

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final-revised

Wednesday, April 2, 2025

6:00 PM

BCC Chambers

Planning and Zoning Commission

CALL TO ORDER

Opening Statement

Staff Present

Accept Proof of Publication

Approval of Minutes

NEW BUSINESS

Technical Review Items:

1. Encore at Hillview PSP - Approve the Preliminary Subdivision Plan for the Encore at Hillview Subdivision containing twenty-eight (28) residential lots on approximately 3.34 acres zoned R-3A (Multiple Family Dwelling), located on the north side of Hillview Drive, approximately ¼ mile east of SR 434; (Zach Miller, Applicant) District3 - Constantine (Annie Sillaway, Senior Planner).

[2025-240](#)

Attachments: [MAP](#)

[PRELIMINARY SUBDIVISION PLAN](#)

Public Hearing Items:

2. 2825 Waldens Pond Cove Special Exception - Consider a Special Exception for an assisted living facility with eight (8) residents in the A-1 zoning district on one (1) acre, located on the east side of Waldens Pond Cove; BS2024-03 (Carol McIntyre, Applicant) District5 - Herr (Hilary Padin, Planner) [2025-225](#)

- Attachments:** [Site Map](#)
[Zoning Map](#)
[Aerial Map](#)
[Map](#)
[Site Plan](#)
[Statement of Request](#)
[Floor Plan](#)
[Denial Development Order](#)
[Approval Development Order](#)
[Affidavit of Compliance](#)
[Health Department Letter](#)
[Sunshine Water Letter](#)
[Community Meeting Flyer](#)
[Community Meeting Minutes](#)

CLOSING BUSINESS

Planning and Development 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.