



**CITY COMMISSION AGENDA
REGULAR MEETING
JUNE 16, 2026 AT 7:00 P.M.**

1. **INVOCATION AND PLEDGE OF ALLEGIANCE**
2. **PRESENTATION** AS2I Scholarship Awards
3. **APPROVAL OF MINUTES FROM THE REGULAR MEETING OF JUNE 2, 2026**
4. **INFORMAL COMMUNICATIONS FROM THE FLOOR FOR ANY ITEM THAT IS NOT A PUBLIC HEARING**
5. **PUBLIC HEARING (2nd Reading)** Ordinance No. 1841-26 – Amending the Land Development Code to Revise Guidelines for Developer’s Agreements
6. **PUBLIC HEARING (2nd Reading)** Ordinance No. 1842-26 – Land Development Code Amendment to Modify the Intensity Matrix Table by Adding the Mixed Office Commercial (MOC-1) Zoning District to the East Town Center Future Land Use Category and Mixed Office Industrial (MOI-2) to the Regional Business Center Future Land Use Category
7. **PUBLIC HEARING (2nd Reading)** Ordinance No. 1843-26 – Amending the Code of Ordinances and the Land Development Code to update the Definitions and Rules of Construction to Provide for the Use of a Publicly Accessible Website for Legal Advertisements and Public Notices
8. **PUBLIC HEARING (2nd Reading)** Ordinance No. 1844-26 – Amending the Land Development Code to establish the City’s Qualified Contractor Certification Review Process for Development or Redevelopment Applications and to Revise the Subdivision Plat Approval Process
9. **PUBLIC HEARING** Resolution 1482 - Amending the Investment Policy Statements of the General Employees’ Investment Plan, the Employees’ Section 457b Deferred Compensation Plans, the Executive Pension Investment Plan and the Police Share Plan
10. **REQUEST FOR APPROVAL** Updated Agreement and Costs for Dispatching Services with the Seminole County Sheriff’s Office for Fiscal Year 2026/2027

11. FINANCE ITEMS

- A. City Manager Approval of Formal Purchase Solicitations and Other Purchases During the Summer Recess

- B. Request to Increase the Not-to-Exceed Amount for Synthetic Turf Material for Field #2 at Eastmonte Park from Act Global, LLC, SS-26-075-KY

12. INFORMAL COMMUNICATIONS FROM THE FLOOR

13. REPORTS

The above meeting will be held at 225 Newburyport Avenue, Altamonte Springs, FL 32701 and is open to the public. Persons with disabilities needing assistance in participating in any of these proceedings must contact the City Clerk Department ADA Coordinator 72 hours in advance of the meeting at (407) 571-8122 (Voice) or 711 (TTY) or email cityclerk@altamonte.org.

Persons are advised if they wish to appeal any decision made at the hearing/meetings, they will need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based, per Section 286.0105, Florida Statutes. The City of Altamonte Springs does not provide this verbatim record.



Meeting Date: June 16, 2026

Submitted by: Dean Fathelbab, Growth Management Director

Approved: Franklin W. Martz, II, City Manager

Commission Action: _____

City Manager: _____
Franklin W. Martz, II

SUBJECT: Ordinance No. 1841-26 (2nd Reading) – An ordinance amending the Land Development Code to establish clearer guidelines for developer agreements

SUMMARY EXPLANATION & BACKGROUND:

The proposed ordinance amends the Land Development Code to clarify and define when a developer’s agreement is and is not required. By setting forth the types of development activities, project impacts and infrastructure obligations that do and do not require a developer’s agreement, the ordinance promotes transparency, predictability and procedural efficiency within the development review process. Clarifying when a developer’s agreement is required ensures that commitments from the owner/developer related to infrastructure, public improvements, transportation and related commitments, mitigation measures, long-term maintenance and future readiness are properly documented in a recordable format to enforce protection of public community interest, as well as setting expectations for project review timelines. The Planning Board recommended approval of the proposed Ordinance at its May 20, 2026 meeting.

FISCAL INFORMATION: Not applicable.

RECOMMENDED ACTION: Pass and adopt Ordinance No. 1841-26 on second and final reading.

Initiated by: Jacob Lujan, Chief Planner



Meeting Date: June 16, 2026

Submitted by: Dean Fathelbab, Growth Management Director

Approved: Franklin W. Martz, II, City Manager

Commission Action: _____

City Manager: _____
Franklin W. Martz, II

SUBJECT: Ordinance No. 1842-26 (2nd Reading) – Land Development Code Amendment to Modify the Intensity Matrix Table by Adding the Mixed Office Commercial (MOC-1) Zoning District to the East Town Center Future Land Use Category and Mixed Office Industrial (MOI-2) to the Regional Business Center Future Land Use Category

SUMMARY EXPLANATION & BACKGROUND:

The proposed ordinance amends the Land Development Code to align with the Comprehensive Plan Future Land Use Element by updating the Development Intensity Standards Table 30-1. It specifically adds the Mixed Office Commercial (MOC-1) district to the East Town Center and the Mixed Office Industrial (MOI-2) district to the Regional Business Center to correct an existing omission. These updates aim to implement the goals of the Comprehensive Plan Future Land Use Element by maintaining the City’s visions for flexibility in designated Activity Centers, supporting transit-oriented development, economic investment and improved access to employment opportunities. The East Town Center, located near the SunRail station, is designed to concentrate high-density, mixed-use development, with intensity decreasing gradually further from the station to ensure compatibility with surrounding neighborhoods. The Planning Board recommended approval of the proposed Ordinance at its May 20, 2026 meeting.

FISCAL INFORMATION: Not applicable.

RECOMMENDED ACTION: Pass and adopt Ordinance No. 1842-26 on second and final reading.



Meeting Date: June 16, 2026

Submitted by: Angela M. Apperson, City Clerk

Approved: Franklin W. Martz, II, City Manager

Commission Action: _____

City Manager: _____
Franklin W. Martz, II

SUBJECT: Ordinance No. 1843-26 (2nd Reading) – Amending the Code of Ordinances and the Land Development Code to Update the Definitions and Rules of Construction to Provide for the Use of a Publicly Accessible Website for Legal Advertisements and Public Notices

SUMMARY EXPLANATION & BACKGROUND:

Section 50.0311, Florida Statutes, authorizes municipalities to publish legally required advertisements and public notices on a publicly accessible website, instead of publication in a newspaper of general circulation. The City’s Code of Ordinances and Land Development Code currently set forth public notice and legal advertisement requirements. These documents only allow for publication in a newspaper of general circulation.

This ordinance will update the definitions and rules of construction in the City’s Code of Ordinances and Land Development Code to provide that a legal advertisement or public notice may also be published on Seminole County’s publicly accessible website.

This shift offers faster publication, cost savings, increased accessibility and improved transparency. The City website will contain a link to the County’s public notice platform. An annual notice in the newspaper will inform residents of the policy and offer them an opportunity to receive advertisements and public notices via mail or email.

The Planning Board recommended approval of the proposed ordinance at its May 20, 2026, meeting.

FISCAL INFORMATION: This is anticipated to reduce the costs of compliance for required advertisements and public notices by one-half.

RECOMMENDED ACTION: Pass and adopt Ordinance No. 1843-26 on second and final reading.

Initiated by: Angie Apperson



Meeting Date: June 16, 2026

Submitted by: Dean Fathelbab, Growth Management Director

Approved: Franklin W. Martz, II, City Manager

Commission Action: _____

City Manager: _____
Franklin W. Martz, II

SUBJECT: Ordinance No. 1844-26 (2nd Reading) – Amending the Land Development Code to Establish the City’s Qualified Contractor Certification Review Process for Development or Redevelopment Applications and to Revise the Subdivision Plat Approval Process

SUMMARY EXPLANATION & BACKGROUND:

On May 6, 2026, House Bill 927 was signed into law by Governor DeSantis. This new law mandates local governments implement an optional development review and certification program through which an applicant may decide to use a qualified contractor to perform completeness and compliance reviews of site plans, development/subdivision plans and plats. This proposed Ordinance amends the City’s Land Development Code (LDC) to establish a qualified contractor review program and removes plat procedures from the LDC that are no longer compliant with this new state law. To address the requirements of House Bill 927, the City will establish and maintain a registry of qualified contractors. Developers may select a contractor from this registry to conduct a review of site plans, subdivision development plans and plats instead of review by the City as has been the case for decades. By establishing the City’s own qualified contractor certification review process before July 1, 2026, the City can also establish a process substantially similar to that which is required in House Bill 927 and incorporate that process into existing City procedures while at the same time ensuring qualified contractor reviews are conducted by professionals familiar with City development requirements, and have track records of successful project completion in the City. This approach conforms to the new law, adds protections for developers, and provides the best possible protection to our community. The Planning Board recommended approval of the proposed Ordinance at its May 20, 2026 meeting.

FISCAL INFORMATION: Not applicable.

RECOMMENDED ACTION: Pass and adopt Ordinance No. 1844-26 on second and final reading.

Initiated by: Jacob Lujan, Chief Planner



Meeting Date: June 16, 2026

Submitted by: Tara J. Culver, Chief Financial Officer

Approved: Franklin W. Martz, II, City Manager

Commission Action: _____

City Manager: _____
Franklin W. Martz, II

SUBJECT: Resolution 1482 - Amending the Investment Policy Statements of the General Employees' Investment Plan, the Employees' Section 457b Deferred Compensation Plans, the Executive Pension Investment Plan and the Police Share Plan

SUMMARY EXPLANATION & BACKGROUND:

The City Commission adopted an Investment Policy Statement (IPS) for the City's various defined contribution pension plans. These include the General Employees' Investment Plan, the Employees' Section 457 Deferred Compensation (DC) Plan, the Executive Pension Investment Plan and the Police Share Plan. The IPS includes a list of investment opportunities available to plan participants.

Currently, the City's defined contribution plans and Police Share Plan holds the Allspring Special Small Cap Value R6 Fund (Ticker: ESPRX) and the MFS Growth R6 Fund (Ticker: MFEKX) as investment options to plan participants. Mariner, the City's investment consultant, has reviewed these funds on a constant basis and discovered various investment team departures along with below-average investment performance vs. peers in the fund's benchmark during recent time periods. Mariner believes that due to these issues, it is in the best interest of plan participants to replace Allspring Special Small Cap Value R6 Fund in all the above plans with DFA US Small Cap Value I Fund (Ticker: DFSVX) and replace MFS Growth R6 Fund with the JP Morgan Large Cap Growth R6 Fund (Ticker: JLG MX). These funds have been fully vetted by Mariner along with the City's Chief Financial Officer and Comptroller and have a long history of strong risk-adjusted performance both relative to the appropriate benchmarks and its fund peers, have lower expenses than the funds being replaced and would be a better option for plan participants.

We have prepared Resolution 1482 for City Commission consideration which, if approved, would enact these changes.

FISCAL INFORMATION: This matter has no fiscal impact on the City.

RECOMMENDED ACTION: Approve Resolution 1482.

Initiated by: FN/Accounting



Meeting Date: June 16, 2026
Submitted by: Terence Nicolas, Chief of Police
Approved: Franklin W. Martz, II, City Manager

Commission Action: _____

City Manager: _____
Franklin W. Martz, II, City Manager

SUBJECT: Updated Agreement and Costs for Dispatching Services with the Seminole County Sheriff’s Office for Fiscal Year 2026/2027

SUMMARY EXPLANATION & BACKGROUND:
The Seminole County Sheriff’s Office (SCSO) and the City of Altamonte Springs have an established agreement related to Dispatching Services for the City of Altamonte Springs Police Department by the Seminole County Sheriff’s Office.

The SCSO has provided an updated agreement with a schedule of costs for anticipated dispatch services. The City agrees to reimburse the Sheriff’s Office for dispatching services to be rendered in FY 2026/2027 in the total amount of \$562,400 payable in quarterly installments.

FISCAL INFORMATION: Sufficient funds are available in the budget.

RECOMMENDED ACTION: Approve the Agreement with the Seminole County Sheriff’s Office and authorize the Mayor to execute same.

Initiated by: Edna Sanchez, Police Department.



Meeting Date: June 16, 2026

Submitted by: Tara J. Culver, Chief Financial Officer

Approved: Franklin W. Martz, II, City Manager

Commission Action: _____

City Manager: _____
Franklin W. Martz, II

SUBJECT: City Manager Approval of Formal Purchase Solicitations and Other Purchases During the Summer Recess

SUMMARY EXPLANATION & BACKGROUND:

During the summer recess between July 8, 2026, through August 17, 2026, the City Commission will be unavailable to approve formal solicitations or other purchases exceeding \$100,000. To avoid operational disruptions or delays, the Finance Department proposes granting the City Manager authorization to approve such transactions during this period, as we have done in prior years.

Following the summer recess, the Procurement Division will provide a summary report of solicitations and purchases approved by the City Manager.

FISCAL INFORMATION: There is no fiscal impact.

RECOMMENDED ACTION: Authorize the City Manager to approve formal solicitations and other purchases requiring City Commission approval during the 2026 summer recess.

Initiated by: FN/Procurement



Meeting Date: June 16, 2026
Submitted by: Tara J. Culver, Chief Financial Officer
Approved: Franklin W. Martz, II, City Manager

Commission Action: _____

City Manager: _____
Franklin W. Martz, II

SUBJECT: Request to Increase the Not-to-Exceed Amount for Synthetic Turf Material for Field #2 at Eastmonte Park from Act Global, LLC, SS-26-075-KY

SUMMARY EXPLANATION & BACKGROUND:

The Leisure Services Department submitted a request to waive the formal solicitation process and declare Act Global, LLC as a sole source vendor for the purchase of Xtreme Turf F50+ Upgraded System synthetic turf material for field #2 at Eastmonte Park. The intent of this sole source is to purchase the same turf material for field #2 that was installed on fields #1, #3 and #5 through a previous solicitation.

On April 29, 2026, the Procurement Division posted a Notice of Intent to Sole Source announcing our solicitation waiver and sole source intent on our solicitation website, VendorLink. Parties had until 4:30 p.m. on Friday, May 1, 2026, to notify the City if they could provide the same synthetic material type. No responses were received.

On May 5, 2026, the Commission approved the sole source request with a budget not to exceed \$230,887 for the purchase of synthetic turf material for field #2 at Eastmonte Park.

In a final review of the bullpens for fields #1, #2, #3 and #5, it was determined that the City has insufficient matching turf material available to complete the turf installation in these areas. In order to maintain a seamless single turf color throughout these bullpens, additional material will be needed. The cost of the additional material for the bullpen areas is \$17,846.

Since this purchase, as a whole, exceeds the formal solicitation threshold of \$100,000, our procedure requires Commission approval to increase the purchase total to \$248,733.

FISCAL INFORMATION: Sufficient funds are available in the budget.

RECOMMENDED ACTION: Approve the request to increase the not-to-exceed amount for synthetic turf material for Field #2 and the bullpen areas of Fields #1, #2, #3 and #5 at Eastmonte Park from Act Global, LLC to \$248,733.

Initiated by: FN/Procurement