



APOPKA CITY COUNCIL AGENDA

September 3, 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

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.

APPROVAL OF MINUTES

1. **Regular City Council Meeting Minutes of August 20, 2025**

AGENDA REVIEW

PRESENTATION

1. **City of Apopka Pension Program Update**
Presented by: Empower

CONSENT (Action Item)

1. **Awarding of Duty Weapon**
2. **Execute Release of Code Enforcement Lien for 402 East Main Street**
3. **Interlocal Agreement with Orange County Board of County Commissioners to utilize radio communication facilities.**
4. **License Agreement Renewal - Market on Fifth Street**
5. **Award a contract for RFP 2025-A-206: Insurance Broker/Consultant and Property, Liability, Casualty, and Workers Compensation Insurance Coverage**

6. **Authorize the execution of piggyback contracts for the assigned terms: SAK Construction, LLC, All Right Fence Services, LLC, Chapco Fence, LLC, KMG Fence, LLC, and Dude Solutions dba Brightly Software, Inc.**

BUSINESS (Action Item)

1. **Approve Signature Event Agreement for City of Apopka Signature Events**
Approval of standardized agreement for Signature Events as identified by the City.
Presented by: Cynthia Edwards, Interim Parks & Recreation Director
2. **Springhaven (fka Chandler Hills) Major Development Plan**
Owner(s): Orchid Estate HOA Community, Mega GNG, LLC, Jacob Snavelly, 4625 Chandler Road, LLC, Matthew & Deborah Shaw, Daphne Martin, Walter H. Robinson III, Yoo Shik Um Irrevocable Trust, PM-S1 REO, LLC
Applicant(s): Luke Classon, P.E.
Location: 2350 W. Kelly Park Road
Project: Springhaven (fka Chandler Hills)
Density: 3.38 Units/Acre (Mixed-Use Future Land Use permits maximum of 15 du/ac)
Project Manager: Bobby Howell, AICP

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

1. **Ordinance No. 3110 – Second Reading – Future Land Use Amendment – The Summit at Wolf Lake Ranch (Wolf Lake Ranch Phase III)**
Owner(s): Lutz David L Life Estate; Lutz Mary T Life Estate; Rem: David M Lutz; Rem: Michelle M Gregory
Applicant(s): William Maki
Parcel Identification Number(s): 19-20-28-0000-00-019
Location: North of Ponkan Road, west of Ponkan Pines Road and west of Jason Dwelley Parkway
Existing Future Land Use: Mixed-Use
Proposed Future Land Use: Residential Very Low Suburban (maximum 2 du/ac)
Existing Zoning: MU-ES-GT (Mixed-Use - East Shore - Gateway)
Existing Use(s): Single-family residence
Density: 2 dwelling units per acre
Tract Size: 21.43 +/- acre(s)
Presented by: Jean Sanchez, Senior Planner
2. **Ordinance No. 3111 – Second Reading – Change of Zoning – The Summit at Wolf Lake Ranch (Wolf Lake Ranch Phase III)**
Owner(s): Lutz David L Life Estate; Lutz Mary T Life Estate; Rem: David M Lutz; Rem: Michelle M Gregory
Applicant(s): William Maki
Parcel Identification Number(s): 19-20-28-0000-00-019
Location: North of Ponkan Road, west of Ponkan Pines Road and west of Jason Dwelley Parkway
Existing Future Land Use: Mixed-Use
Proposed Future Land Use: Residential Very Low Suburban
Existing Zoning: MU-ES-GT (Mixed-Use - East Shore - Gateway)
Proposed Zoning: RSF-1B (Residential Single-Family — Large Lot)
Existing Use(s): Single-family residence
Density: 2 dwelling units per acre
Tract Size: 21.43 +/- acre(s)
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner
3. **Ordinance No. 3124 – Second Reading – Change of Zoning/PD (Planned Development) Amendment – Shoppes at East Shore**
Owner(s): Shoppes at East Shore, LLC
Applicant(s): Lowndes c/o Jonathan Huels, Esq.
Parcel Identification Number(s): 20-21-28-0000-00-021, 20-21-28-0000-00-024, 20-21-28-0000-00-025 and 20-21-28-0000-00-028
Location: Northeast corner of Ocoee Apopka Road and West Keene Road
Current Future Land Use: Mixed Use
Current Zoning: Planned Development (PD)
Existing Use(s): Approved for a mixed use development including grocery, multi-family and other commercial and medical uses

Project: 27.99 +/- acre(s)
Density/Intensity: 8.2 dwelling units per acre/0.07 floor area ratio
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner

4. **Ordinance No. 3105 - First Reading - Future Land Use Amendment - 724 W. Keene Road**

Owner(s): Dewar Keene 40 LLC
Applicant(s): Logan Opsahl
Location: 724 W. Keene Road, 632 W. Keene Road, 608 W. Keene Road and 2751 Marden Road
Project: 38.59 Acres +/-
Density: 7.5 Dwelling Units Per Acre
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner

5. **Ordinance No. 3106 - First Reading - Change of Zoning - 724 W. Keene Road**

Owner(s): Dewar Keene 40 LLC
Applicant(s): Logan Opsahl
Location: 724 W. Keene Road, 632 W. Keene Road, 608 W. Keene Road and 2751 Marden Road
Project: 38.59 Acres +/-
Density: 7.5 Dwelling Units Per Acre
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner

6. **Ordinance No. 3108 – First Reading – Large-Scale Future Land Use Amendment – 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.
Parcel Identification Number(s): 01-20-27-0000-00-007, 01-20-27-0000-00-034, 01-20-27-0000-00-053, 02-20-27-0000-00-010, 02-20-27-0000-00-011, 02-20-27-0000-00-020 (portion of)
Location: Northwest corner of Ondich Road and SR 453/SR 429
Future Land Use: County Rural
Zoning: County R-2 (Residential District)
Proposed Future Land Use: Residential Estate
Existing Use: Mostly vacant and some parcels with single-family residences
Tract Size: 196.83 +/- acre(s)
Density: one dwelling unit per acre
Presented by: Jean Sanchez, Senior Planner

7. **Ordinance No. 3119 - First Reading - Future Land Use Amendment - Cold Link Logistics**

Owner(s): MG88 Central Florida Cold Storage II LLC
Applicant(s): Joshua Enot
Location: 2424 & 2428 W Orange Blossom Trail
Project: 0.38 Acres +/-
Density: 0.6 MAX FAR
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner

8. **Ordinance No. 3120 - First Reading - Change of Zoning - Cold Link Logistics**

Owner(s): MG88 Central Florida Cold Storage II LLC
Applicant(s): Joshua Enot
Location: 2424 & 2428 W Orange Blossom Trail
Project: 0.38 Acres +/-
Density: N/A
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner

9. **Ordinance No. 3122 –First Reading Small-Scale Future Land Use Amendment – 1920 Sheeler Avenue**

Owner(s): Marvin Wayne Reid and Susan Thomas Reid
Applicant(s): Jonathan Huels
Location: 1920 Sheeler Avenue (PID 22-21-28-0000-00-073, 22-21-28-0000-00-227)
Project: Small-Scale Future Land Use Amendment

Density: 3.5 DU/A
Project Manager: Jun Sohn, Ph.D.

10. **Ordinance No. 3123 –First Reading Change of Zoning – 1920 Sheeler Avenue**

Owner(s): Marvin Wayne Reid and Susan Thomas Reid
Applicant(s): Jonathan Huels
Location: 1920 Sheeler Avenue
Project: Change of Zoning
Density: 3.5 DU/A
Project Manager: Jun Sohn, Ph.D.

11. **Ordinance No. 3125 – First Reading - Future Land Use Amendment – Paulucci Acres residential**

Owner(s): Paulucci Acres, LLC
Applicant(s): Daniel O'Keefe
Location: East side of Vick Road, approximately 1/4 mile north of the intersection of Vick Road and W. Lester Road
Project: 39.85 +/- acre(s)
Density: 3.5 dwelling units per acre
Project Manager: Bobby Howell, AICP

12. **Ordinance No. 3126 – First Reading - Future Land Use Amendment – Paulucci Acres commercial**

Owner(s): Paulucci Acres, LLC
Applicant(s): Daniel O'Keefe
Location: South side of Ponkan Road, west of Jason Dwelley Parkway
Project: 5.789 +/- acre(s)
Density: N/A (Commercial proposed)
Project Manager: Bobby Howell, AICP

13. **Resolution No. 2025-33 - Amending the Minutes Policy to incorporate the Commissions request**

Resolution No. 2025-33 - Amending the Minutes Policy to incorporate the Commissions request
Presented by: Susan Bone, City Clerk

14. **Resolution No. 2025-34 - City Commission Discretionary Fund Policy**

Resolution No. 2025-34 - City Commission Discretionary Fund Policy
Presented by: Radley Williams, Interim City Administrator

15. **Resolution No. 2025-35 Amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025.**

Resolution No. 2025-26 Amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025.
Presented by: Blanche Sherman, Finance Director

16. **Resolution No. 2025-36 - Special Election for the Charter Amendments**

Resolution No. 2025-36 - Special Election for the Charter Amendments
Presented by: Radley Williams, Interim City Administrator

17. **Resolution No. 2025-37 Sanitation Rate Increase**

Presented by: Blanche Sherman, Finance Director, Josh Robinson, Public Services Operational Manager, Shawn Ocasio with Raftelis

18. **Resolution Number 2025-38 Establishing the rate increases for services provided by the Water, Wastewater and Reclaimed Water.**

Presented by: Blanche Sherman and Shawn Ocasio with Raftelis

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.