



APOPKA CITY COUNCIL AGENDA

March 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 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 February 18, 2026.**

AGENDA REVIEW

PRESENTATION

CONSENT (Action Item)

1. **Execute Release of Code Enforcement Lien for 1038 Sheeler Hills Drive**
2. **Authorize the execution of piggyback contracts for the assigned terms: Consolidus, LLC, and Empire Pipe & Supply Company, Inc.**

BUSINESS (Action Item)

1. **Second Amendment to Master Development Agreement - Floridian Town Center**
Owner(s): Floridian Apopka Phase I Owner, LLC
Applicant(s): Bruce T. Lower, Esq.
Location: North of W. Orange Blossom Trail and west of S.R. 429.
Project: Floridian Town Center Planned Development (PD)
Density: 15 du/ac, maximum 0.25 FAR (Commercial future land use designation)

Project Manager: Bobby Howell, AICP
Presented by: Bobby Howell, Planning Manager

2. **Residences at Emerson Park — Major Development Plan/Construction Site Plan Revision**

Owner(s): Park Square Enterprises, LLC
Applicant(s): George Georgy, P.E. c/o Vanasse Hangen Brustlin, Inc
Parcel Identification Number(s): 20-21-28-2520-02-000 (Parent Parcel); Lot 2 of Emerson Park
Location: East of Ocoee Apopka Road, west of Alston Bay Boulevard and south of Harmon Road East
Tract: 14.23 +/- acre(s)
Future Land Use: Mixed-Use
Zoning District: MU-ES-GT (Mixed-Use - East Shore - Gateway)
Project: 103 residential units
Density/Intensity: 7.2 dwelling units per acre
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner

3. **Cold Link Apopka - Major Development Plan**

Owner(s): MG88 Central Florida Cold Storage II LLC
Applicant(s): Joshua Enot
Location: 2560 W. Orange Blossom Trail
Project: New 147,624 SF Building
Density: 0.6 Maximum FAR
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner

4. **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

5. **Proposed Sponsorship Agreement Renewal With AdventHealth Apopka**

Presented by: Cynthia Edwards, Interim Parks & Recreation Director

6. **Waiver of Purchasing Policy 107.3.3.4 for RFP 2026-A-275 and Acceptance of Joint Proposal for Northwest Recreation Complex Sports Field Rentals**

Presented by: Blanche Sherman, Finance Director

7. **Award a contract for RFP 2026-A-275: Northwest Recreation Complex Sports Field Rentals**

Presented by: Blanche Sherman, Finance Director

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

CITY COUNCIL REPORTS

CITY ADMINISTRATOR'S REPORT

1. **Utilities Meter Replacement Program Status Update**

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.