milliken 5. Val-Matic	Series F-5412, F-5413 Series PEC Series 1820 Series 600 Series 5800, 5900
Tapping Sleeves - Stainless Steel For all taps on IPS OD PVC pipe, including size on size; type 304 body, flange and bolts; flange to accept standard tapping sleeves	1. Ford 2. Mueller 3. Smith Blair	Series FT SS Series H-304 SS Series 633 SS
Tapping Sleeves - Fabricated Steel Epoxy coated AWWA C-213, 12 mils with stainless steel nuts and bolts for all taps except size on size	1. Ford 2. JCM 3. Smith Blair 4. TPS	FTSC Series 412, 422 Series 622 Triple Tap
Tapping Sleeves Epoxy Coated Mechanical joint for CI, DI, PVC and AC; All taps including size-on-size	1. American Flow Control 2. Clow 3. Mueller 4. U.S. Pipe	Series 2800 Series F-5205 Series H-615,H-616,H-619 Series T-9
Tapping Valves Resilient Seated Only	1. American Flow Control 2. Clow 3. Kennedy 4. M & H 5. Mueller	Series 2500 Series F-6114 Series 4950 Series 4751 Series T-2360/ T-2361
Valve Boxes	1. American Flow Control 2. Sigma 3. Tyler 4. SIP Industries	Trench Adapter VB / SB Roadway Series 6850 Series 6000
Sanitary Sewer Category 2 of 6: Pipe Material		
Item Description	Manufacture	Part Number
Corporation Stops Ball Type 1-inch – 2-inch with AWWA taper CC Threads only/pack joint outlet for CTS	1. Ford 2. McDonald 3. Mueller	FB1000-4 CC x CTS 4701B-22 P25008

Item Description	Manufacture	Part Number
Polyethylene Tubing Green w/ UV protection 1-inch – 2-inch only	1. Endot 2. Charter Plastics	PE 3408 Endocore PE 3408 Green
Casing Spacers (All Sizes) Stainless Steel with Vinyl Runners	1. Advance Products 2. Cascade 3. BWM 4. Power Seal	Series SS Series CCS/CCPS/AZ BWM-SS Model 4810
Casing End Seals	1. Advance Products 2. BWM 3. Link-Seal	Model AC and AW Wrap around end seal 400/500 Series
Ductile Iron Pipe for Valve Vaults Only 4-inch – 12-inch = Class 350 16-inch – 24-inch = Class 250 30-inch – 64-inch = Class 200	1. American 2. Griffin 3. U.S. Pipe	Protecto 401 Sewper Coat Protecto 401
PVC (Green) DR18, DR25, DR35 AWWA C900, 4-inch through 12-inch AWWA C905, 14-inch through 64-inch	1. Certainteed 2. Diamond Plastic 3. Ipex 4. J-M Manufacturing 5. National Pipe 6. NAPCO	
HDPE (Green or Green Striped) DR17 PE3408	1. Chevron/Phillips 2. CSR 3. J.M. 4. ISCO	
Sanitary Sewer Category 3 of 6: Pipe Fittings		
Item Description	Manufacture	Part Number
Expansion Joints	1. EBAA Iron 2. Mercer 3. Metraflex 4. Proco	
Ductile Iron Fittings C153 SSB / C110 Flange Lined with fusion bonded epoxy or Protecto 401	1. Assured Flow Sales 2. Nappco/Sigma 3. Star 4. Union/Tyler 5. U.S. Pipe 6. SIP Industries	
PVC Pipe Restrained Joints	1. EBAA Iron Inc. 2. Star 3. Uni-Flang/Ford 4. SIP Industries	Mega-Lug Series 1500, 1600, 2000 PV, RS 3800 Star Grip Series 1300 EZ Grip

Item Description	Manufacture	Part Number
HDPE MJ Fused Adapters 4-inch – 12-inch	1. Central Plastics 2. Specified Fittings 3. Wager Company	PE3408
HDPE Fused Couplings 4-inch – 12-inch	1. Central Plastics 2. Friatec	PE3408 Frialen
HDPE Fused Fittings 4-inch – 12-inch; 22°, 45° and 90°	1. Central Plastics 2. Friatec	PE3408 Frialen
HDPE Fused Tapping Saddles 1-inch – 2-inch	1. Central Plastics	PE3408
Sanitary Sewer Category 4 of 6: Manholes and Accessories		
Item Description	Manufacture	Part Number
Ring and Cover	1. U.S. Foundry	USF 225-AS
Jointing Material	1. K.T. Snyder Co., Inc. 2. Conseal 3. GSAC 4. Bidco Sealants	Ram-Nek CS102 Evergrip 990 C-56
Fiberglass Manholes	1. L. F. Manufacturing, Inc.	
Concrete Manholes	1. Allied Precast 2. Atlantic Precast 3. DURA Stress 4. Mack Precast 5. Standard Precast	Precast Precast Precast Precast Precast
Concrete Manhole Exterior Coatings	1. Carboline 2. Conseal	Bitumastic 300M CS-55
Concrete Manhole Interior Lining Systems	1. AGRU Liner 2. Flowtite Liners 3. GU Liner 4. GSE Studliner 5. L. F. Manufacturing, Inc. 6. Lafarge Aluminites 7. Con-Shield 8. Raven	HDPE Liner Fiberglass Liner Reinforced Plastic Liner HDPE Liner Fiberglass Liner Sewpercoat Sewpercoat Epoxy
Wet Well and Valve Vault Pipe Seals	1. Link Seal	Model S-316 Link Seal Modular Seal
Manhole Pipe Seals	1. Atlantic Concrete 2. Hail Mary Rubber 3. IPS	A-Lok cast-in-place Star Seal cast-in-place Wedge style < 12"

Item Description	Manufacture	Part Number
	4. NPC	Kor-N-Seal Model WS < 12"
	5. Press Seal Gasket	PSX Direct Drive < 12"
Sanitary Sewer Category 5 of 6: Lift Station Control Panel / Electrical Materials		
Item Description	Manufacture	Part Number
Control Panel Manufacture	1. ITT Water and Sewer 2. Sta-Con Inc.	
Circuit Breakers – Control Power	1. Square D	QOU Class 720
Circuit Breakers – Main, Emergency and Motor	1. Square D	H Frame
Control Relays	1. Porter Brumfield 2. Square D	
Electrical Box Mounts	1. Uni Strut	Stainless Steel
Enclosure	1. Hoffman 2. Tanco	Single Door Type NEMA 3R
Float Control	1. Flygt 2. Roto-Float	
Flow Meters with Replaceable Sensors	1. McCrometer 2. Rosemount	Ultra Mag 8705 with 8732 Transmitter
Generators – Fixed / Dedicated Able to run station under full load conditions; 48-hour fuel capacity under full load	1. Caterpillar/Olympian 2. Generac 3. Onan (Cummins)	
Generator Transfer Switch	1. ASCO 2. Cutler Hammer	
Generator Receptacles	1. Crouse Hinds 2. Pyle National	AR2042-S22 460V/200A/3P/4W W/ GNAAJA1 Angle Adapter JRE-4100 230V/100A/3P/4W
Indicating Lights – ALL On-Off, Pump Run, Lead, Lag, etc.	1. Dialco 2. Littlefuse	Little Lite
Main Service Disconnect	1. Square D	
Motor Starter and Overload Heaters	1. Square D	Class 8536
Phase Monitor	1. Diversified 2. MPE	
Pressure Transducers – 0 to 15 psi Range	1. Blue Ribbon Ind.	Birdcage

Item Description	Manufacture	Part Number
Pump Automatic Alternator	1. Diversified 2. MPE	
Seal – Off	1. Crouse Hinds	EYSR
Selector Switches and Hand Controls – ALL Hand-Off-Auto, Alarm Silence button, etc.	1. Square D	
Shunt Trip Coil	1. Square D	S29386
Submersible Pumps with Enclosed Impellers	1. Flygt	
Surge Protection (TVSS)	1. Square D	6671 SDSA3650
Transformers – Main and Control Power	1. Square D	
Variable Frequency Drives	1. Siemens 2. TECO	
Variable Frequency Motors	1. Baldor 2. Dayton 3. Marathon 4. U.S. Motors	Rated for inverter duty only Rated for inverter duty only Rated for inverter duty only Rated for inverter duty only
Sanitary Sewer Category 6 of 6: Lift Station Wet Well / Valve Vault Materials		
Item Description	Manufacture	Part Number
Check Valves 4-inch and Larger 8 mil epoxy lined	1. American Flow Control 2. Clow 3. Kennedy 4. M & H 5. Milliken 6. Mueller	Series 600 or 50 line Series F 5382 Series 106 Series 159 Series 800, 801 Series 2600
Sluice Gates 316 Stainless Steel	1. BNW 2. Fontaine	Model 77 Model 20
Wet Well and Valve Vault Access Frames and Covers Aluminum / Stainless Steel	1. Bilco Company 2. Halliday Products	
Wet Well Lining Systems	1. AGRU Liner 2. Flowtite Liners 3. GU Liner 4. GSE Studliner 5. L. F. Manufacturing, Inc.	HDPE Liner Fiberglass Liner Reinforced Plastic Liner HDPE Liner Fiberglass Liner

Reuse Water Category 1 of 5: Valves and Accessories		
Item Description	Manufacture	Part Number
Air Release Valves Epoxy Coated	1. ARI	D-040
Blow Off / Flushing Valve	1. Hydro Guard	Automatic Blow Off
Butterfly Valves 14-inch and Larger 8 mil Epoxy Coated and Lined (AWWA)	1. Clow 2. Derzurik 3. Kennedy 4. Mueller	Series 4500, 1450 BAW Series 4500, 1450 Linseal III
Gate Valves 12-inch and Smaller Resilient Seated Only	1. American Flow Control 2. Clow 3. Kennedy 4. M & H 5. Mueller	Series 2500 Series F-6100 Series 4571 Series 3067 Series 2360
Gate Valves 14-inch and Larger Resilient Seated Only	1. American Flow Control 2. Clow 3. Mueller 4. M & H	Series 2500 Series F-6100 Series A-2361 Series 4067
Tapping Valves Resilient Seated Only	1. American Flow Control 2. Clow 3. Kennedy 4. M & H 5. Mueller	Series 2500 Series F-6114 Series 4950 Series 4751 Series T-2360/ T-2361
Valve Boxes	1. American Flow Control 2. Sigma 3. Tyler 4. SIP Industries	Trench Adapter VB / SB Roadway Series 6850 Series 6000
Reuse Water Category 2 of 5: Service Materials		
Item Description	Manufacture	Part Number
Corporation Stops Ball Type 1-inch – 2-inch with AWWA taper CC Threads only/pack joint outlet for CTS	1. Ford 2. McDonald 3. Mueller	FB1000-4 CC x CTS 4701B-22 P25008
Curb Stops Straight Valves Ball type, full port IP x IP 3/4-inch x 3/4-inch	1. Ford 2. McDonald 3. Mueller	B11-333W 6101W B-20200-R
Curb Stops Straight Valves Ball type compression, full port IP x IP 1-inch x 1-inch	1. Ford 2. McDonald 3. Mueller	B41-444W 6100W-22 P25146

Item Description	Manufacture	Part Number
Polyethylene Tubing Purple w/ UV protection 1-inch – 2-inch only	1. Endot 2. Charter Plastics	PE 3408 Endocore PE 3408 Purple
Service Saddles Epoxy coated w/ stainless steel Type 304 straps, CC threads - 2-inch to be IP threads controlled OD saddles to be used on C900 and IPS OD PVC pipe	1. Ford 2. Mueller 3. Smith Blair	Series FC202 DR2S, DR2SOD Series 397
U Branch 1-inch x 3/4-inch x 7-1/2-inch	1. Ford 2. McDonald 3. Mueller	U-48-43 08U2M P15363
Meters (All sizes)	1. Sensus	Flex-Net AMR compatible
Reuse Water Category 3 of 5: Pipe Material		
Item Description	Manufacture	Part Number
Casing Spacers (All Sizes) Stainless Steel with Vinyl Runners	1. Advance Products 2. Cascade 3. BWM 4. Power Seal	Series SS Series CCS/CCPS/AZ BWM-SS Model 4810
Casing End Seals	1. Advance Products 2. BWM 3. Link-Seal	Model AC and AW Wrap around end seal 400/500 Series
Ductile Iron/Cast Iron Cement Lined 4-inch – 12-inch = Class 350 16-inch – 24-inch = Class 250 30-inch – 64-inch = Class 200	1. American 2. Clow 3. Griffin 4. McWane 5. U.S. Pipe	
HDPE (Purple or Purple Striped) PE3408, DR11 PE2406 and PE3406, DR9	1. Chevron/Phillips 2. CSR 3. J-M Manufacturing 4. ISCO	
PVC (Purple) DR18 AWWA C-900, 4-inch through 12-inch AWWA C-905, 14-inch through 64-inch	1. Certainteed 2. Diamond Plastic 3. Ipex 4. J-M Manufacturing 5. National Pipe 6. NAPCO	
Reuse Water Category 4 of 5: Pipe Fittings		
Item Description	Manufacture	Part Number
Expansion Joints	1. EBAA Iron	

Item Description	Manufacture	Part Number
	2. Mercer 3. Metraflex 4. Proco	
Fittings C153 SSB / C110 Flange Cement or fusion bonded epoxy lined	1. Assured Flow Sales 2. Nappco/Sigma 3. Star 4. Union/Tyler 5. SIP Industries	Gradelock
Restrained Joints – Ductile Iron Pipe	1. U.S. Pipe 2. EBAA Iron Inc. 3. Ford 4. Mueller 5. Sigma 6. Star 7. U.S. Pipe 8. SIP Industries	HP LOK Mega-Lug Series 1100, 1700, 3800 Series UFR 1400, 1300 C Aquagrip Restraint System ONE-LOK-SLD Star Grip Series 3000 All Grip Series 3600 Field Loc Gasket EZ Grips
Restrained Joints – PVC Pipe	1. EBAA Iron Inc. 2. Star 3. Uni-Flang/Ford 4. SIP Industries	Mega-Lug Series 1500, 1600, 2000 PV, RS 3800 Star Grip Series 1300 EZ Grips
Tapping Sleeves - Stainless Steel For all taps on IPS OD PVC pipe, including size on size; type 304 body, flange and bolts; flange to accept standard tapping sleeves	1. Ford 2. Mueller 3. Smith Blair 4. TPS	Series FT SS Series H-304 SS Series 633 SS Triple Tap
Tapping Sleeves - Fabricated Steel Epoxy coated AWWA C-213, 12 mils with stainless steel nuts and bolts for all taps except size on size	1. Ford 2. JCM 3. Smith Blair	FTSC Series 412, 422 Series 622
Tapping Sleeves Epoxy Coated Mechanical joint for all taps	1. American Flow Control 2. Clow 3. Mueller 4. U.S. Pipe	Series 2800 Series F-5205 Series H-615,H-616,H-619 Series T-9
Reuse Water Category 5 of 5: HDPE Fittings (All Fittings are to be DIP Sizes)		
Item Description	Manufacture	Part Number
MJ Fused Adapters 4-inch – 12-inch	1. Central Plastics 2. Specified Fittings 3. Wager Company	PE3408

Item Description	Manufacture	Part Number
Fused Couplings 4-inch – 12-inch	1. Central Plastics 2. Friatec	PE3408 Frialen
Fused Fittings 4-inch – 12-inch; 22°, 45° and 90°	1. Central Plastics 2. Friatec	PE3408 Frialen
Fused Tapping Saddles 1-inch – 2-inch	1. Central Plastics	PE3408

Backup material for agenda item:

9. Resolution 2016-10 - Issuance and execution of a \$1,825,000 Capital Improvement Revenue Note.



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER: Resolution No. 2016-10

MEETING OF: April 6, 2016
 FROM: Finance Dept.
 EXHIBITS: Loan Agreement

SUBJECT: RESOLUTION NO. 2016-10 – AUTHORIZING THE ISSUANCE AND EXECUTION OF A CAPITAL IMPROVEMENT REVENUE NOTE WITH WHITNEY BANK D/B/A HANCOCK BANK IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$1,825,000 FOR THE ACQUISITION OF VARIOUS PUBLIC SAFETY VEHICLES AND OTHER CAPITAL EQUIPMENT FOR THE CITY.

REQUEST: REQUEST COUNCIL ADOPT RESOLUTION NO. 2016-10.

SUMMARY:

The City has determined it is in need of various vehicles and equipment throughout the city and it is in the City’s best interest to acquire these vehicles using proceeds of tax exempt debt.

Fire Dept. Vehicles	\$ 737,500
Police Dept. Vehicles	580,500
Facilities & Grounds Maintenance Equipment	105,000
Recreation/Athletic Complexes Equipment	265,500
Community Development/Streets Program	105,000

The City’s Financial Advisor solicited proposals from several financial institutions to finance these purchases. After reviewing the proposals it was determined that Whitney Bank d/b/a Hancock Bank provided the most favorable proposal. The loan agreement provides a 5-year term with a fixed interest rate of 1.39%.

In anticipation of securing this loan, many of the vehicle purchases have already taken place. Resolution #2015-25 was approved on December 15, 2015 which allows for reimbursement of certain costs relating to the acquisition of vehicles and other capital equipment. The proceeds from this loan will be used to reimburse the City, as well as fund the purchases of the specifically identified vehicles and capital equipment included in the FY16 Budget.

FUNDING SOURCE:

The approved FY 2016 Budgets of the General Fund and Streets Improvement Fund identified and included provisions for acquiring these vehicles and capital equipment using tax exempt debt.

RECOMMENDATION ACTION:

Adopt Resolution No. 2016-10

DISTRIBUTION

Mayor Kilsheimer
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

RESOLUTION NO. 2016-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA ACCEPTING A PROPOSAL OF WHITNEY BANK, d/b/a HANCOCK BANK TO PROVIDE THE CITY WITH A LOAN IN ORDER TO FINANCE THE ACQUISITION OF VARIOUS PUBLIC SAFETY VEHICLES AND OTHER CAPITAL IMPROVEMENTS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT; AUTHORIZING THE ISSUANCE OF A PROMISSORY NOTE PURSUANT TO SUCH LOAN AGREEMENT IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$1,825,000 IN ORDER TO EVIDENCE SUCH LOAN; AUTHORIZING THE REPAYMENT OF SUCH NOTE FROM A COVENANT TO BUDGET AND APPROPRIATE LEGALLY AVAILABLE NON-AD VALOREM REVENUES; DELEGATING CERTAIN AUTHORITY TO THE MAYOR, CITY CLERK AND OTHER OFFICERS OF THE CITY FOR THE AUTHORIZATION, EXECUTION AND DELIVERY OF THE NOTE AND VARIOUS OTHER DOCUMENTS WITH RESPECT THERETO; DESIGNATING THE NOTE AS A QUALIFIED TAX-EXEMPT OBLIGATION WITHIN THE MEANING OF SECTION 265(B)(3) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of the Florida Constitution, Chapter 166, Florida Statutes, and other applicable provisions of law.

SECTION 2. DEFINITIONS. When used in this Resolution, capitalized terms not otherwise defined herein shall have the meanings set forth in the Loan Agreement (as defined herein), unless the context clearly indicates a different meaning.

"Act" shall mean the Florida Constitution, Chapter 166, Florida Statutes, and other applicable provisions of law.

"Bank" shall mean Whitney Bank, d/b/a Hancock Bank, and its successors and assigns.

"**City**" shall mean the City of Apopka, Florida, a municipal corporation duly organized and validly existing under the laws of the State of Florida.

"**Chief Administrative Officer**" shall mean the Chief Administrative Officer of the City and such other person as may be duly authorized to act on his or her behalf, including, but not limited to, the Finance Director.

"**Clerk**" shall mean the City Clerk of the City, or his or her duly authorized designee.

"**Code**" shall mean the Internal Revenue Code of 1986, as amended, and applicable rules and regulations thereunder.

"**Council**" shall mean the City Council of the City.

"**Finance Director**" shall mean the Finance Director of the City and such other person as may be duly authorized to act on his or her behalf.

"**Financial Advisor**" means the City's financial advisor, FirstSouthwest, a division of Hilltop Securities Inc.

"**Loan Agreement**" shall mean the Loan Agreement to be executed between the Bank and the City, which shall be substantially in the form attached hereto as Exhibit B.

"**Mayor**" shall mean the Mayor of the City and in his or her absence or unavailability, the Vice-Mayor of the City and such other person as may be duly authorized to act on his or her behalf.

"**Non-Ad Valorem Revenues**" shall have the meaning assigned such term in the Loan Agreement.

"**Project**" shall mean the acquisition of various public safety vehicles and other capital improvements as described in the plans and specifications on file or to be on file with the City, as the same may be modified or amended from time to time, and which are to be financed with a portion of the proceeds of the Series 2016 Note.

"**Series 2016 Note**" shall mean the City of Apopka, Florida Special Obligation Improvement Revenue Note, Series 2016, as such Series 2016 Note is more particularly described in the Loan Agreement.

The words "herein," "hereunder," "hereby," "hereto," "hereof," and any similar terms shall refer to this Resolution.

Words importing the singular number include the plural number, and vice versa.

SECTION 3. RESOLUTION TO CONSTITUTE CONTRACT. In consideration of the purchase and acceptance of the Series 2016 Note by the Bank, the provisions of this Resolution shall be a part of the contract of the City with the Bank, and shall be deemed to be and shall constitute a contract between the City and the Bank. The provisions, covenants and agreements herein set forth to be performed by or on behalf of the City shall be for the benefit, protection and security of the Bank.

SECTION 4. FINDINGS. It is hereby ascertained, determined and declared that:

(A) The City has certain capital improvement needs and requirements in the form of the Project that are required to be acquired in order to improve and maintain the health, safety and welfare of the City and its inhabitants.

(B) The City solicited proposals from financial institutions to provide a loan to finance the Project.

(C) The Bank submitted its proposal to provide the City with a term loan to finance the Project which proposal was the most favorable proposal received by the City and is attached hereto as Exhibit A.

(D) The Series 2016 Note shall be repaid solely from the Non-Ad Valorem Revenues in the manner and to the extent set forth herein and in the Loan Agreement and the ad valorem taxing power of the City will never be necessary or authorized to pay said amounts.

(E) It is not reasonably anticipated that more than \$10,000,000 of tax-exempt obligations as defined under Section 265(b)(3) of the Code will be issued by the City during the calendar year 2016.

(F) Due to the potential volatility of the market for tax-exempt obligations such as the Series 2016 Note and the complexity of the transactions relating to such Series 2016 Note, it is in the best interest of the City to issue the Series 2016 Note by a negotiated sale to the Bank, allowing the City to sell and issue the Series 2016 Note at the most advantageous time, rather than at a specified advertised date, thereby permitting the City to obtain the best possible price, terms and interest rate for the Series 2016 Note.

SECTION 5. AUTHORIZATION OF ACQUISITION OF THE PROJECT. The financing of the Project through the issuance of the Series 2016 Note is hereby authorized.

SECTION 6 ACCEPTANCE OF PROPOSAL. The City hereby accepts the proposal of the Bank in the form attached hereto as Exhibit A to provide the City with a term loan to finance the Project. The Chief Administrative Officer and the Finance Director are each hereby authorized to execute and deliver any documents required to

formally accept such proposal and the terms thereof. All actions taken by such officers or their designees with respect to such proposal prior to the date hereof are hereby authorized and ratified. To the extent of any conflict between the provisions of this Resolution or the Loan Agreement and the proposal, the provisions of this Resolution and the Loan Agreement shall prevail.

SECTION 7. APPROVAL OF FORM OF LOAN AGREEMENT AND SERIES 2016 NOTE. The City hereby approves a term loan from the Bank in the principal amount of not to exceed \$1,825,000. The terms and provisions of the Loan Agreement in substantially the form attached hereto as Exhibit B are hereby approved, with such changes, insertions and additions as the Mayor may approve. The City hereby authorizes the Mayor to execute and deliver, and the Clerk to attest and affix the City seal to, the Loan Agreement substantially in the form attached hereto as Exhibit B, with such changes, insertions and additions as the Mayor may approve, his execution thereof being evidence of such approval. In order to evidence the loan under the Loan Agreement, it is necessary to provide for the execution of the Series 2016 Note. The Mayor and the Clerk are authorized to execute and deliver the Series 2016 Note substantially in the form attached to the Loan Agreement as Exhibit A with such changes, insertions and additions as they may approve, their execution thereof being evidence of such approval.

SECTION 8. DESIGNATION OF THE SERIES 2016 NOTE AS A QUALIFIED TAX-EXEMPT OBLIGATION. The City hereby designates the Series 2016 Note as a "qualified tax-exempt obligation" under Section 265(b)(3) of the Code. This designation is based upon the findings of the City set forth in Section 4(E) hereof and the Mayor and the Finance Director are each authorized to certify such finding upon the issuance of the Series 2016 Note.

SECTION 9. LIMITED OBLIGATION. The obligation of the City to repay the Series 2016 Note is a limited and special obligation payable from Non-Ad Valorem Revenues solely in the manner and to the extent set forth in the Loan Agreement and shall not be deemed a pledge of the faith and credit or taxing power of the City and such obligation shall not create a lien on any property whatsoever of or in the City other than the Non-Ad Valorem Revenues. The Non-Ad Valorem Revenues shall consist of legally available non-ad valorem revenues budgeted and appropriated by the Council to pay debt service on the Series 2016 Note, all to the extent described in the Loan Agreement.

SECTION 10. GENERAL AUTHORIZATION. The Mayor, the Chief Administrative Officer, the Finance Director and the Clerk are authorized to execute and deliver such documents, instruments and contracts, whether or not expressly contemplated hereby, and the City Attorney and other employees or agents of the City are hereby authorized and directed to do all acts and things required hereby or thereby as may be necessary for the full, punctual and complete performance of all the terms,

covenants, provisions and agreements herein and therein contained, or as otherwise may be necessary or desirable to effectuate the purpose and intent of this Resolution.

SECTION 11. REPEAL OF INCONSISTENT DOCUMENTS. All ordinances, resolutions or parts thereof in conflict herewith are hereby superseded and repealed to the extent of such conflict.

SECTION 12. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

ADOPTED, this 6th day of April, 2016.

CITY OF APOPKA, FLORIDA

(SEAL)

By: _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

Whitney Bank, d/b/a Hancock Bank Proposal

EXHIBIT B

Form of Loan Agreement



Hancock Bank
PUBLIC FINANCE DEPARTMENT

Via Overnight Mail and E-Mail

March 3, 2016

Honorable Mayor and City Commission
City of Apopka, Florida

C/o Ms. Linda Goff (overnight mail)
City Clerk
120 E. Main Street (City Hall, first floor)
Apopka, Florida 32703

C/o Mr. Mark Galvin (e-mail)
Director
First Southwest, Division of Hilltop Securities, Inc.

Re: City of Apopka – \$1,825,000 Tax Exempt Bank Qualified Financing
RFP 2016-04 dated February 5, 2016 as amended

Please accept this letter as a commitment of Hancock Bank (Whitney Bank doing business as Hancock Bank) or the "Bank" to purchase the above captioned obligation upon the terms and conditions outlined below:

Issuer: City of Apopka, Florida.

Amount: \$1,825,000 in aggregate principal amount "bank loan" in the form of a Revenue Note (the "Note" or "Series 2016 Note") of the Issuer.

Purpose of Issue: Proceeds of the Note will be used to finance various capital improvements as outlined in the City's RFP and to pay the cost of issuance related to the financing (the "Project").

Authority for Issue: Provisions of the Florida Constitution, the Charter of the City of Apopka, Florida, as amended; Chapter 166, Part II of the Florida Statutes, and any other valid constitutional and statutory authority.

Dated Date of Note - Date of Delivery

Form of Certificates: The Note will be issued as a single typewritten or printed certificate, in fully registered form.

Interest Rate & Term: Pursuant to the City’s Request for Proposal we are offering the following interest rate and term:

Fixed Rate Option (Bank Qualified Tax Exempt):

Fixed Rate option – fully funded ** on the day we close the loan as outlined below:

<u>Term ##</u>	<u>Annual Interest Rate #</u>
5 year term approximately – fully amortized	1.39% (bank qualified tax exempt)

** The Issuer would fully fund the loan on the day we close the loan.

*The quoted fixed interest rate is contingent upon the City accepting our proposal by no later than 15 days from the date of this letter. If the City accepts our proposal by the stipulated time, we will **hold** the above referenced fixed interest rate **firm**, provided that the Note is **closed** (fully funded) no later than **30 days** from the date of this proposal. Based on your RFP (estimated closing date of March 21st), the 30 day time frame should provide more than adequate time to “lock-in” the interest rate. Should the Note not be funded within the 30 day time frame a different rate could apply, which would be based upon the same pricing methodology we used to calculate the above referenced fixed interest rate.*

Our pricing is based on the estimated amortization of principal that the City presented in its RFP. We realize that the final amortization schedule could change slightly in order to better meet the City’s needs and we are open to some changes in this proposed amortization structure; however our pricing is based on the final amortization of principal not having an average life that exceeds **3.15** years. Should the final amortization have an average life that exceeds **3.15** years, our rate would be higher than that offered above.

Interest and Principal Payments: interest would be calculated on a 30 over 360 day basis. Interest would be payable semi-annually on March 1 and September 1 of each year, commencing September 1, 2016. Principal would be reduced annually on March 1 with the first principal payment commencing on March 1, 2017 and the last principal payment being on March 1, 2021, as outlined in the City’s RFP.

The loan would be structured such that minimum principal denominational units be in units of one-thousand (\$1,000.00) or multiples thereof.

Prepayment Provisions: The principal may be prepaid in whole on any date with 10 days advance written notice to the Bank *without prepayment penalty*. Principal may be prepaid in part on any principal payment date (each March 1st) with 10 days advance written notice to the Bank *without prepayment penalty*, provided that the City pays all accrued interest which shall have accrued to the date of prepayment and provided further that any principal prepayments shall be in multiples of one-thousands (\$1,000.00). Prepayments shall be deemed to apply to those principal installments with the latest maturities on the Note in inverse order. **This is the same arrangement that the City currently has with its existing notes with Hancock Bank (the City currently has three notes outstanding with the Bank).**

Credit Approval: Already approved.

Security: To secure the Series 2016 Note the City would “covenant to budget and appropriate” (CBA) legally available non-ad valorem revenues from all revenues of the City derived from any source whatsoever other than revenues generated from ad valorem taxation. Such “covenant to budget and appropriate” would be subject only to the payment of debt secured by a lien on specific non-ad valorem revenues and the requirement that the City fund essential governmental services (the City will not otherwise be entitled to fail to budget and appropriate debt service in order to balance its budget). Such covenant to budget and appropriate shall be cumulative to the extent not paid, and shall continue until such non-ad valorem revenues in amounts sufficient to make all such required payments shall have been budgeted, appropriated, deposited, and actually paid. The covenant to budget and appropriate in the manner stated herein shall have the effect of making revenues available for payment of principal and interest on the Note, and placing on the City a positive duty to appropriate and budget necessary amounts sufficient to meet its obligations under the Note.

The CBA language used in the loan agreement for the 2016 Note (*including the Payment Covenant*) would be similar to that used in the City’s existing CBA notes with Hancock Bank (i.e., Special Obligation Improvement Revenue Note, Series 2014 and Special Obligation Revenue Note, Series 2015...**together the “Hancock Bank CBA Notes”**), which was agreed to by the City and the Bank (through negotiations involving the City’s Bond Counsel Nabors Giblin & Nickerson).

Additional Debt and Anti-Dilution Certificate: The City would not incur additional debt secured by a lien on all or a portion of the legally available non ad valorem revenues or by a covenant to budget and appropriate from legally available non-ad valorem revenues unless it shall first certify that there are sufficient non-ad valorem revenues available to cover the debt service on the existing and new debt. The City would further covenant in the loan agreement to maintain (and calculate annually based on its most recent annual audit) the required coverage ratio as outlined in its Anti-Dilution test requirement on its existing Hancock Bank CBA Notes i.e., the same Anti-Dilution test as required by the City’s existing CBA notes with Hancock Bank.

Required Accounts: We would not require the City to set up a reserve fund for this loan. We would however require the City to set up a debt service account (sinking fund) into which it would make monthly proportionate deposits (i.e., 1/6 interest and 1/12 principal) sufficient to meeting its upcoming interest and principal payments. The language used for the debt service account would be the same as was used in the City’s existing CBA Notes with Hancock Bank.

Documentation: All documentation would need to be acceptable to the Bank and “Bank Counsel”. The Bank and Bank Counsel would need to review and approve all documentation prior to adoption and/or acceptance by the Issuer’s Board. We understand that Bond Counsel will be *Nabors, Giblin & Nickerson, P.A.* Bond Counsel would draft the loan documents and issue the customary legal and tax opinions. Based on this, the role of “Bank Counsel” would be limited to that of a “review function” only. We have outlined the cost of Bank Counsel in the paragraph captioned “Closing costs, fees and expenses” presented below.

Additional Terms and Conditions:

- * All legal and tax opinions would be addressed to the Bank and be in a form and substance acceptable to the Bank.
- * Prior to closing, the City would provide to the Bank a certificate to the effect that i) the financial statements were prepared in accordance with GAAP and fairly present the financial condition of the City as of their date and ii) since the date of the information presented in the 2014 audit (latest audit available at this time) there has been no material adverse change in the financial condition of the City or the pledged revenues/Non-ad Valorem Revenues.
- * We would require that the interest rate on the loan be “grossed up” and applied retroactively to the date of any event of taxability should it be determined by the Internal Revenue Service that the tax status of the Note has changed as a result of actions or inactions of the City. Such “gross up” would not exceed any statutory limit imposed by the State of Florida and would be equal to the tax equivalent yield as originally contemplated by the Bank.
- * The loan documentation would define standard events of default as are customary for this type of transaction and would provide reasonable remedies to the Bank in the event of default under the loan documents.
- * The City would reimburse the Bank for all reasonable legal and collection costs to exercise its remedies or collect its payments for the loan in the event of default.
- * Provision would be made for a “default interest rate” equal to 6% or any statutory interest rate limitation imposed by the State of Florida, whichever is less.
- * We would want to insure that provisions are made such that no other obligations (whether current or future) secured by CBA non-ad valorem revenues be allowed to accelerate their loan(s) to the City unless Hancock Bank were allowed to accelerate its loan.
- * Hancock Bank’s remedies could be exercised independently of all other series of debt obligations of the City and would require no other bondholders’ approvals to exercise such remedies in the event of default.

* Prior to funding the Series 2016 Note the City would provide to us an Anti-Dilution test certificate (based on the latest audited financial statement) attesting to sufficient non-ad valorem revenues being available to meet all debt service requirements on existing and the new debt. This anti-dilution test would utilize the same methodology that is used for the City's existing CBA Notes with Hancock Bank.

* The City would agree to update its Anti-Dilution test annually upon receipt of its latest audited financial statement. This is a similar requirement that the City has with its existing CBA Notes with Hancock Bank.

* The City would provide to the Bank (at no cost) the following information: a copy of its audited financial statement annually (automatically within 270 days after fiscal year end or whenever it becomes available, whichever occurs first), annual operating budgets (if requested by the Bank), and such other financial information as the Bank may reasonably request.

* Hancock Bank is purchasing this Note for its own account and has no intention to resell the Note. However, the Bank would not be subject to transfer restrictions, provided that we would sell the Note in whole and provided further that we don't sell the Note to a non-permitted lender or in denominations of less than \$100,000.

Closing costs, fees and expenses: The bank would charge **no fees** and assess **no closing costs for its own benefit**. However, we would require the City to *reimburse* the Bank for "Bank Counsel" expense. Bank Counsel's fee will not exceed \$2,500 if its role is limited to a "review" function only. All other legal expense i.e., Bond Counsel, City's Local Counsel, and the City's Financial Advisor would be paid directly by the City – see the "Documentation" paragraph above for more detail.

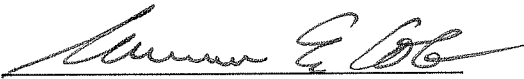
Tax Status of the Note: The quoted interest rate is predicated upon the Note being designated as a bank qualified tax exempt obligation pursuant to Section 265(b)(3) of the Internal Revenue Service Code of 1986, as amended.

Delivery: As soon as possible after all approvals, but in any event the loan would be closed no later than 30 days from the date of this proposal in order for us to hold firm the quoted fixed rate of interest.

This proposal shall remain valid for a period of 30 days provided the City accepts this proposal within 15 days from the date of this letter.

Yours very truly,

HANCOCK BANK **

By: 
Steven E. Cole
Senior Vice President
Public Finance Department

** "Hancock Bank" is a trade name used by Whitney Bank, a Mississippi chartered banking corporation, in providing products and services through its locations in Florida, Alabama and Mississippi. Any obligations incurred with regard to this proposal would be payable to Whitney Bank.

Accepted and Approved:

The City of Apopka has accepted this Financing Proposal from Hancock Bank and hereby selects Hancock Bank to finance the above referenced Project.

Approved and accepted: As of this the _____ day of _____ 2016.

Mayor

Attest:

Clerk

CITY OF APOPKA
REQUEST FOR PROPOSAL



TAX-EXEMPT BANK QUALIFIED FINANCING
RFP# 2016-04

RFP DUE: March 7, 2016 AT 2:15 AM

FEB. 23, 2016

ADDENDUM NUMBER 1

The following items are issued to add to, modify, and/or clarify the Contract Documents and Specifications. These items shall become a part of, and have full force and effect of the Contract Documents and all costs and time involved to comply with said addendum shall be included in Bid Price.

Description of Change:

- I. Revisions to BID Plans:
NONE
- II. Revisions to BID Specifications:
NONE
- III. Responses to BID RFI's:
 - 1. Do you have a draft CAFR for 2015?

Answer: The financials for FY2015 are currently being completed by our external auditors so we do not have a draft at this time. We anticipate the draft to be completed by the end of March, 2016.

- 2. In 2014 (and possibly in years prior) it appears that the City's Utility Fund transferred money to the City's General Fund, which in turn was used to make debt service payments on the City's outstanding loans. Is there a policy to make these transfers on a yearly basis? Is it a percent of revenue? Will these transfers continue to be made (for how long)?

Answer: The Utility Transfer to the General Fund is to cover internal administrative costs and franchise fees as well as Payment in Lieu of Taxes (PILOT). The administrative costs include costs provided by the general government to support the utility function and include such items as human resources, information technology, legal, accounting, etc. PILOT represents the costs the Utility would pay to the City for taxes if they were a private organization and compensates the government for lost tax revenues. Franchise fees are calculated at 6% of revenue.

LOAN AGREEMENT

BETWEEN

CITY OF APOPKA, FLORIDA

AND

WHITNEY BANK, d/b/a HANCOCK BANK

Dated as of April 8, 2016

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LOAN AGREEMENT

This **LOAN AGREEMENT** (the "Agreement") is made and entered into as of April 8, 2016, by and between the **CITY OF APOPKA, FLORIDA**, a municipal corporation duly organized and validly existing under the laws of the State of Florida, and its successors as may be provided by law (the "City"), and **WHITNEY BANK, d/b/a HANCOCK BANK**, a corporation duly organized and existing under the laws of the State of Mississippi and authorized to do business in the State of Florida, and its successors and assigns (the "Bank");

WITNESSETH:

WHEREAS, the City is authorized by provisions of Chapter 166, Florida Statutes, and other applicable provisions of law (collectively, the "Act") to, among other things, acquire, construct, equip, own, sell, lease, operate and maintain various capital improvements and public facilities to promote the health, welfare and economic prosperity of the residents of the City and to borrow money to finance and refinance the acquisition, construction, equipping and maintenance of such capital improvements and public facilities; and

WHEREAS, the City has various capital improvement needs and requirements in the form of the acquisition of various public safety vehicles and other capital improvements as the same may be modified or amended from time to time (the "Project") that are being acquired in order to improve and maintain the health, safety and welfare of the City and its inhabitants; and

WHEREAS, in order to provide financing with respect to the Project, the City solicited bids on behalf of the City from various financial institutions to provide a loan to the City to finance the Project; and

WHEREAS, the Bank submitted its proposal to provide the City with a term loan to finance the Project, which proposal was the most favorable proposal received by the City; and

WHEREAS, the Bank is willing to make a term loan to the City, and the City is willing to incur such loan, pursuant to the terms and provisions of this Agreement in an aggregate principal amount of \$1,825,000 to finance the Project and pay costs relating to the issuance of the hereinafter described Series 2016 Note.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH:

That the parties hereto, intending to be legally bound hereby and in consideration of the mutual covenants hereinafter contained, **DO HEREBY AGREE** as follows:

ARTICLE I
DEFINITION OF TERMS

SECTION 1.01. DEFINITIONS. The capitalized terms defined in this Article I shall, for all purposes of this Agreement, have the meanings specified in this Article I, unless the context clearly otherwise requires.

"Act" shall mean Chapter 166, Florida Statutes, and other applicable provisions of law.

"Agreement" shall mean this Loan Agreement, dated as of April 8, 2016, between the City and the Bank and any and all modifications, alterations, amendments and supplements hereto made in accordance with the provisions hereof.

"Bank" shall mean Whitney Bank, d/b/a Hancock Bank, and its successors and assigns.

"Business Day" shall mean any day other than a Saturday, Sunday or a day on which the Bank or the City is authorized or required to be closed.

"City" shall mean the City of Apopka, Florida, a municipal corporation duly organized and validly existing under the laws of the State of Florida.

"Chief Administrative Officer" shall mean the Chief Administrative Officer of the City or his or her duly authorized designee.

"Clerk" shall mean the City Clerk of the City, or his or her duly authorized designee.

"Code" shall mean the Internal Revenue Code of 1986, as amended, and applicable rules and regulations thereunder.

"Default Rate" shall mean a fixed rate of interest equal to the lesser of (A) 6.00% per annum and (B) the maximum interest rate allowed under applicable law.

"Determination of Taxability" shall mean the circumstance of interest paid or payable on the Series 2016 Note becoming includable for federal income tax purposes in the gross income of the Bank as a consequence of any act or omission of the City. A Determination of Taxability will be deemed to have occurred upon (A) the receipt by the City or the Bank of an original or a copy of an Internal Revenue Service Technical Advice Memorandum or Statutory Notice of Deficiency or other official letter or correspondence from the Internal Revenue Service which holds that any interest payable on the Series 2016 Note is includable in the gross income of the Bank; (B) the issuance of any public or private ruling of the Internal Revenue Service that any interest payable on the Series 2016 Note is includable in the gross income of the Bank; or (C) receipt by the

City or the Bank of an opinion of Note Counsel that any interest on the Series 2016 Note has become includable in the gross income of the Bank for federal income tax purposes; provided, no Determination of Taxability shall be deemed to occur unless the City has been given, to the extent permitted by law, an opportunity to participate in and seek, at the City's own expense, a final administrative determination by the Internal Revenue Service or determination by a court of competent jurisdiction (from which no further right of appeal exists) as to the occurrence of such Determination of Taxability. For all purposes of this definition, a Determination of Taxability will be deemed to occur on the date as of which the interest on the Series 2016 Note is deemed includable in the gross income of the Bank. A Determination of Taxability shall not occur solely in the event such interest is taken into account in determining adjusted current earnings for the purpose of the alternative minimum income tax imposed on corporations.

"Finance Director" shall mean the Finance Director of the City and such other person as may be duly authorized to act on his or her behalf.

"Fiscal Year" shall mean the 12-month period commencing on October 1 of any year and ending on September 30 of the immediately succeeding year.

"Interest Rate" shall mean a fixed interest rate equal to 1.39% per annum. The Interest Rate is subject to adjustment pursuant to Section 3.03 hereof.

"Maturity Date" shall mean March 1, 2021.

"Non-Ad Valorem Revenues" shall mean all revenues of the City derived from any source whatsoever other than revenues generated from ad valorem taxation on real or personal property which are legally available to make the payments required herein, but only after provision has been made by the City for the payment of all essential or legally mandated services.

"Note Counsel" shall mean Nabors, Giblin & Nickerson, P.A., Tampa, Florida or any other attorney at law or firm of attorneys, of nationally recognized standing in matters pertaining to the federal tax exemption of interest on obligations issued by states and political subdivisions, and duly admitted to practice law before the highest court of any state of the United States of America.

"Project" shall mean the acquisition of various public safety vehicles and other capital improvements, all as more particularly described and identified in the plans and specifications on file with the City and all incidental costs relating thereto, as the same may be modified from time to time.

"Resolution" shall mean Resolution No. 2016-10 adopted by the City on April 6, 2016, which among other things authorized the execution and delivery of this Loan Agreement and the issuance of the Series 2016 Note.

"Series 2016 Note" shall mean the City of Apopka, Florida Special Obligation Improvement Revenue Note, Series 2016, authorized to be issued by the Resolution and more particularly described in Article III hereof.

"State" shall mean the State of Florida.

"Taxable Rate" shall mean, upon a Determination of Taxability, the interest rate per annum that shall provide the Bank with the same after tax yield that the Bank would have otherwise received had the Determination of Taxability not occurred taking into account the increased taxable income of the Bank as a result of such Determination of Taxability.

"Tax Certificate" shall mean the Certificate as to Arbitrage and Certain Other Tax Matters to be executed by the City in connection with the issuance of the Series 2016 Note, as such Certificate may be amended from time to time.

SECTION 1.02. INTERPRETATION. Unless the context clearly requires otherwise, words of masculine gender shall be construed to include correlative words of the feminine and neutral genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa. Any capitalized terms used in this Agreement not herein defined shall have the meaning ascribed to such terms in the Resolution. This Agreement and all the terms and provisions hereof shall be construed to effectuate the purpose set forth herein and to sustain the validity hereof.

SECTION 1.03. TITLES AND HEADINGS. The titles and headings of the articles and sections of this Agreement, which have been inserted for convenience of reference only and are not to be considered a part hereof, shall not in any way modify or restrict any of the terms and provisions hereof, and shall not be considered or given any effect in construing this Agreement or any provision hereof or in ascertaining intent, if any question of intent should arise.

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ARTICLE II
REPRESENTATIONS, WARRANTIES AND COVENANTS;
SECURITY FOR SERIES 2016 NOTE

SECTION 2.01. REPRESENTATIONS BY THE CITY. The City represents, warrants and covenants that:

(a) The City is a municipal corporation duly organized and validly existing under the Constitution and other laws of the State. Pursuant to the Resolution, the City has duly authorized the execution and delivery of this Agreement, the performance by the City of all of its obligations hereunder, and the issuance of the Series 2016 Note in the aggregate principal amount of \$1,825,000.

(b) The City has complied with all of the provisions of the Constitution and laws of the State, including the Act, and has full power and authority to enter into and consummate all transactions contemplated by this Agreement or under the Series 2016 Note, and to perform all of its obligations hereunder and under the Series 2016 Note and, to the best knowledge of the City after due inquiry, the transactions contemplated hereby do not conflict with the terms of any statute, order, rule, regulation, judgment, decree, agreement, instrument or commitment to which the City is a party or by which the City is bound.

(c) The City is duly authorized and entitled to issue the Series 2016 Note and enter into the Agreement and, when issued in accordance with the terms of this Agreement, the Series 2016 Note and this Agreement will each constitute legal, valid and binding obligations of the City enforceable in accordance with their respective terms, subject as to enforceability of bankruptcy, insolvency, moratorium, reorganization or other similar laws affecting creditors' rights generally, or by the exercise of judicial discretion in accordance with general principles of equity.

(d) There are no actions, suits or proceedings pending or, to the best knowledge of the City after due inquiry, threatened against or affecting the City, at law or in equity, or before or by any governmental authority, that, if adversely determined, would materially impair the ability of the City to perform the City's obligations under this Agreement or under the Series 2016 Note.

(e) The City will furnish to the Bank upon the earlier of (i) 270 days after the close of each Fiscal Year or (ii) when available, a copy of the annual audited financial statements of the City prepared by a certified public accountant. The City shall also provide the Bank with a copy of the annual budget of the City each year within 30 days of the final adoption of such budget. With reasonable promptness the City shall provide such other data and information as may be reasonably requested by the Bank from time to time, or in the alternative the City shall permit the Bank the right to inspect any and all of

the City books, records, and/or accounts as may reasonably be related to this Agreement. The foregoing information shall be provided at no cost to the Bank.

SECTION 2.02. GENERAL REPRESENTATIONS, WARRANTIES AND COVENANTS OF THE BANK. The Bank hereby represents, warrants and agrees that it is a corporation duly organized and existing under the laws of the State of Mississippi, authorized to execute and deliver this Agreement and to perform its obligations hereunder, and such execution and delivery will not constitute a violation of its charter, articles of incorporation or bylaws. Pursuant to the terms and provisions of this Agreement, the Bank agrees to provide a term loan to the City as evidenced hereby and by the Series 2016 Note for the purpose of financing the Project and paying costs relating to the issuance of the Series 2016 Note.

SECTION 2.03. TAX COVENANT. (a) In order to maintain the exclusion from gross income for purposes of federal income taxation of interest on the Series 2016 Note, the City shall comply with each requirement of the Code applicable to the Series 2016 Note. In furtherance of the covenant contained in the preceding sentence, the City agrees to continually comply with the provisions of the Tax Certificate, which is incorporated fully by reference herein, as a source of guidance for achieving compliance with the Code.

(b) The City shall make any and all rebate payments required to be made to the United States Department of the Treasury in connection with the Series 2016 Note pursuant to Section 148(f) of the Code.

(c) So long as necessary in order to maintain the exclusion from gross income of interest on the Series 2016 Note for federal income tax purposes, the covenants contained in this Section shall survive the payment of the Series 2016 Note and the interest thereon, including any payment or defeasance thereof.

(d) The City shall not take or permit any action or fail to take any action which would cause the Series 2016 Note to be an "arbitrage bond" within the meaning of Section 148(a) of the Code.

SECTION 2.04. SERIES 2016 NOTE SHALL NOT BE INDEBTEDNESS OF THE CITY OR STATE. The Series 2016 Note, when delivered by the City pursuant to the terms of this Agreement, shall not be or constitute an indebtedness of the City, the State of Florida or any political subdivision or agency thereof, within the meaning of any constitutional, statutory or charter limitations of indebtedness, but shall be payable solely as herein provided. The Bank shall never have the right to compel the exercise of the ad valorem taxing power of the City, or taxation in any form on any property therein to pay the Series 2016 Note or the interest thereon. The Series 2016 Note is a special and limited obligation secured by and payable as to principal and interest from the Non-Ad Valorem Revenues, as provided herein.

SECTION 2.05. COVENANT TO BUDGET AND APPROPRIATE NON-AD VALOREM REVENUES. The City covenants and agrees to budget and appropriate in its annual budget for each Fiscal Year in which any amounts due hereunder or with respect to the Series 2016 Note remain unpaid or outstanding, by amendment, if necessary, from Non-Ad Valorem Revenues amounts sufficient to pay principal of and interest on the Series 2016 Note when due. Such covenant and agreement on the part of the City to budget and appropriate such amounts of Non-Ad Valorem Revenues shall be cumulative to the extent not paid, and shall continue until such Non-Ad Valorem Revenues or other legally available funds in amounts sufficient to make all such required payments shall have been budgeted, appropriated and actually paid. Notwithstanding the foregoing covenant of the City, the City does not covenant to maintain any services or programs, now provided or maintained by the City, which generate Non-Ad Valorem Revenues.

Such covenant to budget and appropriate does not create any lien upon or pledge of such Non-Ad Valorem Revenues, nor does it preclude the City from pledging in the future its Non-Ad Valorem Revenues, nor does it require the City to levy and collect any particular Non-Ad Valorem Revenues, nor does it give the Bank a prior claim on the Non-Ad Valorem Revenues as opposed to claims of general creditors of the City. Such covenant to budget and appropriate Non-Ad Valorem Revenues is subject in all respects to the payment of obligations secured by a pledge of such Non-Ad Valorem Revenues heretofore or hereafter entered into (including the payment of debt service on bonds, notes and other debt instruments). However, the covenant to budget and appropriate for the purposes and in the manner stated herein shall have the effect of making available for the payment of the Series 2016 Note, in the manner described herein, Non-Ad Valorem Revenues and placing on the City a positive duty to appropriate and budget, by amendment, if necessary, amounts sufficient to meet its obligations hereunder; subject, however, in all respects to the restrictions of Section 166.241, Florida Statutes, which generally provide that the governing body of each municipality may only make appropriations for each fiscal year which, in any one year, shall not exceed the amount to be received from taxation or other revenue sources; and subject, further, to the payment of services and programs which are for essential public purposes affecting the health, safety and welfare of the inhabitants of the City or which are legally mandated by applicable law. The City would not otherwise be entitled to fail to budget and appropriate debt service for the Series 2016 Note in order to balance its budget.

SECTION 2.06. DEBT SERVICE ACCOUNT. The City agrees to establish a "Debt Service Account" for the security of the Series 2016 Note. Each month, the City shall deposit or credit to the Debt Service Account legally available Non-Ad Valorem Revenues, the sum which, together with the balance in said Account, shall equal the principal and interest on the Series 2016 Note accrued and unpaid and to accrue to the end of the then current calendar month. Except as provided in the next succeeding paragraph, moneys in the Debt Service Account shall be applied by the City for the

payment of debt service on the Series 2016 Note. The City shall adjust the amount of the deposit to the Debt Service Account not later than a month immediately preceding any payment date so as to provide sufficient moneys in the Debt Service Account to pay the debt service on the Series 2016 Note coming due on such payment date. No further deposit need be made to the Debt Service Account when the moneys therein are equal to the debt service coming due on the Series 2016 Note on the next succeeding payment date. Any investment earnings on the Debt Service Account shall be retained therein.

Notwithstanding the foregoing, the deposit of legally available Non Ad-Valorem Revenues in the Debt Service Account does not create any lien upon or pledge of such Non-Ad Valorem Revenues in favor of the Bank. Payment of principal and interest on the Series 2016 Note from moneys in the Debt Service Account shall be junior and subordinate, in all respects, to (i) the payment of services and programs for essential public purposes affecting the health, safety and welfare of the inhabitants of the City or which are legally mandated by applicable law, and (ii) payments of obligations secured by a pledge of Non-Ad Valorem Revenues heretofore or hereinafter entered into (including payment of debt service on bonds, notes and other debt instruments).

SECTION 2.07. PAYMENT COVENANT. The City covenants that it shall duly and punctually pay from the Non-Ad Valorem Revenues in accordance with Sections 2.05 and 2.06 hereof, the principal of and interest on the Series 2016 Note at the dates and place and in the manner provided herein and in the Series 2016 Note according to the true intent and meaning thereof and all other amounts due under this Agreement.

SECTION 2.08. ANTI-DILUTION. The City covenants that it shall maintain a debt service coverage ratio calculated annually (as reflected in the City's audited financials for the prior Fiscal Year) in excess of 1.0 to 1.0 based upon the City's general fund as more particularly described as follows: the sum of the general fund's total revenues plus operating transfers into the general fund, less the general fund's total expenditures net of debt service paid from the general fund during the year less operating transfers out from the General Fund, plus the general fund's assigned and unassigned fund balance, divided by debt service paid from the general fund during the year.

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ARTICLE III
DESCRIPTION OF SERIES 2016 NOTE; PAYMENT TERMS;
OPTIONAL PREPAYMENT

SECTION 3.01. DESCRIPTION OF THE SERIES 2016 NOTE. (a) The City hereby authorizes the issuance and delivery of the Series 2016 Note to the Bank which Series 2016 Note shall be in an amount equal to ONE MILLION EIGHT HUNDRED TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$1,825,000.00) and shall be designated as the "City of Apopka, Florida Special Obligation Improvement Revenue Note, Series 2016." The text of the Series 2016 Note shall be substantially in the form attached hereto as Exhibit A, with such deletions, insertions and variations as may be necessary and desirable to reflect the particular terms of the Series 2016 Note. The provisions of the form of the Series 2016 Note are hereby incorporated in this Agreement.

(b) The Series 2016 Note shall be dated the date of its delivery. The Series 2016 Note shall be executed in the name of the City by the manual signature of the Mayor and the official seal of the City shall be affixed thereto and attested by the manual signature of the Clerk. In case any one or more of the officers, who shall have signed or sealed the Series 2016 Note, shall cease to be such officer of the City before the Series 2016 Note so signed and sealed shall have been actually delivered, such Series 2016 Note may nevertheless be delivered as herein provided and may be issued as if the person who signed or sealed such Series 2016 Note had not ceased to hold such office.

(c) The Series 2016 Note shall bear interest from its date of issuance at the Interest Rate (calculated on a 30/360 day count basis) as the same may be adjusted pursuant to Section 3.03 hereof. Interest on the Series 2016 Note shall be payable semi-annually on March 1 and September 1 of each year, commencing September 1, 2016 (each an "Interest Payment Date") so long as any amount under the Series 2016 Note remains outstanding. Principal of the Series 2016 Note shall be payable annually on March 1 of each year, commencing March 1, 2017 (each a "Principal Payment Date"), through and including the Maturity Date or earlier date of prepayment. The aggregate annual principal and interest payments shall be set forth in the Series 2016 Note. The Finance Director is authorized to establish the final debt service schedule with the assistance of the City's Financial Advisor and the agreement of the Bank.

(d) All payments of principal of and interest on the Series 2016 Note shall be payable in any coin or currency of the United States which, at the time of payment, is legal tender for the payment of public and private debts and shall be made to the Bank (i) in immediately available funds, (ii) by delivering to the Bank no later than the applicable Interest Payment Date or Principal Payment Date a check or draft of the City or wire transfer (at the request of the Bank), or (iii) in such other manner as the City and the Bank shall agree upon in writing. If any Interest Payment Date or Principal Payment Date is not a Business Day, then the date for such payment shall be the next succeeding

Business Day, and payment on such day shall have the same force and effect as if made on the nominal date of payment. The City shall maintain books and records with respect to the identity of the holders of the Series 2016 Note, including a complete and accurate record of all assignments of this Agreement and the Series 2016 Note as provided in Section 3.01(f).

(e) There will be no ongoing Bank fees for the term loan made hereunder. Except as otherwise provided herein, the Bank shall pay for all of its costs relating to servicing the term loan; provided however that the Bank will not be prevented from collecting from the City reasonable costs of collection to enforce its rights under the Series 2016 Note.

(f) The Bank's right, title and interest in and to this Agreement, the Series 2016 Note and any amounts payable by the City hereunder may be assigned and reassigned in whole or in part to one or more assignees or subassignees by the Bank, without the necessity of obtaining the consent of the City; *provided*, that any such assignment, transfer or conveyance (i) shall be made only to investors each of whom is a "*qualified institutional buyer*" as defined in Rule 144A(a)(1) promulgated under the Securities Act of 1933, as amended, and is purchasing this Agreement and the Series 2016 Note (or any interest therein) for its own account with no present intention to resell or distribute this Agreement and the Series 2016 Note (or interest therein), subject to each investor's right at any time to dispose of the Agreement and the Series 2016 Note (or any interest therein) as it determines to be in its best interests and (ii) shall not result in more than 35 owners of the Bank's rights and interests under this Agreement and the Series 2016 Note or the creation of any interest in this Agreement and the Series 2016 Note in an aggregate principal amount that is less than \$100,000. Unless to an affiliate controlling, controlled by or under common control with the Bank, no assignment, transfer or conveyance permitted by this Section 3.01(f) shall be effective until the City shall have received a written notice of assignment that discloses the name and address of each such assignee. If the Bank notifies the City of its intent to assign and sell its right, title and interest in and to this Agreement and the Series 2016 Note as herein provided, the City agrees that it shall execute and deliver to the assignor a notice and acknowledgement of assignment in form and substance satisfactory to the assignor within ten (10) days after its receipt of such request.

SECTION 3.02. OPTIONAL PREPAYMENT. (a) The Series 2016 Note may be prepaid, without penalty or premium, at any time prior to the Maturity Date, at the option of the City, from any moneys legally available therefor, upon notice as provided herein, in whole on any date, or in part on any Principal Payment Date, by paying to the Bank the principal amount of the Series 2016 Note to be prepaid, together with the unpaid interest accrued on the amount of principal so prepaid to the date of such prepayment. Prepayments must be made in \$1,000 principal amounts or multiples thereof.

(b) Any prepayment shall be made on such payment date as shall be specified by the City in a written notice provided to the Bank not less than ten (10) days prior thereto by first class mail. Notice having been given as aforesaid, the outstanding principal of the Series 2016 Note to be prepaid shall become due and payable on the date of prepayment stated in such notice, together with the interest accrued and unpaid to the date of prepayment on the principal amount then being paid. If on the date of prepayment moneys for the payment of the principal amount to be prepaid on the Series 2016 Note, together with the accrued interest to the date of prepayment on such principal amount, shall have been paid to the Bank as above provided, then from and after the date of prepayment, interest on such prepaid principal amount of the Series 2016 Note shall cease to accrue. If said money shall not have been so paid on the date of prepayment, such principal amount of the Series 2016 Note shall continue to bear interest until payment thereof at the Interest Rate.

(c) In the event any portion of the Series 2016 Note is optionally prepaid pursuant to this Section 3.02, the amount so prepaid shall be applied as a credit against the principal amount due on the then latest scheduled Principal Payment Date. The Bank shall make appropriate notations in its records indicating the amount and date of any such prepayment and shall promptly transmit an acknowledgment to the City indicating the amount and date of such prepayment.

SECTION 3.03. ADJUSTMENTS TO INTEREST RATES. (a) If for any reason it shall be determined that any portion of the Series 2016 Note is not a "qualified tax-exempt obligation" within the meaning of Section 265(b)(3) of the Code, then the Interest Rate thereon shall be increased to such rate as shall provide the Bank with the same rate of return that the bank would have otherwise received on such amounts taking into account the diminished deductibility of interest expense of the Bank under Section 265 of the Code as a result of the non "qualified tax-exempt obligation" status of the Series 2016 Note; provided, however, such increased rate shall never exceed the maximum rate allowable by law. Upon the written request of the City, the Bank shall provide the City with sufficient evidence supporting any such increase.

(b) In the event of a Determination of Taxability, the Interest Rate shall be immediately increased (effective retroactively to the date of inclusion in gross income) to the Taxable Rate; provided, however, such increased rate shall never exceed the maximum rate allowable by law.

In addition, upon a Determination of Taxability, the City agrees to pay to the Bank any penalties and interest paid or payable by the Bank to the Internal Revenue Service by reason of such Determination of Taxability.

ARTICLE IV
CONDITIONS FOR ISSUANCE OF THE SERIES 2016 NOTE

SECTION 4.01. CONDITIONS FOR ISSUANCE. (a) In connection with the issuance of the Series 2016 Note, the Bank shall not be obligated to purchase the Series 2016 Note pursuant to this Agreement unless at or prior to the issuance thereof the City delivers to the Bank the following items in form and substance acceptable to the Bank:

- (i) A fully executed Tax Certificate;
 - (ii) A copy of a completed and executed Form 8038-G to be filed with the Internal Revenue Service;
 - (iii) An opinion of Note Counsel addressed to the Bank (or addressed to the City with a reliance letter addressed to the Bank) in form and substance to the effect that (A) this Agreement and the Series 2016 Note have been duly authorized, executed and delivered by the City and each is an enforceable obligation against the City in accordance with its terms (enforceability of it may be subject to standard bankruptcy exceptions and the like), (B) interest on the Series 2016 Note shall be excludable from gross income for federal income tax purposes and will not be treated as a preference item for purposes of computing the alternative minimum tax imposed by Section 55 of the Code (however, the interest on the Series 2016 Note may be taken into account in determining the adjusted current earnings for the purpose of computing the alternative minimum tax on certain corporations (as defined for federal tax purposes)), and (C) the Series 2016 Note qualifies as a "qualified tax-exempt obligation" within the meaning of Section 265(b)(3) of the Code;
 - (iv) The fully executed Series 2016 Note and Loan Agreement;
 - (v) A certified copy of the Resolution;
 - (vi) An opinion of the City Attorney of the City addressed to the Bank in a form and substance acceptable to the City and the Bank; and
 - (vii) Such additional certificates, instruments and other documents as the Bank or Note Counsel may deem necessary or appropriate.
- (b) The City shall apply the proceeds of the Series 2016 Note to finance the Project and pay costs of issuing the Series 2016 Note.

ARTICLE V
EVENTS OF DEFAULT; REMEDIES

SECTION 5.01. EVENTS OF DEFAULT. An "Event of Default" shall be deemed to have occurred under this Agreement if:

(a) The City shall fail to make timely payment of principal or interest when due with respect to the Series 2016 Note;

(b) Any representation or warranty of the City contained in Article II of this Agreement shall prove to be untrue in any material respect when made;

(c) Any covenant of the City contained in this Agreement shall be breached or violated for a period of thirty (30) days after the City receives notice from the Bank of such breach or violation, unless the Bank shall agree in writing, in its sole discretion, to an extension of such time prior to its expiration; and

(d) There shall occur the dissolution or liquidation of the City, or the filing by the City of a voluntary petition in bankruptcy, or the commission by the City of any act of bankruptcy, or adjudication of the City as a bankrupt, or assignment by the City for the benefit of its creditors, or appointment of a receiver for the City, or the entry by the City into an agreement of composition with its creditors, or the approval by a court of competent jurisdiction of a petition applicable to the City in any proceeding for its reorganization instituted under the provisions of the Federal Bankruptcy Act, as amended, or under any similar act in any jurisdiction which may now be in effect or hereafter amended.

SECTION 5.02. REMEDIES. If any Event of Default shall have occurred and be continuing, the Bank or any trustee or receiver acting for the Bank may either at law or in equity, by suit, action, mandamus or other proceedings in any court of competent jurisdiction, protect and enforce any and all rights under the Laws of the State of Florida, or granted and contained in this Agreement, and may enforce and compel the performance of all duties required by this Agreement or by any applicable statutes to be performed by the City or by any officer thereof, including, but not limited to, specific performance. No remedy herein conferred upon or reserved to the Bank is intended to be exclusive of any other remedy or remedies, and each and every such remedy shall be cumulative, and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute.

Notwithstanding the foregoing, upon the occurrence of an Event of Default, the Bank shall in no event have the right to declare the entire amount of the then outstanding Series 2016 Note and all accrued interest thereon to be immediately due and payable. The City hereby covenants that it shall not grant to the holders from time to time of any debt secured by a covenant to budget and appropriate Non-Ad Valorem Revenues the

right to declare all or a portion of such debt immediately due and payable unless it shall amend this Agreement to allow the Bank such acceleration rights with respect to the Series 2016 Note.

Any amount due hereunder not paid within fifteen (15) days of the applicable due date shall bear interest at the Default Rate. Upon any other Event of Default, the Series 2016 Note shall bear interest at the Default Rate.

In addition, the Bank shall be reimbursed for its reasonable legal fees, costs and collection costs incurred on account of an Event of Default.

The Bank's remedies can be exercised independently of all other series of debt obligations secured by a covenant to budget and appropriate Non-Ad Valorem Revenues.

[Remainder of page intentionally left blank]

**ARTICLE VI
MISCELLANEOUS**

SECTION 6.01. AMENDMENTS, CHANGES OR MODIFICATIONS TO THE AGREEMENT. This Agreement shall not be amended, changed or modified without the prior written consent of the Bank and the City.

SECTION 6.02. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original; but such counterparts shall together constitute but one and the same Agreement, and, in making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

SECTION 6.03. SEVERABILITY. If any clause, provision or section of this Agreement shall be held illegal or invalid by any court, the invalidity of such provisions or sections shall not affect any other provisions or sections hereof, and this Agreement shall be construed and enforced to the end that the transactions contemplated hereby be effected and the obligations contemplated hereby be enforced, as if such illegal or invalid clause, provision or section had not been contained herein.

SECTION 6.04. TERM OF AGREEMENT. This Agreement shall be in full force and effect from the date hereof and shall continue in effect as long as the Series 2016 Note is outstanding.

SECTION 6.05. NOTICE OF CHANGES IN FACT. Promptly after the City becomes aware of the same, the City will notify the Bank of (a) any change in any material fact or circumstance represented or warranted by the City in this Agreement or in connection with the issuance of the Series 2016 Note, and (b) any default or event which, with notice or lapse of time or both, could become a default under the Agreement, specifying in each case the nature thereof and what action the City has taken, is taking and/or proposed to take with respect thereto.

SECTION 6.06. NOTICES. Any notices or other communications required or permitted hereunder shall be sufficiently given if delivered personally or sent registered or certified mail, postage prepaid, to City of Apopka, Florida, City Hall Annex, 150 East 5th Street, Apopka, Florida 32703, Attention: Finance Director, and to the Bank, Whitney Bank, d/b/a Hancock Bank, 113 Designer Circle, Dothan, Alabama 36303, Attn: Steven E. Cole, or at such other address as shall be furnished in writing by any such party to the other, and shall be deemed to have been given as of the date so delivered or deposited in the United States mail.

SECTION 6.07. NO THIRD-PARTY BENEFICIARIES. This Agreement is for the benefit of the City and the Bank and their respective successors and assigns, and there shall be no third-party beneficiary with respect thereto.

SECTION 6.08. APPLICABLE LAW. The substantive laws of the State of Florida shall govern this Agreement.

SECTION 6.09. INCORPORATION BY REFERENCE. All of the terms and obligations of the Resolution are hereby incorporated herein by reference as if said Resolution was fully set forth in this Agreement and the Series 2016 Note.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date first set forth herein.

CITY OF AOPKA, FLORIDA

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Clerk

WHITNEY BANK, d/b/a HANCOCK BANK

By: _____
Senior Vice President

EXHIBIT A

\$1,825,000.00

**UNITED STATES OF AMERICA
STATE OF FLORIDA
CITY OF AOPKA, FLORIDA
SPECIAL OBLIGATION IMPROVEMENT
REVENUE NOTE, SERIES 2016**

<u>Interest Rate</u>	<u>Date of Issuance</u>	<u>Final Maturity Date</u>
1.39%	April 8, 2016	March 1, 2021

KNOW ALL MEN BY THESE PRESENTS, that the City of Apopka, Florida (the "City"), for value received, hereby promises to pay, solely from the Non-Ad Valorem Revenues described in the within mentioned Agreement, to the order of Whitney Bank, d/b/a Hancock Bank, or its successors or assigns (the "Noteholder"), the principal sum of ONE MILLION EIGHT HUNDRED TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$1,825,000) pursuant to that certain Loan Agreement by and between the Bank and the City, dated as of April 8, 2016 (the "Agreement"), and to pay interest on such outstanding principal amount hereof from the Date of Issuance set forth above, or from the most recent date to which interest has been paid, at the Interest Rate per annum (calculated on a 30/360 day count basis) identified above (subject to adjustment as provided in the Agreement) on March 1 and September 1 of each year, commencing on September 1, 2016, so long as any amount under this Note remains outstanding. Principal of this Note shall be payable on March 1 of each year, commencing on March 1, 2017, through and including the Maturity Date identified above. The repayment schedule for this Note is set forth in definitive form on Appendix I attached hereto. The principal and interest on this Note is payable in any coin or currency of the United States of America which, at the time of payment, is legal tender for the payment of public and private debts.

This Note is issued under the authority of and in full compliance with the Constitution and statutes of the State of Florida, including, particularly, Chapter 166, Florida Statutes, and other applicable provisions of law, and Resolution No. 2016-10 duly adopted by the City on April 6, 2016 (the "Resolution"), as such Resolution may be amended and supplemented from time to time, and is subject to all terms and conditions of the Resolution and the Agreement. Any capitalized term used in this Note and not otherwise defined shall have the meaning ascribed to such term in the Agreement.

This Note is being issued to finance the acquisition of various public safety vehicles and other capital improvements, as more particularly described in the Agreement. This Note is secured by and shall be payable from the Non-Ad Valorem Revenues to the extent provided and described in the Agreement.

This Note shall bear interest at the Interest Rate identified above on a 30/360 day count basis. Such Interest Rate is subject to adjustment as provided in Section 3.03 of the Agreement. The Noteholder shall provide to the City upon request such documentation to evidence the amount of interest due with respect to this Note upon any such adjustment.

Notwithstanding any provision in this Note to the contrary, in no event shall the interest contracted for, charged or received in connection with this Note (including any other costs or considerations that constitute interest under the laws of the State of Florida which are contracted for, charged or received) exceed the maximum rate of interest allowed under the State of Florida as presently in effect.

All payments made by the City hereon shall apply first to accrued interest, and then to the principal amount then due on this Note.

This Note has been designated by the City as a "qualified tax-exempt obligation" under Section 265(b)(3) of the Code.

The City may prepay this Note, without penalty or premium, as a whole on any date, or in part on any Principal Payment Date, by paying to the Bank the principal amount thereof to be prepaid, together with the unpaid interest accrued on the amount of principal to be prepaid to the date of such prepayment. Each prepayment of the Note shall be made on such prepayment date as shall be specified by the City in a written notice delivered to the Bank not less than ten (10) days prior thereto, all in accordance with the provisions of the Agreement. All of the prepayment provisions contained in Section 3.02 of the Agreement shall apply with respect to this Note.

This Note, when delivered by the City pursuant to the terms of the Agreement and the Resolution, shall not be or constitute an indebtedness of the City or of the State of Florida, within the meaning of any constitutional, statutory or charter limitations of indebtedness, but shall be payable from sufficient amounts of Non-Ad Valorem Revenues, as provided in the Agreement and the Resolution. The Noteholder shall never have the right to compel the exercise of the ad valorem taxing power of the City or the State, or taxation in any form of any property therein to pay this Note or the interest thereon.

This Note shall be and have all the qualities and incidents of a negotiable instrument under the commercial laws and the Uniform Commercial Code of the State of Florida, subject to any provisions for registration and transfer contained in the

Agreement. So long as any of this Note shall remain outstanding, the City shall maintain and keep books for the registration and transfer of this Note.

IN WITNESS WHEREOF, the City caused this Note to be signed by the manual signature of the Mayor and the seal of the City to be affixed hereto or imprinted or reproduced hereon, and attested by the manual signature of the City Clerk, and this Note to be dated the Date of Issuance set forth above.

CITY OF APOPKA, FLORIDA

(SEAL)

By: _____
Mayor

By: _____
City Clerk

Repayment Schedule for the

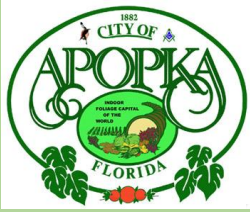
**CITY OF APOPKA, FLORIDA
SPECIAL OBLIGATION IMPROVEMENT REVENUE NOTE, SERIES 2016**

<u>Period Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Debt Service</u>	<u>Annual Debt Service</u>
09/01/2016		\$ 10,076.53	\$ 10,076.53	
03/01/2017	\$ 325,000.00	12,683.75	337,683.75	\$ 347,760.28
09/01/2017		10,425.00	10,425.00	
03/01/2018	367,000.00	10,425.00	377,425.00	387,850.00
09/01/2018		7,874.35	7,874.35	
03/01/2019	372,000.00	7,874.35	379,874.35	387,748.70
09/01/2019		5,288.95	5,288.95	
03/01/2020	378,000.00	5,288.95	383,288.95	388,577.90
09/01/2020		2,661.85	2,661.85	
03/01/2021	383,000.00	2,661.85	385,661.85	388,323.70
	<u>\$1,825,000.00</u>	<u>\$75,260.58</u>	<u>\$1,900,260.58</u>	<u>\$1,900,260.58</u>

Backup material for agenda item:

10. Resolution 2016-13 - Grow Apopka 2025 Vision Plan 2016-2025

Glenn A. Irby



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER:

MEETING OF: April 06, 2016
 FROM: Administration
 EXHIBITS: Resolution 2016-13
 Grow Apopka 2016-2025 Vision Plan

SUBJECT: FINAL DRAFT OF THE GROW APOPKA 2016-2025 VISION PLAN.

Request: ADOPT RESOLUTION NO. 2016-13.

SUMMARY:

Keith and Schnars, P.A. were contracted in June 2015 as a consultant by the City to provide community-wide visioning professional services and produce a final Community-wide Vision Plan (Grow Apopka 2016-2025 Vision Plan). The Vision Plan includes illustrative plan views, cross sections and other graphic representations, up to three design vignettes, and a five-year strategic plan with implementation actions to reach and accomplish the vision statement. The Vision Plan also provides recommendations on how the Plan should be monitored, updated, and marketed. At the regularly scheduled City Council Meeting on March 16, 2016, Keith and Schnars, P.A. presented a draft of the Grow Apopka 2016-2025 Vision Plan to determine any recommendations or needed changes. Attached is the resolution and final draft of the Grow Apopka 2016-2025 Vision Plan, which includes all requested changes by the City Council.

FUNDING SOURCE:

Future fiscal year operating budgets.

RECOMMENDATION ACTION:

Adopt Resolution No. 2016-13.

DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

RESOLUTION 2016-13

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF
THE CITY OF APOPKA, FLORIDA, PROVIDING FOR THE
APPROVAL AND ADOPTION OF THE STRATEGIC “GROW
APOPKA 2016-2025 VISION PLAN”.**

WHEREAS, the Apopka City Council, with the assistance of a professional facilitator, engaged in a process to define and refine a vision and strategic plan for the City, and

WHEREAS, the City Council participated in strategic planning sessions to develop a Vision and Strategic Plan; and

WHEREAS, the Grow Apopka 2016-2025 Vision Plan (attached hereto as Exhibit “A” and, by this reference, incorporated herein) includes the establishment of principles, goals, and priorities and a Vision for the City; and

WHEREAS, the City Council finds that it is in the best interest of the City to adopt and implement the strategies set forth in the Grow Apopka 2016-2025 Vision Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, as follows:

Section 1. The foregoing recitals are true and correct.

Section 2. The City Council hereby approves and adopts the Grow Apopka 2016-2025 Vision Plan all as set forth in Exhibit “A” and, by this reference, incorporated herein.

Section 3. The City Council recognizes that the Grow Apopka 2016-2025 Vision Plan establishes the future direction for the City and through a unified effort of Council, residents and City staff to achieve the goals created. The Grow Apopka 2016-2025 Vision Plan is built upon five pillars:

Innovation and Economic Development
Infrastructure and Growth Leadership
Quality of Life and Places
Civic and Governance Systems
Education and Talent Supply

Section 4. This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Apopka, Florida, this _____ day of April, 2016.

CITY OF APOPKA, F L O R I D A

ATTEST:

Joseph E. Kilsheimer, Mayor

Linda F. Goff, City Clerk

“Exhibit “A”
Grow Apopka 2016-2025 Vision Plan

GR W APOPKA

2025 VISION

2016-2025



PREPARED FOR THE
CITY OF APOPKA BY:



KEITH & SCHNARS
*Surveying the Past, Engineering the Present,
Planning the Future.*

Acknowledgements



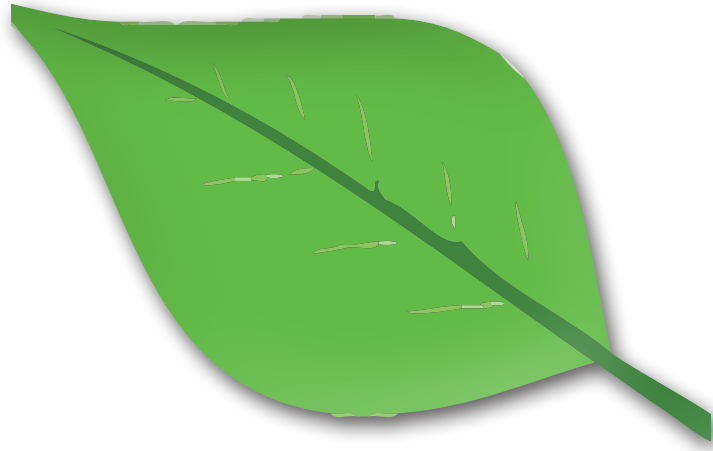
In June of 2015, the Apopka City Council engaged Keith and Schnars (K&S) to prepare a strategic vision plan. The project was branded “Visioning Apopka”. An important goal for the City Council was to ensure that everyone would have an opportunity to participate and a voice in deciding how Apopka will look and function during the next ten years and beyond. The visioning process empowered those who live and work in the community to share what is important to them about Apopka: What makes the community special? What can be done better? What should the future look like?

Representatives from the City, the Steering Committee, business owners, residents, civic, **institutional, non-profit organizations**, and other interested parties joined together and dedicated many hours of hard work in the development of the resulting vision plan: Grow Apopka 2025. We would like to thank everyone for their excellent work and commitment to the future of the City of Apopka.

CITY COUNCIL

CITY COUNCIL

Mayor Joe Kilsheimer
Vice Mayor Bill Arrowsmith
Commissioner Billie Dean
Commissioner Sam Ruth
Commissioner Diane Velazquez



STEERING COMMITTEE

Suzanne Kidd, **Chair**
Eric Coleman, **Vice Chair**
Vernon Brown
Lou Haubner
David Hoffman
Pat McGuffin
Terri Morrell

CITY STAFF

Glenn Irby, **City Administrator**

Pam Barclay	Shakenya Harris-Jackson
Susan Bone	Robert Hippler
Brian Bowman	Maureen Lewis
Lee Bronson	Merry Lovern
Kevin Burgess	Ray Marsh
David Burgoon	Mike McKinley
Chuck Carnesale	Jerome Miller
Jay Davoll	David Moon
Bob Elmquist	Lorena Potter
Randy Fernandez	Jessica Pugh
Linda Goff	Sarah Ryan
Jeanne Green	Robert Sargent
Cindy Hall	Kyle Wilkes



THE VISIONING APOPKA PROJECT TEAM

Project Management

Manager: Debbie Love, AICP, Director of Planning and Public Outreach, *Keith and Schnars*

Deputy: Bob Cambric, Principal, *The Cambric Group*

Visioning, Facilitation & Planning

Keith and Schnars

James Anaston-Karas, Vice President of Community Solutions, Lead Facilitator

Debbie Love, AICP Brad Benmoshé
Kenneth Wenning Rene Azcarreta
Raul Gavela Harry Fullwood
James Kahn, AICP

The Cambric Group
Bob Cambric

Media Relations Group
Alicia Gonzalez, Principal
Jorge Sotolongo
Alicia Torrez
Valerie Tutor
Jorge Valens

Economic, Market Analysis, & Demographics

Fishkind & Associates
Stan Geberer

Urban Design

Keith and Schnars
Debbie Love, AICP
Brad Benmoshé
Shea Hanson, LA

Design2Form
Zamarr Brown, AIA, Principal/Architect
Joelle Flowers, AIA, Architect

Website Development

Chase Marketing
Heather Chase, Principal



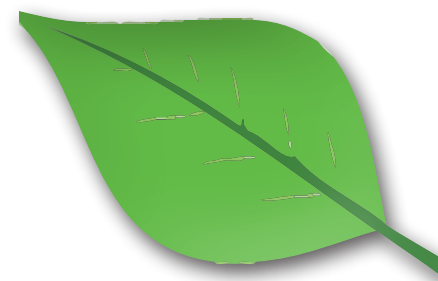
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Section I



Executive Summary

Visioning Apopka: A Journey of Discovery

“The relevant question is not simply what shall we do tomorrow, but rather what shall we do today to get ready for tomorrow.”

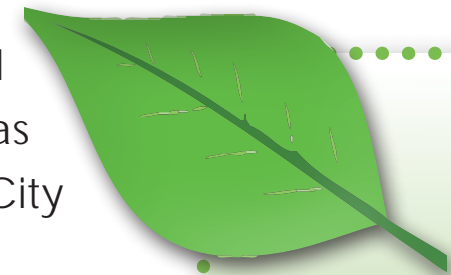
- Peter Drucker¹

Visioning is about the future. It is an opportunity for us to decide how we want to look and function in the years to come.

The City of Apopka formally began the journey in March of 2015 by requesting proposals from experienced consultants to help the community navigate the way. In June, 2015, the Keith and Schnars Team (K&S) was selected to guide the process. The City appointed a Steering Committee to work closely with K&S and City staff to oversee the project and assure extensive public participation.

The Visioning Apopka Project Boundary was selected to include the entire City and the portions of unincorporated Orange County located within the Joint Service Agreement area (JSA). The JSA is included because the City provides water, sewer, and solid waste services and may annex any part of the JSA, with consent of Orange County, until the year 2025.

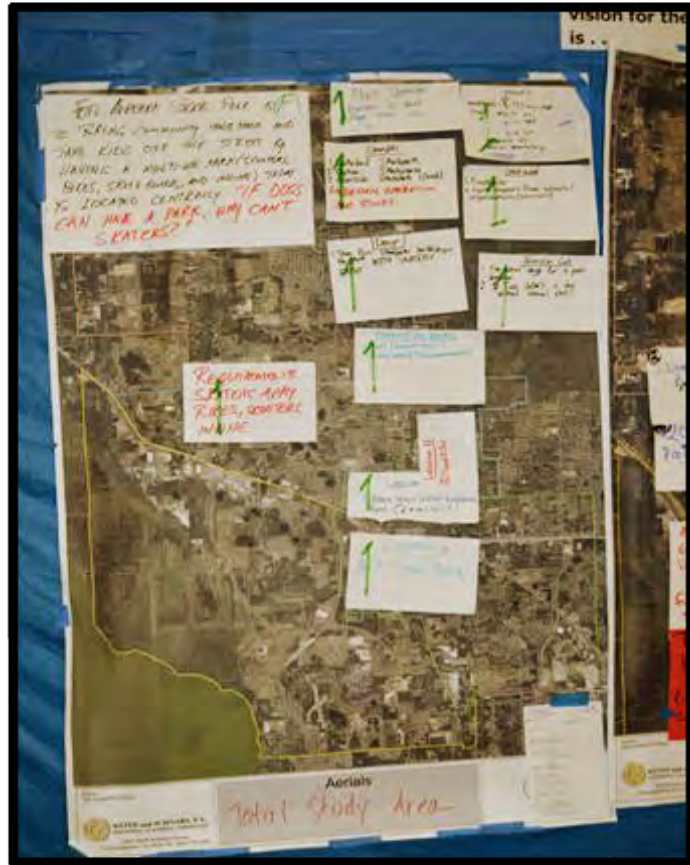
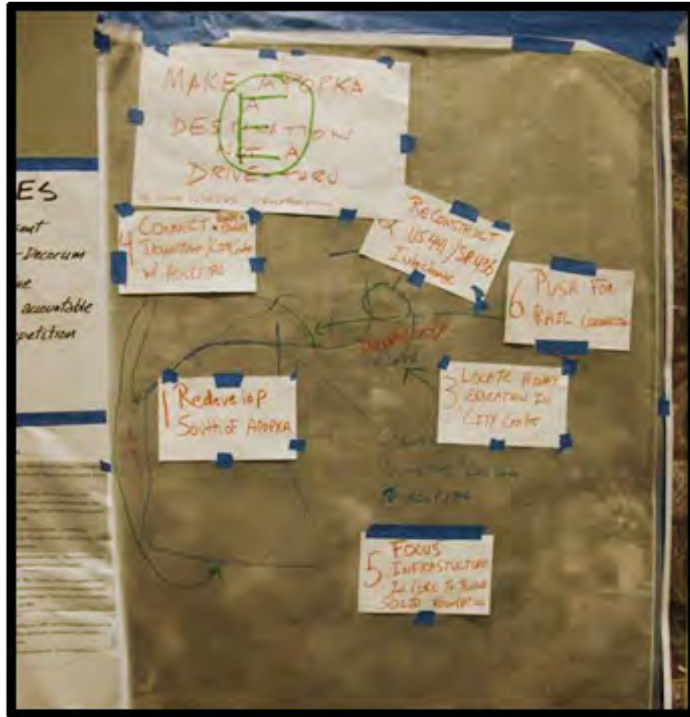
The first step in Visioning was to answer "**Where are we now?**" and "**Where Are We Going?**" This meant finding out as much as possible about the existing conditions and understanding who we are as a population – key information such as age, income, educational attainment, employment status, ethnicity and gender was important.



The
first step
in any
meaningful
change is
self-discovery.

¹ Management expert and business authority.





Additionally, we needed to know our physical attributes, such as age of buildings, types of land uses and businesses, condition and location of sidewalks, canopy trees, parks and recreational facilities, transit stops, street lighting and general road conditions. Therefore, K&S conducted field reviews in selected areas. City leadership required extensive public engagement to allow anyone desiring to participate an opportunity to do so; therefore, a variety of outreach strategies was employed.

In addition to four community forums spread around the City and a forum dedicated to the business community, two special listening sessions were conducted: one for the Hispanic community with trained translators, and one for the African-American community. Other outreach tools included Mobile Information Station visits to various locations; media campaigns; a bilingual community assessment survey; a dedicated project website; and project update postings on social media.

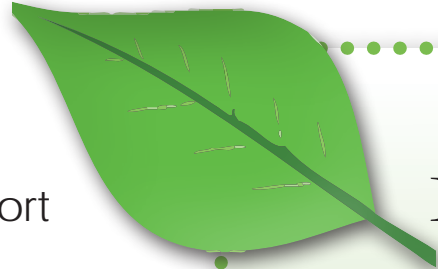
All told, the survey responses exceeded **1,200**; over 400 were in attendance at the forums and listening sessions; approximately 150 people visited the MIS; and there has been over 9,700 visits to the project website. In addition to understanding existing conditions, using advanced group facilitation techniques, we explored important questions such as **"What makes our community special?"**, **"What can we do better?"**, **"Where Do We Want to Go?"** and **"How Do We Get There?"** during the various forums, listening sessions, MIS visits, and as part of the survey.

The Vision Plan

The City of Apopka undertook a planning process used successfully by military, corporations, not-for-profits and local governments alike to focus strategic efforts on shared priorities. This Vision Plan (the "Plan") report summarizes principles and value of visioning and strategic planning, the planning and facilitation methods used, and sources consulted. Section 5 is the essence of the Plan driven by an inspirational vision, which is:

"It's in our nature; where healthy food, children, jobs, people, and minds are growing
in a safe and unified community amid a slice of natural Florida."

The Plan is built upon Five Pillars: Innovation and Economic Development, Infrastructure and Growth Leadership, Quality of Life and Places, Civic and Governance Systems, and Education and Talent Supply. This approach is modeled upon the Florida Chamber Foundation's Six Pillars 20 -Year Strategic Plan. By aligning the City's strategic goals in this manner, the City will be better positioned to secure future State of Florida support.



It's in **our nature;**
where
healthy food,
children,
jobs, people,
and **minds**
are *growing*
in a **safe**
and **unified**
community
amid a slice
of *natural*
Florida.

The Plan should drive other community-wide planning efforts as an umbrella strategy, and emphasizes results with accountability by including performance measures with progress reports at least twice a year. The Plan is based on a combination of an assessment of the most pressing challenges and opportunities, professional experience and judgment, research of prior planning efforts, and detailed input from the Council and Senior Staff.

The Plan contains 33 strategies with an initial estimated cost of \$79 million. Time-lines for execution and completion of the individual strategies have been established, along with the entity responsible for implementation. Measuring success is important; therefore, 21 performance measures are also included.

While the City's Budget and 5-year Capital Improvements Plan ultimately determine fund-able projects and achievable deadlines, this Plan is intended to become part of the FY 2017 Budget to guide future city planning efforts and prioritize corresponding budget decisions.

The Plan's value will be enhanced if all agenda items coming before the Council are scored for relative compliance with the Plan, thus enabling the City to remain focused on its mutually agreed upon strategic goals. Recommended annual Plan updates will allow for unforeseen dynamics and ever changing priorities.



Section II



Why Have a Vision?

“Strategic planning is worthless - unless there is first a strategic vision.”

- John Naisbitt¹

Communities today face any number of pressing concerns, including requests for rezoning, demands for affordable housing, or the loss of a major employer. Unfortunately, decisions about these issues are frequently made in the absence of a real vision of how residents want their community to look in the future.

Visioning is a process by which a community comes together to think about and plan for the future by evaluating and answering four key points:

- **Where Are We Now?**
- **Where Are We Going?**
- **Where Do We Want to Be?**
- **How Do We Get There?**

The process involves direct and multiple input from citizens, business and property owners, and representatives of community-based and faith-based organizations to envision the future it wants and then plans how to achieve it. This input identifies the Vision for the future, which is implemented through goals and strategies.

The term “vision” is often bandied about without clear and consistent understanding. In the business or government planning area, professionally its succinctly defined as: “A picture on the mind’s eye.” Thus it usually involves physical design as well as policy and programs.

¹ Expert on futures studies and author of Megatrends.



STRATEGIC PLAN PYRAMID

Strategic Vision atop the pyramid drives the rest of the plan components, and vice versa. So each strategy is an action selected to achieve objectives and goals. Goals in turn allow the Client to accomplish the mission while pursuing the Vision. Not pictured are performance measures, which are the means by which progress toward accomplishing each strategy is gauged.

Figure 1: Strategic Planning Pyramid

It is aspirational, should be closely tied with the City's existing or new brand, and inspiring.

In the visioning process, people often mix goals, guiding principles/values, objectives, action items (strategies), and performance measures. Hence a well-done vision separates such components leading to better success.

Clear and aspirational community vision has long-been sought in comprehensive planning efforts by local communities. Those comprehensive planning efforts often fell short. Today's Florida law requires that comprehensive plans be based upon, among other input, a community's goals and visions.² However local government vision plans are not mandated by state law, but are recognized as important management and policy setting tools. To enable Apopka's improved management, responsiveness to community goals, and accountability the Vision Plan is intended to be enveloped into Apopka's Budget and Capital Improvements Plan beginning in 2016.

² According to Florida Statutes, Sec. 163.3177 (1) (f) "All mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and an analysis by the local government that may include, but not be limited to, surveys, studies, community goals and vision, and other data available at the time of adoption of the comprehensive plan or plan amendment." [emphasis added]

A community vision plan with strategies provides important policy guidance to spending decisions with a long-term (10-year) perspective indicative of well-managed municipalities. This is in contrast to cities which too often govern only from crisis to crisis or year to year and lack longer-term vision.

As shown in **Figure 1** the Vision sits atop the pyramid and drives the rest of the plan components, and visa-versa. So each strategy is an action selected to achieve objectives and goals. Goals in turn allow the City to accomplish the mission while pursuing the Vision. Not pictured are performances measures, which are the means by which progress toward accomplishing each strategy is gauged. A vision is “A picture on the mind’s eye.” It is aspirational, should be closely tied with the City’s existing or new brand, and must be inspiring. People often mix goals, guiding principles/values, objectives, action items (strategies), and performance measures while they construct a future scenario, K&S knows how to clear the confusion.

The K&S team knows how to diplomatically focus stakeholders into logical categories for each idea. It ensures that everyone’s ideas are heard and categorized so they can be later evaluated in the totality of the emerging plan. This expertise is essential at facilitated discussions where hundreds of differing views are shared. Our Team is experienced at cataloging and synthesizing such volume of ideas into themes and stitching the components into a coherent and manageable plan following the “planning pyramid.”

Many local governments use strategic planning to establish priorities and guide their corresponding budget decisions and work plan. While not a cure-all³⁴, strategic planning is considered a valuable approach. “Strategic planning can be a useful and even an instrumental tool in achieving

3 Jim Collin's book Good to Great, which identifies common traits of the many successful companies studied, questions the need for strategic planning. On pg. 9 he states...

4 Bryson, John M. Strategic planning for public and nonprofit organizations: A guide to strengthening and sustaining organizational achievement.; Bryson finds that...Texas and many other governments realize that strategic



better government. Therefore, strategic planning takes its place among other management systems, old and new, that seeks to make public sector entities excel.”⁵

“Strategic planning ... is based on the premise that leaders and managers of public and nonprofit organizations must be effective strategists if their organizations are to fulfill their missions, meet their mandates, and satisfy constituents in the years ahead.”⁶

Common characteristics of strategic planning are:

- **Vision** - Developing a common “vision for the future” or a “conceptualization” of where an organization wants or desires to be in the long-term.
- **Assessment** - Appraising or determining where an organization is currently *vis-à-vis* its goals, objectives, activities, and results.
- **Strategies** - identifying how an organization will actually realize its mission, goals and objectives via concrete and predetermined actions, including budgetary decisions.
- **Measurement** - evaluating the progress of an organization in the implementing its action strategies.

Not using a strategic plan typically leads to extra work efforts and random results. This strategic plan aspires to bring predictability and continuity to city decision-making, thus helping the business community work and invest in partnership to help local economies and quality of life.

planning is not a cure-all. While strategic planning is conducive to problem solving, meeting goals and objectives and the like, it invariably will not fix every societal or other ill (p.ix.)

5 Young, Perspectives on Strategic Planning in the Public Sector, p.7 with adaption

6 Bryson, p. ix.



Section III



Apopka's History



“History cannot give us a program for the future, but it can give us a fuller understanding of ourselves, and of our common humanity, so that we can better face the future.”

- Robert Penn Warren¹

Before Apopka was the “The Indoor Foliage Capital of the World,” or even before it was “The Fern City,” or “The Lodge,” it was an Indian settlement. From about 7500 B.C. until about the 1st century A.D. when they disappeared for reasons unknown, Indians were believed to have lodged on the shores of Lake Apopka. Then, for about 300 years, the region appears to have been uninhabited.

When the Spaniards arrived in Florida in the 16th century, the *Acuera* tribe of the *Timucua* confederation was said to have lived in the Apopka area, growing crops and trading. By 1730, these natives were decimated by war and diseases brought by the Europeans and had also disappeared.

Then early in the 19th century, Indians again inhabited the area. There was a Seminole village on Lake Apopka, or “Ahapopka,” as they spelled and pronounced it. In fact, Apopka is noted in Sidney Lanier’s “Florida” (1876) as a small settlement near Lake Apopka. The source of this name is *Aha* (Potato) and *popka* (eating place) from *papita*, which means “to eat,” so it was known as the “potato eating place.” (From: Florida Place Names of Indian Origin and Seminole Personal Names by William A. Read, Professor of the English Language and Literature, Louisiana State University, Louisiana State University Press, Baton Rouge, 1934).

State university, Louisiana State University Press, Baton Rouge, 1934).

It remained an active Indian village until the outbreak of the Second Seminole War in the mid-1830s. *Coacoochee* (Wild Cat), one of the most famous and influential war chiefs, was born here and ruled as chief of about 200 Indians until the village was evacuated and the natives sought refuge in the swampy areas around the St. Johns River. The Armed Occupation Act of 1842 brought settlers to the Apopka area. They received

¹ The first U.S. Poet Laureate Consultant in Poetry



160 acres if they would settle them. These pioneers and those that followed them after the Civil War from states in the north, began converting the area into what it is today.

The settlement grew, attracting developers and settlers because of the climate and the agricultural opportunities. By the 1850s, Apopka had become an important trading center. One group of individuals, the Masons, were particularly active. The Masons' Orange Lodge #36 (**Figure 2**) was organized in 1857, and "The Lodge" building was completed in 1859. The Lodge building is still standing on its original site at Alabama Avenue and Highway 441 (Main Street) and is the oldest lodge room in continuous use in the State of Florida. It was around this building that the town grew in the 1860s and 1870s and ultimately became the City of Apopka, which was incorporated in 1882. Signifying the importance of this structure the city limits were measured one mile in all directions from the Masonic Lodge.

By 1912, growing ferns became one of the largest industries in the Apopka area, and soon Apopka developed the name "Fern City." More tropical plants were introduced to the growers in the area in following years. This influx of new foliage as a business opportunity took over the fern industry, and the City of Apopka became known as "The Indoor Foliage Capital of the World."

Today, the City of Apopka is located 12 miles northwest of Orlando and encompasses an area slightly larger than 24 square miles. Apopka is the second largest city in Orange County. With the continuing robust growth in population and local business development and expansion, the Apopka area offers countless business and recreational opportunities for local residents. As its history suggests, more and more people are choosing to call the Apopka area home.

A recently commissioned mural series created by artist Lisa Mikler (**Figure 3**) beautifully convey the history and future of Apopka. The series consists of four panels.



Figure 2: Masonic Lodge, Orange Lodge No. 36 F.A.M. - Apopka, Florida. 1950. Black & white photo-negative. State Archives of Florida, Florida Memory. Accessed 9 Mar. 2016.

The first, entitled "Gifts of the Earth" features Apopka's natural heritage from Native American settlement through modern eco-tourism. The second panel, "Community of People" depicts Apopka's multicultural communities standing together to support the flag of Apopka. It also layers the history of development in Apopka with older iterations of landmarks such as schools and City Hall on the last row. The third panel, "Creativity and Progress" displays the breadth of Apopka industry from turpentine to indoor foliage, aquaculture, production of "Simply Orange", and lasers and computer chip manufacture. The soaring plane not only recognizes the City's airport but its rising potential. The fourth panel, "Our Gift to the World" portrays Apopka Elementary students singing at the Jazz Festival, flanked by historic figures from Apopka arts and athletic history.

From its roots as an Indian settlement, to its days as "The Indoor Foliage Capital of the World," the Apopka area has grown into a community small enough for development but mature enough for stability and distinction. Today, the Apopka area offers a unique blend of natural beauty, historical pride and deep-set family values that will continue to grow in the 21st century.



Figure 3: "Gifts of the Earth," "Community of People," "Creativity in Progress," and "Our Gifts to the World" by artist Lisa Mikler, 2015.

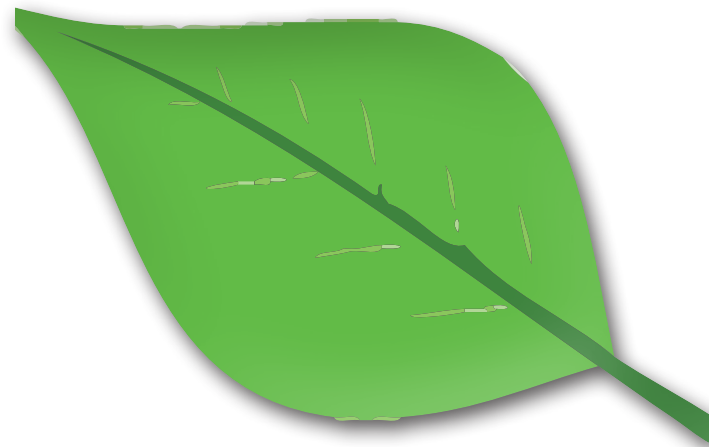
Section IV



How was the plan formulated?

Many means of analysis and input were used to formulate the Plan. Above all, broad-based approaches were used to reach thousands of persons, interest groups and community leaders, and receive guidance along the way from a Steering Committee, Staff and the City Council. These means are summarized below, largely in chronological order through the project's duration.

Let's get started!



Opportunities and Challenges

At the project initiation meeting, K&S designed and facilitated an opportunities and challenges exercise with staff and the Steering Committee, which is a powerful method of quickly identifying and consolidating the strengths, weaknesses, opportunities and threats facing the community. Using advanced collaborative facilitation methods, many perspectives and ideas were synthesized and then ranked to yield the results in **Figure 4** and **Figure 5** below.



Figure 4: Opportunities, Ranked

Opportunities

TOP THREE

New Growth: Large inventory of city-owned property for new development. Annexation will enable growth. Many undeveloped growth potential areas, including vacant land. Simultaneously improve quality of life (QOL). There is a huge influx of new residents. More sit-down casual dining (not fast food) would help with QOL. Want less “dollar” and fire stores, less fast food. New growth could improve living conditions for Seniors with new development and funding (“Senior living at this best!”)

Identity: Desire to keep Apopka unique; possibly through eco-tourism, environmental attractions. Natural parks and springs (Kelly Park, Rock & Wekiva Springs) for more healthful recreation. Cultural enhancements, which might include constructing amphitheater to become Central Florida’s “Concert Central.”

Quality of Life Improvement: Bring youth (ages 12-20) into our future. Public pool and/or splash park wanted; somewhere needed to take the kids swimming. More entertainment. Host new and plentiful festivals themed with healthy food and urban gardening. Need to build multi-income communities; keep taxes low. Create a thriving community with positive youth opportunities (stay out of trouble); reduce the worry of break-ins. Build a YMCA, Boys & Girls club and/or improve the Fran Carlton Recreation Center.

Economic Development: Large inventory of land to bring in any type of (desired) new industry. Now we can tag on to a rising economy; times are ripe. Need to reinvest in marketing to bring businesses; then into infrastructure improvements. Include the airport in such opportunity.

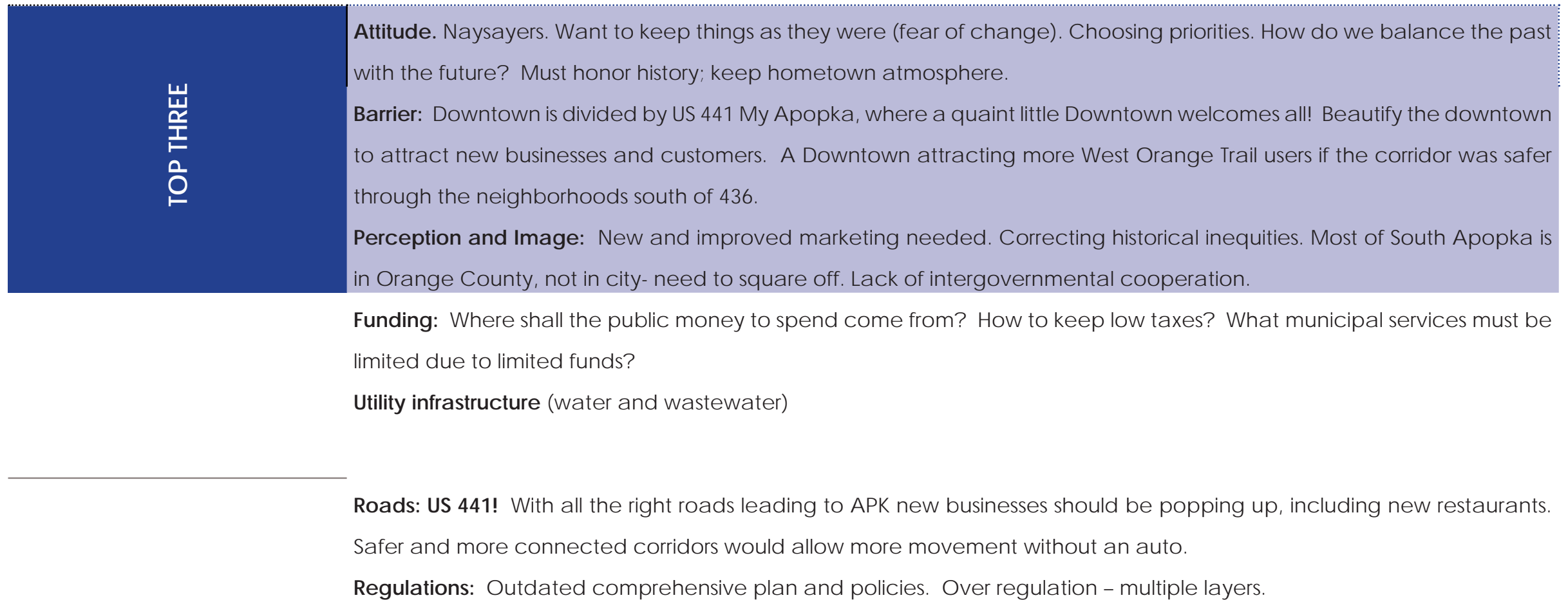
Location: Is optimal. Highway system, other means of transportation, proximity to Interstate are all good. A Toll on western parkway. Environmental attractions, including Lake Apopka.

Attitudinal: Can we blend Apopka into ONE?! Have forward thinking citizens. Need concise consideration everyone’s sincere belief that this CAN be done. Seek consensus for vision. Need to spark an engaged community. Must be forward thinking in building a downtown with entertainment and enterprise. (See also Downtown constraint).



Figure 5: Challenges, Ranked

Challenges



Where Are We Now and Where Are We Going?

Data Analysis and Findings

To establish a baseline for the planning effort and public workshop forums, discover and quantify gaps and deficiencies, a rigorous examination of indicator data was completed. To assist with comparison and relative data relevance, four study areas were established in consultation with city staff in part considering public safety service areas (police and fire) and considering the general character of each set apart from others. The Boundary includes all of the City and the portions of unincorporated Orange County located within the Joint Service Agreement (JSA) area. The JSA area is included in the Visioning Apopka Project Boundary because the City provides water, sewer, and solid waste services and may annex any part of JSA area, with consent of Orange County, until the year 2025.

Figure 6 presents the four geographic study areas.

Using professionally accepted sources, such data included key sociographic, demographic and economic data. Examples include: City staff and budget office, the Environmental Systems Research Institute (see ESRI.com), East Central Florida Regional Planning Council, Orange County, and the Orange County property appraiser. The majority of the census data was derived by Geographic Information Systems (GIS) assuming equal distribution, and calculated by geographic percentage of Block Group within quadrant boundaries.

Known by some as an “environmental scan”, the focus is to answer the question “Where are we [as a community] now, and what happens if trends continue?”

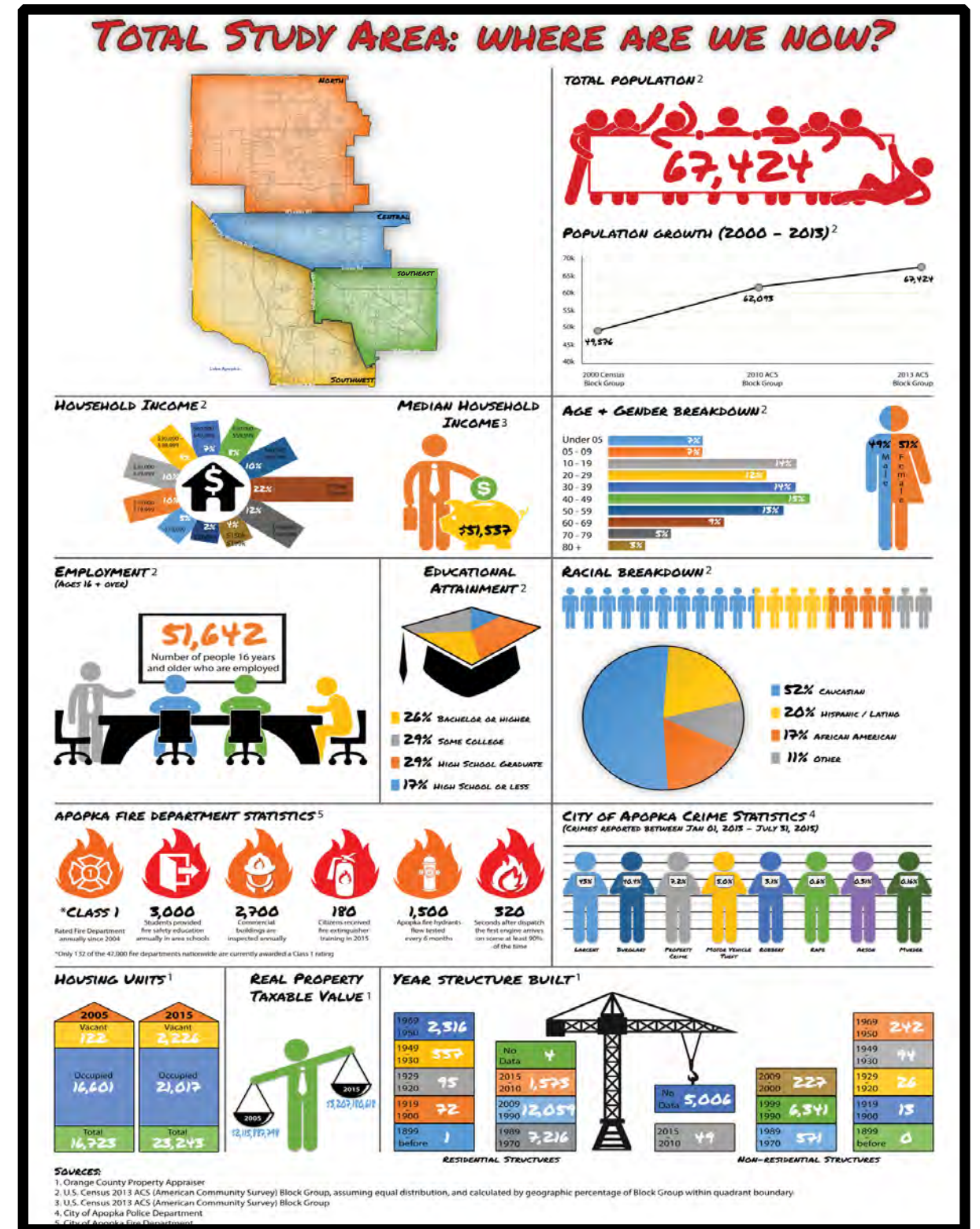


Figure 6: Total Study Area

Various maps were developed or analyzed; these can be found in Appendix I.

Hence data was collected, diagrammed, charted and mapped where appropriate to portray findings, and where possible, straight line extrapolation was used to construct a “do nothing” scenario snapshot. In other words, “What happens if the community does nothing to choose and implement a preferred vision?” “What environmental, market, business or other forces will continue to shape our community, absent our intervention?”

Figure 7 - 11 present more detail across a range of topics, some selected general results of this investigation are:

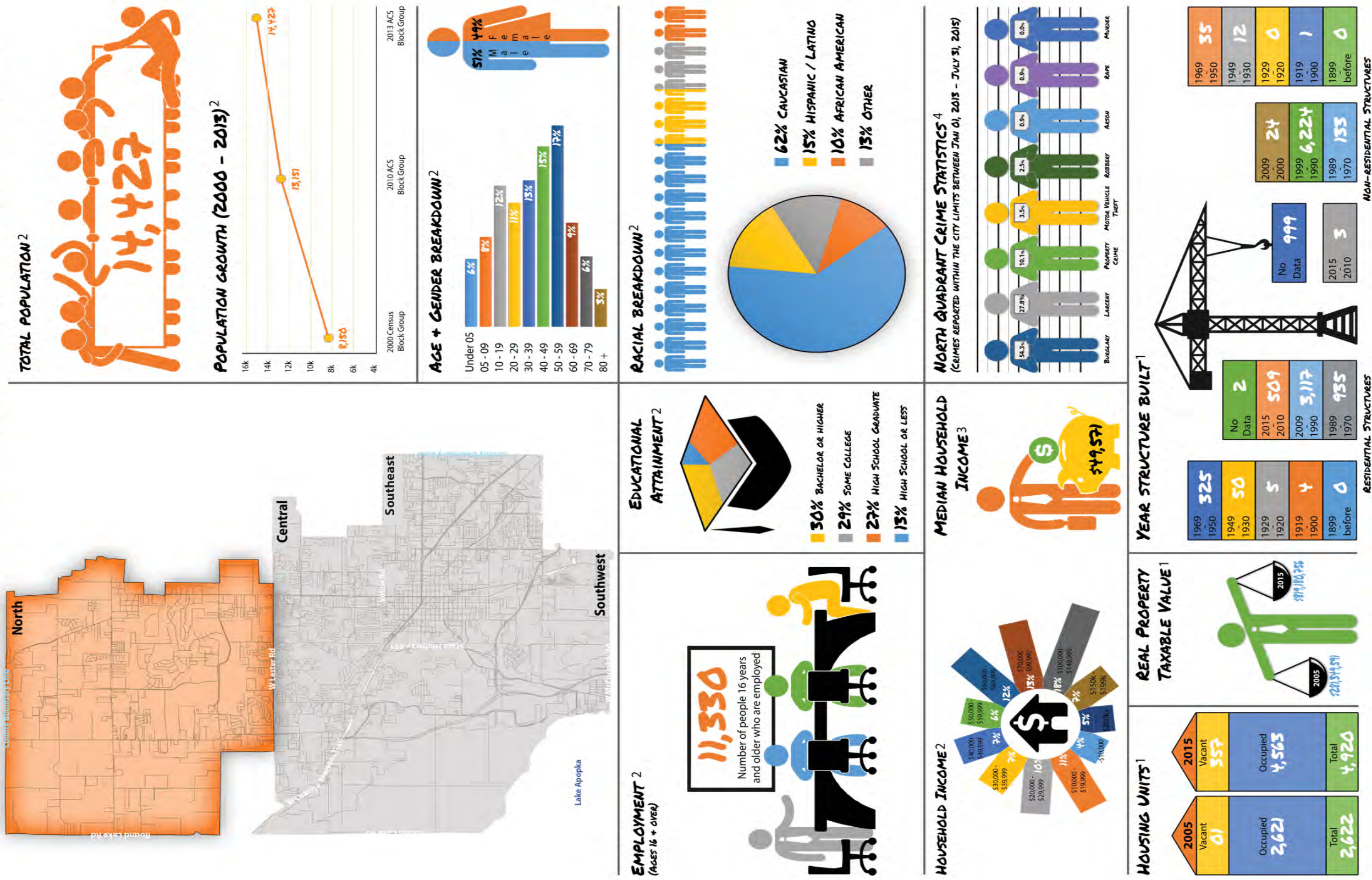
- Available income is good; therefore, retail spending power should offer new commercial development opportunities.
- The level of education is higher than many Florida communities suggesting a desirable workforce to support new jobs.
- Property values are on a general increase, better than many Florida communities.
- There is a large inventory of available vacant and government owned land, suggesting opportunities for new growth and public amenities.
- While the general crime is not outstanding, property crime rates are predominant instead of violent crimes compared to other urban areas in Florida.
- The jobs to housing balance is low and therefore poor. Whereas communities normally prefer more jobs close to home, the lack of local jobs verifies Apopka's status as “bedroom community” where workers must commute longer than desired distances for employment.
- Older and neglected areas of the study area afford many challenging redevelopment opportunities.
- Better forecast information is necessary to anticipate what revenue trends the City will experience in the next ten years.

The Figures are arranged first for the entire study area, then by each of the four quadrants.



Figure 7: North Quadrant

NORTH QUADRANT: WHERE ARE WE NOW?

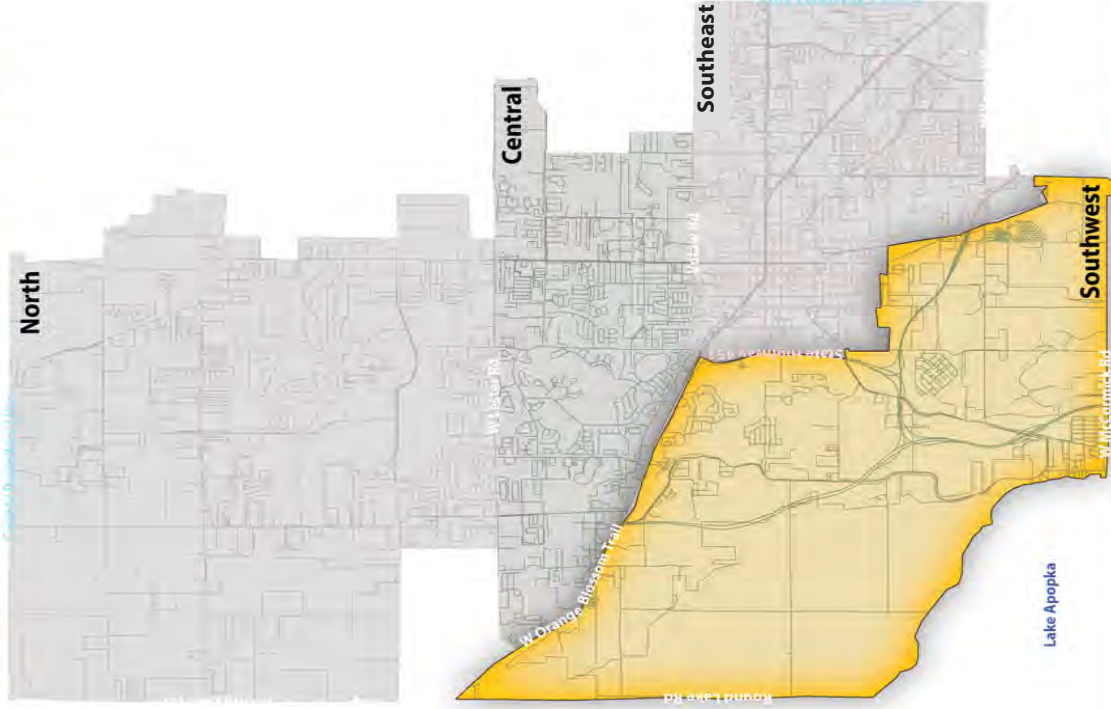


SOURCES:

1. Orange County Property Appraiser
2. U.S. Census 2013 ACS (American Community Survey) Block Group, assuming equal distribution, and calculated by geographic percentage of Block Group within quadrant boundary
3. U.S. Census 2013 ACS (American Community Survey) Block Group
4. City of Apopka Police Department

Figure 8: Southwest Quadrant

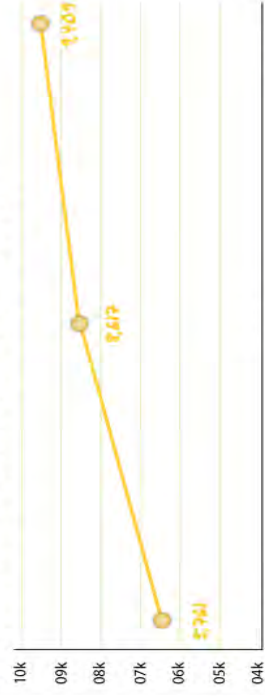
SOUTHWEST QUADRANT: WHERE ARE WE NOW?



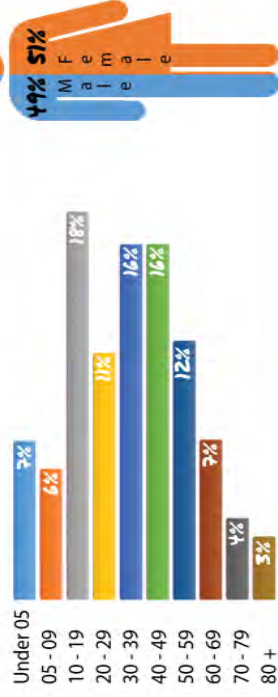
TOTAL POPULATION ²



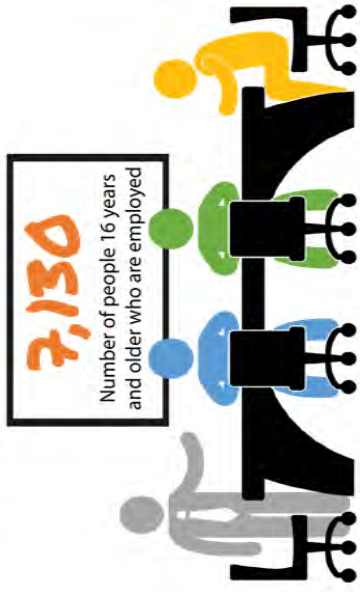
POPULATION GROWTH (2000 - 2013) ²



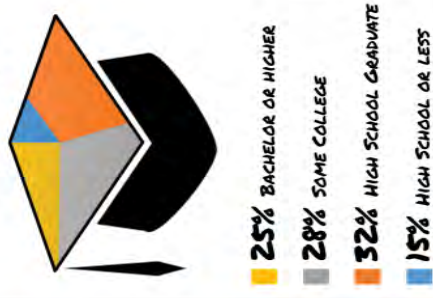
AGE + GENDER BREAKDOWN ²



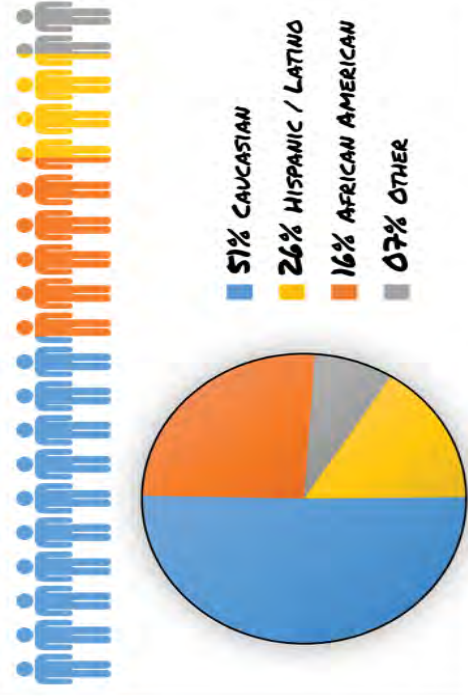
EMPLOYMENT ² (Ages 16 + over)



EDUCATIONAL ATTAINMENT ²



RACIAL BREAKDOWN ²



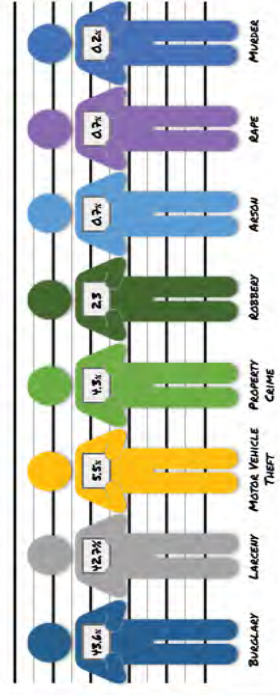
HOUSEHOLD INCOME ²



MEDIAN HOUSEHOLD INCOME ³



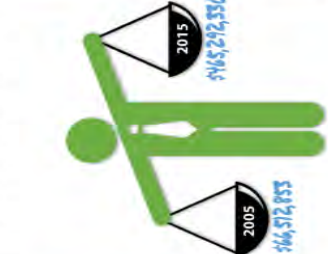
SOUTHWEST QUADRANT CRIME STATISTICS ⁴ (CRIMES REPORTED WITHIN THE CITY LIMITS BETWEEN JAN 01, 2013 - JULY 31, 2015)



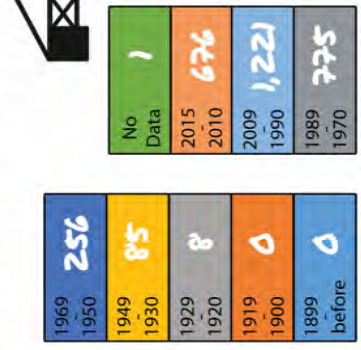
HOUSING UNITS ¹



REAL PROPERTY TAXABLE VALUE ¹



YEAR STRUCTURE BUILT ¹

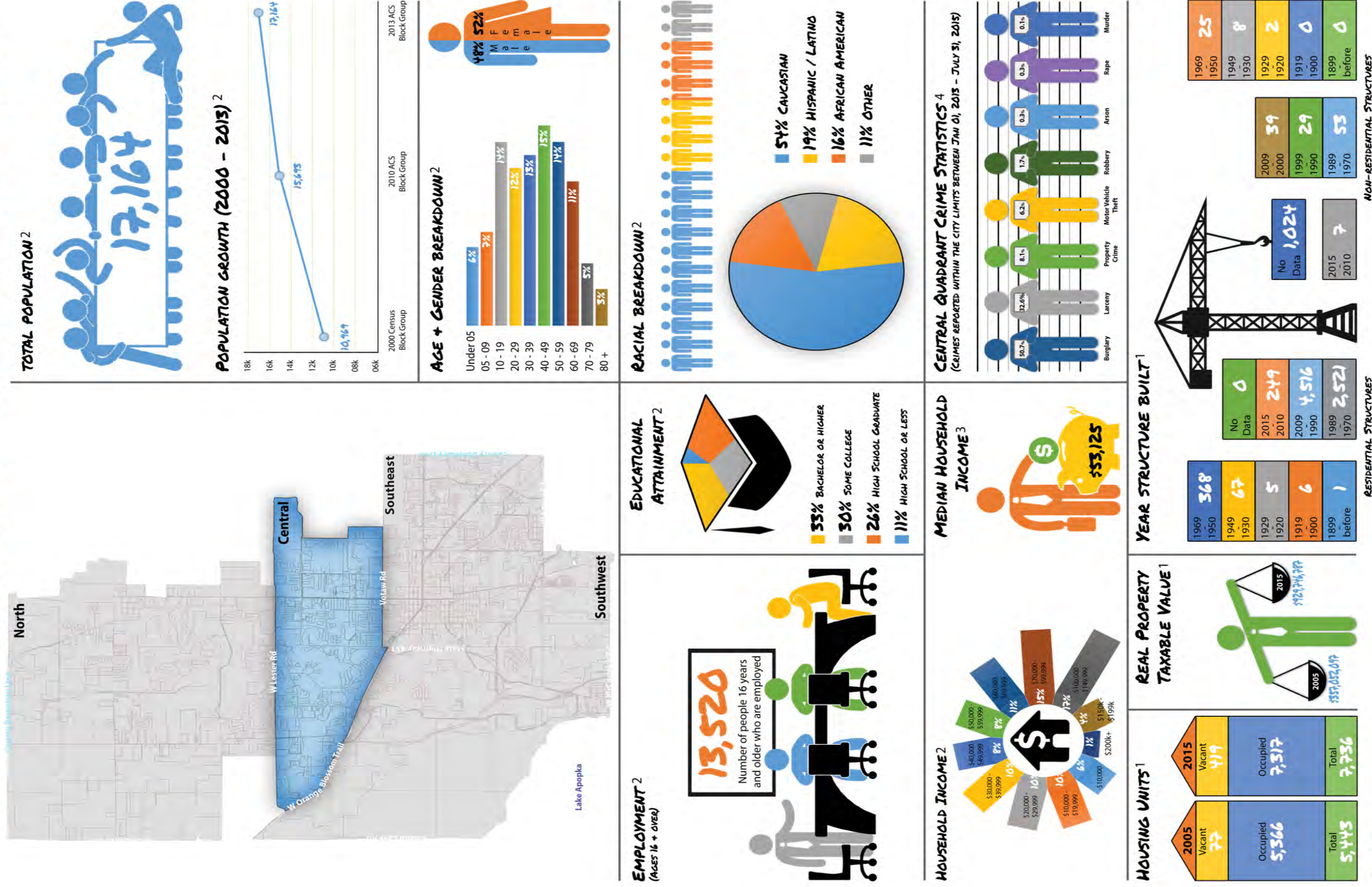


SOURCES:

1. Orange County Property Appraiser
2. U.S. Census 2013 ACS (American Community Survey) Block Group, assuming equal distribution, and calculated by geographic percentage of Block Group within quadrant boundary
3. U.S. Census 2013 ACS (American Community Survey) Block Group
4. City of Apopka Police Department

Figure 9: Central Quadrant

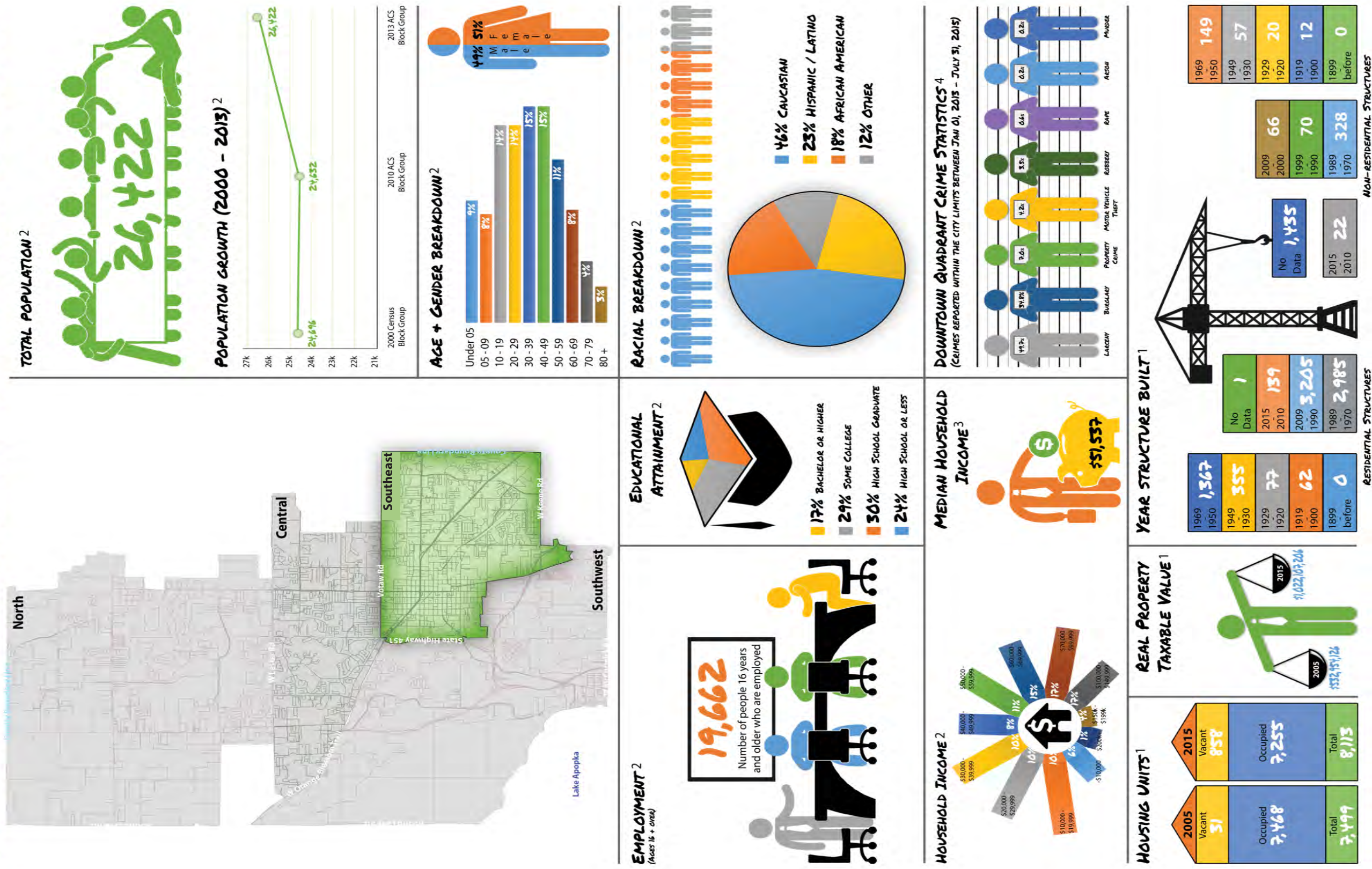
CENTRAL QUADRANT: WHERE ARE WE NOW?



SOURCES:
 1. Orange County Property Appraiser
 2. U.S. Census 2013 ACS (American Community Survey) Block Group, assuming equal distribution, and calculated by geographic percentage of Block Group within quadrant boundary
 3. U.S. Census 2013 ACS (American Community Survey) Block Group
 4. City of Apopka Police Department

Figure 10: Southeast Quadrant

DOWNTOWN QUADRANT: WHERE ARE WE NOW?



Field Analysis

In August through several field visits, walking tours, and windshield surveys, Project Team staff observed current conditions. Observations continued throughout the Project's duration surrounding the many outreach events (MIS, workshop forums, and other meetings). Select highlights of such field analyses are organized by the four study area quadrants, as presented below. Field visits are conducted to discover the general urban or rural "feel" of an area. A sampling of the multiple factors examined by urban planners/designers on such visits include: aesthetics, viewsheds and vistas, focal points, nodes; circulation (vehicular and non); built environment scale, density, intensity, and architectural styles; social and business activity centers; safety; and, natural/unbuilt environment.

In this regard, **Figure 11 - 14** include some representative photos and a coarse estimate (expressed in percent) of the menu of observed features, namely shade trees, sidewalks and streetlights needed, traffic problems, building types- (residential units), bicycle lanes, bus stops without amenities, code violations, drainage issues, environmental concerns, environmental lands, parks are recreation, and vacant lands.

General observations of the sub-areas are:

- **North** - Residential and schools- future growth
- **Downtown** - Commercial, historic and redevelopment potential
- **Central** - Residential, schools, jobs and redevelopment potential
- **Southwest** - New development (hospital), environmental features, industrial jobs base

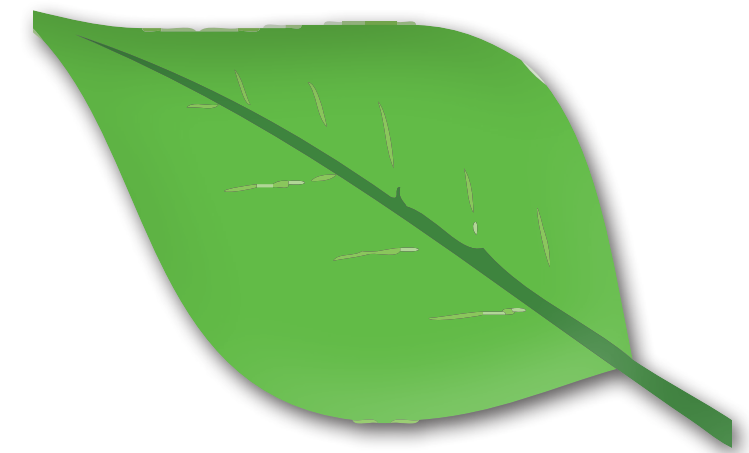


Figure 11: Southwest Quadrant



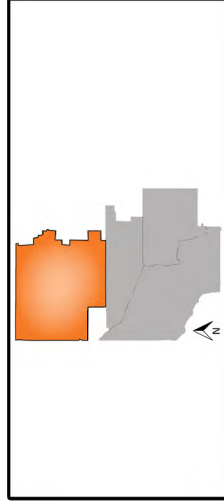
Southwest Quadrant Existing Conditions
Field Audit conducted on August 5, 2015





Bike lanes	0%	Bus stops without amenities	0%	Code violations	0%	Drainage issues	0%	Environmental concerns	0%	Environmental lands	16%	Parks & recreation	16%	Shaded trees	85%	Sidewalks needed	0%	Streetslights needed	0%	Traffic problems	0%	Unit type (residential)	100%	Vacant lands	0%

Figure 12: North Quadrant

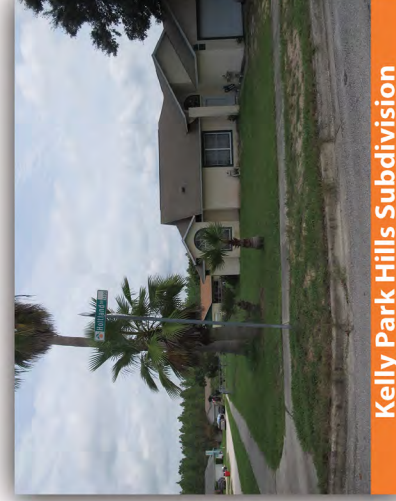


North Quadrant Existing Conditions
Field Audit conducted on August 4, 2015

KEITH and SCHNARS, P.A.
ENGINEERS, PLANNERS, SURVEYORS
6500 North Andrews Avenue • Fort Lauderdale, FL 33309
(954) 776-1616 • (800) 486-1255 • www.kstfca.com



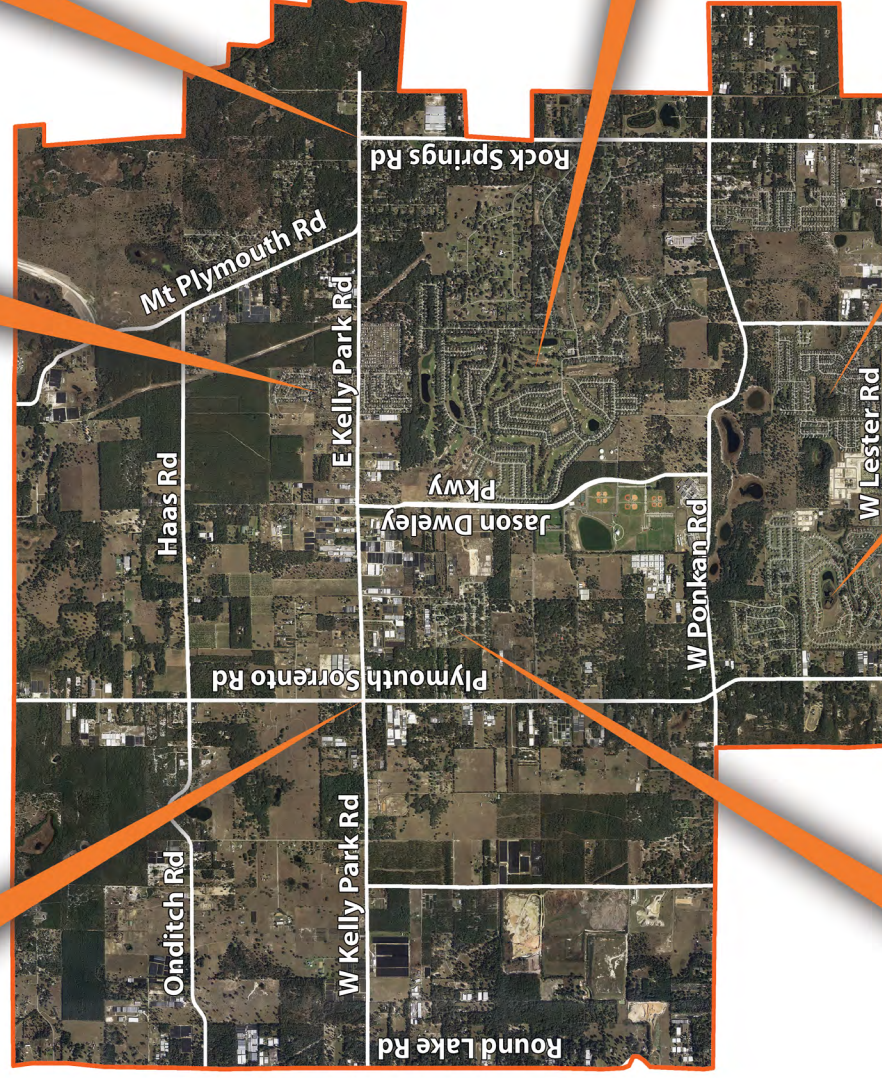
Kelly Park Rd & Plymouth Sorrento Rd



Kelly Park Hills Subdivision



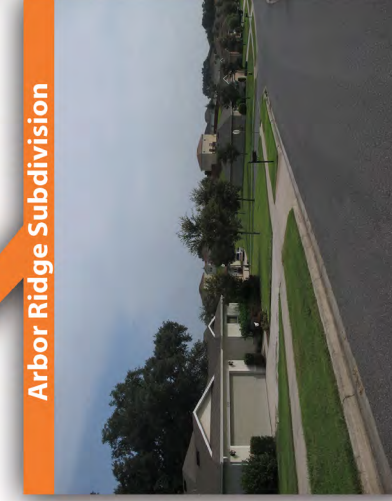
Kelly Park Rd & Rock Springs Rd



Rock Springs Ridge Subdivision



Oak Ridge Subdivision



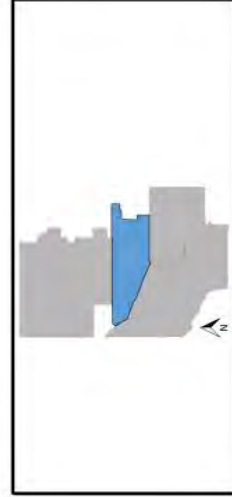
Arbor Ridge Subdivision



Country Crossing Subdivision

Bike lanes	0%	Bus stops without amenities	0%	Code violations	5%	Drainage issues	0%	Environmental concerns	0%	Environmental lands	12%	Parks & recreation	15%	Shaded trees	70%	Sidewalks needed	0%	Streetlights needed	0%	Traffic problems	0%	Unit type (residential)	100%	Vacant lands	20%

Figure 13: Central Quadrant



Central Quadrant Existing Conditions
Field Audit conducted on August 4, 2015

KEITH and SCHNARS, P.A.
ENGINEERS, PLANNERS, SURVEYORS
6500 N. Andrews Avenue • East Larcheside, FL 33409
(561) 776-1414 • (800) 488-1255 • www.kaspa.com



Bike lanes	0%	Bus stops without amenities	59%	Code violations	0%	Drainage issues	0%	Environmental concerns	40%	Environmental lands	7%	Parks & recreation	45%	Shaded trees	66%	Sidewalks needed	33%	Streetslights needed	10%	Traffic problems	19%	Unit type (residential)	98%	Vacant lands	9%
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Community Outreach

Website

A website www.VisioningApopka.net was designed and deployed to successfully compliment the many outreach methods used during the Project. To date, the website has generated over 9,700 visits.

Media

The Project Team maintained close coordination with the City's Public Information Officer during the Project's duration, maintained availability and regular contact with numerous members of the media, and supported staff or elected officials at several media events. News articles regarding the project may be found in **Appendix II**.

Mobile Information Station

The MIS (Mobile Information Station), a converted 34-foot recreational vehicle, is a unique community outreach tool K&S utilizes. The goal of its utilization is to provide citizens with up to date project information and status. This becomes extremely important for those citizens within the community who do not have reliable transportation or access.

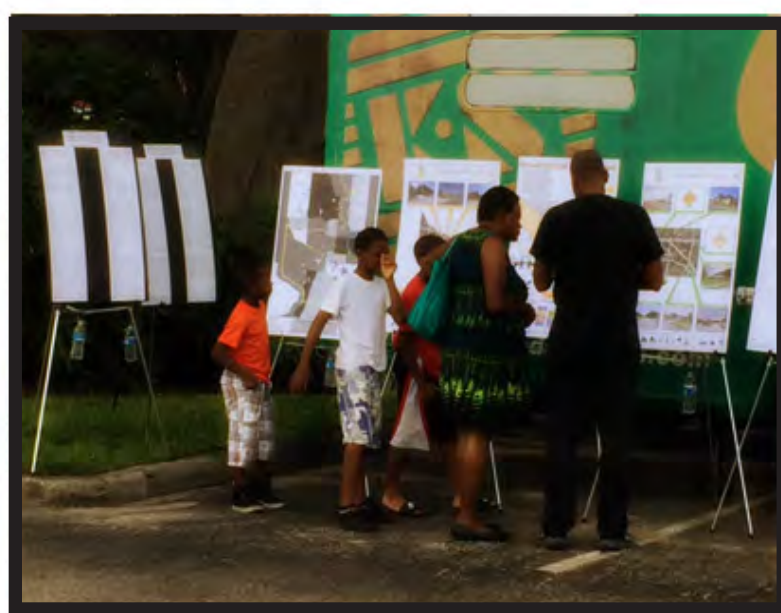
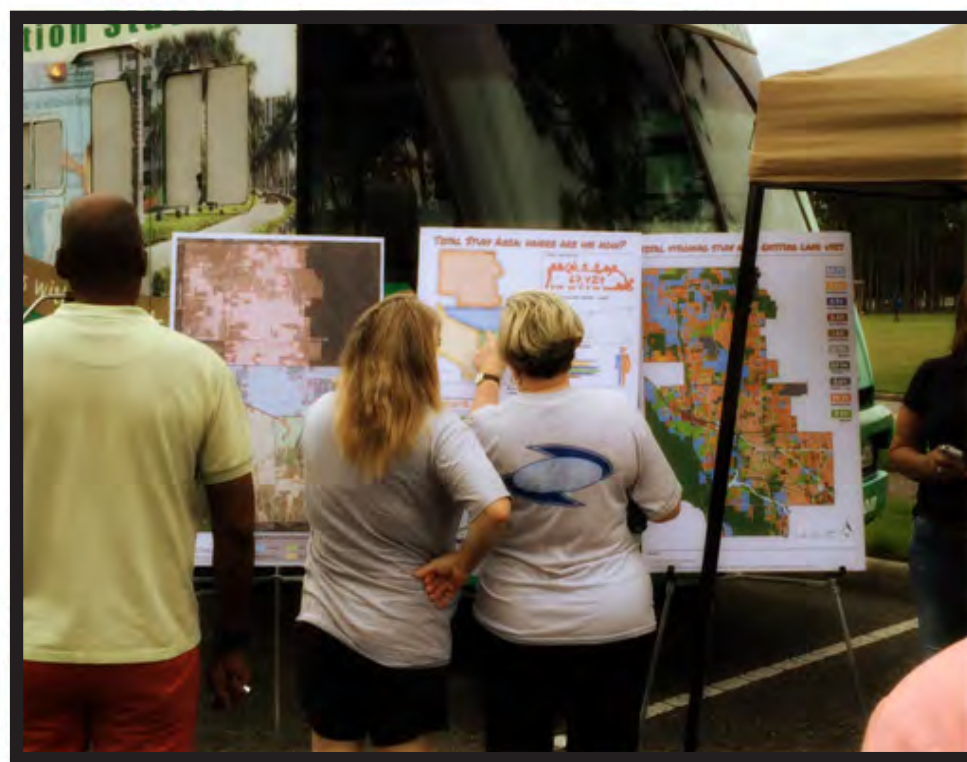
Three MIS events were scheduled (see **Table 1**, below) and well attended by members of the public, as well as Steering Committee members, elected officials, and K&S staff. Visitors were given the opportunity to ask questions regarding the infographic displays, aerials, and other maps and graphics. The community wide survey was also available in paper form if residents had not taken the survey on-line. A significant portion of residents asked about the process of strategic visioning; the inputs; and what could be expected for the future community forum events. Information and fliers were handed out in regards to the upcoming community forum events held in each quadrant of the City. The MIS events proved to be a successful tool with an estimated attendance of 150 unique individuals from the community.



Table 1:

Date and Time	Location	Attendance of public (estimate)
Saturday, September 05, 2015 10:00am – 2:00pm	Alonzo Williams Park, 515 South Hawthorne Avenue, adjacent to Pop Warner Field	35
Saturday, September 12, 2015 10:00am – 2:00pm	Northwest Recreation Complex, 3200 Jason Dwelley Parkway	55
Saturday, September 19, 2015 10:00am – 2:00pm	Wekiva Riverwalk Shopping Center, 2141 N Semoran Boulevard	60





Community Forums and Listening Sessions

Schedule

A concerted effort was made to receive input from the community at readily accessible locations and times, and using formats welcoming critical, creative, and complementary ideas alike. As shown in **Table 2**, four workshop forums and two listening sessions were conducted and attended by a total of approximately 400 members of the public. Sign-in sheets are in **Appendix III**.

Table 2:

Date and Time	Location	Attendance of public (estimate)
Downtown Community Forum, Tuesday, September 15, 2015, 6:00pm – 9:00pm	Apopka Community Center, 519 S. Central Avenue	65
Central Community Forum, Thursday, September 17, 2015, 6:00pm – 9:00pm	Apopka High School, 555 Martin Street	70
Southwest Community Forum, Tuesday, September 22, 2015 from 6:00pm – 9:00pm	University of Florida IFSA/Mid-Florida Recreation Center, 2725 South Binion Road	75
North Community Forum, Saturday, September 26, 2015, 1:00pm – 4:00pm	Wolf Lake Middle School, 1725 West Ponkan Road	65
The Business and Community Leaders Forum, Tuesday, September 29, 2015, 6:00pm – 9:00pm	Apopka Community Center, 519 South Central Avenue	55
Listening Session 1, Saturday, October 24, 2015, 10:00am – 12:00pm	Farmworkers Association, 1264 Apopka Boulevard	30
Listening Session 2, Saturday, October 24, 2015 2pm – 4pm	St. Paul A.M.E. Church, 1012 S. Park Avenue	20
Total		380



Format, Objectives and Conduct

The K&S Team designed and conducted each forum with careful consideration for engaging community input in a meaningful planning platform. While presentations of data and studies were part of each meeting, the K&S Team facilitators were guided by the 80/20 rule – meaning that meeting participants should contribute 80% of the conversation while our experts are listening, clarifying and categorizing ideas -- to ensure that presenters don't drown out the public.

With particular focus on each of the geographic study areas, and the interest groups (such as business leaders) relevant to each, the team established decorum and ground rules, and employed advanced facilitation techniques to maintain a setting which would stimulate balanced, honest and creative dialogue. Each of the public outreach meetings used a derivation of the nominal group technique, use a substantially similar agenda, and use a combination of plenary and small group discussions. Charrette-style map based discussion is a useful tool for small group breakouts.



Negatives and criticisms were as important as positives or new “crazy” ideas.

The basic agenda for each approximate 3-hour hands on community forum workshop was:

- A. **Where are we now with trends & “Do Nothing” scenario**
- B. **Opportunities and Challenges exercise**
- C. **Desired Vision and Goals**
- D. **Strategic solutions**
- E. **Preference polling (using dotting or key pads)**

The assembled working groups identified challenges and opportunities, then wrote and synthesized vision statements to capture aspirational visions. Last, each workshop forum challenged smaller working groups to write strategies (i.e. action steps) toward

achieving various goals and visions. Finally, before leaving each forum the audience conveyed their preferences by dot preference voting for the most desirable strategies. In this manner the team generated dozens of vision statements and hundreds of ideas to further analyze and explore.

The final two outreach workshops were designed and conducted as listening sessions. This means the audience was engaged less to write vision statements and strategies, and more to convey the key challenges facing the participants.

The results of each session, which is a listing of visions with corresponding ranked strategies, is presented in **Figure 15 - 21**.



OUR SHARED VISION FOR SOUTHEAST APOPKA IS ...

...to attract and build new **BUSINESSES** varying from retail and restaurants, to industrial for the purpose of creating new employment, and for the enjoyment of residents. We desire Apopka to be more of a destination point rather than a drive-through city.

Ranked strategies to achieve this are:

1. Empower the City with a strong Business Development Department that will help to attract new businesses.
2. Achieve more business-friendly environment; reduce burden on new businesses
3. Attract higher education and training schools
4. Develop a list of businesses/industries to attract
5. Successfully attract targeted businesses, industry:
a) Retail b) Restaurants c) Industrial
d) Light manufacturing e) Technology
6. Increase advertising

...to let Apopka's **PAST** lead us to its **FUTURE** by designing an agricultural and rural atmosphere that is blended with contemporary living and land uses.

Ranked strategies to achieve this are:

1. Establish historic street district
2. Agricultural park showcasing all local farmers markets
3. Walking trail to connect the historic building sites
4. Secure funding including grants

... to develop a **QUAINT**, friendly, walkable downtown which is a beautiful and safe place to enjoy - with a historic feeling (i.e. cobblestone streets) to attract visitors and residents from all parts of the City and surrounding areas; Offer wide variety of activities, dining and entertainment for all times of day.

Ranked strategies to achieve this are:

1. Offer a wide range of dining options for both day and night as well as having indoor / outdoor seating
2. Create a public plaza or central square downtown
3. Honor Sarah Mead and other African American early Apopka settlers with a monument, fountain or the like.
4. Install decorative and easily readable wayfinding signage through the downtown area
5. Install cobblestone streets
6. Provide a wide variety of retail options
7. Improve the amenities at Lynx bus stops (ex. benches, shelters, trash cans, restrooms)
8. Provide mixed-use development where retail is on the first floor and residences are above

...to make Apopka a **DESTINATION**, not a drive-through city!

Ranked strategies to achieve this are:

1. Reconstruct US 441/SR 436 interchange
2. Connect downtown / City Center with hospital by upgrading roads and transit system
3. Focus infrastructure in core to build a solid foundation for the downtown area
4. Advocate for a rail connection
5. Locate higher education to city center
6. Redevelop South of Apopka

...a **DOWNTOWN CHARACTER** and **THEMING** with consistent architecture and landscape design which reflects, recognizes, and honors Apopka's rich agricultural heritage and encourages interaction among diverse cultures, is family oriented, and fosters a creative, bright, safe, and fun place for all. Planning will preserve historic structures and foliage will retain and promote a rural and quaint feel.

Ranked strategies to achieve this are:

- 1 & 2. Create a Station Street District with a focus on arts and culture, is a pedestrian-friendly, and plays host to Farmers Markets, Community gardens, various special events, and a street train / trolley system.
 3. Update and modernize existing shopping plazas
 4. Create a welcoming environment throughout the downtown area
 5. Increase lighting brightness and / or add additional lighting
 6. Rewrite the development code for Downtown Apopka to encourage redevelopment, repurposing buildings, historic preservation, and business growth.
 7. Create Downtown identity/ theming such as: Fort Apopka, Frontier Village, Old Town Apopka, Gaslamp Quarter (Theatre District), Little Brazil (Shopping Plaza), Canary Row (Comedy clubs & restaurants); Police on horseback, carriage and/or stagecoach rides; possible zipline system in tree canopy/ above streets.
- * Create a gateway feature / sign that is incorporated with the existing fern sculpture in front of City Hall

...to develop an **IMAGE** of Apopka that is safer, cleaner, and more inviting. It will bring in unique businesses that capitalize on our natural resources such as Lake Apopka.

Ranked strategies to achieve this are:

1. Community Redevelopment programs such as rehabilitating and beautifying areas in need, encouraging redevelopment by offering incentives from the City
2. Fix traffic bottlenecks at 441/436 as well as creating pedestrian-friendly development
3. Create or redevelop roadways, bike lanes and trails that will provide an easier access to Lake Apopka
4. Use open space to fly model airplanes
5. Create a new or rejuvenate the CRA
6. Provide easy access to new hospital through more reliable and efficient public transit

...valuing today's **YOUTH** to make educated decisions tomorrow by providing learning programs and centers.

Ranked strategies to achieve this are:

1. Provide a place where kids can display a rotational gallery of artwork bi-weekly or monthly, similar to the Ocala Arts Program
2. Use the City's Community Centers (Fire & Police / VFW) as education venues.
3. Use Fran Carlton Center as an education venue.
4. Work with local churches to help provide the youth with educational activities that will prepare them for the future

NOTES:
a. Later in this project, selected strategies will be described and analyzed in greater detail (cost, responsible party, timeline, etc.)
b. An asterisk * denotes that no dot votes were cast for that strategy.
c. Outline created by Keith and Schnars Team based on workshop results.

Figure 15: Visions and Ranked Strategies, Southeast Study Area Forum

Our shared vision for the central area of Apopka is ..

...come GROW with us, we have room to grow!

Ranked strategies to achieve this are:

1. Host concerts, and large festivals throughout the year.
2. Use zoning as a tool to ensure a mixture of uses near good transportation exchanges.
3. Create a wildlife education center along Lake Drive.
4. Redirect 441 traffic and expand secondary roads as well as redevelop the downtown.

...promoting EDUCATION as everyone's primary path to the future, an investment with high returns!

Ranked strategies to achieve this are:

1. Develop a community learning center by repurposing and redeveloping the existing hospital premises.
2. Promote the establishment of a community college near the 429 / 414 intersection (within the vicinity of the new hospital).
3. Initiate a higher / vocational training school using the vacant warehouses at the intersection of S.R. 429 / Orange Blossom Trail.
4. Cultivate / expand a career shadowing program at Apopka High School.
5. Expand adult education programs and community learning centers, funded through grants and not-for-profit funds.
6. Establish comprehensive preschool education for all Apopka preschools, funded through grants.

...to be the safest city to GET AROUND in Central Florida.

Ranked strategies to achieve this are:

1. Create a one-way loop around the downtown area using alternative streets for safer and faster traffic routes.
2. Install street lamps and sidewalks throughout Apopka wherever needed that will allow all pedestrians and bike riders to utilize.
3. Install additional lighting and sidewalks in South Apopka.
4. Add sidewalks and streetlights on 441 from Scheeler's to Piedmont-Wekiva Road.

...to have a progressive, diverse, and safe community that is AESTHETICALLY PLEASING and accessible to surrounding areas.

Ranked strategies to achieve this are:

1. Ensure that all future buildings are consistent with an architectural design standard and style which supports and maintains the City character.
 2. Install safety-lighting, call boxes, cameras, and sidewalks throughout the central area, and increase police presence.
 3. Build landscape medians and install lighting along Park Avenue all the way to Kelly Park Road.
 4. Extend West Orange trail to Kelly Park Road as well as change traffic patterns along Main Street from S.R. 441 to Park Avenue.
 5. Design and construct an entry feature that will welcome everyone to the central area.
 6. Ensure that Code Enforcement officers enforce signage conformity, lighting, and landscape and hardscape elements are applicable to all residential and commercial properties.
- * Widen Plymouth Sorrento Road, including adding sidewalks and lighting from S.R. 441 to Kelly Park Road.

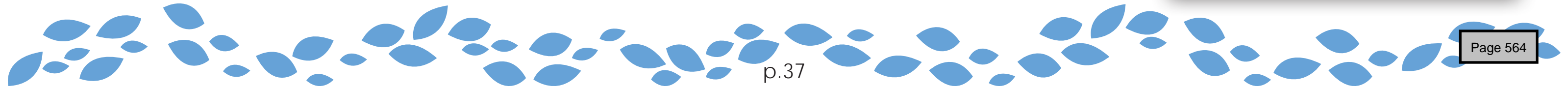
...RECREATION with diverse activities that are accessible to all segments of the city.

Ranked strategies to achieve this are:

1. Expand amphitheater by hosting events such as movies, concerts, plays, and dances.
2. Build a skateboard and BMX park at the site of the existing hospital.
3. Build a drive-in movie theatre around the Northeastern side of Lake Apopka.
4. Design and build a splash pad at the Northwest Recreation Complex for those who cannot swim.
5. Develop a community center by City Hall for the youth / inter generational that will have activities such as dance classes, self defense classes, art classes and exhibits, music and Zumba classes.
6. Develop a senior community center by the existing Florida Hospital.

NOTES:
 a. Later in this project, selected strategies will be described and analyzed in greater detail (cost, responsible party, timeline, etc.).
 b. An asterisk * denotes that no dot votes were cast for that strategy.
 c. Outline created by the Keith and Schnars team.

Figure 16: Visions and Ranked Strategies, Central Study Area Forum



Our shared vision for the southwest area of Apopka is ..

...to UNITE the COMMUNITY through events, and bright attitudes, bring cohesiveness to all sectors, and promote the City to County residents for annexation.

Ranked strategies to achieve this are:

1. City will implement an annexation marketing plan reaching county residents in the study area to convey there would be lower taxes in the city versus county.
2. Create a digital personality on social media to build awareness of the City, its brand and new unity.
3. Use existing media (Apopka Chief, Planter AM 1520, etc.), and integrate social media to build awareness and unity among the different city segments!
4. Expand current events (Old Florida Festival, Apopka Fair, and Christmas Parade). Build new cultural and ethnic events that welcome families.

...establishing the City as a first-class DESTINATION with countless assets: fine dining, shopping, airport access, a major expressway, state-of-the-art hospital, a skilled and educated workforce, and a revitalized Downtown. A unique enjoyment opportunity for the region. Reinvigorate nurseries once part of the Indoor foliage capital, with new income producing commodity tagged as Where you can get over your hump with our hemp.

Ranked strategies to achieve this are:

1. Establish an educational district near the new hospital area which could be all or a combination: a) Community College, b) Technical College, c) Culinary College.
 2. Attract new restaurants to ensure more fine dining opportunities citywide.
 3. Host Jazz festivals, music and arts events and festivals, plant expos, at a waterfront amphitheater.
 4. Design and construct "High Tech Village" near the new hospital.
 5. Turn Lake Apopka into a destination for water sports, fine dining, and bike trails.
 6. Offer discounts to local businesses (new and existing), and to the City for purchasing plants from local nurseries.
 7. Improve the transportation system to connect quadrants on buses, trolleys, and airport connection.
- * Use under-utilized or vacant nurseries to grow hemp.
 - * Create advertising / marketing campaigns to attract new businesses and development.
 - * Discount long-term parking at the airport, plus access via train to Sun Rail.
 - * Create a Welcome Center for Apopka.

...to create a totally integrated TRANSPORTATION network that will allow residents to freely travel in and around the city with connections to surrounding areas and other networks.

Ranked strategies to achieve this are:

- 1A. Boat marina will allow for launches on Lake Apopka.
- 1B. Revitalize locks / canals, and allow access to chain of lakes.
- 2A. Trolley or tram from parking to shops and restaurants, park, train station
- 2B. Bus to hospital
- 3. Sun Rail at City Center to connect with Mt. Dora to Orlando route.

... to have citywide RECREATION in Apopka accentuating and nurturing gifts from nature and from human capital.

Ranked strategies to achieve this are:

1. Build a marina; charter fishing boats, kayaks and canoes, allow for activities such as skiing, sea planes, air boat rides, hot air balloon rides, plant/bird education at North Shore.
2. Install a series of Boys and Girls / YMCA clubs providing educational activities and centers throughout the study area.
3. Hotel and/or restaurant at North Shore.
4. Create a skatepark at the Northwest Recreation Center.
5. Expand bike path around Lake Apopka.
6. Use Lake Apopka's pumphouse for eco-tours with environmentally-sound transportation such as horses and donkeys.

NOTES:

- a. Later in this project, selected strategies will be described and analyzed in greater detail (cost, responsible party, timeline, etc.).
- b. An asterisk * denotes that no dot votes were cast for that strategy.
- c. Outline created by the Keith and Schnars team.

Figure 17: Visions and Ranked Strategies, Southwest Study Area Forum

Our shared vision for the north area of Apopka is ..

...to establish the City as THE place where CITIZENS SHARE talents and resources, through volunteering, to enhance the quality of life.

Ranked strategies to achieve this are:

1. Implement a multi-pronged marketing campaign to drive interest in volunteering through a) signage, b) social media/website, c) tv/radio spots, d) utility bill flyers, and e) electronic billboards
2. Inspire/motivate loyalty to and ownership of the City through a) contests, b) personal creativity, and c) photos/art/gardening
3. Hire a coordinator for community volunteers
4. Create an "Adopt a ... program"

...to strengthen delivery of MUNICIPAL SERVICES through modernizing its communication methods.

Ranked strategies to achieve this are:

1. Create a system to intake citizen questions, issues, concerns, and connect to appropriate departments for rapid resolution.
2. Develop strategies to inform citizens of services available.
3. Provide a City Hall annex in each of the vision study area quadrants.

...a family-oriented community with top rated schools, an outdoor mecca for sporting, recreation, and natural BEAUTY.

Slogan: "Come grow with us!"

Ranked strategies to achieve this are:

1. Local festivities making better and more frequent use of city property (ex. amphitheater).
2. Implement a marketing program for this vision led by the City with a) business partnerships, b) advertising internships c) print publications.
3. Establish an Image Advisory Board assigned to promote City's image around Florida.
4. Apply a portion of a tourist tax to fund city advertisement billboards throughout Florida.
5. Create an annual outdoor competition and/or sporting event such as bass fishing, etc.
6. Establish a local brewery and/or private industry with goods / services originating in Apopka.
- * Ensure the City maintains a fast response time for rescue personnel (fire, police) to keep the city safe.

...to emphasize RECREATION, social development, family atmosphere, safety and affordability.

Ranked strategies to achieve this are:

1. Build a YMCA center
2. Establish family recreation events and activities at the amphitheater such as a) movie nights, b) family festivals, concerts, and plays.
3. Establish an annual 4th of July fireworks show.
4. Find better uses of existing recreational facilities.
5. Construct a splash park for kids that is located near the amphitheater.
6. Form a recreational Club Committee for adults and children.
7. Offer swan boats to rent at Lake Apopka.
8. Add trees and canopy covers that will provide shade, especially during the ten hottest months of the year.
9. Youth volunteers for recreational events that will earn college credit hours.
10. Enhance/expand walking and biking trail around Lake Apopka.
- * Allow for outside food vendors: fixed vendor stand - pay to sell food, advertise for business.
- * Establish a fishing rodeo tournament.
- * Offer landscaping classes.
- * Offer nature classes.

...to DEVELOP a premiere and centrally LOCATED shopping, entertainment, and dining destination, "THE APOPKA GARDENS," that is a family-friendly experience.

Ranked strategies to achieve this are:

1. Establish an "Apopka Gardens" hub and community center location (see map below).
2. Review existing public or private Apopka-owned land for development and provide incentives to developers.
3. Enhance transportation efficiency through newly discovered means, and reduce costs to use the Sun Rail and Lynx systems.
4. Issue revenue bonds for this approximate \$200 million project.
5. Provide incentives for developers to assist with development costs.



... to bring the community together, and take the kids off the streets by building a centrally-located MULTI-USE PARK (scooters, bikes, skate guards, and inline).

Slogan: "If dogs can have a park, why can't skaters?"

Ranked strategies to achieve this are:

1. Create a multi-use park with operations, rules, features as further described: (see map for proposed locations and operations).

...enhance the TRANSPORTATION system to support current and future growth and access to major hubs and popular destinations. the system must: build/expand roadways adequate to manage and/or reduce congestion, build a sidewalk system with adequate lighting, build a depot/hub in the City Center, and a Park 'n' Ride along S.R. 429.

Ranked strategies to achieve this are:

1. Conduct a traffic flow study.
2. Conduct a school location and resident study.
3. Leverage government and/or development organizations, grants or funding.
4. Reallocate current funding resources.

...to collaborate with churches, SOCIAL SERVICES and organizations, and health care providers to ensure the well-being of all Apopkans.

Ranked strategies to achieve this are:

1. Use the existing Florida Hospital facility for social services; alternatively use a facility near the new hospital. The facility will provide family counseling, youth/veteran's services, and information about services offered through affiliated organizations. Possible funding sources include: grants, city and county funds, and donations from businesses.

NOTES:
 a. Later in this project, selected strategies will be described and analyzed in greater detail (cost, responsible party, timeline, etc.).
 b. An asterisk * denotes that no dot votes were cast for that strategy.
 c. Outline created by the Keith and Schnars team.

Figure 18: Visions and Ranked Strategies, North Study Area Forum

Figure 19: Visions and Ranked Strategies, Economic Development Forum

OUR SHARED VISION FOR ECONOMIC DEVELOPMENT IN APOPKA IS ...

TRANSPORTATION

...to enhance road, rail and air infrastructure to attract and build businesses enjoying easy access to Central Florida and beyond. The community's transportation will be electric and alternative fuel-friendly as well as bike and pedestrian friendly.

Ranked strategies to achieve this are:

1. Target and entice businesses with multiple locations in Florida for relocation of corporate headquarters to use our airport.
 2. Employ better communication mechanisms to attract businesses that require easy access to Central Florida.
 3. Partner with Orange County and Lake County to build out the Orange Blossom Expressway.
- * Demonstrate leadership using alternative fuels; provide meaningful and attractive incentives.
 - * Require City employees to ride bicycles to work at least once/ week.

EDUCATION / VOCATION

...to create a diverse educational system that prepares the best and brightest students for the future.

Ranked strategies to achieve this are:

1. Obtain grants, private & public funding.
 2. Build a college campus near 429/451 intersection (new hospital vicinity).
 3. Provide higher (competitive) wages for teachers.
 4. Offer curricula conducive to future standards along with job placements.
 5. Partner with City and Orange County schools.
- * Receive funding through state funding (taxes) and/or percentage of lottery.

DESTINATION, RECREATION, AND EDUCATION

...to be Central Florida's leader in balanced households by providing places for children of all ages to be safe and engaged, while building a strong and healthy economy.

Ranked strategies to achieve this are:

1. Market Apopka's existing cultural and recreational activities and events on the City's website, Facebook page, local paper, and a family column.
 2. Establish a city-run committee for businesses catering to children and families.
- * Survey Apopka to determine need/demand 24/7 daycare.

BUSINESS DEVELOPMENT

...to become a premiere destination where people stay and invest in the community - a place to live, work and play - not just pass through like a speed bump!

Ranked strategies to achieve this are:

1. Establish diverse family oriented events and festivals.
 2. Invest in signage to attract visitors (see locations suggested).
 3. Transform the parking area behind Church's restaurant and the feed store by facing businesses to the rear, add an ice cream store, small shops, coffee shops, cafes with outdoor seating/dining, and a center kiosk for musical performances (i.e. blue grass).
 4. Reduce impact fees to create jobs.
 5. Create a public-private city incubator to establish trust.
 6. Further develop the City as an eco-tourism destination.
- * Create a crowd funding source for City Center.

DESTINATION / URBAN DEVELOPMENT

...a growth-minded approach to create a destination through innovative development and redevelopment.

Ranked strategies to achieve this are:

1. Review/revise Comprehensive Plan and Land Development Regulations to streamline and remove barriers.
2. Create inter-modal transportation that connects three major development areas: New hospital, Downtown, Kelly Park Crossing.
3. Extend life cycle of KPC and create the ability to phase projects.
4. Show all vacant properties to be repurposed in a timely manner.
5. Address crime creating perception that Downtown is a dangerous place to visit. Implement an aggressive approach to address poverty, and refurbishing houses.
6. Appoint an economic development advocate to shepherd small businesses through approval and licensure processes.
7. Review/revise impact fees so they are scaled to size of business.
8. Appoint an economic development officer which provides assistance to small businesses.
9. Establish a core identity, and ensure new developments will promote and advance that theming, design and brand.

NOTES:
 a. Later in this project, selected strategies will be described and analyzed in greater detail (cost, responsible party, timeline, etc.).
 b. An asterisk * denotes that no dot votes were cast for that strategy.
 c. Outline created by the Keith and Schnars Team.



Figure 20: Concerns and Solutions from the Hispanic Community Listening Session

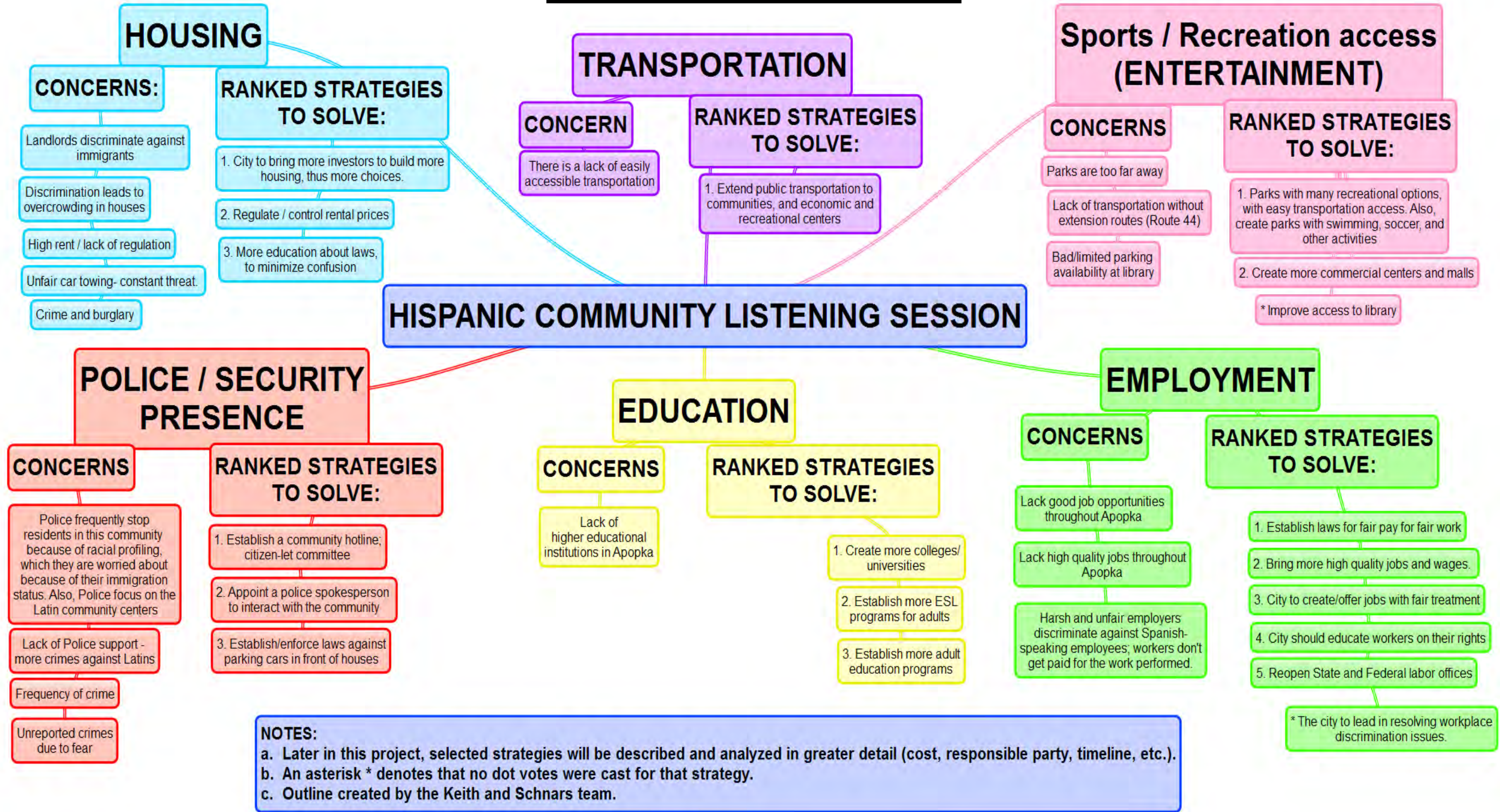
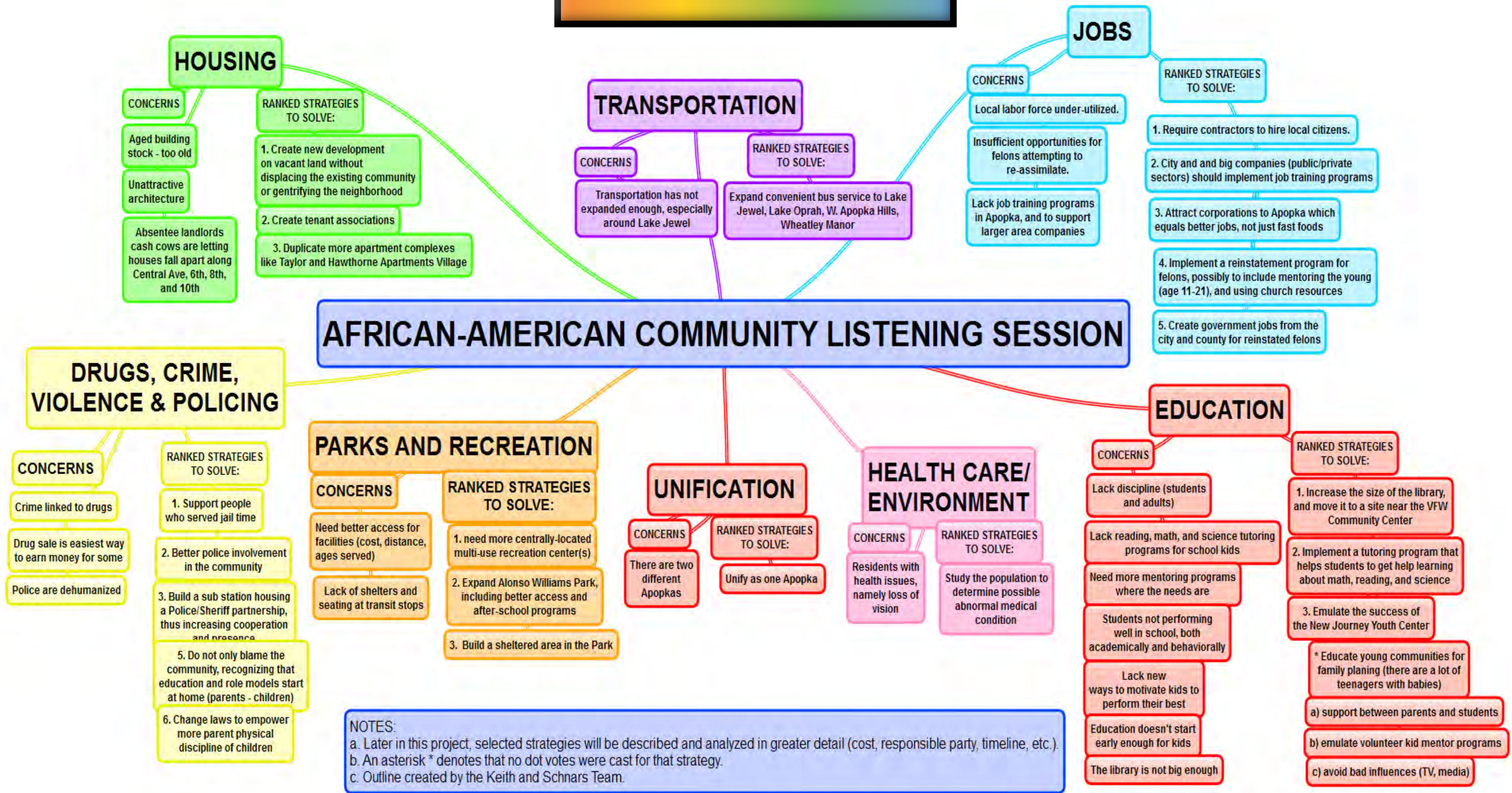


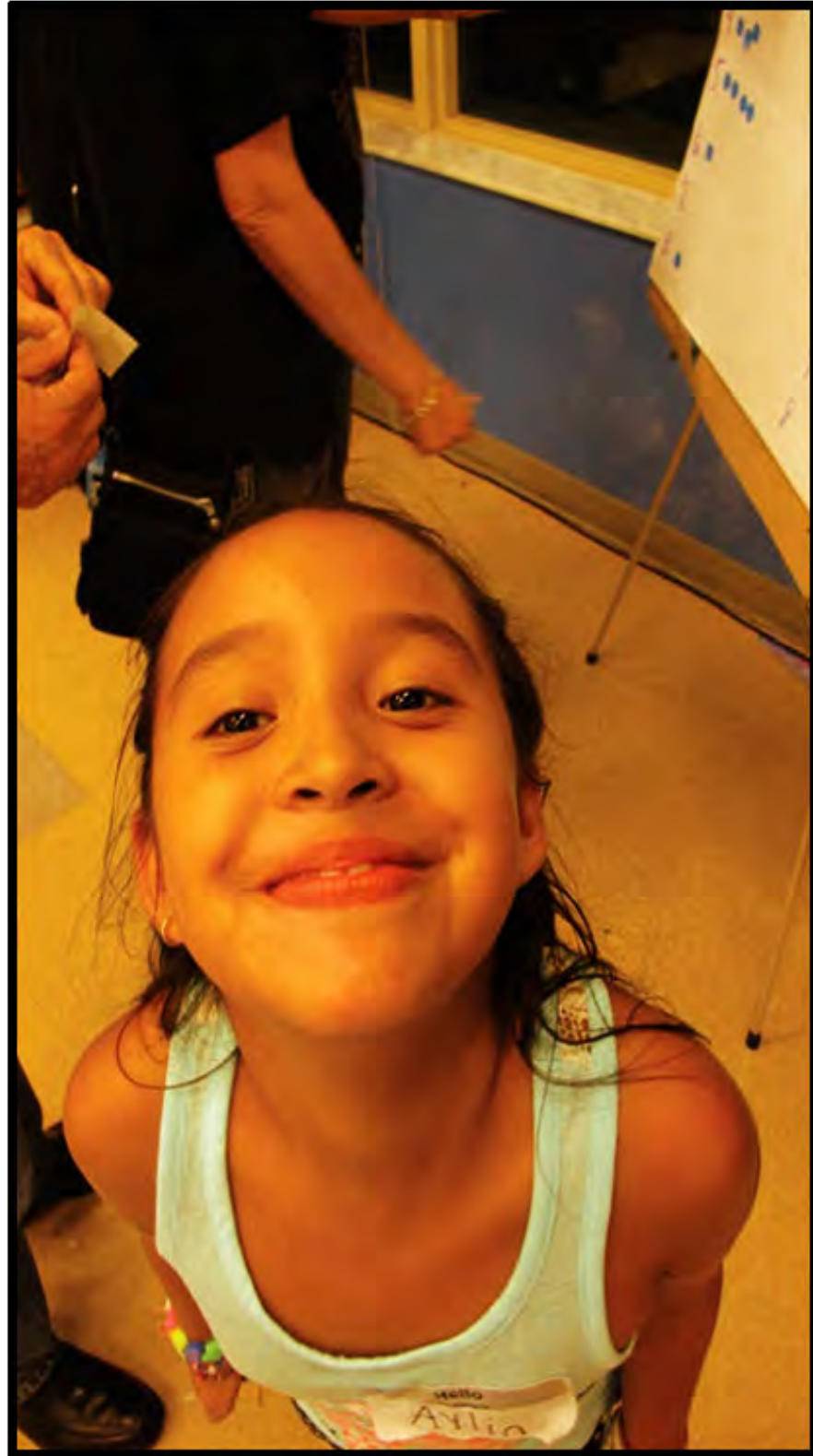
Figure 21: Concerns and Solutions from the African-American Community Listening Session



The Southeast Community Forum was held on Tuesday, September 15, 2015 from 6:00pm – 9:00pm at the Apopka Community Center, located at 519 S. Central Avenue.



The Central Community Forum was held on Thursday, September 17, 2015, 6:00pm – 9:00pm at the Apopka High School, located at 555 Martin Street.



The North Community Forum was held on Saturday, September 26, 2015 from 1:00pm – 4:00pm at Wolf Lake Middle School, located at 1725 West Ponkan Road



The Southwest Community Forum was held on Tuesday, September 22, 2015 from 6:00pm – 9:00pm at the University of Florida IFSA / Mid-Florida Recreation Center, located at 2725 South Binion Road.



The Business and Community Leaders Forum was held on Tuesday, September 29, 2015 from 6:00pm – 9:00pm at the Apopka Community Center, located at 519 South Central Avenue.



Listening Sessions

Two special listening sessions were conducted on October 24, 2015 to hear concerns specific to the Hispanic and African-American communities.

The first session, which focused upon the concerns of the Hispanic community, was held from 10am until 12pm at the Farmworkers Association located at 1264 Apopka Blvd.

The second session, which was held from 2pm until 4pm at the St. Paul AME Church, located at 1012 S. Park Avenue, provided a forum for participants from the African-American community to share their perspectives and ideas.



Opinion Survey

The Public's Valuable Survey Input. In addition to the other outreach to the interested parties and public in the study area, an opinion survey was successfully administered to obtain a comparatively large volume of input, and which met a statistically significant threshold. Please see Figure 18 below which corresponds to the summary text below.

Questionnaire, Administration, and Sample

The 23-question English and Spanish survey questionnaire (see Appendix IV) was administered by:

- a. **Mail/Web link:** Using random sampling to 9,500 households in the study area, post cards were mailed by US Mail inviting respondents to complete the survey via a website address.
- b. **Project Website:** Respondents were invited to complete the survey from the VisioningApopka.net website. These households served as the "scientific" sample group.
- c. **Manual:** Paper copies were distributed upon request, at the City hall and Utilities Offices, Mobile Information Station events, and during the public workshops. Using this means of distribution allowed for public input from persons with out computer/Internet access.

The size of the "scientific" sample was determined by assuming the typical small response rate of mail surveys (which can be less than 3%). By administering the survey from late July through early November, the possible omission of opinions from "snow birds" (residents who may leave for the summer while maintaining majority residence in Apopka) was minimized.

Each household in the study area was assigned an identification number, then a random number generator was applied to the identification numbers to create the list of households included in the "scientific sample." To control for over-representation, the "scientific sample" was distributed to a proportionate number of households in each of the study area's four sub-categories (Northwest, Central, Southeast, and Southwest).



Cards mailed to almost one-third of the households in the study area (9,500) yielded a response of 276 households. This response was large enough to attain a 90% confidence interval (with 5% margin of error). Confidence interval means that the responses are at least 90 percent accurate, however results could vary five percent higher or lower.

While the size of the response is deemed valid for the desired planning application, there may be some bias from gender and older residents since the responding group had more females (61% versus 51%) and residents over 45 years of age (71%-45 or older versus 45%-40 and older) than the study area population. However, since only one head of household could respond for others in the household it is indeterminate how many other males or younger respondents were included in the response. Lastly, because 81 percent of the respondents identified themselves as residents, we conclude the survey results are not skewed by non-residents. This is because the 81 to 19 % split (resident versus non) is about the same as the total area of the study area- with about 4/5 inside and 1/5 outside of the city's legal boundary.



Findings

Survey findings were compiled and summarized giving greatest weight to the scientific sample. However, the non-scientific results did not vary appreciably.

Adding in the non-scientific sampled respondents, a total of 1,246 persons returned the survey offering perspectives on the community's vision, including thousands of lines of open-ended comments. In addition to voicing some preferences for how to pay for community improvements, among the highlights of survey responses (in summary) are to:

- Provide more local shopping and sit-down/family style restaurants
- Create a city center with vibrant downtown
- Host more festivals/fairs
- Redevelop or rebuild older commercial/retail areas
- Attract new businesses and jobs
- Induce more jobs close to home, thus encouraging "compact" development
- Create more walkable and bike-able corridors, areas and facilities
- Provide more recreational Opportunities
- Create an "Entry Feature" (e.g. signage or monument)
- Improve the feeling of safety
- Enhance eco-tourism

The Project Team studied survey results in much more detail to glean ideas for vision, goals and strategies brought forward during the planning process. A more detailed report of findings is contained in a lengthy report (over 150 pages) "Visioning Apopka Survey Results" which is available at www.VisioningApopka.net.



Figure 22: Survey Summary

Valid Sample

	Scientific	Non-scientific	Total
Sample	9500 households		
Study area	23,243 households		67,424 persons
Responses *	276	970	1246
Confidence**	90% +/- 5%		
Resident/Non %	81/19	83/17	
Female/Male %	61/39		51/49

* Includes 92 Manual responses
 ** Threshold to reach 90% confidence - 269 responses

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... a bit older sample

Age	Sample		Study Area	
	Scientific (%)	Non-Scientific (%)	Age	Census %
18-24	2	3	Under 19	28
25-34	8	13	20-29	12
35-44	19	27	30-39	14
45-54	26	21	40-49	15
55-64	71	59	50-59	45
65-74	17	14	60-69	9
75+	4	3	Over 70	8

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Greatest Opportunities?

S	NS	
x	x	Safer
x	x	City Center
x	x	Economic Development/Jobs
	x	Beautify primary streets/intersections

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- ### Priorities, aesthetics ?
- Top priorities?**
- Local Shopping/Restaurants
 - City center/downtown
 - Appearance (entries, facilities, etc.)
- To improve community design/ aesthetics?**
- Beautify existing buildings, stores, shopping areas
 - Enhance appearance of public streets/ sidewalks
 - More pleasing design/ architecture
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Most Desirable/Bring Happiness?

S	NS	
x	x	Dining (family, sit down)
x	x	Shopping
x	x	Festivals/ fairs
	x	Arts, culture

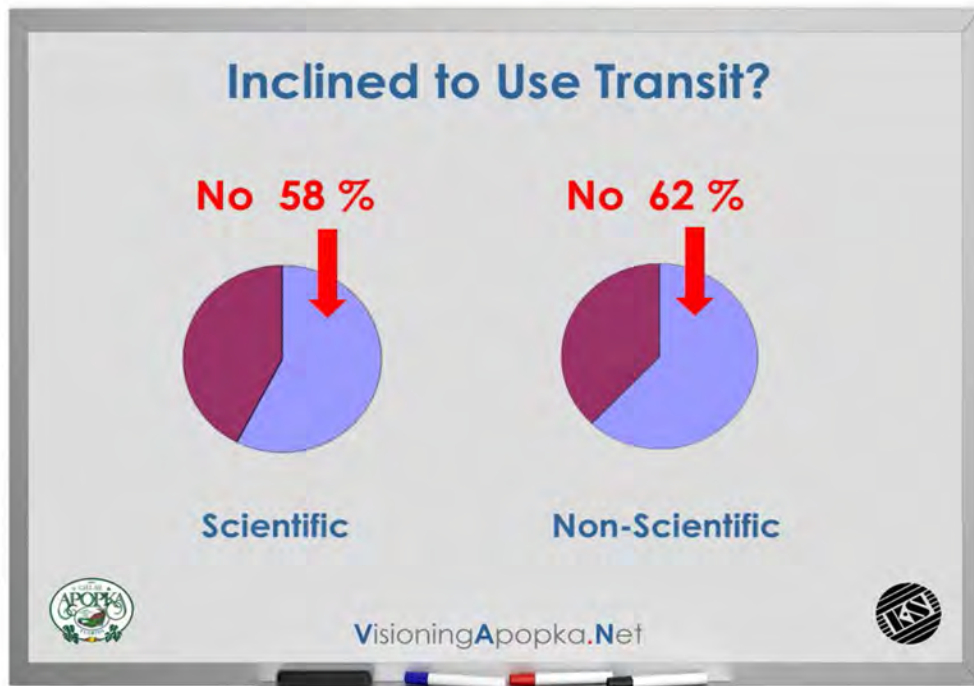
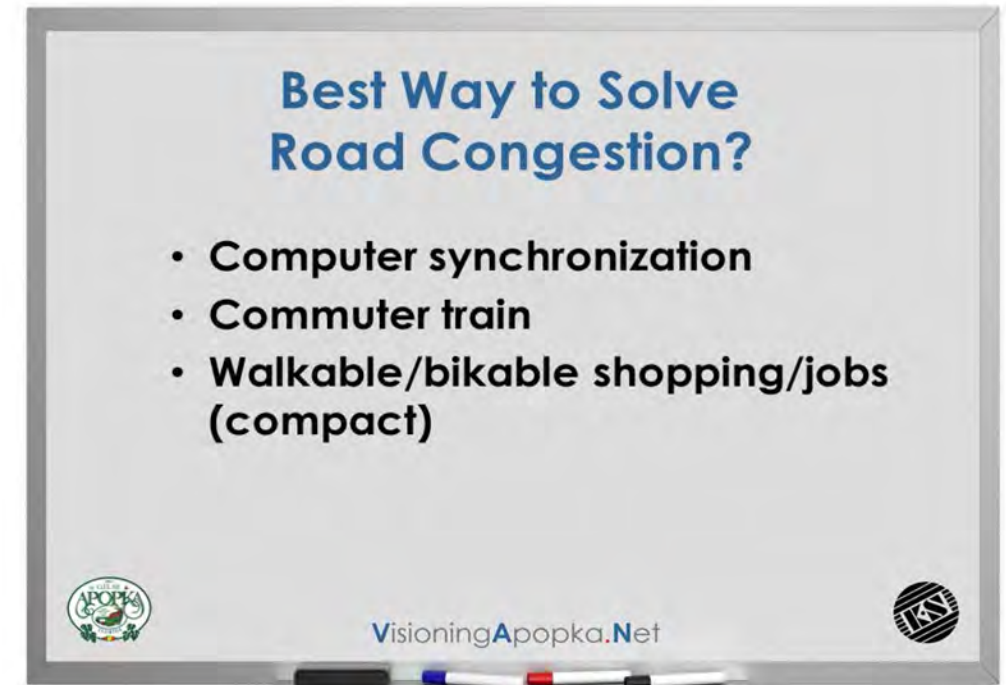
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City Resources for Development Focus Should be:

S	NS	
x	x	Enhance downtown/city center
x	x	Attract new business & jobs
x	x	Redeveloping/rebuild older commercial
	x	Enhance eco-tourism (ns)
	x	Convenient commercial, retail, medical (ns)
	x	Improve appearance/aesthetics (ns)

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Figure 22: Survey Summary (continued)

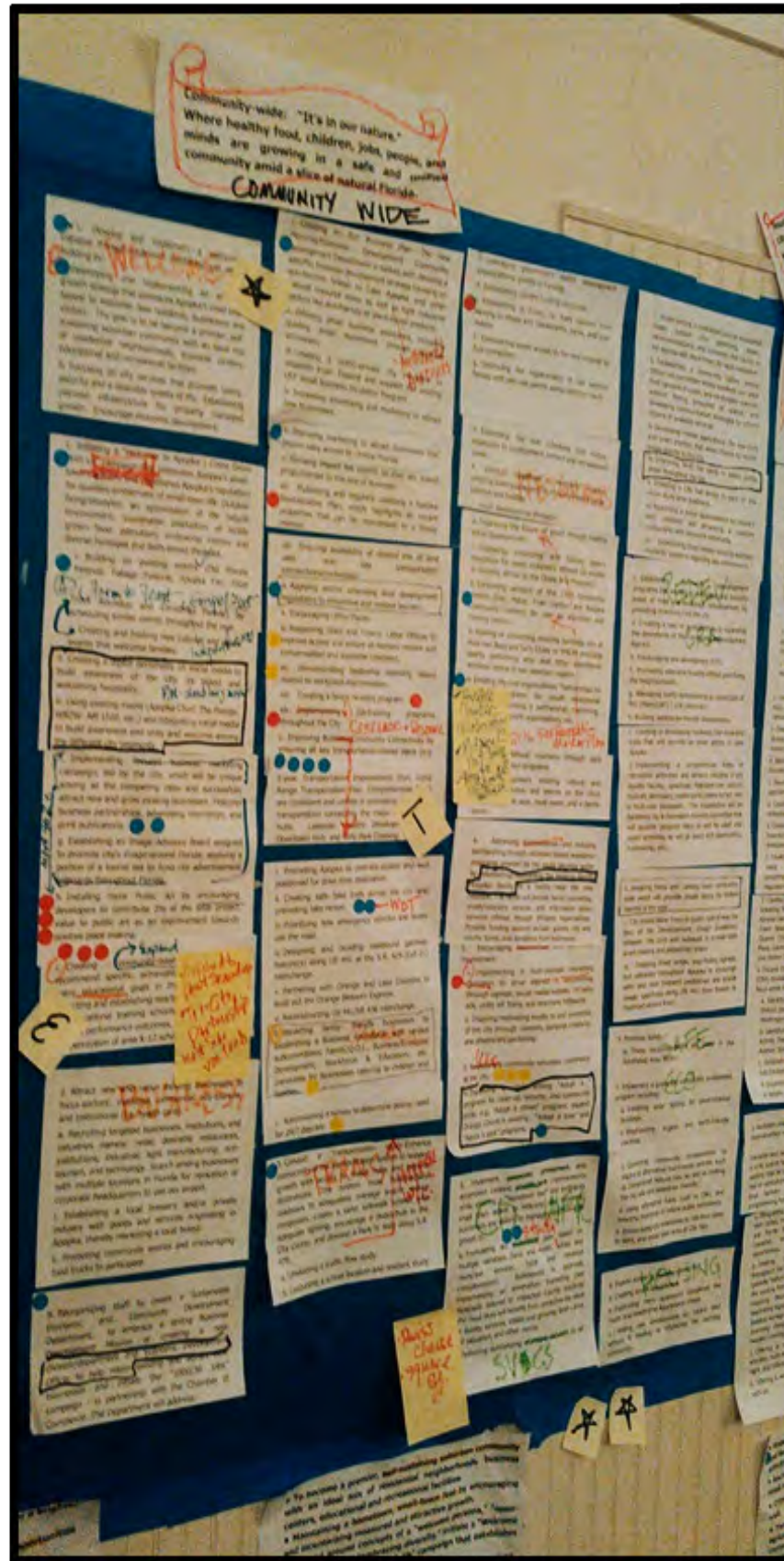


City Council Retreat

A retreat style workshop was conducted on December 9, 2015 at Highland Manor, which provided an opportunity, mainly for the Council, to review all prior work, and narrow down priorities going forward for analysis.

The K&S Team conducted a 4 hour facilitated discussion to review and rank the many ideas and suggestions for vision, goals and strategies.

Commissioners used a dotting method to narrow down the unwieldy list of community desires, thus directing staff and the consultant to proceed with analysis of approximately 95 strategies and ideas. Since the discussion ran over the allotted time, and a Commissioner had time conflicts, the dot ranking was completed as "homework" by commissioners following the meeting.





“Stand Up” Action Planning with Staff

So named since participants preferably stand up against a wall posted time-line to explain action strategies, this stage of the process is vitally important so was done with advance homework by staff.

In an approximate 6-hour consultant-facilitated working session with senior staff on January 22, 2016, the Team endeavored to better define strategies, in other words HOW each goal can be achieved, if it can be achieved, and with critical analysis of how long it should take, how much it would cost, its legality, who should be primarily responsible – virtually all necessary details which can lead to success or failure.

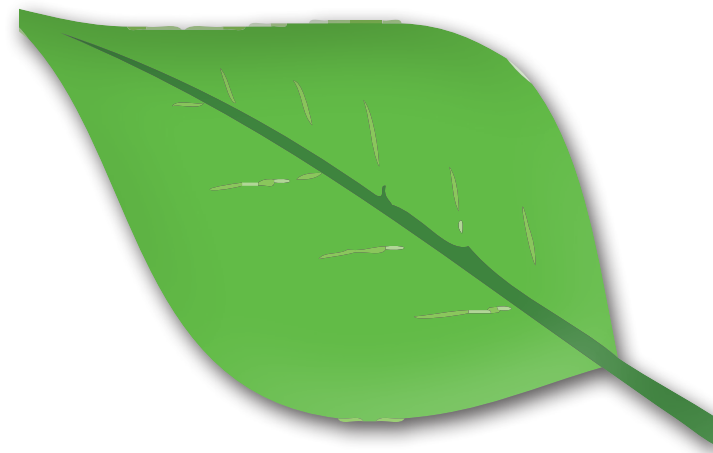
The outcome of this working session was to produce a plan draft which would synthesize all the input received to date, and which could be recommended by the staff and consultant. It would contain the benefit of strategic thinking by the professionals adept in community planning and public administration thus giving the best chance for Plan success.

Vision Consistency Analysis

Are current rules, regulations, plans or policies consistent with the new Vision? To achieve the desired community vision, what strategies must we achieve to solve these key impediments?

An analysis, by strategy, was completed upon the inconsistencies and differences between the Land Development Code regulations and the goals, objectives, and policies contained within the Comprehensive Plan. The matrix analysis also contains information relating to the CRA Plan/ Design Guidelines, Small Area Plan, and Parks & Recreation Master Plan. If strategies are more programmatic in nature, then they are indicated in the appropriate column within the matrix.

The table shown in **Appendix V** summarizes the analysis of selected plans and regulations which must be considered in the implementation of the Plan.



An American Assembly to Seek Community Consensus

This three-hour session on February 23, 2016 at Highland Manor was very well attended (more than 130 persons who signed in). For this meeting facilitation, a variation of American Assembly (AA) was used to receive community input – in essence asking “How do you like Plan so far?” and “Is it on target or deficient and in need of improvement? ”

In the judgment of the K&S Team, the meeting objective was reached by achieving consensus, meaning general agreement with Vision Plan and its priorities. Each of the five plan pillars were reviewed by the attending public, with one main item not able to achieve general agreement – which was the relative priority of certain parks and recreation programs and capital improvements relative to other Plan priorities, this is noted in the Action Plan.



Steering Committee Meetings

The process of building a solid foundation for an effective visioning project includes a number of key tasks. One is the selection of a Steering Committee (SC): a small group of individuals reflecting the community's diversity in terms of race, gender, economic sector, and employment. Since each member of the SC wears "multiple hats", or represents multiple interests, they were engaged in the initial discussions about the visioning initiative, identified opportunities and challenges, and encouraged community participation along the way.

The SC focused on the process, allowing the participants to work on content (identifying problem areas, formulating strategies, etc.).

Their job includes:

- **Identifying interested parties reflective of the community's interests and perspectives**
- **Reviewing and providing direction on key deliverables**
- **Providing input on key logistical issues such as siting and scheduling for the forums and MIS visits**
- **Serving as facilitators/hosts at the community outreach events**
- **Serving as Ambassadors for the Visioning Apopka process**

The SC has been earnest and active in reaching out to as many residents and community stakeholders as possible during the development of Grow Apopka 2025 Plan. They considered the diverse sectors and various interests and perspectives of the community and were determined to tap into people who are traditionally excluded from planning processes. The SC identified stakeholder groups and appropriate methods to reach and involve them into the plan-making process.

The strong leadership of the SC is a key element of implementing the Action Plan. The SC should be the main contact point between City departments pursuing various Action Items and the community. It should evaluate implementation-related issues and progress on a regular basis, and serve as a forum for community input and outreach. The SC should also periodically assist the City to re-evaluate the Vision Plan's priorities, given changes in community concerns, funding or other factors that support re-ordering of Action Items. Finally, the SC should continually gauge the effectiveness of implementation efforts, and communicate concerns and/or support to City staff.



In addition to their presence at the various outreach events, the SC met formally five (5) times to provide input and guidance during the development of the Plan:

Meeting 1

Project Initiation: The primary goal of this first meeting was to complete a facilitated Strengths, Weaknesses, Opportunities and Constraints exercise. Additionally, the SC selected its Chair and Vice-Chair; identified stakeholder groups, including contact information; and discussed the appropriate methods of outreach and engagement.

Meeting 2

Infographics and Existing Conditions Review: The SC was presented the infographics representing the analyses completed which addressed the questions of “Where Are We Now” and “Where Are We Going?” Additionally, the schedule of meetings and MIS visits, including time and locations were finalized.

Meeting 3

Vision Statements and Strategies Review: The SC reviewed and further refined the vision statements and strategies as proposed by the community during the forums and listening sessions.

Meeting 4

Action Plan Review: The Action Plan (developed by City staff during their Stand Up Action Planning Meeting), which included costs and timeline, was presented, reviewed and refined.

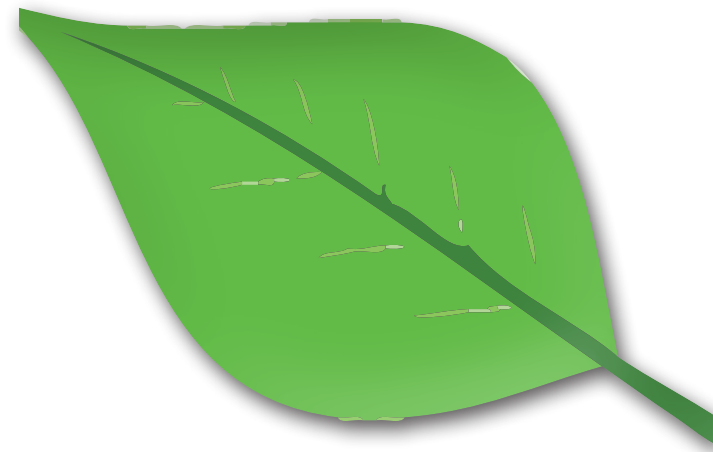
Meeting 5

Draft Plan Review: The Draft Plan was presented to the SC. The goal of this meeting was to review the “flow” of the document, the supporting text, and to see the artwork for the front and back covers of the report.



Plan Adoption by Council

In April, 2016, the City Council adopted the Vision Plan via Resolution No. 2016-13. A copy of the Adoption Resolution is located in **Appendix VI**.



Section V

Vision Plan Components



Vision Statements

“A vision without a plan is just a dream. A plan without a vision is just drudgery. But a vision with a plan can change the world.”
– Old Proverb

The final vision statements as shown in **Figure 23** below for the City of Apopka, provide the guiding light for the City’s future direction. A Consensus Vision Statement was established by the community for each of the quadrants as well as one for the City as a whole; it illustrates the linkage between each. Of great interest is that the term “grow” appears in each of the individual quadrant statements. This is a nod from the community to the City’s agriculture heritage simultaneous with a desire to embrace a future of growth and prosperity.

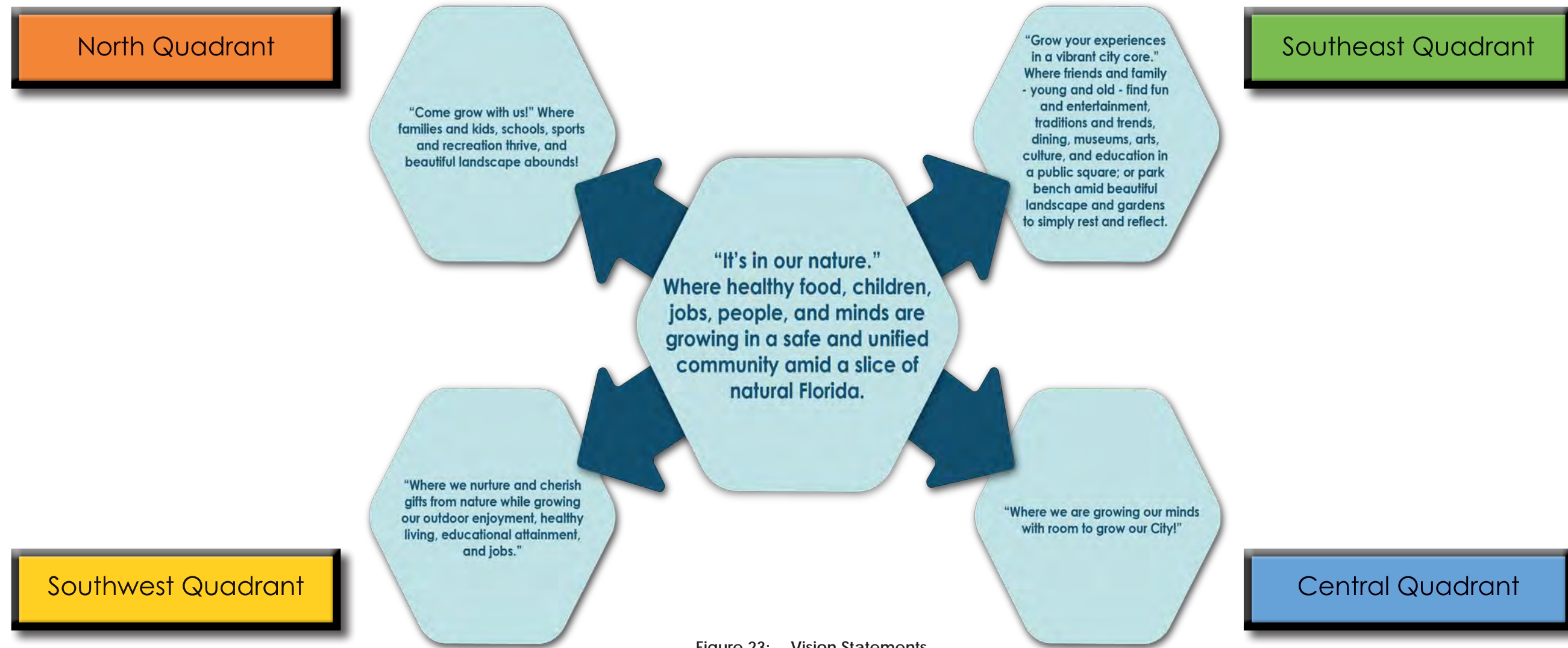


Figure 23: Vision Statements



Five Pillar Goals

The Vision Statement in turn drives five main goals, as shown in Figure 24. These goals are derived and condensed from the Florida Chamber Foundation’s Six Pillars for Community Planning. Summarized only by title, these aspirational goals are further described in the “Action Plan With Timeline”, with corresponding performance measures and strategies to reach each goal.



Figure 24: Five Pillar Goals

Action Plan with Timeline

Achieve thriving economic development with an outstanding business climate, competitiveness, and innovation: Assist entrepreneurs, new and existing businesses, recruitment, business and image marketing -- to attract, retain and grow businesses in targeted areas of the City. Convey awareness of City's exceptional attributes, brand and welcoming hospitality.

Performance Measures:

1. In an attempt to reduce the local jobs-to-housing ratio deficit, achieve a minimum of 1500 new local jobs per year for 10 years.
2. Successful marketing to be gauged by:
 - a) Increased website traffic;
 - b) Social media activity, including Facebook "likes"; and
 - c) Attendance at special events.
3. Reduced non-residential vacancy rates.
4. Increased business tax receipts.
5. Increased ad valorem valuation above the neighboring and competing communities.
6. New commercial/retail shopping center development with wide variety of store options.

Key:

Plan	% Complete
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Economic Development Pillar

Lead Dept/ Partners	Strategy - (How to achieve each goal, including partnerships, legality, timing, anticipated staff, funding & cost.)	Year Start	Duration	Percent Complete	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ADM	1. Marketing and Branding [Discussion: preferably marketing would not be completed before economic development accomplishments.]	2016	2	10%										
	<u>a. Marketing Campaign:</u> Simultaneous with economic development improvements through 2018, create a plan and implement a focused, city-led business marketing and branding campaign (unique among competing cities).	2016	4	0%										
	<u>b. Establish Image Advisory Board</u> to implement in the next four years the marketing plan, in part by promoting the City's image around Florida, including applying a portion of a tourist tax to fund city advertisement billboards throughout Florida. (0.05 FTE of staff time; advertising cost TBD)	2017	4	0%										
	<u>c. City Website Update:</u> Rollout of redesigned city website. Est. cost: \$ 50K 2nd quarter 2017.	2017	1	0%										



Lead Dept/ Partners	Strategy - (How to achieve each goal, Including partnerships, legality, timing, anticipated staff, funding & cost.)	Year Start	Duration	Percent Complete	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
ADM	2. Reorganize: Create an "Economic and Community Development" (ECD) department by expanding the mission of the current community development department.	2016	1	0%											
ECD	a. <u>ECD Director:</u> Through the new ECD Director hired in 2016, and continuing through the Plan's duration, emphasize economic development and accomplish catalyst infrastructure improvements while ensuring a "hometown feel," and embracing small town appeal to welcome new residents, businesses and visitors by managing controlling its growth. The department/Director's assignments are:	2016	10	0%											
	i. As part of the preparation of revised Land Development Code and Design Standards (See Infrastructure and Growth Leadership), complete a survey of restaurants to determine their needs regarding café/sidewalk dining and include criteria related to café/sidewalk dining and repurposing older plazas to mixed use Live-Work-Play developments in the new code. \$100 K budgeted and 0.1 FTE of staff time	2016	1	10%											
	ii. Industrial Hub: To help establish an industrial development hub and capitalize on industrial and agricultural jobs creation, reinvigorate and execute a much improved Enterprise Zone program (whether or not re-enacted by the Legislature in 2016). Re-establish and update the zone boundaries as needed, and reinvigorate the Advisory Board bolstered by the market study findings for target industries. By 2017, \$10K annually and 0.1 FTE.	2017	10	0%											
	iii. Support the Tri-City Business Partnership (with Ocoee and Winter Garden) to attract desired businesses (could include restaurants) to key interchanges/intersections assuring such development does not preclude city-desired industrial hub and jobs creation (\$50K per year; 0.10 FTE staff time).	2016	10	0%											
	iv. Pursuant to Section 288.075, F.S., provide confidentiality of economic development information to enable the ECD to conduct proprietary negotiations during business recruitment (modeled after Business Development Councils) Complete 3rd quarter 2016.	2016	1	0%											
	v. Continue participation in Metro Orlando Economic Development Commission. However, emphasize real results and use its ability to negotiate with prospective businesses (proprietary). Immediate and continuing.	2016	10	0%											
	vi. Serve as the Business Development Ambassador, attend business trade shows and conferences to market the city's business climate and recruit new businesses to the City. Immediate and continuing, \$10k annually.	2016	10	0%											
	vii. Build upon the Angelos Study, conduct a new market demand study, est. cost \$30K; and, b) land use suitability analysis, 0.1 FTE staff time to determine targeted industries, including potentially new fine-dining and family-style restaurants. 1st Quarter 2017.	2017	1	0%											



Lead Dept/ Partners	Strategy - (How to achieve each goal, including partnerships, legality, timing, anticipated staff, funding & cost.)	Year Start	Duration	Percent Complete	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ECD	viii. Conduct a facilitated Developer Roundtable testing the results of the market analysis and gauging interest, propensity for investment and risk, and potential incentives package, i.e., land compatibility assessments (zoning/ land use compliance), etc. 2nd Quarter 2017. \$10K for consultant) or 0.10 FTE of staff time.	2017	1	0%										
	ix. Eco-Business Plan: By 2017, devise a specific, business development strategy focusing on eco-tourism linked to Lake Apopka and other natural resource areas as well as light industrial sectors like eco-friendly or plant-based products. 0.10 FTE staff time	2016	1	0%										
ECD	3. CRA Reinvigoration:													
	a. Hire an Executive Director who reports to the City Administrator. \$90K, by 4th Quarter 2017.	2016	2	0%										
	b. Appoint Advisory Board by 2017.	2016	2	0%										
	c. Expand and realign the existing Community Redevelopment Agency (CRA) boundary following a Finding of Necessity and subsequent County approval. \$20K	2018	1	0%										
	d. By 2017, update the existing outdated 1993 CRA Plan (est. cost \$75K for outside consultant) with focus areas: business assistance, design guidelines, façade improvement program, parking deficiencies, and cafe dining. Staff allocation 1.25 FTE (including administrative support).	2017	2	0%										
	e. Review existing agreement with UCF regarding Business Incubation.	2017	2	0%										
	f. Design and Implement a Façade Improvement Program for both business and residential, which may consist of: free paint, grants for external building rehab or repair, signage and/or expedited sign approval, assistance with landscape design or landscape material or free irrigation watering. \$40K annually for 10 such grant awards (max \$4K each).	2018	10	0%										
	4. Public Land Asset Study: Attract and accommodate interspersed mix of professional services, offices and business by:													
	a. Complete inventory of city-owned lands by 2016	2016	1	100%										
	b. By 2017, evaluate optimal use and value of each asset. (0.50 FTE of staff time)	2016	2	0%										
ECD	5. Eastshore Activity Hub: Beginning in 2017, design and complete development by 2020, as an eco-tourism activity hub, interconnecting with the new hospital and Healthy District theme. (0.50 FTE of staff time; cost estimate and development partnerships TBD)	2017	4	0%										
	6. Annexation Study: By 2020, complete an annexation study to evaluate desirable annexation areas, in concert with City-County Joint Planning Agreement. \$65k estimated	2016	5	0%										



Infrastructure and Growth Leadership Pillar

Infrastructure and Growth Leadership: Become a premier, self-sustaining suburban community with an ideal mix of residential neighborhoods, employment centers, and educational and recreational facilities that welcomes new residents, businesses and visitors. The city with a growth strategy that embraces small town appeal, multi-modal connectivity and mobility (regionally and between development hubs) through enhanced connectivity of the transportation system to support growth with access to the four development nodes/hubs and popular destinations, including Lake Apopka and between the Downtown (Station Street Hub) and the proposed City Center.

Performance Measures:

1. A Multi-modal Transportation Plan.
2. An Eco-Business Plan.
3. Revised land development regulations that:
 - a) streamlines development approval;
 - b) protects historic resources;
 - c) increase supply of attainable housing; and
 - d) incentivizes the desired small town scale and mix of uses, densities and intensities and repurposing of existing buildings.
4. The installation of street lamps, way-finding signage, and sidewalks.
5. Does the improved infrastructure accommodate desired Downtown development?
6. City codes are equally and fairly enforced, as determined through a Citizen's Satisfaction Survey.

Key:

Plan

% Complete

Lead Dept/ Partners	Strategy - (How to achieve each goal, including partnerships, legality, timing, anticipated staff, funding & cost.)	Year Start	Duration	Percent Complete	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ECD	1. Downtown Re-design:													
	a. Downtown Master Plan: Update of the CRA Plan to include a Downtown Master Plan (See CRA discussion in Economic Development), which may include:													
	i. Parking, theming, desired uses, cultural and arts, public safety, architectural character, landscape design, programming, i.e., farmer's market, youth events, etc., infrastructure needs, including water, sewer, telecommunications, utilities, lighting, gas, undergrounding, and solving parking and transportation circulation challenges, e.g., US 441 pass through traffic and pedestrian friendly design. Also, include greenhouses at Billy Dean Community Garden.	2017	2	0%										
	b. Parking Area Redesign: Redesign, re-engineer and re-program the parking area behind the Chuck Wagon restaurant, and the feed store (at Park Avenue and Fifth Street). Redesign concepts include: Facing the businesses to the rear, adding an ice cream store, small shops, and a center kiosk for musicians, (such as for blue grass musicians), coffee shops and cafes that offer outdoor seating and dining. Also create covered parking, and include solar paneling to provide power to surrounding infrastructure	2016	2	0%										



Lead Dept/ Partners	Strategy - (How to achieve each goal, including partnerships, legality, timing, anticipated staff, funding & cost.)	Year Start	Duration	Percent Complete	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ECD	i. Purchase the parking lot by 2016. (Cost: TBD)	2016	1	0%										
	ii. Employ an urban designer/engineer on staff or outsource. \$75K and, assuming outsourcing (0.10 FTE of staff time)	2016	1	0%										
	c. To implement a re-design with CRA funds, a CRA work plan amendment is needed.	2016	2	0%										
	2. Multi-Modal Planning: Sec. 163.3180, F.S., identifies mobility plans and fees as the preferred method (replacing transportation concurrency, road impact fees and proportionate fair share) to mitigate the impacts to the transportation system while encouraging pedestrian friendly infill and redevelopment. Also see "Evaluation of the Mobility Fee Concept", Center for Urban Transportation, USF, 2009.													
	a. Complete an inventory of existing roads, bicycle lanes, sidewalks, and lighting within the City by 2017. (0.10 FTE of staff time)	2016	2	10%										
	b. Adopt a Transportation Master Plan that includes comprehensive pedestrian, bicycle/ other non-vehicular circulation components that compliment the West Orange Trail (WOT), fully integrate the WOT into the downtown circulation solutions plan, intersect with the Coast to Coast connector, promote bike rental, Complete Streets, specifically improving sidewalks and continuing themed lighting in Downtown and along US 441 from Sheeler to Piedmont-Wekiva Road; provide bike paths and trails giving easier access to Lake Apopka. Estimated cost: \$150K (0.05 FTE of staff time)	2018	1	0%										
	3. In conjunction with or as an alternative to a Master Transportation Plan, prepare a Mobility Plan that will:	2018	2	0%										
	a. Improve coordination and funding partnerships and minimize intergovernmental delays for County and State roads, tollways, and mass transit, with FDOT, Orange County, LYNX, Central Florida Expressway Authority.	2018	9	0%										
	b. Coordinate all key transportation plans (e.g. 5 Year Transportation Improvement Plan, Long Range Transportation Plan, Comprehensive Plan and the CRA Plan).	2018	2	0%										
	c. Build or expand roadways to adequately manage and/or reduce congestion, including:	2018	2											
	i. Solve Downtown circulation capacity of secondary roads appropriately as an alternative to US441.	2019	2	0%										
	ii. Alleviate bottleneck at US 441 (Main/OBT) / 436 (Semoran) intersection	2019	2	0%										
	iii. Widen Plymouth Sorrento Road and Jason Dwelley Parkway from 1 lane in either direction to 2 lanes in either direction; include sidewalks and lighting from S.R. 441 to Kelly Park Road in order to establish safe, and complete streets and establish better access and hub connection.	2020	4	0%										



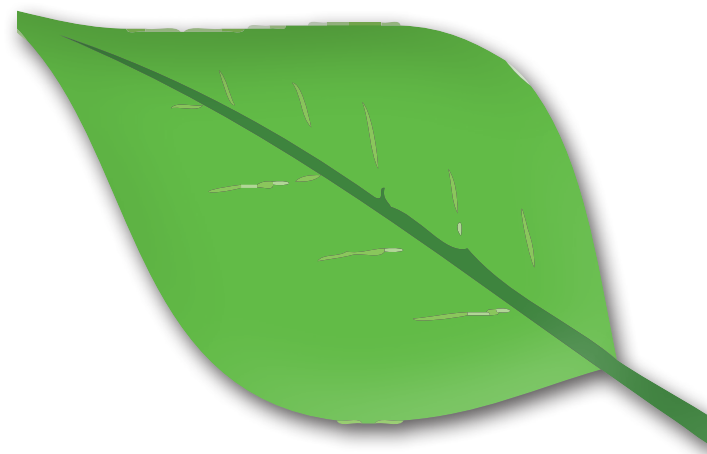
Lead Dept/ Partners	Strategy - (How to achieve each goal, including partnerships, legality, timing, anticipated staff, funding & cost.)	Year Start	Duration	Percent Complete	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
	d. Encourage a train depot in the Downtown.	2018	3	0										
	e. Develop a Park 'n' Ride along S.R. 429.	2019	2	0%										
	f. Install additional lighting, trails and sidewalks throughout the City, and south of Apopka (441 from Sheeler Avenue to Piedmont Wekiva Road). Cost TBD.	2020	4	0%										
	g. Incentivize desired type and location of development.	2018	2	0%										
	h. Solve safety issues by creating Complete Streets wherever possible. Cost \$150K and 0.10 FTE of staff time, complete by 2018.	2016	2	0%										
	4. Regulatory Improvements: (Comprehensive Plan by 2019 and LDC update and Design Guidelines by 2020) Code may change sooner upon negotiation with desirable developments.													
	a. As part of the update of the Comprehensive Plan include the following:													
	i. Revise to focus upon multi-modal planning.	2016	4	10%										
	ii. Update the transportation maps with corridors by type, i.e., transit corridor, Complete Streets corridor.	2016	4	10%										
	b. Incorporate into the larger LDC update the following:													
CD	i. Pedestrian-friendly Design: Encourage, pedestrian-friendly development and redevelopment	2016	4	10%										
	ii. Repurpose Buildings: Allow the creative re-use of buildings (without comprising life-safety issues), including non-conforming structures, i.e., come into compliance to the greatest extent practicable as determined by the planning official.	2016	4	10%										
	iii. Historic Preservation: Revisit existing historic district boundaries; consider potential expansion to include other areas.	2016	4	10%										
	iv. Business Growth: Assuring adequate land uses and zoning to accommodate desired and targeted industries and incentivizes the desired mix of uses, i.e., density bonuses, parking variances, tax or fee waivers, etc.	2016	4	10%										
	v. Design Standards: Ensure future buildings are consistent with an architectural design standards and styles which support and maintain the City character.	2016	4	10%										
	vi. Ensure pet friendly in select locations and uses. Develop criteria to allow pets (other than service animals) in desired commercial and public places. (See Economic Development)	2016	4	10%										



Lead Dept/ Partners	Strategy - (How to achieve each goal, Including partnerships, legality, timing, anticipated staff, funding & cost.)	Year Start	Duration	Percent Complete	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
	vii. Parking Lot Lighting: Require retrofitting of lighting in existing parking lots (within a reasonable timeframe TBD or at the time of redevelopment (to the greatest extent practicable as determined by the planning official).	2016	4	10%										
	viii. Parking: Revise LDC to reflect the results of the parking study recommendations.	2016	4	10%										
	ix. Signage: Building signage should complement the re-branding/ design. Font on signage should mimic that used on the City of Apopka's seal/logo.	2016	4	10%										
	5. Entry Feature and Wayfinding: Design, permit, and construct gateway entry and wayfinding features (future annexations may impact location). Font on signage should mimic that used on the City of Apopka's seal/logo.													
	a. Central Quadrant/District: By 2017, in the central quadrant/district. Cost: Indeterminate	2016	2	0%										
	b. Downtown: Cost: \$250k (0.10 FTE of staff time)	2024	2	0%										
	i. Build a gateway feature / sign that mimic the existing City Hall fern sculpture.	2016	2	10%										
	ii. Design and install themed way-finding signage.	2016	2	10%										
	iii. Create a Welcome Center. Consider utilizing existing vacant store frontage.	2017	2	10%										
	6. Healthy Hub:													
CD	a. Small Area Plan: By 2018, establish, through Council adoption, a Small Area Plan (SAP) designating a "Healthy Hub", including and surrounding the new Hospital, and the east shore of Lake Apopka. The SAP should attract "high tech" business, higher education facilities and promote eco-tourism. Estimated Cost: \$60K	2016	3	0%										
	b. Fire Station: In 2019, construct Fire Station No. 6 near Harmon Road. Estimate: \$2 million (building, equipment and personnel).	2019	1	0%										
	7. Northwest Hub:													
	a. Kelly Park Crossing: With owner cooperation, integrate the proposed Kelly Park Crossing development into the community fabric; accommodate this development by adopting Form-based code (prior to adoption, residents will be notified, the code will be publicly-accessible, city leadership will be informed regarding the requirements of fbc, and the sc will be provided a copy of the fbc prior to its next meeting), , extend development approval duration, and allow for phasing per Comprehensive Plan Policy and County Joint Planning Agreement. \$50K cost offset with possible developer contribution.	2018	2	0%										



Lead Dept/ Partners	Strategy - (How to achieve each goal, including partnerships, legality, timing, anticipated staff, funding & cost.)	Year Start	Duration	Percent Complete	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
	b. Wekiva Interchange: By 2017, amend the Comprehensive Plan to include standards that encourage and guide mixed-use development, and its supporting infrastructure, within the approximate 1,800 acres.	2017	1	0%										
	8. Attainable Housing: By Q1 2016, coordinate with attainable housing providers in Apopka to further their efforts to deliver attainable housing that does not gentrify neighborhoods Estimated Cost: TBD	2016	1	0%										
PW	9. Solar Lighting: Beginning in 2017, obtain energy assessments, cost estimates for installing solar lighting for governmental buildings, and return on investment payback period to determine the efficacy of adding solar. Estimated Cost: TBD	2016	3	10%										
CD	10. Code Enforcement: Ensure that Code Enforcement officers are properly equipped, empowered, trained and scheduled to effectively enforce city codes (with a special focus upon signage conformity, lighting, landscape and hardscape elements are applicable to all residential and commercial properties). 2 existing budgeted full-time staff members.	2016	10	10%										
	11. If justified by the inventory of needs (see Infrastructure 2.a.), improve landscaping favoring canopy trees, build landscape medians and install lightning along priority corridors, namely (Cost and staff allocation TBD).	2019	2	0%										
PS	a. Park Avenue to Kelly Park Road	2019	2	0%										
	b. Along major thoroughfares	2019	2	0%										
	c. Along North Bradshaw Road	2019	2	0%										



Quality of Life and Places Pillar

Achieve the highest Quality of Life and Places for residents and visitors making Apopka a premier safe, hometown destination by offering diverse and multiple cultural and social opportunities, and a comprehensive and balanced array of recreational activities, services and events; continue to exceed the highest quality delivery of public safety and emergency service, and encouraging respect between police officers and the residents; and provide realistic expansion, improvement, and financing of facilities.

Performance Measures:

1. Demonstrate exceptional resident satisfaction through favorable National Citizen Survey results.
2. Achievement of meaningful and desirable activities for youth and adult programming, such as jazz festivals, music and arts events, plant expos, etc.
3. Maintain Class-I certification for outstanding fire/rescue response time.
4. Obtain and maintain state accreditation for the police department in 2018.
5. Increase the number of attendees at city-sponsored events.

Key:

Plan	% Complete
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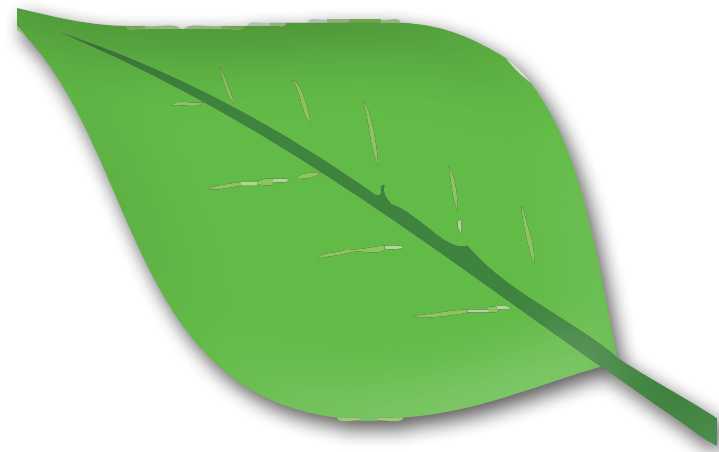
Lead Dept/ Partners	Strategy - (How to achieve each goal, including partnerships, legality, timing, anticipated staff, funding & cost.)	Year Start	Duration	Percent Complete	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REC	1. Fireworks: In 2016 establishing annual 4th of July fireworks show at Northwest Recreation Complex. By Q1, 2016, determine desired program, solicit sponsors and vendor bids, market and advertise the event, and by Q3, collect user feedback. Est. \$50K	2016	10	10%										
ADM	2. Welcome Campaign: Beginning in 2016, establish a five-year "Welcome to Apopka Come Grow With Us" branding and marketing campaign celebrating small-town traditions and establishes reputation for small-town qualities, outdoor living/lifestyles; an appreciation of the natural environment; sustainable production of locally grown food; patriotism; embracing visitors and diverse heritages and faith-based lifestyles. The program, which may include advertising collateral and buys, logo design, signage design, business partnerships, etc. Cost indeterminate. (Est. 0.25 FTE staff time)	2016	5	10%										
REC	3. Amphitheatre Programming: Implement, by 2017, a new series of family recreation events and activities at the amphitheater (evaluating if it is best venue), such as: movie nights; family festivals; concerts; plays; dances. \$100K est. (Est. 0.30 FTE staff time) 3. Amphitheatre Programming: Implement, by 2017, a new series of family recreation events and activities at the amphitheater (evaluating if it is best venue), such as: movie nights; family festivals; concerts; plays; dances. \$100K est. (Est. 0.30 FTE staff time)	2017	2	0%										
	4. Special Events: \$100 K est. (combined) (Est. 1.0 FTE staff time) 4. Special Events: \$100 K est. (combined) (Est. 1.0 FTE staff time)													
SE	a. Beginning in 2016, host annual events, including Gospel Fest, Farm to Feast, and Old Florida Festival and other current programmed events (Foliage Festival, Apopka Fair, Food Truck Roundup and Christmas Parade)	2016	10	10%										



Lead Dept/ Partners	Strategy - (How to achieve each goal, Including partnerships, legality, timing, anticipated staff, funding & cost.)	Year Start	Duration	Percent Complete	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
SE	b. By 2017, add new concerts, large seasonal festivals, hosting farmers markets & other variety of events, i.e., movie nights (\$6K annual est.) year-round throughout City and possible other ancillary activities such as community gardens. Determine program, location, frequency schedule and funding (e.g. user fee, underwriting, etc.)	2016	2	0%										
FD	5. Fire Station: Build fire station in Rock Springs. Issue RFP for design-build by 2016; complete construction by 2017 at cost of \$2 million capital cost, including equipment (\$1 million currently budgeted; \$1million to be budgeted) (Est. 0.10 FTE staff time)	2016	1	0%										
	6. Public Safety Involvement:													
	a. Continue and expand the public safety community outreach between police, citizens and visitors through awareness (Public Safety Day, Coffee with A Cop, Meet and Greet, Business Safety Days), educational classes (Citizen's-Police Public Safety Academy and the Youth-Police Public Safety Academy), and neighborhood crime watch groups (within existing budgeted items).	2016	10	10%										
PD	b. Provide public information at kiosks, and through signage, newsletter and social media page that keep residents and visitors up-to-date regarding safety or other concerns (\$6K annually).	2017	9	0%										
	c. By 2018, determine resident satisfaction through a survey. Survey options include, use of Survey Monkey, outsourcing (\$15K), or using National Citizen Survey, as described elsewhere.c. By 2018, determine resident satisfaction through a survey. Survey options include, use of Survey Monkey, outsourcing (\$15K), or using National Citizen Survey, as described elsewhere.	2016	2	10%										
MAY	7. Monument: By 2020, honor Sarah Mead and other African American early settlers with a fountain or other monument in the downtown plaza/square. Issue an RFP for creation of monument. Cost estimate \$50k (Est. 0.10 FTE staff time)	2016	5	0%										
REC	8. Expand Alonzo Williams Park:													
	a. Including use of CDBG funds, completion construction by 2019, a larger building or community center with better access (\$850K). (CIP 2017/2018)	2016	3	0%										
	b. Establish or expand in 2016, afterschool programs (\$1K/annually).	2016	10	10%										



Lead Dept/ Partners	Strategy - (How to achieve each goal, Including partnerships, legality, timing, anticipated staff, funding & cost.)	Year Start	Duration	Percent Complete	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
PD	9. Red Light Cameras: Maintaining or removing red light cameras is a policy decision for the City Council. However, according to the Florida Department of Highway Safety and Motor Vehicles' (DHSMV) fourth annual report on red-light safety cameras across the state, a driver is safer traveling through intersections equipped with cameras. Since 2011, total crashes in Florida are up statewide by 50%, however ever the DHSMV report found that angle crashes - the most violent and dangerous type of crash - did not increase at intersections equipped with red-light safety cameras. Drivers at intersections with red-light safety cameras had a 36 % less likelihood of involvement in a collision than the overall statewide trend. Furthermore, the City should conduct a study to determine the timing patterns of intersection signals; make any adjustments to the timing wherever needed, in order to have more efficiently synced lighting and traffic flow patterns.	-	-	10%										
PD	10. School Zone: By 2017, the City will coordinate with Orange County Schools to ensure school-zone markings at Wolf Lake Middle School are consistent with those employed throughout the District.	2016	2	10%										



Civic and Governance Systems Pillar

Improve Civic and Governance Systems through delivery of social services, general city programs, aesthetics, and coordination with non-profits.

Performance Measures:

1. Win Clean City award(s). Through citizen satisfaction survey, show improved citizen satisfaction.
2. Increase in the number of residents using city's website to conduct business, such as bill payments, permitting, and requesting services.

Key:

Plan

% Complete

Lead Dept/ Partners	Strategy - (How to achieve each goal, Including partnerships, legality, timing, anticipated staff, funding & cost.)	Year Start	Duration	Percent Complete	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
	1. Outstanding Customer Service: Strive toward exceptional customer service through:													
	a. Citizen Interaction: 0.05 FTE administrative supporta. Citizen Interaction: 0.05 FTE administrative support													
ADM	i. By 2017, enlist volunteers to implement centralized citizen assistance intake, community hotline and/or committee so residents can voice opinions, issues, concerns safely & comfortably, which will be routed to the appropriate departments for rapid resolution.	2017	2	0%										
	. ii. Improve communication of available services through the city newsletter, social media, and interactive website \$50K (website roll-out 2017).	2016	2	25%										
ADM, PD, FD	b. Customer Service Incentives: Monthly eligibility, continue to sponsor the "Standing Ovation" Award. Police continue to use various awards [Officer of the Quarter, Dispatcher of the Quarter, Officer of the Year, Rookie of the Year, Civilian of the Year, Annual Awards Banquet] and the Firefighter of the Year annual award. \$5K annually for awards and 0.1 FTE administrative staff time.	2016	10	0%										
ADM	i. Improve zoning intake and code enforcement by adding staff. i. Improve zoning intake and code enforcement by adding staff.	2016	1	0%										
ADM	c. Satisfaction Survey: By 3rd quarter 2016, evaluate whether to administer in 2017 a bi-annual citizen survey, such as that offered by the National Citizen Survey (National League of Cities) to gauge resident satisfaction on many community issues including city services and safety. (Est. budget basic package \$8K/year; 0.05 FTE administrative support) (see www.n-r-c.com/survey-products/the-national-citizen-survey/)	2016	2	0%										



Lead Dept/ Partners	Strategy - (How to achieve each goal, Including partnerships, legality, timing, anticipated staff, funding & cost.)	Year Start	Duration	Percent Complete	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
	2. Recreational/Social Services Programming: Expand recreational/social activities by primarily using the 5-year Recreation Master Plan (2017 roll-out), and partnering with local groups, and an active community-wide Recreation Advisory Committee (RAC), the City will expand its recreational/social activities to include:	2017	5	20%										
		2017	5	20%										
	a. Aquatic Facility: Design and construct of an aquatic facility possibly at the NW Recreation center near amphitheater (est. cost \$10M)	2017	2	20%										
	i. Build a community pool in South Apopka first.	2017	5	20%										
	.b. Youth Activities: Immediately construct a multi-use skate park at old little league fields on Park Ave, and improve programming of field-based play (soccer, football, and lacrosse), pocket parks, and fish ponds.	2017	5	20%										
	d. "Adopt A" Programs: Expand upon Orange County's existing "Adopt a tree" and "Adopt a park" programs, and implement "Adopt a..." programs for clean-up, security, and community pride (e.g. "Adopt a street") and enlist volunteers & rehabilitation program participants implement road, property clean-up, litter prevention programs. (Est. \$5 K/ year administration plus 0.05 FTE)	2017	5	20%										
REC	i. Construct a veteran's park at the SE corner of Sandpiper Street and Park Ave, and name it "Apopka Memorial Veteran's Park."													
	e. Tree City Designation: Take all necessary steps to maintain and re-apply for Tree City USA designation. (Est. 0.05 FTE in REC; what is PS staff need? – dependent upon intensity of effort)	2017	5	20%										
	f. Youth Mentoring and Education: The City will initiate and implement a youth mentoring and educational program in partnership with civic organization (s): [XX?]. (Est. \$5 K/ year administration plus 0.05 FTE)	2017	5	20%										
	g. Fran Carlton Center Programming: Optimize use of Fran Carlton Center with expanded programming for all age groups, such as: dance classes, self-defense classes, art classes and exhibits, music and Zumba classes. i. Review current programs/ activities at Fran Carlton. ii. Survey users about potential additions. iii. Establish funding mechanism(s). (Cost Dependent upon selected programs; 0.10 FTE)	2017	5	20%										
	h. Dog Friendly: Expand dog park facilities to include seating and dog activities (ramps, tunnels, training classes) and signage, and bags. (0.10 FTE) Seek sponsors for signage and bags; cost indeterminate.	2017	5	20%										



Talent Supply and Education Pillar

Improve Educational Opportunities and Talent Supply by increasing opportunities for higher education, state college, technical and adult education as well as workforce training, and increasing the performance and perception of area K-12 schools.

Performance Measures:

1. Provide available higher educational/vocational schools within reasonable (30 minute) commute time. Demonstrate K-12 improved performance by improved student testing results and state recognition as schools of merit.

Key:

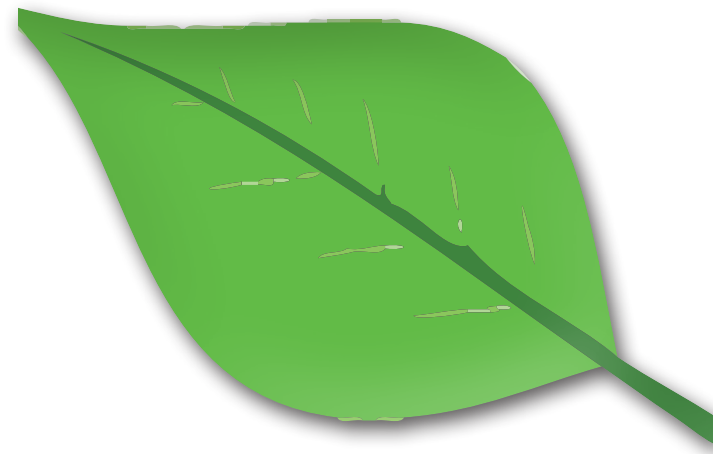
Plan

% Complete

Lead Dept/ Partners	Strategy - (How to achieve each goal, including partnerships, legality, timing, anticipated staff, funding & cost.)	Year Start	Duration	Percent Complete	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
MAY	1. "Apopka Begins and Ends with A" Initiative: The City of Apopka is deploying the City of Life's Community Action Team (CAT) model to implement a community-wide, K-12 educational initiative with the goal that every public school in Apopka should work toward earning the top rating from the State of Florida, by 2017. The CAT model brings together community leaders, business leaders, teachers, administrators and parents in facilitated discussions that focus on the issues of each individual school. CAT's identify obstacles and seek to locate community resources that will overcome those obstacles that prevent a school from achieving an 'A.'	2015	3	0%	Plan	Plan								
	a. New improvement measures, such as branding campaigns for schools, and ensuring kids want to be at school.	2016	10	0%	Plan	Plan	Plan	Plan	Plan	Plan	Plan	Plan	Plan	Plan
MAY	b. Promote school pride.	2016	10	0%	Plan	Plan	Plan	Plan	Plan	Plan	Plan	Plan	Plan	Plan
MAY	c. Offer incentives to attract and recruit teachers to Apopka, such as an increase in salary as well as tax breaks.	2016	10	0%	Plan	Plan	Plan	Plan	Plan	Plan	Plan	Plan	Plan	Plan
MAY	2. Community-Based Teams: By 2017, establish community-based teams to recommend specific, achievable actions in the next five years, including attracting and establishing nearby higher education and vocational training schools.	2016	2	0%	Plan	Plan								
MAY	3. Education/ Hospital District: By 2021, as part of the Healthy Hub, attract higher educational facilities near the new hospital area which could be all or a combination of: 1) Community College, 2) Technical College, 3) Culinary School.	2016	5	0%	Plan	Plan	Plan	Plan	Plan					



Lead Dept/ Partners	Strategy - (How to achieve each goal, including partnerships, legality, timing, anticipated staff, funding & cost.)	Year Start	Duration	Percent Complete	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
MAY	4. Career-Based Educational Initiative: Establish and maintain dialogue between the City, its Economic Development Director and local manufacturers to identify current and future manufacturing business-based needs and recommend specific, achievable actions in the next five years, including attracting and establishing nearby higher education and career training schools.	2016	10	0%										
MAY	a. Woodworking in particular is a niche industry in Apopka. Train locals in the craft of woodworking, including veterans and students.	2016	10	0%										
	b. Offer apprenticeships and internships to students and veterans for a variety of businesses and trades.	2016	10	0%										



Development Hub & City-Wide Connectivity

Key component of the Action Plan are to better establish city-wide connectivity, and four focused development hubs. **Figure 25** shows the main connections, or conceptual future connections between the Northwest, Downtown, Industrial, and Healthy/Eastshore development hubs.

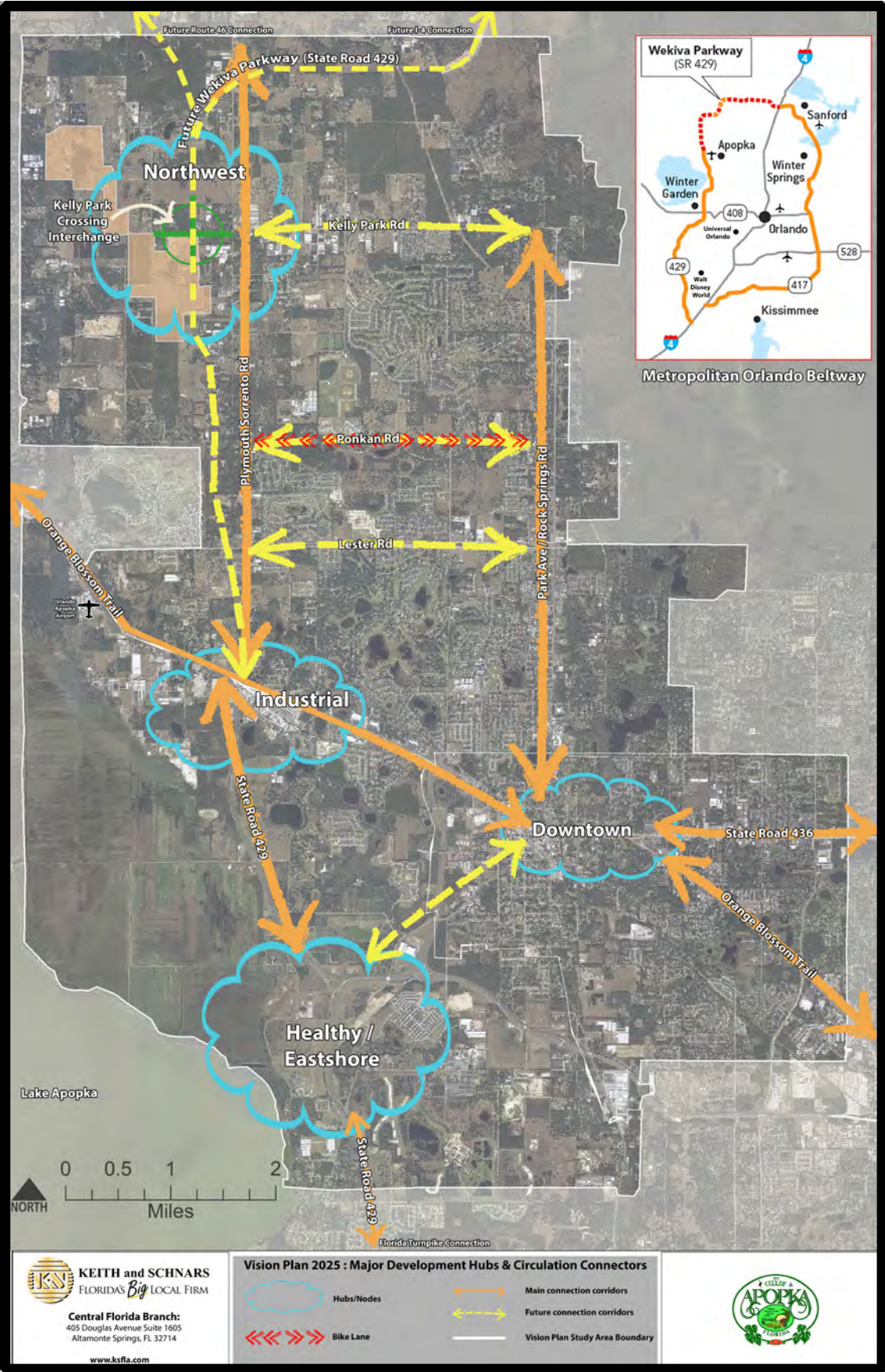
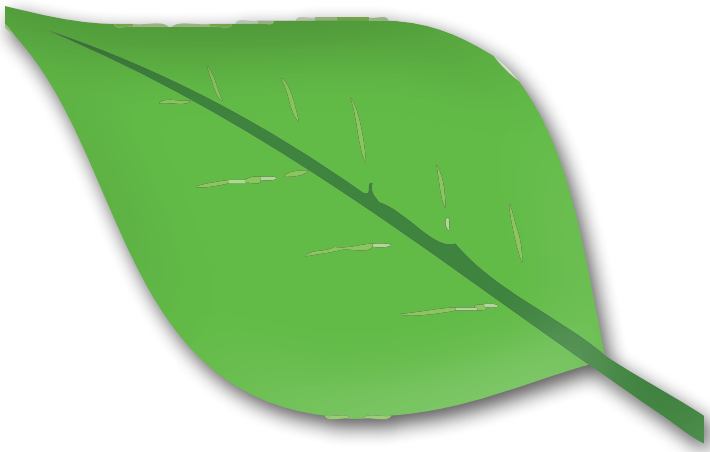


Figure 25: Development Hub & City-Wide Connectivity

Illustrative Concepts

East 6th Street Promenade

To better visualize a few of the key goals and strategies in the Action Plan with Timeline, several illustrations are presented below.



Figure 26: East 6th Street Promenade

Figure 26 synthesizes many resident and city official desires to create a vibrant, family-friendly, walkable, and unified downtown. The East 6th Street Promenade, which connects Martin's Pond to South Park Avenue, is just one of the many facets to achieving this goal.

Several notable features that were mentioned in the community forums and survey include:



Narrowing the roadways: By doing this, cars are more inclined to slow down. As shown, the width removed from the existing roadway is used to create a bike lane and widen the sidewalks.

Lighting: The existing style of lighting fixtures found throughout many parts of Downtown Apopka was incorporated into the Promenade's Design in order to emphasize a safe and cohesive downtown. However, banners and signage mounted to the Promenade's street lights help give the street its own identity and destination branding.

Street furniture: Benches, wayfinding signage, and trash and recycling receptacles were added to maintain a clean, comfortable, safe, and enjoyable environment to frequent.

Shading: The mature oak trees were kept, and even celebrated. These trees provide a great canopy throughout the promenade, helping to block much of the solar heat, allowing pedestrians to safely and comfortably stroll along the promenade.



Eastshore

The Eastshore illustration shown in **Figure 27** captures a serene, warm, and exciting possibility for the Lake Apopka Eastshore area.

The building is designed in the “Old Florida Cracker” style, and the large, open-air balcony provides expansive views to Lake Apopka and the surrounding natural environment.

This setting and prospective site provide an ideal perspective to view the sunsets over the lake, and even to capture an elevated glimpse of many of the area’s more than 350 difference species of birds, including the American Bald Eagle.



Figure 27: Eastshore

Gateway Monument Signage

Gateway signage plays an important role in a city's image and identity. Apopka's new conceptual signage, shown in Figure 28, was certainly designed with this in mind, while also ensuring the design captured the essence of the vision and inputs from the community forums and survey.

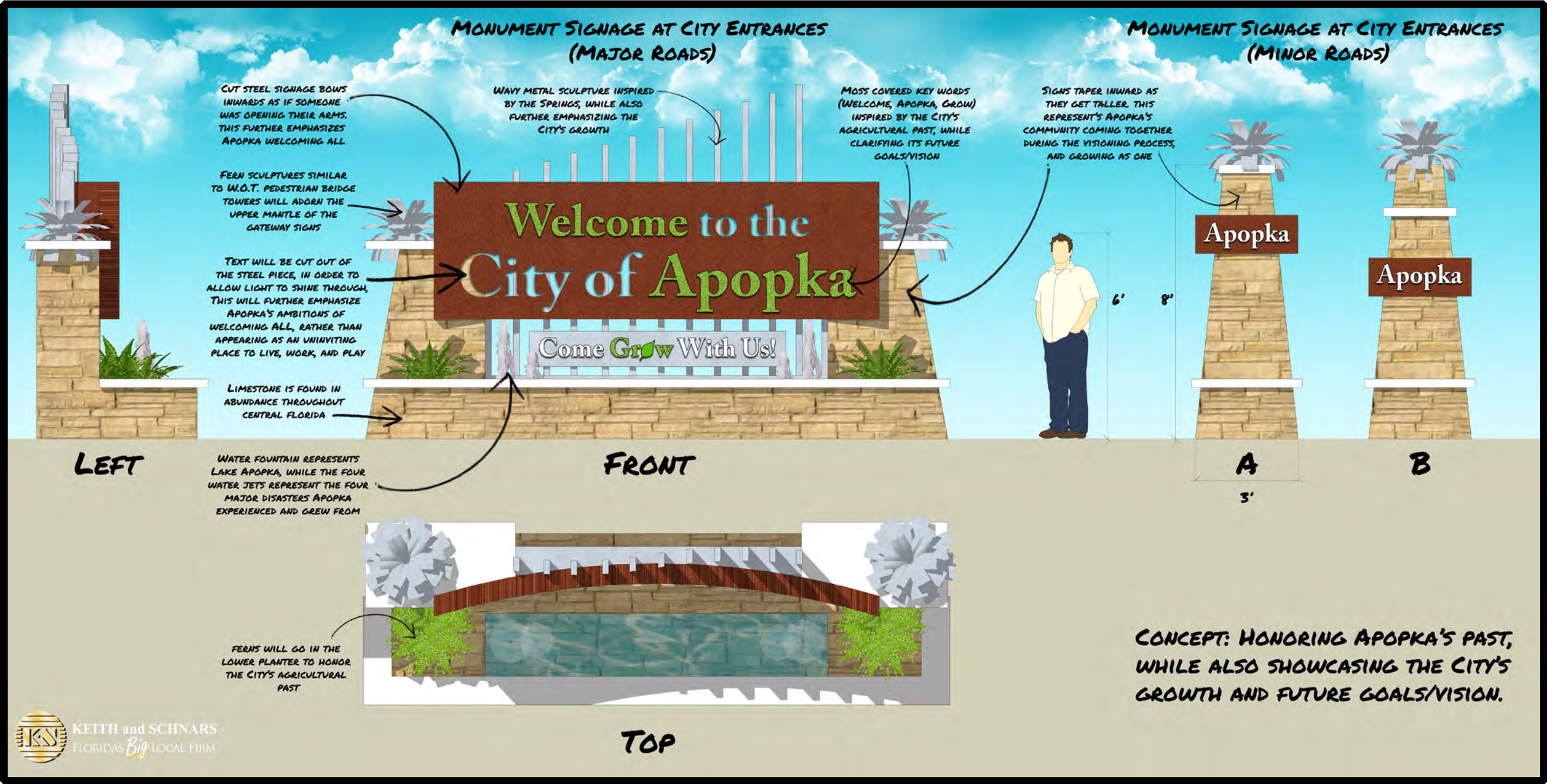


Figure 28: Gateway Monument Signage

One theme that was ubiquitous was “grow,” and so it became the inspiration and overall concept for the new signage. Additionally, many residents were ambivalent about how exactly they wanted to see the City’s future. Therefore, the design proposed to pay tribute to Apopka’s history while also showing the City’s new vision and aspirations.

This was achieved by the following:

- Cut steel signage bows inwards as if someone was opening their arms. This further emphasizes Apopka’s welcoming and friendly nature.
- Fern sculptures, similar to those found on the West Orange Trail pedestrian bridge towers, adorn the mantle.
- Limestone was used because it is found in abundance throughout Central Florida.
- Text is cut out of the steel piece, in order to allow light to shine through. This further emphasizes Apopka’s ambitions of welcoming ALL, rather than appearing as an uninviting place to live, work, and play.
- Water fountain represents Lake Apopka, while the four water jets represent the four major disasters Apopka experienced and grew from.
- Wavy metal sculpture was inspired by the springs, while also further emphasizing the City’s growth.
- Moss covered key words (Welcome, Apopka, Grow) are inspired by the City’s agricultural past.
- Signs taper inwards as they get taller. This represents Apopka’s community coming together during the visioning process and growing as one.
- Ferns will go in the lower planter to honor the City’s agricultural past.



Farmer's Market

The Farmer's Market rendering, shown in **Figure 29** illustrates the proposed improvements and activities in the vicinity of the Old Train Station. The view is taken from the farmer's market located to the NE of W Station Street and shows the proposed market pavilion.

Along the south side of W Station Street is the proposed urban farm featuring aquaponic green houses. The existing Apopka Community Center is shown in the distance with the proposed splash park in front between 5th and W Station Streets and S Central Avenue.

The historic train depot can be seen in the distance on E Station Street. The proposed architecture is intended to compliment the historic Florida Style of the Train Depot, including the white color with hunter green trim.

The area features wider sidewalks, lighting and vegetation to create a more pedestrian friendly and pleasant atmosphere.



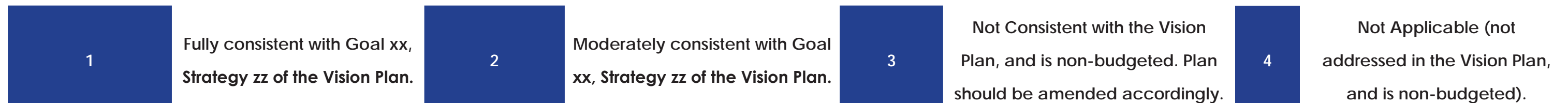
Figure 29: Farmer's Market

Implementation and Funding

The Vision Plan and corresponding strategies mean little without a commitment to implementation and funding. If Plan accountability through transparent progress reporting is achieved, the value of this management tool will be better realized.

Regular reporting of progress and adherence: As with any planning process, Vision planning should be embraced as a continuing process, not just the compilation of a plan document. This means regular reporting on progress according to the adopted performance measures and achievement of strategies. While some communities choose to report quarterly progress, twice a year progress reporting will be achieved with second quarter fiscal year reporting (approximately February-March). In other words, if progress is reported in February, budget adjustments can be made for the ensuing year, then the budget adoption process by September will serve as the second annual adherence to the Vision Plan as encompassed within the budget.

Agenda cover sheets or reports: To maintain focus on the Plan throughout the year, the City should require that all matters coming before the Council for action and which receive an agenda report or transmittal memorandum with cover sheet are presented in a manner which allows Council to easily understand if the proposed action helps implement the Vision Plan. A simple scaled score and succinct summary would appear on the cover sheet, with explanatory language in the memorandum or report, such as follows:



Funding: Funding, deadlines, and implementation are continuing challenges for any local government. The Strategies in this Plan are contingent upon funding sources which may not yet be realized. These can include funding from a whole host of sources outlined elsewhere and not yet secured. Accordingly, target dates to implement each strategy are “soft” deadlines not yet tied to specific work plans, and are subject to annual budget decisions and the 5-year Capital Improvements Plan. In addition to the general funding sources and strategies described in the Action Plan, a menu of additional funding strategies is provided in **Appendix VII**.



Section VI

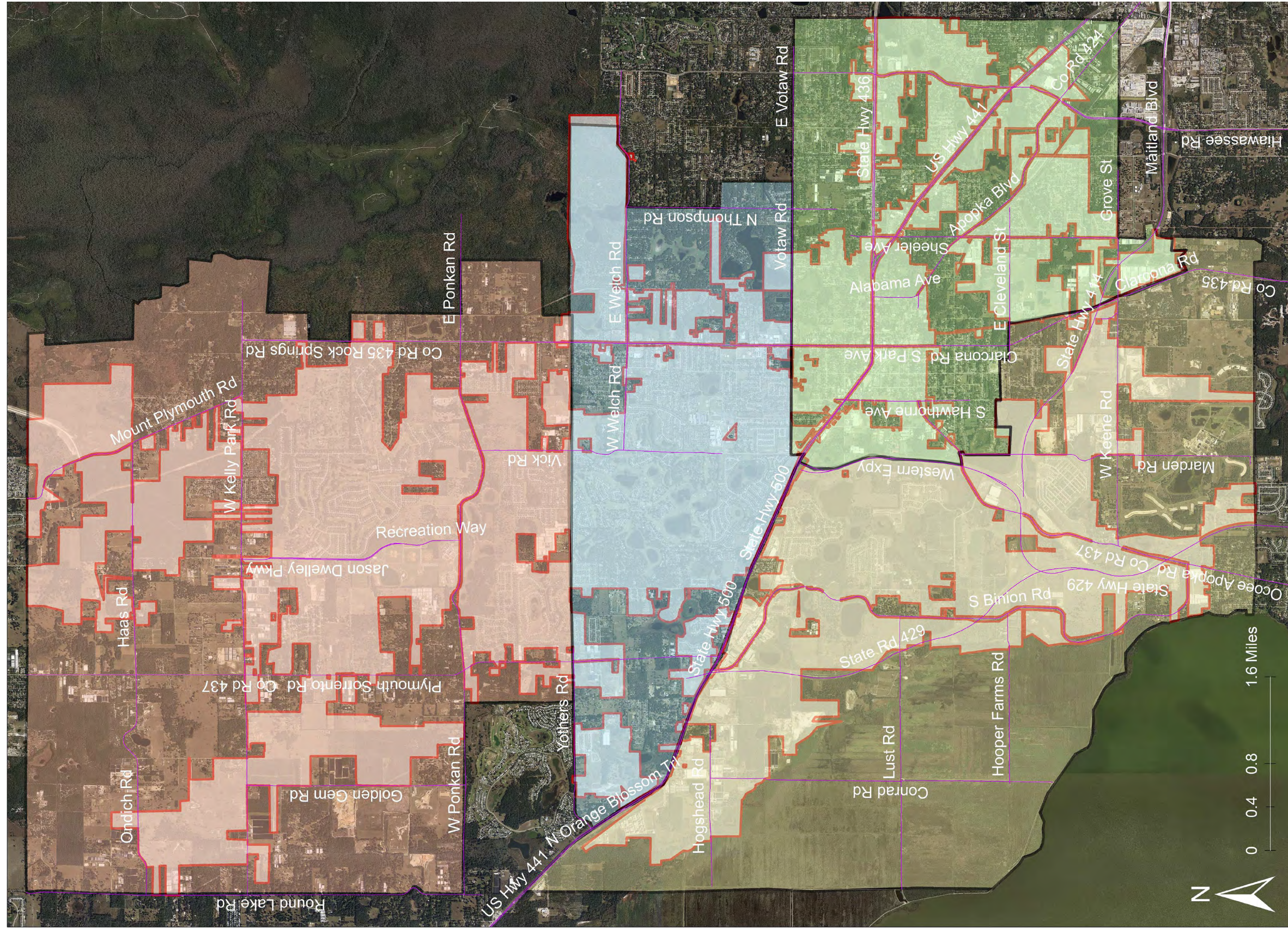


Appendices

Appendix I.



Maps

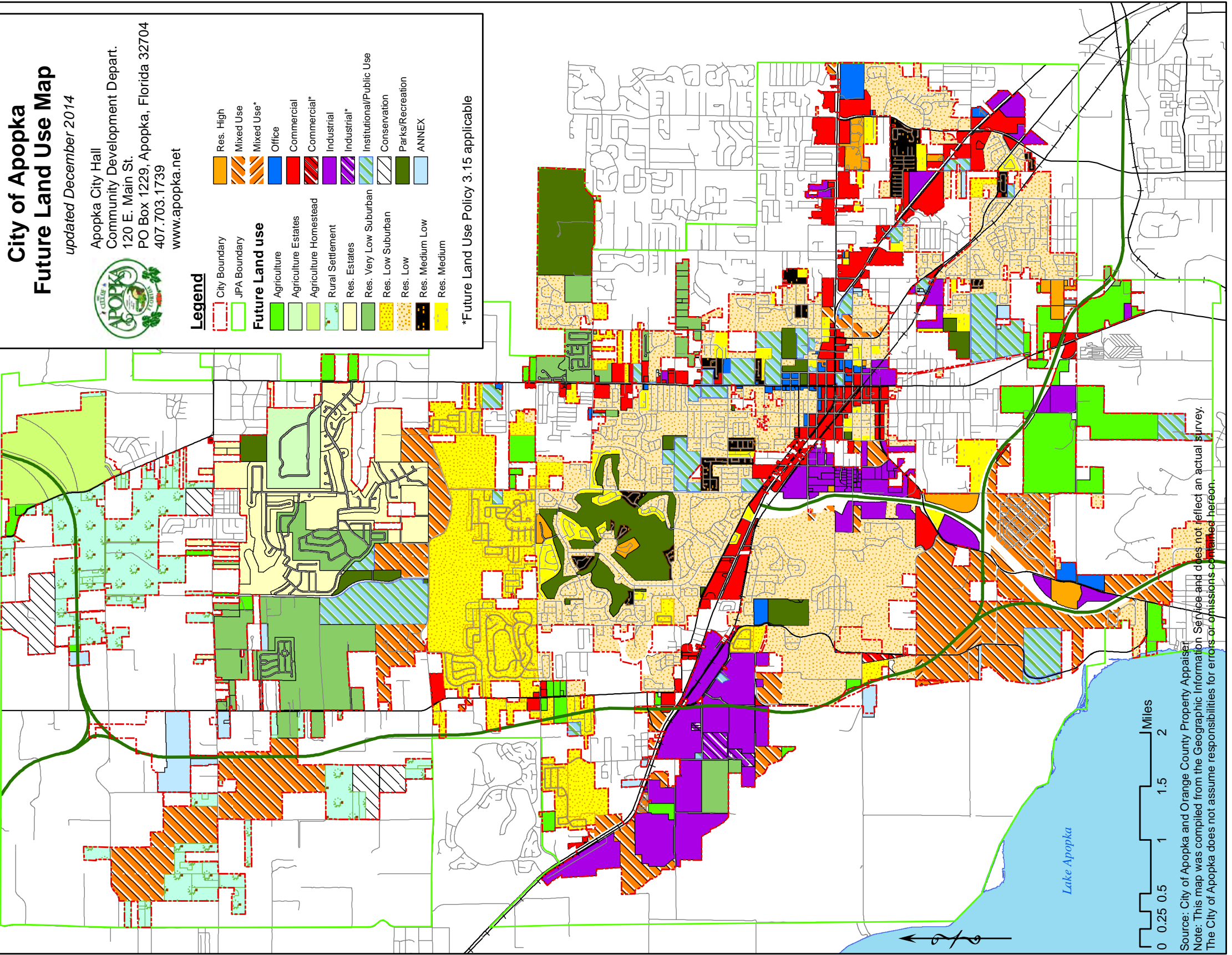


Visioning Apopka Project Study Area Map

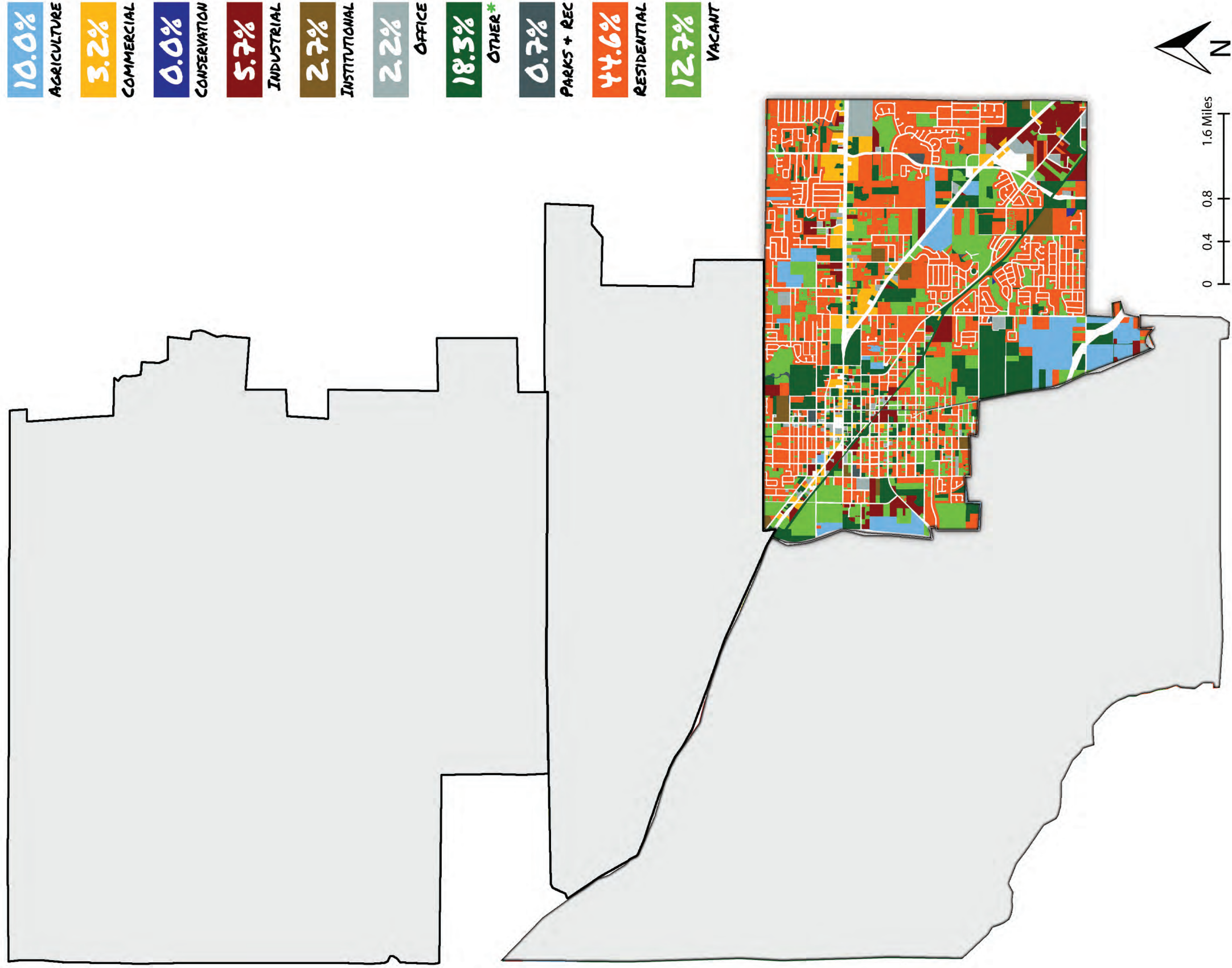
	North		Central		Southeast		Southwest
	City of Apopka Boundary						

KEITH and SCHNARS, P.A.
 ENGINEERS, PLANNERS, SURVEYORS
 6500 North Andrews Avenue
 Fort Lauderdale, FL 33309 Tel: (954) 776-1616





SOUTHEAST QUADRANT EXISTING LAND USES ¹

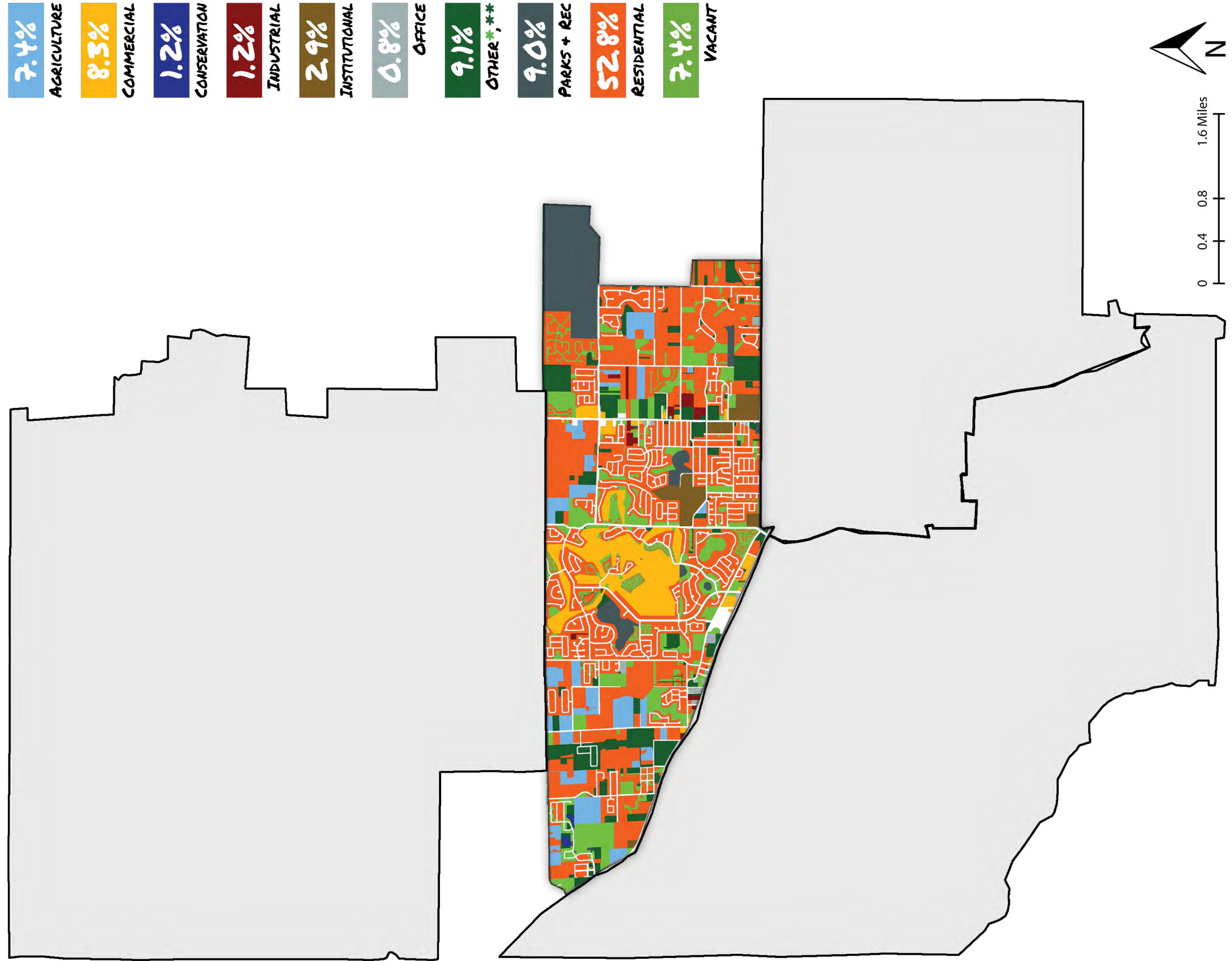


SOURCES:

1. Orange County Property Appraiser

* State owned, County owned, etc.

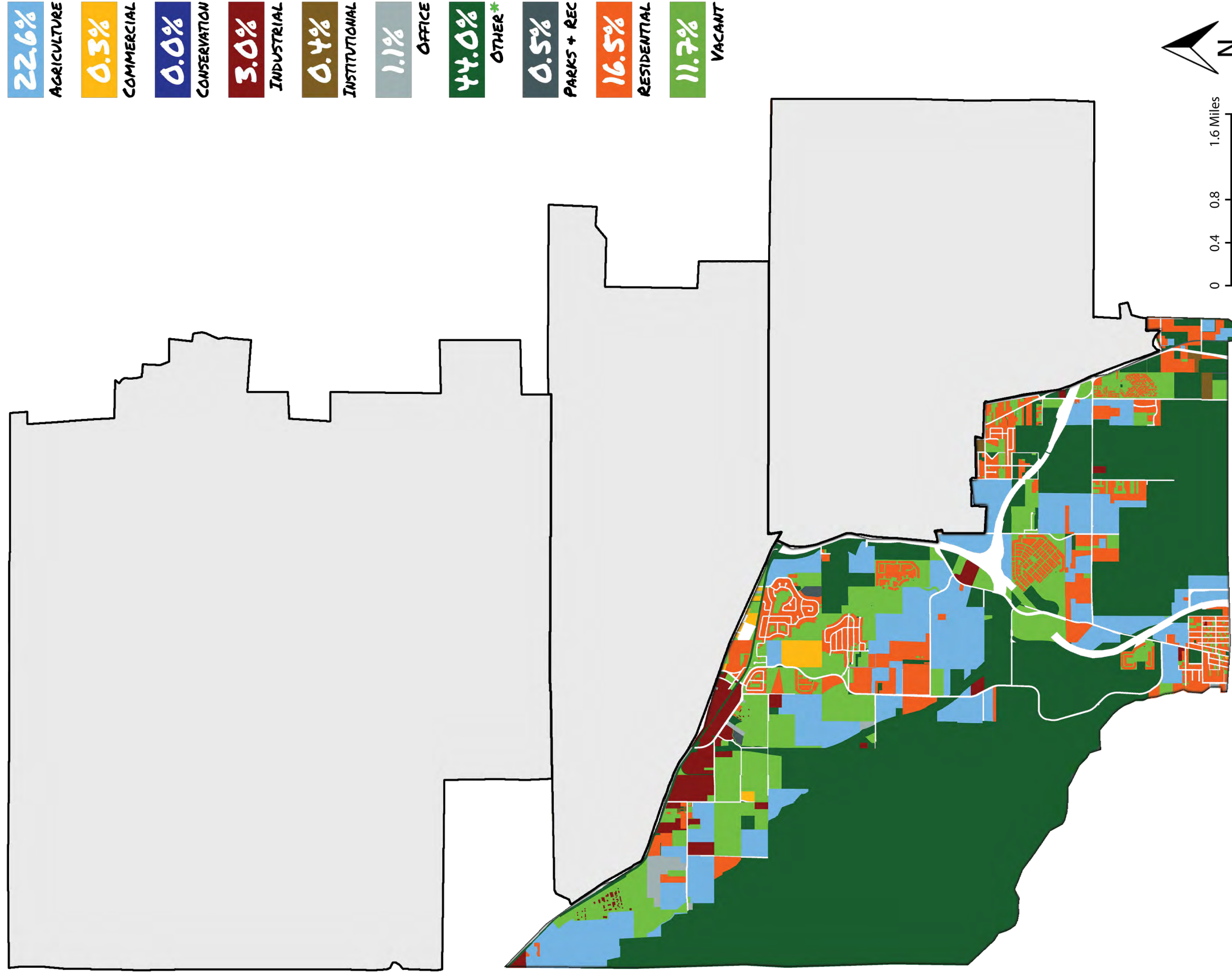
CENTRAL QUADRANT EXISTING LAND USES¹



SOURCES:

- 1. Orange County Property Appraiser
- ** State owned, County owned, etc.
- ** The 13 acre portion of Wekiva Springs State Park was moved to conservation.

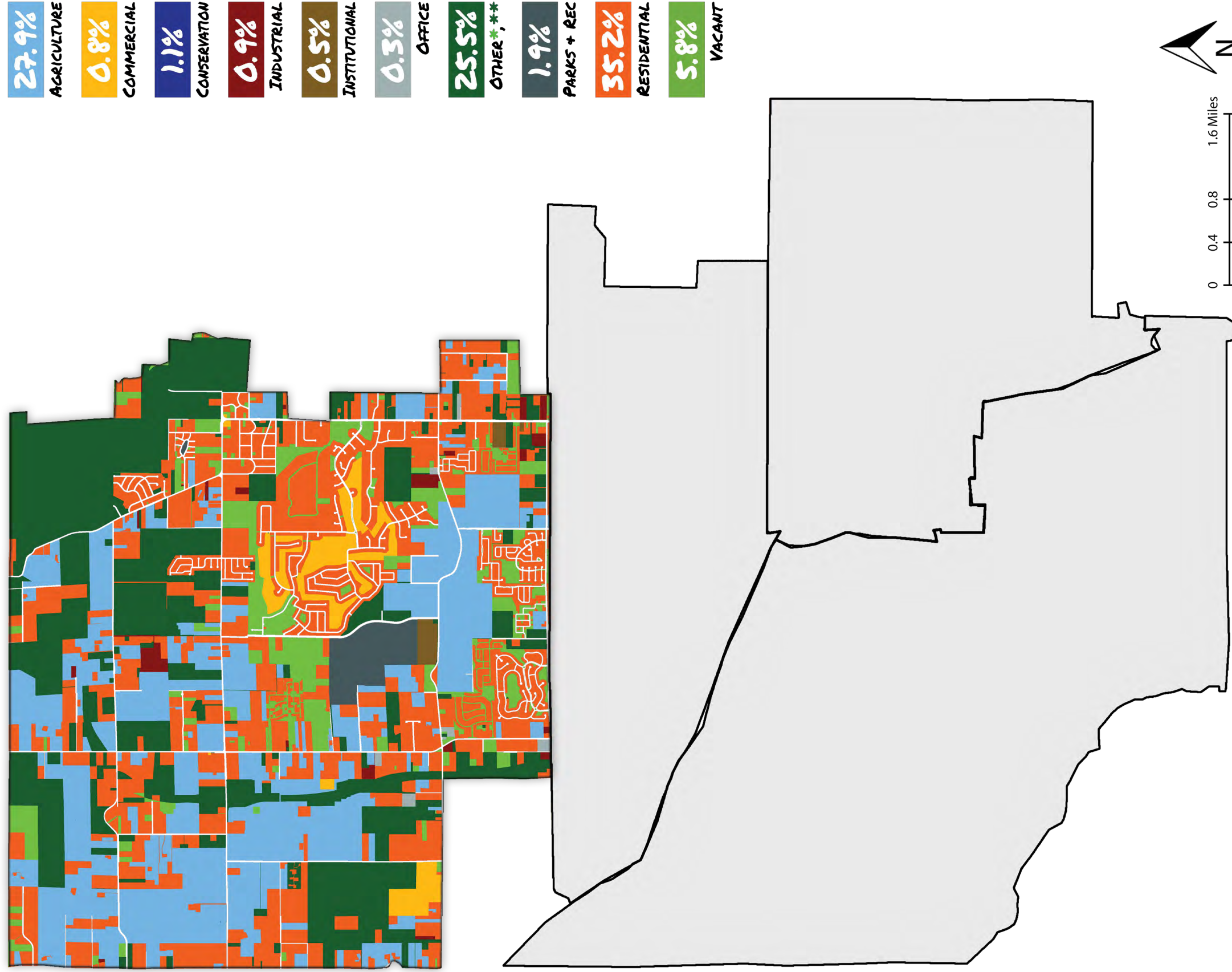
SOUTHWEST QUADRANT EXISTING LAND USES¹



SOURCES:

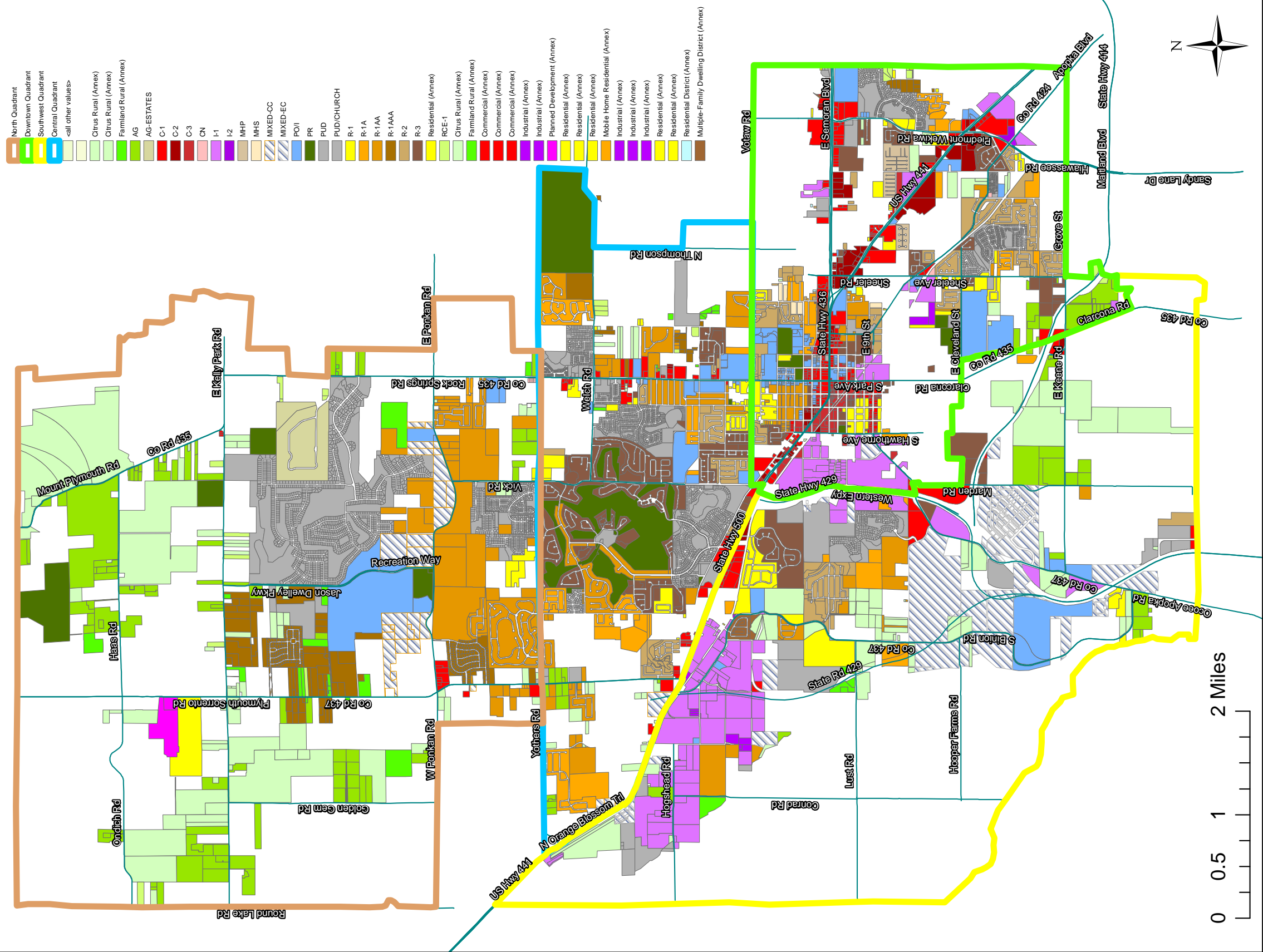
- 1. Orange County Property Appraiser
- * State owned, County owned, etc.

NORTH QUADRANT EXISTING LAND USES¹

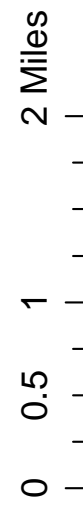


SOURCES:

- 1. Orange County Property Appraiser
- ^{**} State owned, County owned, etc.
- ^{**} The 153 acre portion (Rock Springs Run State Preserve) was moved to conservation.



- North Quadrant
- Downtown Quadrant
- Southwest Quadrant
- Central Quadrant
- all other values-
- Citrus Rural (Annex)
- Citrus Rural (Annex)
- Farmland Rural (Annex)
- AG
- AG-ESTATES
- C-1
- C-2
- C-3
- CN
- I-1
- I-2
- MHP
- MHS
- MIXED-CC
- MIXED-EC
- PO/I
- PR
- PUD
- PUD/CHURCH
- R-1
- R-1A
- R-1AA
- R-1AAA
- R-2
- R-3
- Residential (Annex)
- RCE-1
- Citrus Rural (Annex)
- Farmland Rural (Annex)
- Commercial (Annex)
- Commercial (Annex)
- Commercial (Annex)
- Industrial (Annex)
- Industrial (Annex)
- Planned Development (Annex)
- Residential (Annex)
- Residential (Annex)
- Residential (Annex)
- Mobile Home Residential (Annex)
- Industrial (Annex)
- Industrial (Annex)
- Residential (Annex)
- Residential (Annex)
- Residential District (Annex)
- Multiple-Family Dwelling District (Annex)



**City of Apopka Zoning Map
(Not Official)**

Note: (Annex) denotes areas annexed from Orange County
but haven't been rezoned to City of Apopka categories.

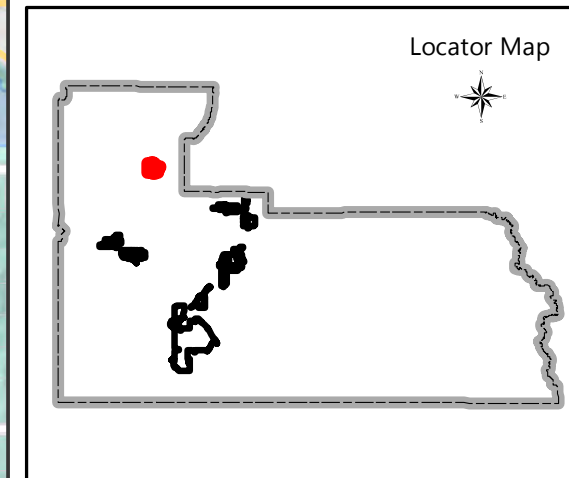
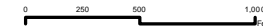
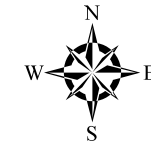
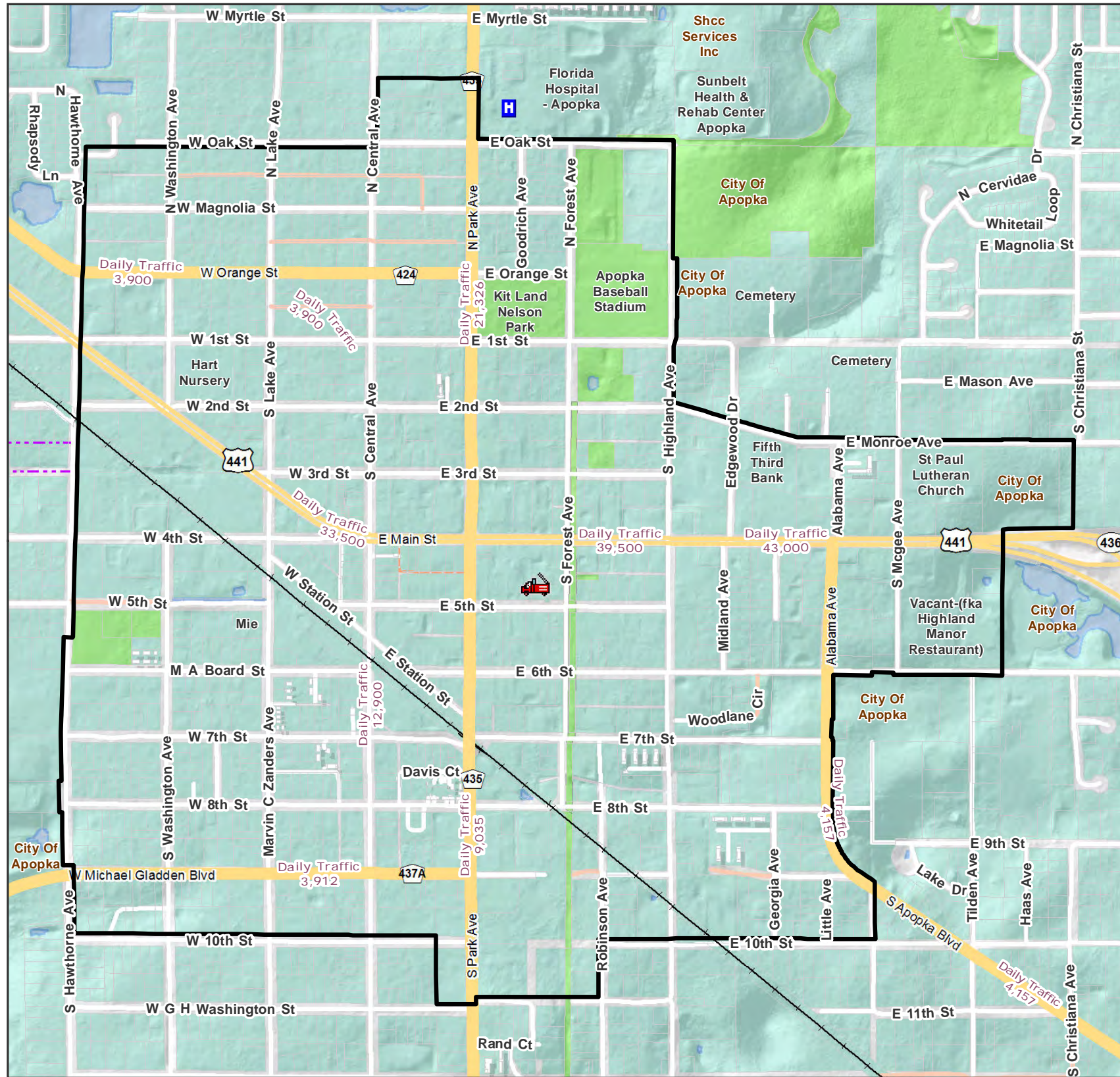
Source:
 Census.gov (Tiger/Line Shapefiles & Files)
 Orange County, Florida
 City of Apopka, Florida
 Quadrant Boundaries added by Keith and Schnars

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 ENGINEERS, PLANNERS, SURVEYORS

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 Fort Lauderdale, FL 33309 Tel: (954) 776-1616

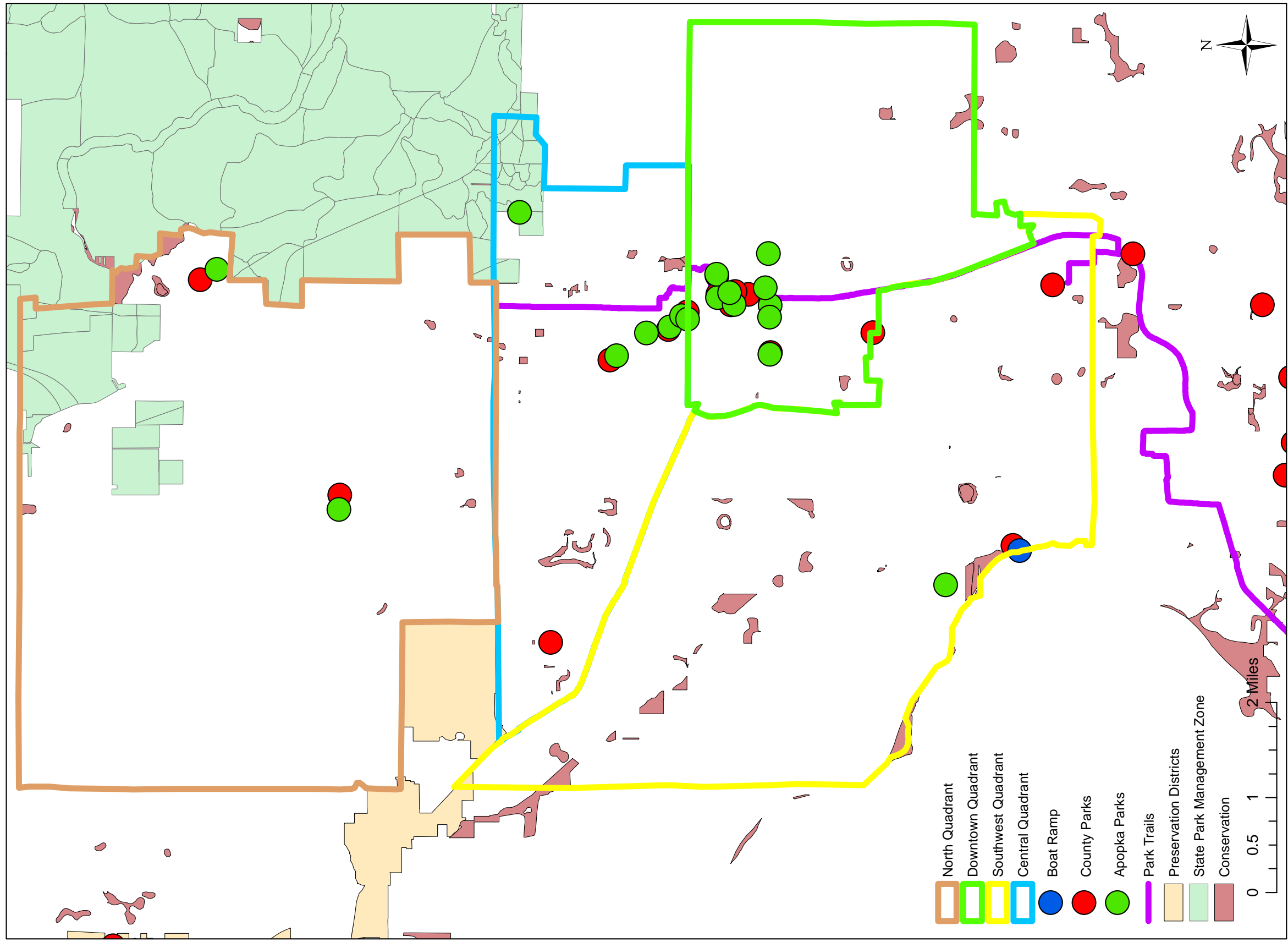


APOPKA CRA

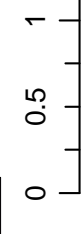


This information is produced for property appraisal purposes. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. This map is not a survey.
Revised: 5/4/2015





- North Quadrant
- Downtown Quadrant
- Southwest Quadrant
- Central Quadrant
- Boat Ramp
- County Parks
- Apopka Parks
- Park Trails
- Preservation Districts
- State Park Management Zone
- Conservation



Parks/Conservation/Preservation

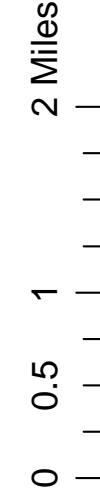
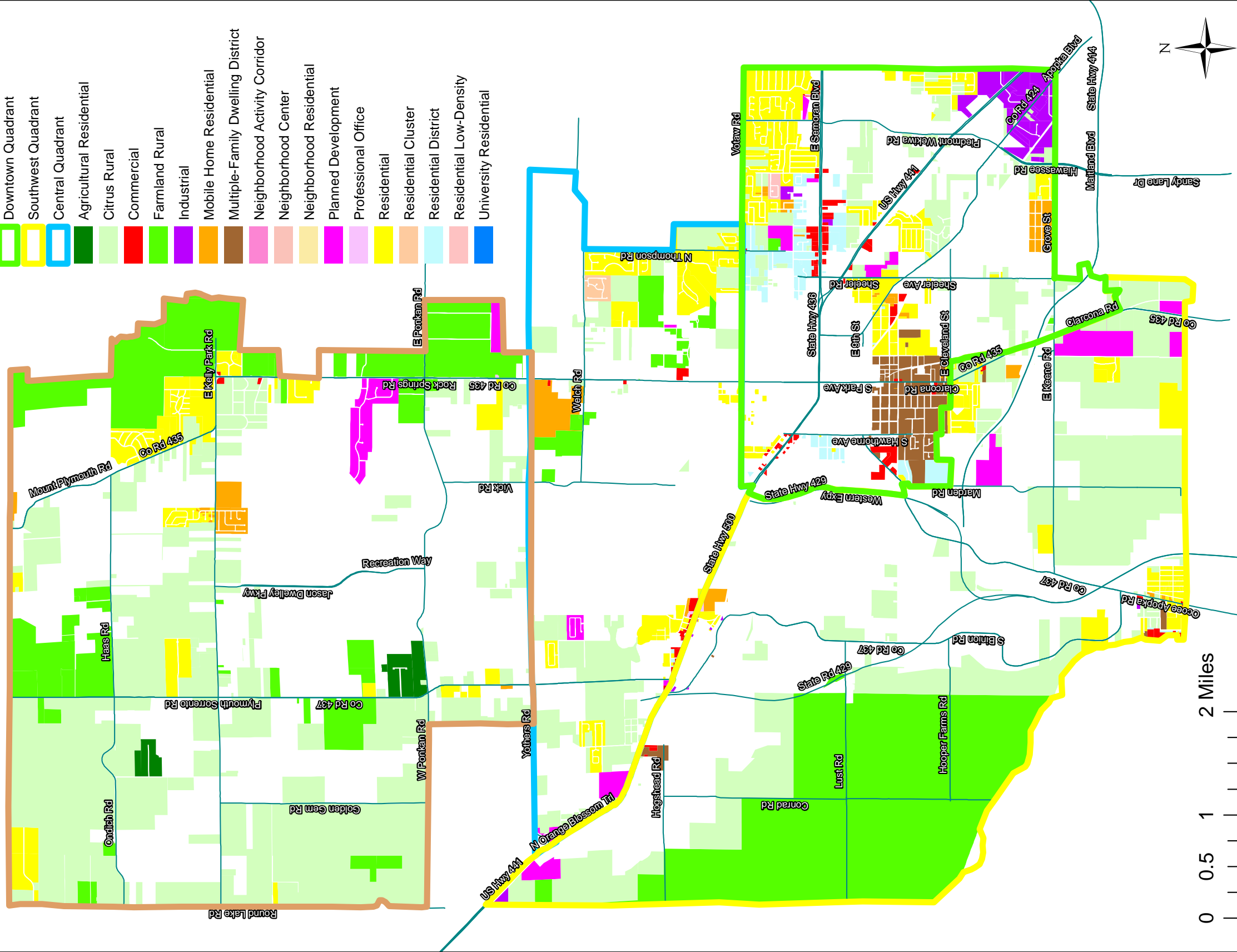
Source:
 East Central Florida Regional Planning Council (ECFRP)
 Orange County, Florida
 City of Apopka, Florida

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- North Quadrant
- Downtown Quadrant
- Southwest Quadrant
- Central Quadrant
- Agricultural Residential
- Citrus Rural
- Commercial
- Farmland Rural
- Industrial
- Mobile Home Residential
- Multiple-Family Dwelling District
- Neighborhood Activity Corridor
- Neighborhood Center
- Neighborhood Residential
- Planned Development
- Professional Office
- Residential
- Residential Cluster
- Residential District
- Residential Low-Density
- University Residential



**Orange County Zoning Map
(Not Official)**

Note: Zoning categories may include recently annexed parcels into the City of Apopka.

Source: Census.gov (Tiger/Line Shapefiles & Files)
 Orange County, Florida
 City of Apopka, Florida
 Quadrant Boundaries added by Keith and Schnars

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Appendix II



News Articles

Process: Community meetings are set to be held in September

Continued from page 1A

Thursday, September 17, from 6-9 p.m. at Apopka High School, 555 W. Martin Street.

Community meeting number 3 will be held on Tuesday, September 22, from 6-9 p.m. and will be held at the Mid-Florida Research and Education Center (IFAS), 2725 Binion Road.

The final forum is scheduled for Saturday, September 26, from 1-4 p.m. at Wolf Lake Middle School, 1725 W. Ponkan Road.

In addition, a forum for business and community leaders is slated for Tuesday, September 29, at the Apopka Community Center/VFW.

The mobile information unit will arrive at Alonzo Williams Park, 515 S. Hawthorne Avenue on Saturday, September 5; at Northwest Recreation Complex, 3710 Jason Dweley Parkway on Saturday, September 12; at a location to be determined on Saturday, September 19. At all three sites, the mobile unit will be available from 10 a.m. to 2 p.m.

In addition to the community forums and the mobile information unit, residents can fill out a survey on the website, www.VisioningApopka.net. There will also be paper surveys available at City Hall, the mobile unit, and other yet-to-be-named sites around Apopka.

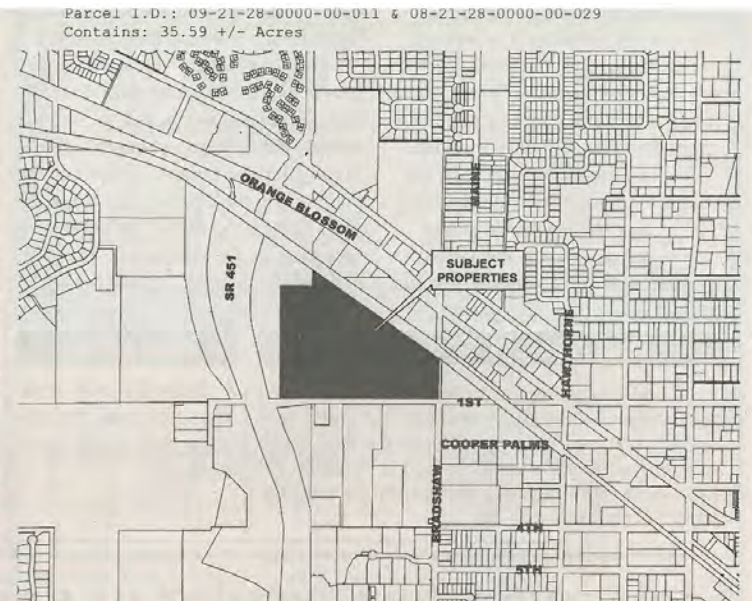
A member of the Keith and Schnars team will also meet with neighborhood organizations, churches, business groups, civic organizations, and others throughout the visioning process.

A report will be presented to the City Council in early 2016 by Keith and Schnars.

It will also include details on how to go about implementing the ideas culled from residents.

For more information on the visioning process, visit the website at www.VisioningApopka.net or email project director Debbie Love at dlove@ksfla.com or deputy project director Bob Cambric at bcambric@ksfla.com. Cambric is an Apopka native and Apopka High School graduate.

The city will pay Keith and Schnars \$135,000 for the visioning process.



Parcel I.D.: 09-21-28-0000-00-011 & 08-21-28-0000-00-029
Contains: 35.59 +/- Acres

Notice is given that the City of Apopka Planning Commission will hold a public hearing to consider the change of zoning request at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall on **Tuesday, August 11, 2015, beginning at 5:01 p.m.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a series of public hearings on the proposed amendments will be held by the City of Apopka City Council at its regularly scheduled meetings in the City Council Chambers of the Apopka City Hall on **Wednesday, August 19, 2015, beginning at 7:00 p.m.**, or as soon thereafter as possible AND on **Wednesday, September 2, 2015, beginning at 1:30 p.m.**, or as soon thereafter as possible.

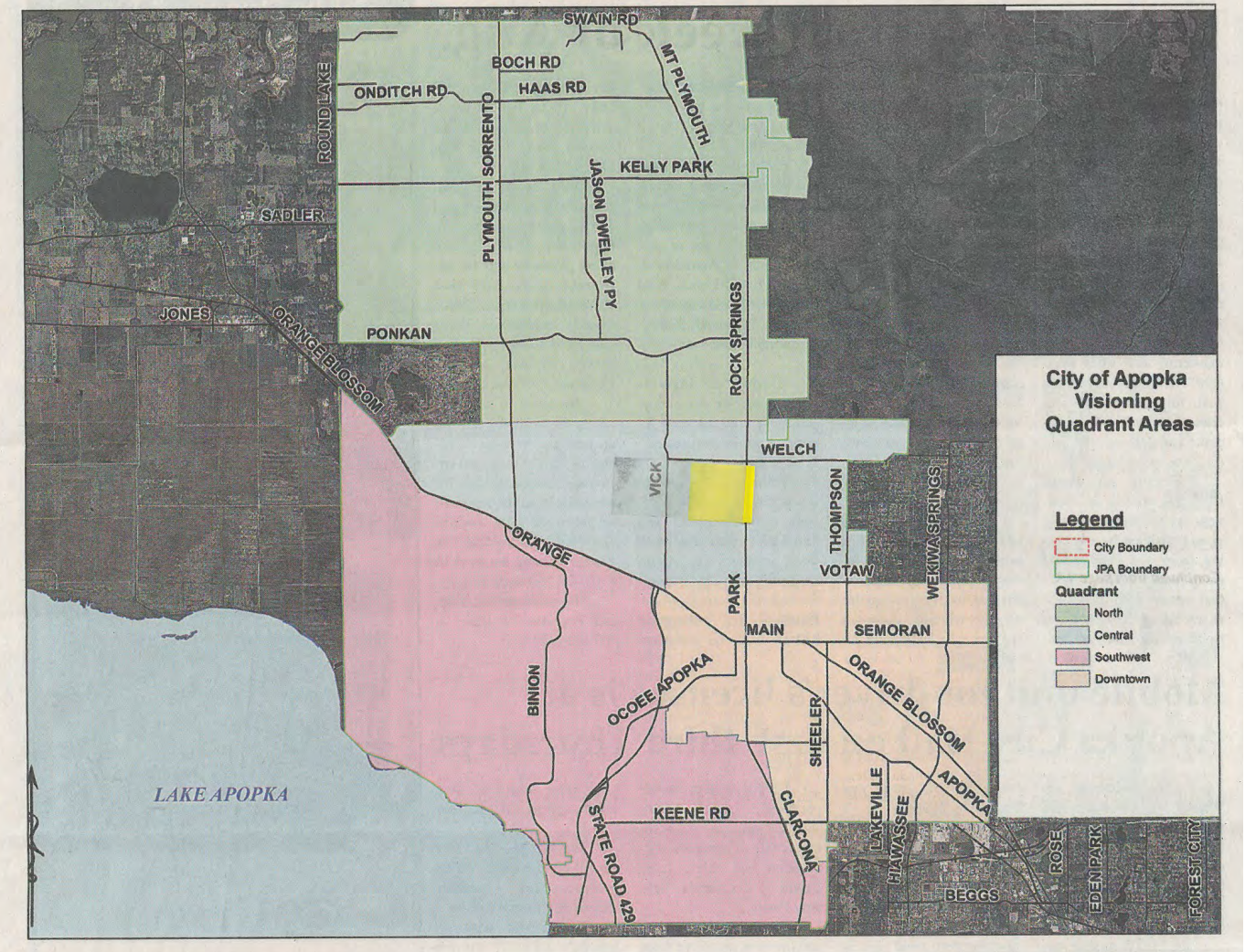
All interested parties may appear and be heard with respect to these hearings. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

July 24, 2015
Publish: The Apopka Chief 153623

A map showing the various areas of the community that will used for the visioning process is on page 8A.

Map showing areas used by city for its visioning process



7/24/2015





Mayor Joe Kilsheimer talks during the press conference officially kicking off the visioning process.

City launches visioning process

By Teresa Sargeant
Apopka Chief Staff

The city officially launched its new community visioning process at City Hall on Friday, July 24. Visioning Apopka is an all-encompassed effort designed to engage the community mapping out the city's future through public input.

Through interactive community forums, localized neighborhood meetings, a website and printed surveys, residents will get to discuss assorted city-wide matters such as the city's economic development, recreation, public service, community aesthetics, and transportation and infrastructure in a process that will last

seven months.

At the July 24 Visioning Apopka press conference outside City Hall, Mayor Joe Kilsheimer spoke about the process's purpose.

"Nothing great begins without intention," Kilsheimer said. "So what we're trying to do with our visioning process is we're trying to start with intention to create a positive, forward-looking vision for the city of Apopka."

Keith and Schnars, a consulting firm headquartered in Fort Lauderdale, is guiding the visioning process. A visioning steering committee was also formed to direct the process.

Five large community forums will allow residents and businesses

to participate. Four of those meetings will be held in different quadrants of Apopka — north, central, southwest, and downtown — to provide discussions among diverse segments of the population of 45,000.

The process will also include three more localized meetings involving a mobile information station. Keith and Schnars will transport the mobile information station to neighborhoods, where the firm will present information and materials and answer public questions. Firm consultants will also attend various meetings among neighborhood associations, churches and civic organizations to

See CITY Page 2A

The Apopka Chief, July 31, 2015, Page 2A

City: Several people spoke at press conference

Continued from page 1A

explain the visioning process.

"At the end of this process, we're going to forge a collective vision of how the residents of Apopka would like to see the community grow," Kilsheimer said.

At the press conference, Kilsheimer introduced city commissioners Diane Velazquez and Billie Dean, and the visioning steering committee as a group. One committee member, citizen Suzanne Kidd, gave a preview of Visioning Apopka.

Velazquez said she hopes all the Apopka residents participate in Visioning Apopka. The process would help the city grow alongside such developments as the soon-to-be relocated Florida Hospital and the Wekiva Parkway extension, which "will definitely bring in more residents and more accessibil-

ity to Apopka."

"Part of this visioning is to make us a destination," Velazquez said. "We also have the eco-tourism that's going on, so I'm really excited about making Apopka a beautiful destination for not just the residents, but for everyone that's living outside of Apopka."

Dean said that he represents not only one part of the city, but all of Apopka, and that as a minority and an African-American, "the south side of the city had been truly neglected."

"I came to this city in 1963, so I know Apopka as it was years ago and where it is today," Dean said. "We've come a long way, but we have a long way to go, and getting the proper — when I say proper — the things that we have on one side of the city that we do not have on the other side."

Dean commended Kilsheimer for striving to "make everything equal in

this city" and "has not excluded any particular segment of this city."

When Kidd gave a preview of Visioning Apopka, she discussed the website www.VisioningApopka.net, and how residents can help make the process a success.

The website has information about visioning, surveys, news releases, a calendar of events, updates of the visioning progress and a map depicting the city's four quadrants and meeting venues.

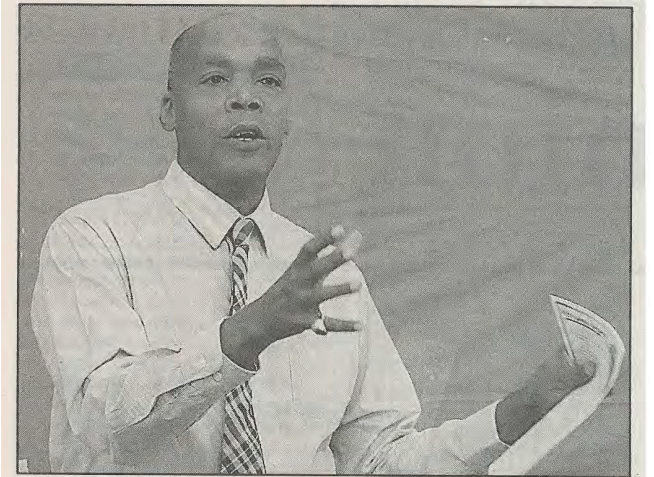
Printed surveys will be available at City Hall and other sites. According to Kidd, survey questions must be handed in by September 19.

Information from the surveys will be incorporated into a plan for Apopka's future growth. The City Council will consider that

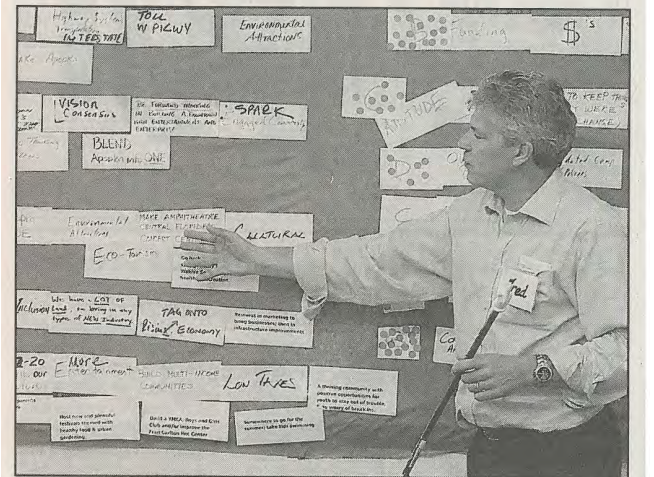
plan later this year.

Residing in Apopka for 15 years now, Kidd said that for her and her family, "every year has been a good year, but right now, it's the most exciting time to be living in Apopka because we stand on the edge of spectacular growth and change for our city."

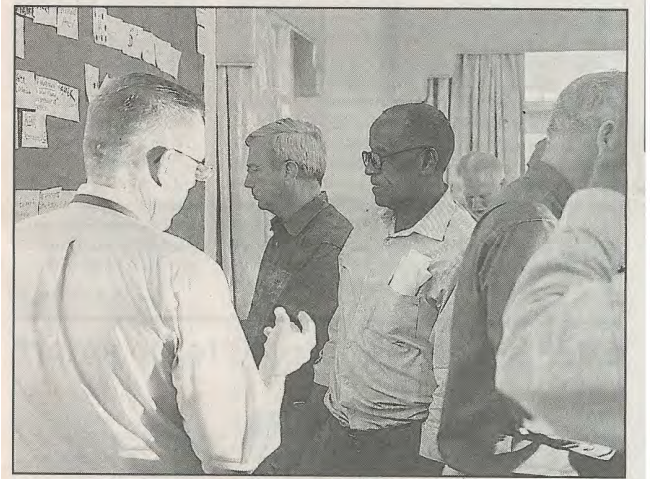
"The next five to 10 years are going to transform Apopka, but what kind of a transformation that would look like needs to reflect what we Apopkans want it to look like," she said. "It needs to be the people's vision. Only Apopkans can answer how we will grow or where we will grow. Only Apopkans can decide what do we need to add or subtract or change to better the experience of living, working, playing or visiting here. And that's where you, the citizens, come in."



Bob Cambric, deputy director for the Apopka visioning process, explains the process to members of the steering committee on July 13.



Complete with a faux name tag of Fred, James Anaston-Karas works as the facilitator for the steering committee meeting.



Members of the visioning steering committee work at the board to determine their priorities for the city.

PUBLIC MEETING NOTICE

The City of Apopka will hold a public meeting on Thursday, August 6, 2015 at 6:00 p.m. or shortly thereafter. The sole purpose of this meeting will be to discuss the City applying for a grant under the Florida Recreation Development Assistance Program (FRDAP) during the 2016-2017 funding cycle. The applications are due August 14, 2015. The grant application includes improvements to "Alonzo Williams Park".

The City of Apopka will hold the meeting at Alonzo Williams Park, 515 South Hawthorne Avenue, Apopka, FL 32703. The public is invited to attend. Handicapped persons wishing to attend, who will need special accommodations, should contact Linda F. Goff, City Clerk, City of Apopka, at (407) 703-1704.

Publish: The Apopka Chief, July 31, 2015

153677

PUBLIC MEETING NOTICE

The City of Apopka will hold a public meeting on Monday, August 3, 2015 at 6:00 p.m. or shortly thereafter. The sole purpose of this meeting will be to discuss the City applying for a grant under the Florida Recreation Development Assistance Program (FRDAP) during the 2016-2017 funding cycle. The applications are due August 14, 2015. The grant application includes improvements to "Kit Land Nelson Park".

The City of Apopka will hold the meeting at the Fran Carlton Center, 11 North Forest Avenue, Apopka, FL 32703. The public is invited to attend. Handicapped persons wishing to attend, who will need special accommodations, should contact Linda F. Goff, City Clerk, City of Apopka, at (407) 703-1704.

Visioning process schedule

Five large community forums have been scheduled, including four that will be held in different quadrants of Apopka.

The schedule is:

- * Sept. 15, 6-9 p.m.: Community Forum at Apopka Community Center/VFW, 519 S. Central Avenue
- * Sept. 17, 6-9 p.m.: Community Forum at Apopka High School, 555 W. Martin Street
- * Sept. 22, 6-9 p.m.: Community Forum at University of Florida, IFAS/Mid-Florida REC, 2725 Binion Rd.
- * Sept. 26, 1-4 p.m.: Community Forum at Wolf Lake Middle School, 1725 W. Ponkan Road
- * Sept. 29, 6-9 p.m.: Business Forum at Apopka Community Center/VFW, 519 S. Central Avenue

Keith and Schnars, the Visioning Apopka consultant, will visit neighborhoods using a mobile information station to present information and materials, and to answer public questions.

The mobile information station schedule is:

- * Sept. 5, 10 a.m.-2 p.m.: Mobile Information Station at Alonzo Williams Park, 515 S. Hawthorne Avenue
- * Sept. 12, 10 a.m.-2 p.m.: Mobile Information Station at Northwest Recreation Complex, 3710 Jason Dwellay Parkway
- * Sept. 19, 10 a.m.-2 p.m.: Mobile Information Station at Walmart, 1700 S. Orange Blossom Trail (U.S. 441)

7/31/2015

8/12/2015

First steps of visioning start at City Hall

By John Peery
Apopka Chief Staff

The city's seven-month visioning process officially kicks off today, Friday, July 24, with a 9 a.m. press conference on the front steps at City Hall.

At the event, city officials will lay out the schedule for several meetings in September throughout the community as they seek the opinions of citizens about the future of Apopka. In addition, the VisioningApopka.net website will go live soon.

In a press release, the city described the visioning process as the creation of a plan for the future. The process is increasingly popular among all types of government to develop consensus for what the public wants and determine what is needed to achieve those goals, the press release stated. The visioning process involves direct input from citizens, business owners, property owners, and others.



The visioning steering committee met last week at Highland Manor to discuss the matter. Shown are, (l-r), businessman Pat McCuffin; Jay Davoll, city community development director; Suzanne Kidd, citizen; and David Moon, city planner.

Keith and Schnars, a consulting firm based in Fort Lauderdale, is handling the visioning process for Apopka.

Four community meetings will be held at various sites throughout the city. In addition, a mobile information unit, inside a refurbished recreation vehicle, will set up shop on three Sep-

tember Saturdays in different areas of Apopka.

The first community forum will be held Tuesday, September 15, from 6-9 p.m. at the Apopka Community Center/VFW, 519 S. Central Avenue. The second meeting will take place on

See PROCESS Page 3A

Apopka seeking grant from feds

By Teresa Sargeant
Apopka Chief Staff

The City Council has voted unanimously to authorize the selection of a neighborhood revitalization project under the Small Cities Community Development Block Grant (CDBG) program, thus allowing the city staff to begin developing the application for a federal grant of up to \$750,000. The council also approved \$50,000 in matching funds.

The July 15 City Council meeting was the first of two public hearings on the CDBG program application. The CDBG money, if received from the federal government, would go toward improving Alonzo Wil-

liams Park, located at the intersection of South Hawthorne Avenue and M.A. Board Street, and the park's surrounding area, marked off by the southern border of 10th Street, the northern border of Fourth Street, the eastern border of Park Avenue and the western border of Hawthorne Avenue.

The Citizens Advisory Task Force Committee, in charge of recommending revitalization projects to the City Council, suggested that the CDBG revitalization project should be Alonzo Williams Park and its surrounding district. Park improvement suggestions include the resurfacing of basketball courts, installation of pavement, would go toward

See GRANT Page 9A

8/12/2015

Visioning process heads into community this week

By Teresa Sargeant
Apopka Chief Staff

As residents continue to participate in the Visioning Apopka process, the city heads into a month packed with forums and meetings, designed to collect public feedback so the city may determine from there its future, goals and ways to achieve them.

Visioning Apopka's first mobile information station (MIS) meeting is Saturday, September 5, from 10 a.m. to 2 p.m. at Alonzo Williams Park, 515 S. Hawthorne Ave. This is the first of three localized meetings involving a mobile information station. Keith and Schnars, a Fort-Lauderdale-based consulting firm guiding the visioning process, will transport the MIS to neighborhoods to present information and to answer questions. The firm will also explain the visioning process at various meetings among neighborhood associations, churches and civic organization.

Visioning Apopka gives residents, businesses and organizations opportunities to give input through many channels, including interactive community forums, localized neighborhood meetings, a website and printed surveys. Matters include economic devel-



Kilsheimer

opment, recreation, public service, community aesthetics, and transportation and infrastructure.

Bob Cambric, Visioning Apopka's deputy project manager, explained what citizens could expect at an MIS visit.

"The mobile information station, or MIS, is a rolling office that will provide residents information about the process – how and where to get involved," Cambric said. "It also will allow residents to review the existing conditions and information about the visioning study area, share their ideas and talk about their concerns, and take the community survey."

The public has been receptive of Visioning Apopka since it officially launched late last July, according to Mayor Joe Kilsheimer.

"I've seen an enthusiastic response, especially in the social media forums that focus on Apopka," Kilsheimer said. "There are hundreds and hundreds of Apopka resi-

See VISION Page 5A

Vision: Meetings are set during September

Continued from page 1A

dents who have ideas about how they'd like to see Apopka grow, and they are looking for outlets in which they can express their ideas."

Keith and Schnars will submit a report to the City Council early in 2016.

The Visioning Apopka survey asks residents how they would like to see Apopka improve. The survey is available online at www.visioningapopka.net and in print format at City Hall and other sites. Late last month, the city dispatched more than 9,000 invitations to area residents to take the survey online.

"We're hopeful we'll see large turnouts at all of our visioning events," Kilsheimer said. "We've worked hard to get the word out and to explain what visioning is and what the outcome of vision-

ing will be. As Apopkans, this is our chance to have as many voices be heard as possible to help guide the growth and direction of our city."

The Visioning Apopka meetings

In addition to the three MIS meetings, Visioning Apopka will also have five large community forums. Four of those forums are community meetings, and will take place in the city's different quadrants – north, central, southwest and downtown – so segments of the city's population may have dialogue about the city's future.

The fifth one is a business forum scheduled for September 29.

The first community forum will be held September 15 from 6-9 p.m. at Apopka Community Center/VFW, 519 S. Central Ave.

"The community forums

are the opportunity to be fully engaged and collaborate with neighbors to create the vision and develop strategies to implement their vision for Apopka's future," Cambric said. "The format of the forums will be the same in each quadrant, and the four forums are strategically located for residents' convenience."

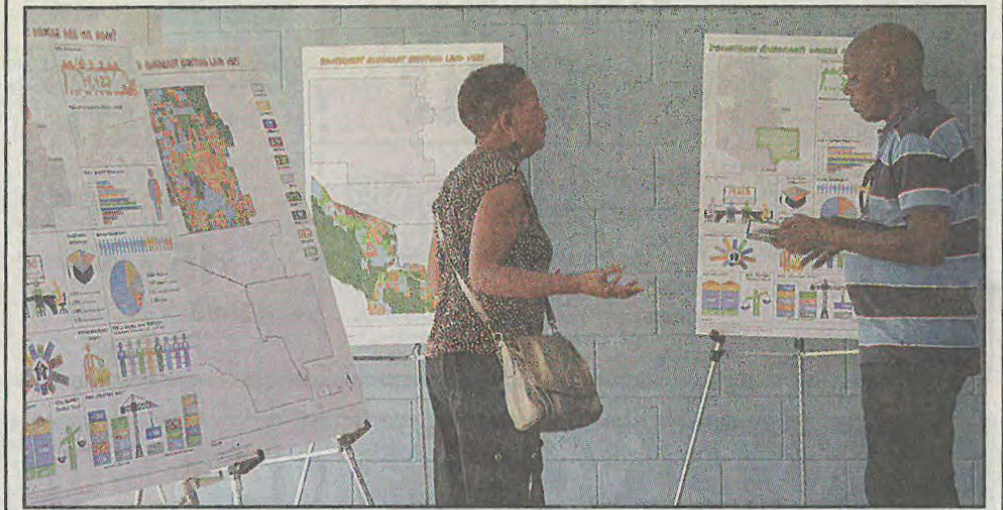
Business owners may give input about growing the city's economic state at the business forum.

"The business forum is designed for entrepreneurs and business owners to provide their input about issues and concerns affecting new and existing businesses, their ability to create and retain jobs, and strategies to enhance the economic environment," Cambric said.

To learn more about Visioning Apopka and to take the survey, visit www.visioningapopka.net.

9/08/2015

Looking at Apopka's future



Francina Boykin, (l), longtime Apopka resident, talks with Bob Cambric, deputy project manager for Visioning Apopka, on Saturday, September 5. The Mobile Information Station was at Alonzo Williams Park that day so citizens could give their opinions on the future of Apopka. The mobile unit will be at other sites later this month and five community forums will be held during September at various sites. Visit <http://bit.ly/1NkoBIP> for details about where and when the mobile unit and community forums will be held.

9/11/2015

Visioning forums begin

By Teresa Sargeant
Apopka Chief Staff

The city hosted its first of five Visioning Apopka forums on Tuesday, September 15, at the Apopka Community Center/VFW in a continued effort to collect input from the public on envisioning the city's future and ways of accomplishing that. Not counting dignitaries and visionary consultants, about 50 residents attended.

Residents were invited to share ideas for public improvements, facilities and services they hope to have in Apopka within the next 10 years. Participants will help to define how they view their community today, and what their ideal vision is for Apopka in the future.

The forum – as with all the Visioning Apopka meet-



Facilitator James Anaston-Karas holds a microphone for a man to speak.

ings – will be led by trained facilitators headed up by visioning consultants Keith and Schnars from Fort Lauderdale.

See FORUMS Page 10A

The Apopka Chief, September 18, 2015, Page 10A

Forums: Two more community forums planned

Continued from page 1A

dale. Each community forum is meant to target residents living in a particular quadrant. The September 15 forum was targeting the downtown area. Therefore, the consultants were interested in learning about the vision residents have for that quadrant.

The second community forum was held past press time on Thursday, September 17, at Apopka High School cafeteria. The third community forum is scheduled for Tuesday, September 22, from 6-9 p.m. at University of Florida, IFAS/Mid-Florida REC, 2725 Binion Road. The fourth community forum will be held on Saturday, September 26, from 1-4 p.m. at Wolf Lake Middle School, 1725 W. Ponkan Road.

A business forum is slated for Tuesday, September 29, from 6-9 p.m. at the Apopka Community Center/VFW building, 519 S. Central Avenue.

In addition to interactive forums, the city has been encouraging residents to fill out and submit surveys. The survey asks questions about what the takers would like to see improved in the city. Surveys are available at the Visioning Apopka website, www.visioningapopka.net, as well as in printed form.

“What are your hopes and dreams? What would you like to see the city become over the next 10 to 15 years? I’ve been talking for months and months about what I’d like to see. That’s one man’s opinion, but tonight, it’s your opinion.” Mayor Joe Kilsheimer said to residents at the forum.

Kilsheimer introduced City Council members and their spouses, as well as vision steering committee members and Keith & Schnars PA consultants. Porkie’s BBQ provided food and refreshments.

Debbie Love, Keith & Schnars’ director of planning and outreach, introduced her colleagues involved with Visioning Apopka and discussed the structure of the community forum that includes exercises to help residents openly share ideas.

The room was set up with tables and a map taped to it. Each table had a table captain, who helped the group stay on task in accomplishing each exercise goal, as well as a table reporter, who wrote down the ideas.

“First, we’re going to talk about where we are now, because in order to know where you’re going in the future, you have to know where you are,” Love said. “If you don’t do anything, if you have no vision, what is the trend going to continue to be?”

Love shared statistics at the forum about the downtown’s employment trends and demographics over the past 43 years.

Some of the down-



Taking part in the visioning forum are, (l-r), citizen Francina Boykin; Kenneth Wenning, Keith and Schnars planner; and Rogers Beckett, city planner.

town quadrant statistics shared were that the average age range is between 30 and 49 years old, there are more females than males living in that area, and the median household income is \$51,537. Downtown has a high rate of employment of those over 16 years old.

James Anaston-Karas, Keith & Schnars vice president of community solutions, spoke in-depth about the visioning survey and the latest results of it.

“I want to let you know how excited and privileged I am to be here today as a professional city planner to help you do some heavy lifting,” Anaston-Karas said. “This visioning thing is difficult. It’s dealing with a lot of complex problems, a lot of strong emotions, a lot of strong opinions and great ideas. We hope that all of those will surface tonight; we’ll do that in a very civil manner.”

Anaston-Karas said he wanted “to emphasize that these (survey results) are very preliminary” and all the statistics have not been done yet.

He then reviewed the preliminary visioning survey results, presenting several questions and their top three responses. Questions he reviewed and their answers include “What are the top three priorities?” with shopping and restaurants being number one, downtown being number two, and appearance, number three. Another question was “What brings you the greatest happiness?” with dining out being number one, followed by shopping as number two and festivals, number three.

The community also engaged in group exercises to help jog visioning ideas. Exercises included coming up with some of the top opportunities and challenges, as well as the things that the community is doing well and therefore wouldn’t change; the general topics and themes that must be addressed in downtown area; and writing a vision statement in various categories such as transportation and safety.

In early 2016, Keith and Schnars will present a report on the visioning process.

9/18/2015

Fourth visioning forum

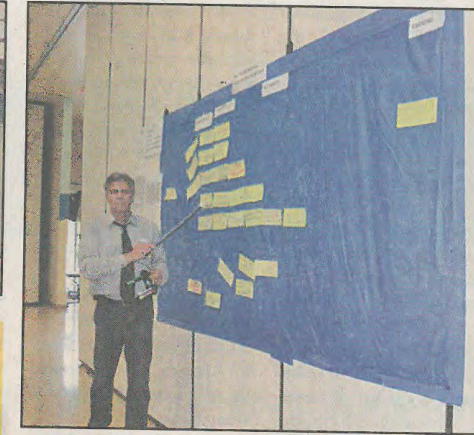


About 200 people attended the fourth Visioning Apopka community forum that was held Saturday, September 26 at Wolf Lake Middle School, targeting the north quadrant. The forum was an interactive workshop to prioritize needed city improvements for the next 10 years. See more pictures on page 8A.

10/02/2015

The Apopka Chief, October 2, 2015, Page 8A

About 200 were at Sept. 26 visioning community forum



The September 26 Visioning Apopka community forum was meant to target the north quadrant of the visioning process's area study. Everyone was invited to voice opinions, take a survey and ask questions about the city's future in terms of recreation, infrastructure and more. Free food was provided by the Backroom Steakhouse and Taverna Italiano.



10/02/2015



Business owners have their say at 5th and last forum

By Teresa Sargeant
Apopka Chief Staff

Businesses owners and organization representatives attended Visioning Apopka's business forum on Tuesday, September 29, at the Apopka Community Center/VFW Building, to learn about the city's economic trends in the last few decades and address what may be done to improve the area's economic development and other community factors.

Visioning is a process by which a community comes together to evaluate and answer four key points: "Where are we now?" "Where are we going?" "Where do we want to be?" and "How do we get there?" The process involves direct and multiple input from citizens, business and property owners, and representatives of community-based and faith-based organizations. This input will identify the vision for the future of Apopka, which is implemented through goals and action steps.

Trained facilitators headed up by visioning consultants Keith and Schnars PA,

headquartered in Fort Lauderdale, led all forums. Each community forum targeted residents living in a particular quadrant: North, Central, Southwest and Downtown.

In addition to interactive forums, the city has been encouraging residents to fill out and submit surveys. The survey asks questions about what the takers would like to see improved in the city. Surveys are available at the Visioning Apopka website, www.visioningapopka.net, as well as in printed form.

Not only were business owners given the opportunity to answer the Visioning Apopka survey, but some also answered the survey that the Apopka Area Chamber of Commerce administered.

Keith and Schnars asked the community as a whole during community forums what they wanted to see happen in the city. Many wanted to see economic development and economic strategies, said Debbie Love, project manager from Keith and Schnars.

See VISIONING Page 7A

Visioning: Economic trends addressed

Continued from page 1A

"You're here to talk with us some about what you think the economic strategies should be," Love said.

Economic trends throughout the Apopka area, such as the number of jobs in retail, industrial and office fields over the decades, were addressed. The impact of Apopka's economic state, like how Apopka is transitioning from rural to a more urbanized area over the year. Years ago, Apopka was not part of the Orlando economy, but more with the Leesburg area in agriculture. As

the metro area expanded, two events happened: the agriculture industry died down, and Apopka had to connect to the metro area via roadways.

As with community forums, business owners and organization representatives did exercises to brainstorm visioning ideas. They were thinking of opportunities and challenges the city faces, writing mission statements for various issues like urban development and job growth, figuring out strategies for bringing goals to fruition and voting on them at the end of the forum.

Bryan Nelson, county commissioner as well

as city resident, was at the forum in the capacity of a business owner, he said, since he is president and owner of Nelson's Insurance Services. He acknowledged that the forums, and the Visioning Apopka process in general, are used as "a way to get your voice heard in how you want the city to proceed."

For example, expectations about U.S. Route 441, also known as Main Street in Apopka, being cleaned up and rerouted is outside what the city can do, Nelson said.

"A lot of ideas were brought up, some of which were outside the scope that city officials can't handle,"

he said. "A lot of good people had great ideas, but their ideas were at the county, state or federal level. Although there were good people with good ideas, the city of Apopka couldn't implement those."

For now, it's wait-and-see in terms of the results of the process.

"We'll see what they come up with and at that point, we can determine how effective the process was for the city of Apopka and its residents," Nelson said.





Customers can sip lattes and play with adoptable cats.

Profile

Orlando Cat Cafe

Sandy Cagan, vice president of Cagan Management Group, couldn't stop thinking about a TV news report she saw about a "cat cafe" in New York. Customers sip lattes while sitting among, and playing with, adoptable cats. When a gym moved out of her company's flagship Cagan Crossings mixed-use development in Clermont, she decided to build her own cat cafe. Working with the South Lake Animal League, a no-kill animal shelter, she designed plans for a 1,400-sq.-ft. cafe connected — via double-doors — to a 750-sq.-ft. cat "play area" where, Cagan says, people will be able to "play with the cats, cuddle with the cats, read a book or just hang out and enjoy the cats." The cafe will likely have between 12 and 15 kittens and cats available for adoption at any one time, overseen by volunteers from the animal shelter. Cagan says she hopes to have the cafe open by the spring.



Sandy Cagan is vice president of Cagan Management Group.

Players

SeaWorld Entertainment named **Matt Rearden** senior business development officer, a new position. Rearden had been the marine park operator's vice president of business affairs.

Rollins College Provost **Carol Bresnahan** left as part of a leadership transition that included hiring **Grant Cornwell** as president.



Matt Rearden

Business Briefs

APOPKA - Orlando developer **MMI Development** will front \$6.2 million to pay half the cost of an interchange off the State Road 429 toll road to serve a 272-unit apartment complex it plans to build. The city will repay the developer over 10 years.

DAYTONA BEACH - A Volusia County judge blocked a proposed referendum that would have made it more difficult for the county to further reduce driving on the beach.

LAKE BUENA VISTA - **Disney** will break ground next year on a 14-acre complex based on the *Star Wars* film franchise. An opening date has not been set, though construction is likely to take several years. Disney also announced that this holiday season will be the final one for its 20-year-old Osborne Family Spectacle of Dancing Lights. Disney plans to demolish the area inside its Disney Hollywood Studios theme park to make way for the *Star Wars* land and other attractions.

ORLANDO - The **University of Central Florida** revised its plans for a **downtown campus** to begin with a single \$60-million building that would serve an estimated 7,500 students upon opening. The university will ask the state to pay a third of the cost. Gov. Rick Scott vetoed money for the campus last year. **CNL Financial Group** will spin off its **CNL Commercial Real Estate** arm into a separate company lead by the real estate firm's existing management and HQ Capital Real Estate. **J.A. "Jim" Hinson**, former president, CEO and chairman of the Dr. Phillips Charities, died Sept.

21. As head of Dr. Phillips, Hinson oversaw more than \$150 million in grants to area charities and was also active with organizations such as the Orlando Health Foundation, the YMCA, United Arts of Central Florida and Florida Citrus Sports.

ORANGE COUNTY - Republican state Rep. Bob Cortes of Altamonte Springs filed legislation aimed at privatizing the **Central Florida Regional Transportation Agency**, which operates the Lynx bus system.

OSCEOLA COUNTY - Commissioners approved a long-range sector plan to guide development of **133,000 acres of ranchland** owned by the Mormon Church.

Commissioners rejected an ordinance that would have extended a **living wage** to county contractors. **Harris Corp.** signed on as a partner in an advanced manufacturing research center being built in the county. Construction is expected to start in November on an extension of the **SunRail** commuter-train system from southern Orange County to Kissimmee.

PALM BAY - Publicly traded **Oakridge Global Energy Solutions**, which makes batteries and other energy storage products, will invest \$270 million and add 1,000 jobs after negotiating an incentive deal with the state.

SEMINOLE COUNTY - Ignoring objections from Gov. Rick Scott, the Florida Cabinet voted 3-1 to spend \$4.1 million to buy the development rights to the nearly 1,300-acre **Kilbee Ranch**. The property will continue to be used for cattle grazing.

POINCIANA - Atlanta-based MDMH Partners bought 52 acres near I-4 and U.S. 27 and plans to build **three spec industrial buildings**.

Oakland preserve signals hope for Lake Apopka



A patch of abandoned citrus grove along Lake Apopka was bought for restoration 15 years ago by environmentalists.

By KEVIN SPEAR
Staff writer

OAKLAND — Just as restoring a home can spark renewal of a decaying neighborhood, an emerging nature preserve is meant as a beacon of hope for an infamously ailing lake in Central Florida.

Oakland Nature Preserve is a dot on a map next to the 50-square-mile Lake Apopka in Orange and Lake counties.

Yet the sweep of the place includes a pioneer museum, forests of longleaf pine and wire grass and not quite a mile of boardwalk that winds through hidden interiors of wetlands to a vista of lake water as big as an ocean bay.

Oakland Nature Preserve

has the caliber of a state or national park but with a surprising admission charge: It's free. The private, nonprofit venture in environmental protection exists largely through donations and volunteers.

"People run from me at cocktail parties," said Jim Thomas, president of Friends of Lake Apopka, which brought the preserve to life and remains its primary advocate. "We have no debt."

In the mid-1990s, Friends of Lake Apopka began rallying for purchase of a lake-side tract that would host an outdoor classroom for comprehending and appreciating one of the state's great environmental shames as well as one of its most ambitious ventures in restoration.

Lake Apopka was degraded badly through the last century by discharges from citrus and sewage plants and farming, practices that no longer occur. The state has spent nearly \$200 million to reverse extensive harm to the lake's water and ecosystems.

The group landed a state grant of \$560,000 for the purchase in 1999 of 95 acres at the lake's edge in Oakland.

The tract then was a hodgepodge of abandoned citrus grove, pine plantation and a landfill where area residents dumped yard waste.

From that landfill, countless varieties of exotic trees, shrubs and other landscape

plants sprouted and contributed to an expanding jungle that otherwise should never be seen in Florida's wild places.

As preserve volunteers cut down dead orange trees and non-native pines, they also went to war with invaders such as chinaberry, lantana and castor bean.

The exhausting work was a rescue mission for desirable native species, including cinnamon ferns, elderberries and longleaf pines.

Efforts during the past 15 years include \$3 million invested, a visitor and education center that evokes pioneer life, nearly 128 acres now under rehabilitation, miles of trail, regular visits by students and more than 25,000 hours of volunteer work.

Volunteers have come from churches, Scout groups, Rotary clubs and AmeriCorps, a federal service program. Donations have been made by individuals, state programs and local businesses, the names of which are emblazoned on benches, boardwalks and placards.

As natural Florida has taken hold again at the preserve, its various ecosystems have been repopulated by a variety of wildlife, including gopher tortoises, black bears and a host of birds.

Yet during a recent walk along the boardwalk to the lake's edge, Thomas said the enormous effort and visible results amount to a third of the progress needed to complete the preserve.

From a pavilion at the end of the boardwalk and perched over Lake Apopka,

Thomas pointed to a forested island several hundred yards away that one day with great cost and effort could link to the preserve.

The lake itself remains a work in progress as a host of efforts to cleanse its green, nutrient-rich water have brought only incremental improvement.

Also ahead for the preserve is the ongoing battle to ensure that native plants aren't smothered by exotic varieties.

To that end, the boardwalk handrails display framed explanations — including name, description and origin — of vegetation within view.

Unwanted invaders include wax begonia, wild taro, Peruvian primrose-willow, balsam poplar and giant brake fern.

Welcomed species include dahoon holly, lizard's tail, pickernelweed, swamp dogwood, royal fern, peppervine, wild Boston fern, American beautyberry and creeping bramble.

If not for photographs in framed explanations of vegetation, the greenery would be hard to tell apart for many newcomers.

For Thomas, a fourth generation Floridian with degrees in biology and an environmental consultant who specializes in native plants, a walk on the boardwalk is a step-by-step reminder of what's ahead.

"We've got to get rid of these right away," Thomas said, pausing before another invader, night-blooming jasmine.

kspear@tribpub.com



An alligator lurks near the boardwalk that winds through the interior of wetlands.



The abandoned citrus grove along Lake Apopka is still under restoration, with many original species reintroduced.

PHOTOS BY GEORGE SKENE/STAFF PHOTOGRAPHER

Candidates talk economic development at forum

Six candidates are vying for two City Council seats in this March's election, yet only three were able to show up at the Wednesday, January 13, candidate forum hosted by the Apopka Area Chamber of Commerce.

Seat 4 incumbent Bill Arrowsmith, and Seat 3 challengers Alice Nolan and Doug Bankson were at the forum that was attended by about 30 people. Seat 3 incumbent Sam Ruth, and Seat 4 candidates Young Kim and Kyle Becker were not there.

Held at the UCF Business Incubator on McGee Avenue, Ginger Gadsden, CBS affiliate News 6 anchor, moderated the Apopka City



Candidate Alice Nolan (c) shares a light-hearted moment at the forum with (l) Bill Arrowsmith, Seat 3 incumbent, and Doug Bankson, fellow Seat 4 challenger.

Council Candidate Forum.

After the candidates introduced themselves to the audience, each person was given 90 seconds to reply

to Gadsden's questions, followed by a question-and-answer session from the audience and closing remarks. Since the Chamber hosted

the forum, all questions were related to Apopka's economic development and state of commerce.

Throughout the forum,

the three candidates agreed that the city has a healthy business community dedicated to continued development, as well as an overall community that seeks to thrive, which can be accomplished by doing away with divisions between residents, and personally outreaching to citizens and taking care of their needs.

When speaking about the city's economic state, Arrowsmith said the business community is good, and he "likes to come back and take care of what we have here first," and to be more aware of small businesses' needs.

"If you're treating busi-

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nesses that are here now right, then it's going to show," he said.

Nolan said the businesses in town appear to share the vision of growth, and Apopka has "the employers that employees are looking for."

Bankson said Apopka has "an excellent foundation. Our predecessor has left us a tremendous foundation to build upon. I like to say that you don't knock down the first floor to build the second one, and we need to build upon our strengths."

Apopka's northwest location in Orange County can be leveraged and be marketed as the economic leader in that area, in which the local airport can attract business opportunities to the region, Bankson said.

Wekiva Parkway may be the draw for industrial businesses to set up shop in Apopka, Arrowsmith said. Also, the city has plenty of land that can be developed for commercial and industrial purposes, he said. Now in development, Wekiva Parkway is an estimated \$1.6 million project that will connect U.S. Highway 441 in Apopka to Interstate 4 in Sanford and complete the beltway around Central Florida while assisting to protect the natural resources surrounding the Wekiva River.

To Nolan, refurbishing community historical buildings can reduce costs and, while the city needs new buildings, restorations are also a good way to not rely as much on taxpayer dollars. Bankson said partnering with private sectors can grow Apopka as an attraction, and that people should not rely too much on government to do what citizens can accomplish together.

"Government is not supposed to get in the way," Bankson said. "I've equated it to an umpire in a baseball game. No one goes to see the umpire. They go to see the teams play, but the umpire is very necessary to make things equitable and fair for the teams. They (umpires) don't get up and change the scoreboard, they don't mess with the game, but make sure that everything is fair and right so the teams can play."

Candidate introduction

Each candidate introduced himself or herself to help attendees get better acquainted with each of them.

Arrowsmith, a community banker and realtor, was first elected to the council at 26 years old and has served on the council for 39 years, including the past 20 years as vice mayor. He is a U.S. Army veteran and has lived in Apopka for 60 years of his life. He is married with three grown children and five grandchildren.

"When I was first elected to the commission, our budget was \$800,000," Arrowsmith said. "Today, it's \$90 million. So there have been a few changes there."

Alice Nolan, a homemaker with work experience in commercial real estate, is a sixth-generation Apopkan and a lifelong Apopka resident. She lives with her husband and three children in the downtown area, and has worked in commercial real estate. As a child, her grandparents often took her to City Council meetings and historical society meetings to help her understand she has a duty to serve her community.

Doug Bankson, founding senior pastor of Victory Church World Outreach, first moved to Apopka in 1982. He left the city to seek an

education and the ministry, but returned to Apopka. He is married with four grown children, one of whom is his campaign manager.

"It positions me very well, from budget to getting people to work together," said Bankson about his pastoral role. "We deal with everything in a CEO-type position; you have to oversee everything from budget to getting people to work together. There are different things I see in the city that seem to be pulling apart at the fabric. We need to pull together."

Areas that need development/revitalization

There are "several areas" in the community that could benefit from revitalization and development, Arrowsmith said. However, the western and south side, where there is an industrial area, is a place on which to concentrate, especially where the new Florida Hospital Apopka is being constructed, he said. Arrowsmith was on the hospital's original board at the time the hospital was taxpayer-funded.

"It's wide open for growth in that area (of Apopka)," Arrowsmith said.

As the city keeps finding places to revitalize and de-

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The Planter

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velop such as in the north, it also has to remember about taking advantage of renewable energy sources, Nolan said.

"We're the Foliage Capital of the World, and we're going green, so let's keep doing that in a different way," she said.

Downtown is an area that Apopka "can spruce up," Bankson said.

Attracting new businesses

Being asked whether they would turn any business away, all three candidates said none should be turned away. However, they clarified they were not speaking about businesses like adult-entertainment clubs.

Nolan said businesses should be researched and see what they can provide the community. "They might look like the wrong business, but you never know," Nolan said. "Some left-field ideas have been the greatest."

"It's a draw in what we want and what the market dictates," Bankson said.

Recently, Arrowsmith was driving on U.S. 441 in

Mount Dora, where he saw a new building go up. It turned out to be an AutoZone, which took him by surprise, but he understands the reason for its presence there.

"People have heartburn with dollar stores and AutoZone, but these are major corporations. They know where the money is, and they know the demand."

Social media

As prevalent a communication tool as it is in modern times, the three candidates agreed that social media can also be a "double-edged sword," to use Arrowsmith's words, where comments there can ruin a business and pull rival candidates down.

Rather than use the Internet to communicate with each other and especially to complain about topics and businesses, there needs to be more face-to-face interaction, the candidates conceded.

All three candidates have social media accounts.

Medical marijuana

The reality of a medical marijuana industry cultivated in Apopka is "inevitable," said Arrowsmith. Legislators are discussing laws on the topic, licenses are being granted to such companies, and the City Council has passed ordinances affecting medical marijuana companies that want to establish a location in Apopka.

However, he said, "that does not necessarily mean they're (medical marijuana industry employees) a bunch of potheads. It means they're going to work every day, and possibly at high-paying jobs."

Arrowsmith brought up his trip to Colorado six months ago, where he said the availability of medical marijuana was ubiquitous, yet he believes the medical marijuana industry should not be prevented from doing commerce in Apopka.

"I hate to see us get to that point (like in Colorado), but as far as the growing of it in a controlled area, there are safeguards in place," Arrow-

smith said.

Bankson emphasized the importance of contrasting recreational marijuana and medical marijuana, saying ingredients of plants in general have been used for medicine "that can be abused, but have been used well." He said there is an ingredient in cannabis that can be extracted for medicinal purposes without rolling up the plant to smoke it for recreational reasons.

"Having something that allows production of which can be used in a legal and safe form that protects society, that's what is at issue there," Bankson said.

Nolan asked why the city can't entertain the idea of the medical marijuana industry being present in Apopka. She said there is already a store in Altamonte Springs advertising medical marijuana. The medical marijuana industry in Apopka can bring in jobs, Nolan said, and acknowledged there are industry employees who don't smoke cannabis.

1/21/2016



City Commissioner Billie Dean (l) gestures as he speaks to Mayor Joe Kilsheimer during the workshop.

City Council approves sales pact for town center; second vote still needed

By John Peery
Apopka Chief Staff

The first of two necessary steps to bring a developer on board for the long-awaited town center was approved by the City Council on Friday, January 15.

Following a 45-minute workshop with Taurus Southern Investments, the City Council voted 4-1 to OK the sales agreement between the city and Taurus. City Commissioner Billie Dean vot-

ed no, saying he wanted Taurus to pay interest on the value of the property that it wouldn't buy until years down the road.

The second step in the process will be a development agreement that must be voted on by the City Council within 60 days of the January 15 vote.

If the development agreement is not brought before the City Council by the middle of March or if it's voted down by the council, the deal is off.

The agreement calls for Taurus to pay \$150,000 per acre for the property the city owns near the intersection of U.S. Highway 441 and State Road 436. The developer would pay for the property only as it begins to develop the acreage. About 35 acres was discussed as being a part of the project, according to the sales agreement the City Council approved last week. A third-party appraiser

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Center: 140,000 people live in center's trade area, spokeswoman said

Continued from page 1A

paid for by the city said the land was worth about \$217,000 per acre.

Market information

Three or four restaurants are among the proposed businesses for the first phase of the town center, according to Jill Rose, a vice president with BishopBeale, an Orlando real estate brokerage firm. Rose said no businesses have been signed, but mentioned restaurants such as BJ's Restaurant & Brewhouse, Cheddar's, Tijuana Flats, and Jersey Mike's as possibilities.

"The trade area is very strong from a demographic perspective," Rose told the City Council.

She said her L-shaped study area that included the immediate Apopka area, as well as into the Sweetwater and Wekiva areas of Seminole County, contained about 140,000 people in about 51,000 households. Each of those households has an average of 2.7 people and the median age of the study area is 38, Rose said.

"The median income is very strong from the perspective of looking at the overall state of Florida, which has a median income of about \$46,000 a year," Rose said. "This trade area has a median income of \$56,000 a year and an average income of about \$74,000 a year. Retailers look at median income because averages skew too easily. If you have really high, high-end homes or low-end homes, it will skew those numbers easily, so we look at median income. Fifty-six (thousand dollars) to a lot of retailers - it's very strong. We were happy with that.

"Those people don't have any retail destination to go to on a permanent basis," she said. "We felt like they would come here."

She said the project's anchor may be an organic or specialty grocer, although she immediately pooh-poohed notions of two well-known grocers coming to Apopka. "Fresh Market's not going to come here nor Whole Foods and probably not Earth Fare, either. However, there are other users who fall into that category like Sprouts Farmers Market, Lucky's Market, even potentially Freshfields Farms," she said.

Rose said the 52,000 vehicles per day that travel in front of the acreage is "very, very strong," she said. "That's great visibility for a lot of retailers. They like that."

Hair salons and nail salons would likely be among the mix of retail, Rose said, adding that Taurus will seek national, regional,



What to do with Highland Manor is one of the big questions concerning the town center project.

and local businesses for the project.

Medical-based storefronts are also a real possibility, she said.

Kim McCann, of Eleven18 Architecture of Orlando, said a five-story hotel and a parking garage are also potential parts of the town center, as would be a pedestrian bridge over U.S. 441, connecting the property on the north side and south side of the highway.

Saying the project would have a "strong pedestrian access," McCann added that the center would be family-friendly and would be "designed with the pedestrian in mind."

Highland Manor

Currently, Highland Manor, a house more than a century old, sits on the property, but it's not in Taurus' plans to keep the building where it is. Instead, Taurus wants to move it - it was moved to this spot more than 30 years ago - to a small peninsula that juts into the retention pond on the property.

"Highland Manor being relocated to the peninsula under the historic oak trees, we feel, is the signature spot, is the prime spot," McCann said in response to a question from Commissioner Diane Velazquez. "The view from 441 in either direction is basically creating the marquee, the signature of Apopka city center. We felt in its current location it would get swallowed up by the five-story hotel, by surrounding casual restaurants and the lake and parking lots. We really felt it was more important than that. That is why we proposed to move it.

"It's not the location that's historic; it's the building."

Mayor Joe Kilsheimer said moving the building is not a sure thing.

"We believe it's feasible (to move Highland Manor) so it's not a 100-percent done deal that it's going to move to the peninsula," the mayor said. "It may be, as

we go through the negotiation of the development agreement, that some other solution to Highland Manor might have to come about. It could be that Highland Manor stays exactly where it is in some kind of different configuration or, as Commissioner (Billie) Dean suggests, we might move it to another location.

"I just want to leave people with the impression that the discussion of Highland Manor, as well as the discussion of all the various elements (of the town center), will be more specifically hammered out in the development agreement. We believe all of this is possible based on the preliminary research that both the city and Taurus has done."

Dean had suggested moving Highland Manor to the Station Street area between Park Avenue and Central Avenue where the historic train station is located.

Highland Manor is used for special events purposes, such as weddings, as well as business and community events.

Steve Gunter of Dubsdread Catering has an agreement with the city to book and cater events there, mostly weddings and corporate events. He pays the city a portion of the income from events at the Manor each month. Over the past 24 months, the city has received about \$293,000 from Dubsdread's business there with a net income of about \$118,000 for the city after expenses of electricity, gas, water, alarm-monitoring, maintenance, and repairs.

Last week, Gunter said he had no problem with the Manor being moved.

"If Taurus ends up moving it and makes it special again in a nice setting, that will be great," he said. "We'll pick up where we left off. We genuinely believe if the town center is special, then we'll be even more special. At the end of the day, we hope they think building it around the Manor will make it special."

No matter what eventually

happens to it, the city is requiring Taurus to give 12-months notice to the city and Gunter before it is moved or closed.

Traffic flow

The one thing most everyone can agree on is that the awkwardness of the intersection of U.S. 441 and SR 436 makes it troublesome for ingress and egress to the property that will hold the town center.

During the workshop, Bob Lochrane of Lochrane Engineering of Orlando said the concept at this point was for a traffic light to be installed at the intersection of U.S. 441 and McGee Avenue on the west side of the town center location and one to be installed at a reconfiguration of Sixth Street that would meet up with the westernmost entrance of Apopka Plaza, which fronts U.S. 441 and is nestled between there and SR 436.

Because the highway is under control of the Florida Department of Transportation, that agency controls what happens on U.S. 441.

"I have not had any direct communication with FDOT on this," Lochrane said. "We have had our in-house traffic consultant look at the overall view of the cars on 436 and 441 to come up with the program we are discussing today. We wanted to get more of a commitment on the overall project with the city before actually having a formal discussion with DOT on this. We're prepared to do that right now."

He went on to say his company would work with DOT and city staff to come up with the traffic plan for the project.

Jeff McFadden, managing partner with Taurus, said the 60 days would allow his company to meet with DOT and city staff "so we can get a better gut feeling" as to the agency's thoughts on the preliminary traffic proposals.

An investment

Mayor Kilsheimer said the city paid about \$450,000 an acre about 10 years ago for the property. That totaled about \$17 million.

"All of the money that the city has spent so far, even the \$450,000 per acre spent in 2007 was an investment in the city's future. That's what I think we're continuing to talk about today, is making an investment in the city's future," Kilsheimer said. "The \$150,000 per acre is a price that Taurus has proposed that will help them get started."

He also said the property for the town center is within the city's Community Redevelopment Agency, which gives the city the

right to dispose of the property at whatever price it deems as long as it meets the objective of the city.

"That's what we're headed toward, to find out if the specific development plan that Taurus will propose in the negotiation of the development agreement is going to meet the city's objectives," Kilsheimer said.

"I think we're on solid ground with regard to the price. I completely understand that people see there is a difference between the \$450,000 and the \$150,000 but we're all headed in one big direction here, which is to try to create an Apopka that we all would like it to be. If you take all the money the city has spent so far and say, 'That's one big investment in the city,' and if where we get to is a city center that we can all appreciate and everybody goes to, then economics will mean that we get paid back. It may be a little bit longer pay-back period, but we will get that money back and we will get that money back for generations."

"The stage that we're in right now is a due-diligence stage. We're going to do our due diligence to see whether or not Taurus can deliver on what they said they can do. I am firmly convinced that Taurus has the financial wherewithal to be able to pull this off."

Commissioner Bill Arrow-smith echoed the mayor's opinions.

"I definitely think we should continue," he said, but added a caution, saying, "The one thing I'm looking for is even a ballpark (figure) of what we're going to have to spend from a city standpoint, what we're looking at, at what we're going to have to put in there. My initial thoughts on this deal were that we paid \$17 million for it and that we're going to sell it for \$5 million. That was my first impression."

"We get our \$5 million back so we can use that to start doing some of these things that we'll be doing from a city standpoint and I don't have any idea how much these improvements are going to cost. The downside of it is I wasn't expecting this breakdown of it where we are spreading (the purchase of the land by Taurus) over 10 years."

"I know the credentials of Taurus also and they are A-1. I'm not doubting that at all."

Kilsheimer said the amount of money the city will need to spend for infrastructure should be known fairly soon.

"I think we'll know that number when the development agreement is presented."

Visioning meeting scheduled for Feb. 23

The Visioning Apopka process is nearing the end, and after March, the city expects to have a course of action in hand to redirect Apopka toward a future the community has envisioned taking place over a 10-year period.

The Visioning Apopka community consensus meeting is scheduled for Tuesday, February 23, from 6-9 p.m. at Highland Manor, 604 E. Main St., Apopka, where the public will get to see conceptual results of their input.

The City Council is expected to vote on the final visioning plan in March.

The Visioning Steering Committee has reviewed goals and strategies with Keith and Schnars, the Fort Lauderdale-based firm that has been guiding the process.

Downtown redevelopment, improved walkways and lighting infrastructure, betterment of the trans-

See VISION Page 8A

Vision: Many things were discussed during process

Continued from page 1A

portation system's connection, the growth of a high-tech hub out of the new Florida Hospital campus and building eco-tourism around Lake Apopka are some of the items on the public's wish list, based on feedback collected during the seven-month visioning process.

The City Council ranked visioning goals and strategies of the community as a whole and by area of the city, based on public input, at their December 9 meeting at Highland Manor. This was a step in helping the city develop an improvement plan.

Visioning Apopka launched last July with a website and a survey made available online at its website, and in print at certain city locations. Keith and Schnars was the facilitator throughout the process, administering surveys, facilitating forums and bringing mobile information stations to neighborhoods. In the end, the survey racked up 1,200 responses.

In September and October 2015, Keith and Schnars implemented seven forums to gather residential and business input: four community forums, one business, one for African-Americans, and one for the Hispanic community.

Resident Angie Hefner was at the Visioning Steering Committee meeting. She called the process "useful" and that those involved "make it sound promising and wonderful." She knows there are some citizens who "don't want overgrowth, and others who don't want the city to be desolate."

"I want to make sure that whoever is making our decisions is considering the community's input on both sides of the fence," Hefner said.

Concept designs

The Visioning Steering Committee, members of the public and city staff received four concept designs: that of the city's welcome signage at major and minor roads, a Fifth Street promenade at the City Hall/Museum

of the Apopkans, a dining area overlooking Lake Apopka, and an open area community plaza where shoppers can sit and rest, located in front of the Apopka Community Center. This rendering includes a farmers' market, an aquaponic garden, and a splash pad.

The concept designs for the promenade and the Apopka Community Center have wayfinding signs.

The welcome signs were a major discussion point at the December 9 City Council meeting, and has been one effort to overhaul the city's image.

Features of the monument signage at major roads include limestone, a wavy metal sculpture inspired by Wekiwa Springs that also illustrate the city's growth, a water fountain, and landscaping in the lower planter. Road signage at major and minor roads will have fern sculptures.

"There's a story that it tells," said Debbie Love, Keith and Schnars project manager. "Signage always needs to be designed with a very clear picture of what you're trying to say in there."

The proposed designs of the signage have been created to give more sidewalk space by going more vertical in height than horizontal and also to make them more human sized than grand scale.

The concept design of the promenade at City Hall, conceived as a connect point from there to Martin's Pond, home of Apopka's future town center and where Highland Manor is now, is "reflective of what the community is asking for," Love said.

The concept designs will be posted on the Visioning Apopka website and be displayed at the consensus meeting, Love said.

Vision statement

Throughout the seven sessions, people have brainstormed on many facets of the visioning process, one of which was vision statements, including one to describe community-wide goals, downtown, north, south,

west and east. However differently written each statement was, one word was found in all five of them: "grow." Hence, part of the rebranding strategy includes the word "grow" as a double meaning: to illustrate Apopka's agricultural history and the city's continued flourishing.

Goals and strategies

The preliminary strategic planning matrix has been divided into goals called "pillars," modeled after the Florida Chamber Foundation's Six Pillars 20-Year Strategic Plan meant to guide the state's growth.

The Six Pillars 20-Year Strategic Plan has the following pillars: talent supply and education, innovation and economic development, infrastructure and growth leadership, business climate and competitiveness, civic and governance systems, and quality of life and quality places.

Visioning Apopka's strategic planning matrix includes five pillars like the Six Pillars 20-Year Strategic Plan, but merges "business climate and competitiveness" and "innovation and economic development" into one pillar.

The strategies under each pillar have implementation steps, including estimated cost and method of execution. Strategies also have what department or individual is responsible for carrying out the strategies such as the mayor or administration, the start year, duration of completion and how far each strategy is complete percentage wise.

Performance measures will be used to gauge the advancement of each pillar. For example, under the economic development and business climate, the city would have to aim to at least achieve a minimum of 1,500 new local jobs for 10 years.

Compared to other pillars, the improvement of civic and governance systems has seen some progress of several proposed strategies including the 2017 rollout of a five-year Recreation Master Plan that will expand recreational and social activities.

Apopka's future depends on list of realistic priorities

This week's community consensus meeting with regard to the city's visioning process certainly drew a good crowd. Seeing about 100 people interested in what has come out of the seven-month process is a good indication that Apopka's citizens are truly interested in the future of their community.

Yes, it's very likely that some of the people there were interested in one specific issue in the city, but even if that is true, their presence showed their desire to help make Apopka a better place to live, work, and play.

Keith and Schnars did a good job of facilitating the visioning process since it began last July and the many items that made the list as presented to the public at the consensus meeting on Tuesday, February 23, all seem well and good.

But, looking deeper, it's clear that the most important issue to come out of the visioning process will be a list of priorities as well as projected costs.

There are many capital items in the report from the need for more streetlights to a skatepark to an aquatic center, and much more.

There are also plenty of non-capital items on the list, such as improvement of the city's website, which needs to be done, hiring of an economic development director, and branding/marketing of the city.

Some of those projections are one-time costs; others, such as personnel hirings, are ongoing expenditures.

And, that's where the rubber meets the road.

We'd all love to live where ev-

eryone can afford everything, but we don't. No place is a panacea, but Apopka comes close.

Finding the necessary funding for capital projects and other expenditures, either through city government or private entities, will not be easy.

For instance, this city has long needed a community pool. Several years ago, it appeared as if that might come to fruition as funds were raised to have YMCA build a center in conjunction with a new campus for Apopka High School. The YMCA would include a community pool. It was the perfect scenario for this community. However, very late in the game, the Central Florida YMCA pulled the plug on that effort and dashed the hopes of many in the community. We're still scratching our heads on that one.

Now, instead of having enjoyed the YMCA for a few years, we are finding out that an aquatic facility alone could cost an estimated \$10 million. At that price, it would be a fine facility, but finding the funding for that type of project would be a full-time job in itself.

While there are some things in the visioning report that seem to be a little bit unrealistic, most of the report contains improvements that the vast majority of people would like to see come to fruition.

However, it will take plenty of time and dollars for those items to be realized.

Apopka's future will be determined by its citizens and city government as to how we respond to this visioning report. We must determine a list of realistic priorities and stick to it.

2/19/2016

2/26/2016

About 100 residents hear more about city's visioning process

By Teresa Sargeant
Apopka Chief Staff

The Visioning Apopka Community Consensus meeting had a turnout of about 100 people at Highland Manor on Tuesday, February 23, when more residents learned about the concept designs, and the goals and strategies public input brought forward and which the City Council ranked.

The evening's agenda included laying out the visioning process's objectives and what the outcome of the plan means, the progress of Apopka's visioning plan over the seven-month span, the summary of the proposed plan, "Grow Apopka 2025 Vision," and

public feedback.

At its March 16 meeting, the City Council expects to vote on the final strategy blueprint.

The meeting's format allowed attendees to comment and debate the presented ideas and seek effective solutions.

The preliminary concept drawings, goals and strategies and vision statements were introduced at the February 4 Visioning Steering Committee meeting at the Fran Carlton Recreation Center.

At the public workshops, where attendees brainstormed about process strategies and goals, 234 ideas and dozens of visions were contributed. Of those, 95 were ranked by the City



Bob Cambric, deputy project manager, speaks to citizens just prior to the start of the meeting.

Council, while 33 were listed as refined strategies and goals, according to Debbie Love, Keith and Schnars project manager.

Keith and Schnars of

Fort Lauderdale led the visioning process. The city paid more than \$130,000 for the company's services.

See VISION Page 9A

Continued from page 1A

William Ryan, a former 12-year resident of Maitland, said that as a new Apopka resident for the past three years, he wants to be involved with Visioning Apopka and see it "grow in the right direction." He said he appreciates the "unique" process that has been "eye opening."

At the consensus meeting, Ryan spoke up about his opinion on code enforcement. Later, when the public was invited to refine the visioning language on code enforcement, he participated.

"They were mentioning about having more code enforcement officers, and I'm certainly in favor of that, but what I didn't want was that they're going to nitpick every code infraction," Ryan said.

He added that he agrees with code enforcement officers taking action on community "blemish" issues such as a mattress on the front yard, "but I'm hoping they won't go around and start measuring hedges."

Resident Deborah Mitrovka learned about Visioning Apopka through the city's website. As a 12-year resident, she has been involved with the process to "see the potential that Apopka has to offer."

She also addressed code enforcement and the city's welcome signage at the consensus meeting. "My main concern is the image of the city and how it's perceived," Mitrovka said. "It starts with signage and builds momentum from that."

Infrastructure and growth leadership

Under infrastructure and growth leadership, one strategy is adopt a transportation master plan that, among other elements, will have a pedestrian, bicycle and other non-vehicular circulation plan that complement the West Orange Trail. The transportation master plan would cost about \$150,000.

Other proposed strategies under the infrastructure and growth leadership pillar are: erecting way-finding signs, redesigning downtown, including its location, establishing affordable housing opportunities, code enforcement, and growing Kelly Park Crossing and Wkiva Interchange in the northwest hub.

In establishing Fire Station No. 6 near Harmon Road, the project will cost about \$2 million, including construction of the station, equipment and personnel.

Quality of life and places

Some of the strategies for quality of life and places are under way such as the Fourth of July fireworks, which the city will launch this year at the Northwest Recreation Complex to the tune of about \$50,000; police outreach like Cof-

fee with a Cop, held last month; and expanding Alonzo Williams Park's facilities, which the city is applying for a \$850,000 grant. Starting this year, the city will erect a monument honoring Sarah Mead and other black early settlers of Apopka. The city hopes to finish this project by 2020, and the cost is roughly \$50,000.

Continued from page 4A

inspections should be pursued to disarm Saddam (the French-Russian approach), but never whether Saddam had WMDs.

For years, since at least 1990, the world was certain that the Iraq dictator was ever-assuredly securing WMDs.

If I may, my personal experience is instructive: I began working this issue at the Center for Strategic & International Studies (CSIS) in 1991, and then continued in graduate school, as a professor, and as a researcher for various think-tanks. All along, I supported the Democrats in the White House—that is, Bill Clinton and Al Gore and crew—when they entered to clandestine WMD sites. By 2003, inspections had not occurred in Iraq in five years, which concerned George W. Bush and his team greatly in the post-9/11 world.

In my lectures on Iraq still today, I quote lengthy articles from *The New York Times* and *Newsweek* that detailed Saddam's frightening covert biological and nuclear programs. Check *The Washington Post* (Barton Gellman, "Iraq Works Toward A-Bomb," September 30, 1998); *The London Times* ("Defectors say Iraq tested nuclear bomb," February 25, 2001, and "Iraq will have nuclear bomb in months," September 16, 2002); *The New Yorker* (Jeffrey Goldberg, "The Great Terror," March 25, 2002); *U.S. News & World Report* (Richard J. Newman, "Stalking Saddam," February 23, 1998); *Newsweek* (John Barry, "Unearthing the Truth," March 2, 1998); or *Time*, the *Los Angeles Times*, the *Wall Street Journal* or other publications. Some of these articles laid out not merely nuclear programs but supposed secret nuclear tests conducted by Saddam. Peruse transcripts from major TV news broadcasts: CBS, ABC, NBC, CNN, MSNBC, CBC. Check the BBC and NPR. And don't neglect the full-blown books published by top houses, like Khadr's *Hanana's Saddam's Bombmaker*.

Watch the terrifying November 23, 1997, clip of Bill Clinton's secretary

of defense, Bill Cohen, on "Meet the Press with Tim Russert," laying out the Clinton administration's horrifying projections on Saddam's WMD production in the absence of inspections. Russert, usually merciless in grilling people, naturally accepted Cohen's details; there was no reason to doubt them. I used to show my students an amazing video of Clinton's security team—Cohen, Sandy Berger, and Madeleine Albright—being shouted down by extremely rude students in a forum at Ohio State University in February 1998, which CNN broadcast as an "International Town Meeting." Despite the embarrassing behavior of the students, the Clinton team hung in there, urging that America "must get those WMDs." I also regularly showed my students the November 1997 CNN special report, "Showdown with Iraq."

This is just the tiniest sample of what was always fresh and available. I began collecting such material at CSIS. I maintained the briefing book (actually, literal briefing books) on this subject for our senior analysts, who were CNN's regular analysts, and most of whom voted for Bill Clinton. In one case, we discovered and blew the whistle on a suspected Iraq WMD site near Kirkuk. Dan Rather grabbed the story and made it his lead in an October 1992 "CBS Evening News" broadcast. Yes, that was way back in 1992, when even then, we were being told that Saddam was on the cusp of an operational nuclear weapon.

George W. Bush, like all of us, first heard about suspected Iraq WMDs from the media in the 1990s, long before he was governor let alone president. The press was unanimous in reporting daily that Iraq was producing, if not harboring WMDs in defiance of the 1991 U.N. ceasefire. There were never-ending reports that Saddam was months away (estimates ranged from six to 18 months) from a nuclear bomb, on top of his equally alarming bio and chemical weapons arsenals, which he previously employed against "enemies," ranging from Kurdish children to the Marsh Arabs to the Iranians and Israelis. He promised to "scorch half of Israel" with "chemical gas."

It was because of Saddam's obstruction, remember, that the Clinton ad-

ministration increasingly bombed suspected Iraqi WMD sites throughout the 1990s, so often that Thomas Friedman of the *New York Times* quipped that Saddam Hussein was the reason God invented the cruise missile.

Thus, by 2003, President George W. Bush had correctly calculated that Saddam's WMD arsenal, after at least five years of no inspections, was an intolerable, unacceptable risk in the wake of 9/11.

This was a fully legitimate fear, with Bush's suspicion of Saddam's stockpiles first informed not by his advisers but, instead, by the media that informed all of us in the 1990s, years before Bush became president.

In short, all of that very recent history was forgotten by an emotional, angry political left after our troops didn't find the WMD stockpiles we all expected.

Of course, we did discover some WMDs in Iraq after 2003 (everyone forgets that), and chief inspector David Kay found both Iraqi "infrastructure and intent" to ramp up WMD production once Saddam later figured he was in the clear. We did not, however, find the warehouses of WMD stockpiles we expected. (The better question is why not and what happened to the WMDs.)

Finally, aside from these facts, imagine strictly for the sake of argument that George W. Bush did lie about WMDs. That would mean that he and his administration went to war in 2003 for a fallacious if not treacherous reason they knew would be exposed the moment we got to Iraq and found no WMDs. They would have pursued this self-defeating tactic realizing it would be revealed as a farce very soon, certainly by the next year, meaning the very year (2004) that Bush ran for re-election. It would have been a mission of political suicide, probably even impeachable.

In short, Donald Trump can legitimately question Bush's decision to invade Iraq. But, his charge that George W. Bush lied about WMDs is outrageous.

This is an old smear that needs to be ended, not resurrected by the Republican front-runner for president.

Dr. Paul Kenzog is professor of political science and executive director of The Center for Vision & Values at Grove City College.

Continued from page 1A

marketing and branding of the city, including rebranding the city because indoor foliage is no longer Apopka's predominant industry, Cambric said.

Apopka also needs to improve its website so visitors can more easily find the city's contact information, establish a job or a department that handles economic development, said Cambric.

The community redevelopment area hasn't been as "vibrant as it could" be, Cambric said. Revising it is a proposed economic development goal, along with evaluating the several parcels of city-owned land that no taxes are collected on to see how Apopka can make the most of those properties or put them on the market for private sector businesses.

An annexation study of pockets of unincorporated Apopka was also a proposed economic development goal. In 2004, the city inked a joint planning agreement with Orange County covering what areas the city can annex into 2025. Visioning Apopka estimated that the price tag would be \$65,000.

Each year, another strategy is to produce at least 1,500 jobs per year over a 10-year period in order to grow the economy. Creating new jobs would foster the local economy because employees will shop, eat and run errands at city-based businesses, Cambric said.

Infrastructure and growth leadership

Under infrastructure and growth leadership, one strategy is adopt a transportation master plan that, among other elements, will have a pedestrian, bicycle and other non-vehicular circulation plan that complement the West Orange Trail. The transportation master plan would cost about \$150,000.

Other proposed strategies under the infrastructure and growth leadership pillar are: erecting way-finding signs, redesigning downtown, including its location, establishing affordable housing opportunities, code enforcement, and growing Kelly Park Crossing and Wkiva Interchange in the northwest hub.

In establishing Fire Station No. 6 near Harmon Road, the project will cost about \$2 million, including construction of the station, equipment and personnel.

Quality of life and places

Some of the strategies for quality of life and places are under way such as the Fourth of July fireworks, which the city will launch this year at the Northwest Recreation Complex to the tune of about \$50,000; police outreach like Cof-

fee with a Cop, held last month; and expanding Alonzo Williams Park's facilities, which the city is applying for a \$850,000 grant. Starting this year, the city will erect a monument honoring Sarah Mead and other black early settlers of Apopka. The city hopes to finish this project by 2020, and the cost is roughly \$50,000.

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will be at the helm, the duration of completion and how much progress was done so far.

From all the information collected from citizens, Keith and Schnars arranged them into five areas, the "most prominent one" being economic development, said Bob Cambric, Keith and Schnars deputy project manager. One aspect of economic development is job creation. Of the 67,000 people in the study area, 45,000 of whom live in the city, about 27,000 people leave the area to commute to job, according to Cambric. People were asking when this trend could be reversed, especially since that trend would get worse over the next 10 years, Cambric said.

Innovation and economic development

Plans specifically to address economic development/business climate and competitiveness involve

Some of the strategies for quality of life and places are under way such as the Fourth of July fireworks, which the city will launch this year at the Northwest Recreation Complex to the tune of about \$50,000; police outreach like Cof-

sioning Steering Committee meeting. That same rendering was on display at the consensus meeting.

Proposed aspects of the monument signage at major roads include a water

See VISION Page 10A

2/26/2016



Scenes from visioning meeting at Apopka's Highland Manor



Part of the crowd of about 100 citizens who attended the meeting listens as project managers speak.



Project manager Debbie Love of Keith and Schnars, speaks to those in attendance at the meeting.



Mayor Joe Kilsheimer welcomes citizens to the meeting as project manager Debbie Love listens.

Vision: Process began in July

Continued from page 9A

fountain, landscaping in the lower planter, a wavy metal sculpture to represent Wekiwa Springs and limestone. Fern sculptures would decorate road signage, and they will also be of approximate human scale.

Brad Benmoshé, Keith and Schnars urban planner, designed the signage draft based on forum and mobile information station discussions and comments. The start of November 2015 was when he called his “Aha” moment in creating the drawings.

“I didn’t want it necessarily to say, ‘This is the new Apopka and it’s improved,’ but that it’s building on top of itself and em-

Visioning Apopka process

Visioning Apopka launched in July 2015.

For seven months, Keith and Schnars has gathered public feedback through a survey that ended up collecting 1,200 responses, a mobile information station that visited neighborhoods and passed out information and spoke with residents, and seven public forums – four for the community, one for businesses, one for the black community, and one for the Hispanic community.

Visioning Apopka also has a website for residents to stay up to date and learn more about the process.

The plethora of improvement ideas ranged from economic develop-

Vision: Process began in July

Continued from page 9A

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Brad Benmoshé, Keith and Schnars urban planner, designed the signage draft based on forum and mobile information station discussions and comments. The start of November 2015 was when he called his “Aha” moment in creating the drawings.

“I didn’t want it necessarily to say, ‘This is the new Apopka and it’s improved,’ but that it’s building on top of itself and embracing its history, and recognizes its past, and wants to continue building on it,” Benmoshé said.

For seven months, Keith and Schnars has gathered public feedback through a survey that ended up collecting 1,200 responses, a mobile information station that visited neighborhoods and passed out information and spoke with residents, and seven public forums – four for the community, one for businesses, one for the black community, and one for the Hispanic community.

Visioning Apopka also has a website for residents to stay up to date and learn more about the process.

The plethora of improvement ideas ranged from economic development and recreation to streetscape infrastructure and the fostering of Lake Apopka’s eco-tourism industry.

Visioning statement

Residents at the consensus meeting read the five preliminary vision statements, one covering community-wide goals and four others each of the city’s four regions. Each statement was worded differently, but “grow” was the one word commonly found in all of them. “Grow” would therefore be part of the proposed rebranding strategy to reflect the city’s agricultural history and the city’s continued thriving.

In December 2015, the City Council prioritized visioning goals and strategies of the community and by the different regions.

On February 4, the Visioning Steering Committee, city staff, and members of the public saw the concept designs of a promenade at City Hall/Museum of the Apopkians, a dining area overlooking Lake Apopka, a downtown community plaza, and the city’s welcome signage at major and minor roads.

2/26/2016



[City of Apopka. "Hometown Halloween in the Park" scheduled for Saturday, October, 31st 2015, at Kit Land Nelson Park! »](#)

Visioning Apopka Hosts First Community Forum Today

Posted On: September 15, 2015, 8:36 am

The City of Apopka on Tuesday will host the first of five large forums that encourage residents to help shape the future of their community.

The Visioning Apopka meeting from 6 to 9 p.m. at the Apopka Community Center, 519 S. Central Ave., will invite residents to share ideas for public improvements, facilities and services they hope to have in Apopka within the next 10 years. Participants will help to define how they view their community today, and what their ideal vision is for Apopka in the future.

The forum is targeted to residents in the downtown and east quadrant of Apopka (see map). Three other resident forums scheduled this month will have the same format and present the same discussion to other parts of Apopka. Another forum is set for businesses and community leaders. For a schedule of meetings and locations, visit www.visioningapopka.net.

Each forum will be led by trained facilitators headed up by visioning consultants Keith and Schnars PA – an engineering and planning group that works on projects throughout the state including highway improvements, environmental studies and master planning.

The group will present demographic information about Apopka. Discussions will ask meeting participants to determine their goals for Apopka's future and the challenges they feel the city must overcome to reach those goals.

The idea is to help develop a consensus among residents to direct future improvements for the community.

Citizens also are encouraged to visit the Visioning Apopka website and submit surveys. Apopka also recently mailed more than 9,000 invitations to various residents in the area to take the survey.

Keith and Schnars will utilize all the information to create a visioning plan for Apopka. The City Council will have meetings later this year to review the program and survey findings.

Establishing community vision is important to help better define Apopka among all areas of Central Florida. The city can work to develop its image – a productive reputation that reflects positively on the community and attracts businesses and residents. Apopka can identify needed public improvements, lay out community projects and complement the city's master development plan for future construction.

Category: [Apopka Florida](#), [Community Event Alerts](#), [News](#) | [Comment \(RSS\)](#) | [Trackback](#)

Leave a Reply

Name (required)

Mail (will not be published) (required)

Website

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Appendix III.



Sign-In Sheets



DOWNTOWN QUADRANT COMMUNITY FORUM,
VFW POST 10147 COMMUNITY CENTER
519 S. CENTRAL AVENUE, APOPKA



SIGN-IN SHEET
TUESDAY, SEPTEMBER 15, 2015 @6:00 PM to 9:00 PM

Name	Organization	Phone No.	E-mail
Alice Yvette Nolan			
Joseph Nolan			
DAVID JEAN ENNA			
Valynn Sala			
Carol Mc Cormie	African Reconciliation		
Jackie Brooks			
N. Freed Hunter			
Maurine Boykin	Citizen of Apopka		
Martin Kreidt			
Earl + Flo Nelson			
Randy Swankmar	AAPA Force		
Peter Jordan	Big Potato / Comm Grdn		
Prinifer Esqui	Citizen		
Albert Cordoba	Citizen		
Gail Kercher	Work planning		



DOWNTOWN QUADRANT COMMUNITY FORUM,
VFW POST 10147 COMMUNITY CENTER
519 S. CENTRAL AVENUE, APOPKA



SIGN-IN SHEET
TUESDAY, SEPTEMBER 15, 2015 @6:00 PM to 9:00 PM

Name	Organization	Phone No.	E-mail
Jim MEADOWS	AHA PLAYERS +25yr Resident		
SUZANNE KIDD	VISIONING STEERING COMM		
David Hoffmeyer	VISIONING STEERING COMM		
Vernica Cambrie	Apopka Resident		
Lucille Cambrie	Apopka Resident		
Mark Fry	Apopka Resident		
Greg Johnson	Fort Apopka Foundation		
Billie Janine Arrowsmith			
Billie L Deal			
Daniel Hinden	Apopka Resident		
FERRI NURSE	U O		
Chuck Cornesale	AFD		
Brian Bowman	AFD		
BRIAN KENNEDY	APD		
JAY DAVOLL	PS - CITY OF APOPKA		
Bob Elmquist	PS - CITY		
Teresa Sargeant	Apopka Chief		



DOWNTOWN QUADRANT COMMUNITY FORUM,
VFW POST 10147 COMMUNITY CENTER
519 S. CENTRAL AVENUE, APOPKA

SIGN-IN SHEET
TUESDAY, SEPTEMBER 15, 2015 @6:00 PM to 9:00 PM



DOWNTOWN QUADRANT COMMUNITY FORUM,
VFW POST 10147 COMMUNITY CENTER
519 S. CENTRAL AVENUE, APOPKA

SIGN-IN SHEET
TUESDAY, SEPTEMBER 15, 2015 @6:00 PM to 9:00 PM

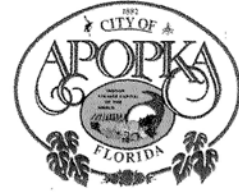


Name	Organization	Phone No.	E-mail
ROD LOVE			
ERIC COLEMAN	VISIONING.COM		
NIKKI MCGUIRE	NAOMI KIDS		
Rogers Beckett	City of Apopka		
ELN McMurphy			
MAIT KROON	THE BIG POTATO FOUNDATION		
Paul + Mary Jane Smith	resident		
John Peery	Apopka Chief		
AJ & Karen Jewell			
Sister Ann	Home Community		
Marjorie Lloyd	Rose & Lloyd Group		
Ariel Lloyd			
Ed Velazquez			

Name	Organization	Phone No.	E-mail
Randy Olson			
TERRELL HENORIN			
Pat Munro			
Jenni Morrell	Resident		
PAUL FARRELL			
LEE FARRELL			
Alicia Brown	resident		
MARtha Arroyo	resident		
Jonathan Paul	Guest		
Laura Whitfield	Resident		
TENITA REID	RESIDENT		
BOBBY REID	"	"	
Carla Prior	31 Way Foundation Inc.		
Mary Frances White	718 E 14th St		
Joanna Volante	656 S Christiana Av.		
Terry Levesque	Resident		
Wayne Levesque	Resident		



CENTRAL QUADRANT COMMUNITY FORUM
 APOPKA HIGH SCHOOL
 555 MARTIN STREET, APOPKA



SIGN-IN SHEET
 THURSDAY, SEPTEMBER 17, 2015 @6:00 PM to 9:00 PM

Name	Organization	Phone No.	E-mail
Michael Zelaya	FWAF		
Cheryllyn O. Douglas			
Jack Douglas			
Steve Coleman			
CARON MAJORS	AYALON CAPITAL		
David+Kathleen Stankiewicz			
VERNON BRUNN	Abywate		
Monica Schueter			
Celia E Popoi	FWAF		
CONSEPCION DELAROSA	FWAF		
Gloria Solis R.	FWAF		



CENTRAL QUADRANT COMMUNITY FORUM
 APOPKA HIGH SCHOOL
 555 MARTIN STREET, APOPKA



SIGN-IN SHEET
 THURSDAY, SEPTEMBER 17, 2015 @6:00 PM to 9:00 PM

Name	Organization	Phone No.	E-mail
SUZANNE KIDD	VISIONING STEERING Comm.		
Arlene Applebaum			
ALAN APPLEBAUM			
Veronica Cambria	Family - Resident		
Eileen + Mike Caroline			
Victoria Stunson	family		
Don STEVENSON	family		
Kristen McIlrath	Resident		
Lily Dudley	resident		
Autumn Nguyen	resident		
MARTHA WALLS	RESIDENT		
Ed Velazquez	RSR APOPKA		
Brian Bowman	AFD		
David Hoffmayer	VISIONING STEERING Comm.		
Fred Kinney	Resident		
SUSAN STEROM	RESIDENT		
Tami Denhart	Resident		





SOUTHWEST QUADRANT COMMUNITY FORUM
 UNIVERSITY OF FLORIDA IFSA / MID-FLORIDA REC.
 2725 BINION ROAD, APOPKA



SIGN-IN SHEET
 TUESDAY, SEPTEMBER 22, 2015 @ 6:00 PM to 9:00 PM

Name	Organization	Phone No.	E-mail
Judy Coleman Eli Riverale	-		
Kyle Wilkes JAY DAVOLL	City of Apopka CITY OF APOPKA		
Joseph Washington Cindy Hall Les Hise	" "		
Teresa Surgant	Apopka Chief		
Maureen Lewis	Apopka		
Juan B. Lugo	Duke Energy		
Albert Cor. Ortega	City of Apopka		
Jennifer Esquia Patricia DeWare	Resident / City of Apopka		
DAVID HOFFMAN	STEERING CITE MEMBER		



SOUTHWEST QUADRANT COMMUNITY FORUM
 UNIVERSITY OF FLORIDA IFSA / MID-FLORIDA REC.
 2725 BINION ROAD, APOPKA



SIGN-IN SHEET
 TUESDAY, SEPTEMBER 22, 2015 @ 6:00 PM to 9:00 PM

Name	Organization	Phone No.	E-mail
FRED SAVAGE			
Michael Briggs			
Heather Briggs			
Pauline Mathius			
Joann Castillo			
Joseph Washington			
Bill Arrowsmith			
Cheryl Pilkington			
Terri Morrell			
BOB DUNCAN			
Anje Hehner			
Scott Hewitt			
JUSTIN FRIES			
Sylvester Hall			
Annette Figueroa			
Caleb Figueroa		" "	" "





NORTH QUADRANT COMMUNITY FORUM
WOLF LAKE MIDDLE SCHOOL
1725 WEST PONKAN ROAD, APOPKA



SIGN-IN SHEET
SATURDAY, SEPTEMBER 26, 2015 @ 1:00 PM to 4:00 PM

Name	Organization	Phone No.	E-mail
David Chese			
Michelle Chese			
Bob Hill			
Vanessa Cruz			
ROBERT Ryan			
Debra Ryan			
Jane Newton			
Becky Hammond			
Annette Figueroa			
Carmelo "			
Abigail "			
Seth "			
Caleb "			
Samantha Hane			
Matthew Spenterson			
Anthony Petchonka			N/a



NORTH QUADRANT COMMUNITY FORUM
WOLF LAKE MIDDLE SCHOOL
1725 WEST PONKAN ROAD, APOPKA



SIGN-IN SHEET
SATURDAY, SEPTEMBER 26, 2015 @ 1:00 PM to 4:00 PM

Name	Organization	Phone No.	E-mail
Jaekie + Matt Juvinall	Greenbrook Villas		
Byron & Tobias ^{Stamie}	Rock Spring Ridge		
Xavier Marcos			
Eric Brad ^{US call @}			
Bette Lewis	Country Crossing Spring Ridge		
David Moon	City of Apopka		
Hugh Harding	ECFRPC		
Erica Hoyt			
David Chen			
Cheryl Simpson			
Roger Simpson			
Wendell Davison			
Cary Trulby			

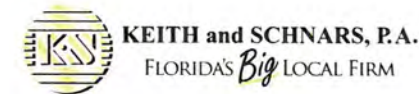


BUSINESS FORUM
 VFW 519 S Central Ave.
 Apopka, FL 32703



SIGN-IN SHEET
 TUESDAY, SEPTEMBER 22, 2015 @ 6:00 PM to 9:00 PM

Name	Organization	Phone No.	E-mail
SUZANNE KIDD	STEERING COMMITTEE		
Pat McGuffin			
Amanda Sarraf			
MICHAEL WINSLOW			
Maurice Lewis			
Doc McNight			
Carla Piquet	31 Wings Foundation		



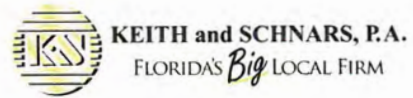
COMMUNITY LISTENING SESSION
 1264 Apopka Boulevard
 Apopka, Florida



SIGN-IN SHEET
 SATURDAY, OCTOBER 24, 2015 @ 10:00 AM to 12:00 PM

Nombre	Organización	Numero telefonico	Correo electronico
Daniel Villagomez			
EIRO Hernandez			
David Burson			
MARIA PIREK			
SUZANNE KIDD			
Commissimer Diane Velazquez	City of Apopka		
Miguel Zelaya	FWAF		
Sammy Ruth	City of Apopka		
ED VELAZQUEZ	City of Apopka		
TIRSO MORENO	FWAF		
ERIC COLEMAN	COMM.		
Lorena Hernandez	FWAF		
José Rodriguez			
Judith Cantú			
Clemen Cuevas			
Ella Guillen	FWAF		
Alicia Perez	FWAF		





COMMUNITY LISTENING SESSION
1264 Apopka Boulevard
Apopka, Florida



SIGN-IN SHEET
SATURDAY, OCTOBER 24, 2015 @ 10:00 AM to 12:00 PM

Nombre	Organización	Numero telefonico	Correo electronico
Doris RAY	FW ORG		
Mirya Zedon FUA			
Josue Law			
Tecle Abaza			
Catalina Lopez			
Jose Holguin			
Yesica Ramirez			
Celia Juarez			
CRIZANTA Jimenez			



COMMUNITY LISTENING SESSION
1012 South Park Avenue
Apopka, Florida



SIGN-IN SHEET
SATURDAY, OCTOBER 24, 2015 @ 2:00 PM to 4:00 PM

Name	Organization	Phone No.	E-mail
Frances White			
Vivian Beamer			
Hermanto McQueen	St Paul		
Malpa Shuler	St Paul		
Bryn Jenkins			
Danyiel Yarbrough	New Journey Youth Center		
Cherrot Young	St. Paul		
Leroy Bell	DAVIS Lodge # 47		
ED VELAZQUEZ	APOPKA		
Sam Ruth	City of APOPKA		
BOBBY J. SCOTT	ST. PAUL Church		
TONYA ALEXANDER	Home owner		
Seval Moss	St. Paul		
SUZANNE KIDD	VISIONING Steering Comm.		
Denise Gilcrease			
Francina Boykin	Resident		

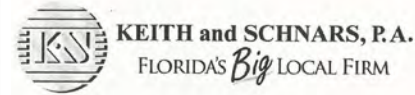


STEERING COMMITTEE MEETING
 Fran Carlton Community Center
 11 North Forest Avenue, Apopka, FL 32703



SIGN-IN SHEET
 TUESDAY, NOVEMBER 24, 2015 @ 3:00 PM

Name	Organization	Phone No.	E-mail
Lorena Potter	City of Apopka		
KEVIN BURGESS	CITY		
Brian Bowman	City of Apopka		
SUZANNE KIDD	STEERING COMM.		
ERIC COLEMAN	STEERING COMM.		
David Moon	City of Apopka		
MIKE MCKINLEY	APOPKA P.D.		
Pat McGuffin	Steering Comm - American Solutions		
David Hoffmann	Steering Committee		
Jessica Pugh	City of Apopka		
Vernon Brown	Steering Comm. Person		
Glen Irby	City of Apopka		
Sarah Ryan	City of Apopka		
Kyle Wilkes	City of Apopka		
Robert Sargent	City of Apopka		
PAM BARCLAY	City of APOPKA		
Chuck Carnesale	" " "		



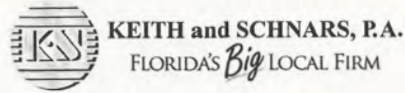
CITY COUNCIL RETREAT MEETING
 Highland Manor
 604 East Main Street, Apopka, FL 32703



SIGN-IN SHEET
 WEDNESDAY, DECEMBER 09, 2015 AT 11:00 AM

Name	Organization	Phone No.	E-mail
Jeff Welch	Rabell Holdings/USA/Chapter		
Bill + Rob Green			
VERNON BROWN	Visiting Apopka - Am. Mbr		
Brian Bowman	Apopka Fire Dept		
Chuck Carnesale	Apopka Fire Dept		
LEEANN BELANGER			
PAM TOER	N/A		
MIKE MCKINLEY	APOPKA POLICE DEPT.		
TRAMY FERNANDEZ	APOPKA POLICE		
Rod Love	Citizen		
Nyle Becker			





CITY COUNCIL RETREAT MEETING
 Highland Manor
 604 East Main Street, Apopka, FL 32703



SIGN-IN SHEET
 WEDNESDAY, DECEMBER 09, 2015 @ 11:00 AM

Name	Organization	Phone No.	E-mail
Sam Ruth	City of Apopka Commissioner		
Linda Goff	City of Apopka - Clerk		
Paul Arriola	Mosquito Creek		
JAY DAVOLL	CITY OF APOPKA		
KEVIN BURGESS	CITY OF APOPKA		
David Burgoon	City of Apopka		
Alice Nolan	Citizen		
John Picketson	APOPKA Chief		
Bill Appelsbach	CITY OF APOPKA		
Jessica Pugh	City of Apopka		
David Morn	City of Apopka		
SUZANNE KIDD	VISIONING STEERING COMM.		
MERRY LOVERN	CITY OF APOPKA		
Christine Moore	OOPS		
Teresa Sargeant	The Apopka Chief		
Ray A. Shackelford			
Bethany Rodgers	Orlando Sentinel		



STAND UP ACTION MEETING
 Fran Carlton Center
 11 North Forest Ave, Apopka, FL 32703



SIGN-IN SHEET
 FRIDAY, JANUARY 22, 2016 AT 10:00 AM

Name	Organization	Phone No.	E-mail
David Burgoon	Recreation		
Louisa Patten	Recreation		
Chuck Curlesale	AFD		
Brian Bowman	AFD		
Lee Bronson	AFD		
MIKE MCKINLEY	APD		
Pam Barclay	FINANCE		
Robert Hippler	IT		
PHILIP QUINN	PUBLIC SERVICES		
Merrylovern	Mayor's office		
Jerome Mueck	Apopka PD		
Robert Sargeant	Administration		
Susan Bone	CA		
Ray Forward	Paul		
David Morn	Planning & Zoning		
JAY DAVOLL	PUBLIC SERVICES		



COMMUNITY CONSENSUS MEETING
Highland Manor
604 East Main Street, Apopka, FL 32703



SIGN-IN SHEET
TUESDAY, FEBRUARY 23, 2016 AT 6:00 PM

Name	Organization	Phone No.	E-mail
Miguel Matias	resident		
Noah Lewis	resident		
BETTY JANKUN	"		
Doug Bankson	"		
JOHN D. W.	458 LAI BAKER		
Jonathan Brooks	resident		
Bill SPIEGEL	resident		
Tim Ford	resident		
Missy Touchet	resident		
Jim Meadows	resident		
Emily Armstrong	resident		
Rebecca Sellers	resident		
Devika Maharaj	Land Owner		
Richard Robertson	resident		
Aileen Robertson	resident		
Merry Loren	City of Apopka		



COMMUNITY CONSENSUS MEETING
Highland Manor
604 East Main Street, Apopka, FL 32703



SIGN-IN SHEET
TUESDAY, FEBRUARY 23, 2016 AT 6:00 PM

Name	Organization	Phone No.	E-mail
Seth Figueroa	Resident		"
Abby "	"	"	"
Gerald Starling	"		
LISA MATHEWS	"		
Teresa Sargeant	The Apopka Chief		
Bobby Reid	resident		
Jenita Reid	"		
Sharon Versey			
Mitchell Koebke	Resident		
JOSE MOLINA	RESIDENT		
SARA BIRCHER	RESIDENT		
Ed Spitzer	Resident		
Jeff Webb	Apopka Chamber		
Patricia Richter	Resident		
Mikah Hakim	Resident		
David J. Jankun	Resident		
Bob Love	Resident		

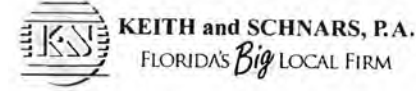


COMMUNITY CONSENSUS MEETING
Highland Manor
604 East Main Street, Apopka, FL 32703



SIGN-IN SHEET
TUESDAY, FEBRUARY 23, 2016 AT 6:00 PM

Name	Organization	Phone No.	E-mail
Elisa Vieira	Resident		
Shirley West	Citizen		
Deborah Mitravilla	EEPDA Board		
Emmanuel Rosario	Resident		
Sandra J. McLourt	Resident		
W. Paul Leake	"		
Sally Alena Irwin	Resident		
Raul Vazquez	Resident		
Bramm Braks	Resident		
Easton Werk	Resident		
FRED SAVAGE	Resident		
Denny Pinsky	Res.		
SUZANNE KIDD	VISIONING STEERING COMMITTEE		
Terry Levesque	All Seasons Pest Control		
Alice Nolan			
Judith Miner	RESIDENT		
Annette Figueroa	"		



COMMUNITY CONSENSUS MEETING
Highland Manor
604 East Main Street, Apopka, FL 32703



SIGN-IN SHEET
TUESDAY, FEBRUARY 23, 2016 AT 6:00 PM

Name	Organization	Phone No.	E-mail
Debra Green	Homeowner		
Wm K. Green	"		
BILL MORRIS	P.O. Box 930 apopka		
Caleb Figueroa	Resident		
Gravin Hunter	Resident		
John Ricketson	APOPKA Chief		
Bob Janku	Resident		
Wayne Levesque	All Seasons Pest Control		
William Ryan	Resident		
Marcus Abrahami	Resident		
Jerry Wabnes	Plymouth Landing HOA		
Kyle Becker	Resident		
Kevin Murray	Resident		
Michael Marx	Resident		
Dr. Roy A. Shrockford	Resident		
Elizabeth Bedillo	Resident		
Tashiah Sanderson	Resident		



COMMUNITY CONSENSUS MEETING
 Highland Manor
 604 East Main Street, Apopka, FL 32703



SIGN-IN SHEET
 TUESDAY, FEBRUARY 23, 2016 AT 6:00 PM

Name	Organization	Phone No.	E-mail
Trudy Weiss	Ap Historical Soc,		
BEAD BEN MOSHE	KEITH + SCHNARS		
Robin Tater	apopka Parks Review + Review		
Janice Keifer	Lotus Yoga		
Wilbur Bussard	"	"	"
Annie Cunningham			
@ Gene Knight			
Kyle Wilkes	city of Apopka		
Joel Wilson			
Judy Coleman	AWE		
Brian Brown	AID		
HOWARD WASHINGTON	RESIDENT		
ROBERT HAPKA	RESIDENT		
Matthew Sundersen	resident		
Ray Killen	resident		
Bryan Miller			
Javier Marcos	Resident		



Appendix IV



Survey Questionnaire



Introduction and Instructions

WHAT IS VISIONING APOPKA? (Dirijase hacia la próxima página para leer la versión en Español)

This year the City of Apopka is composing a long-term vision for future development and community improvements. Public input is essential to identify Apopka's strengths and desires to better serve the community, and become a better place to live, work and play.

This questionnaire is one of your opportunities to tell us how you feel about the City. What are the City's greatest challenges and opportunities over the next ten years? What are the greatest needs to improve the community? What would you like the City to become? To improve upon? What image would you like for the City?

Your opinions count and will be carefully considered. Opinions from throughout the community will help to plan for Apopka's future.

Instructions

Please answer the following questions, giving balanced consideration of the choices, thoughtful and clear answers. If something is not included, please fill in the blank for "other" comments. The survey should take about 25-30 minutes.

The responses will be grouped and summarized, and not presented on an individual or household basis. However, all responses will become public record under Chapter 119, Florida Statutes.

One response from each adult head of household is requested which best represents your views as a group. Additional responses may be sent by accessing the Visioning Apopka website at: www.VisioningApopka.net.

Win a gift card! When completing the survey, include your name along with your address to be entered into a drawing to win a \$50 gift card. Otherwise, entering your name is optional. Deadline for entry into the drawing is *September 19th*. The survey may still be taken at any time after the drawing deadline.

If you have questions, contact Robert Sargent, City of Apopka Public Information Officer, at rsargent@apopka.net or call (407) 703-1777.

Thank you for your honest and thorough input.



QUE QUIERE DECIR CREANDO UNA VISIÓN PARA APOPKA?

Este año, la Ciudad de Apopka está trabajando para desarrollar una visión, a largo plazo, de lo que pudiera ser el futuro desarrollo y el mejoramiento de la comunidad. La aportación del público es esencial para determinar cuáles son las áreas con mejor desempeño y cuáles son las áreas que podrían mejorar para brindarle mejor servicio a la comunidad y convertirse en un mejor lugar para vivir, trabajar y disfrutar.

Ésta breve encuesta es su oportunidad para decirnos como usted se siente sobre su Ciudad. Cuáles son los problemas más grandes a medida que Apopka vaya creciendo en los próximos 10 años? Cuáles son las necesidades más importantes para mejorar a la Comunidad? En qué tipo de Ciudad de le gustaría ver que Apopka se convierta? Que se puede mejorar? Qué imagen le gustaría que la Ciudad tuviera?

Su opinión cuenta y será considerada cuidadosamente. Las opiniones de toda la comunidad ayudarán para la planificación del futuro de Apopka.

INSTRUCCIONES

Por favor conteste las siguientes preguntas, dándole consideración balanceada a cada opción y dando una contestación clara. Si vez que alguna opción no está incluida en la encuesta, favor de llenar el encasillado "Otro" con sus comentarios. La encuesta debería tomarle alrededor de 25-30 minutos.

La información recolectada a través de esta encuesta será resumida y presentada en una forma general, sin identificar cada individuo o familia que sometió información. No obstante, todas las respuestas serán información pública dado al Capítulo 119 de los estatutos del Estado de la Florida.

Se solicita una respuesta de cada adulto cabeza de familia que mejor representa sus puntos de vista, como grupo.

¡Ganar una tarjeta de regalo! Al completar la encuesta, incluya su nombre junto con su dirección para participar en un sorteo para ganar una tarjeta de regalo con valor de \$50. De lo contrario, incluir su nombre es opcional. Fecha límite para el sorteo es el 19 de septiembre. La encuesta aún se puede tomar en cualquier momento después de la fecha límite para el sorteo.

Una respuesta de cada jefe de hogar, que mejor represente las ideas de todo el grupo. Respuestas adicionales se pueden enviar a la pagina electronica: www.VisioningApopka.net. Para preguntas, contacte a Robert Sargent, Oficial de Informacion Publica de la Ciudad de Apopka a rsargent@apopka.net o llame al (407) 703-1777.

Gracias por su aportación honesta y minuciosa.



* 1. Begin by entering your Survey ID Number here (4 digit number found on address label);(Comiense por escribir su Numero de Identificacion de la encuesta (el numero de 4 dígitos que se encuentra en la etiqueta de su sobre)



* 2. What is your gender? (Cual es su género?)

- Female (Cual es su género)
- Male (Hombre)



* 3. What is your age? (Cual es su edad?)

- 18 to 24
- 25 to 34
- 35 to 44
- 45 to 54
- 55 to 64
- 65 to 74
- 75 or older



* 4. Do you live in Apopka (inside the city boundary)? (Usted vive en Apopka - dentro de los límites de la ciudad?)

What is your name and address address? (Cuál es su dirección física?): Giving your name is optional (enables easier identification for the gift card drawing). (Dar su nombre es opcional. Esto permite la fácil identificación para el sorteo de la tarjeta de regalo.)



5. How do you mostly receive information about governance, events, safety, announcements and general civic information? Of the following, pick your top three: (Como usted recibe información sobre legislación nueva, eventos, seguridad e información general de la comunidad? Escoja las tres mejores opciones)

- City Newsletter (Hoja Informativa de la ciudad)
- City Website (Página de internet de Apopka)
- Email (Correo electrónico)
- Facebook
- Apopka Chief (Periódico local: Apopka Chief)
- Orlando Sentinel (on line) (por internet)
- Orlando Sentinel (printed) (impreso)
- Twitter
- US Post/Mail (US Post/Correo)
- Do not receive information (No recibe la información)
- Other (please specify) (Otro: por favor especifique)



6. What is your preferred way to receive information about city governance, events, safety, announcements, and general civic information? Of the following, pick your top three: *(Como prefiere recibir la información sobre legislación nueva, eventos, seguridad e información general de la comunidad? Escoja las tres mejores opciones)*

- Apopka Chief *(Periódico local: Apopka Chief)*
- City Newsletter *(Hoja Informativa de la ciudad)*
- City Website *(Página de internet de Apopka)*
- Community Meetings *(Reuniones de la comunidad)*
- Email *(Correo electrónico)*
- Facebook
- Orlando Sentinel (online) *(por internet)*
- Orlando Sentinel (printed) *(impreso)*
- Twitter
- US Post/Mail *(US Post/Correo)*
- Other (please specify) *(Otro: por favor especifique)*

* 7. In the box below, describe what would you like Apopka to be, become, or be known for in the next ten years. *(Qué le gustaría que Apopka fuera como ciudad, por cuales características se daría a conocer en los próximos 10 años?)*



Vision, Strategic Goals and Preferences



8. Choose the top three priority issues or services the City of Apopka should manage or influence. *Escoja los tres problemas o servicios de mayor importancia que se deberían resolver o mejorar en Apopka*

- City's appearance – roadway entrances, facilities and welcome signs *(La apariencia de la Ciudad – entradas de carreteras, facilidades y carteles de bienvenida.)*
- Community involvement *(Aportación comunitaria)*
- Development of a city center/downtown area *(Desarrollo del centro de la Ciudad/ área histórica)*
- Economic development, jobs, business growth and tourism *(Desarrollo económico, empleos, crecimiento de negocios y turismo.)*
- Infrastructure like roads, street lights, water and sewer lines *(Infraestructura como las carreteras, iluminación de carreteras, líneas soterradas de agua y alcantarillados)*
- Local shopping and restaurants *(Tiendas y restaurantes locales)*
- Local entertainment options *(Opciones de entretenimiento)*
- Protection of environmental areas such as lakes, springs, forest land, etc. *(Protección del áreas ambientales como lagos, bosques y riachuelos)*
- Public services like police, fire and utilities *(Servicios públicos como servicios policíacos, de bomberos, y utilidades)*
- Recreation services – sports, youth and senior programs, public events and festivals *(Servicios de recreación – deportes, programas para niños y personas mayores, eventos públicos y festivos)*
- Recreational facilities like parks, pools and trails *(Facilidades de recreación como parques, piscinas, y senderos)*
- Storm water management – flood control, retention ponds, etc. *(Manejo de escorrentías – Control de inundaciones, áreas de retención etc.)*
- Vehicle traffic *(Tráfico vehicular)*
- Other (please specify) *(Otro: por favor especifique)*



9. What are the top three opportunities available to the City for a more desirable future? *Para obtener un futuro deseable para la Ciudad cuales son las tres mejores oportunidades*

- Achieve safer neighborhoods (less crime) *(Tener vecindarios seguros - menos crimen)*
- Additional economic development bringing more jobs closer to home *(Desarrollo económico adicional que traiga más empleos cerca de su hogar)*
- Annexation of surrounding areas *(Anexar las áreas circundantes)*
- Beautifying primary streets, intersections, and entryways *(Embellecer calles primarias, intersecciones y entradas)*
- Building stronger partnerships with businesses *(Construir alianzas más fuertes con negocios)*
- Enhancing parks and recreation *(Mejorar parques y recreación)*
- Ensuring supply of more affordable housing *(Mantener una óptima cantidad de viviendas asequibles)*
- Establishing city center/downtown area *(Establecer el centro de la Ciudad/área histórica)*
- Improving education *(Mejorar la educación)*
- Improving Neighborhood Amenities (sidewalks, lighting, etc.) *(Mejorar comodidades - aceras, iluminación de carreteras, etc.)*
- Improving services to senior citizens *(Mejorar los servicios brindados a las personas mayores)*
- Increasing recreation and leisure programming *(Aumentar programas de recreación y relajación)*
- Partnering with Chamber of Commerce to build job opportunities *(Crear alianzas con la Cámara de Comercio para desarrollar más oportunidades de empleo)*
- Promote tourism *(Promover el turismo)*
- Public transportation improvement - bus or other link to SunRail *(Mejorar la transportación pública – Autobús u otra conexión a SunRail)*
- Public transportation improvement - new greenways and trails *(Mejorar la transportación pública –Nuevas vías verdes y senderos)*
- Public transportation improvement - new regional commuting park and ride lots *(Mejorar la transportación pública – Estacionamientos nuevos para usuarios que conmutan y utilizan los "Estaciona y Pasee")*
- Raising land value (residential and commercial) *(Aumentando el valor de los terrenos - residencial y comercial)*
- Revitalizing commercial/mixed use retail/residential areas *(Revitalizar áreas comerciales/áreas de uso mixto/áreas residenciales)*
- Stronger partnerships with local businesses *(Alianzas más fuertes con negocios locales)*
- Town-sponsored special events (festivals, fairs, etc.) *(Eventos especiales patrocinados por el Pueblo - Festivales, Ferias, etc.)*
- Utilizing railways to improve public transportation *(Utilizar ferrocarriles para mejorar transportación pública)*
- Working with public schools to improve education for children *(Trabajar con escuelas públicas para mejorar la educación para los niños)*
- Other (please specify) *(Otro: por favor especifique)*



10. Which of the following are the most desirable/bring you happiness? Pick your top three. (Cuál de las siguientes opciones usted desea más/le traería felicidad? Escoja las tres mejores opciones.)

- Arts and culture (Arte y cultura)
- Concerts (Conciertos)
- Dining at family, sit-down restaurants (Cenar en restaurantes de familia)
- Expanding existing businesses to create new jobs (Expandir negocios que ya existen para crear nuevos empleos)
- Fast food dining (Comer en negocios de comida rápida)
- Festivals and Street Fairs (Festivales y Ferias al aire libre)
- Multi-use (bike, skate, walk) trails Senderos multi-uso (Bicicleta, patines, caminar)
- Nature trails (Senderos naturales)
- Night time entertainment (Entretenimiento nocturno)
- Parks and centers with active sports/recreation/programs (Parques y centros con deportes activos/recreación/ programas)
- Parks with passive design (walking, nature viewing) (Parques con diseño pasivo - Caminar, observar la naturaleza)
- Shopping (Ir de compras)
- Water-oriented (swimming, boating, fishing, etc.) (Deportes/Pasatiempos acuáticos - Nadar, pescar, botes, etc.)
- Other (please specify) (Otro: por favor especifique)



11. Where should the City focus its resources in terms of urban development goals? Of the following, pick your top three. (Hacia donde la Ciudad debería enfocar sus recursos en términos de metas de desarrollo urbano? Escoja las tres mejores opciones.)

- Attracting new businesses/jobs (Atraer negocios/empleos nuevos)
- Enhancing Apopka's Eco-Tourism Opportunities (Mejorar oportunidades Eco-turísticas para Apopka)
- Ensuring convenient commercial/retail services (Asegurar servicios comerciales convenientes)
- Ensuring convenient medical services (Asegurar servicios médicos convenientes)
- Focusing on walking and transit oriented development (Enfocar el desarrollo hacia el mejoramiento de tránsito y accesibilidad peatonal)
- Improving community appearance/aesthetics (Mejorar la apariencia/estética de la comunidad)
- Improving environmental sustainability of all development (Mejorar la sostenibilidad de todo desarrollo)
- Making enhancements to Downtown/City Center (Completar mejoras del Centro de la Ciudad)
- Redeveloping/rebuilding older commercial properties (Volver a desarrollar/reconstruir propiedades comerciales viejas)
- Other (please specify) (Otro: por favor especifique)



12. Where should the City focus future spending and budgeting? Of the following, pick your top three. (En que se debería enfocar los gastos de la Ciudad? Escoja las tres mejores opciones.)

- Beautifying parks (Embelllecimiento de parques)
- Beautifying roadways (Embelllecimiento de carreteras)
- Building a Multipurpose Gymnasium/Fitness Complex (Construir un gimnasio/complejo deportivos nuevo)
- Building a new pool or water/splash park (Construir una piscina/centro acuático nuevo)
- Building greenways/trails public safety (Construir vías verdes/senderos seguros públicos)
- Building new parks (Construir parques nuevos)
- Creating shared funding (city + private) for city improvements (Crear fondos compartidos (Ciudad + Privados) para mejoramientos en la Ciudad)
- Expanding roadways for more traffic capacity (Expandir carreteras para alta capacidad)
- Expanding transit amenities (e.g. bus shelters) (Expandir comodidades de tránsito) (Eje. Paradas de autobús)
- Expanding transit for more ridership (Expandir tránsito para aumentar la cantidad de pasajeros)
- Fixing drainage problems (Arreglar problemas de drenaje)
- Improving public services like police, fire and utilities (Mejorar servicios públicos como la policía, los bomberos y las utilidades)
- Improving street lighting (Mejorar alumbramiento de las carreteras)
- Managing the budget/taxes (Manejar el presupuesto/ los impuestos)
- Promote tourism (Promover el turismo)
- Refurbishing existing parks (Mejorar parques existentes)
- Sponsoring and programming more children's activities (Patrocinar y programar más actividades para niños)
- Other (please specify) (Otro: por favor especifique)



13. Which of the following are most important to improving community design and aesthetics? Of the following, pick your top three: (Escoja las tres opciones más importantes para mejorar el diseño y la estética de la comunidad?)

- Additional City entrance features (Estructuras estéticas adicionales para la entrada de la Ciudad)
- Beautify existing buildings, stores, shopping areas (Embellecer edificios, tiendas y áreas de compra)
- Enhance appearance of public streets/sidewalks (Mejorar la apariencia de las carreteras y aceras públicas)
- Increased landscaping requirements (Aumentar requisitos para el paisajismo landscaping)
- More attractive sign regulations (Reglamentos para promover uso de rótulos más atractivos)
- More enforcement of existing codes (Ser más exigente con la aplicación de los códigos existentes)
- More pleasing building design and architectural standards (Aumento de estándares estéticos para diseño de edificios y arquitectura)
- More pleasing outdoor lighting standards (Aumento de estándares estéticos para la iluminación de los exteriores)
- More public art (Más arte pública)
- More trees (Más arboles)
- Other (please specify) (Otro: por favor especifique)



14. What's the best way to help relieve road congestion? Of the following, pick your top three (Cuál es la mejor estrategia para disminuir la congestión de carreteras? Escoja las tres mejores opciones.)

- Commuter train station in Apopka (Estación de ferrocarriles para conmutadores en Apopka)
- Computer synchronization of stoplights (Sincronización de semáforos computadorizada)
- Concentrated development, including greater building heights, around transit stops (Desarrollo concentrado, incluyendo edificios más altos y áreas cerca de paradas de tránsito)
- More ride pooling (car, van, etc.) (Más transporte colectivo (Autos, Buses, Etc.))
- More small vehicles (golf carts, smart cars, scooters, etc.) (Más vehículos pequeños (Carros de golf, "Smart Cars", "Scooters", etc.))
- More transit (on-demand bus) (Más opciones de transportación (Autobuses por llamada directa))
- More transit (regular bus schedule) (Más opciones de transportación (Autobuses con itinerario normal))
- More walking and/or bicycling/greenways (Más opciones para caminar, bicicleta, o vías verdes)
- More working at home/telecommuting (Más opciones para trabajar desde la casa)
- More zip cars (short-term rental) (Mas autos cuyo alquiler es de corto tiempo ("Zip Cars"))
- Park and Ride lots (Estacionamiento para usuarios de "Estacione y pasee")
- Shopping, services and jobs within walking/biking distance to housing (Compras, servicios y empleos, todos dentro de un área donde se pueda caminar o correr bicicleta de su hogar)
- Staggered hours for work, school, medical services, store, etc. (not standard 8-5) (Intercalar las horas de trabajo, escuela, servicios médicos y tiendas, etc. (fuera de las horas estándares de 8-5))
- Transportation to train links (Transportación a conexiones de ferrocarriles)
- Other (please specify) (Otro: por favor especifique)



15. Regarding using transit to help relieve road congestion, I (En cuenta al uso de transportación pública para aliviar la congestión, yo)

- am not inclined to use it (therefore, skip to question 16.) (No me interesa utilizarlo. (Adelante a la próxima pregunta.))
- would use transit more only if it is improved. (La utilizaría más siempre y cuando mejoren el servicio.)



16. For me to use transit more often, the top three most important improvements to be made are: (Para utilizar transportación pública más a menudo, las tres mejoras más importantes que tendrían que hacerse serían las siguientes – Escoja las tres opciones más importantes:)

- Convenience of schedule (Conveniencia del itinerario)
- Must be cheap or free (Tiene que ser barata y fácil de usar)
- Must be clean (Tiene que estar limpio)
- Must be quiet (Tiene que ser silencioso)
- Must be safe (Tiene que ser seguro)
- Must be simple (Tiene que ser sencillo)
- Needs to connect me to major transportation options (Me necesita conectar a opciones grandes de transportación)
- Pick up and destination locations must be convenient (Lugares de recogida y destinos finales deberían ser convenientes)
- Should be non-polluting (No deberían producir contaminación)
- Small trams or streetcars preferred over large busses (Tranvías o autos pequeños son preferidos)
- Waiting area must be comfortable (Sala de espera tiene que ser cómoda)
- Other (please specify) (Otro: por favor especifique)





17. Which major roads are most in need of beautification (landscaping, streetscaping, entry features, public art, etc.)? Of the following, pick your top three: *(Cuales carreteras mayores están más necesitadas de embellecimiento (diseño paisajista, diseño de carreteras, estructuras estéticas de entrada, arte público, etc.? Escoja las tres mejores opciones.)*

- Jason Dwelley Parkway
- MainStreet/ US 441
- Michael Gladden Road/ Ocoee-Apopka Road / Rock Springs Road
- Park Avenue/ Rock Springs Road
- Semoran Blvd./ US 436
- Yothers Road/ Lester Road Corridor
- Other (please specify) (Otro: por favor especifique)



18. To achieve the new vision you foresee, which roadways are in most need of expansion, reconstruction, or redesign? Of the following, pick your top three: *(Para lograr la nueva visión que usted se imagina. Cual carretera está más necesitada de expansión, reconstrucción, o rediseño? Escoja las tres mejores opciones.)*

- Appy Road/Jason Dwelley Parkway
- Binion Road
- East Welch Road
- Keene Road
- Kelley Park Road
- Ponkan Road
- Plymouth-Sorrento Road
- Sandpiper Road
- Ustler Road
- Other (please specify) (Otro: por favor especifique)



19. What type of developments/jobs/businesses would you like to see the City actively recruiting? Of the following, pick your top three: *(Qué tipo de desarrollo/empleos/negocios le gustaría ver activamente reclutando? Escoja las tres mejores opciones.)*

- Agribusinesses (farming, nursery or other) *(Agro-negocios (fincas, viveros de plantas, otro))*
- Corporate Head Quarters (office space with high number of employees) *(Sedes corporativas (oficinas con altos números de empleados))*
- Health Care *(Cuido Médico)*
- High-tech jobs *(Trabajos de alta tecnología ("High-tec"))*
- Hotels/Hospitality *(Hoteles/Hospitales)*
- Manufacturing and light industrial (warehouse space) *(Manufactura e Industria ligera (Espacios de almacenes))*
- Medical/Research *(Médico/Investigación médica)*
- Restaurants *(Restaurantes)*
- Retail Shops *(Tiendas de compras al detal)*
- Senior Living Facilities *(Centros de vivienda para ancianos)*
- Tourist related *(Relacionados al turismo)*
- Other (please specify) *(Otro: por favor especifique)*



20. How to pay? To achieve the desired vision and goals, I most favor the following funding strategies: Of the following, pick your top three: *(Cómo pagaría para lograr las metas y esta visión, yo estoy más a favor de las siguientes estrategias de financiamiento: Escoja las tres mejores opciones.)*

- Annexing land if net positive fiscal impact *(Anexar terrenos si es de impacto fiscal netamente positivo)*
- Assessments based on benefit received (such as garbage collection) *(Asesoramientos en base al beneficio recibido (Como la recolección de basura))*
- More enterprise funding, where City services are allowed to run more like businesses *(Mas financiamientos como empresas, en donde los servicios de la Ciudad se manejan como los negocios)*
- Cost sharing with other public agencies or governments *(Compartir costos con otras agencias públicas o gubernamentales)*
- Fair and modest property tax increase *(Aumento justo y moderado de impuestos sobre las propiedades)*
- Holding the line on the current budget, taxes and fees *(Manteniendo las cantidades estables del presupuesto, los impuestos y las tarifas)*
- Impact fees (1-time fees on new growth) *(Tarifas de Impacto (Tarifas que se pagan solo una vez para el nuevo crecimiento))*
- Inducing the private sector to pay for new initiatives *(Induciendo al sector privado a que paguen para nuevas iniciativas)*
- Municipal borrowing (bond funding at low government interest rates) *(Prestamos Municipales (financiamiento de bonos a bajos niveles de interés gubernamentales))*
- Outsourcing more services, programs, or new initiatives to private or not-for profit contractors *(Externalizando nuevos servicios, programas o nuevas iniciativas a contratista privados o sin fines de lucro.)*
- Public-Private partnerships, where city and other party(ies) contribute funds *(Alianzas Publicas-Privadas en donde ciudades y otras entidades contribuyen fondos)*
- Selling corporate naming rights to public property *(Vendiendo derechos de nombramiento corporativos a propiedades publicas)*
- User fee based services (such as park entry fees) *(Servicios basados en tarifas al usuario (Como entradas a los parques))*
- Other (please specify) *(Otro: por favor especifique)*



21. Please choose the three best city departments or services. *(Escoja los tres departamentos o servicios de la Ciudad preferidas y adjudíquele de números 1 al que más le guste.)*

- Bill payment *(Pago de cuentas)*
- City Administration and City Staff *(Administración de la Ciudad y su personal)*
- Drinking water *(Agua potable)*
- Fire safety *(Seguridad en contra de incendios)*
- Mayor and Council *(Mayordomo y su Consejo)*
- Planning, Construction and Development Review & Permitting *(Reviso y Permisología de Planificación, Construcción y Desarrollo)*
- Police *(Seguridad Policiaca)*
- Sewer *(Alcantarilla)*
- Special events sponsorship and organization (for example, festivals) *(Patrocinio y organización de eventos especiales (por ejemplo, festivales))*
- Waste management (garbage) *(Manejo de desperdicios (basura))*
- Weather emergency responsiveness *(Como se responde ante emergencias de mal tiempo)*
- Other (please specify) *(Otro: por favor especifique)*



22. What functions of the City of Apopka need the most improvement? Of the following, pick your top three: *(Que funciones de la Ciudad de Apopka necesitan mayor mejoramiento? De las siguientes opciones, escoja las tres de mayor importancia)*

- Bill payment *(Pago de cuentas)*
- City Administration and City Staff *(Administración de la Ciudad y su personal)*
- City Website *(Página electrónica de la Ciudad)*
- Drinking water *(Agua potable)*
- Economic Development *(Desarrollo económico)*
- Mayor and Council *(Alcalde y su Consejo)*
- Planning, Construction and Development Review & Permitting *(Reviso y Permisología de Planificación, Construcción y Desarrollo)*
- Police and Fire Safety *(Seguridad Policiaca y en contra de incendios)*
- Recreation *(Recreación)*
- Sewer *(Alcantarilla)*
- Special events sponsorship and organization (for example, festivals) *(Patrocinio y organización de eventos especiales (por ejemplo, festivales))*
- Waste management *(Manejo de desperdicios (basura))*
- Weather emergency responsiveness *(Como se responde ante emergencias de mal tiempo)*
- Other (please specify) *(Otro: por favor especifique)*



23. What other comments would you like to offer about the City's future direction? (Que otros comentarios les gustaría ofrecer sobre la futura dirección de la Ciudad?)



THANK YOU! (Gracias!)

You have completed the questionnaire. Your input is sincerely appreciated. (Usted ha completado la encuesta. Apreciamos sinceramente su aportación.)



Appendix V.



Vision Consistency Analysis

Strategy Number	Strategy Text	Origin quadrant	Comprehensive Plan (G.O.P.)	Land Development Code	CRA Plan & CRA Design Guidelines	Small Area Plan	Parks & Recreation Master Plan	Notes	Is this strategy a program? Yes (Y) / No (N)
6	Refurbish needed or build new infrastructure (roads, water, sewer, telecommunications, utilities, lighting, gas, undergrounding, etc.) in the downtown core to build a solid foundation for future adjoining revitalization.	Southeast	ICE Objective 7 and corresponding policies dictate participation in water and sewer service area agreements and a solid waste disposal agreement with Orange County. Goal 2 of Objective 7 calls for participation in the development and updates of the Saint Johns River Water Management Districts Water Supply Assessment and District Water Supply Plan and other development related initiatives. CIE Schedule will require update to add infrastructure projects as necessary, including those identified in the CRA Plan.	N/A	A list of recommended improvements to the City's infrastructure can be found in the <i>Infrastructure</i> section on page 20 of the CRA Plan.	N/A	N/A	N/A	N
6b	Ensuring future buildings are consistent with an architectural design standard and style which support and maintain the City character. (Aesthetics)	Central	N/A	Updating additional design standards within Development Standards, Design Guidelines, and Architectural appearance and building design may aid in this strategy.	CRA Design Guidelines <i>Applicability</i> : Any development in the CRA district such as remodeling, relocation, or construction requiring a building permit within the CRA district, and is subject to review by the Development Review Committee or the CRA shall adhere to the guidelines as mentioned in the CRA Design Guidelines Manual.	N/A	N/A	Design standards could be expanded beyond the CRA.	N
1	Address downtown transportation needs/challenges simultaneously with design and theming, and specifically:	Southeast	Trans Policy 1.4 Within one year after completion of the Town Center Master Plan, the City shall consider the feasibility of establishing a Transit-Oriented District (TOD) within its downtown area to better coordinate implementation of the master plan. Trans Policy 2.5 Downtown redevelopment master plan efforts and land uses shall coordinate transportation linkage from employment centers and residential areas to the Lynx Super Stop and other transit facilities. Trans Policy 3.12 The City shall support the principles of Transit-Oriented Design (TOD), especially within the downtown redevelopment and Town Center areas, and will require proposed developments that are located in the vicinity of planned transit and commuter rail stations to incorporate TOD elements in their site plans. Policies should be added to the FLUE and Trans Element to establish the framework for multimodal planning and replacement of concurrency with a more flexible Pay and Go system such as a mobility fee.	N/A	CRA Plan page 20 <i>Alternative Traffic Corridors</i> : The use of existing parallel corridors to provide local automobile traffic an alternative route to U.S. 441 is presented in Section IX. Alternate Travel Corridors. These parallel corridors would be located north and south of U.S. 441 and would utilize existing roadways, 2nd Street, Monroe, Station Street, and 6th Street, to provide an alternate east and west route to automobiles that would normally use U.S. 441. The parallel corridors usage would be limited to automobile and open pick-up trucks. Heavy trucks, high and low cubes and tractor trailers would not be permitted to use the parallel roads.	N/A	N/A	N/A	N
5i	Improving sidewalks and continuing themed lighting in Downtown.	Southeast	Trans Policy 1.12 The City shall include sidewalks alongside roadways scheduled for improvements in its Capital improvement Program. Trans Policy 3.15 The City of Apopka shall require the construction of sidewalks abutting new developments where sidewalks are presently deficient, and shall coordinate with FDOT and Orange County to construct sidewalks where needed, with priority given to linking neighborhoods to schools and community shopping centers. Trans Policy 8.7 g) Construction of off-site public sidewalks to complete sidewalk connectivity. Sidewalk construction required to meet the Land Development Code requirements along property frontages shall not count as meeting this Mobility Standard.	6.02.08. - Sidewalks and bikeways provides language about instances where sidewalks are required, but lack in coverage for a greater array of situations. Updating additional design standards within Development Standards, Design Guidelines, and Architectural appearance and building design may aid in this strategy.	CRA Plan page 24 discusses both street lamps and sidewalks.	N/A	N/A	FY 15/16 Budget allocates \$35,000 (5203) for sidewalk and curb repairs. \$50,000 (6306) for new construction of sidewalk and curbs. Additionally new sidewalk & curb construction (3412 Streets-6304) is budgeted \$50,000 each year until FY 18/19 within the 101/Street Improvement Fund. New sidewalks are also budgeted \$50,000 each year until FY 18/19 within 102/Traffic Impact Fund. Several years ago, the City created themed lighting along Park Ave. and part of the downtown. Existing lighting was installed in the past a few years along 5th, 6th, and Park Ave., and could be basis of themed lighting. A program could be setup to identify prioritized areas for additional improvements.	N
5kia	Installing street lamps, way-finding signage, and sidewalks throughout Apopka to encourage safer and more frequent pedestrian and bicycle usage; specifically along US 441 from Sheeler to Piedmont-Wekiva Road.	Community-wide	Trans Policy 1.12 The City shall include sidewalks alongside roadways scheduled for improvements in its Capital improvement Program. Trans Policy 3.15 The City of Apopka shall require the construction of sidewalks abutting new developments where sidewalks are presently deficient, and shall coordinate with FDOT and Orange County to construct sidewalks where needed, with priority given to linking neighborhoods to schools and community shopping centers. Trans Policy 8.7 g) Construction of off-site public sidewalks to complete sidewalk connectivity. Sidewalk construction required to meet the Land Development Code requirements along property frontages shall not count as meeting this Mobility Standard.	6.02.08. - Sidewalks and bikeways provides language about instances where sidewalks are required, but lack in coverage for a greater array of situations.	CRA Plan page 24 discusses both street lamps and sidewalks. However, neither the CRA Plan nor the CRA Design Guidelines Manual mention anything about way-finding signage.	Page 100 in Section 3 of the Small Area Plan discusses gateway/wayfinding signage as well as shows possible locations and potential designs for gateway signs.	N/A	FY 15/16 Budget allocates \$35,000 (5203) for sidewalk and curb repairs. \$50,000 (6306) for new construction of sidewalk and curbs. Additionally new sidewalk & curb construction (3412 Streets-6304) is budgeted \$50,000 each year until FY 18/19 within the 101/Street Improvement Fund. New sidewalks are also budgeted \$50,000 each year until FY 18/19 within 102/Traffic Impact Fund. Piedmont-Wekiva Rd. & Greenacres Rd new Traffic light has \$200,000 allocated for proposed FY 14/15. The wayfinding signs will be in conjunction of the imaging and branding effort.	N
7	Ensure the development code encourages redevelopment, repurposing of buildings, historic preservations, and business growth.	Southeast	Housing Policy 1.3 provides incentives for affordable housing, and housing density bonuses. Housing Policy 5.3 provides incentives for private investment in historically significant housing. FLUE Policy 2.12 provides incentives for quality architectural design. FLUE Policy 5.2 provides incentives for the reuse of existing historic buildings where feasible. ICE Objective 4 and corresponding policies promotes that the City work with other governmental and non-profit agencies to address housing and redevelopment issues as it relates to the East Central Florida Regional Planning Council, Department of Community Affairs, and Community Development Block Grant programs..	3.04.00. - Small Lot Overlay Zoning District promotes this strategy but could be expanded upon. 10.01.03. - Termination of nonconforming development only allows 180 days before the land or building becomes abandoned, whereby reverting to uses only permitted in the zoning district. 3.03.00. - Downtown Development Overlay Zoning District mildly promotes these strategies but could be further enhanced.. 2.02.20. - Mixed-Use Districts (Mixed-CC and Mixed-EC) promotes this strategy but could further be expanded upon.	CRA PLAN page 24 <i>Historic Properties</i> : The City of Apopka conducted a historical resources survey in 1990. The survey, originally intended to cover the entire City, focused on the area generally included within the original City limits (Oak Street on the north, Hawthorne Avenue on the west, 10th Street on the south, and Hackney Avenue/Christina Avenue on the east). A total of 196 master site files were prepared. Six structures were determined quality for individual National Register status (in addition to the Waite-Davis house).	N/A	N/A	There is \$100,000 available within the budget to update LDC and this should be addressed during that time.	N



Strategy Number	Strategy Text	Origin quadrant	Comprehensive Plan (G.O.P.)	Land Development Code	CRA Plan & CRA Design Guidelines	Small Area Plan	Parks & Recreation Master Plan	Notes	Is this strategy a program? Yes (Y) / No (N)
6a	Increasing lighting brightness and/or additional lighting along roads and sidewalks as well as parking areas.	Southeast	N/A	Sec. 42-205 Authorizing special assessments could be a tool to provide street lighting improvements. Lighting standards could also be improved upon within each zoning district with the addition of shields to direct light downwards at a 45 degree angle to maximize exposure to the ground and to limit light pollution	CRA Plan page 24 <i>Lighting</i> : Street lights along Main Street interfere with pedestrian flow. The fifty-foot light pole spacing along Main Street is excessively close. This may be the result of trying to meet federal highway light levels (1.5 average foot candles) for the roadway using pedestrian-scale poles. These levels may be achieved with fewer poles if the poles are taller.	N/A	N/A	City budget would need to address future expansion and priority areas.	N
6a	Building an entry feature welcoming all to the central quadrant/district. (Identity)	Central	N/A	Revise Article VIII - Signs to assure that the desired gateway signage is allowed. If so, include details about allowable design features, placement, illumination, etc.	CRA Plan page 25 <i>Gateways</i> : There is a small City of Apopka sign at the south end of Park Avenue. If this sign were larger and framed by attractive landscaping it would make a nice entrance feature. The intersection of U.S. 441 and S.R. 436 holds great potential for making a memorable gateway.	Small Area Plan page 100 Section 3. Gateway/Wayfinding Signage: Figures 18 and 19 of the Small Area Plan show possible locations and potential designs for gateway signs. There are three levels of sign opportunities: Highway overpasses, access roadways and internal streets (banners and wayfinding).	N/A	Sample renderings will be provided within the Vision Plan. The CIP and prioritization/budgeting should be addressed.	N
5b	Creating a welcoming environment throughout the downtown area, anchored by a gateway feature / sign that is incorporated with the existing fern sculpture in front of City Hall; installing decorative and easily readable wayfinding signage through the downtown area; building signage should also complement the re-branding/ design; affecting code changes as needed; creating a Welcome Center.	Southeast	N/A	Revise Article VIII - Signs to assure that the desired gateway signage style is allowed.	CRA Plan page 25 <i>Gateways</i> : There is a small City of Apopka sign at the south end of Park Avenue. If this sign were larger and framed by attractive landscaping it would make a nice entrance feature. The intersection of U.S. 441 and S.R. 436 holds great potential for making a memorable gateway.	N/A	N/A	Image and Branding, in addition to the CIP should address this strategy and prioritization.	N
5biv	Improving Wi-Fi hot spots in select public areas throughout the city.	Community-wide	N/A	N/A	N/A	N/A	N/A	The city, in budget 2015-2016, provided for public safety communication upgrades. This included a change in the city's Wi-Fi program. The city is going to discontinue city-wide Wi-Fi and concentrate on providing public access points in congregation areas such as city parks and municipal campus'. Currently the Jason Dwellley recreation complex, the Kit Land Nelson Park, and the Alonzo Williams Park is being enhanced for free public internet access.	N
6b	Installing additional lighting and sidewalks south of Apopka, namely on 441 from Sheeler Avenue to Piedmont Wekiva Road.	Southeast	Trans Policy 1.12 The City shall include sidewalks alongside roadways scheduled for improvements in its Capital improvement Program. Trans Policy 3.15 The City of Apopka shall require the construction of sidewalks abutting new developments where sidewalks are presently deficient, and shall coordinate with FDOT and Orange County to construct sidewalks where needed, with priority given to linking neighborhoods to schools and community shopping centers. Trans Policy 8.7 g) Construction of off-site public sidewalks to complete sidewalk connectivity. Sidewalk construction required to meet the Land Development Code requirements along property frontages shall not count as meeting this Mobility Standard.	6.02.08. - Sidewalks and bikeways provides language about instances where sidewalks are required, but lack in coverage for a greater array of situations. Requirement for development/ redevelopment Should include: Funds that gets used, Bonds	N/A	N/A	N/A	FY 15/16 Budget allocates \$35,000 (5203) for sidewalk and curb repairs. \$50,000 (6306) for new construction of sidewalk and curbs. Additionally new sidewalk & curb construction (3412 Streets-6304) is budgeted \$50,000 each year until FY 18/19 within the 101/Street Improvement Fund. New sidewalks are also budgeted \$50,000 each year until FY 18/19 within 102/Traffic Impact Fund. Is this an adequate amount of funds? What is the linear mile cost of sidewalks? Based upon that, calculate what is possible. The City could benefit from a lighting program and additional standards within zoning districts. Options to consider are 45 degree downward lighting via shields which maximize brightness and reduce light pollution.	N
1b.	Establishing an annual 4th of July fireworks show either at Northwest Recreation Complex or at Lake Apopka.	Community-wide	N/A	N/A	N/A	N/A	N/A	2016 already planned but not at the locations described. The City would like to add up to 2 additional events per year.	?
3a.	Building a fire station in Rock Springs.	North	Standards? LOS?	N/A	N/A	N/A	N/A	FY 15/16 Budget allocates \$1,200,000 for New Fire Station #5 at Jason Dwellley Parkway	N
2c	Improving Business/Community Connectivity by ensuring all key transportation-related plans (e.g. 5-year Transportation Improvement Plan, Long Range Transportation Plan, Comprehensive Plan) are consistent and unified in promoting intermodal transportation connecting the major development hubs: Lakeside, Healthy Development Hub, Downtown Hub, and Kelly Park Crossing.	Community-wide	Trans Policy 1.4 Within one year after completion of the Town Center Master Plan, the City shall consider the feasibility of establishing a Transit-Oriented District (TOD) within its downtown area to better coordinate implementation of the master plan. Trans Policy 2.5 Downtown redevelopment master plan efforts and land uses shall coordinate transportation linkage from employment centers and residential areas to the Lynx Super Stop and other transit facilities. Trans Policy 3.12 The City shall support the principles of Transit-Oriented Design (TOD), especially within the downtown redevelopment and Town Center areas, and will require proposed developments that are located in the vicinity of planned transit and commuter rail stations to incorporate TOD elements in their site plans.	Section 6.03.02 c1 Revise to make bicycle parking mandatory. Current bicycle regulations are optional. 2.02.20. - Mixed-Use Districts (Mixed-CC and Mixed-EC) B. 14. gives an allowance for waived or varied buffers for pedestrian connectivity and well-planned vehicular connectivity. There is a possibility of extending this to additional zoning districts. 6.02.08. - Sidewalks and bikeways provides language about instances where sidewalks are required, but lack in coverage for a greater array of situations.	N/A	Page 36 Section H. TRANSPORTATION discusses existing conditions, future plans, and recommendations regarding transportation in the area.	N/A	N/A	N



Strategy Number	Strategy Text	Origin quadrant	Comprehensive Plan (G.O.P.)	Land Development Code	CRA Plan & CRA Design Guidelines	Small Area Plan	Parks & Recreation Master Plan	Notes	Is this strategy a program? Yes (Y) / No (N)
1	Utilize Eastshore as a development Hub:	Southwest	ICE Policy 5.4 dictates that the City shall ensure that Saint Johns River Water Management District is provided an opportunity to comment on proposed developments as early as possible in the development review process. ICE Policy 5.6 dictates that the City shall support and coordinate with the East Central Florida Regional Planning Council, SJRWMD, and other agencies to address proposed parks, proposed boulevards, and proposed trails around Lake Apopka. ICE Policy 5.8 provides direction to the City in order to coordinate with the Florida Department of Environmental Protection (FDEP). FLUE Policy 12.7 ensures that the City shall include standards within the Land Development Code to ensure that development around Lake Apopka is consistent with the issue addressed in the Lake Apopka Planning Initiative, including protection of public access and view sheds; integration of recreational uses; and incorporate water oriented commercial and recreational uses that support ecotourism. FLUE Policy 12.11 dictates that the City shall consider an ordinance implementing Transfer of Development Rights to preserve any parcels along Lake Apopka that are still under private ownership. FLUE Policy 12.13 ensures that the City shall coordinate with FDOT and the County to build the proposed Lust Road extension as a tree-lined, scenic boulevard that will service the entire Plymouth area and would serve as a boundary for development expansion closer to Lake Apopka. This needs to be written better to indicate which direction the boundary begins and ends in cardinal directions.	Revise LDRs to address specific development around Lake Apopka consistent with the Lake Apopka Planning Initiative; shoreline protection, greenways and trails, viewsheds, public access, and natural setting. Establish a TDR program. Consider establishing an Overlay District to encourage the desired types of uses.	N/A	N/A	The rural location and proximity to Lake Apopka and existing trails would make it an ideal location to place a trail connector and offer eco-tourism activities.	Coordination will be needed with Saint Johns River Water Management District (SJRWMD). The City has been in discussion with SJRWMD about allowing a nature/boardwalk/ecotrail. A rendering is being provided for this area. The Ecotourism plan outlines a variety of potential activities.	N
5j	Implementing a comprehensive array of recreation activities and services including a city aquatic facility, splash pad, field-base play (soccer, football, lacrosse), pocket parks, places to fish, and a multi-use skatepark. The implementation will be facilitated by a Recreation Advisory Committee that will provide program input by and for adult and youth activities as well as assist with sponsorship, fundraising, etc.	Community-wide	N/A	N/A	N/A	N/A	N/A	The city is in the process of developing a Master Recreation Plan. The document should include activities, cost, budgeting, and schedule of implementation.	Y?
5n	Creating more dog-friendly activities.	Southeast	N/A	Revise Land Development Code to allow dogs at certain uses (e.g. Café dining)	N/A	N/A	Dog Park is an off-leash park for dog owners of Apopka and visitors to the area. It currently has three separate fenced areas for dogs, differentiated by age. The use of the parks is rotated to avoid wear and tear on the grass due to digging and other activity.	N/A	N
5o	Expanding Alonzo Williams Park, including constructing a larger building or community center, with better access.	Southeast	N/A	N/A	N/A	N/A	Alonzo Williams park has a community center with two small meeting rooms, and grounds with a large multi-purpose field and basketball courts and a playground. Although the park is fenced, it is open for community use.	This City is currently applying to Small Cities Community Development Block Grant (CDBG) for \$750,000 for a new building. The revised recreation master plan should address additional activities at this park.	N
1a	Establishing family recreation events and activities at the amphitheater, such as:	North	N/A	N/A	N/A	N/A	The Apopka amphitheater is located in the center of this complex and there are also office buildings for The Apopka recreation Department, Apopka Little League and Pop Warner Football.	FY 14 and FY 15 (5201) operating expenditures allocate \$250,000 each year for the Old Florida Outdoor Festival at the amphitheater.	Y?
5m	Hosting farmers markets, community gardens, and a variety of special events.	Southeast	Consider policies to encourage urban farming	N/A	N/A	N/A	There is handicap accessible parking in each area of the park and paved access to all baseball & softball fields, tennis courts, basketball courts, amphitheater and walking trail. There is not paved access to the playgrounds and the soccer fields.	A rendering at Station Street and Central is being provided and consists of a farmers market/community garden/hydroponic. The Billy Dean Community Garden is fully leased, and the City should identify or examine additional expansions or locations. Special events permits could help facilitate additional community events. Gardens could be added in certain districts as permitted or conditional. Revisions to allow food trucks could be considered, whether locational, or times per year	N

Strategy Number	Strategy Text	Origin quadrant	Comprehensive Plan (G.O.P.)	Land Development Code	CRA Plan & CRA Design Guidelines	Small Area Plan	Parks & Recreation Master Plan	Notes	Is this strategy a program? Yes (Y) / No (N)
5i	Creating or developing roadways, bike lanes and trails that will provide an easier access to Lake Apopka.	Community-wide	ICE Policy 3.1 includes provisions to coordinate with Orange County, MetroPlan Orlando, and FDOT to monitor operating conditions of major roadways in and around Apopka. ICE Policy 3.3 includes provisions for coordination between Orlando Metropolitan Planning Organization and the Orange-Seminole-Osceola Transit Authority to secure additional funding and coordinate facilities improvements for all transportation needs throughout metro Orlando. FLUE Policy 4.10 Recreational development shall be limited to bike/pedestrian trails or passive recreation uses in areas adjacent to conservation area. FLUE Policy 12.18 dictates that the City shall coordinate with Orange County and property owners about joining parks and connection adjacent neighborhoods through landscaped trails in the "Northwest Study Area." FLUE Policy 1.11 The City of Apopka shall restrict direct access to arterial roads when access via another facility can be provided. FLUE Policy 12.3 #2 Residential developments around public lakes should be required to provide public streets, sidewalks or public parks around lakes instead of locating homes between roads and the lakes. ROSE Policy 3.5 The City shall explore possibilities to link existing recreational facilities to future parks associated with the Lake Apopka Restoration program through the development of pedestrian and bicycle facilities.	N/A	N/A	Page 36 Section H. TRANSPORTATION discusses existing conditions, future plans, and recommendations regarding transportation in the area.	There is sidewalk along Jason Dwellley Parkway at the entrances to the Park. There are also sidewalks throughout the park.	The ecotourism plan outlines to provide better access: wayfinding systems, a wildlife drive, an eco-village, Lake Apopka Loop Trail, and blueways (similar to greenways but on the water). Additionally, the Orlando Kayak Fishing Club would like a boat launch facility and a kayak launch.	N
5c	Offering a wide range of adult/ family activities, such as dining options for both day and night, and indoor/outdoor seating.	Southeast	Review allowable uses in the FLU categories.	Sec. 6-9. - Hours of sale; closing hours. Could be modified to allow alcoholic beverages to be served past midnight. Revise 2.02.00. - Uses Allowed in Zoning Districts, to allow a wider variety of uses in certain areas of the City, specifically PO/I, CN, C-1, C-2, C-3, P-R, PUD, Mixed-CC, and Mixed-EC.	N/A	N/A	There are 2 pavilions on the playground area, one has 6 picnic tables and the other has 3. There is a pavilion with 4 tables in the soccer area, there is another pavilion with 1 table near the volleyball courts and a pavilion with 3 tables near the lake. There is a large pavilion with 10 picnic tables near the lake by the amphitheater. There are benches near the path around the lake, player benches on each soccer field, basketball court & tennis court, there are also bleachers at all of the softball and baseball fields and at the Pop Warner Football Field.	N/A	N
5p	Including afterschool programs at Alonzo Williams Park.	Southeast	N/A	N/A	N/A	N/A	This is a large facility with many different opportunities for outdoor recreation. The park is beautifully landscaped and has a nice lake with a walking trail. This park is home to a large soccer program run by the city's recreation department as well as active Little League and Pop Warner programs which utilize most of the playing fields. The park is also host to many baseball and softball tournaments and also provides fields for travel leagues in soccer and lacrosse. Tennis and volleyball courts, along with the play-ground and picnic pavilions offer something for everyone. There is additional acreage owned by the city that can be used for future expansion	Alonzo Williams Park has a 1,640 square foot Community Center. parks and recreation master plan	Y
2b	Building an interconnection to extend the West Orange Trail pedestrian/multi-use trail to Kelly Park Road.	North	Trans Policy 1.9 The City of Apopka shall support and assist the Tri-County Chapter of "Rails to Trails" and Orange County's effort in acquiring abandoned railroad right-of-way and other properties necessary within the City for the construction of bicycle trails. Trans Policy 1.0 The City shall support the planned extension of the West Orange Trail to connect to the Seminole County and Lake County trail systems and has identified the trail in the Future Transportation Map series. Trans Policy 6.5 For minor and major collector city facilities, the typical cross section for new and reconstructed roads shall allow for the safe movement of bicycle traffic. The Orange County Parks and Trails Master Bicycle Plan will be reviewed annually to ensure consistency with the Apopka Comprehensive Plan. In addition, the City will continue to cooperate with Orange County in implementing the planned Rails to Trails Bicycle Way by protecting corridors planned within the City. Trans Policy 8.7 p) Enhancements to the City's system of greenways, bike paths, and trails which increase the system's utility for multi-modal transportation. Such enhancements may include, but not be limited to: 1. Trail amenities such as benches, directional signage, or safety systems; 2. Bicycle parking at entry points or connecting with transit lines; 3. Land acquisition for expansion or better connectivity of the trail system; 4. Additional entry points to the trail system; 5. Bridges spanning creeks or wetland areas; and/or, 6. Appropriate trail surfacing.	N/A	N/A	Small Area Plan page 10 Section J. Trails: There is currently a portion of one trail and one additional planned trail in the Ocoee-Apopka Road study area. Both of these trails are owned and maintained by Orange County, and are recorded in the Orange County Trails Master Plan. There are no City trails in the study area. Sub-section 1. West Orange Trail: Mostly completed, the West Orange Trail is a 36-mile shared-use trail stretching from the Orange-Lake County line to Kelly Park, going through downtown Apopka. The final phase of the trail, a 9-mile stretch to the north of the current trail, is included in the Trails Master Plan but has yet to be completed. This is a major trail connecting several communities including schools, parks, downtown centers, and natural areas in Orange County. Connecting the orange Trail to Magnolia Park with the Lake Apopka Connector Trail will serve as a tremendous recreational amenity to the study area.	Phase 4 of the project will extend the trail north from Welch Road to Kelly Park, giving Apopkans and other trail enthusiasts the opportunity to reach Kelly Park as well as Wekiva Springs State Park. Phase 5 will connect West Orange Trail to Lake County and the statewide Coast-to-Coast Connector trail	Bill Thomas, Orange County Parks and Recreation, has indicated that the West Orange Trail Expansion north to Kelly Park Road is in their Trails Master Plan. Within the Plan, it is tied for 11th in the rankings. A grant application was submitted to MetroPlan Orlando several years ago when they ranked it 12th on their Prioritization Project List from which FDOT selects projects for funding. Orange County currently doesn't have funding for this project.	N



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4	Integrate the proposed Kelly Park Crossing development into the community fabric; accommodate this development proposal by extending development approval duration; allowing for phasing.	North	N/A	Consider regulations that allow for extensions for development orders based upon certain established conditions.	N/A	N/A	N/A	DRI allows phasing plan when updating so the city just needs to approve it. The update of the LDC should listen to the concerns of private developers and how extensions to development may be addressed	N
1f	Implementing focused business marketing campaign, led by the city, which will be unique among all the competing cities and successfully attract new and grow existing businesses. Features business partnerships, advertising internships, and print publications.	Community-wide	N/A	N/A	N/A	N/A	N/A	The Tri-City Economic Plan should be looked into for suggestions regarding economic marketing of the community. This strategy should also be addressed by Economic Development Division.	N
3b	Attracting new restaurants to ensure more fine dining opportunities community-wide	Southwest	N/A	Review regulations to establish expedited permitting and other incentives such as parking reductions to encourage these types of uses.	N/A	N/A	N/A	Economic Development Division should address this.	N
1ai	Scheduling movie nights.	North	N/A	N/A	N/A	N/A	N/A	City Event Coordinator should address this.	Y?
1aii	Scheduling family festivals, concerts, plays, and dances.	North	N/A	N/A	N/A	N/A	N/A	City Event Coordinator should address this.	Y?
1aiii	Hosting various concerts, and large seasonal festivals year-round throughout the City.	North	N/A	N/A	N/A	N/A	N/A	FY 14 and FY 15 (5201) operating expenditures allocate \$250,000 each year for the Old Florida Outdoor Festival at the amphitheater. City Event Coordinator can further expand upon this.	N?
1g	Establishing an Image Advisory Board assigned to promote city's image around Florida; applying a portion of a tourist tax to fund city advertisement billboards throughout Florida.	Community-wide	N/A	N/A	N/A	N/A	N/A	Public Information Officer and the Economic Development Division should address this. This could also be given prioritization for budgeting purposes.	Y
1i	Creating community-based teams to recommend specific, achievable actions for the many educational goals in this Plan, including attracting and establishing nearby higher education and vocational training schools, increasing K-12 student performance outcomes, and the enhancing the perception of area K-12 schools.	Community-wide	ICE Objective 1 and corresponding policies dictate coordination with Orange County Public Schools to ensure capacity is available to support proposed development and that infrastructure is available to accommodate new schools. Additionally, interlocal agreements are necessary for parks, recreation facilities, and libraries.	N/A	N/A	N/A	N/A	K-12 efforts being undertaken by the Apopka Begins and Ends with A initiative. This initiative could be expanded to include higher education and vocational training.	N
5biii	Developing mobile applications (for low-tech and smart phones) that allow citizens to report issues directly to the city.	Community-wide	N/A	N/A	N/A	N/A	N/A	Public Information Officer could further expand upon this. Many other communities around the country have turned to software developers for open platform applications, and there is funding through grants. Public safety could be furthered by police programming grants.	N
2f	Creating meaningful developer incentives to assist with development costs; review comprehensive plan and land development regulations to streamline and remove barriers.	Southeast	Consider policies that promote public-private partnerships	Revise 12.02.04. - Review of preliminary and final development plans, and Article XI Boards and Agencies in order to streamline the process, i.e., expansion of administrative approvals.	CRA Funds could be used to partner with developers within the CRA boundary to offset costs.	N/A	N/A	The city is going to commence the EAR in 2016. Ideally, the update of the Comprehensive would occur first, and then revise the LDC. The LDC has \$100,000 budgeted for update. Incentives could also include reduced approval timeframe and fees.	N
3	Utilize Healthy District as development hub:	Southwest	N/A	Consider creating an Overlay District to encourage the types of uses desired within this hub	N/A	N/A	N/A	Economic Development division should address this	N
3c	Designing and constructing a high tech hub near the new hospital.	Southwest	N/A	Consider creating an Overlay District to encourage the types of uses desired within this hub	N/A	Small Area Plan page 10 Section D. FLORIDA HOSPITAL PROPOSED DEVELOPMENT: The hospital owns a site immediately south of the hospital site (approximately 22.21 acres) and another one across Ocoee-Apopka Road (14.80 acres). The hospital does not have immediate plans to develop those sites, but would consider uses such as medical offices, retail, multi-family, a wellness center/spa, hotel, education facilities, or similar uses. Based on approximately 33.57 developable acres, a total of 420,000 sq. ft. square feet of development could potentially be located on the two sites.	N/A	Economic development division should address this.	N

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8g	Encouraging more police involvement with the community.	Southeast	N/A	N/A	N/A	N/A	N/A	The police are currently involved in multiple programs. Some of these are (not an inclusive list): Citizen's Police Public Safety Academy (an annual 10 week program involving adults learning all aspects of public safety); Youth Public Safety Academy (an annual 2 week program involving youth in grades 8 to 12 learning all aspects of public safety); Public safety Day (a spring fair involving public interaction with all facets of public safety. It is held at the recreation complex); Coffee with a Cop (an informal meet and greet with police senior staff and officers); Business safety days at Home Depot; Apopka Festivals (Art Show, Fall Festival, etc.) where the Citizens Police Academy Alumni Association members and police officers interact with the community; Teach-In at OPCS, Hero's Literacy Program, and other educational events involving local schools and youth; Home-owner's association meetings, business checks, and small group meetings within the community. FY 2015 proposed budget: \$110,000 for the Police School Liaison Program, \$25,000 for the Police Task Force Program, and \$91,975 for Police Crossing Guards.	N
6	Improve Community Development features, including Safety and Infrastructure	Central	Trans Policy 1.12 The City shall include sidewalks alongside roadways scheduled for improvements in its Capital improvement Program. Trans Policy 3.15 The City of Apopka shall require the construction of sidewalks abutting new developments where sidewalks are presently deficient, and shall coordinate with FDOT and Orange County to construct sidewalks where needed, with priority given to linking neighborhoods to schools and community shopping centers. Trans Policy 8.7 g) Construction of off-site public sidewalks to complete sidewalk connectivity. Sidewalk construction required to meet the Land Development Code requirements along property frontages shall not count as meeting this Mobility Standard.	6.02.08. - Sidewalks and bikeways provides language about instances where sidewalks are required, but lack in coverage for a greater array of situations.	N/A	N/A	N/A	Per FDOT Long Range Estimation System, a 1 mile sidewalk constructed 5' wide with 4 inch depth and one side of the roadway would cost approximately \$110,000. Estimate includes mobilization, traffic maintenance, clearing and grubbing, and sidewalk construction.	N
6c	Ensuring that Code Enforcement officers enforce signage conformity, lighting, landscape and hardscape elements are applicable to all residential and commercial properties. (Aesthetics)	Central	N/A	N/A	N/A	N/A	N/A	Code enforcement officers (2 full time on staff) respond to complaints, enforce current Land Development and Apopka Municipal Codes, equally and fairly, within the community. The office is managed by police department personnel.	N
6d	Implementing road and property clean-up and litter prevention programs. (Aesthetics)	Central	N/A	N/A	N/A	N/A	N/A	Budgeting would need to be addressed by public works.	Y
1	Program more local festivities (events, performances, festivals, and competitions) at Northwest Recreation Complex, especially using the Amphitheater.	North	N/A	N/A	N/A	N/A	N/A	FY 14 and FY 15 (5201) operating expenditures allocate \$250,000 each year for the Old Florida Outdoor Festival at the amphitheater. City Event Coordinator can further expand upon this.	Y
1c	Constructing an aquatic center near the amphitheater at the Northwest Recreation Complex, including	North	N/A	N/A	N/A	N/A	N/A	FY 14/15 from 104/Recreation Impact Fund allocates \$250,000 to the Recreation Splash Pad at NWRC. The aquatic center needs to be accessible to the community and the schools who are competing in swimming and diving. Access should be for all. The Parks and Recreation Master Plan should be updated to address this strategy.	N
5bii	Establishing a community hotline and/or citizen-led committee where residents can voice their opinions in a safe, and comfortable manner, without feeling pressured or scared; and developing communication strategies to inform citizens of available services.	Community-wide	N/A	N/A	N/A	N/A	N/A	Some City Halls can be staffed by volunteer members, and should be studied for feasibility within Apopka.	Y
5d	Offering a wide variety of youthful activities, such as:	Southeast	N/A	N/A	N/A	N/A	N/A	N/A	N?
6b	6B. Installing additional lighting and sidewalks south of Apopka, namely on 441 from Sheeler Avenue to Piedmont Wekiva Road.	Southeast	Trans Policy 1.12 The City shall include sidewalks alongside roadways scheduled for improvements in its Capital improvement Program. Trans Policy 3.15 The City of Apopka shall require the construction of sidewalks abutting new developments where sidewalks are presently deficient, and shall coordinate with FDOT and Orange County to construct sidewalks where needed, with priority given to linking neighborhoods to schools and community shopping centers. Trans Policy 8.7 g) Construction of off-site public sidewalks to complete sidewalk connectivity. Sidewalk construction required to meet the Land Development Code requirements along property frontages shall not count as meeting this Mobility Standard.	6.02.08. - Sidewalks and bikeways provides language about instances where sidewalks are required, but lack in coverage for a greater array of situations.	N/A	N/A	N/A	FY 15/16 Budget allocates \$35,000 (5203) for sidewalk and curb repairs. \$50,000 (6306) for new construction of sidewalk and curbs. Additionally new sidewalk & curb construction (3412 Streets-6304) is budgeted \$50,000 each year until FY 18/19 within the 101/Street Improvement Fund. New sidewalks are also budgeted \$50,000 each year until FY 18/19 within 102/Traffic Impact Fund. Per FDOT Long Range Estimation System, a 1 mile sidewalk constructed 5' wide with 4 inch depth and one side of the roadway would cost approximately \$110,000. Estimate includes mobilization, traffic maintenance, clearing and grubbing, and sidewalk construction.	N
1e	Maintaining active participation on the community-wide Recreation Advisory Committee, with input for programming adult and youth activities [see also strategies under community-wide vision].	North	N/A	N/A	N/A	N/A	N/A	N/A	Y?



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2	Complete a conceptual planning and engineering study, which contains, at a minimum, the following components:	Southeast	N/A	N/A	N/A	N/A	N/A	N/A	N
2a	Developing a market analysis testing visions and desires, and based on a developer forum to gauge interest, propensity for investment and risk.	Southeast	N/A	N/A	N/A	N/A	N/A	A developer forum could be held, then a decision could be made about the reconfiguration of regulations, and a combination of public-private partnerships could be utilized.	N
2b	Securing state, Federal, Local or private foundation grants to supplement funding.	Southeast	N/A	N/A	N/A	N/A	N/A	A developer forum could be held, then a decision could be made about the reconfiguration of regulations, and a combination of public-private partnerships could be utilized.	N
5di	Providing for a community center by City Hall for youth and inter-generational programming/activities such as dance classes, self-defense classes, art classes and exhibits, music and Zumba classes.	Southeast	N/A	N/A	N/A	N/A	N/A	Integration of Community Centers is necessary. The VFW Community Center is close and is 15,665 square feet.	Y
5g	Providing a movie theatre for entertainment and encouraging new cultural experience.	Southeast	N/A	2.02.00. - Uses Allowed in Zoning Districts could be modified to include uses typically associated with this strategy.	N/A	N/A	N/A	Community centers could be better utilized by hosting more cultural events. The Economic Development Division should address business recruitment for a movie theater.	N
8b	Involving citizens and visitors in public safety through awareness, educational classes, and neighborhood crime watch groups.	Southeast	N/A	N/A	N/A	N/A	N/A	The police are currently involved in multiple programs. Some of these are (not an inclusive list): Citizen's Police Public Safety Academy (an annual 10 week program involving adults learning all aspects of public safety); Youth Public Safety Academy (an annual 2 week program involving youth n grades 8 to 12 learning all aspects of public safety); Public safety Day (a spring fair involving public interaction with all facets of public safety. It is held at the recreation complex); Coffee with a Cop (an informal meet and greet with police senior staff and officers); Business safety days at Home Depot; Apopka Festivals (Art Show, Fall Festival, etc.) where the Citizens Police Academy Alumni Association members and police officers interact with the community; Teach-In at OCPS, Hero's Literacy Program, and other educational events involving local schools and youth; Home-owner's association meetings, business checks, and small group meetings within the community.	Y?
8c	Enhancing public information through kiosks, signage, newsletter and social media page that keep residents and visitors up-to-date regarding safety or other concerns.	Southeast	N/A	N/A	N/A	N/A	N/A	The Chief of Police has a Facebook page to promote safety and provide an avenue for public awareness and communication along with utilizing the City of Apopka's social media outlets. Additionally, the Apopka Police Department has three Public information Officers who routinely work with local and extended media to ensure mission critical and public interest information is disseminated in a timely fashion.	N?
8e	Removing the red-light cameras.	Southeast	N/A	N/A	N/A	N/A	N/A	Maintaining or removing red light cameras is a policy decision to be made by the City-Council. However, according to the Florida Department of Highway Safety and Motor Vehicles' (DHSMV) fourth annual report on red-light safety cameras across the state, a driver is safer traveling through intersections equipped with cameras. Since 2011, total crashes in Florida are up statewide by 50%, however the DHSMV report found that angle crashes - the most violent and dangerous type of crash, did not increase at intersections equipped with red-light safety cameras. Furthermore, drivers at intersections with red-light safety cameras had a 36 percent less likelihood of being involved in a collision than the overall statewide trend.	N



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8i	Encouraging respect between police officers and the residents of the community.	Southeast	N/A	N/A	N/A	N/A	N/A	The police department instituted body worn cameras in 2015 and is expanding the program to all officers in 2016 in order to improve transparency and public trust. Additionally, the department, in 2016, is focusing on small group outreach activities, such as Coffee with a Cop, expanding homeowner's and civic group meeting attendance, along with closely working with minority groups like the South Apopka Ministerial Alliance and Farmworker's Association. Interacting with the community and community leaders helps bridge the gap between the community and the police department. There is currently and always will be an ongoing effort to work with the community to develop and maintain respect between the community and the police department.	Y?
3a	Establishing an educational district / college campus near the new hospital area which could be all or a combination of: 1) Community College, 2) Technical College, 3) Culinary School.	Southwest	Policy could be added to the FLUE to encourage an educational district.	Consider establishing an Overlay District to encourage these types of uses.	N/A	Small Area Plan page 10 Section D. FLORIDA HOSPITAL PROPOSED DEVELOPMENT: The hospital owns a site immediately south of the hospital site (approximately 22.21 acres) and another one across Ocoee-Apopka Road (14.80 acres). The hospital does not have immediate plans to develop those sites, but would consider uses such as medical offices, retail, multi-family, a wellness center/spa, hotel, education facilities, or similar uses. Based on approximately 33.57 developable acres, a total of 420,000 sq. ft. square feet of development could potentially be located on the two sites.	N/A	N/A	N
1d	Extending the use of tennis courts (after-dark hours, including classes).	North	N/A	N/A	N/A	N/A	The Parks and Recreation Master Plan describes Kit Land Nelson Park, and the Northwest Recreation Complex tennis courts as having lighted tennis courts. Hours should be extended on a timer system.	N/A	N
1f	Accommodating youth volunteers for recreational events with possible college credit hours.	North	N/A	N/A	N/A	N/A	N/A	N/A	Y?
1g	Increasing the marketing for all the above.	North	N/A	N/A	N/A	N/A	N/A	Image and Branding should address this.	N
2	Establish community services and recreation events	North	N/A	N/A	N/A	N/A	Many event spaces are outlined in the Parks and Recreation Master Plan.	N/A	N



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3b	Maintaining and improving law enforcement and fire safety services, achieving an outstanding response time for rescue personnel (fire, police).	North	N/A	N/A	N/A	N/A	N/A	A focus this year is to review and modernize all internal policies and administrative controls, to include, ensuring compliance with all police Accreditation standards and best practices. In addition, the department was authorized 7 additional officers in the 2015-2016 budget which is expected to improve the responsiveness and efficiency of the department. The police department currently has good response times to calls for service. To maintain the current response time or to improve the response time as well as services provided by the police department the City leaders will have to ensure the police department grows at the same rate as the City grows. The ratio of officers to City residents will have to at least remain the same or improve as the City grows. The department is going to work with City leadership through the budgeting process to ensure the department stays on par with standards involving the officer to population ratio and plans for growth in a fiscally responsible manner. With the addition of the new fire station 5 response times in the north area will improve from the already outstanding service provided today. We are also looking at a future station 6 near the new Florida Hospital campus. Plans for station 6 will proceed after the completion of station 5, which is on scheduled to be in full operation 2016-2017 calendar year.	N
3c	Creating well-defined and visible school-zone markings at Wolf Lake Middle School.	North	N/A	N/A	N/A	N/A	N/A	Area Superintendents Office is being contacted. Engineering and design standards should be looked into.	N
1a	Developing and implementing an effective growth strategy that embraces Apopka's small town appeal to welcome new residents, businesses and visitors. The goal is to be become a premier, self-sustaining suburban community with an ideal mix of residential neighborhoods, business centers, educational and recreational facilities.	Community-wide	Establish goals, objectives and policies that encourage the desired mix of uses, density and intensity limitations.	Assure zoning code encourages the desired type of uses.	N/A	N/A	N/A	Analysis of the mixed-use categories within the Future Land Use Element should be addressed during the 2016 EAR.	N
1c	Initiating a "Welcome to Apopka Come Grow With Us" campaign that celebrates Apopka's small-town traditions and establishes Apopka's reputation for qualities emblematic of small-town life: Outdoor living/lifestyles; an appreciation of the natural environment; sustainable production of locally grown food; patriotism; embracing visitors and diverse heritages and faith-based lifestyles.	Community-wide	N/A	N/A	N/A	N/A	N/A	Image and Branding should address this.	N?
2bi	Creating an Eco Business Plan- The new Planning/Economic Development Community Development Department is tasked with devising a specific, business development strategy focusing on eco-tourism linked to Lake Apopka and other natural resource areas as well as light industrial sectors like eco-friendly or plant-based products.	Community-wide	Consider creating economic development policies, including the development of an Eco-Business Plan by 2017.	Revise the LDRs to assure that 'green' and eco-friendly types of desired uses are allowed within the zoning districts. (e.g. I-1, I-2, C-1, C-2, C-3)	N/A	N/A	N/A	Check Ecotourism plan outlines plans for an Eco-Village. This area could spur the types of products and services desired within this strategy.	N
2bv	Improving marketing to attract businesses that require easy access to Central Florida.	Community-wide	N/A	N/A	N/A	N/A	N/A	Image and Branding should address this.	N
2bix	Applying and/or amending land development regulations to streamline and remove barriers.	Community-wide	N/A	N/A	N/A	N/A	N/A	Development community should be included in the process of updating the LDC	N



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3	Conduct a Transportation study-Enhance connectivity of the transportation system to support growth with access to major hubs and popular destinations. The system must build/expand roadways to adequately manage and/or reduce congestion, create a safer sidewalk system with adequate lighting, encourage a depot/hub in the City Center, and develop a Park 'n' Ride along S.R. 429.	Community-wide	Trans Policy 1.4 Within one year after completion of the Town Center Master Plan, the City shall consider the feasibility of establishing a Transit-Oriented District (TOD) within its downtown area to better coordinate implementation of the master plan. Trans Policy 2.5 Downtown redevelopment master plan efforts and land uses shall coordinate transportation linkage from employment centers and residential areas to the Lynx Super Stop and other transit facilities. Trans Policy 3.12 The City shall support the principles of Transit-Oriented Design (TOD), especially within the downtown redevelopment and Town Center areas, and will require proposed developments that are located in the vicinity of planned transit and commuter rail stations to incorporate TOD elements in their site plans. Trans Policy 6.8 Future developments within the Northwest, West, Plymouth and Expressway Study Areas should be encouraged to follow the grid pattern when proposing new roads to improve traffic flow and connectivity. Trans Policy 8.7 g) Construction of off-site public sidewalks to complete sidewalk connectivity. Sidewalk construction required to meet the Land Development Code requirements along property frontages shall not count as meeting this Mobility Standard. Trans Policy 8.13 The City shall monitor the success of the Mobility Strategies using the following performance measures. Evaluation of these performance measures shall occur with the next Evaluation and Appraisal Report of the City of Apopka Comprehensive Plan. Any recommendations to refine the mobility strategies shall occur through EAR-based amendments. (Includes sidewalks, streetscaping, landscaping, crosswalks, traffic counts, and que lengths).	N/A	N/A	N/A	N/A	The legislature no longer mandates transportation concurrency, but does recommend a mobility fee type system. The system provides for greater flexibility in spending for pedestrian items, trails, bike lanes, intersection improvements, roadway enhancements, and transit.	N
4aiv	Enlisting city-civic organizations "Partnerships for Tomorrow" programs for youth educational activities by providing a partnership, mentoring, expanding or implementing "Adopt a..."	Community-wide	N/A	N/A	N/A	N/A	N/A	N/A	Y
4biv	programs for clean-up, security, and community pride. e.g. "Adopt a street" program; expand implementing a centralized citizen assistance intake system (for questions, issues, recommendations, and concerns) that routes to Promoting attainable housing without gentrifying the neighborhoods.	Community-wide	N/A	N/A	N/A	N/A	N/A	Image and Branding should address this.	Y
5bi		Community-wide	N/A	N/A	N/A	N/A	N/A	N/A	Y
5f		Community-wide	N/A	N/A	N/A	N/A	N/A	Sousing non-profits are being contacted	N
1b	Increasing capacity of secondary roads appropriately.	Southeast	Trans Policy 3.6 Within one year after the interchange location is established, the City of Apopka shall adopt an interchange land use plan for any property located within one-mile of a proposed interchange for the Wekiva Parkway. The interchange land use plan shall address appropriate land uses and compatible development, secondary road access, access management, right-of-way protection, vegetation protection, water conserving landscaping, and the height and appearance of structure and signage.	N/A	N/A	N/A	N/A	A study would need to be completed for the benefit/cost, and impacts to ROW, pedestrians, and businesses.	N
6f	Widening Plymouth Sorrento Road from 1 lane in either direction to 2 lanes in either direction; include adding sidewalks and lighting from S.R. 441 to Kelly Park Road in order to establish safe, and complete streets. (Circulation)	Central	N/A	6.02.08. - Sidewalks and bikeways provides language about instances where sidewalks are required, but lack in coverage for a greater array of situations.	N/A	N/A	N/A	These facilities are County Roads. The Kelly Park Crossing DRI and development order does not call for road widening. Per FDOT Long Range Estimation System, a 1 mile sidewalk constructed 5' wide with 4 inch depth and one side of the roadway would cost approximately \$110,000. Estimate includes mobilization, traffic maintenance, clearing and grubbing, and sidewalk construction.	N
6g	Building landscape medians and installing lightning along Park Avenue all the way to Kelly Park Road. (Safety/Aesthetics).	Central	N/A	N/A	N/A	N/A	N/A	Construction costs vary depending on , length, width, and types of improvements (i.e. curb/gutter, mature trees, understory, hardscapes, irrigation, etc.)	N
2c	Widening Plymouth Sorrento Road to two continuous lanes, including adding sidewalks and lighting from S.R. 441 to Kelly Park Road.	North	N/A	6.02.08. - Sidewalks and bikeways provides language about instances where sidewalks are required, but lack in coverage for a greater array of situations.	N/A	N/A	N/A	These facilities are County Roads. The Kelly Park Crossing DRI development order does not guarantee a widening for Plymouth Sorrento Road.	N
5c	Establishing community redevelopment programs that will help to rehabilitate and beautify areas in need and encourage redevelopment by providing incentives from the city.	Community-wide	Housing Policy 1.3 provides incentives for affordable housing, and housing density bonuses. Housing Policy 5.3 provides incentives for private investment in historically significant housing. FLUE Policy 2.12 provides incentives for quality architectural design. FLUE Policy 5.2 provides incentives for the reuse of existing historic buildings where feasible.	Density Bonuses do not currently exist, however they could be allowed in overlay districts or certain zoning designations. Additionally, reduced parking could be added.	There was no mention of establishing community redevelopment programs anywhere in the CRA Plan.	N/A	N/A	There is \$100,000 available within the budget to update LDC and this should be addressed during that time. Staff may recommend additional items.	Y
4	Expand the Community Redevelopment Agency (CRA) boundary and update the CRA Plan with four focus areas for redesign and reconstruction:	Southeast	N/A	N/a	There was no mention of expanding the CRA boundaries anywhere in the CRA Plan.	N/A	N/A	Decide if it's a priority and conduct another Finding of Necessity study then update the CRA Plan.	N
5d	Creating a new, or re-establishing or expanding the boundaries of the Community Redevelopment Agency.	Community-wide	N/A	N/A	There was no mention of expanding the current boundaries of the existing Community Redevelopment Agency anywhere in the CRA Plan.	N/A	N/A	Operating expenses proposed for FY 2015 are \$228,040 for the CRA Fund and is for professional services. The balance of the CRA Fund is \$2,072,490 and the 2,050,740 for FY 2016 for the CRA Fund. Decide if it's a priority and conduct another Finding of Necessity study then update the CRA Plan.	N



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5j	Implementing Façade Improvement Program.	Southeast	N/A	N/A	There was no mention of implementing a façade improvement program anywhere in the CRA Plan. However, any development in the CRA district such as remodeling, relocation, or construction requiring a building permit within the CRA district, and is subject to review by the Development Review Committee or the CRA shall adhere to the guidelines as mentioned in the CRA Design Guidelines Manual.	N/A	N/A	The City may want to modify from a traditional Façade Improvement Program. Traditionally 60/40 or 50/50, property owner pays up to a cap, and then after the work is done and signed off upon, then the CRA reimburses the up-front costs. An alternative, is doing a low-interest loan on the 50% and the other 50% comes from the CRA. The CRA could have a guaranteed loan through local lenders. Numerous cities throughout Florida have facade improvement programs.	Y
5k	Honoring Sarah Mead and other African American early settlers of Apopka with a fountain or other monument in the plaza/square.	Southeast	N/A	N/A	While there was no specific mentioning of creating a monument for a specific person or event, CRA Plan page 23 Public Art/Fountains does discuss adding fountains: Where Main Street crosses Central Avenue and curves northwest, the existing southern right-of-way is wide enough for a decorative fountain. It would be a dramatic addition to the streetscape because of its strategic placement on this curve in the road. Another ideal location for a public fountain is the northwest corner of the City Hall property.	N/A	N/A	Look into pricing for these items and budget if a priority item.	N
5h	Redesigning and re-programming the parking area behind the Chuck Wagon restaurant, and the feed store (at Park Avenue and Fifth Street) by facing the businesses to the rear, adding an ice cream store, small shops, and a center kiosk for musicians, (such as for blue grass musicians), coffee shops and cafes that offer outdoor seating and dining.	Southeast	N/A	N/A	While there were no specific recommendations regarding parking, Section 4.4 Off-street Parking of the Development Design Guidelines states that no more than fifty (50) percent of the required off-street parking can be located in front of the building line.	N/A	N/A	The parking lot issue is difficult because most property owners are co-owners of parking areas, so they would need uniform consent in order to create redevelopment. Policy decision by the City would need to be addressed. Incentives for redevelopment of existing buildings could be utilized. Developers could be given incentives to reduce review time, and fees (e.g. water, sewer, etc.)	N
1d	Creating a digital personality on social media to build awareness of the City, its brand and welcoming hospitality.	Community-wide	N/A	N/A	N/A	N/A	N/A	N/A	Y?
5h	Building pedestrian-friendly developments.	Community-wide	Trans Policy 1.4 Within one year after completion of the Town Center Master Plan, the City shall consider the feasibility of establishing a Transit-Oriented District (TOD) within its downtown area to better coordinate implementation of the master plan. Trans Policy 2.5 Downtown redevelopment master plan efforts and land uses shall coordinate transportation linkage from employment centers and residential areas to the Lynx Super Stop and other transit facilities. Trans Policy 3.12 The City shall support the principles of Transit-Oriented Design (TOD), especially within the downtown redevelopment and Town Center areas, and will require proposed developments that are located in the vicinity of planned transit and commuter rail stations to incorporate TOD elements in their site plans.	Section 6.03.02 c1 Revise to make bicycle parking mandatory. Current bicycle regulations are optional. 6.02.08. - Sidewalks and bikeways provides language about instances where sidewalks are required, but lack in coverage for a greater array of situations.	N/A	Page 36 Section H. TRANSPORTATION discusses existing conditions, future plans, and recommendations regarding transportation in the area.	N/A	N/A	N
1f	Connecting Station Street Hub and proposed City Center to new hospital by upgrading roads and transit system.	Southeast	Policies could be added to the Trans and FLU elements encouraging inter-connectivity.	11.04.00 - Development Review Committee could provide additional standards, when applicable, for connections to the areas identified within this strategy.	N/A	Page 36 Section H. TRANSPORTATION discusses existing conditions, future plans, and recommendations regarding transportation in the area.	N/A	N/A	N
5e	Providing a shopping center and a wide variety of retail options. Provide mixed-use development where retail is on the first floor and residences are above. Update and modernize existing shopping plazas.	Southeast	N/A	Allow multi-story mixed-use buildings by giving incentives. Landscaping section could also be enhanced to modernize existing shopping plazas when redevelopment occurs.	2.02.20. - Mixed-Use Districts (Mixed-CC and Mixed-EC). Designation, location, and policy decisions could be updated here to be more flexible in order to achieve this strategy.	N/A	N/A	N/A	N
5f	Attracting and accommodating an interspersed mix of professional services, offices, and local businesses.	Southeast	Establish goals, objectives and policies that encourage the desired mix of uses, density and intensity limitations.	Revise the LDRs to assure that these types of desired uses are allowed within the zoning districts. Increase the amount of areas zoned as Mixed-CC and Mixed-EC	N/A	N/A	N/A	Economic Development Division should address this.	N
2cii	Creating safe bike trails across the city and promoting bike rental.	Community-wide	ROSE Policy 3.3 By 2013, the City shall prepare a Parks Master Plan that includes a trail component that addresses the connection of existing and proposed parks and recreational facilities to residential neighborhoods. The Transportation Element should also include a comprehensive bicycle network.	Bike rental as approved use needs to be added.		Page 54 Section F. Policy 9.7 states Policy 9.7 in the transportation element of the Comprehensive Plan will be applied when considering development in the Small Area Plan. This policy states the required mobility standards that must be met at the developer's expense for any development or redevelopment project. Included is: p) Enhancements to the City's system of greenways, bike paths, and trails which increase the system's utility for multi-modal transportation.	N/A	The City should look into obtaining services for a bicycle rental/sharing company or pursue bicycle companies to come to the City. Providing incentives may attract potential businesses for this.	N



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5	Implement community development and accomplish catalyst infrastructure improvements while ensuring a "hometown feel", and embraces small town appeal to welcome new residents, businesses, and visitors by managing controlling its growth by:	Community-wide	N/A	N/A	N/A	N/A	N/A	2016 EAR should address these standards.	N
1g	Solving safety issues by creating Complete Streets.	Southeast	Trans Policy 8.7 g) Construction of off-site public sidewalks to complete sidewalk connectivity. Sidewalk construction required to meet the Land Development Code requirements along property frontages shall not count as meeting this Mobility Standard.	6.02.08. - Sidewalks and bikeways provides language about instances where sidewalks are required, but lack in coverage for a greater array of situations.	N/A	N/A	N/A	MetroPlan Orlando has been contacted, and we are awaiting feedback.	N
5g	Alleviating traffic bottlenecks at intersection of 441 (Main/OBT) / 436 (Semoran).	Community-wide	N/A	N/A	N/A	Page 36 Section H. TRANSPORTATION discusses existing conditions, future plans, and recommendations regarding transportation in the area.	N/A	Nothing is mentioned in the FDOT US 441 Corridor Study.	N
1h	Integrating fully the West Orange Trail pedestrian/multi-use trail into the downtown circulation solutions plan.	Southeast	N/A	N/A	N/A	N/A	N/A	N/A	N
1i	Accommodating current and future parking needs.	Southeast	Add a policy in the Trans Element requiring the City to complete a parking needs study within 1 year.	Review LDRs related to parking requirements based upon the recommendations in the Parking Study.	While there were no specific recommendations regarding parking, Section 4.4 <i>Off-street Parking</i> of the Development Design Guidelines states that no more than fifty (50) percent of the required off-street parking can be located in front of the building line.	N/A	N/A	N/A	N
8	Ensure safety in the downtown and community-wide	Southeast	N/A	N/A	CRA Plan page 22 <i>Social Issues/Crime Prevention Through Environmental Design</i> . Several recommendations to addressing the issues of safety throughout the City are listed in this section.	N/A	N/A	Apopka police conduct directed patrols along the downtown corridor, to include, partnering with businesses to enforce trespass and panhandling statutes and ordinances, utilizing bicycle patrols along alleys and bike paths, encouraging crime prevention through environmental design, and conducting business and area surveys to promote best business safety practices. To ensure the safety of the community as the City grows the City will have to prepare for the hiring of more police officers to ensure the same level of service that exist today remains the same or improves.	N
7a	Installing solar lighting for governmental buildings.	Community-wide	Consider adding a policy related to City "Green" infrastructure.	N/A	N/A	N/A	N/A	The Florida Department of Agriculture and Consumer Services has a bond program called the Qualified Energy Conservation Bond (QECCB). A minimum of 70% of a state's allocation must be used for governmental purposes, and the remainder may be used to finance private activity projects. Examples of qualified projects include energy efficiency capital expenditures in public buildings, green communities, renewable energy production, various research and development, efficiency/energy reduction measures for mass transit, and energy efficiency education campaigns. Each state is required to allocate a portion of their bond cap to any Large Local Government (LLG) with a population of 100,000 or more based upon LLG's percentage of total population.	N
Items that received a score of 4 or below:									
5b	Delivering outstanding municipal services to all by:								
5e	Encouraging new development (infill).								
6	Promote Safety								
7	Implement a green and ecologically sustainable program including:								
1c	Changing vehicular patterns and slowing the speed of traffic on Main Street from S.R. 441 to Park Avenue.								
2e	Conducting Land Inventory and suitability: Inventory prime public or privately-owned land for development suitability.								
3	Conduct a contest to choose theming/ identity/ branding for the Downtown with ideas, such as: Apopka Gardens, Fort Apopka, Frontier Village, Old Town Apopka, and districts such as Gaslamp Quarter (Theatre District), Little Brazil Shopping Plaza, Cannery Row (Comedy clubs & restaurants), and Station Street District.								



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5a	Designating a historic district (bounded by Main Street, Park Avenue, Washington Avenue, and Myrtle Street), thus ensuring historic character, enabling grants, and other opportunities.								
8a	Providing a higher police presence downtown using horses, foot and bike patrol.								
8d	Encouraging complete and accurate reporting of crime within ethnic communities.								
8f	Creating support for people that were in jail.								
9	Ensure the health of the public and environment are a top priority by:								
2	Reinvigorate/Repurpose Businesses:								
2a	Inventorying and assessing land assets for suitability and compatibility for various industrial, commercial, or agricultural uses; matching assets with market demand and regional economic development initiatives; and increasing organic food production.								
2b	Offering discounts to local businesses (new and existing), and to the city for purchasing plants from local nurseries.								
2c	Encouraging business and tourist traffic with interconnected regional transportation system, including discounted long-term airport parking, plus train interconnection to Sun Rail; Sun Rail at City Center to connect with Mt. Dora to Orlando route.								
1bi	Expanding Doctor's Dog Park at Northwest Recreation Complex to include seating and dog activity facilities, i.e., ramps, tunnels, and add dog training classes to the programs offered.								
3a	3a. Building a fire station in Rock Springs.								
2bvii	Publishing and regularly updating a Apopka Revitalization Plan, which highlights all vacant properties that can be repurposed in a timely manner.								
2bxiii	Creating a felony re-entry program.								
2bxiv	Implementing job-training programs throughout the City.								
3e	Establishing a trolley or tram system from parking to shops and restaurants, parks, and train station.								
4bi	Implementing a multi-pronged marketing campaign to drive interest in volunteering through signage, social media/website, TV/radio ads, utility bill flyers, and electronic billboards.								
4biii	Employing a community volunteer coordinator at the city.								
5a	Formulating an annexation plan based on multiple variables (land and water, utility and municipal services, fiscal and revenue considerations). Subsequent to approval, implementing an annexation marketing plan especially tailored to impacted County residents who most likely will benefit from attractive tax rates for quality services, stable and growing land- area and valuation, and other merits.								
5bv	Providing a City Hall annex in each of the vision study area quadrants.								
7b	Emphasizing organic and earth-friendly practices.								
1a	Creating a one-way loop around the Southeast Area using alternative streets for safer and faster traffic routes.								
4a	Identifying and establishing a Historic Housing District (bounded by Main Street, Park Avenue, Washington Avenue, and Myrtle Street).								
4c	Establishing a Florida Hospital Social Services hub (location of the current hospital).								
5e	Obtaining grants, private & public funding;								



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6e	Installing safety-lighting, call boxes, cameras, and sidewalks throughout the central area, and increase police presence. (Safety).								
1biii	Expanding bike path around Lake Apopka.								
1cii	Renting Kayak, canoes and swan boats.								
1civ	Providing for water skiing and hot air balloon rides.								
1cv	Enhancing/expanding walking and biking trails around Lake, and include fitness trails.								
1cvi	Developing plant /bird, ecologic education, eco-tours with environmentally-sound transportation, such as horses and donkeys.								
1cvii	Allowing for or providing for outside food vendors: fixed vendor stand - pay to sell food.								
1cviii	Providing landscaping/ master gardener classes.								
1d	Attracting new restaurants to this hub, contributing to ensuring more fine dining opportunities community-wide.								
1e	Hosting Jazz festivals, music and arts events and festivals, plant expos, at a waterfront amphitheater.								
1fi	Developing a boat marina will allow for launches on Lake Apopka.								
1b	Establishing an annual 4th of July fireworks show either at Northwest Recreation Complex or at Lake Apopka.								
5bvii	Establishing citizen review board to address residents' concerns regarding law enforcement.								
7c	Converting community transportation to electric or alternative fuel-friendly vehicles, such as Compressed Natural Gas, as well as making the city bike and pedestrian friendly.								
7e	Encouraging city employees to ride their bikes to work, and install bike racks at City Hall.								
8	Expand access to housing options:								
8a	Creating tenant associations.								
8b	Duplicating more apartment complexes like Taylor and Hawthorne Apartments Village.								
8c	Creating new development on vacant land without it leading to displacing the existing community.								
1d	Building safe and conveniently located transit connections, anchored by a regional train, and augmented by improved amenities at interconnected trollies and Lynx bus stops (ex. benches, shelters, trash cans, restrooms).								
1e	Upgrading to a "Smart Transit" system; and reducing costs to use the Sun Rail and Lynx systems.								
2c	Issuing revenue bonds as needed for this approximate \$200 million project.								
2d	Creating a crowd funding source for Downtown redevelopment, including the proposed City Center.								
5	Redesign and create the Character Districts and reconstruction will include appropriate architectural character and landscape design that is evocative of a rural, quaint feel, with cobblestone-like streets, a walking trail to connect the historic building sites, and an agricultural exposition center showcasing all local farmers markets. Other design and programming features will consider or include:								
5l	Engaging a carriage / stagecoach vendor for rides/ trolley transportation.								
8h	Creating a sub-station that houses partnership between police and sheriff.								
9a	Conducting a study to determine the potential correlation between high-rates of later-in-life blindness and environmental contamination.								
1ci	A splash park/pad for families/kids, especially for users who don't swim.								



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1cii	A community pool with therapeutic features at the Northwest Recreation Complex.								
2a	Increasing promotions of Rock-Springs Ridge Farm Festival.								
2bxi	Reopening State and Federal Labor Offices to improve access and ensure all workers receive just compensation and equitable treatment.								
2bxii	Demonstrating leadership resolving issues related to workplace discrimination.								
2d	Attracting family- friendly businesses by establishing a Business Roundtable with various subcommittees: Family/Q.O.L., Business/Economic Development, Workforce & Education, etc. committee for businesses catering to children and families.								
2di	Administering a survey to determine desire/ need for 24/7 daycare.								
5bvi	Appointing a police spokesperson to interact with residents and enhancing a positive relationship with the entire community.								
5k	Installing trees and canopy cover community-wide which will provide shade during the hottest months of the year.								
5ki	City should allow trees in public right-of-way (as part of the Development Design Guidelines) between the curb and the sidewalk to provide both street shading and pedestrian shade.								
6a	These recommendations are listed in the Southeast Area Section.								
7d	Using alternative fuels, such as CNG, and enacting incentives to induce public compliance.								
4b	Identifying and establishing a Community Activity District (bounded by Main Street, Park Avenue, Station Street, and Hawthorne Avenue).								
4d	Establishing a Rehabilitation area within South of Apopka.								
5dii	Building and programming a zip line system to encourage environmental awareness, including the City's tree canopy.								
1	Build a higher education/vocational training school using the vacant warehouses at the intersection of S.R. 429 / Orange Blossom Trail.								
2	Establish recreation facilities for youth								
2a	Keeping kids of the streets by building a multi-use park (scooters, bikes, skate guards, and inline skating) with operations, rules, and features as further described: (Admission fee and pass packages that are affordable for the youth; hours of operation that allow the youth to adequately use the skate park; lighting for nighttime skating; model the park after the Lakeland, Daytona, and Riverside skate parks.) Proposed locations listed in the desired priority are: 1) Martin Street Water Treatment Plant, 2) Sandpiper Street, 3) Kit Land Nelson Park, and 4) Northwest Recreation Complex.								
3	Expand Adult Educational Programs and Learning Center.								
4	Cultivate/expand a career shadowing program at Apopka and / or Wekiwa High Schools.								
5	Improve community-wide educational environment through:								
5a	Providing higher (competitive) wages for teachers;								
5b	Creating curriculum programs that are conducive to future standards along with job placements;								
5c	Partnering with Orange County schools;								
5d	Establishing more English as a Second Language (ESL) programs for adults;								
1a	Creating a Welcome Center [duplicate for downtown]								



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1b	Transforming Lake Apopka into a destination for water sports, fine dining, and bike trails with design features such as:								
1bi	Building a marina.								
1bii	Building a hotel and/or restaurant.								
1biv	Repurposing Lake Apopka's pump house for eco-tours.								
1bv	Building and program a wildlife education center along Lake Drive.								
1bvi	Building a drive-in movie theatre on the Northeastern side of Lake.								
1c	Programming activities to include:								
1ci	Chartering fishing boats.								
1cii	Fishing rodeo tournament (namely bass).								
2ai	Analyzing business development options including support of pharmaceuticals/medical marijuana lawful production and partner with private entities to encourage business growth and produce local jobs.								
1	Develop and implement a welcoming initiative through improved marketing and image building by:								
1b	Focusing on city services that promote safety, security and a desirable quality of life. Establishing planned infrastructure for properly managed growth. Encourage economic development.								
1ci	Building on existing events (Old Florida Festival, Foliage Festival, Apopka Fair, Food Truck Roundup and Christmas Parade) by scheduling similar events throughout the year.								
1cii	Creating and hosting new cultural and ethnic events that welcome families.								
1e	a. Using existing media (Apopka Chief, The Planter, WBZV- AM 1520, etc.) and integrating social media to build awareness and unity and welcome among the different city segments.								
2	Attract new and retain existing businesses in focus sectors: industrial, commercial, eco-tourism, and institutional (i.e. health care):								
2a	Recruiting targeted businesses, institutions, and industries namely: retail, desirable restaurants, institutions, industrial, light manufacturing, eco-tourism, and technology. Search among businesses with multiple locations in Florida for relocation of corporate headquarters to use our airport.								
2ai	Establishing a local brewery and/or private industry with goods and services originating in Apopka, thereby marketing a local brand.								
2aii	Promoting community events and encouraging food trucks to participate.								
2b	Reorganizing staff to create a Sustainable Economic and Community Development Department,[1] to embrace a strong Business Development Mission or creating a new division/department and Economic Development Officer to help retain existing and attract new businesses and initiate the "1000/30 Jobs" campaign - in partnership with the Chamber of Commerce. The Department will address:								
2bii	Offering small business assistance, including guiding small businesses through approval processes;								
2biii	Creating a public-private city incubator to establish trust. Expand and support the existing UCF Small Business Incubator Program.								
2biv	Increasing advertising and marketing to attract new businesses.								
2bvi	Revising impact fee system so they are scaled proportionate to the size of business.								
2bviii	Ensuring availability of desired mix of land uses near key transportation intersections/exchanges.								



Strategy Number	Strategy Text	Origin quadrant	Comprehensive Plan (G.O.P.)	Land Development Code	CRA Plan & CRA Design Guidelines	Small Area Plan	Parks & Recreation Master Plan	Notes	Is this strategy a program? Yes (Y) / No (N)
2bx	Encouraging Office Plazas.								
2ci	Promoting Apopka as centrally-located and well positioned for drive time destination.								
2ciii	Prioritizing how emergency vehicles and buses use the road.								
2civ	Designing and building eastbound gateway feature(s) along US 441 at the S.R. 429 (Exit 21) interchange.								
2cv	Partnering with Orange and Lake Counties to build out the Orange Blossom Express.								
2cvi	Reconstructing US 441/SR 436 interchange.								
3a	Conducting a traffic flow study.								
3b	Conducting a school location and resident study.								
3c	Leveraging government and/or development organizations, grants or funding.								
3d	Reallocating current funding resources.								
3f	Establishing easier access to the new hospital by bus connection.								
3g	Continuing the replacement of old wooden fences with pre-cast panels along collector roads.								
3h	Expanding the bus schedules and routes, especially to employment centers and recreational areas.								
4	Institute "neighbors to neighbors" initiative (sharing talents/passions) to ensure available social services and healthy social development through:								
4a	Improving the future of youth through healthy social development:								
4ai	Displaying, publicizing and hosting gallery receptions for select children's artwork (bi-weekly or monthly, similar to the Ocala Arts Program).								
4aaii	Converting portions of the City's community centers (Fire, Police, Fran Carlton and Apopka Community Centers) for use as education and training centers.								
4aiiii	Building or converting existing buildings into at least two Boys and Girls Clubs or YMCAs providing sports, performing arts, and other educational activities central in two selected regions.								
4aiva	Addressing homelessness and reducing panhandling through volunteer-based assistance programs provided by the social services sector by refurbishing/repurposing the existing Florida Hospital facility or a facility near the new hospital. The facility will provide family counseling, youth/veteran's services, and information about services offered through affiliated organizations. Possible funding sources include: grants, city and county funds, and donations from businesses.								
4av	Increase childhood readiness through early childhood education programs.								
4avi	Marketing Apopka's existing cultural and recreational activities and events on the city's website, Facebook page, local paper, and a family column.								
4b	Encouraging Volunteerism and Community involvement:								
4bii	Inspiring/motivating loyalty to and ownership of the city through contests, personal creativity, and photos/art/gardening.								
1f	Improving transportation interconnections by:								
3	Develop Public safety systems								
1h	Installing more Public Art by encouraging developers to contribute 2% of the total project value to public art as an improvement towards positive place making.								



Appendix VI.



Adoption Resolution

Waiting on Adoption Resolution



Appendix VII.



Additional Funding Sources

Funding Sources

Program	Agency	Who Can Apply?	Description	Uses	Notes
LOCAL GRANTS					
Tax Increment Financing	Local CRA	Any Community Redevelopment Agency (CRA)	Assist in funding capital improvements that have been included in the CRA Master Plan	Most capital improvements including parking structures, streetscape, etc.	
FLORIDA DEPARTMENT OF TRANSPORTATION GRANTS					
Safe Routes to School	FDOT DISTRICT 5 (more information under USDOT below)	Determined by state DOT includes Cities and MPOs	Funding to improve sidewalks, crosswalks, bicycle infrastructure, and street improvements near elementary and middle schools.	Capital Infrastructure Investments	
US DEPARTMENT OF TRANSPORTATION (DOT)					
<u>New Freedom Program (5317)</u>	DOT (FTA) (MAP-21: Elderly and Disabled)	States and public bodies are eligible designated recipients. Eligible sub recipients are private non-profit organizations, State or local governments, and operators of public transportation services including private operators of public transportation services.	The New Freedom formula grant program aims to provide additional tools to overcome existing barriers facing Americans with disabilities seeking integration into the work force and full participation in society. The New Freedom formula grant program seeks to reduce barriers to transportation services and expand the transportation mobility options available to people with disabilities beyond the requirements of the Americans with Disabilities Act (ADA) of 1990.	Capital Infrastructure Investments	Check website for next Notice of Funding Availability (NOFA).
<u>Surface Transportation Program - Transportation Enhancement</u>	DOT (FHWA) (MAP-21: STP)	State/MPO allocated	Helps expand transportation choices and enhance transportation through 12 eligible transportation enhancement surface transportation activities, including pedestrian & bicycle infrastructure and safety programs, landscaping beautification, historic preservation, and environmental mitigation.	Capital Infrastructure Investments	Check with state DOT
<u>Transportation, Community & System Preservation</u>	DOT (FHWA)	States, metropolitan planning organizations, local governments, and tribal governments	Livability is a criterion that will be used to evaluate candidate projects. Planning grants, implementation grants, and research, could include transit projects, complete streets, streetscaping, ped/bike improvements or plans, implementation of transit-oriented development plans, traffic calming measures, and much more. Very flexible program – projects must improve relationships among transportation, community, and system preservation plans and practices.	Planning/ Research/ Capital Infrastructure Investments	Check website for next Notice of Funding Availability (NOFA).



Program	Agency	Who Can Apply?	Description	Uses	Notes
<u>Transportation Infrastructure Finance and Innovation Act (TIFIA)</u>	DOT (FHWA)	State departments of transportation; local governments; transit agencies; special authorities; special districts; railroad companies; and private firms or consortia that may include companies specializing in engineering, construction, materials, and/or the operation of transportation facilities.	Provides federal credit assistance in the form of direct loans, loan guarantees, and standby lines of credit to finance surface transportation projects of national and regional significance. TIFIA can help advance qualified, large-scale projects that otherwise might be delayed or deferred because of size, complexity, or uncertainty over the timing of revenues.	Capital Infrastructure Investments	Check website for next Notice of Funding Availability (NOFA).
<u>Transportation Investments Generating Economic Recovery (TIGER)</u>	DOT	State, local, and tribal governments, including U.S. territories, tribal governments, transit agencies, port authorities, metropolitan planning organizations (MPOs), other political subdivisions of State or local governments, and multi-State or multijurisdictional groups applying through a single lead applicant.	Competitive grant program funding infrastructure projects that promote economic competitiveness, improve energy efficiency, reduce greenhouse gas emissions and improve safety, quality-of-life and working environments in communities. Unlike last year, no planning grants will be awarded this year and all the funding will be for project implementation.	Capital Infrastructure Investments	Check website for next Notice of Funding Availability (NOFA).
<u>Transit Oriented Development Planning Pilot</u>	DOT (FTA)	State and local government agencies	Provides funding to advance planning efforts that support transit-oriented development associated with new fixed-guideway and core capacity improvement projects. Creates a pilot grant program for TOD planning associated with a new fixed guideway or core capacity improvement project, as those projects are defined in 49 U.S.C. 5309 (Fixed Guideway Capital Investment Grants Program).	Planning/ research	This program was authorized by MAP-21, but Congress has not yet appropriated funds for this program. A NOFA will be available once funds are released. Check FTA website.
ENVIRONMENTAL PROTECTION AGENCY (EPA)					
<u>Brownfields Assessment Grant Program</u>	EPA	Local governments, land clearance authorities, state-created governmental entities, regional councils/MPOs, state agencies, Indian tribes	Funding for planning/ assessing brownfield redevelopment, conducting planning and community involvement, and site cleanup.	Environmental cleanup, Planning	Check website for next Notice of Funding Availability (NOFA)./Note: South Florida Regional Planning Council has \$1,000,000 available for lending for cleanup projects. Contact Karen Hamilton (954.985.4416)
<u>Brownfield Economic Development Initiative (BEDI)</u>	EPA	Any public entity eligible to apply for Section 108 loan guarantee assistance	Competitive funding program to spur redevelopment of brownfield sites to productive economic use. Must be used in conjunction with a Section 108 loan	Environmental cleanup, Affordable Housing	Check website for next Notice of Funding Availability (NOFA).



Program	Agency	Who Can Apply?	Description	Uses	Notes
<u>Brownfields and Lands Revitalization</u>	EPA	Local governments, land clearance authorities, state-created governmental entities, regional councils/MPOs, state agencies, Indian tribes	Funding for planning/ assessing brownfield redevelopment and site cleanup. Restoration of brownfield sites to productive use and revitalization of affected neighborhoods	Environmental cleanup, Planning	Check website for next Notice of Funding Availability (NOFA).
<u>Capacity Building for Sustainable Communities</u>	EPA/HUD	A 501(c)(3) nonprofit organization, a local or state public agency, a for-profit organization (for-profit firms are eligible, however, while they are allowed to cover their direct and indirect costs, they are not allowed to earn a profit from the project, and they are not eligible to receive EPA funding), a nationally recognized and accredited University or College; or any combination of the aforementioned entities as a Capacity Building Team to combine their skills and offer a coordinated program. A Capacity Building Team must designate a lead applicant to act as the fiscal agent for the grant.	Funding for intermediary organizations who will assist HUD in providing technical assistance to communities engaged in planning efforts built around integrating housing, land use, transportation, and other issues. Primary support will be given to recipients of Sustainable Communities and Brownfield Area Wide Planning grants.	Technical Assistance	Check website for next Notice of Funding Availability (NOFA).
<u>Smart Growth Technical Assistance grants</u>	EPA	Local governments	Annual, competitive solicitation open to state, local, regional, and tribal governments (and non-profits that have partnered with a governmental entity) that want to incorporate smart growth techniques into their future development.	Technical Assistance	Check website for next Notice of Funding Availability (NOFA).
<u>Smart Growth Implementation Assistance (SGIA) program</u>	EPA	Tribes, states, regions, local governments, as well as nonprofits that have a partnership with a government entity.	The SGIA program focuses on complex or cutting-edge issues, such as stormwater management, code revision, transit-oriented development, affordable housing, infill development, corridor planning, green building, and climate change. Applicants can submit proposals under 4 categories: community resilience to disasters, job creation, the role of manufactured homes in sustainable neighborhood design or medical and social service facilities siting.	Technical Assistance	Check website for next Notice of Funding Availability (NOFA).



Program	Agency	Who Can Apply?	Description	Uses	Notes
<u>Building Blocks for Sustainable Communities</u>	EPA	Eligible applicants are states, territories, Indian Tribes, interstate organizations, intrastate organizations, and possessions of the U.S., including the District of Columbia; public and private universities and colleges, hospitals, laboratories, and other public or private nonprofit institutions.	EPA will provide technical assistance to selected communities to implement development approaches that protect the environment, improve public health, create jobs, expand economic opportunity, and improve overall quality of life.	Technical Assistance	Check website for next Notice of Funding Availability (NOFA). North Miami should coordinate any SCI applications with Seven50.
US DEPARTMENT OF HEALTH AND HUMAN SERVICES (HHS)					
<u>Community Transformation Grants (CTG) - Small Communities Program</u>	HHS/Center for Disease Control (CDC)	Governmental agencies and non-governmental organizations across a variety of sectors, including transportation, housing, education, and public health	The purpose of the grant is to reduce the rate of chronic diseases and to make improvements to the built environment in order to promote healthier lifestyles.	Planning/ capital infrastructure investments	Check website for next Notice of Funding Availability (NOFA).
US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)					
<u>Choice Neighborhoods Initiative Planning Grant</u>	HUD	Public housing authorities, local governments, nonprofits, and for-profit developers that apply jointly with a public entity.	Funding to help communities develop comprehensive grassroots plans (Transformation Plans) that link affordable housing with quality education, public transportation, good jobs and safe streets. Neighborhood revitalization plans should achieve three core goals: transform distressed public and assisted housing into energy efficient and mixed-income housing, support positive outcomes for families who live in the target development (s), and transform high-poverty neighborhoods into viable mixed-income communities. Applicants with Preferred Sustainability Status receive an additional two bonus points.	Planning	Check website for next Notice of Funding Availability (NOFA).
<u>Community Development Block Grants (CDBG)</u>	HUD	State allocated	Formula grants for local governments to carry out community and economic development activities.	Planning/ Development Financing/ Affordable Housing	



Program	Agency	Who Can Apply?	Description	Uses	Notes
<u>Neighborhood Stabilization Program (NSP)</u>	HUD	States, territories and local governments	NSP is intended to stabilize communities that have suffered from foreclosures and abandonment by providing funds to purchase and redevelop distressed residential properties. NSP1 provides grants to all states and selected local governments on a formula basis. NSP2 provides grants to states, local governments, nonprofits and a consortium of nonprofit entities on a competitive basis. NSP3 provides a third round of neighborhood stabilization grants to all states and select governments on a formula basis.	Planning/ Development Financing/ Affordable Housing	Check website for next Notice of Funding Availability (NOFA).
<u>Section 108 Loan Guarantees</u>	HUD	Eligible applicants include the following public entities: metropolitan cities and urban counties (i.e. CDBG entitlement recipients); nonentitlement communities that are assisted in the submission of applications by States that administer the CDBG program; and nonentitlement communities eligible to receive CDBG funds under the HUD-Administered Small Cities CDBG program (Hawaii). The public entity may be the borrower or it may designate a public agency as the borrower.	Provides CDBG-eligible communities with a source of financing for economic development, public facilities, and other eligible large-scale physical development projects.	Development Financing	Check website for next Notice of Funding Availability (NOFA).
<u>Sustainable Communities Community Challenge Grants (renamed Integrated Planning and Investment Grants in HUD FY14 budget)</u>	HUD	Local governments, transit agencies, port authorities, MPOs, state governmental agencies	Support plans, codes and ordinances that incentivize mixed-use development, affordable housing, re-use of existing buildings and other sustainability goals.	Planning and Implementation	Congress has not appropriated funds through the FY14 budget for the IPI grants. Check website for Notice of Funding Availability (NOFA). North Miami should coordinate any applications for SCI funds with the Seven50 Initiative to increase competitiveness.
US SMALL BUSINESS ADMINISTRATION					
<u>Small Business Innovation Research Program</u>	US Small Business Administration	Small businesses that are American owned and independently operated, for-profit, principle researcher employed by business and company size limited to 500 employees	SBIR funds the critical startup and development stages of Small Business. It targets the entrepreneurial sector where most innovation and innovators thrive. It also encourages the commercialization of the technology, product, or service, which, in turn, stimulates the U.S. economy.	Start-up grants	Check website



Program	Agency	Who Can Apply?	Description	Uses	Notes
US DEPARTMENT OF TREASURY					
<u>Build America Bonds</u>	Treasury/ Internal Revenue Service (IRS)	States and localities	Build America Bonds (BABs) provides state and local governments with a direct federal payment subsidy for a portion of their borrowing costs on taxable bonds. Finance tool for lowering borrowing costs on capital projects.	Development Financing	N/A
<u>Community Development Financial Institutions (CDFI) Programs</u>	Treasury	Both certified and non-certified CDFIs are eligible to apply for TA awards. However, non-certified organizations must be able to become certified within two years after receiving a TA award.	The purpose of the CDFI Program is to use federal resources to invest in CDFIs and to build their capacity to serve low-income people and communities that lack access to affordable financial products and services. CDFIs may use the funds to pursue a variety of goals, including: To promote economic development, to develop businesses, to create jobs, and to develop commercial real estate; To develop affordable housing and to promote homeownership; and to provide community development financial services, such as basic banking services, financial literacy programs, and alternatives to predatory lending.	Development Financing	Check website for next Notice of Funding Availability (NOFA).
<u>New Market Tax Credit Program</u>	Treasury/ Qualified CDEs (CDFIs)	Community Development Entities (CDEs)	Issuance of tax credits to investors in exchange for stock or capital interest in designated Community Development Entities. The federal subsidy goes to qualifying projects in the form of below-market interest rates and more flexible loan terms like longer amortizations and higher loan-to-value ratios.	Development Financing	Check website for next Notice of Funding Availability (NOFA).



Appendix VIII.



Additional Reference Material

VISIONING APOPKA

VISIONING APOPKA UPCOMING EVENTS

MOBILE INFORMATION STATION



September 5th @ 10:00 am - 2:00 pm

Alonzo Williams Park,
515 S. Hawthorne Avenue
Apopka, FL 32703

September 12th @ 10:00 am - 2:00 pm

Northwest Recreational Complex,
3710 Jason Dwelley Parkway
Apopka, FL 32712

September 19th @ 10:00 am - 2:00 pm

Wekiva Riverwalk Shopping Center
SR 436 and Wekiva Springs Road
Apopka, FL 32703

COMMUNITY FORUMS

September 15th @ 6:00 pm - 9:00 pm

VFW Post 10147 Community Center,
519 S. Central Avenue
Apopka, FL 32703

September 17th @ 6:00 pm - 9:00 pm

Apopka High School,
555 Martin Street
Apopka, FL 32712



September 22nd @ 6:00 pm - 9:00 pm

University of Florida IFAS/Mid-Florida REC,
2725 Binion Road
Apopka, FL 32703

September 26th @ 1:00 pm - 4:00 pm

Wolf Lake Middle School
1725 W Ponkan Rd
Apopka, FL 32712



THE BUSINESS FORUM

September 29 @ 6:00 pm - 9:00 pm

VFW Post 10147 Community Center,
519 S. Central Avenue
Apopka, FL 32703



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VISIONING APOPKA

FREQUENTLY ASKED QUESTIONS

WHAT IS VISIONING?

Visioning is a process by which a community comes together to evaluate and answer four key points:

- Where Are We Now?
- Where Are We Going?
- Where Do We Want to Be?
- How Do We Get There?

The process involves direct and multiple input from citizens, business and property owners, and representatives of community-based and faith-based organizations. This input will identify the Vision for the future of Apopka, which is implemented through goals and action steps.

HOW CAN I GET INVOLVED?

There will be multiple opportunities to provide input into the visioning process:

1. Four community-based forums and a meeting with business and community leaders that will be held in evenings within the quadrants of the city.
2. An online community survey, with hardcopies available at City Hall and other selected locations.
3. Submitting comments online via www.VisioningApopka.net.
4. Public meetings with the City Council.

Apopka is a vibrant and diverse community, and the Project Team will aggressively work to ensure all residents have an opportunity to provide their input.

WHY SHOULD I PARTICIPATE?

The Vision will represent the "People's Voice" for how Apopka should look and function for the future. Your participation will assist the City to increase its understanding of your current and future needs as residents and what are your priorities. The process will also identify the most effective and efficient way to deliver services to its residents.



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WHEN WILL THE VISIONING PROCESS START AND HOW LONG WILL IT LAST?

The process will begin on July 24, 2015. It is anticipated to be completed within seven months.

HOW CAN I LEARN MORE ABOUT THE VISIONING PROCESS?

The City has created a dedicated website for the process www.VisioningApopka.net. The website will be a one-stop location for information about the visioning process including dates, times, and locations for all meetings, support documents developed by the Project Team, meeting summaries, a public comment form, and subscription to receive regular emails updates about the Visioning Process.

A member of the Project Team also will be meeting with community-based and faith-based organizations, trade and business associations, neighborhood associations, and major employers to discuss the Visioning Process and answer questions. You can request the Project Team member to meet with your organization at bcambric@ksfla.com.

Finally, the Project Team will be working with local media to provide updates on the Visioning Process. This includes the *Apopka Chief* and *Apopka Planter*.

WHO IS THE PROJECT TEAM?

The City has engaged Keith and Schnars, P.A. (K&S), to guide the visioning process. K&S has assisted communities throughout Florida to voice their desired future and outline the steps needed to get there. The K&S Project Team members have a wealth of experience in areas such as community planning, economic development, redevelopment, meeting facilitation and consensus-building, urban design and landscape design, parks and recreation and school facilities planning.

The K&S Project Team will serve as an objective, third-party to compile citizens' input and recommend implementation strategies. The Project Team will assist residents and the City by providing successful examples of implementing the Visioning Process' priorities.



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VISIONING APOPKA

MEMORANDUM

TO: Glenn Irby, Apopka City Administrator
FROM: Bob Cambric, Keith and Schnars Visioning Apopka Deputy Project Manager
THROUGH: Debbie Love, AICP, Keith and Schnars Visioning Apopka Project Manager
DATE: 21 August 2015
RE: Community Forums Background Materials

This Memorandum summarizes the data infographics to be presented during the Community Forums. The infographics are intended to assist residents to understand the factors that have and are affecting Apopka's growth and development and, where available, project trends. The K&S Team experienced numerous challenges in obtaining, compiling, and analyzing the background data. The specific issues are detailed by data point.

I. Population

The Visioning Apopka Study Area includes the City and the unincorporated areas covered by the Joint Planning Area Agreement. Once City staff established the boundary and created a delineating Geographic Information Systems (GIS) shapefile, the K&S Team calculated the population of the Study Area. The Study Area's boundary transects 2013 ACS (American Community Survey) Census Block Groups. GIS default operations will assign the total population regardless of the size of the transected portion. The K&S Team subsequently adjusted for the over counts, assuming equal distribution within Block Groups, by linking the population of transected Block Groups to the amount of land present within the boundary. The adjustment process was labor intensive, but does represent a professional estimation of the Study Area's population. This process was completed on all demographics, excluding median household income, where Census Block Group data was utilized.



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II. Educational Attainment

This data was derived from the U.S. Census 2013 ACS and represents the highest degree of education an individual completed. The information will allow residents to compare performance with state and federal levels.

III. Household Income

This information was derived from the U.S. Census 2013 ACS. Household income is the combined income of people sharing a residence. It includes all forms of income (e.g., salaries and wages, retirement income, investment gains, and near cash government transfers such as the Supplemental Nutritional Assistance Program (Food Stamps). The information will allow residents to compare performance with state and federal levels.

IV. Crime Statistics

The Apopka Police Department (APD) compiled this information. APD complies with state and federal reporting utilizing the Uniform Crime Report format. The UCR does not report data in a format that includes a parcel identification number or reference code; however, APD staff was able to provide crime statistics that match the four Study Area quadrants.

The K&S Team has attempted since the Project Kickoff on 24 July 2015 to obtain crime statistics from the Orange County Sheriff's Office, but the information was not made available. Ultimately, The K&S Team contacted Commissioner Bryan Nelson's Office. Commissioner Nelson's staff contacted the Sheriff's Office, which has indicated staff will complete the request but a date for delivery could not be set.

V. Age of Structures

The Orange County Property Appraiser (OCPA) provided the K&S Team with the parcel shapefile data. An attribute query by Age Year Built (AYB), by decade, was selected and clipped from each of the four quadrant boundaries. The clipped data was input into a spreadsheet and a unit count was calculated from the overall total within the quadrant boundary. Potential reasons for redevelopment may include structure lifespan, asbestos considerations, lead paint, etc.



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VI. Business Tax Receipts (Occupational Licenses)

The City provided the K&S Team with its available data on the number of operating businesses. The City does not record operating business data in a format that includes a parcel identification number or georeferenced code.

The K&S Team has attempted since the Project Kickoff to obtain business tax receipt data from Orange County. The outreach to Commissioner Nelson's Office resulted in this data being provided on Wednesday, 19 August 2015. Orange County does require a parcel identification number or georeferenced code for business tax receipts; the information is voluntary. Approximately 50% of the data provided by the County has a parcel identification number or georeferenced code. The information provided by the County only covered the City. Without a parcel identification number or georeferenced code, the County cannot accurately determine the number of businesses within the unincorporated area of the JPA or clip the information for each of the quadrant boundaries.

VII. Supplemental Nutritional Assistance Program (SNAP) Growth

SNAP, formerly known as the Food Stamp Program, provides monthly assistance to lower-income households. The general guideline is monthly gross income must be at or below 130% of the poverty line or \$2,144 per month (about \$25,700 a year) for a three-person household in 2015. The Food and Health Correlation map includes SNAP percentage by Census Tract, in addition to food desert, diabetes death rate, restaurant chains (OCPA Dor_Code), etc. Anthony Olivieri, on behalf of the Florida Department of Agriculture and Consumer Services, supplied the majority of this information.

VIII. Land Uses

The K&S Team derived land uses from the OCPA Dor_Code category. The DOR Codes were obtained by using the shapefile provided by the OCPA and included over 150 categories, which the K&S Team has summarized into 10 existing land use categories. While the DOR Codes are detailed, OCPA agglomerated numerous unrelated categories, including but not limited to one-story stores, surface parking, parking garages, multi-use facilities, country clubs, State owned lands, County owned lands, to "Other". In the initial distribution of land uses, 'Other' was representing upwards of 60%.



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The K&S Team adjusted the numbers by calculating the geographic percentage of land within the Block Group contained within each quadrant boundary and symbolized categories accordingly.

IX. Orange County Property Appraiser's Office

One of the primary data sources used by the K&S Team to supplement City data was from the Orange County Property Appraiser's Office. The data request took an unusually long timeframe, and was not available for download like many governmental agencies. This delay has caused numerous analysis delays to date, including but not limited to data management input errors that were sent to us. The Orange County Property Appraiser GIS shapefile was obtained to calculate the following; Existing land use, Year structure built, Housing units, and Real property taxable value. The field value within the shapefile, Dor_Code, was used to query all aforementioned categories except real property taxable value.

X. Zoning Map

Zoning shapefiles were obtained from both Orange County and the City of Apopka. Each GIS shapefile was used to symbolize each zoning category by government mandated RGB or CYMK color codes. Due to recent annexations by the City, the Orange County Zoning Map may include parcels recently annexed into the City. The zoning map for the City also provides the newly annexed categories which still retain Orange County zoning categories, thus they have been symbolized as County zoning categories instead of the attribute 'zip' value within the shapefile.



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XI. Food and Health Correlation Map

The Food and Health Correlation Map contains a variety of information. Data was obtained from the City of Apopka, Orange County, U.S. Census 2013 ACS Block Group, East Central Florida Regional Planning Council (ECFRPC), and The Department of Consumer Services/Anthony Olivieri. The map represents the following; Median household income by Block Group, Food desert, Diabetes death rate, % SNAP usage by Census Tract, Hospitals, Restaurant chains, Billie Dean Community Garden, City owned vacant land, Grocery stores, and Schools.

XII. Parks/Conservation/Preservation Map

The Parks/Conservation/Preservation Map contains data from the East Central Florida Regional Planning Council (ECFRPC), Orange County, and the City of Apopka. The map displays County and City parks, preservation districts, State Park Management Zone, conservation, park trails, and a boat ramp.

XII. Fire Services

The City of Apopka Fire Department provided statistics regarding response times, staff, class 1 rating accolade, certifications, inspections, and other services provided.

cc: Brian Bowman, Fire Captain
Lee Bronson, Fire Chief Administrator
Bob Elmquest, Senior Project Coordinator
Jay Davol, Community Development Director
Captain Randy Fernandez, Apopka Police Department
Jean Jreij, Public Services Director
David Moon, Planning Manager
Jessica Pugh, Assistant to City Administrator
Sarah Ryan, City Events Coordinator
Robert Sargent, Public Information Office



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Memorandum

TO: Glenn Irby, City Administrator, City of Apopka
 Debbie Love, Keith & Schnars

FROM: Stanley P. Geberer, Associate
 Fishkind & Associates, Inc.

SUBJECT: Tech Memo II-
 Employment Vision Forecast; Apopka Study Area

DATE: November 13, 2015

1.0 Land Use Based Detailed Table of Current Employment Conditions

Fishkind & Associates, Inc. conducted a Geographic Information System (GIS) based parcel level analysis of the Apopka Study Area. The purpose of the study is to identify employment characteristics by type and employment sector within the Study Area. This analysis of current employment conditions provides the basis to evaluate strategies and targets for future alternative planning scenarios. The analysis employed data for land use and existing development as provided by the Orange County Property Appraiser, at the parcel level, for each parcel of real property located within the Study Area, as of year 2015. These data were aggregated into major land use categories according to Florida Department of Revenue (DOR) Land Use Codes. These are codes assigned to parcels by the local property appraiser based on existing use and are designed to facilitate the local Property Appraisers determination of market value and taxable value for the purposes of ad valorem taxation levied on the property tax bill. While there may be some differences between municipal zoning and Appraiser land use, DOR codes are generally consistent with local municipal zoning and appropriate for the strategic analysis being conducted this assignment in the Apopka Study Area.

Study Area – Current Land Use and Employment Conditions 2015

The current land use and conditions were determined using Orange County Property Appraiser parcel level data for the Study Area. The analysis found there are facilities and buildings which accommodate 20,876 jobs in the Study Area. These land uses and associated jobs have been identified according to major occupational land use categories.

These land use categories include Retail, Office, Industrial, Hotel, Institutional, Government, and Agricultural. Appendix 1 details the specific DOR codes which comprise each of the jobs categories.

The jobs numbers are estimated by Fishkind & Associates, Inc. based on the square footage of buildings and estimated building space needed per job, by job type. The analysis undertaken through the use of GIS parcel level data also enables historic analysis and an ability to depict growth and growth trends over time. This supports forecasting efforts for future growth and development scenarios.

Current employment estimates are reconciled with ESRI/GIS Business Analyst services which provide independent estimates of employment. The estimated and reconciled jobs number provides an accurate estimate of current employment conditions in the Study Area.

Table 1 provides the summary of land use, acreage, square footage and employment by major employment sector for the Apopka Study Area.

Table 1 Apopka Study Area Land Use and Employment Summary

Land Use	Acres	Building Sq Ft	Employment
Vacant Institutional	38		
Vacant Industrial	502		
Vacant Commercial	527		
Vacant Agricultural	6,967		502
Retail	1,737	3,040,067	6,080
Office	274	944,273	2,698
Misc	2,283	51,562	
Institutional	414	1,279,033	4,263
Industrial	869	5,948,425	3,966
Hotels & Ret'mt Homes	34	217,965	174
Gov't	6,704	1,915,028	3,192
TOTAL			20,876

Source: Fishkind & Associates, Inc.

These same analyses were conducted in each of the four quadrants identified as sub-areas of the Study Area. The Quadrants are defined as North, Central, Downtown and Southwest. The summary tables of existing land uses and employment for each quadrant are found in Appendix 2. The downtown quadrant contains 60% of all employment. Table 2 provides the employment summary by sector by quadrant.



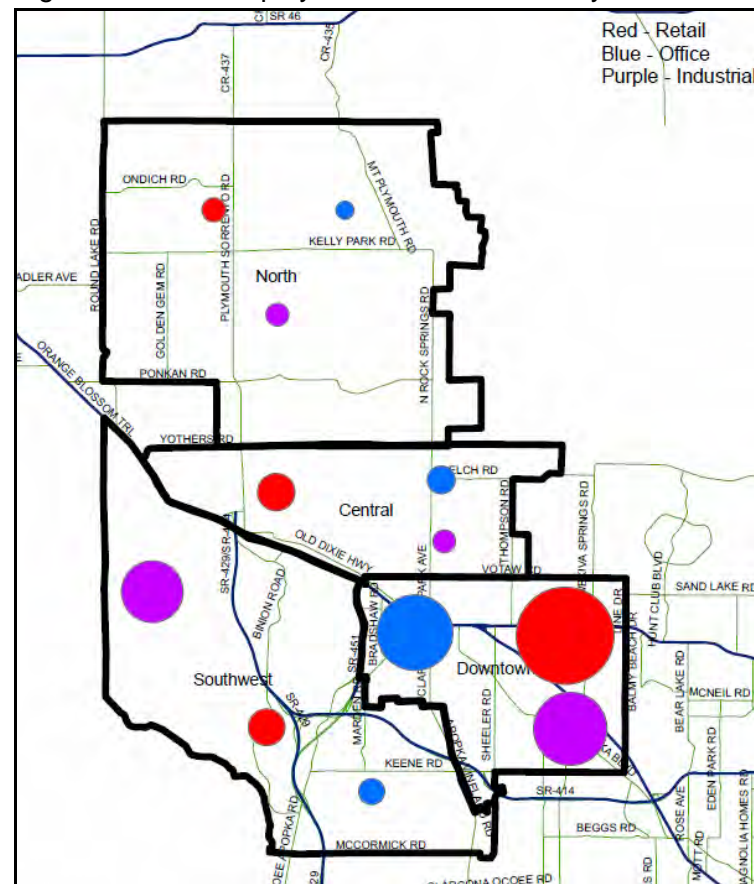
Table 2 Employment Summary 2015 by Sector by Quadrant

APOPKA STUDY AREA	Total	North	Downtown	Central	Southwest
Land Use	Employment	Employment	Employment	Employment	Employment
Vacant Agricultural	502	301	32	26	142
Retail	6,080	164	4,181	1,267	467
Office	2,698	28	2,289	234	147
Misc	-	-	-	-	-
Institutional	4,264	176	3,117	426	545
Industrial	3,966	100	1,960	115	1,792
Hotels & Retirement Hms	174	-	151	-	24
Gov't	3,192	604	808	1,385	395
TOTAL	20,876	1,373	12,538	3,453	3,512
	100%	7%	60%	16%	17%

Source: Fishkind & Associates, Inc.

Figure 1 shows the concentration of private sector non-institutional jobs by quadrant. This graphically depicts how the downtown area hosts the largest employment concentration and how despite a larger area, the north offers the least employment opportunity at this time.

Figure 1. 2015 Employment Concentration by Quadrant



Source: Fishkind & Associates, Inc.

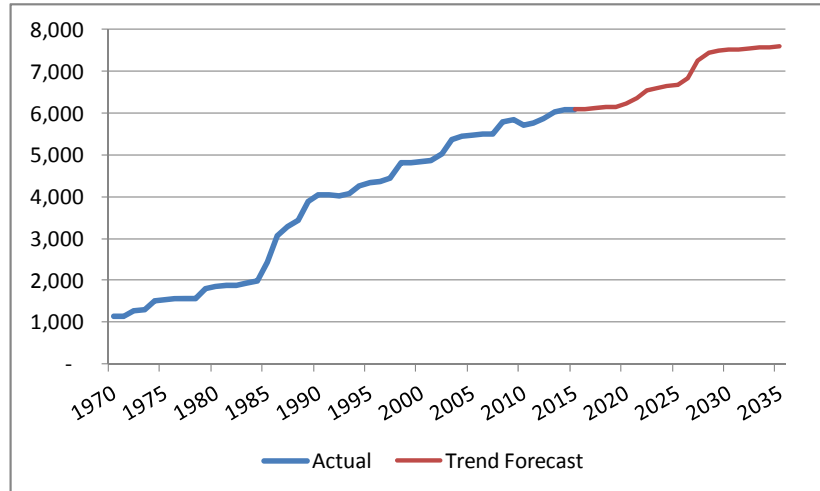
2.0 Historic Employment Trends and Baseline Forecast Outlook for Selected Job Sectors

For the purposes of policy and strategy analysis, the analysis of historic trends and growth projections focuses on private, non-institutional, employment. This means retail, office, and industrial related jobs are the focus of the historic and long term Study Area outlook.

Based on the historic patterns, market positioning, recent structural changes and land use entitlements, Fishkind prepared a baseline forecast. This forecast is designed to portray a likely potential future employment scenario in the absence of the implementation of new Visioning Strategies being prepared, as part of a larger scope of work, related to this analysis. The set of baseline forecasts was prepared for retail, office and industrial jobs. Forecasts for these three sectors were prepared for the Study Area and for each of the Study Area Quadrants. The Quadrant level forecasts are found in Appendix 2.

Figure 2 shows the historic pattern and baseline forecast for retail jobs in the total Study Area. The historic trends indicate modest retail growth. Most new retail development has been in small structures under 20,000 square feet with periodic new shopping centers in the 180,000 square foot range. There have been three such shopping centers constructed in the past fifteen years throughout the Study Area. Study Area retail employment is currently just over 6,000 employees. Due to the 2009 recession, the period 2010-2020 is a period of comparatively slow growth. Improved growth is expected thereafter, keeping pace with population growth. By 2035 baseline retail employment is expected to reach 7,600 employees.

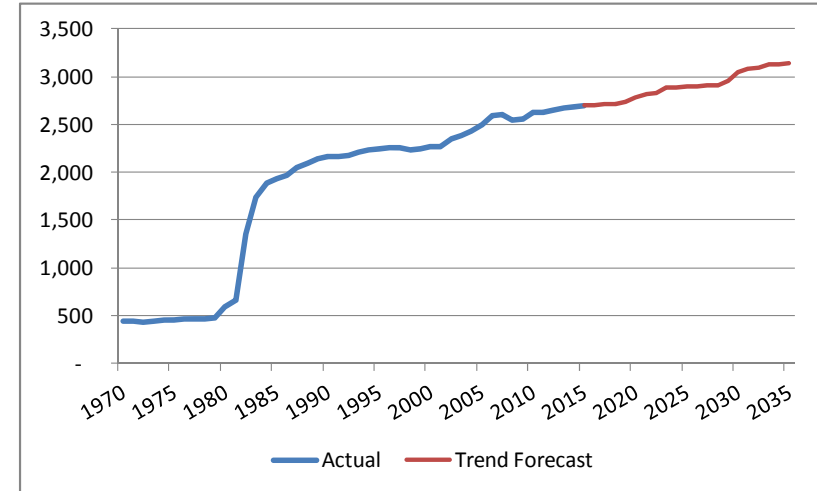
Figure 2. Apopka Study Area – Retail Jobs Trend and Baseline Forecast



Source: Fishkind & Associates, Inc.

Figure 3 shows the historic pattern and baseline forecast for office jobs in the total Study Area. The historic trends indicate slow office employment growth with a cyclical uptick noted from 2000-2005. No new larger scale office development has taken place in the Study Area since the early 1980's. Over the past 20 years, most new office development has been in small structures from 10,000 to 15,000 square feet each. There has been almost no new office development in the Study Area since 2011. Study Area office employment is currently 2,700 employees, adding only 100 employees since 2007. Due to the 2009 recession, and the perceived weakness of the study area as an office employment hub, the period 2010-2020 is a period of comparatively slow growth. There exists less than 1 million square feet of office space today throughout the Study Area. By 2035 baseline office employment is expected to reach 3,100 employees, adding, on average, just 200 new employees each decade.

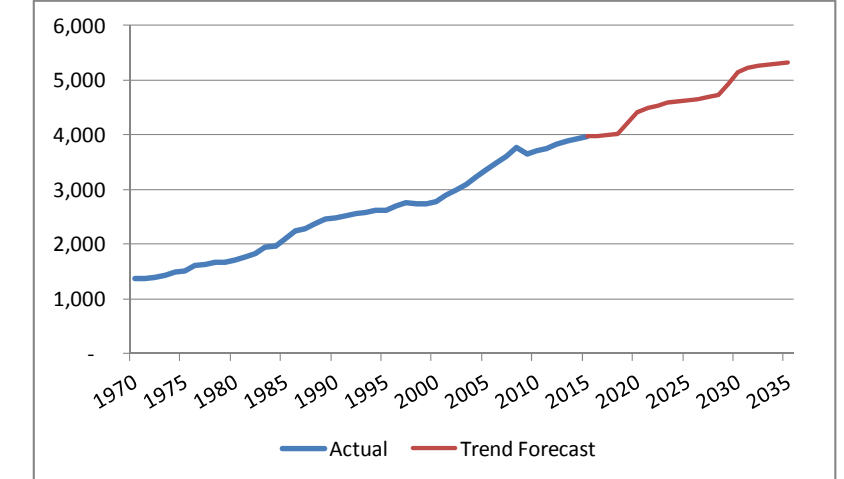
Figure 3. Apopka Study Area – Office Jobs Trend and Baseline Forecast



Source: Fishkind & Associates, Inc.

Figure 4 shows the historic pattern and baseline forecast for industrial jobs in the total Study Area. The historic trends indicate steady but slow industrial employment growth with a cyclical uptick noted from 2000-2005. There has been average industrial space growth of almost 120,000 square feet per year in the Study Area since 2004. While space volumes are high, industrial warehouse space generates comparatively fewer employees per square foot because space is devoted to bulk storage and distribution rather than worker activity. The opening of major new roadway links to Apopka with Highway 429 and Highway 451 create a new structural opportunity for continued industrial employment opportunity. Study Area industrial employment is currently just under 4,000 employees. Throughout the Study Area, 6 million square feet of industrial/warehouse space exists today. By 2035, baseline industrial employment is expected to reach 5,300 employees, adding, on average, fewer than 700 new industrial based employees each decade.

Figure 4. Apopka Study Area-Industrial Jobs Trend and Baseline Forecast



Source: Fishkind & Associates, Inc.

3.0 Employment "Takeaways": Wages, Jobs Balance

Of the three private sector, non-institutional jobs categories, retail employment is the largest. Retail will add the most number of jobs in baseline forecasts through 2035. Industrial employment growth is a close second and office employment growth a distant third.

From an economic impact and strategy perspective, industrial employment has three important advantages over retail employment. First, average industrial wages are more than double retail wages. As of 2014 the average industrial wage was \$59,964. Retail wages were \$27,237. Second, economic impacts of construction impacts are larger than retail due to the larger building footprint needed. Third, industrial jobs are generally termed basic sector jobs. This means industrial jobs bring new money into the area through manufacturing value added or trans-shipment. By comparison, retail activity represents a re-spending of income or wages already present in the community and does not expand the overall economy in the ways industrial employment does.

Office employment pays average wages of \$72,476, however the ability of the Study Area to attract quality office employment has been lacking. From a "gains" perspective, office employment offers significant opportunity due to high wages. Weaknesses in this sector in the Study Area should be examined to determine whether and how a lag in office employment can be overcome.



Under the baseline Study Area employment growth scenario, the outlook skewed toward lower wage occupations. By weighting heavily toward low wage occupations, this provides lower incentive to work locally. For those who do work locally, lower wage occupations provide a reduced ability to afford child care services or after school child care. This phenomenon will also impose downward pressure on housing prices, resulting in slower home price growth which negatively affects municipal tax base. Without policy direction, or a change in the mix of future employment growth, the outlook for employment opportunities is likely to underperform the needs of Study Area residents.

Jobs Balance

Community sustainability may be measured in different ways. Often sustainability refers to Quality of Life aspects of the community regarding open space, housing availability, roads, traffic and employment availability.

Employment availability is examined in light of whether residents may be employed locally, within their city, in jobs which match their skill level, pay a living wage and offer upward economic mobility. A community offering these types of jobs, in sufficient numbers to reduce transportation time, cost and distance to such jobs for a majority of its residents, is an important aspect of Quality of Life/sustainability measures in a community.

Substantial research has been conducted as to the number of jobs needed in a community to support employment needs. Generally speaking, the number of jobs needed is from .8 to 1.2 jobs for each “job seeker”, where “jobs seekers” are defined as employed residents of the community under study¹.

The current estimated jobs balance in the Apopka Study Area is .6. This is well below the threshold for a community considered to be in balance. The result is higher than normal unemployment rates due to fewer available jobs, longer home-work commute times for residents and an increased need for family services such as a child day care and after school child care.

¹ Jobs Housing Balance Revisited: Trends and Impacts in the San Francisco Bay Area by Robert Cervero; Journal of the American Planning Association, December 1996;
<http://www.tandfonline.com/doi/pdf/10.1080/01944369608975714#.VhLUQPIVg0l>

At present, it is estimated there are 20,800 jobs accommodated in the commercial/industrial facilities within the study area. However, among the existing population, there are 35,000 persons employed. Dividing the two numbers generates the .6 jobs balance ratio. By 2020, expected baseline job growth will result in 2,400 new jobs. Population is expected to grow much faster adding as many as 16,000 new residents. Thus, by 2020, without significant investment and policy shift, the jobs balance will grow worse. In order to attain the minimum jobs balance standard, an additional 11,000 jobs over and above baseline growth will be required by year 2020.

A move towards jobs balance is needed to reduce transportation commute times; reduce transportation costs for residents; as well as stem the need for ever increasing child care services. Improved jobs availability is also likely to support higher home prices and increase the ad valorem tax base. This will support an ability to fund improved municipal services.

4.0 Employment Vision Forecast

The implementation of vision strategies, with necessary accompanying investment to operationalize these strategies, will support and enable development of key planned future projects in the City. Without such support and implementation, employment growth will likely only fulfill the baseline forecast. Key future projects include the Kelly Park Crossing DRI, the Ocoee-Apopka Road Small Area Plan, and the Downtown City Center site at US441/SR436.

With implementation of visioning strategies, and necessary investment, Apopka stands to become a jobs balanced community with enhanced quality of life, improved health and safety of its citizens, world class environmental amenities and a sounder fiscal budget. The expected jobs profile of the community will likely attain the employment profile shown in Appendix 3. The vision employment profile contemplates the addition of 14,800 new jobs by year 2025 and nearly 35,000 new jobs by year 2035.

Fishkind believes there is market potential and demand for the development of key project sites in Apopka. This, coupled with the expansion of metro Orlando, is such that if carefully guided and supported, Apopka can achieve the employment growth scenario which accompanies the vision plan.

Appendix 1 Employment Sector Definitions by DOR Codes

Sector Name	DOR Codes
Retail	11,12,13,14,15,16,21,22,25,26,27,28,29,31,32,33,34,38
Office	17,18,19,23,24
Institutional	71-77
Industrial	41-49
Hotels & Ret'mt Homes	39,05,06
Gov't	82-89



Appendix 2

Appendix 2 Private, Non-Institutional Employment Trends and Baseline Forecast by Quadrant North Jobs Historic Trend and Baseline Forecast

Total Employment 2015					
	North	Downtown	Central	South	Study Area Total
Retail	164	4,181	1,268	467	6,080
Office	28	2,289	234	147	2,698
Industrial	100	1,960	115	1,792	3,966
TOTAL	291	8,430	1,616	2,406	12,743

Total Employment 2025					
	North	Downtown	Central	South	Study Area Total
Retail	189	4,461	1,416	599	6,665
Office	33	2,412	285	163	2,893
Industrial	115	2,241	120	2,155	4,631
TOTAL	337	9,114	1,821	2,917	14,189

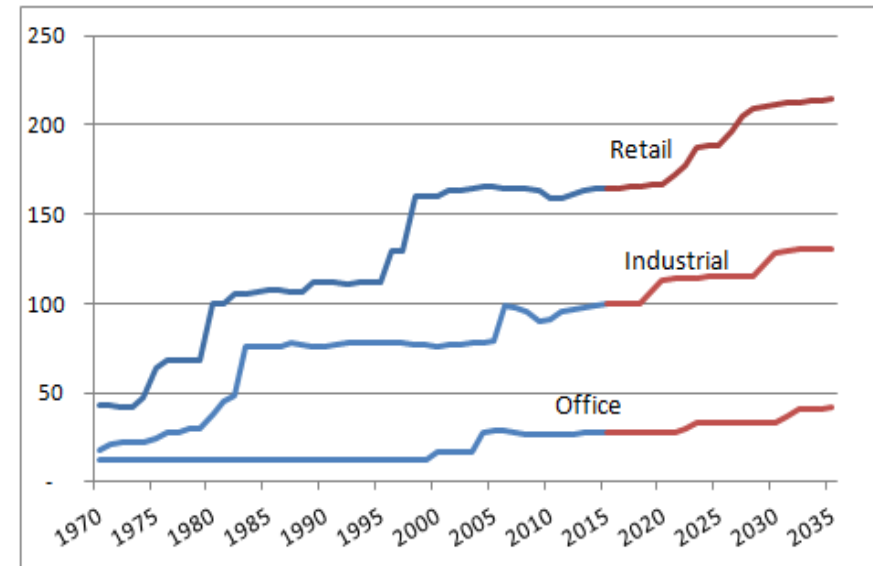
Total Employment 2035					
	North	Downtown	Central	South	Study Area Total
Retail	215	4,875	1,794	719	7,603
Office	41	2,535	382	178	3,136
Industrial	130	2,523	152	2,526	5,331
TOTAL	386	9,933	2,328	3,423	16,070

Employment Growth 2015-2025					
	North	Downtown	Central	South	Study Area Total
Retail	25	280	149	132	585
Office	5	123	51	16	195
Industrial	15	281	5	363	665
TOTAL	46	684	205	511	1,446

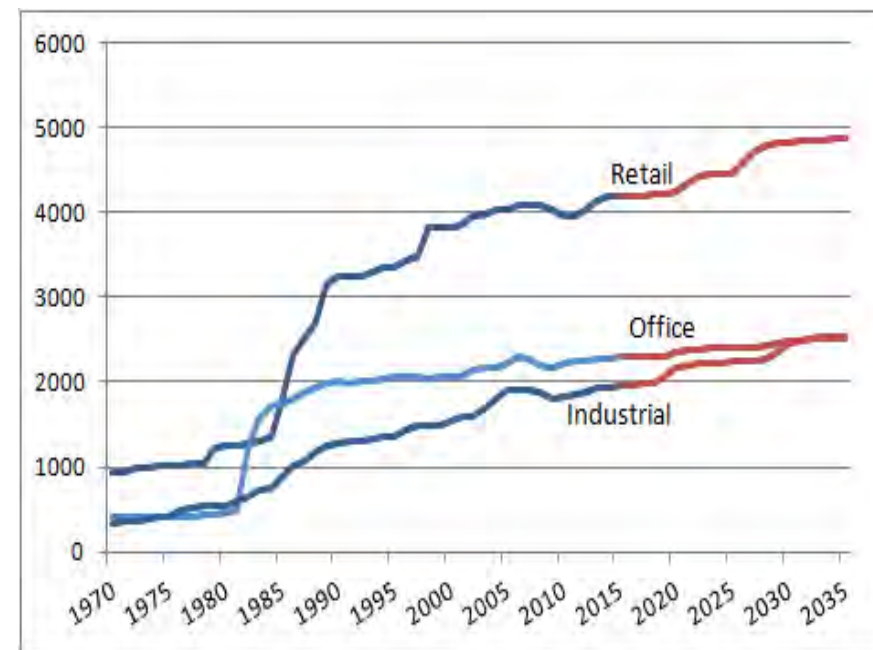
Employment Growth 2015-2035					
	North	Downtown	Central	South	Study Area Total
Retail	51	694	527	252	1,523
Office	13	246	148	31	438
Industrial	30	563	37	734	1,365
TOTAL	95	1,503	712	1,017	3,327

Source: Fishkind & Associates, Inc.

North Jobs Historic Trend and Baseline Forecast

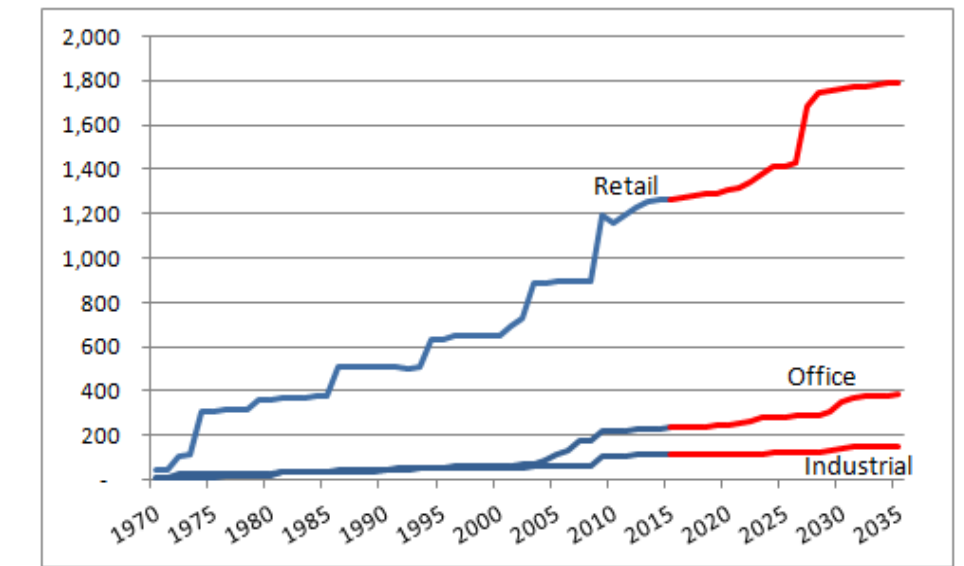


Downtown Jobs Historic Trend and Baseline Forecast

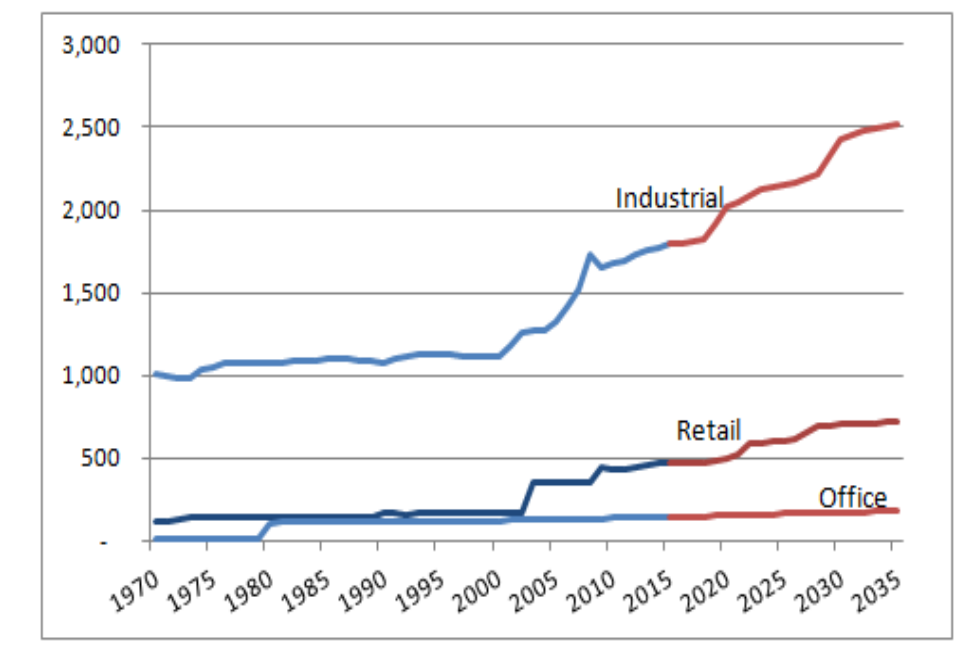


Source: Fishkind & Associates, Inc.

Central Jobs Historic Trend and Baseline Forecast



Southwest Jobs Historic Trend and Baseline Forecast



Source: Fishkind & Associates, Inc.



Apopka Study Area Vision/Strategy Employment Scenario

Total Employment 2015					
	North	Downtown	Central	Southwest	Study Area Total
Retail	164	4,181	1,268	467	6,080
Office	28	2,289	234	147	2,698
Industrial	100	1,960	115	1,792	3,966
TOTAL	291	8,430	1,616	2,406	12,743

Total Employment 2025					
	North	Downtown	Central	Southwest	Study Area Total
Retail	900	4,601	1,683	1,788	8,971
Office	1,629	2,695	540	2,456	7,320
Industrial	3,126	2,241	144	5,757	11,268
TOTAL	5,654	9,538	2,366	10,001	27,559

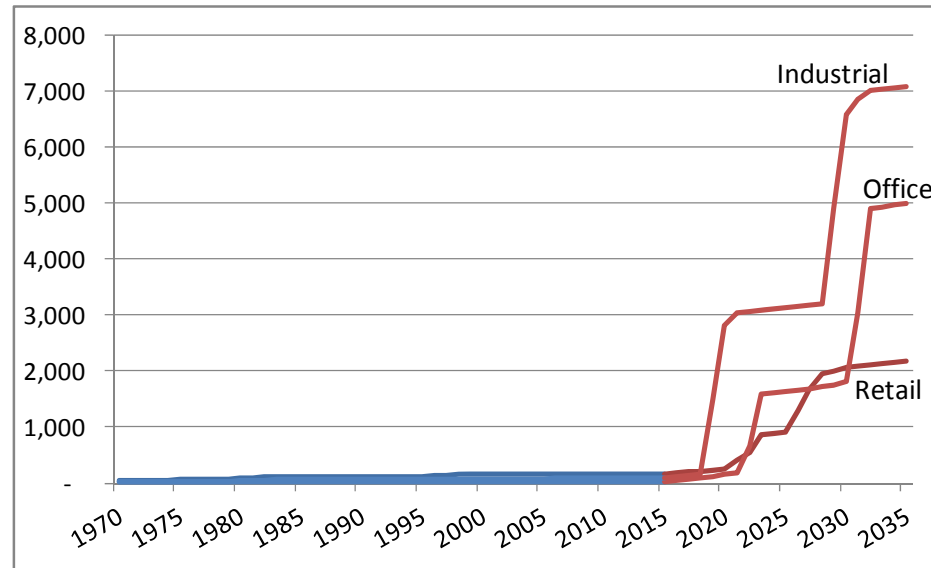
Total Employment 2035					
	North	Downtown	Central	Southwest	Study Area Total
Retail	2,192	5,428	2,903	3,227	13,749
Office	5,001	3,225	1,196	4,764	14,186
Industrial	7,096	2,523	295	9,562	19,476
TOTAL	14,289	11,175	4,394	17,553	47,411

Employment Growth 2015-2025					
	North	Downtown	Central	Southwest	Study Area Total
Retail	736	420	415	1,321	2,892
Office	1,601	406	306	2,309	4,622
Industrial	3,026	281	29	3,966	7,302
TOTAL	5,363	1,107	750	7,595	14,815

Employment Growth 2015-2035					
	North	Downtown	Central	Southwest	Study Area Total
Retail	2,028	1,247	1,635	2,760	7,669
Office	4,973	935	962	4,617	11,488
Industrial	6,997	563	180	7,771	15,511
TOTAL	13,998	2,745	2,778	15,148	34,668

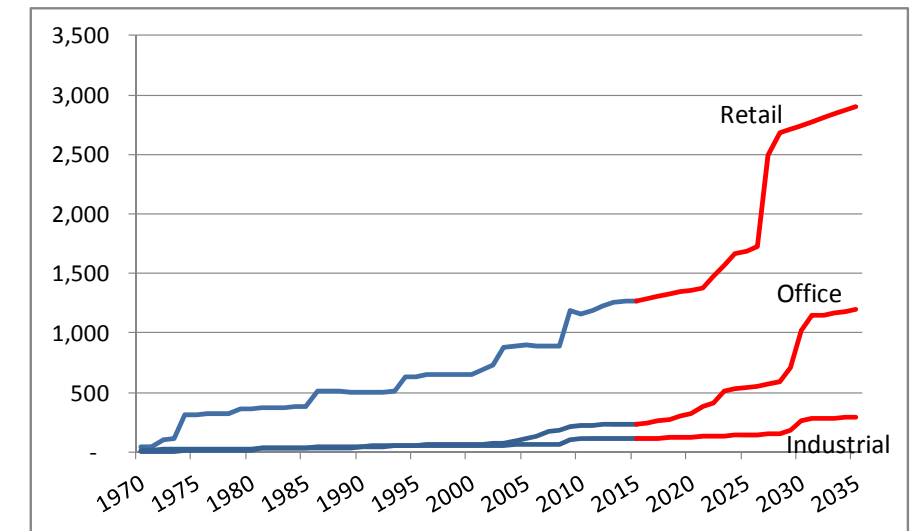
Source: Fishkind & Associates, Inc.

North



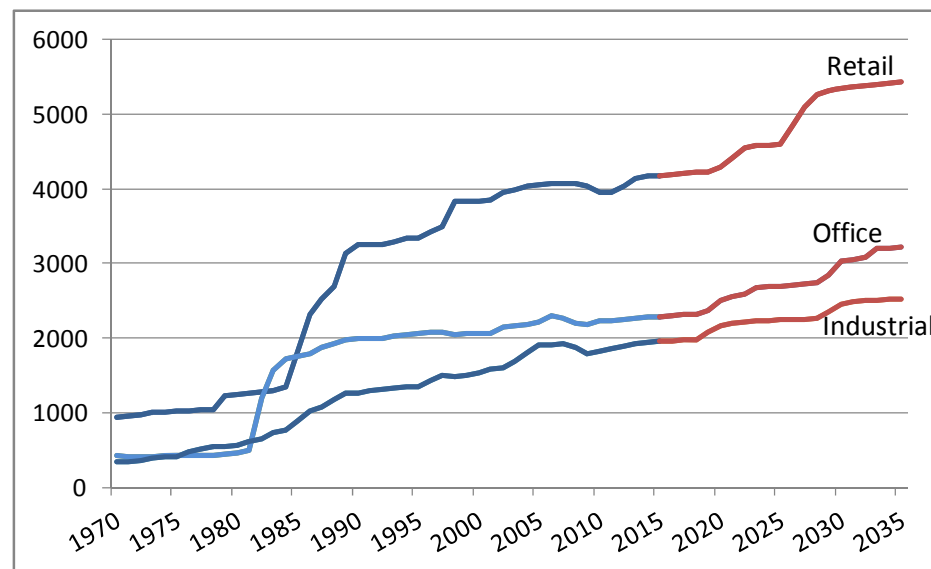
Source: Fishkind & Associates, Inc.

Central

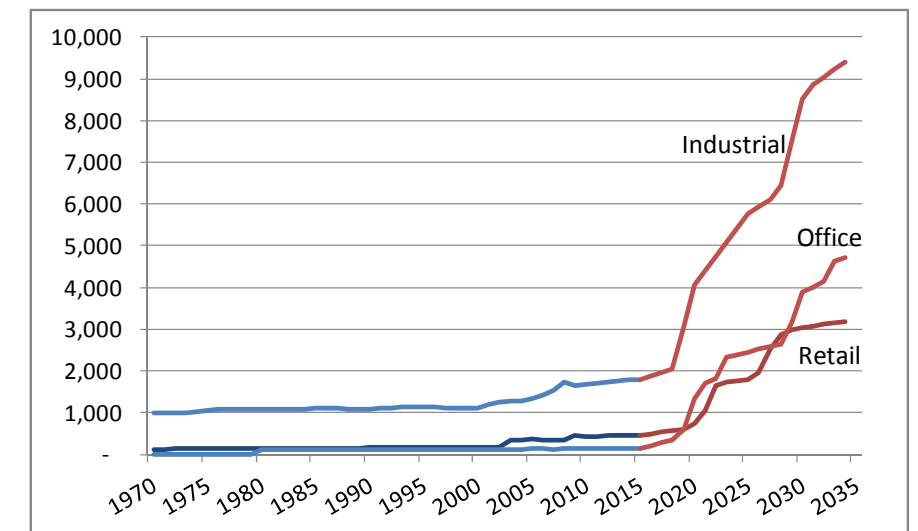


Source: Fishkind & Associates, Inc.

Downtown



Southwest





VISIONING APOPKA



Mayor Joe Kilsheimer and the Apopka City Council invite you to attend a meeting at St. Paul A.M.E. Church (1012 S. Park Avenue, Apopka, Florida) on Saturday, October 24, 2015, 2:00 - 4:00 PM, to tell us how to make Apopka a better place to live and work for you and your family. We want your thoughts and suggestions because they are very important as the City gets ready to address the future of Apopka.

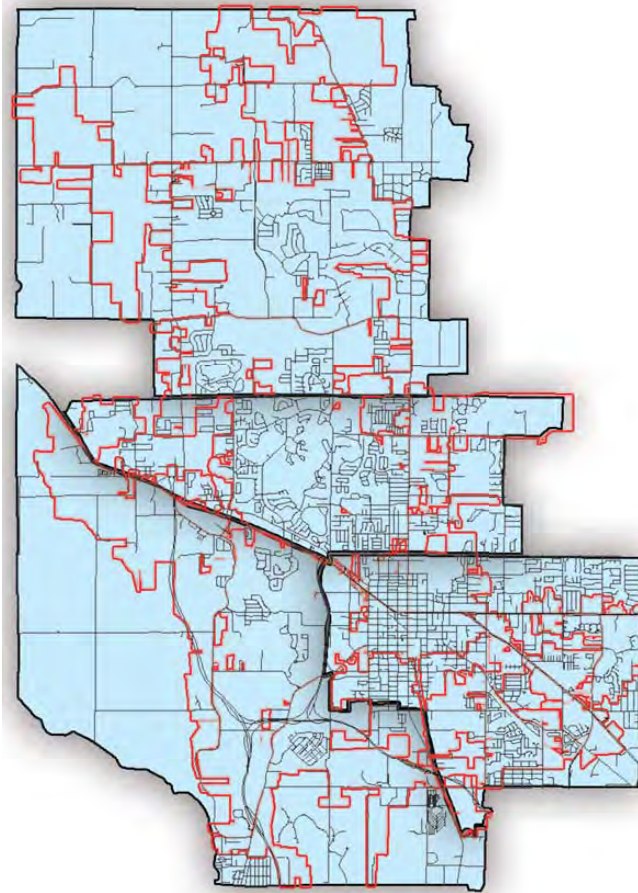
The Visioning Apopka Study Area extends beyond 10th Street into unincorporated Orange County. During the meeting, you will be able to tell the City what you and your family need and want to be done about:

- **Crime / Violence / Drugs;**
- **Jobs;**
- **Housing;**
- **Transportation;**
- **Schools; and**
- **Access to Parks and Recreation**

Please contact Bob Cambric at 407.889.4334 or bcambric@ksfla.com if you have any questions.

To learn more about Visioning Apopka you also can visit the website at:

www.visioningapopka.net.



VISIONING APOPKA



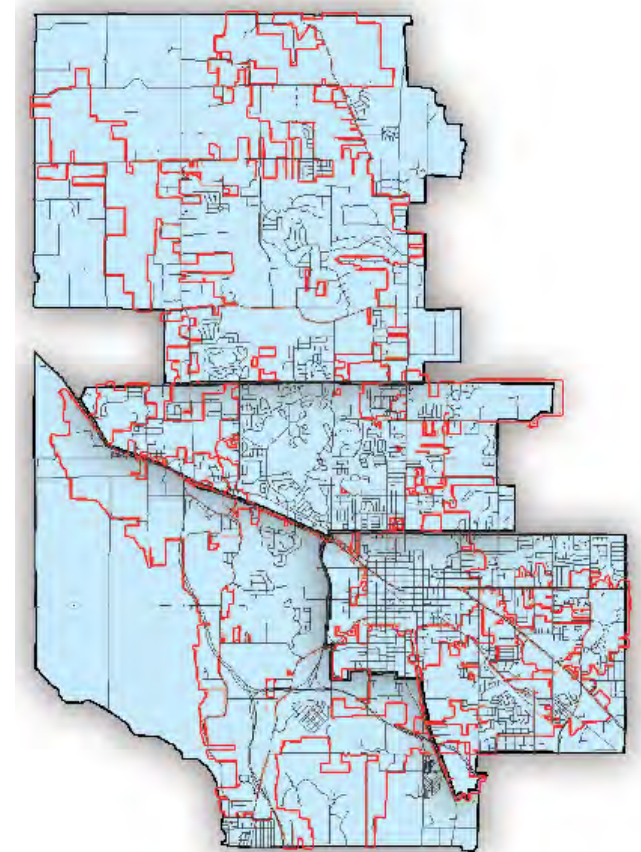
El Alcalde Joe Kilsheimer y el Concilio de la Ciudad de Apopka lo invitan a asistir a una reunión que se llevara a cabo en la oficina de la Asociación Campesina de Florida (1264 Apopka Boulevard) el día 24 de Octubre de 2015, desde las 10:00 am hasta el mediodía, para que nos dejen saber su opinion de como poder ayudar a la Ciudad de Apopka para ser un mejor lugar para vivir y trabajar para usted y su familia. Queremos conocer sus ideas y saber sus sugerencias, nos interesa mucho para prepararnos para enfrentar el futuro de Apopka.

Durante la reunión, usted tendrá la oportunidad de expresar a los oficiales y representantes de la Ciudad lo que usted y su familia necesitan y quieren hacer al respecto acerca de:

- **Integración e inclusión**
- **Vigilancia Policial**
- **Puestos/oportunidades de trabajo**
- **Las escuelas y la educación**
- **Transporte**
- **Vivienda**
- **Cuidado de la salud**
- **Acceso a los deportes y la v recreación**

Por favor, póngase en contacto con Yesica Ramirez al 407-886-5151. Si usted tiene cualquier pregunta. Para obtener más información sobre Visioning Apopka también puede visitar el sitio web en:

www.visioningapopka.net.



VISIONING APOPKA

VISIÓN APOPKA

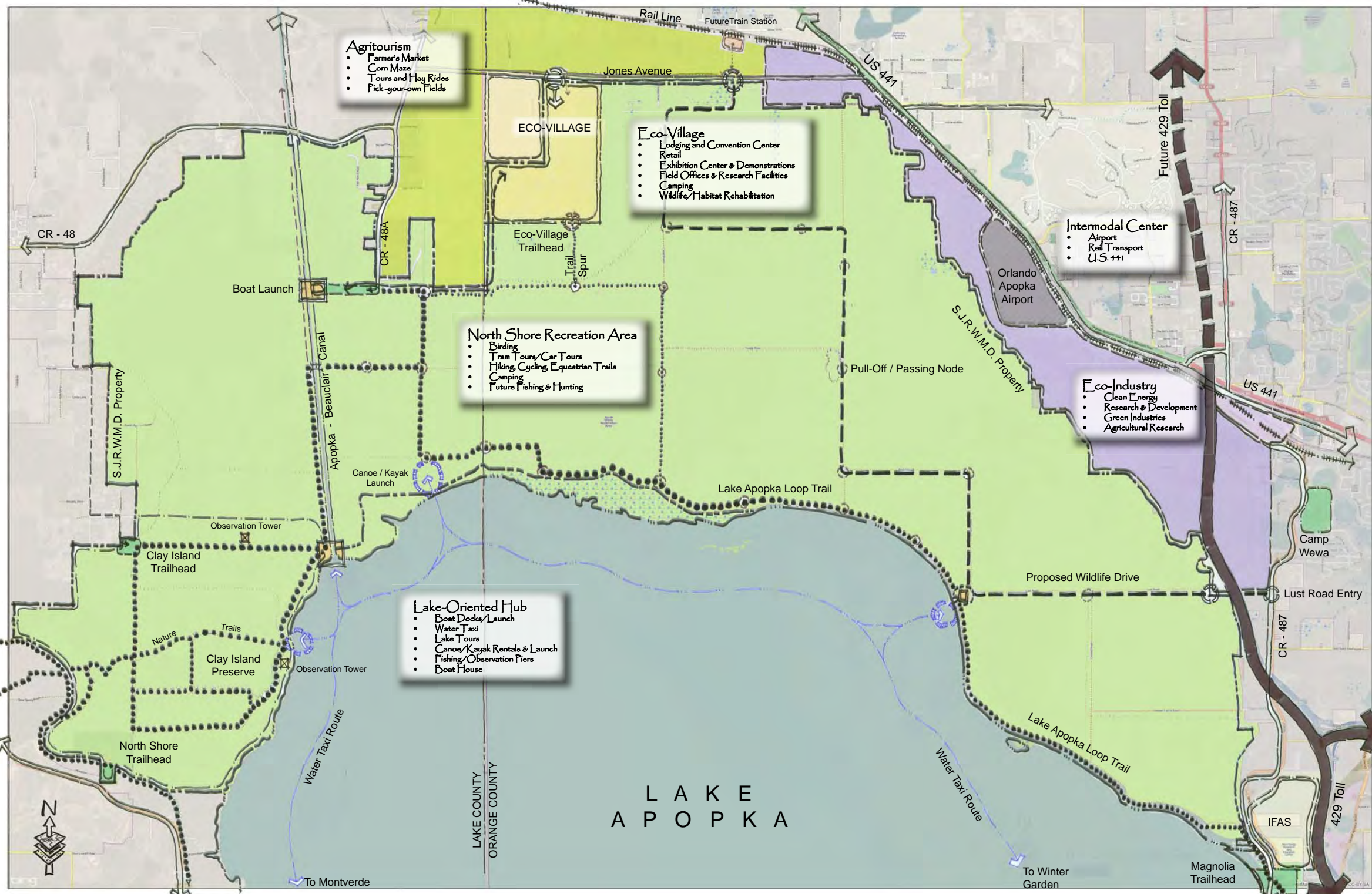
Marque esta casilla si lee o habla español.

Mark this box if you speak English.



VisioningApopka.Net





NORTH SHORE ECO-TOURISM CONCEPT PLAN

Apopka, Florida



VISIONING APOPKA

SAVE THE
DATE!

COMMUNITY CONSENSUS MEETING

FEBRUARY 23RD @ 6:00 PM
HIGHLAND MANOR
604 EAST MAIN STREET
APOPKA, FL. 32703

THE CITY COUNCIL AND RESIDENTS WILL MEET TO
REVIEW THE PROPOSED VISION STATEMENTS AND
STRATEGIES. IT WILL BE AN OPPORTUNITY FOR
CITIZENS TO REAFFIRM THEIR DESIRES.



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Backup material for agenda item:

11. Resolution 2016-14 - Amending the budget for FY October 1, 2015 - September 30, 2016.



CITY OF APOPKA CITY COUNCIL

- ___ CONSENT AGENDA
- ___ PUBLIC HEARING
- ___ SPECIAL REPORTS
- X OTHER: Resolution No. 2016-14

MEETING OF: April 6, 2016
 FROM: Finance Dept.
 EXHIBITS: Exhibit A

SUBJECT: RESOLUTION NO. 2016-14 – AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016

REQUEST: REQUEST COUNCIL ADOPT RESOLUTION NO. 2016-14.

SUMMARY:

On September 23, 2015, by Resolution No. 2015-22, the City Council adopted the final budgets for fiscal year 2015/2016. The City has committed to expenditures and has experienced unanticipated revenues/expenditures through the current fiscal year that need to be reflected in the current budget. Florida Statutes, Section 166.241(4) requires the governing body amend the budget in the same manner as the original budget is adopted.

FUND	EXHIBIT A Carry Forward Appropriations	EXHIBIT B Funding from Reserves	EXHIBIT C Additional Funding
General Fund	\$ 620,431.00	\$ 290,696.00	
Street Improvement Fund	19,820.00	0.00	
Police Discretionary Fund	0.00	10,000.00	
Grant Fund	0.00	0.00	152,874.00
Water Sewer Utility Fund	63,261.00	0.00	
Water Sewer Impact Fees Fund	5,101,440.00	0.00	

Exhibit A – Carryforward Appropriations are Purchase Orders entered into during the previous year and not completed. Since Purchase Orders are contractual agreements, but budget monies do not roll forward into the subsequent years, the current year’s budget must be amended to ensure funding is available to pay for these prior year’s POs.

Exhibit B – Funding from Reserves represent unexpected and unbudgeted costs incurred to date. These items were presented to the Council for approval prior to the use of reserves.

Exhibit C – Additional Funding represents Grant monies awarded to the City. The budget must be amended to account for the funding and expenditures associate with the awarded grants.

FUNDING SOURCE:

The approved FY 2016 Budgets of the General Fund, Streets Improvement, Police Discretionary Fund and Grant Special Revenue Funds and the Utilities and Sanitation Enterprise Funds will be increased to include the amounts included above.

RECOMMENDATION ACTION:

Adopt Resolution No. 2016-14

DISTRIBUTION

Mayor Kilsheimer

Commissioners

City Administrator

Community Development Director

Finance Director

HR Director

IT Director

Police Chief

Public Services Director

Recreation Director

City Clerk

Fire Chief

RESOLUTION NO. 2016-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016, PROVIDING FOR A BUDGET AMENDMENT

WHEREAS, the City Council of the City of Apopka, Florida, has determined that the Budget for Fiscal Year 2015/2016 should be amended; and

WHEREAS, Florida Statutes, Section 166.241(4) requires the governing body amend the budgets in the same manner as the original budget is adopted; and

WHEREAS, the City Council adopted the final budgets for fiscal year 2015/2016 through resolution on September 23, 2015.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AS FOLLOWS:

SECTION 1: That the Budget for the City of Apopka, Florida, Fiscal Year 2015/2016 is hereby amended as indicated in Exhibit "A," Budget Amendment which is hereby attached and made part of this Resolution by reference thereto.

SECTION 2: Effective Date. This Resolution shall take effect upon final passage and adoption.

ADOPTED THIS 6th DAY OF APRIL, 2016

CITY OF APOPKA, FLORIDA

JOSEPH E KILSHEIMER, MAYOR

ATTEST:

LINDA F. GOFF, CITY CLERK

**CITY OF AOPKA
BUDGET AMENDMENT 2ND QUARTER
RESOLUTION 2016-14
EXHIBIT B Reserves**

ACCOUNT NUMBER	J/E DESCRIPTION	DEBIT	CREDIT
001-389.0010	Budget Amendment Funding From Reserves		23,497.00
001-3612-572.4600	Budget Amendment - Amphitheater Electrical Repairs	23,497.00	
To pay for unforeseen electrical repairs at the Amphitheater - Emergency Purchase			
001-389.0010	Budget Amendment Funding From Reserves		91,249.00
001-5110-519.3400	Budget Amendment - GLOBAL/CISCO Maintenance	42,000.00	
001-5110-519.4600	Budget Amendment - Seminole Co. CafeWeb Maint	49,249.00	
To include costs associated with interlocal agreement w/ Seminole County - Approved by Council April 1, 2015			
001-389.0010	Budget Amendment Funding From Reserves		11,000.00
001-2220-521.6400	Budget Amendment - Canine Replacement	11,000.00	
To pay for replacement police canine - Approved by Council February 3, 2016			
001-389.0010	Budget Amendment Funding From Reserves		19,000.00
001-3613-572.5200	Budget Amendment - Addl Electrical for BBQ Area	19,000.00	
To pay for additional electrical service to BBQ area at Northwest Rec Ctr - Approved by Council January 15, 2016			
001-389.0010	Budget Amendment Funding From Reserves		98,700.00
001-3613-572.3100	Budget Amendment - CH2M Hill Design A.Williams Ctr	98,700.00	
To pay for design of Alonzo Williams Community Center - Approved by Council November 18, 2015			
001-389.0010	Budget Amendment Funding From Reserves		11,250.00
001-3514-572.6400	Budget Amendment - Addl Shade Structures NWRec	11,250.00	
To purchase additional shade structures for bleachers at NW Rec Center - Approved by Council March 16, 2016			
001-389.0010	Budget Amendment Funding From Reserves		36,000.00
001-2210-522.3400	Budget Amendment - Police General Legal Council	36,000.00	
To purchase additional shade structures for bleachers at NW Rec Center - Approved by Council March 16, 2016			
105-389.1000	Budget Amendment Funding From Reserves		10,000.00
105-2290-521.5200	Budget Amendment Police State Forfeiture	10,000.00	
To move Police State Forfeiture designated monies into the budget for use by Police Department			
TOTAL		300,696.00	300,696.00

Backup material for agenda item:

12. Resolution 2016 -15– Wastewater Facilities Plan (WFP) update. Jay Davoll, P.E.



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER: Resolution 2016-15

MEETING OF: April 6, 2016
 FROM: Public Services
 EXHIBITS: Resolution, Plan

SUBJECT: RESOLUTION 2016 -15- ADOPTING THE WASTEWATER FACILITIES PLAN (WFP) UPDATE RELATING TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) STATE REVOLVING FUND LOAN PROGRAM (SRF).

REQUEST: ADOPT RESOLUTION - 2016-15 ADOPTING THE WASTEWATER FACILITIES PLAN UPDATE

SUMMARY:

Chapter 62-503.700(1)(j), of the Florida Administrative Code, requires of a commitment by the City to implement the recommendations of the Wastewater Facilities Plan Update. Said update is a necessary component for the expansion of the Water Reclamation Facility and a requirement of the Florida Department of Environmental Protection State Revolving Fund Loan Agreement.

FUNDING SOURCE:

N/A

RECOMMENDATION ACTION:

Adopt Resolution 2016-15

DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

RESOLUTION NO. 2016-15

A RESOLUTION OF CITY OF APOPKA, FLORIDA, RELATING TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION STATE REVOLVING FUND LOAN PROGRAM; MAKING FINDINGS; ADOPTING THE WASTEWATER FACILITIES PLAN UPDATE; PROVIDING ASSURANCES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

WHEREAS, Florida Statutes provide for loans to local government agencies to finance the construction of wastewater treatment facilities; and

WHEREAS, Chapter 62-503.700(1)(j), of the Florida Administrative Code, requires the establishment of a commitment to implement the recommendations of the Wastewater Facilities Plan Update for the expansion of the Water Reclamation Facility as a component of the Florida Department of Environmental Protection State Revolving Fund Loan Agreement; and

WHEREAS, The City is authorized by provision of Chapter 166, Florida Statutes, and other applicable provisions of law to, among other things, acquire, construct, equip, own, sell, lease, operate and maintain various capital improvements and public facilities to promote the health, welfare and economic prosperity of the residents of the City and to borrow money to finance and refinance the acquisition, construction, equipping and maintenance of such capital improvements and public facilities.

WHEREAS, the State Revolving Fund loan priority list designates Project No. WW48021 as eligible for available funding; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF APOPKA, FLORIDA, AS FOLLOWS:

SECTION I. The foregoing findings are incorporated herein by reference and made a part hereof.

SECTION II. The City of Apopka, Florida, is adopting the recommendations in the Wastewater Facilities Plan Update in the design and expansion of the Water Reclamation Facility.

SECTION III. All resolutions or part of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION IV. If any section or portion of a section of this Resolution 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 part of this Resolution.

SECTION VIII. This Resolution shall become effective immediately upon approval and adoption.

APPROVED AND ADOPTED by the City Council of the City of Apopka, Florida, this 6th day of April, 2016.

CITY OF APOPKA, FLORIDA

Joseph E. Kilsheimer, Mayor

ATTEST:

Linda F. Goff, City Clerk



City of Apopka

Wastewater Facilities Plan Update

for

**Florida Department of Environmental Protection
State Revolving Fund**

October 2015

VOLUME 1



REISS ENGINEERING
PLANNING · DESIGN · CONSTRUCTION

WASTEWATER FACILITIES PLAN UPDATE

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- B. 2004 TECHNICAL MEMORANDUM – APOPKA WRF EXPANSION
- C. 2005 PRELIMINARY DESIGN REPORT
- D. 2012 CAPACITY ANALYSIS REPORT
- E. 2014 WASTEWATER MASTER PLAN UPDATE - SECTION 5
- F. 2015 WATER RECLAMATION FACILITY EVALUATION
- G. 2009 LISTED SPECIES ASSESSMENT
- H. FINANCIAL FEASIBILITY PLAN
- I. PUBLIC PARTICIPATION PROCESS

**CERTIFICATIONS OF THE PREPARER
FOR THE
FACILITIES PLAN UPDATE
FOR THE
CITY OF APOPKA
WATER RECLAMATION FACILITY/PROJECT ARROW**

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Public Services Director

The information contained in this report is true and correct to the best of our knowledge. The report was prepared in accordance with sound engineering principles. In accordance with the recommendations and schedules contained herein, planning and preliminary design work have been initiated for the expansion of the wastewater treatment facilities at the City of Apopka WRF.

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EXECUTIVE SUMMARY

This Wastewater Facilities Plan Update was prepared to satisfy the Florida Department of Environmental Protection's (FDEP) Clean Water State Revolving Fund (SRF) Loan Program planning requirements as specified in Section 62-503.700(2) Florida Administrative Code (F.A.C.). More specifically, the City of Apopka is interested in securing SRF loan financing for expansion and upgrades to its Water Reclamation Facility (WRF) – Project ARROW, currently operating under Wastewater Permit No. FLA010818 and Consent Order OGC No. 15-0033 related to Total Nitrogen (TN) effluent violations. The City has submitted its Request for Inclusion and is seeking approximately \$55.2 million in SRF Loan funding to upgrade and expand wastewater treatment and reuse of reclaimed water within its service area.

Design and permitting for the WRF expansion from 4.5 million gallons per day (MGD) to 8.0 MGD was initially completed and publically bid in 2010. However, the bid prices received exceeded the City's budgeted funding for the project and economic uncertainty was prevalent at the time with the national recession that began in 2008. The City elected to delay its plans for expansion of the WRF. In 2012, during the regular permit renewal process, the City's Capacity Analysis Report once again indicated a need to complete the expansion of the WRF by no later than the end of 2019. The WRF permit was renewed with a new effluent TN limit of 10 mg/L that the City has had difficulty meeting without the proposed treatment upgrades planned for completion along with the WRF expansion. Violations of the new TN effluent limit resulted in a Consent Order executed between FDEP and the City of Apopka in May 2015 which requires a more aggressive schedule for completing the plant expansion and upgrades.

With the new permit limits for TN, the FDEP Consent Order and technology advancements in the treatment and handling of wastewater biosolids, the City desired to perform additional alternatives analysis as part of this Facilities Plan Update to make appropriate modifications to the 2010 design documents prior to bidding the WRF expansion and upgrade project. To address improved compliance with the new TN limits in the permit, the following process alternatives were considered for addition to the 2010 design plans:

- Second Anoxic Basins
- Denitrification Filters

Details of the alternatives analysis are provided in **Section 2** of this report and reveal that both alternatives will be effective in maintaining effluent TN concentrations below the permit limits. The estimated total net present-worth of capital and operation and maintenance (O&M) costs for the two alternatives are \$9.2 million and \$12.4 million, respectively, leading to a recommendation (**Section 4**) to add second anoxic basins into the final plans for the WRF expansion and upgrades.

The 2010 design plans included solar drying of biosolids in greenhouse-type structures. After witnessing a demonstration of an indirect dryer at the Apopka WRF, the City desired to perform a cost and non-cost comparison of these two biosolids drying technologies. The alternatives analysis of these two technologies is included in Section 2. The total net present-worth cost of capital and O&M for the solar drying system is estimated at \$24.4 million. The total net present-worth cost of capital and O&M for the indirect dryer system is estimated to range from \$23 million to \$24.4 million, depending on whether the City can obtain an agricultural classification for natural gas pricing. The estimated net present worth cost of the two biosolids drying technologies are essentially equal at the level of accuracy of the analysis performed. Therefore, non-economic

factors such as footprint of the facility, processing time to achieve standards and effectiveness of odor control were used to make a final recommendation (**Section 4**) for installation of the indirect dryer system in place of the previously designed solar drying system.

Based on this Wastewater Facilities Plan Update, the major components of the \$55.2 million City of Apopka WRF – Project ARROW expansion and upgrades are as follows:

- Construct a second 4.0 MGD AADF/8.0 MGD PHF preliminary treatment structure with equalization splitter box.
- Modify the existing Walker Process Package Plant to provide flow equalization with cover and odor control.
- Rerate the existing loop aeration plant to 4.0 MGD AADF/6.0 MGD PHF by providing the following modifications and additions:
 - a. First anoxic basin upstream of the existing loop aeration basins.
 - b. Four (4) new internal recycle pumps, two per aeration basin.
 - c. Second anoxic basins downstream of the existing loop aeration basins.
 - d. Fine bubble diffusers in the aeration basins.
 - e. New energy efficient blowers in a new blower/MCC building.
 - f. One (1) additional 65-ft diameter secondary clarifier.
 - g. A new RAS/WAS pump station for the additional clarifier.
- Construct a new advanced secondary treatment plant with a 4.0 MGD AADF/8.0 MGD PHF capacity including the following major components:
 - a. Carrousel® denitIR® System.
 - b. Two (2) 85-ft diameter secondary clarifiers.
 - c. RAS/WAS pump station.
 - d. Filter system.
 - e. Chlorine rapid mix basins.
 - f. Chlorine contact tank.
 - h. Effluent pump station.
 - i. Chemical storage and feed facilities.
- Modify the West Plant biosolids system to include an indirect drying system after the existing rotary drum thickeners, aerobic digester, sludge holding tank and belt filter presses.
- Construct the same sequence of biosolids processing equipment at the new East Plant.

SECTION 1 INTRODUCTION

1.1 OBJECTIVE

This Wastewater Facilities Plan Update was prepared to satisfy the Florida Department of Environmental Protection's (FDEP) Clean Water State Revolving Fund (SRF) Loan Program planning requirements as specified in Section 62-503.700(2) Florida Administrative Code (F.A.C.). More specifically, the City of Apopka is interested in securing SRF loan financing for expansion and upgrades to its Water Reclamation Facility (WRF) – Project ARROW, currently operating under Wastewater Permit No. FLA010818 and Consent Order OGC No. 15-0033 related to Total Nitrogen (TN) effluent violations (**Appendix A**). The City has submitted its Request for Inclusion and is seeking approximately \$55.2 million in SRF Loan funding for the timely planning, design and construction of the facilities necessary to upgrade and expand wastewater treatment and reuse of reclaimed water within its service area.

1.2 PROJECT LOCATION AND BACKGROUND

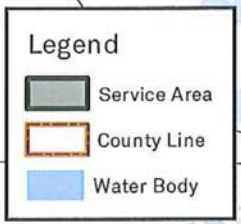
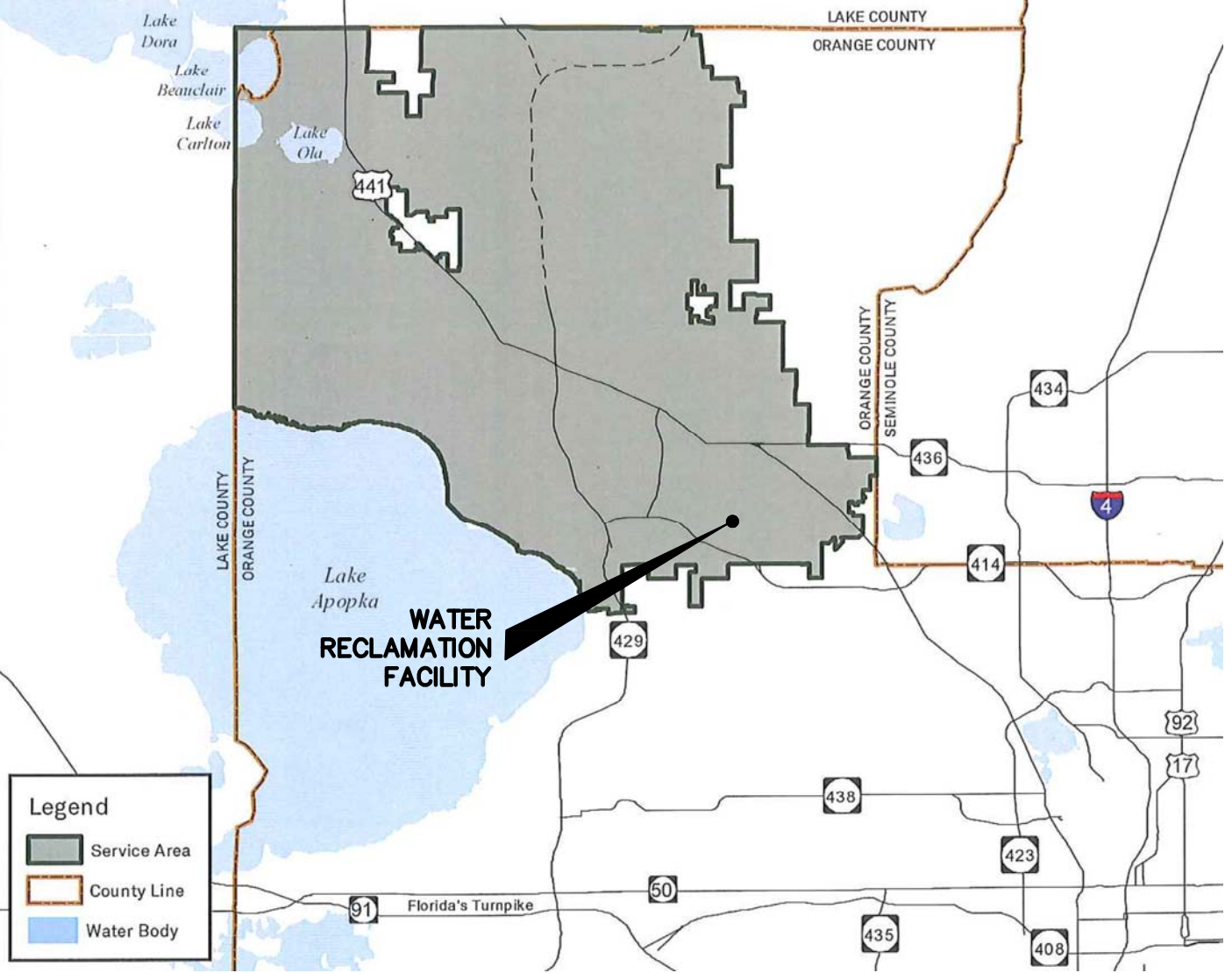
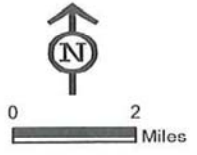
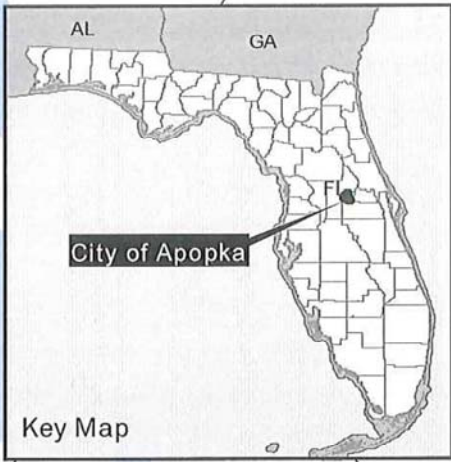
The City of Apopka WRF is located at 333 Snowden Road, Apopka, Florida 32703 as shown on **Figure 1-1**. An aerial site plan of the WRF facilities is shown on **Figure 1-2**. The City of Apopka's wastewater system is comprised of collection, transmission, treatment and effluent reuse/disposal facilities that provide wastewater service to an estimated 17,022 customer accounts in FY 2015. The WRF primarily serves residential and commercial customers. Other customers include industrial, public use, and agricultural customers.

The City of Apopka WRF began operations in 1972. The original permitted capacity was 2.0 MGD AADF. The facility provided secondary treatment and basic disinfection using a Walker Process Package Plant. The facility was expanded in 1989 to a permitted capacity of 4.0 MGD AADF. During the expansion, the facility upgraded its treatment process by providing filtration and high level disinfection. A 2.0 MGD advanced secondary treatment plant was constructed including a loop aeration system, two (2) 65-ft. diameter secondary clarifiers, a tertiary filter system and chlorine contact tanks. Since the 1989 plant upgrade, the WRF has produced effluent suitable for public access reuse and the City began providing reclaimed water to customers such as Errol Estates Golf Course, Engelmann's Nurseries, the Rock Springs Ridge Golf Course and subdivision, the Zellwood Station Golf Course, and several residential subdivisions throughout the City. An additional filter system and chlorine contact tank was constructed at the WRF in 1999. In addition, two high service reclaimed water distribution pumps were installed boosting the public access reclaimed water production capacity from 2.0 MGD to 4.0 MGD.

In 2004, the City commissioned a study (**Appendix B**) to evaluate alternatives for efficient and cost-effective plant modifications and/or additions to the existing WRF, including taking the existing 2 MGD Walker Process Package Plant offline, to expand the capacity from 4.0 MGD AADF to 8.0 MGD AADF, based upon forecasted growth at the time. The four options evaluated were:

Option I: Convert Package Plant into Equalization Tank

Option II: Option I plus Rerating Existing Loop Aeration and Adding 3.5 MGD DenitIR Plant



SOURCE:
WASTEWATER MASTER PLAN
UPDATE 2014, AECOM

DWG: R:\Projects\136001 - Apopka Comp Utility Rate Study\Design\Drawings\Preliminary\Design\FIGURES.dwg



CITY OF APOPKA
WASTEWATER FACILITIES PLAN UPDATE
LOCATION MAP



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FIGURE 1-2

Option III: Convert Existing Loop Aeration Plant to Membrane BioReactor (MBR) Process

Option IV: Convert Package Plant to Aerobic Digester and Add Additional Digester.

Option II was identified as the most economical alternative for expanding the WRF to 8.0 MGD AADF. Later in 2004, the City re-rated the WRF from a capacity of 4.0 MGD AADF to 4.5 MGD AADF and, in July 2005, a Preliminary Design Report for Expansion to Project ARROW Water Reclamation Facility (**Appendix C**) was completed by Boyle Engineering Corporation to serve as the basis for final design and permitting of the plant expansion.

Final design and permitting for the WRF expansion were initially completed and publically bid in 2010. However, due to the perceived high bid prices received and economic uncertainty associated with the national recession that began in 2008, the City elected to postpone its plans for expansion of the WRF. In 2012, during the regular permit renewal process, the City completed its Capacity Analysis Report as required by Section 62-600.405 F.A.C. (**Appendix D**), indicating its need and plans to complete the expansion of the WRF by the end of 2019. The WRF permit was also renewed with a new effluent TN limit of 10 mg/L that the City has had difficulty meeting without the proposed treatment upgrades planned for completion along with the WRF expansion. Violations of the new TN effluent limit is the reason for the Consent Order executed between FDEP and the City of Apopka in May 2015 (**Appendix A**).

1.3 DESCRIPTION OF EXISTING FACILITIES

The City of Apopka WRF is a 4.5 million gallon per day (MGD) annual average daily flow (AADF) permitted capacity complete mix oxidation ditch secondary domestic wastewater treatment plant with a 0.470 MGD AADF permitted capacity slow-rate restricted public access reuse system which consists of a 51.6-acre spray field (R-001) and a 19.40 MGD AADF permitted capacity slow-rate public access reuse system consisting of two (2) 1 million gallon (MG) reclaimed water storage tanks, two (2) 2 MG reclaimed water storage tanks, and an 18-acre, 83 MG storm water and reclaimed water reservoir storage system providing approximately 33 MG of wet weather storage capacity (R-002). Currently, the WRF receives approximately 3.0 MGD AADF for treatment. Treated effluent is pumped from the effluent transfer pump station to one of the four ground storage tanks located on the WRF site. The reclaimed water is used for irrigation within Apopka's reclaimed water service area or disposed of at the WRF permitted land application site (R-001).

The City of Apopka currently utilizes the aerobic digestion process to stabilize the solids wasted from the treatment process. There are two (2) aerobic digesters. The digester for the Walker Process Package Plant has an available volume of 0.462 MG. The second digester has a diameter of 70 ft. and a 17 ft. side water depth, providing an available volume of 0.489 MG. The total available digester capacity is 0.95 MG. Aerobic digestion currently does not treat the sludge to Class B standards per Rule 62-640, F.A.C. Therefore, after aerobic digestion, the sludge is dewatered using a belt filter press and transported via truck to a permitted residuals management facility, Shelley's Environmental Services. The residuals are further treated by Shelley's Environmental Services using lime stabilization and disposed of by land application. The clear water above the sludge blanket is decanted and returned to the head of the plant for treatment.

A more detailed description of each unit process for the existing facilities is available in the 2012 Capacity Analysis Report included in **Appendix D** for reference.

1.4 DESCRIPTION OF PROPOSED FACILITIES

Based on the City's 2014 Wastewater Master Plan Update, the current proposed project is to expand the capacity of the WRF from 4.5 MGD AADF to 8.0 MGD AADF while continuing to provide public access reclaimed water to the City's reclaimed water service area. The proposed plant expansion includes converting the existing Walker Process Package Plant into an equalization basin, modifying the existing advanced secondary treatment plant, rerating it to a 4.0 MGD AADF capacity and installing a new 4.0 MGD AADF advanced secondary treatment plant (East Plant). The proposed modifications include the following:

- Construction of a 4.0 MGD AADF/8.0 MGD PHF preliminary treatment structure with equalization splitter box.
- Modifying the existing Walker Process Package Plant to provide flow equalization. The existing Walker Process Package Plant tank has an available volume of 1.55 MG. In a technical memorandum provided to the City dated July 26, 2004 (Appendix B), it was determined that the required volume for flow equalization at 8.0 MGD AADF design flows was 1.42 MG. In order to convert the Walker Process Package Plant to flow equalization the following work will be required:
 - a. Demolish and remove the interior electrical, mechanical and structural components inside the package plant.
 - b. Rehabilitate the concrete surfaces of the existing structure's outer wall.
 - c. Install six equalization pumps, three dedicated to the existing plant and three dedicated to the new advanced secondary treatment plant.
 - d. Install coarse bubble diffusers to provide mixing and aeration.
 - e. Install three new positive displacement blowers with variable frequency drives.
 - f. Provide tank cover, FRP odorous air duct and bio trickling filter for hydrogen sulfide removal.
- Rerating the existing loop aeration plant to 4.0 MGD AADF/6.0 MGD PHF by providing the following modifications and additions:
 - a. Installing first anoxic basins upstream of the existing loop aeration basins.
 - b. Installing four (4) new internal recycle pumps, two per aeration basin.
 - c. Consider installing second anoxic basins downstream of the existing loop aeration basins.
 - d. Consider denitrification filters downstream of clarifiers in lieu of second anoxic basins.
 - e. Installing fine bubble diffusers in the aeration basins.
 - f. Installing new energy efficient blowers in a new blower/MCC building.
 - g. Installing one (1) additional 65-ft diameter secondary clarifier.
 - h. Installing a new RAS/WAS pump station for the additional clarifier.
- Construction of a new advanced secondary treatment plant with a 4.0 MGD AADF/8.0 MGD PHF capacity including the following major components:
 - a. Carrousel® denitIR® System.
 - b. Two (2) 85-ft diameter secondary clarifiers.

- c. RAS/WAS pump station.
- d. Filter system.
- e. Chlorine rapid mix basins.
- f. Chlorine contact tank.
- d. Effluent pump station.
- e. Chemical storage and feed facilities.

The corresponding proposed expanded WRF liquid stream and solids process flow schematics, excerpted from the November 2010 bid documents, are shown on **Figure 1-3A** and **Figure 1-3B** and illustrate the updates to the alternatives analysis included in this report. The aerial site plan of the proposed expanded WRF is shown on **Figure 1-4**.

The biosolids system will include rotary drum thickeners, an aerobic digester, sludge holding tank, and dewatering belt presses. The sludge cake will receive Class A biosolids treatment in the form of solar drying or indirect gas-fired thermal drying. **Section 2** of this Facilities Plan Update includes further descriptions and analysis of the two proposed alternatives for increased nitrogen removal and Class A biosolids treatment.

1.5 JUSTIFICATION FOR PROJECT

A number of recent events and studies provide compelling justification for the City of Apopka to proceed with the planned expansion and upgrades to its WRF. Among these are:

- Continued signs of recovery from the economic recession that began in 2008.
- Significant transportation improvements in West Orange County that are stimulating residential and commercial growth throughout the area [S.R. 429, Wekiva Parkway, John Land Expressway, Maitland Boulevard (S.R. 414) Extension].
- May 2015 FDEP Consent Order OGC No. 15-0033 related to Total Nitrogen (TN) effluent violations (**Appendix A**).
- 2012 Capacity Analysis Report (**Appendix D**).
- 2014 Wastewater Master Plan Update - Section 5 (**Appendix E**)
- 2015 Water Reclamation Facility Expansion Evaluation (**Appendix F**).

Below are certain excerpts from the 2012 Capacity Analysis Report, 2014 Wastewater Master Plan Update and the 2015 Water Reclamation Facility Expansion Evaluation which provide further justification for the City of Apopka's proposed WRF expansion and upgrade project.

1.5.1 2012 Capacity Analysis Report (CAR)

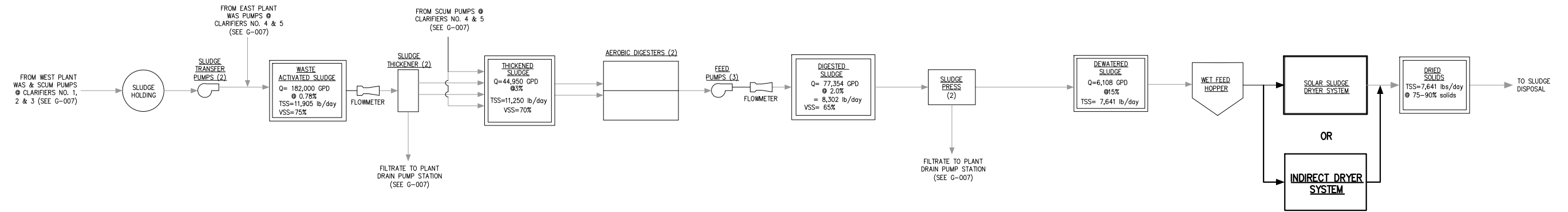
Wastewater flow projections for the 2012 CAR were developed and documented in the City of Apopka's latest Consumptive Use Permit application. A summary of the total flow and projected number of residential units through 2021 are provided in **Table 1-1**. The total estimated residential units for the City's service area for planning and service by the City's wastewater collection and treatment system in year 2021 was estimated to be 22,610.

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BIOSOLIDS DRYING ALTERNATIVES EVALUATION

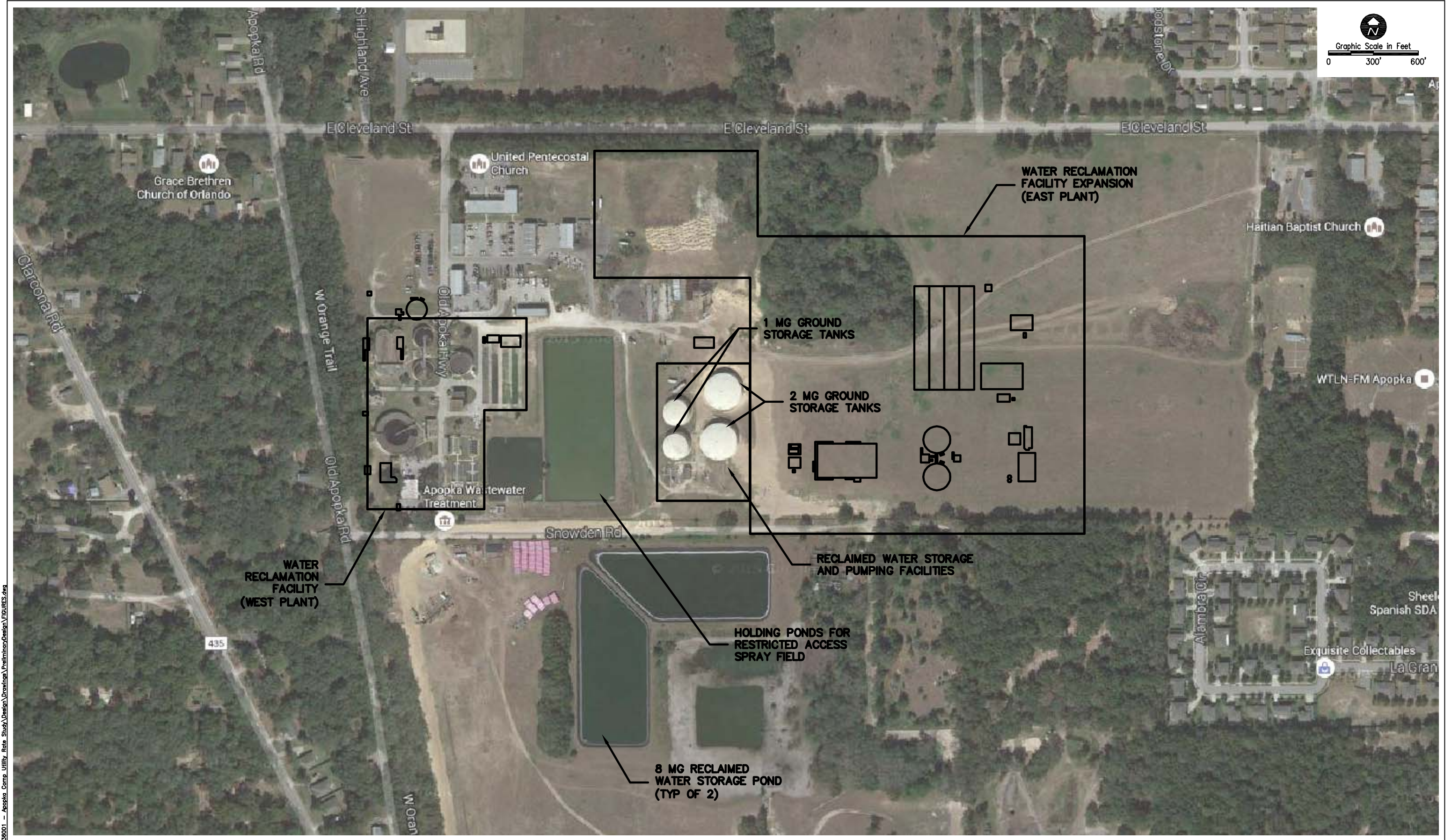
LEGEND

- FUTURE FACILITIES
- EXISTING FACILITIES
- NEW FACILITIES
- PROPOSED FACILITIES FOR ALTERNATIVES EVALUATION
- (3) NO. OF TANKS/UNITS
- ◻ FLOWMETER



SOURCE:
WATER RECLAMATION FACILITY EXPANSION
BID DOCUMENTS, NOVEMBER 2010, AECOM





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CITY OF APOPKA
WASTEWATER FACILITIES PLAN UPDATE
WATER RECLAMATION FACILITY SITE PLAN

Table 1-1

**City of Apopka
Wastewater Facilities Plan Update**

Total Population and Wastewater Flow Projections

Design Year	Projected No. of Residential Units	Served Population⁽¹⁾⁽²⁾	Projected Wastewater Flow
2012	15,787	44,204	2.738
2013	16,671	46,679	2.891
2014	17,537	49,104	3.041
2015	18,414	51,559	3.193
2016	19,077	53,416	3.308
2017	19,726	55,233	3.420
2018	20,337	56,944	3.527
2019	20,927	58,596	3.629
2020	21,492	60,178	3.727
2021	22,610	63,308	3.921

Notes:

- (1) Assumes that a portion of the population will continue to be served by alternative systems such as septic tanks.
- (2) Based on 2.8 people per residential unit.

1.5.1.1 Projected Wastewater Characteristics

Based on historical influent data, the average influent CBOD₅ and TSS concentrations are 206 mg/L and 241 mg/L, respectively. The influent Total Nitrogen concentration is assumed to be 35 mg/L. **Table 1-2** presents projected future influent characteristics through the year 2021 assuming continued average CBOD₅ concentration of 206 mg/L, average TSS concentration of 241 mg/L, average Total Nitrogen concentration of 35 mg/L, and annual average daily flows from Table 1-1, Projected Wastewater Flow.

1.5.1.2 Assessment of Capacity

The permitted treatment capacity of the WRF is 4.5 MGD-AAF. Based on the wastewater flow projections in **Table 1-1** and an average max-month flow factor of 1.15, the maximum three-month average daily flow will exceed the capacity of the existing treatment plant after the planning year 2021. The annual wastewater flow (average daily flow basis) will be near capacity by the year 2021.

Table 1-2

**City of Apopka
Wastewater Facilities Plan Update**

Projected Future Influent Characteristics

Year	Average Influent Flow (MGD)	Annual Average CBOD ₅		Annual Average TSS		Annual Average Total Nitrogen	
		mg/L	lb/day	mg/L	lb/day	mg/L	lb/day
2012	2.738	206	4,704	241	5,503	35	799
2013	2.891	206	4,967	241	5,811	35	844
2014	3.041	206	5,225	241	6,112	35	888
2015	3.193	206	5,486	241	6,418	35	932
2016	3.308	206	5,683	241	6,649	35	966
2017	3.420	206	5,876	241	6,874	35	998
2018	3.527	206	6,060	241	7,089	35	1,030
2019	3.629	206	6,235	241	7,294	35	1,059
2020	3.727	206	6,403	241	7,491	35	1,088
2021	3.921	206	6,736	241	7,881	35	1,145

The future flow projections are expected to approach the WRF’s permitted treatment capacity by the year 2021. For planning purposes, the City has established an earlier target date to have new treatment capacity constructed to lessen the likelihood that a shortage of capacity will occur if actual growth occurs at a faster rate than projected.

1.5.2 2014 Wastewater Master Plan Update

Section 5 of the 2014 Wastewater Master Plan Update (**Appendix E**) presents Wastewater Flow Projections and Allocation through 2030. Table 1-3 summarizes the AADF flow projections from this most recent Wastewater Master Plan Update and also forecasts exceeding the current plant capacity by 2020, if not before.

Table 1-3

**City of Apopka
Wastewater Facilities Plan Update**

Projected Annual Average Daily Flows

Year	Projected Population	Household Per Capita Flow (gpcd)	Projected Residential AADF (MGD)	Projected Commercial/Industrial AADF (MGD)	Projected Total AADF (MGD)
2020	72,000	65	4.7	0.7	5.4
2030	109,000	65	7.1	1.1	8.2
Build Out	179,000	65	11.6	1.7	13.3

1.5.3 2015 Water Reclamation Facility Expansion Evaluation

Due to recent and projected near-term increases in wastewater flows and the May 2015 execution of the FDEP Consent Order, the City recently contracted with Carollo Engineers to perform an independent evaluation of the proposed WRF expansion with the following three objectives:

- An evaluation of the 2010 design for improvements relative to current permit compliance,
- Verification of the facilities current need for the expansion, and
- Estimation of the current costs to construct the facility improvements.

The Final WRF Facility Expansion Evaluation was completed in August 2015 and the full document is provided in (**Appendix F**) of this report. The four paragraphs below present the conclusions of the Carollo study.

“The evaluation of the Apopka WRF reveals that the City needs to upgrade and expand their treatment facility. The existing facilities were not constructed to adequately remove nitrogen given the current influent wastewater strength and flow. Therefore, new process facilities are needed to accommodate the required level of treatment at current and future flows.

Following a review of current facility influent wastewater quality, the constituent concentrations have changed since the 2010 design criteria were established. Review of future flow projections also identifies concerns over the ability of current and interim facility operations to meet the effluent limitations before and during construction.

Updates to the design criteria based on the current influent wastewater characteristics will modify the original design, requiring an increase in tank volumes and horsepower requirements for aeration demand. The facility will need to be re-evaluated to confirm design modifications so it can meet the current effluent limits. Additionally, the City's changes to the methods for biosolids management will need to be updated and included in the modified design.

The budget range for the completion of the 8.0 MGD expansion is anticipated to be \$47.7 - \$55.2 million. Initial capacities in excess of 8.0 MGD will increase this anticipated construction cost.”

This latest independent study by Carollo validates the need for the City of Apopka to expeditiously proceed with the proposed WRF expansion and even suggests that the proposed expansion may be undersized, if intended to provide sufficient capacity through 2030. In addition, the study suggests that additional treatment should be considered that was not included in the final 2010 design documents in order to comply with the current TN limits. This additional treatment is addressed in the alternatives analysis included in Section 2 of this report.

Regarding the study comments on sufficiency of capacity, the City has determined it is most prudent to proceed, as planned, with construction of a modified 8.0 MGD design based significantly upon the design completed in 2010 for the following reasons:

1. Economic recovery from the recent lengthy recession is underway as indicated by the current growth in development; however, there is still considerable uncertainty regarding growth projections through 2030.

2. Constructing capacity too far into the future, especially during economic uncertainty, exposes the City and its existing utility rate payers to too much risk of paying for assets before they are needed.
3. Phasing expansions in smaller, but practical, increments allows growth to pay for growth through closer alignment of impact fee revenues with capital expenditures.
4. The City needs additional capacity and treatment improvements soon to meet growing demand and to comply with the Consent Order obligations. Modifications to the 2010 design is the most expeditious and cost-efficient path for the City to obtain the needed capacity and treatment. A larger expansion and more significant modifications to treatment than contemplated with the 2010 design would essentially require a complete re-design, adding significantly to the City's cost and timeline for completing the project.
5. Space is allocated and available in the 2010 design for a second stage anoxic treatment process or denitrification filters at the existing (West) plant to improve nutrient (TN) removal, based upon the additional alternatives analysis presented in this study.

SECTION 2

IDENTIFICATION AND COST COMPARISON OF ALTERNATIVES

2.1 2004 ALTERNATIVES EVALUATION

As discussed in Section 1.2 and presented in Appendix B, the original alternatives evaluation for expansion of the WRF to 8.0 MGD recommended Option II, which included converting the existing package plant to an equalization tank and construction of a new advanced secondary treatment plant (East Plant).

2.2 UPDATED ALTERNATIVES IDENTIFICATION

The alternatives evaluation in 2004 was followed by a Preliminary Design Report in 2005 and construction documents in 2010 for the Apopka WRF Expansion to 8-MGD AADF design capacity. The expansion project was shelved due in part to the downturn in the economy, which postponed the demand for additional treatment capacity. Since that time, technology improvements have occurred and environmental regulations have become stricter with regard to nutrients, nitrogen in particular. This has led to the following two unit processes in the WRF that will be addressed by an update to the previous alternatives evaluation:

- Additional Nitrogen Removal
- Biosolids Drying

2.3 ALTERNATIVES EVALUATION

2.3.1 Overview

For each of the two unit processes, two alternatives were evaluated. These alternatives are described below, and conceptual capital costs, operations and maintenance (O&M) costs, and total present worth costs were developed for each alternative. The Opinion of Probable Capital Cost (OPCC) for each alternative involved developing an Opinion of Probable Construction Cost, including 15% for General Conditions, Mobilization and Demobilization; and a 30% Contingency. The Opinion of Probable Construction Cost was converted to the OPCC by adding 18% for Engineering and Administration. Annual O&M Costs were estimated and converted to present worth O&M Cost using a period of 15 years at a 4% discount rate. The total present worth cost was determined by adding the OPCC and the present worth O&M cost together.

2.3.2 Additional Nitrogen Removal

The 2010 construction documents included provisions for removing 2,335 lbs/d Total Nitrogen (TN) from incoming wastewater containing 45 mg/L TN. This resulted in an effluent concentration of 10 mg/L TN. Since that time, influent TN concentrations have increased by 10% and the target effluent nitrogen concentration is now 5 mg/L to stay below the current TN limit of 10 mg/L TN. The WRF is currently under a Consent Order due to difficulty in achieving the 10 mg/L TN limit, making additional TN removal even more critical. The combination of higher influent TN concentration and lower target effluent TN concentration results in the need for larger first anoxic basins, and the use of another unit process to remove approximately 532 lbs/d of additional TN.

The following two alternatives were considered to achieve this additional TN removal as shown on **Figure 1-3A**:

- Second Anoxic Basins
- Denitrification Filters

Second Anoxic Basins will remove additional TN through denitrification of nitrate. These basins will be located between the main aerobic basins and the clarifiers. The mixed liquor that contains biomass and nitrate-nitrogen, among other constituents, will spend time under anoxic (mixed but not aerated) conditions to remove additional TN. A small reaeration zone at the end of the second anoxic basins will add dissolved oxygen prior to the mixed liquor entering the clarifiers; this dissolved oxygen will keep the contents of the clarifiers fresh as the biomass is separated from the clear effluent. The configuration of the second anoxic basins would include four anoxic compartments in series for each of four treatment trains (two trains in the West Plant and two trains in the East Plant). Each compartment would have a mixer. The anoxic compartments and the reaeration zone would be in concrete structures. The total volume among all of the second anoxic basins would be approximately 0.7 million gallons.

Denitrification filters were also evaluated to remove additional TN through denitrification of nitrate. However, denitrification filters would be used after clarifiers and before the chlorine contact chambers. The clarifier effluent containing nitrate-nitrogen would be dosed with a supplemental carbon source, such as MicroC, to allow biomass attached to the filter media to remove additional TN. The denitrification filters would also serve as filters to lower total suspended solids (TSS) below the 5 mg/L limit for public access reclaimed water. The filters would replace the existing sand filters in the West Plant, and would be used in place of the proposed sand filters in the East Plant. The configuration of the denitrification filters would include three filter cells, a clear well, a mud well, backwash pumps, piping, valves, controls, and a MicroC storage and feed facility at the West Plant and at the East Plant. The total filtration area among all of the denitrification filters would be approximately 2,000 square feet.

The OPCC for the second anoxic basins was estimated at \$8.6 million. The annual O&M cost is estimated at \$50,600, which includes power and maintenance. The resulting present-worth O&M cost is \$0.6 million, resulting in a total present-worth cost of \$9.2 million for the second anoxic basins.

The OPCC for the denitrification filters was estimated at \$7.5 million. This includes credits for the originally designed Dynasand filters at the East Plant. The annual O&M cost is estimated at \$442,100, which includes MicroC carbon source, handling and disposal of additional biosolids formed in the filter, power and maintenance. The present-worth O&M cost is \$4.9 million, resulting in a total present-worth cost of \$12.4 million for the denitrification filters.

2.3.3 Biosolids Drying

The 2010 construction documents included a biosolids drying system to dry biosolids to 75-90+% total solids (TS) and create a Class AA fertilizer product. The system in those documents included ventilated greenhouse-type structures that rely upon solar energy to heat the biosolids and drive off moisture. The solar drying system performance is weather-dependent and requires sufficient

holding time for biosolids to meet the time/temperature and dryness Class AA requirements for biosolids drying during periods of the year when skies are overcast. This results in space requirements for covered greenhouses that take up a significant area of the WRF site. The solar drying system was designed with a capacity of 7,220 pounds per day (lbs/d) dry solids based on incoming 15% TS cake from the belt filter press process. This represents approximately 80% of the anticipated biosolids cake production at the design flow of 8 MGD. Space was set aside to double the solar drying capacity and provide some standby and stockpiling capability.

The City has expressed interest in evaluating an indirect dryer system as an alternative to the solar drying system due to the indirect dryer system's much smaller footprint, quicker implementation, better odor control, and independence from inclement weather conditions. Thus, the following two alternatives were evaluated for biosolids drying as shown on **Figure 1-3B**:

- Solar Dryers
- Indirect Dryers

The indirect dryer system relies on natural gas to heat a heat transfer fluid that is circulated through two hollow-flight screw augers and the jacketed housing. The intermeshing augers break up larger particles, heat and dry the biosolids, and convey the biosolids to a cooling screw where product is cooled for storage and eventual beneficial use. The indirect dryer system assumes two units, each sized for 352 pounds per hour dry solids throughput assuming 15% TS in the biosolids cake, which results in a total capacity of 9,600 lbs/d dry solids. The operation and effectiveness of the indirect dryer system was demonstrated at the Apopka WRF using dewatered cake from the onsite belt filter press, as shown in the photographs below.



Trailer-mounted Indirect Drying System with Dryer, Wet Feed (Cake) Hopper, and Heater Unit



View from the other side of Indirect Drying System showing Dryer behind the Control Panel

The alternative solar drying system's cost was estimated in 2010. Updating this cost by indexing the 2010 estimate using the ENR CCI Index, increasing process capacity by 50% to account for higher influent BOD concentration, upgrading to 15-year polycarbonate panels for greenhouse construction, upgrading mixing, and adding odor control results in an OPCC of \$20.8 million for the solar drying system. The annual O&M Cost is estimated at \$323,100 including replacement of the greenhouse panels every 15 years, power and maintenance. The resulting present-worth O&M cost is \$3.6 million, resulting in a total present-worth cost of \$24.4 million for the solar drying system.

The OPCC for the indirect dryer system, assuming a pre-engineered metal building shelter at the West Plant and enlargement of the planned Dewatering Building at the proposed East Plant, is \$17.0 million. The annual O&M Cost is estimated at between \$543,000 and \$666,000 including natural gas, power and maintenance costs. The range of annual O&M cost depends on the distribution charge for natural gas, which could possibly be lowered from the \$0.54 per therm for commercial customers to \$0.269 per therm if the WRF is considered under an agricultural classification. The resulting present-worth O&M cost is estimated at between \$6.0 million and \$7.4 million. This results in a total present-worth cost of between \$23.0 million and \$24.4 million for the indirect dryer system.

SECTION 3

ENVIRONMENTAL EFFECTS/BENEFITS

3.1 ENVIRONMENTAL BENEFITS

The proposed WRF expansion project offers several environmental benefits including, but not limited to, the following:

- Improvements to biological nutrient removal process prior to discharge to the City's public access reclaimed water irrigation system or permitted slow-rate restricted public access reuse system; some of which is located within the Wekiva Basin Protection Area,
- Upgrade of onsite biosolids treatment to Class A,
- Increased capacity and redundancy to treat wastewater with less probability of off-spec discharge, and
- Improvements to utility asset management to reduce probability of overflows and discharges due to system failures.

3.2 ENVIRONMENTAL EFFECTS

The proposed project site has been altered for use as a wastewater treatment plant for more than 50 years and is regularly maintained by mowing and other means. An environmental assessment was completed in September 2009 (**Appendix G**) in association with the permitting process for the proposed construction of the 2010 design. In summary, the study concluded there were no federal or state listed plants in the project area that require regulatory oversight. Three active gopher tortoise burrows were observed along the fence lines, away from the proposed construction areas. No other animal tracks, burrows, scat or other indications of the presence of listed animals were found during the field reconnaissance.

The U.S. Fish and Wildlife Service (FWS) updated the sand skink (*Neoseps reynoldsi*) and blue-tailed mole skink (*Eumeces egregious*) guidelines in 2012. Sand skink and blue-tailed mole skink are listed as threatened pursuant to the Endangered Species Act (ESA). The project is located within the FWS sand skink and blue-tailed mole skink consultation area and contains soils and elevation specifically identified as suitable for mole skinks. The FWS recommends those conducting activities such as land clearing or land development that might result in a take of these consult with the FWS under Section 7 or 10 of the ESA prior to initiating activities

The 2009 environmental assessment will be updated to new FWS guidelines concurrent with the proposed project design and permitting process and since gopher tortoises are prone to move periodically and, though unlikely, could move into the proposed construction areas. This assessment will be performed approximately three months before the start of construction to allow sufficient time to prepare a gopher tortoise management plan, if necessary, and for coordination with the Florida Fish and Wildlife Conservation Commission (FFWCC).

The proposed project is at the same site as the existing Apopka WRF and will pose no significant adverse human health or environmental effects on a minority or low-income communities.

SECTION 4

SELECTED ALTERNATIVES

4.1 BACKGROUND

The City of Apopka's Water Reclamation Facility, has been previously discussed in Section 1 with respect to existing facilities, alternatives evaluation, recommended facilities, and detailed cost estimate of selected alternatives associated with the 2010 WRF Expansion Bid Documents. This section addresses the two unit processes introduced in Section 1 and evaluated in Section 2, i.e., Additional Nitrogen Removal and Biosolids Drying.

4.2 EXISTING FACILITIES

There are no existing facilities for the Additional Nitrogen Removal and Biosolids Drying unit processes.

4.3 RECOMMENDED FACILITIES

4.3.1 Additional Nitrogen Removal

The recommended facilities for Additional Nitrogen Removal are based on the use of Second Anoxic Basins. The justification for the recommendation is provided below.

The costs presented in Section 2 showed that the OPCC for the Second Anoxic Basins was \$1.1 million greater than that for the Denitrification Filters. However, the O&M costs based on design loadings associated with the full 8.0-MGD annual average daily flow result in a Total Present Worth for the Second Anoxic Basins over \$3 million less than that for the Denitrification Filters. When considering that the influent wastewater flow rate is approximately 40 percent of the design flow rate, the O&M costs for both the Second Anoxic Basins and the Denitrification Filters are expected to be lower over the 15-year period; the Total Present Worth for the Second Anoxic Basins remain significantly lower than that for the Denitrification Filters.

Other reasons for the recommendation include:

- Current cost and potential cost increases of MicroC for the foreseeable future for the Denitrification Filters.
- Greater complexity of controls and equipment maintenance for the Denitrification Filters.
- Production of biosolids in the Denitrification Filters increases the mass of biosolids to be processed and handled.

The detailed OPCC for the Second Anoxic Basins is provided in Table 4-1.

Table 4-1.

**City of Apopka
Wastewater Facilities Plan Update**

Opinion of Probable Capital Cost for Second Anoxic Basins

Item No.		Qty.	Units	Matl. Unit Cost	Matl. Cost Extended	Installation Cost	Total Installed Cost
1	Mixers	16	EA	\$50,500	\$808,000	\$242,400	\$1,050,400
2	36x36 Slide Gates	28	EA	\$7,300	\$204,400	\$61,300	\$265,700
3	96x24 Weir Gates	4	EA	\$16,300	\$65,200	\$19,600	\$84,800
4	Diffusers	1	LS	\$56,100	\$56,100	\$15,000	\$71,100
5	Miscellaneous Metals	1	LS	\$126,000	\$126,000	\$0	\$126,000
6	Concrete Slab, 18"	600	CY	\$500	\$300,000	\$0	\$300,000
7	Concrete Walls, 16"	2170	CY	\$1,000	\$2,170,000	\$0	\$2,170,000
8	Misc Concrete Columns	60	CY	\$1,000	\$60,000	\$0	\$60,000
9	Misc Concrete Walkways	510	CY	\$1,000	\$510,000	\$0	\$510,000
10	Misc Piping, etc.	1	LS	\$100,000	\$100,000	\$30,000	\$130,000
11	Sanitary Sewer, 8"	400	LF	\$30	\$12,000	\$0	\$12,000
12	Electrical	1	LS	\$151,300	\$151,300	\$0	\$151,300
13	Instrumentation	1	LS	\$105,900	\$105,900	\$0	\$105,900
General Conditions, Mob/Demob, 15%							\$756,000
Contingency, 30%							\$1,511,000
OPINION OF PROBABLE CONSTRUCTION COST							\$7,304,200
Engineering and Administration, 18%							\$1,315,000
TOTAL OPINION OF PROBABLE CAPITAL COST							\$8,620,000

4.3.2 Biosolids Drying

The recommended facilities for Biosolids Drying are based on the use of the Indirect Dryer System. The justification for this recommendation is provided below.

The costs presented in Section 2 showed that the OPCC for the Indirect Dryer system was \$3.8 million less than that for the Solar Drying system. Even with the O&M costs based on design loadings associated with the full 8.0-MGD annual average daily flow, the Total Present Worth for the Indirect Dryer system was estimated to be equal or less than that for the Solar Drying system. In fact, because the influent wastewater flow rate is approximately 40 percent of the design flow rate, the O&M costs for both drying systems are expected to be lower over the 15-year period, with the Total Present Worth for the Indirect Dryer system being significantly lower than that for the Solar Dryer system.

Other reasons for the recommendation include:

- Low price and stability of natural gas supply for the foreseeable future for the Indirect Dryer system.
- Much smaller footprint and use of available space at WRF site.

- Lower air quality impacts due to lower air flows associated with the Indirect Dryer system.
- Greater process control for the Indirect Dryer system dependent on the biosolids production rate. The Solar Drying system is dependent on local weather conditions, with longer processing time necessary during periods of cloudy or rainy weather.

The detailed Opinion of Probable Capital Cost (OPCC) is provided in Table 4-2.

Table 4-2.

**City of Apopka
Wastewater Facilities Plan Update**

Opinion of Probable Capital Cost for Indirect Dryer System

Item No.		Qty.	Units	Matl. Unit Cost	Matl. Cost Extended	Installation Cost	Total Installed Cost
1	Therma-Flite Bio-Scru IC 3600 d	2	EA	\$2,059,200	\$4,118,400	\$1,029,600	\$5,148,000
2	Nitrogen Blanket	2	LS	\$100,500	\$201,000	\$50,300	\$251,300
3	Freight	2	LS	\$401,800	\$803,600	\$0	\$803,600
4	Electrical	1	LS	\$620,300	\$620,300	\$0	\$620,300
5	Instrumentation	1	LS	\$434,200	\$434,200	\$0	\$434,200
6	Odor Control	2	LS	\$470,400	\$940,800	\$188,200	\$1,129,000
7	Roofed Structure at West Plant	5000	SF	\$100	\$500,000	\$0	\$500,000
8	Dewatering Bldg addn at E Plant	5000	SF	\$150	\$750,000	\$0	\$750,000
9	Concrete Slabs, 16"	494	CY	\$500	\$247,000	\$0	\$247,000
10	Curbing, Misc Piping, etc.	2	LS	\$20,000	\$40,000	\$0	\$40,000
General Conditions, Mob/Demob, 15%							\$1,488,500
Contingency, 30%							\$2,977,000
OPINION OF PROBABLE CONSTRUCTION COST							\$14,388,900
Engineering and Administration, 18%							\$2,590,000
TOTAL OPINION OF PROBABLE CAPITAL COST							\$16,979,000

SECTION 5 IMPLEMENTATION SCHEDULE

The proposed implementation schedule for the City of Apopka WRF Expansion is summarized below.

- Planning.....October 2015
- Final Design and Permitting.....May 2016
- Advertise for Bids..... June 2016
- Start Construction.....October 2016
- Complete Construction.....March 2019

APPENDIX A
FDEP CONSENT ORDER OGC No. 15-0033

APPENDIX B

2004 TECHNICAL MEMORANDUM – APOPKA WRF EXPANSION

APPENDIX C
2005 PRELIMINARY DESIGN REPORT

APPENDIX D
2012 CAPACITY ANALYSIS REPORT

APPENDIX E
2014 WASTEWATER MASTER PLAN UPDATE - SECTION 5

APPENDIX F
2015 WATER RECLAMATION FACILITY EVALUATION

APPENDIX G
2009 LISTED SPECIES ASSESSMENT

APPENDIX H
FINANCIAL FEASIBILITY PLAN

APPENDIX I
PUBLIC PARTICIPATION PROCESS

Backup material for agenda item:

1. Thank you letter to the City of Apopka Recreation Department from resident.

MAYOR NILSHEIMER

DURING A RECENT VISIT
TO THE FIELD OF DREAMS
REC. PARK IN APOPKA I HAD
A CHANCE MEETING WITH
PARK RANGER SCOTT CAMERON.
SCOTT WAS SO POLITE AND
HELPFUL THAT I FELT HE
DESERVED SOME RECOGNITION.
SCOTT IS A GREAT EXAMPLE
OF WHAT FUTURE EMPLOYEES
SHOULD BE. JUST THOUGHT YOU
SHOULD KNOW.

R. B. Bennett

RECEIVED

RECEIVED

MAR 21 2016

MAYOR'S OFFICE



Mr. Robert B. Bennett
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Apopka FL 32712-4734

ORLANDO FL 328
19 MAR 2016 PM 4 L



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