

# **SEMINOLE COUNTY, FLORIDA**

COUNTY SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA



## **Meeting Agenda - Final**

**Wednesday, September 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****Technical Review Items:**

1. Approve the Preliminary Subdivision Plan for the Ryder Reserve Subdivision containing four (4) residential lots on approximately 23.07 acres zoned A-5 (Agriculture), located on the east side of Coffee Trail, approximately 1,700 feet north of Lake Geneva Road (Dustin Holloway, Applicant) District2 - Zembower (**Annie Sillaway, Principal Planner**). [2025-732](#)

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

**Public Hearing Items:**

2. **Comprehensive Plan Amendment Transmittal** - Transmittal of proposed text amendments to the following portions of the Seminole County Comprehensive Plan: Introduction, Transportation, Public School Facilities, Intergovernmental Coordination, and Capital Improvement Elements and Public School Facilities Exhibit to implement the 2021 School Interlocal Agreement, to expand options for transit services, and provide a definition for micro-transit; Countywide (**David German, Project Manager**). [2025-716](#)

**Attachments:** [ORDINANCE](#)  
[BUSINESS & ECONOMIC IMPACT STATEMENT](#)  
[ORDINANCE WITH EXHIBIT A](#)  
[SUMMARY OF CHANGES](#)

**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.