



APOPKA CITY COUNCIL AGENDA

August 11, 2025 6:00 PM

Apopka City Hall Council Chambers

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

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

CALL TO ORDER

INVOCATION

PLEDGE

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. 2025-19 for further information regarding our Public Participation Policy & Procedures for addressing the City Council.

PRESENTATION

1. **Clear Lake Estates Presentation**
Presented by: Vladimir Simonovski, Public Works Director

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.

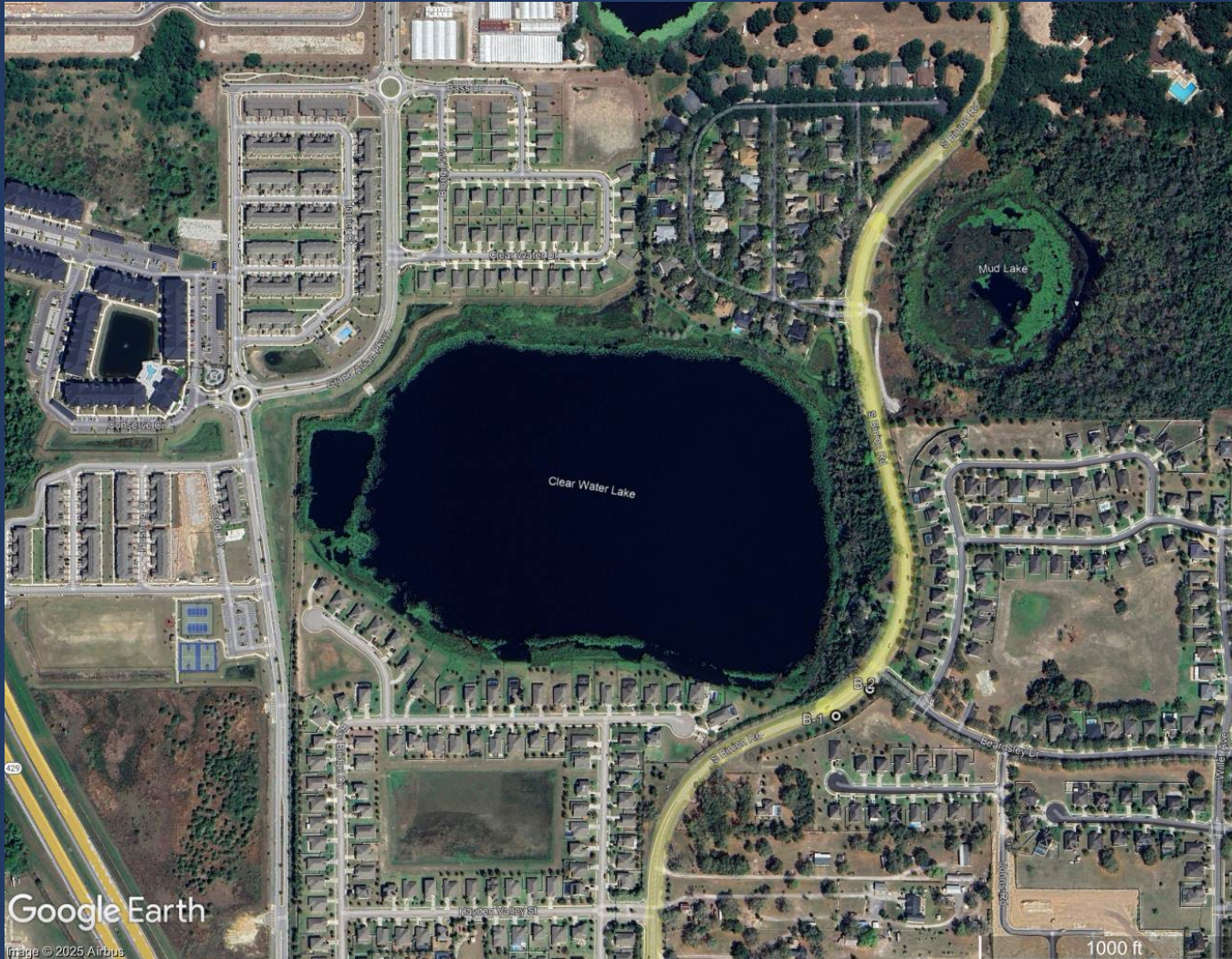
Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council 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.



Clear Water Lake Workshop

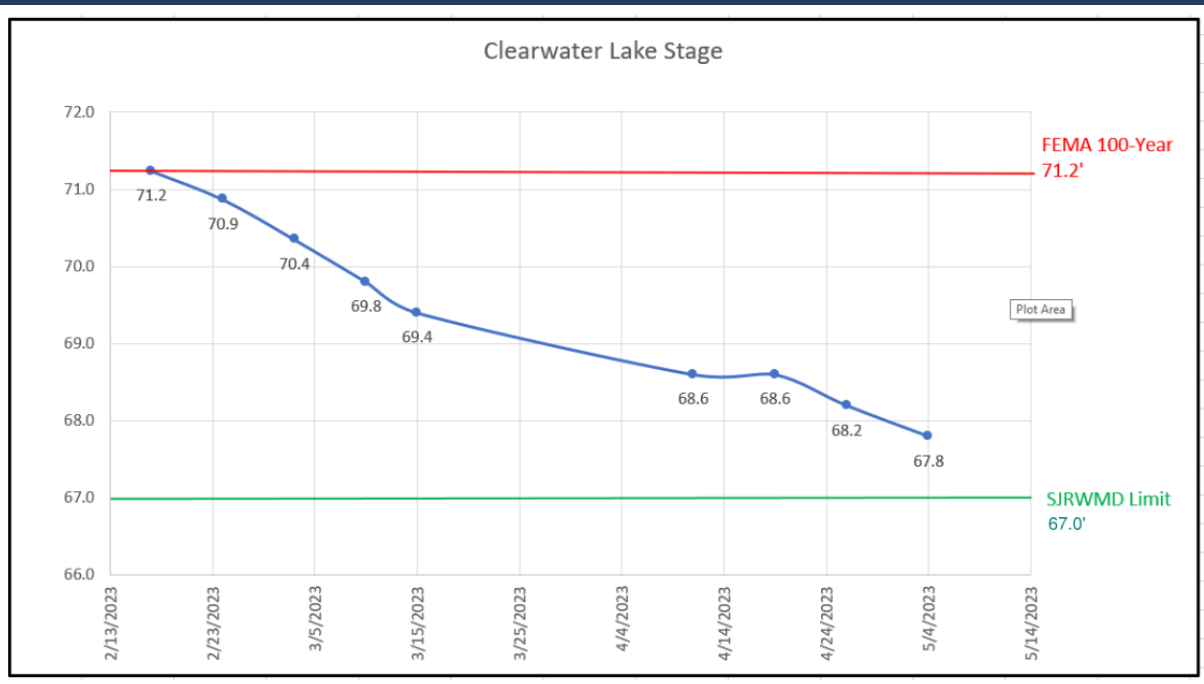
Presented by: Vladimir Simonovski , PE
Public Works Director / City Engineer

Historic Issues



- Closed basin system
- Irrigation water inflow causes rising water level
- Recurring adverse impacts to neighborhoods

Immediate Response (2023)



- City deployed emergency pumping in Feb. 2023
- Temporary pumping finished in Apr. 2023
- Reduced lake level by 3.4-ft
- Cost of pumping = \$194,150

Engineering Solution



- Different long-term alternative solutions were considered
 - Option 1 – Recycle surface water as Irrigation source
 - Option 2 – Pump surface water to Northshore Reclaim Water Treatment Plan
 - Option 3 – Repeat temporary pumping whenever needed

- Option 1 was selected as best alternative
 - Less stress on the City's Reclaimed Water System
 - Clear Lake Landing HOA owns this system
 - SJRWMD and FDEP approve of this solution

Option 1 - Project Status



- Project design by the Balmoral Group began in Apr. 2024 (\$68.9K)
- Design has been completed and permitted with SJRWMD as a Consumptive Use Permit (CUP) in Jan. 2025
- Normal Water Level (NWL) is at elevation 65-ft. Permit allows surface water withdrawal for irrigation down to elevation 63-ft; 100-Year Flood Plain EL=71.2-ft
- Lake elevation:
 - July 1st – 69.30-ft
 - July 16th - 69.75-ft
 - August 8th - 69.58-ft

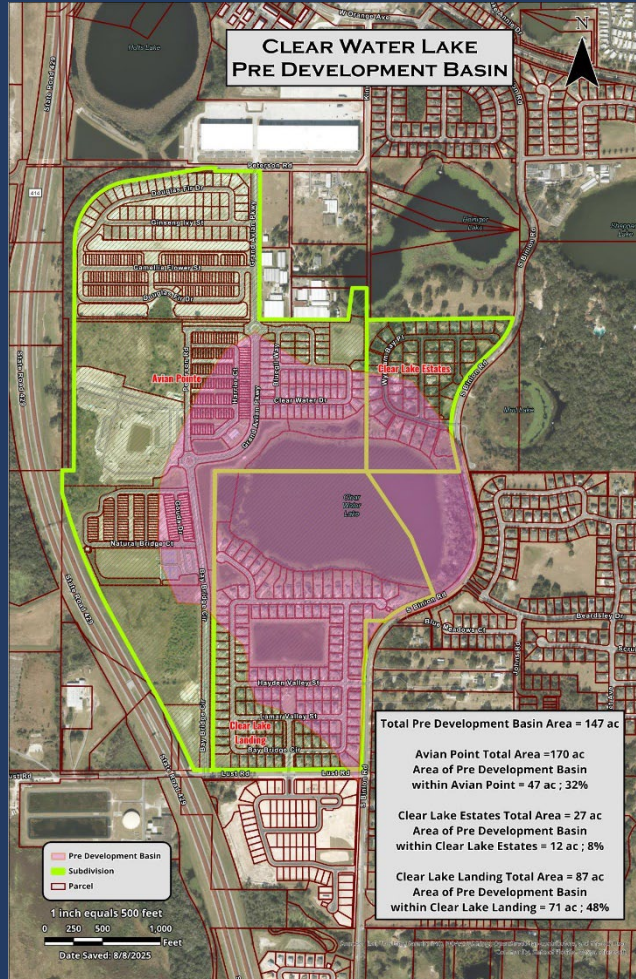
Option 1 - Funding Sources



- Construction Cost Estimate is \$456K
397.2K for Construction + 59.6K 15% Contingency)
(Approx. \$3K per home)
 - HOA – \$336K (approx. \$2.4K per home)
 - Avian Pointe - \$60K (Support Services)
 - City – \$60K (Support Services)
- City Expense to Date = \$263K

Basin Evaluation

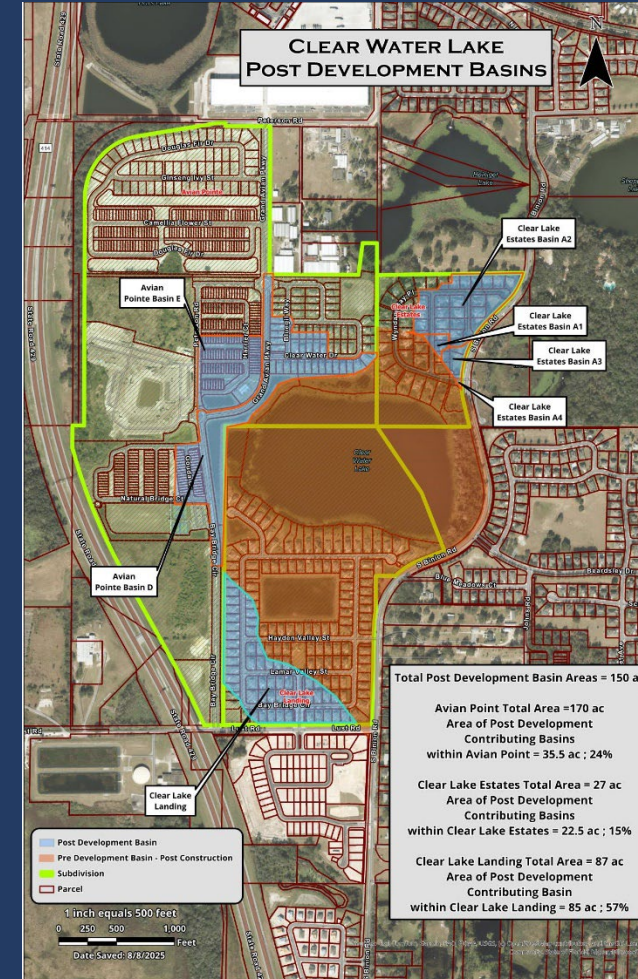
Pre Development Basin



Avian Point: 47 AC
 Clear Lake Estates: 12 AC
 Clear Lake Landing: 71 AC



Post Development Basin



Avian Point: 36 AC
 Clear Lake Estates: 23 AC
 Clear Lake Landing: 85 AC

Option 2 - Design Alternatives



- Pump station with public easement
- Pump excess lake water to City's Facility
- SJRWMD to review if this design is permissible
- City to revise its CUP permit if allowed by the District
- HOA to bear construction cost (Estimated \$1M)

Cost Analysis – Option 1

Clear Lake Landing Only



Option 1 Monthly Estimates	Monthly
Capital Financing Cost (5-yr @ 6%) / 142 homes (\$350K)	\$ 47.65
Operation & Maintenance Cost	\$ 18.14
Removal of City Reclaim Water Service (FY26 Rates)	\$ (85.47)
Total Estimated Monthly Cost (per homeowner) / FY26 Rates	\$ (19.68)

Option 1 Monthly Estimates	Monthly
Capital Financing Cost (10-yr @ 6%) / 142 homes (\$350K)	\$ 27.36
Operation & Maintenance Cost	\$ 18.14
Removal of City Reclaim Water Service (FY26 Rates)	\$ (85.47)
Total Estimated Monthly Cost (per homeowner) / FY26 Rates	\$ (39.97)

Cost Analysis – Option 2

Clear Lake Landing Only



Option 2 Monthly Estimates	Monthly
Capital Financing Cost (5-yr @ 6%) / 142 homes (\$1M)	\$ 136.15
Operation & Maintenance Cost	\$ -
Removal of City Reclaim Water Service (FY26 Rates)	\$ -
Total Estimated Monthly Cost (per homeowner) / FY26 Rates	\$ 136.15

Option 2 Monthly Estimates	Monthly
Capital Financing Cost (10-yr @ 6%) / 142 homes (\$1M)	\$ 78.18
Operation & Maintenance Cost	\$ -
Removal of City Reclaim Water Service (FY26 Rates)	\$ -
Total Estimated Monthly Cost (per homeowner) / FY26 Rates	\$ 78.18

Cost Analysis – Option 2

Clear Lake Landing + Clear Lake Estates



Option 2 Monthly Estimates	Monthly
Capital Financing Cost (5-yr @ 6%) / 189 homes (\$1M)	\$ 102.29
Operation & Maintenance Cost	\$ -
Removal of City Reclaim Water Service (FY26 Rates)	\$ -
Total Estimated Monthly Cost (per homeowner) / FY26 Rates	\$ 102.29

Option 2 Monthly Estimates	Monthly
Capital Financing Cost (10-yr @ 6%) / 189 homes (\$1M)	\$ 58.74
Operation & Maintenance Cost	\$ -
Removal of City Reclaim Water Service (FY26 Rates)	\$ -
Total Estimated Monthly Cost (per homeowner) / FY26 Rates	\$ 58.74

Cost Analysis – Option 2

Clear Lake Landing + Clear Lake Estates + Avian Pointe



Option 2 Monthly Estimates	Monthly
Capital Financing Cost (5-yr @ 6%) / 234 homes (\$1M)	\$ 82.62
Operation & Maintenance Cost	\$ -
Removal of City Reclaim Water Service (FY26 Rates)	\$ -
Total Estimated Monthly Cost (per homeowner) / FY26 Rates	\$ 82.62

Option 2 Monthly Estimates	Monthly
Capital Financing Cost (10-yr @ 6%) / 234 homes (\$1M)	\$ 47.44
Operation & Maintenance Cost	\$ -
Removal of City Reclaim Water Service (FY26 Rates)	\$ -
Total Estimated Monthly Cost (per homeowner) / FY26 Rates	\$ 47.44