



APOPKA CITY COMMISSION AGENDA

April 15, 2026 7:00 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 April 1, 2026.**

AGENDA REVIEW

PROCLAMATION

1. **Denim Day**
Presented by: Mayor Nelson
2. **Autism Acceptance Month**
Presented by: Mayor Nelson
3. **International Firefighters' Day**
Presented by: Mayor Nelson

PRESENTATION

1. **FDOT District 5 Traffic Operations and FLASH Award**
Presented by: Tricia Ballard, FDOT

2. **Regional Trail Connectivity & Wildlife Corridor Partnership Opportunity with the Central Florida Expressway Authority (CFX) and Florida Fish & Wildlife Conservation Commission (FWC)**
Presented by: Jean Sanchez, Senior Planner

CONSENT (Action Item)

1. **An Emergency Designation under the Public Works - Emergency Reconstruction of Wolf Creek Court**
2. **Award a contract for RFP 2026-A-276: Code Enforcement Software**
3. **Accept the disbursement report for March 2026.**
4. **City of Apopka FY2026 Budget-to-Actual for Six Months Ending March 31, 2026.**

BUSINESS (Action Item)

1. **Pension Settlement with Empower**

Presented by: Bryan Nelson, Mayor

2. **Annual Comprehensive Financial Report for Fiscal Year Ended September 30, 2025 from Mauldin and Jenkins, LLC.**
Presented by: Blanche Sherman, Finance Director

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

1. **Ordinance No. 3150 — Second Reading — Comprehensive Plan, Future Land Use Element Text Amendment — Wyld Oaks**

Owner(s): Kelly Park VB Development, LLC

Applicant(s): Lowndes, Drosdick, Doster, Kantor & Reed, P.A. c/o Tara L. Tedrow, Esq.

Location: Southwest corner of Kelly Park Road and SR 429

Parcel ID(s): 13-20-27-4300-01-000, 13-20-27-9480-01-000; 13-20-27-9480-00-001; 13-20-27-9480-08-000, 13-20-27-9480-00-002, 13-20-27-9480-01-000, 13-20-27-9480-02-000, 13-20-27-9480-03-000

Project: 304.28 +/- acres

Density: Minimum 0 dwelling units per gross acre; Maximum 27.5 dwelling units per gross acre (approximately 4,675 units for 170 acres); Bonus up to 30 dwelling units per gross acre when at least 30% open space is provided.

Intensity: Minimum 0.1 floor area ratio (FAR) district-wide; Maximum FAR not fixed, but regulated through building height (up to 10 stories), block and street standards, and open space distribution.

Existing Use: Vacant

Proposed Zoning: KPI-MU (Kelly Park Interchange - Mixed-Use), Wyld Oaks Town Center Overlay District

Existing FLU: Mixed Use

Project Manager: Jean Sanchez

Presented by: Jean Sanchez, Senior Planner

2. **Ordinance No. 3118 — Second Reading — Land Development Code (LDC) Text Amendment — Town Center Overlay District (Wyld Oaks)**

Owner(s): Kelly Park VB Development, LLC

Applicant(s): Lowndes, Drosdick, Doster, Kantor & Reed, P.A. c/o Tara L. Tedrow, Esq.

Location: Southwest corner of Kelly Park Road and SR 429

Parcel ID(s): 13-20-27-4300-01-000, 13-20-27-9480-01-000; 13-20-27-9480-00-001; 13-20-27-9480-08-000, 13-20-27-9480-00-002, 13-20-27-9480-01-000, 13-20-27-9480-02-000, 13-20-27-9480-03-000

Project: 304.28 +/- acres

Density: Minimum 0 dwelling units per gross acre; Maximum 27.5 dwelling units per gross acre (approximately 4,675 units for 170 acres); Bonus up to 30 dwelling units per gross acre when at least 30% open space is provided.

Intensity: Minimum 0.1 floor area ratio (FAR) district-wide; Maximum FAR not fixed, but regulated through building height (up to 10 stories), block and street standards, and open space distribution.

Existing Use: Vacant

Proposed Zoning: KPI-MU (Kelly Park Interchange - Mixed-Use), Wyld Oaks Town Center Overlay District

Existing FLU: Mixed Use

Project Manager: Jean Sanchez

Presented by: Jean Sanchez, Senior Planner

3. **Ordinance Number 3132 – Second 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

4. **Ordinance Number 3133 – Second 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

5. **Ordinance No. 3155 - Second 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

6. **Resolution 2026-23 - Vacation of Right-of-Way 1112 Schopke-Lester Road**
Applicant(s): Jonathan Huels, Esq.
Location: 1112 Schopke-Lester Road
Density: N/A, vacation of right-of-way
Project Manager: Bobby Howell, AICP
Presented by: Bobby Howell, Planning Manager

7. **Resolution No. 2026-26 Amending the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026.**

Presented by: Blanche Sherman, Finance Director

CITY COMMISSION REPORTS

CITY ADMINISTRATOR'S REPORT

CITY ATTORNEY'S REPORT

FAREWELL REMARKS

1. **Remarks by Commissioner Alexander Smith**

2. **Remarks by Mayor Bryan Nelson**

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.