



APOPKA CITY COMMISSION AGENDA

August 19, 2026 6:00 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

Commissioner Anderson's selection for Invocation is Apopka resident and Pastor Richard King - President of the South Apopka Ministerial Alliance

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.

APPROVAL OF MINUTES

1. **Approval of the Special City Commission Meeting Minutes of July 30, 2026.**
2. **Approval of Regular City Commission Meeting Minutes of August 5, 2026.**

AGENDA REVIEW

PROCLAMATIONS /PRESENTATIONS / AWARDS

CONSENT (Action Item)

1. **Utility Upsizing Agreement - Everly Ondich**

BUSINESS (Action Item)

1. **City Commission Rules and Order of Business**
Presented by: Nick Nesta, Mayor
2. **Review of Resolution No. 2025-19 - Public Participation Policies and Procedures**
Presented by: Nick Nesta, Mayor

3. **City Commission Policy for the Appointment of the Mayor and Commissioners to Additional Boards**
Presented by: Radley Williams, Interim City Administrator
4. **City Investment Portfolio Update**
Presented by: Blanche Sherman, Finance Director, and Glen Scott with Morgan Stanley
5. **Quasi-Judicial - Floridian Town Center Hotel – Major Development Plan (Applicant requesting continuance to the September 2, 2026 meeting)**
Owner(s): Florence Hotel Company LLC 73% INT Apopka Acquisition Company LLC 27% INT
Applicant: Jason W. Searl, Esq.
Parcel Identification Number(s): 06-21-28-7172-16-042
Location: Lot 5, Floridian Town Center PD (Planned Development)
Future Land Use: Commercial
Zoning: PD (Planned Development)
Existing Use(s): Vacant
Proposed Use: 137 room hotel
Tract Size: 2.91 +/- Acres
Project Manager: Bobby Howell

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

1. **Ordinance No. 3167 - First Reading - Procedures for Apopka Community Redevelopment Agency (CRA) Member Appointments**
Presented by: Antranette Forbes, Economic Development Director
2. **Ordinance No. 3168 - First Reading - Procedures for Planning Commission Member Appointments**
Presented by: Bobby Howell, Planning Manager
3. **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.
4. **Ordinance No. 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.
5. **Ordinance No. 3160 - Second Reading - Legislative - Small-Scale Future Land Use Amendment – E. Keene Road**
Owner(s): HCH Development LLC
Applicant: Michael Rankin

Parcel Identification Number(s): 22-21-28-0000-00-206
Location: E. Keene Road
Existing Future Land Use: Commercial
Proposed Future Land Use: Industrial
Existing Use(s): Vacant
Existing Zoning: C-C (Community Commercial)
Proposed Zoning: I-L (Light Industrial)
Tract Size: 5.23 +/- Acres
Proposed Use: Warehouse storage (enclosed car storage)
Project Manager: Jun Sohn, Ph.D.

6. **Ordinance No. 3161 - Second Reading - Quasi-Judicial – Change of Zoning – E. Keene Road**

Owner(s): HCH Development LLC
Applicant: Michael Rankin
Parcel Identification Number(s): 22-21-28-0000-00-206
Location: E. Keene Road
Existing Zoning: C-C (Community Commercial)
Proposed Zoning: I-L (Light Industrial)
Existing Use(s): Vacant
Existing Future Land Use: Commercial
Proposed Future Land Use: Industrial
Tract Size: 5.23 +/- Acres
Proposed Use: Warehouse storage (enclosed car storage)
Project Manager: Jun Sohn, Ph.D.

CITY ADMINISTRATOR'S REPORT

CITY ATTORNEY'S REPORT

CITY COMMISSION REPORTS

- Comm. Anderson - Comm. Baron - Comm. Ruth - Vice Mayor Velazquez

MAYOR'S REPORT

INFORMATIONAL ITEMS

1. **City of Apopka's Disbursement Report for July 2026.**

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.