



SEMINOLE COUNTY, FLORIDA
Planning and Zoning Commission
Meeting Agenda - Final

Wednesday, July 2, 2025

6:00 PM

BCC Chambers

CALL TO ORDER

Opening Statement

Staff Present

Accept Proof of Publication

Approval of Minutes

NEW BUSINESS

Technical Review Items:

1. **Nodding Pines Preliminary Subdivision Plan** - Approve the Preliminary Subdivision Plan for the Nodding Pines Subdivision containing thirty-one (31) residential lots on 17.42 acres zoned R-1AA (Single Family Dwelling) located east of Nodding Pines Way, approximately ¼ mile south of Red Bug Lake Road; (William J. Crawford, Applicant) District1 - Dallari (**Annie Sillaway, Senior Planner**)

[2025-600](#)

Attachments: [MAP](#)
[PRELIMINARY SUBDIVISION PLAN](#)

Public Hearing Items:

2. **Miyaji Sushi & Hibachi Special Exception** - Consider a [2025-587](#)
Special Exception to allow a restaurant within 1,000 feet of a
school to obtain an alcohol license in the PD (Planned
Development) district on 9.51 acres, located on the south side
of W. Lake Mary Boulevard, east of Sun Drive; BS2025-08
(Wen Zheng, Applicant) District4 - Lockhart (**Hilary Padin,**
Planner)

Attachments: [Site Map](#)
[Zoning Map](#)
[Aerial Map](#)
[School Map](#)
[Site Plan](#)
[Alcohol Separations Form](#)
[Narrative](#)
[Community Meeting Sign In Sheet](#)
[Approval Development Order](#)

3. **Midway Loop Trail Rezone** - Consider a Rezone from A-1
(Agriculture) to PLI (Public Lands and Institutions) for a [2025-096](#)
proposed trail and other future recreational facilities on
approximately 106.96 acres, located on the west side of
Brisson Avenue, north of State Road 46; (Z2025-05) (Daniel
Heacock, Seminole County Leisure Services / Greenways &
Natural Lands, Applicant) District 5 - Herr (**Kaitlyn Appgar,**
Senior Planner)

Attachments: [FLU ZONING MAP](#)
[AERIAL MAP](#)
[ORDINANCE](#)
[BOUNDARY SURVEY](#)
[COMMUNITY MEETING- FLYER](#)
[COMMUNITY MEETING- SIGN IN SHEET](#)
[COMMUNITY MEETING- SIGN](#)
[COMMUNITY MEETING- MINUTES](#)
[COMMUNITY MEETING - COMMENT FORM](#)
[BUSINESS OF ECONOMIC IMPACT STATEMENT](#)

CLOSING BUSINESS**Development Services Manager'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.