

# **SEMINOLE COUNTY, FLORIDA**

COUNTY SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA



## **Meeting Agenda - Final**

**Wednesday, August 6, 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. Nikolic Home Small Scale Future Land Use Map Amendment- [2025-278](#)**

Consider a Small Scale Future Land Use Map Amendment from Public, Quasi-Public to Suburban Estates for a proposed single family development on approximately 2.6 acres, located on the west side of Markham Woods Road, south of Markham Road; (12.24SS02) (Lonnie Groot, Applicant) District 5 - Herr (**Kaitlyn Apgar, Senior Planner**)

**Attachments:** [FLU ZONING MAP](#)  
[AERIAL](#)  
[WRPA CONSISTENCY FORM](#)  
[ATTACHMENT A- FLUMA](#)  
[ORDINANCE](#)  
[COMMUNITY MEETING MINUTES](#)  
[COMMUNITY MEETING NOTICE](#)  
[COMMUNITY MEETING MAILING LIST AND SIGN IN SHEETS](#)  
[APPLICANT LEGAL ANALYSIS](#)  
[APPLICANT VITA RESUME](#)  
[BUSINESS OF ECONOMIC IMPACT STATEMENT FORM](#)

2. **The Cigar Lounge Special Exception** - Consider amending an existing Special Exception for an alcoholic beverage establishment to allow for expansion in the PD (Planned Development) district on 2.29 acres, located on the northwest corner of W. State Road 426 and Via Loma Drive; BS2024-05 (Ryan LaBarre, Applicant) District1 - Dallari (**Hilary Padin, Planner**) [2025-645](#)

**Attachments:** [Site Map](#)  
[Zoning Map](#)  
[Aerial Map](#)  
[Floor Plan](#)  
[Narrative](#)  
[Development Order](#)  
[Community Meeting Documents](#)  
[2010 Development Order](#)

3. **Village on the Green Small Scale Future Land Use Map Amendment and PD Major Amendment** - Consider a Small Scale Future Land Use Map Amendment from High Density Residential and Planned Development to Planned Development and a Rezone from R-3 (Multiple Family Dwelling) and PD (Planned Development) to PD (Planned Development), for the addition of 6.83 acres, forty (40) residential units, an amenities building and two (2) sport courts to the existing Village on the Green Planned Development for a total of approximately 82.78 acres, located on the south side of Sabal Palm Drive, approximately 1,000 feet east of Wekiva Springs Road; (Z2025-03/02.25SS.02) (Brooks Stickler, Kimley Horn and Associates, Applicant) District3 - Constantine (**Annie Sillaway, Principal Planner**).

[2025-666](#)

**Attachments:** [LOCATION MAP](#)  
[FLU ZONING MAP](#)  
[AERIAL](#)  
[MASTER DEVELOPMENT PLAN](#)  
[DEVELOPMENT ORDER](#)  
[LAND USE ORDINANCE](#)  
[REZONE ORDINANCE](#)  
[COMMUNITY MEETING INFORMATION](#)  
[REVIEW CRITERIA ARCHITECTURAL RENDERINGS](#)  
[BUSINESS AND ECONOMIC IMPACT STATEMENT](#)  
[ATTACHMENT A TEXT](#)  
[ATTACHMENT A WORKSHEET](#)  
[OWNER AUTHORIZATION](#)

## **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.