



**APOPKA CITY COUNCIL AGENDA**  
**February 4, 2026 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 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.

**APPROVAL OF MINUTES**

1. **Approval of Regular Meeting Minutes of January 21, 2026.**

**AGENDA REVIEW**

**CONSENT (Action Item)**

1. **Authorize Submission of Discover Card Class Action Claim**
2. **Authorize expenditure from the State Law Enforcement Trust Fund — Mental Health Association of Central Florida**
3. **Authorize expenditure from the State Law Enforcement Trust Fund - Central Florida Council, Scouting America**
4. **Authorize the execution of piggyback contracts for the assigned terms: Sewer Equipment Co. of America.**
5. **Authorize the issuance of Sole Source Memo: Parkson Corporation**

**BUSINESS (Action Item)**

1. **Freshfields Farm Apopka - Major Development Plan and Construction Site Plan**  
Owner(s): Apopka 3, LLC  
Applicant: Bowman Consulting c/o Dane Fray, P.E.  
Parcel Identification Number(s): 24-21-28-0000-00-005  
Location: 1819 Armanda Borjas Jr. Way  
Future Land Use: Commercial  
Zoning: C-C (Community Commercial)  
Existing Use(s): Vacant  
Proposed Use: 17,550 SF specialty retail perishable food store  
Intensity: 0.25 Floor Area Ratio Maximum; 0.07 Proposed

Tract Size: 5.58 +/- Acres  
Presented by: Jean Sanchez, Senior Planner

2. **Assignment of Oakview Oversizing Utility Line and Partial Construction Reimbursement Agreement between the Hanover Family Builders, LLC and the City of Apopka to Landsea Homes**  
Presented by: Blanche Sherman, Finance Director, Vladimir Simonovski, Public Works Director
3. **Authorize the execution of contracts with Core & Main LP, and Onsyte Performance, Inc., per the assigned terms.**  
Presented by: Blanche Sherman, Finance Director
4. **City Investment Portfolio Update and Proposed Policy Changes to Incorporate Cemetery**  
Presented by: Blanche Sherman, Finance Director, and Glen Scott with Morgan Stanley

#### **PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)**

1. **Ordinance No. 3154 - First Reading - Quasi-Judicial - Change of Zoning - Lester Road Subdivision**  
Owner(s): Christopher Williams and Katrina Bennett  
Applicant(s): Thomas Faber  
Location: 550 W. Lester Road  
Project: 3.05 +/- Acres  
Density: Maximum 3.5 DU/AC  
Project Manager: Amer Hamza  
Presented by: Amer Hamza, Planner
2. **Resolution No. 2025-47 - Extending the East Kelly Park Street Lighting District (Ridgebrook Subdivision f.k.a Plymouth Harbor)**  
Presented by: Amer Hamza, Planner
3. **Resolution No. 2026-07 Amending the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026.**  
Presented by: Blanche Sherman, Finance Director
4. **Resolution No. 2026-08 Establishing a Rate Reduction (Decrease) for services provided by Water, Wastewater, and Reclaim Water Utilities**  
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.