



APOPKA CITY COMMISSION AGENDA

September 2, 2026 1:30 PM

Apopka Community Center

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 Kevin Craig of Thrive Church in Apopka

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 Regular City Commission Meeting Minutes of August 19, 2026.**

AGENDA REVIEW

PROCLAMATIONS / PRESENTATIONS / AWARDS

1. **Presentation of Certificate to Jodi Wrigley, Deputy City Clerk, for Achieving her Certification as a Certified Municipal Clerk, CMC.**
Presented by: Presented by Central East Director, Jessica Burnham.

CONSENT (Action Item)

1. **Resolution No. 2026-38 - City Commission Public Participation Policies and Procedures**
2. **City Commission Policy for the Appointment of the Mayor and Commissioners to Additional Boards**
3. **Approve a negotiated contract for RFQ: 2025-A-232, Facility Needs Assessment for New Law Enforcement Training Facility to Architects Design Group (ADG).**
4. **Award contracts for ITB 2025-A-146A: General Contracting Services to: Archis, Inc., dba Archis Technologies*, Boyer Building Corp., Cathcart Construction Company - Florida, LLC, Element Service Solutions, Inc., Falcon Design and**

Construction, GD&S General Contractors Inc., GSeay, Inc., JK2 Holmes Constructors, LLC, JMD Global Developers, LLC*, Johnson-Laux Construction, Kalos Services, Inc., National Construction and Consultants, LLC, NorthStar Contracting Group, Inc.*, PCPI Services, Inc., RC Stevens Construction Company, and R.G.C. Builders I, LLC.

5. **Authorize the execution of piggyback contracts for the assigned terms: Motion Industries, Inc. (Facility MRO, Industrial, and Building-Related Supplies and Equipment), Metropolis Capital Holdings, LLC d/b/a SP Plus, LLC (Event Parking Services), and WEX Bank (Fuel Card Services).**
6. **Authorization to Dispose Surplus Property**
7. **Authorize the Apopka Chief of Police (or delegate) to accept the award and execute the FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) Agreement in the amount of \$25,259.**
8. **An Emergency Designation under the Utilities Operations Department with Cornerstone H20, LLC. for repairs of the North Shore Slow Sand Filter Pond Liner.**
9. **Authorization of event street closure for Pines of Wekiva HOA Holiday Fest**
10. **Authorization of street closures for Apopka Police Department's Halloween Highway event**
11. **Authorization of street closures for Apopka Police Department's Horsepower for Heroes**

BUSINESS (Action Item)

1. **Quasi-Judicial - Floridian Town Center Hotel – Major Development Plan**
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, AICP

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

1. **Ordinance No. 3167 - Second Reading - Procedures for Apopka Community Redevelopment Agency (CRA) Member Appointments**
Presented by: Antranette Forbes, Economic Development Director
2. **Ordinance No. 3168 - Second 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): 5N Holdings, LLC
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): 5N Holdings, LLC
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. 3098 – First Reading - Small-Scale Future Land Use Amendment – 2501 Rock Springs Road**
Owner(s): BSC-Rock Springs East LLC
Applicant(s): Elisabeth Crane
Location: 2501 Rock Springs Road
Project: Small-Scale Future Land Use Amendment
Density: 2 DU/A
Housing Units: 18 single-family detached houses
Project Manager: Jun Sohn, Ph.D.
Presented by: Jun Sohn, Planner
6. **Ordinance No. 3099 – First Reading - Change of Zoning – 2501 Rock Springs Road**
Owner(s): BSC-Rock Springs East LLC
Applicant(s): Elisabeth Crane
Location: 2501 Rock Springs Road
Project: Change of Zoning
Density: 2 DU/AC
Acreage: +/- 9.63 acres
Proposed housing units: 18 single-family detached houses
Project Manager: Jun Sohn, Ph.D.
Presented by: Jun Sohn, Planner
7. **Ordinance No. 3173 - First Reading - Annexation of Fudge Road from Kitt Avenue to S.R. 429 / Connector Road**
Presented by: Vladimir Simonovski, Public Works Director
8. **Ordinance No. 3164 — First Reading Legislative: Future Land Use Amendment — Kelly Park Road Commercial**
Owner(s): Effie Road Holdings, LLC
Applicant(s): Luke Classon, P.E.
Parcel Identification Number(s): 12-20-27-0000-00-016, 12-20-27-0000-00-017 and 12-20-27-0000-00-018
Location: East of Effie Drive and North of Kelly Park Road
Existing Future Land Use: County Rural
Existing Zoning: County A-1 (Citrus Rural)
Existing Use: Vacant
Proposed Future Land Use: Mixed-Use
Proposed Density/Intensity: Minimum 0.1 — Maximum 0.75 (1.0 with a bonus) Floor Area Ratio; Maximum 10 dwelling units per acre (15 with bonus)
Tract Size: 3.48 +/- acre(s)
Presented by: Jean Sanchez, Senior Planner
9. **Ordinance No. 3170 — First Reading Legislative: Future Land Use Amendment — Twin Fountains Commercial**
Owner(s): Effie Road Holdings, LLC
Applicant(s): Luke Classon, P.E.
Parcel Identification Number(s): 18-20-28-0000-00-065
Location: East of Plymouth Sorrento Road and south of Kelly Park Road
Existing Future Land Use: Residential Very Low Suburban
Existing Zoning: AG (Agriculture)
Existing Use: Vacant

Proposed Future Land Use: Mixed-Use

Proposed Density/Intensity: Minimum 0.15 Floor Area Ratio; Minimum 7.5 — Maximum 20 dwelling units per acre (25 with bonus)

Tract Size: 5.09 +/- acre(s)

Presented by: Jean Sanchez, Senior Planner

10. **Resolution No. 2026-35 Establishing the rate increases for services provided by the Water, Wastewater and Reclaimed Water.**

Presented by: Blanche Sherman and Shawn Ocasio with Raftelis

11. **Resolution No. 2026-36 Sanitation Rate Increase**

Presented by: Blanche Sherman, Finance Director, Josh Robinson, Public Services Operational Manager, Shawn Ocasio with Raftelis

12. **Resolution No. 2026-37 Amending the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026.**

Presented by: Blanche Sherman, Finance Director

CITY ADMINISTRATOR'S REPORT

CITY ATTORNEY'S REPORT

CITY COMMISSION REPORTS

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

MAYOR'S REPORT

INFORMATIONAL ITEMS

1. **City of Apopka FY2026 Budget-to-Actual for Ten Months Ending July 31, 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.