

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final

Wednesday, December 3, 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****Public Hearing Items:**

1. **Vantage Bank Special Exception** - Consider a Special Exception to allow the use of a bank in the OP (Office) zoning district on approximately 1.52 acres, located at the corner of SR 434 and E Lake Brantley Dr; (BS2025-12); (Vanessa Johnson, Vantage Properties LLC, Applicant); District3 - Constantine; (**Annie Sillaway, Principal Planner**). [2025-1042](#)

Attachments: [LOCATION MAP](#)
[FLU ZONING MAP](#)
[DEVELOPMENT ORDER](#)
[CONCEPTUAL SITE PLAN](#)
[STATEMENT OF REQUEST](#)

2. **Marsden Building PD Rezone-** Consider a Rezone from C-2 (General Commercial) to PD (Planned Development) for a proposed office and warehouse building on approximately 0.47 acres, located on the southeast corner of Division Street and Wells Avenue; (Z2025-07); (Daniel Marsden, Applicant); District 4 - Lockhart; (**Kaitlyn Apgar, Senior Planner**). [2025-1026](#)

Attachments: [AERIAL MAP](#)
[ZONING/FLU MAP](#)
[COMMUNITY MEETING](#)
[MASTER DEVELOPMENT PLAN](#)
[DEVELOPMENT ORDER](#)
[APPLICANT NARRATIVE](#)
[ORDINANCE](#)
[BEI FORM](#)

CLOSING BUSINESS

Approval of the 2026 Planning & Zoning Commission Meeting Dates

Elections for Chair and Vice Chair

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.