



APOPKA CITY COUNCIL AGENDA

June 4, 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

PUBLIC COMMENT PERIOD

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

INVOCATION

PLEDGE

APPROVAL OF MINUTES

1. Approval of Regular City Council Meeting Minutes of May 21, 2025.

AGENDA REVIEW

PRESENTATION

1. Matthew's Hope Mobile Sleeping Units
Presented by: Bryan Nelson, Mayor
2. Soil and Water Conservation
Presented by: Dr. Jim Moyer

CONSENT (Action Item)

1. Execute Release of Code Enforcement Lien for 2785 East Semoran Boulevard
2. Execute Release of Code Enforcement Lien for 312 East 7th Street
3. Execute Release of Code Enforcement Lien for 2715 East Semoran Boulevard
4. Planning Commission re-appointment: William Gusler, Wes Dumey, Mary Norwood

5. Authorize the execution of piggyback contracts for the assigned terms: Cloud 9 Services Group, LLC, O'Reilly Auto Enterprise, LLC, and Quick Advertising, Inc. dba Fast Signs of Apopka.
6. Authorize the amendment of a contract for the assigned terms: Bryant Miller Olive, PA.

BUSINESS (Action Item)

1. Oaks at Kelly Park, Phase 3B - Replat
Owner(s): DRP 5 FL LLC
Applicant(s): Genevieve LaBuda
Location: 2747, 2753, 2759, 2765 Arbor Dune Avenue
Tract Size: 0.668 +/- acres (4 existing lots)
Project Manager: Bobby Howell, AICP

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

1. Ordinance No. 3098 – First Reading - Small-Scale Future Land Use Amendment – 2501 Rock Springs Road
Owner(s): BSC-Rock Springs East LLC
Applicant(s): Elisabeth Crane
Location: 2501 Rock Springs Road
Project: Small-Scale Future Land Use Amendment
Density: 2 DU/A
Housing Units: 18 single-family detached houses
Project Manager: Jun Sohn, Ph.D.
Presented by: Jun Sohn, Planner
2. Ordinance No. 3099 – First Reading - Change of Zoning – 2501 Rock Springs Road
Owner(s): BSC-Rock Springs East LLC
Applicant(s): Elisabeth Crane
Location: 2501 Rock Springs Road
Project: Change of Zoning
Density: 2 DU/A
Proposed housing units: 18 single-family detached houses
Project Manager: Jun Sohn, Ph.D.
Presented by: Jun Sohn, Planner
3. Ordinance No. 3103 - First Reading - Small Scale Future Land Use Amendment - 438 North Park Avenue
Owner(s): Nicholas Diangelis and Stephanie Diangelis
Applicant(s): Nicholas Diangelis
Location: 438 N Park Avenue
Project: Small Scale Future Land Use Amendment - 438 N Park Avenue
Density: 0.25 Maximum FAR (Maximum 7,147.4 square feet)
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner
4. Ordinance No. 3104 - First Reading - Change of Zoning - 438 North Park Avenue
Owner(s): Nicholas Diangelis and Stephanie Diangelis
Applicant(s): Nicholas Diangelis
Location: 438 N Park Avenue
Project: Change of Zoning - 438 N Park Avenue
Density: 0.25 Maximum FAR (Maximum 7,147.4 square feet)
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner
5. 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

6. Ordinance No. 3109 - First Reading - Annexation - Cold Link Logistics
Owner(s): MG88 Central Florida Cold Storage II LLC
Applicant(s): Joshua Enot
Location: 2424 & 2428 W Orange Blossom Trail
Project: 0.40 +/- acre(s)
Density: N/A
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner

7. Resolution Number 2025-21 Authorizing Issuance of the City of Apopka, Florida Special Assessment Revenue Note, Series 2025 (Emerson Park Assessment Area)

Presented by: Blanche Sherman, Finance Director

8. Resolution No. 2025-22 Amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025.

Presented by: Blanche Sherman, Finance Director

CITY COUNCIL REPORTS

CITY ADMINISTRATOR'S REPORT

CITY ATTORNEY'S REPORT

MAYOR'S REPORT

ADJOURNMENT

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

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