



APOPKA CITY COUNCIL AGENDA
May 7, 2025 1:30 PM
Apopka City Hall Council Chambers

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

CALL TO ORDER

INVOCATION

PLEDGE

APPROVAL OF MINUTES

1. Approval of Regular Meeting Minutes of April 16, 2025.

AGENDA REVIEW

PROCLAMATION

1. National Police Week / National Peace Officers Memorial Day Proclamation
Presented by: Mayor Nelson
2. Florida Emancipation Day Proclamation
Presented by: Mayor Nelson
3. Professional Municipal Clerks Week Proclamation
Presented by: Mayor Nelson

PRESENTATION

1. South Apopka Annexation by Referendum Update and Outline
Presented by: Cliff Shepard, Attorney

CONSENT (Action Item)

1. Execute Release of Code Enforcement Lien for 1343 Acorn Circle
2. Re-Appointment of Ryan Dennington to the Apopka Firefighters' Retirement Trust Fund as a Resident Apointee.
Re-Appointment of Todd Bengston to the Apopka Firefighters' Retirement Trust Fund as a Resident Apointee.
Re-Appointment of Robert Goff to the Apopka Police Officers' Retirement Trust Fund as Resident Apointee.
3. Approve Road Closure for Binion Road
4. Authorize the Chief of Police and Mayor Nelson to sign the West Orange Narcotics Task Force agreement.
5. Authorization to Dispose of Surplus Property
6. Authorize the issuance of sole source memos: Sim-Tech Simulation Technologies
7. Authorize the issuance of Evaluated Source Memo: Amsoil, Inc.

8. Authorize the execution of piggyback contracts for the assigned terms: Sentinel Technologies, Inc., Chinchor Electric, Inc., EP Rents, LLC, Herc Rentals, Inc., Sunbelt Rentals, Inc., JMD Global Developers LLC, Advance Stores Company Inc. dba Advance Auto Parts, Genuine Parts Company dba NAPA Auto Parts, Fastenal Company, Global Equipment Company, Inc. dba Global Industrial, HD Supply, Inc. dba HD Supply Facilities Maintenance, LTD, Lawson Products, Inc., W.W. Grainger, Inc., and Ricoh USA, Inc.
9. Award contracts for ITB 2025-A-136: Towing Storage and Miscellaneous Services to BJ's Towing Service of Central FL, Inc., and Tri County Towing, Inc.
10. Award contract for ITB 2025-A-146: General Contracting Services to: PLC Construction Services, Inc.
11. Award contract for ITB:2024-A-34, Community Development Block Grant (CDBG) Housing and Rehabilitation Replacement Program to RDC Development Corporation.

BUSINESS (Action Item)

1. Approve the Interlocal Agreement with Orange County: Golden Gem Road transfer from Orange County to the City of Apopka Project: Acquisition of Golden Gem Road segment, from Capital Reef Way to Kelly Park Road, from Orange County.
Presented by: Jean Sanchez, Senior Planner
2. Ondich South - Major Development Plan
Owner(s): PM S-1 REO, LLC
Applicant(s): Appian Engineering, Inc. c/o Luke Classon, P.E.
Parcel Identification Number(s): 11-20-27-0000-00-037, 11-20-27-0000-00-069, 12-20-27-0000-00-001, 12-20-27-0000-00-012, 12-20-27-0000-00-046, 12-20-27-0000-00-048
Location: Southwest corner of Ondich Road and Effie Drive
Tract: 54.85 +/- acre(s)
Project: 326 residential units
Density/Intensity: 5.97 dwelling units per acre
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner
3. Wolf Lake Ranch Phase 2 - Major Development Plan
Owner(s): Roseville Farms, LLC
Applicant(s): Appian Engineering, Inc. c/o Ovidio Sanchez, P.E.
Parcel Identification Number(s): 19-20-28-0000-00-010
Location: Northeast corner of Ponkan Road and Ponkan Pines Road
Tract: 29.66 +/- acre(s)
Project: 59 residential units
Density/Intensity: 1.9 dwelling units per acre
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner
4. Annual Comprehensive Financial Report for Fiscal Year Ended September 30, 2024 from Mauldin and Jenkins, LLC.
Presented by: Blanche Sherman, Finance Director

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

1. Ordinance No. 3102 – First Reading – Change of Zoning, Master Plan and Major Development Plan – Golden Gem Estates (FKA Golden Grove)
Owner(s): Tim Burchfield, Stacy and Robert Moss
Applicant(s): GL Summitt Engineering, Inc. c/o Geoffrey L. Summitt, P.E.
Location: West of Golden Gem Road and south of Nightshade Grove Lane and Sadler Road
Project: 65 single-family detached units
Tract size: 19.76 +/- acre(s)
Density: 3.29 dwelling units per acre (5 dwelling units per acre maximum)
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner
2. Ordinance No. 3107 - First Reading - Annexation – Ondich North
Owner(s): PM S-1 REO, LLC; HMF, LLC; Charles P. Stallings; Kim L. Stallings; Euell E. Stallings, Jr.; and Crystal Denise

Stallings

Applicant(s): Appian Engineering, Inc. c/o Luke Classon, P.E.

Location: Northwest corner of Ondich Road and SR 453/SR 429

Project: 196.83 +/- acre(s)

Density: N/A (this only proposes annexation of the subject parcels into the City, density will be determined at a future date)

Project Manager: Jean Sanchez

Presented by: Jean Sanchez, Senior Planner

3. Resolution No. 2025-18: Amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025.

Presented by: Blanche Sherman, Finance Director

4. Resolution 2025-19 - Public Participation Policy and Procedures for Addressing the City Council

Presented by: Bryan Nelson, Mayor

CITY COUNCIL REPORTS

CITY ADMINISTRATOR'S REPORT

CITY ATTORNEY'S REPORT

MAYOR'S REPORT

PUBLIC COMMENT PERIOD

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

ADJOURNMENT

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

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