



APOPKA CITY COMMISSION AGENDA

July 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

Commissioner Baron's selection for invocation is: Pastor Steve Coleman of FaithWorks Church

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 maximum 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.

PROCLAMATION

1. **Proclamation to Commemorate the 250th Anniversary of the Declaration of Independence**

APPROVAL OF MINUTES

1. **Approval of Regular City Commission Meeting Minutes of June 17, 2026.**

AGENDA REVIEW

CONSENT (Action Item)

1. **Awarding of Duty Weapon**
2. **Approve Code Enforcement Settlement Agreement for 1760 Saddleback Ridge Road**
3. **Approve Code Enforcement Settlement Agreement for 215 Sharp Street**
4. **Authorize the issuance of a Sole Source Memo: HJ3 Composite Technologies**
5. **Authorize the execution of piggyback contracts for the assigned terms: Florida Department of Management Services - All Awarded Vendors (Motor Vehicles), Wastequip Manufacturing Company LLC (Bulk Solid Waste and Recycling**

Equipment), Stage Door II, LLC (Utility Site Restoration), Stage Door II, LLC (Stormwater Pipe Installation and Repair), School Board of Orange County - All Awarded Vendors (Plumbing Lift Station and Boiler Services), and Waste Management, Inc. of Florida (Processing and Disposal of Waste).

BUSINESS (Action Item)

1. **Quasi-Judicial - The Ridge Phase 3 - Major Development Plan**

Owner(s): Apopka Centerline Development, LLC
Applicant: VHB c/o James R. Hoffman, P.E.
Parcel Number(s): 17-21-28-7345-01-000
Location: Southeast corner of Binion Road and Boy Scout Road
Future Land Use (FLU): Mixed-Use
Zoning: PD (Planned Development)
Existing Use: Vacant
Proposed Use(s): 363 Multi-family units
Tract Size: 13.23 +/- acres
Intensity: 0.2 floor area ratio
Presented by: Jean Sanchez, Senior Planner

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

1. **Ordinance No. 3158 - First Reading - Legislative - Small-Scale Future Land Use Amendment – 4410 Chandler Road and 4420 Chandler Road**

Owner(s): Richard Chandler
Applicant: Camila Neira
Parcel Identification Number(s): 18-20-28-0000-00-030, 18-20-28-0000-00-063
Location: 4410 Chandler Road, 4420 Chandler Road
Existing Future Land Use: Residential Very Low Suburban
Proposed Future Land Use: Office
Existing Use(s): Residential
Existing Zoning: RSF-1A (Residential Single-Family-Estate)
Proposed Zoning: O (Office)
Tract Size: 5.12 +/- Acres
Proposed Use: Child care facility
Project Manager: Jun Sohn, Ph.D.

2. **Ordinance Number 3159 – First Reading - Quasi-Judicial – Change of Zoning – 4410 Chandler Road and 4420 Chandler Road**

Owner(s): Richard Chandler
Applicant: Camila Neira
Parcel Identification Number(s): 18-20-28-0000-00-030, 18-20-28-0000-00-063
Location: 4410 Chandler Road, 4420 Chandler Road
Existing Zoning: RSF-1A (Residential Single-Family-Estate)
Proposed Zoning: O (Office)
Existing Use(s): Residential
Existing Future Land Use: Residential Very Low Suburban
Proposed Future Land Use: Office
Tract Size: 5.12 +/- Acres
Proposed Use: Child care facility
Project Manager: Jun Sohn, Ph.D.

3. **Ordinance No. 3165 – First Reading – Annexation – Bateman Properties**

Owner(s): LMB Capital, LLC
Applicant(s): Denny Shiver
Parcel Identification Number(s): 07-20-28-0000-00-029, 07-20-28-0000-00-049, and 07-20-28-0000-00-063
Location: 2850 and 2864 Dowman Drive
Future Land Use: County Rural
Zoning: County A-1 (Citrus Rural)
Existing Use: Vacant
Tract Size: 4.85 +/- acre(s)

Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner

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.