

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final

Wednesday, August 5, 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****Technical Review Items:**

Approve the Preliminary Subdivision Plan for the Skywater [2026-0498](#)
Subdivision containing three (3) residential lots on 25.24 acres
zoned A-1 (Agriculture), located on the west side of Lake
Markham Rd, north of Markham Rd; (Tom Faber, Applicant);
District5-Herr (**Kaitlyn Apgar, Senior Planner**).

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

Public Hearing Items:

Tatra Townhomes Rezone - ****CONTINUED FROM THE JULY 1, 2026, P&Z MEETING**** - Consider a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a seventy (70) unit townhome development on approximately 11.97 acres, located on the west side of Tatra St, north of W Chapman Rd; (Z2025-016); (Chris Leppert, Kimley-Horn and Associates, Inc.); District1-Dallari (**Kaitlyn Apgar, Senior Planner**).

[2026-0604](#)

Attachments: [AERIAL MAP](#)
[ZONING MAP](#)
[DEVELOPMENT PLAN](#)
[DENIAL DO](#)
[ORDINANCE](#)
[FIRST COMMUNITY MEETING](#)
[SECOND COMMUNITY MEETING](#)
[LETTER OF OBJECTION #1](#)
[SCHOOL IMPACT ANALYSIS](#)
[BEI](#)

Jain Society Special Exception - Consider a Special Exception to allow an existing civic assembly use to expand in the A-1 (Agriculture) and R-1AA (Single-Family Dwelling) zoning districts on 1.93 acres, located on the northwest corner of Citrus Street and Laura Avenue; (BS2025-02); (Jain Society of Central Florida, Applicant); District3 - Constantine; (**Hilary Padin, Planner**).

[2026-0601](#)

Attachments: [Zoning Map](#)
[Conceptual Site Plan](#)
[Denial Development Order](#)
[APPROVAL DEVELOPMENT ORDER.pdf](#)
[Statement of Request](#)
[Building Elevations](#)
[Floor Plans](#)
[Opposition Letters](#)
[Community Meeting 2025](#)
[Community Meeting 2026](#)

CLOSING BUSINESS**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.