



APOPKA CITY COUNCIL AGENDA

September 17, 2025 7:00 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 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. **Approval of Regular City Council Meeting Minutes from September 3, 2025.**

AGENDA REVIEW

PROCLAMATION

1. **Hispanic Heritage Month**
Presented by: Mayor Nelson

PRESENTATION

1. **Apopka Youth Council Class for 2025-2026 School Year**
Presented by: Marlon Diaz

CONSENT (Action Item)

1. **Execute Release of Code Enforcement Lien for 413 Morning Creek Circle**
2. **Authorization to Dispose of Surplus Property**
3. **Accept the disbursement report for August 2025.**

4. **City of Apopka FY2025 Budget-to-Actual for the Eleven - Months Ending August 31, 2025.**

BUSINESS (Action Item)

1. **Ratification of Radley Williams as City Administrator**
Ratification of Radley Williams into the permanent role of City Administrator.
Presented by: Bryan Nelson, Mayor
2. **Non-Profit Grant Program Selection Committee Recommended Awards for the FY25 Grant Application Window**

Presented by: Radley Williams, Interim City Administrator
3. **Award contract for ITB 2025-A-225: Landscaping and Mowing Services for Right of Way, Parks and Facilities, and Municipal Service Benefit Units (MSBU) to Davey Tree Expert Company and Premier Lawn Maintenance**
Presented by: Blanche Sherman, Finance Director
4. **Purdue Bankruptcy Plan - National Opioid Settlement**

Presented by: Cliff Shepard, City Attorney

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

1. **Ordinance No. 3105 - Second 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
2. **Ordinance No. 3106 - Second 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
3. **Ordinance No. 3125 – Second 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
4. **Ordinance No. 3126 – Second 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
5. **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.