



APOPKA CITY COMMISSION AGENDA

April 1, 2026 1:30 PM

Apopka City Hall Commission Chambers

APOPKA CITY COMMISSION 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 Commission.

APPROVAL OF MINUTES

1. **Approval of Regular City Commission Meeting Minutes of March 18, 2026.**

AGENDA REVIEW

PROCLAMATION

1. **Art & Foliage Festival Weekend Proclamation**
Presented by: Mayor Nelson
2. **Water Conservation Month**
Presented by: Mayor Nelson

PRESENTATION

1. **Utilities Meter Replacement Program Status Update**
Presented by: Radley Williams, Interim City Administrator
2. **City of Apopka Strategic Plan (2026-2031)**
Presented by: Radley Williams, Interim City Administrator

CONSENT (Action Item)

1. **Execute Release of Code Enforcement Lien for 1196 Indian Bluff Court**
2. **Authorize the execution of a piggyback contract for the assigned terms: Asphalt Paving Systems, Inc., and Znet Tech, LLC.**
3. **Authorize the execution of contracts for Bike/Walk Central Florida, Inc., and Lumen Technologies Group, aka Level 3, per the assigned terms.**
4. **Authorize the issuance of an Evaluated Source Memo to DuraServ Corp. dba American Roll Up Door.**

BUSINESS (Action Item)

1. **Ondich North - Major Development Plan**
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
Future Land Use: Residential Estate
Existing Use(s): Mostly vacant and some parcels with single-family residences
Zoning: PD (Planned Development)
Density: 0.99 dwelling unit per acre
Tract Size: 196.83 +/- Acres
Presented by: Jean Sanchez, Senior Planner
2. **Appeal Application - 1265 Rock Springs Road denial of Live Local Act application**
Owner(s): Dora Point, LLC
Applicant(s): Natalie Arrowsmith
Location: 1265 Rock Springs Road
Acreage: +/- 4.56
Project: Appeal to City Council, denial of Live Local Act application
Project Manager: Bobby Howell, AICP
Presented by: Bobby Howell, Planning Manager
3. **Temporary Closing of Ocoee Apopka Road for roadway construction**
Presented by: Vladimir Simonovski, Public Works Director
4. **Utility Upsizing Agreement - Ridgebrooke Subdivision**
Approval of a Utility Upsize Agreement for Ridgebrooke Subdivision authorizing the Developer to construct oversized water infrastructure in exchange for water impact fee credits.
Presented by: Vladimir Simonovski, Public Works Director
5. **Appointment of Members to the Planning Commission and Apopka Community Redevelopment Agency (CRA) Policy and Procedures.**
Presented by: Radley Williams, Interim City Administrator

6. **Honorary Naming of Public City Facilities Policy and Procedure**

Presented by: Radley Williams, Interim City Administrator

7. **City of Apopka's Options for a Forensic Audit Procurement**

Presented by: Blanche Sherman, Finance Director

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

1. **Ordinance Number 3132 – First Reading -Small-Scale Future Land Use Amendment – 606 S. Hawthorne Avenue**

Owner(s): Reason for the season LLC

Applicant: Jean Abi-Aoun

Parcel Identification Number(s): 09-21-28-0868-02-001

Location: 606 S. Hawthorne Avenue

Existing Future Land Use: Mixed Use, Commercial

Proposed Future Land Use: Industrial

Existing Use(s): Industrial

Existing Zoning: MU-ES-GT (Mixed-Use-East Shore-Gateway), I-L (Light Industrial)

Tract Size: 7.68 +/- Acres

Proposed Use: Light Industrial Development

Presented by: Jun Sohn, Planner

2. **Ordinance Number 3133 –First Reading - Change of Zoning – 606 S. Hawthorne Avenue**

Owner(s): Reason for the season LLC

Applicant: Jean Abi-Aoun

Parcel Identification Number(s): 09-21-28-0868-02-001

Location: 606 S. Hawthorne Avenue

Existing Zoning: MU-ES-GT (Mixed Use East Shore Gateway), I-L (Light Industrial)

Proposed Zoning: I-L (Light Industrial)

Existing Use(s): Industrial

Existing Future Land Use: Mixed Use, Commercial

Tract Size: 7.68 +/- Acres

Proposed Use: Light Industrial Development

Presented by: Jun Sohn, Planner

3. **Ordinance No. 3155 - First Reading - Annexation - Raulerson**

Owner(s): Adelbert D. Raulerson III, Adelbert D. Raulerson Jr

Applicant(s): Lonnie N. Groot

Parcel Identification Number: 28-20-28-0000-00-079, 28-20-28-0000-00-087

Location: 2104 Rock Springs Road, unaddressed parcel (28-20-28-0000-00-087)

Future Land Use: N/A

Existing Use: Vacant Parcels

Current Zoning: County A-1 (Agricultural District)

Tract Size: 3.46 +/- acre(s)

Presented by: Amer Hamza, Planner

4. **Resolution No. 2026-19 - Amending Ordinance No. 873; Amending and Restating the Investment/Portfolio Policy of the City of Apopka**

Presented by: Blanche Sherman, Finance Director

5. **Resolution 2026-20 - Updating Cemetery Fees.**

Presented by: Susan Bone, City Clerk

CITY COMMISSION 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 Commission 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 Commission meeting shall be the voluntary offering of a private person, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Commission 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 Commission 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 Commission Chambers or exit the City Commission 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.