



APOPKA CITY COUNCIL AGENDA

December 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 of December 3, 2025.**

AGENDA REVIEW

PRESENTATION

1. **Foliage Sertoma Club Parade Awards**
Presented by: Bryan Nelson, Mayor

CONSENT (Action Item)

1. **Approve the Execution of Agreement #A5747 Between the Florida Department of Corrections and the Apopka Police Department**
2. **Approve Temporary Grading Easement to City of Apopka Kelly Park Road (Aggarwal & Gupta Family Foundation)**
3. **Approve Lien Satisfaction for Crossroads at Kelly Park Phase 2B**
4. **Approve Permissive Use Agreement - St. Johns River Water Management District for Apopka Birding Park**

5. **Authorization for event street closure and open container area for the City's New Year's Eve Ball Drop event on 5th Street on December 31, 2025.**
6. **Authorization to Dispose Surplus Property**
7. **Authorize the issuance of an Evaluated Source Memo: Sta-Con Inc.**
8. **Authorize the execution of piggyback contracts for the assigned terms: Herc Rentals, Inc. and Stage Door II, LLC.**
9. **Amendment of Personnel Rules and Regulations Manual to add a Compassionate Leave Bank**
10. **Award contract for ITB:2026-A-202, HVAC Repair and Replacement Services to: Air Mechanical Service Group, Kalos Services, Inc., Max Service Air Conditioning and Heat, Sherman Mechanical Contractors, and VMG Mechanical, LLC.**
11. **Accept the disbursement report for November 2025.**
12. **City of Apopka FY2026 Budget-to-Actual for Two Months Ending November 30, 2025.**

BUSINESS (Action Item)

1. **Sponsorship of Public Facilities Policy and Procedures**
Presented by: Radley Williams, Interim City Administrator
2. **Special Election - Appointment of Alternate Canvassing Board Members, per Apopka Municipal Code, Sec. 30-26.**
Presented by: Susan Bone, City Clerk

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

1. **Ordinance No. 3144 - Second Reading - General Employees Pension**
Presented by: Susan Bone, City Clerk
2. **Ordinance No. 3143 - Second Reading - Certified Recovery Residences**
Presented by: Cliff Shepard, City Attorney
3. **Ordinance No. 3145 - Second Reading Police and Fire Impact Fees**
Presented by: Blanche Sherman and Shawn Ocasio
4. **Ordinance No. 3146- Second Reading Parks & Recreation Impact Fees**
Presented by: Blanche Sherman, Finance Director
5. **Ordinance No. 3148 - Second Reading and Adoption - Amendment to the Police Officers Retirement System**
Presented by: Frank Mega, HYN Consulting, Inc.
6. **Ordinance No. 3149 - Second Reading and Adoption - Amendment to the City of Apopka Firefighters Pension Plan**
Presented by: Frank Mega, HYN Consulting, Inc.
7. **Ordinance No. 3117 – First Reading - Change of Zoning/PD Rezoning, Master Plan and PD Agreement Ondich North**
Owner(s): IPM S-1 Reo, LLC; Hmf, LLC; Charles P. Stallings; Kim L. Stallings; Euell E. Stallings, Jr.; and Crystal Denise Stallings
Applicant: Pulte c/o Aaron Struckmeyer

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
Existing Future Land Use: County Rural
Proposed Future Land Use: Residential Estate
Existing Use(s): Mostly vacant and some parcels with single-family residences
Existing Zoning: Zoning: County R-2 (Residential District)
Proposed Zoning: PD (Planned Development)
Density: One dwelling unit per acre
Tract Size: 196.83 +/- Acres
Presented by: Jean Sanchez, Senior Planner

8. **Ordinance No. 3147 - First Reading - Paulucci Acres Planned Development (PD) Rezoning and Planned Development (PD) Master Plan (Request for continuance to January 7, 2026)**

Owner(s): Paulucci Acres, LLC.
Applicant(s): Daniel O'Keefe, Shutts & Bowen, LLP
Location: Generally located east of Vick Road, East of Jason Dwelley Parkway, North and South of Ponkan Road, South and East of Pittman Road, and East of Ponkan Summitt Drive
Project: Paulucci Acres
Density: 1.67 du/ac
Project Manager: Bobby Howell, AICP

9. **Resolution No. 2025-46 - Calling for a Special Election to fill Vacancy in Seat 4.**

Presented by: Susan Bone, City Clerk

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.