



APOPKA PLANNING COMMISSION AGENDA

December 9, 2025 5:30 PM

Apopka City Hall Council Chambers

APOPKA PLANNING COMMISSION MEETING WILL BE LIVE-STREAMED ON YOUTUBE. TO WATCH, PLEASE VISIT:

<https://www.youtube.com/CityofApopkaFL>

CALL TO ORDER

OPENING AND INVOCATION

PUBLIC COMMENT PERIOD

The Public Comment Period is for City-related issues that may or may not be on today's Agenda. If you are here for a matter that requires a public hearing, please wait for that item to come up on the agenda. If you wish to address the Council, you must fill out an Intent to Speak form and provide it to the City Clerk prior to the start of the meeting. If you wish to speak during the Public Comment Period, please fill out a green-colored Intent-to-Speak form. If you wish to speak on a matter that requires a public hearing, please fill out a white-colored Intent-to-Speak form. Speaker forms may be completed up to 48 hours in advance of the Council meeting. Each speaker will have four minutes to give remarks, regardless of the number of items addressed. Please refer to Resolution No. 2025-19 for further information regarding our Public Participation Policy & Procedures for addressing the City Council.

APPROVAL OF MINUTES

1. **Meeting Minutes from October 14, 2025**

PUBLIC HEARING

1. **Quasi-Judicial - Special Exception - 95 and 135 Hermit Smith Road**
Owner(s): Marilyn S. Boughan Trust
Applicant(s): Jonathan P. Huels
Location: 95 and 135 Hermit Smith Road
Project: 12.27 +/- Acres
Density: N/A
Project Manager: Amer Hamza
2. **Quasi-Judicial – Ordinance No. 3117 – Change of Zoning/PD Rezoning, Master Plan and PD Agreement – Ondich North**
Owner(s): IPM S-1 Reo, LLC; Hmf, LLC; Charles P. Stallings; Kim L. Stallings; Euell E. Stallings, Jr.; and Crystal Denise Stallings
Applicant: Pulte c/o Aaron Struckmeyer
Parcel Identification Number(s): 01-20-27-0000-00-007, 01-20-27-0000-00-034, 01-20-27-0000-00-053, 02-20-27-0000-00-010, 02-20-27-0000-00-011, 02-20-27-0000-00-020 (portion of)
Location: Northwest corner of Ondich Road and SR 453/SR 429
Existing Future Land Use: County Rural
Proposed Future Land Use: Residential Estate
Existing Use(s): Mostly vacant and some parcels with single-family residences
Existing Zoning: Zoning: County R-2 (Residential District)
Proposed Zoning: PD (Planned Development)
Density: One dwelling unit per acre
Tract Size: 196.83 +/- Acres
Presented by: Jean Sanchez, Senior Planner
3. **Legislative - Ordinance No. 3140 - Future Land Use Amendment - 1030 E. Sandpiper Road**
Owner(s): Lincoln Douglas Haynes and Lauren Elizabeth Haynes
Applicant(s): Lincoln Douglas Haynes

Location: 1030 E. Sandpiper Road
Project: 1.79 +/- Acres
Density: N/A
Project Manager: Amer Hamza

4. **Quasi- Judicial - Ordinance No. 3141 - Change of Zoning - 1030 E. Sandpiper Road**

Owner(s): Lincoln Douglas Haynes and Lauren Elizabeth Haynes
Applicant(s): Lincoln Douglas Haynes
Location: 1030 E. Sandpiper Road
Project: 1.79 +/- Acres
Density: N/A
Project Manager: Amer Hamza

5. **Ordinance No. 3147 - Paulucci Acres Planned Development Rezoning and Planned Development Master Plan**

Owner(s): Paulucci Acres, LLC.
Applicant(s): Daniel O'Keefe, Shutts & Bowen, LLP
Location: Generally located east of Vick Road, East of Jason Dwelley Parkway, North and South of Ponkan Road, South and East of Pittman Road, and East of Ponkan Summitt Drive
Project: Paulucci Acres
Density: 1.67 du/ac
Project Manager: Bobby Howell, AICP

6. **Ordinance No. 3143 - Certified Recovery Residences**

Presented by: Clif Shepard, City Attorney

7. **Ordinance No. 3145 - Police and Fire (EMS) Municipal Impact Fee Increases**

Presented by: Blanche Sherman, Shawn Ocasio, and Henry Thomas

8. **Ordinance No. 3146 - Parks and Recreation Municipal Impact Fee Increases**

Presented by: Blanche Sherman, Shawn Ocasio, and Henry Thomas

SITE PLANS

ITEMS FOR DISCUSSION

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 Planning 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 Planning Commission meeting shall be the voluntary offering of a private person, to and for the benefit of the Planning Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Planning 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 Planning 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 Council Chambers or exit the City Council 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.