

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final

Wednesday, May 6, 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. **Land Development Code Amendment - *Continued from the [2026-0072](#) April 1, 2026 P&Z Meeting*** - 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)

Attachments: [LDC Ordinance Amendment 2026](#)
[LDC Summary of Changes](#)
[Buffer Code Summary of Changes](#)
[Open Space Summary of Changes](#)
[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](#)
[PZ 4.1.26 MINUTES](#)

2. **Slavia Station PD Rezone** - Consider a Rezone from PD (Planned Development) to PD (Planned Development) for a proposed coffee shop and renovation of a historical building on approximately 1.45 acres, located on the east side of SR 426, south of Red Bug Rd; (Z2025-011) (Jan Postava, Applicant) District 1 - Dallari (**Kaitlyn Apgar, Senior Planner**). [2026-0243](#)

Attachments: [ZONING MAP](#)
[AERIAL MAP](#)
[SURVEY](#)
[MASTER DEVELOPMENT PLAN](#)
[DEVELOPMENT ORDER](#)
[ORDINANCE](#)
[COMMUNITY MEETING](#)
[APPLICANT NARRATIVE](#)
[PREVIOUS DO](#)

3. **Henderson Hill Rezone** - Consider a Rezone from A-1 (Agriculture) to C-1 (Retail Commercial) for three (3) restaurants with drive-through service lanes on approximately 4.32 acres, located on the northwest corner of W SR 46 and Henderson Lane; (Z2025-025) (Andrew Hill/Grey Seven LLC, Applicant) District 5 - Herr (**Annie Sillaway, Principal Planner**). [2026-0298](#)

Attachments: [FLU ZONING MAP](#)
[LOCATION AERIAL MAP](#)
[BOUNDARY SURVEY](#)
[ORDINANCE REZONE](#)
[COMMUNITY MEETING PACKAGE](#)
[BUSINESS AND ECONOMIC IMPACT STATEMENT](#)
[OWNERSHIP 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.