

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final

Wednesday, April 1, 2026

6:00 PM

BCC Chambers

Planning and Zoning Commission

CALL TO ORDER

Opening Statement

Pursuant to Florida law, the public has the right to be heard on all propositions. Public comment time on propositions shall be three (3) minutes for individuals and six (6) minutes for group representatives. Proper decorum will be observed. The right to be heard during quasi-judicial hearings is governed by Florida law.

Staff Present

Accept Proof of Publication

Approval of Minutes

NEW BUSINESS

Public Hearing Items:

1. **Continued from the March 4, 2026 P&Z meeting** [2026-0230](#)

Sandy Lane Homes Rezone - Consider a Rezone from A-1 (Agriculture) and R-1AA (Single-Family Dwelling) to MM (Missing Middle) for a proposed single family residential development of twenty-four (24) lots on approximately 7.54 acres located on the west side of Sandy Ln, south of Sand Lake Rd; (Z2025-014) (Giovanni Jordan, Jordan Homes, Applicant) District 3 - Constantine (**Kaitlyn Apgar, Senior Planner**)

Attachments: [AERIAL MAP](#)
[ZONING MAP](#)
[SURVEY](#)
[DEVELOPMENT PLAN](#)
[ORDINANCE](#)
[SCHOOL IMPACT ANALYSIS](#)
[COMMUNITY MEETING](#)
[LETTERS OF OPPOSITION \(1-5\)](#)
[LETTERS OF OPPOSITION \(6-16\)](#)
[LETTERS OF OPPOSITION \(17-30\)](#)
[LETTERS OF OPPOSITION \(31-46\)](#)
[LETTERS OF OPPOSITION \(47-56\)](#)
[LETTERS OF OPPOSITION \(57-61\)](#)
[OPPOSITION EMAILS TO COMMISSIONER CONSTANTINE \(31\)](#)
[BEI FORM](#)

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2. **Land Development Code Amendment** - Consider an Ordinance amending Chapter 2- Definitions, Chapter 5- Administration, Chapter 20- Development Orders/Approvals and Denials of Application for Development Approvals, Chapter 30- Zoning Regulations, Chapter 35- Subdivision Regulations, Chapter 70- Dredge and Filling, and Chapter 90- Uniform Building Numbering System of the Seminole County Land Development Code; Countywide (**Maya Athanas, Principal Planner**) [2026-0072](#)
- Attachments:** [LDC Ordinance Amendment 2026 Final Mar 23 2026.pdf](#)
[LDC Summary of Changes.pdf](#)
[Buffer Code Summary of Changes.pdf](#)
[Open Space Summary of Changes.pdf](#)
[Single-family Lot Sizes Memo from Kimley Horn](#)
[DAB Letter of Support for affordable housing](#)
[Density Bonus Memo from Kimley Horn](#)
[Business of Economic Impact Statement](#)
[Work Session #1 Presentation](#)
[Work Session #2 Presentation](#)
[Work Session #3 Presentation](#)
3. **LifePoint Christian Church Special Exception** - Consider a Special Exception to allow an existing church to expand in the A-1 (Agriculture) zoning district on 2.44 acres, located on the northwest corner of EE Williamson Rd and Myrtle Lake Hills Rd; (BS2025-10); (Richard Dixon, Applicant); District4 - Lockhart; (**Hilary Padin, Planner**) [2026-0248](#)
- Attachments:** [Flu-Zoning Map](#)
[Location-Aerial Map](#)
[Conceptual Site Plan](#)
[Statement of Request](#)
[Development Order](#)
[Community Meeting Flyer](#)
[Community Meeting Minutes](#)
[Opposition letter](#)
[Opposition Letter 2.pdf](#)
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4. **Rosenwald Community Center Rezone** - Consider a Rezone [2026-0231](#) from R-1 (Single-Family Dwelling) and R-2 (One-and Two-Family Dwelling) to PLI (Public Lands and Institutions) for a Public Park and Community Center on approximately 12.96 acres, located on the north side of Merritt St, approximately 0.25 miles east of Ronald Reagan Blvd; (Z2025-024) (Seminole County & DRMP, Inc., Applicants) District4 - Lockhart (**Annie Sillaway, Principal Planner**)

Attachments: [FLU AND ZONING MAP](#)
[LOCATION AND AERIAL MAP](#)
[ORDINANCE REZONE](#)
[BOUNDARY SURVEY](#)
[BUSINESS AND ECONOMIC IMPACT STATEMENT](#)
[OWNER AUTHORIZATION](#)

CLOSING BUSINESS

Development Services Director's Report

ADJOURNMENT

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES, ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7940.

PERSONS ARE ADVISED THAT, IF THEY DECIDE TO APPEAL ANY DECISION ON ANY MATTER CONSIDERED BY THIS BOARD AT THESE MEETINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, THEY MAY 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.

FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT THE PLANNING & ZONING COMMISSION CLERK AT (407) 665-7397.