

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final

Wednesday, July 1, 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.

Accept Proof of Publication**Approval of Minutes****NEW BUSINESS****Public Hearing Items:**

1. **Tatra Townhomes Rezone - ****REQUEST FOR CONTINUANCE TO THE AUGUST 5TH MEETING**** - [2026-0481](#)**
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.) District 1 - Dallari (**Kaitlyn Apgar, Senior Planner**)

Attachments: [AERIAL MAP](#)
[ZONING MAP](#)
[DEVELOPMENT PLAN](#)
[ORDINANCE](#)
[DENIAL DO](#)
[FIRST COMMUNITY MEETING](#)
[SECOND COMMUNITY MEETING](#)
[SIA](#)
[BEI](#)

2. **Mission BBQ Special Exception** - Consider a Special Exception to allow a restaurant within 1,000 feet of a school to obtain an alcohol license in the PD (Planned Development) district on 0.57 acres, located on the south side of W Lake Mary Boulevard, east of Sun Drive; BS2025-06 (William Leahy, Applicant) District 4 - Lockhart (**Kaitlyn Apgar, Senior Planner**). [2026-0453](#)

Attachments: [AERIAL MAP](#)
[ZONING MAP](#)
[SITE PLAN](#)
[DEVELOPMENT ORDER](#)
[SEPARATION FROM SCHOOL MISSION BBQ](#)
[ALCOHOL SEPARATION FORM](#)
[COMMUNITY MEETING](#)

3. **Kentucky Street Special Exception** - Request for a Special Exception for a proposed 143-foot communication tower and four (4) variances to the required separation distance from properties with existing single family use, located on the north side of Kentucky Street, approximately 1,700 feet east of Skyway Drive; Z2025-15 (Mary Doty Solik, Applicant) District 5 - Herr (**Annie Sillaway, Principal Planner**). [2026-0486](#)

Attachments: [LOCATION - AERIAL MAP](#)
[ZONING - FLU MAP](#)
[LOCATION PLAN](#)
[SITE PLAN](#)
[APPROVED DEVELOPMENT ORDER](#)
[DENIAL DEVELOPMENT ORDER](#)
[EXHIBIT A TABLE 1 SEPERATION](#)
[EXHIBIT B VARIANCE SEPARATION TABLE FROM RESIDENTIAL USES](#)
[GATE AND FENCE DETAIL](#)
[TOWER ELEVATION](#)
[VARIANCE CRITERIA](#)
[SPECIAL EXCEPTION CRITERIA](#)
[SEPARATION DISTANCE WAIVER](#)
[COMMUNITY MEETING INFORMATION.pdf](#)

4. **Isola Retail PD Major Amendment Rezone** - Consider a Rezone from PD (Planned Development) to PD (Planned Development) to allow outdoor storage in conjunction with Building 2 only, as shown on the Master Development Plan, within the Isola Retail PD, on approximately 3.25 acres, located on the west side of Longwood Lake Mary Rd, 300 feet north of Ronald Reagan Blvd; (Z2026-04) (Robert Isola, Applicant) District4 - Lockhart (**Annie Sillaway, Principal Planner**)

[2026-0476](#)

Attachments: [LOCATION-AERIAL MAP](#)
[ZONING-FLU MAP](#)
[MASTER DEVELOPMENT PLAN](#)
[DEVELOPMENT ORDER](#)
[ORDINANCE REZONE](#)
[PD NARRATIVE](#)
[LETTER FROM WASTEPRO](#)
[COMMUNITY MEETING INFO](#)
[2004 ISOLA DEVELOPMENT ORDER](#)
[BEI FORM](#)

5. **Sanford Commerce Center Small Scale Future Land Use Map Amendment and PD Major Amendment Rezone -** [2026-0493](#)
Consider a Small Scale Future Land Use Map Amendment from Commercial to Industrial and a Rezone from PD (Planned Development) to PD (Planned Development) for a proposed 144,000 square foot commercial and industrial flex space warehouse development on approximately 17.23 acres, located on the south side of Orange Blvd, and approximately ½ mile east of Oregon St; (Z2026-06/02.26SS.01) (S. Brent Spain, Esquire, Applicant) District 5 - Herr (**Annie Sillaway, Principal Planner**)

Attachments: [LOCATION/AERIAL MAP](#)
[FLU/ZONING MAP](#)
[MASTER DEVELOPMENT PLAN](#)
[DEVELOPMENT ORDER](#)
[ORDINANCE LAND USE](#)
[ORDINANCE REZONE](#)
[COMMUNITY MEETING INFO](#)
[ATTACHMENT A](#)
[2ND REVISED AND RESTATED DO ORANGE BLVD PROPERTY PD](#)
[PREVIOUSLY APPROVED MDP](#)
[BEI FORM](#)

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.