

# **SEMINOLE COUNTY, FLORIDA**

COUNTY SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA



## **Meeting Agenda - Final**

**Wednesday, March 4, 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. **Request for Continuance to the April 1, 2026 P&Z meeting [2026-0112](#)  
Sandy Lane Homes Rezone - Consider a Rezone from A-1 (Agriculture) and R-1AA (Single-Family Dwelling) to MM (Missing Middle) for a proposed single family residential development of twenty-four (24) lots on approximately 7.54 acres located on the west side of Sandy Ln, south of Sand Lake Rd; (Z2025-014) (Giovanni Jordan, Jordan Homes, Applicant) District 3 - Constantine (**Kaitlyn Apgar, Senior Planner**)**

**Attachments:** [AERIAL MAP](#)  
[ZONING MAP](#)  
[SURVEY](#)  
[DEVELOPMENT PLAN](#)  
[ORDINANCE](#)  
[SCHOOL IMPACT ANALYSIS](#)  
[COMMUNITY MEETING](#)  
[LETTERS OF OPPOSITION \(5\)](#)  
[BUSINESS AND ECONOMIC IMPACT STATEMENT](#)

2. **Rock Church Special Exception** - Consider a Special Exception to allow the use of a Church and Daycare in the A-1 (Agriculture) zoning district on approximately 10.62 acres, located on the south side of W SR 46, west of Orange Blvd; (BS2025-14); (Maverick VonHerbulis, McKee Construction, Applicant); District 5 - Herr; **(Kaitlyn Apgar, Senior Planner)**. [2026-0114](#)

**Attachments:** [AERIAL MAP](#)  
[ZONING MAP](#)  
[SITE PLAN](#)  
[2016 SPECIAL EXCEPTION DO](#)  
[ADDENDUM #1 DO](#)  
[COMMUNITY MEETING](#)  
[WRPA CONSISTENCY](#)

3. **Pemberton Carports PD Major Amendment Rezone** - Consider a Rezone from PD (Planned Development) to PD (Planned Development) to allow for reduced building setbacks and buffer requirements for accessory structures on 0.87 acres, located on the north side of Pemberton Drive, east of South Orange Blossom Trail; (Z2024-014) (Darron Sims, Applicant) District 3 - Constantine **(Kaitlyn Apgar, Senior Planner)**. [2026-0113](#)

**Attachments:** [AERIAL MAP](#)  
[ZONING MAP](#)  
[MASTER DEVELOPMENT PLAN](#)  
[BEAR LAKE PUD DCA](#)  
[ADDENDUM #2 TO DCA](#)  
[ORDINANCE.pdf](#)  
[ORANGE BLOSSOM BUSINESS CENTER PLAT](#)  
[BUSINESS AND ECONOMIC IMPACT FORM](#)

**4. Wayside Drive Assemblage PD Major Amendment Rezone - [2026-0053](#)**

Consider a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) to add three (3) properties to the Wayside Assemblage PD for a mixed use development consisting of multi-family, office, retail commercial, and higher intensity planned development -target industries uses on approximately 19.98 acres, located on the south side of Wayside Dr, east of International Pkwy; (Z2025-017) (Douglas Hoeksema, Applicant) District5 - Herr (**Annie Sillaway, Principal Planner**).

**Attachments:** [LOCATION-AERIAL](#)  
[ZONING-FLU MAP](#)  
[MASTER DEVELOPMENT PLAN](#)  
[DEVELOPMENT ORDER](#)  
[ORDINANCE REZONE](#)  
[COMMUNITY MEETING INFO](#)  
[PD MAJOR AMENDMENT REVIEW CRITERIA NARRATIVE](#)  
[SCHOOL IMPACT ANALYSIS](#)  
[OWNERSHIP DISCLOSURE](#)  
[BUSINESS AND ECONOMIC STATEMENT.pdf](#)

**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.