



APOPKA CITY COUNCIL AGENDA

November 5, 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. **Approval of Regular Meeting Minutes of October 15, 2025.**

AGENDA REVIEW

PROCLAMATION

1. **Week of the Family**
Presented by: Mayor Nelson

PRESENTATION

CONSENT (Action Item)

1. **Awarding of Duty Weapon**
2. **Approve Memorandum of Understanding between the City of Apopka & the Town of Eatonville regarding the Interagency Agreement for FCIC - NCIC Services - Updated 10-29-25.**
3. **Approve Interlocal Agreement for Dispatching Services between the City of Apopka and the Town of Eatonville - Updated 10.29.25**

4. **Approve Interlocal Agreement for Dispatching Services between the City of Apopka & the City of Maitland - Updated 10-29-25.**
5. **Authorization to Dispose of Surplus Property**
6. **Authorize the execution of a piggyback contract for the assigned terms: REP Services, Inc.**
7. **Authorize the execution of contracts for Power DMS, Inc., ESO Solutions, Inc., Max Service Air and Heating, LLC and Viking Security, Inc. dba ProTech Security, per the assigned terms.**

BUSINESS (Action Item)

1. **Authorization for event street closure for the Puddin Place Festival**
Presented by: Cynthia Edwards, Interim Parks & Recreation Director
2. **Authorization for event street closure for Pines of Wekiva HOA Holiday Fest**
Presented by: Cynthia Edwards, Interim Parks & Recreation Director
3. **Approve Interlocal Agreement with the Central Florida Expressway Authority (CFX) – Binion Road/SR 429 Half Interchange**
The City of Apopka and the Central Florida Expressway Authority (CFX) have worked collaboratively to bring forward a new half interchange at Binion Road and State Road 429, providing a northbound on-ramp and southbound off-ramp.
Presented by: Jean Sanchez, Senior Planner
4. **Award a contract for RFQ 2025-A-235: Design and Project Management Services - Northwest Recreation Complex New Softball Quad to CPH Consulting, LLC**
Presented by: Blanche Sherman, Finance Director
5. **Award a contract for RFQ 2025-A-184 - Water Reclamation Facility East Plant Expansion Design to: Tetra Tech, Inc.**
Presented by: Blanche Sherman, Finance Director
6. **Award a contract for RFP 2025-A-248: Consultant Services for the South Apopka Annexation Feasibility Study**
Presented by: Blanche Sherman, Finance Director

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

1. **Ordinance No. 3108 – Second 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 (1) dwelling unit per acre
Presented by: Jean Sanchez, Senior Planner
2. **Ordinance No. 3123 – Second 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: 5 DU/AC - project density proposed at 2.9 DU/AC
Proposed Number of Units: 115 single-family residential
Project Manager: Jun Sohn, Ph.D.

3. **Ordinance No. 3129 - Second Reading - Annexation - 5118 Plymouth-Sorrento Road "Cips Tavern"**
Owner(s): David Cipollone
Applicant(s): LPG Urban & Regional Planners
Location: 5118 Plymouth-Sorrento Road
Project: Annexation
Acreage: 0.41
Density: N/A (only annexation of property)
Proposed Development: Sports tavern
Project Manager: Bobby Howell, AICP
Presented by: Bobby Howell, Planning Manager
4. **Ordinance No. 3131 - Second 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
Project: Small Scale Future Land Use Amendment
Density: 5 DU/AC maximum permitted in Residential Low future land use designation
Acres: 40.16 +/- Acres
Project Manager: Jun Sohn, Ph.D.
Proposed Number of Units: 115 Single-family residential units
Presented by: Jun Sohn, Planner
5. **Ordinance No. 3135 - Second Reading - Small-Scale Future Land Use Amendment 5118 Plymouth-Sorrento Road "Cips Tavern"**
Owner(s): David Cipollone
Applicant(s): LPG Urban & Regional Planners
Location: 5118 Plymouth-Sorrento Road
Project: 5118 Plymouth-Sorrento Road Small-Scale Future Land Use Amendment
Density: N/A - non-residential development
Project Manager: Bobby Howell, AICP
6. **Ordinance No. 3136 - Second Reading - Rezoning/KPI Master Plan - 5118 Plymouth-Sorrento Road "Cips Tavern"**
Owner(s): David Cipollone
Applicant(s): LPG Urban & Regional Planner
Location: 5118 Plymouth-Sorrento Road
Project: Cip's Tavern
Density: Maximum of 20 dwelling units per acre, non-residential 0.15 FAR
Project Manager: Bobby Howell, AICP
7. **Ordinance No. 3121 – First Reading Small-Scale Future Land Use Amendment – 155 M A Board Street (Continuation)**
Owner(s): Magic Houses LLC
Applicant(s): Amr Gawad
Location: 155 M A Board Street
Project: Small-Scale Future Land Use Amendment
Existing Density: 10 DU/AC
Proposed Density: 15 DU/AC - maximum permitted per Mixed Use future land use designation
Proposed Number of Units: 3 Townhome Units
Project Manager: Jun Sohn, Ph.D.

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.