

Fee: \$1000.00

PROJECT #: 22-55 100008 - prior



DEVELOPMENT SERVICES

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APPEAL OF DECISION BY BOA, PZC, OR DRC TO BCC
Including Decisions by Director or Manager

APPELLANT INFORMATION

Name: Katrina Shadix for Bear Warriors United nonprofit organization
Address: P.O. Box 622621 City: Oviedo Zip code: 32762
Telephone Number(s): 407 702 3576
Email Address: BearWarriorsUnited@gmail.com

APPEAL INFORMATION

Project name and number being appealed: Yarborough Ranch Development
Project Address: Snowhill Rd. (east side) City: Geneva Zip code: 32732
Tax/Parcel ID Number: 34-20-32-555-0300-0000 Formerly known as: Creekside Acres
Appealing decision of: Planning + Zoning Board re: Yarborough Ranch
Decision date: December 7, 2022 PSP

Signature: Katrina Shadix Date: January 5 2023

SUBMITTAL CHECKLIST

Submittal requirements vary based upon the decision being appealed.
All items must be provided prior to scheduling the BCC hearing.

	Completed application.
	Written Notice of Appeal.
	Appeal fee.
	Additional information and supporting documents.



Yarborough Ranch PSP Appeal Written Notice & Supporting Documents

1 message

Bear Warriors <bearwarriorsunited@gmail.com>
To: Bear Warriors <bearwarriorsunited@gmail.com>

Thu, Jan 5, 2023 at 12:49 PM

Written Notice of Appeal:

I, Katrina Shadix on behalf of Bear Warriors United, am appealing the 12/7/22 Planning and Zoning Yarborough Ranch PSP approval on the grounds that the 2008 Development Order, on which the proposed PSP was based, was improperly constructed and not properly approved by the BOCC as required by statute. In that DO, it specifically states that if any part of the DO is adjudged illegal, the entire DO is invalidated.

My supporting documents:

- The minutes from the 2-12-2008 BoCC consent agenda

The minutes from that meeting can be found by clicking this link:

<https://webapps.seminoleclerk.org/bcc-documents/board-minutes/2-12-2008.shtm>

- The video of the 2008 BoCC consent agenda

The video can be obtained from the SGTV department.

I would have included my link to the archived video, however, the links expire quickly and my link would not be accessible.

I will have a video clip (to show at the appeal hearing) of all parts of the meeting that mentioned/pertained to Item #14 of the Consent Agenda Item/Creek Side Acres.

- The first page of the Seminole County Government Agenda Memorandum of staff's recommendation for the final plat for Creek Side Acres.
BK 357 PG 0171

- Acting County Attorney Paul Chipock's handwritten notes of 2-12-2008 BoCC meeting video.

January 5, 2023

Katrina Shadix, Executive Director
Bear Warriors United
P.O. Box 622621
Oviedo, FL 32762-2621
407-702-3576

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Creek Side Acres Final Plat

DEPARTMENT: Planning and Development

DIVISION: Development Review

AUTHORIZED BY: Dori DeBord

CONTACT: Denny Gibbs

EXT: 7387

MOTION/RECOMMENDATION:

Approve, and authorize the Chairman to execute, the final plat for Creek Side Acres located on Snowhill Road in Section 03, Township 21S, Range 32E.

District 1 Bob Dallari
District 2 Michael McLean

Tony Walter

BACKGROUND:

The applicant, Lou Tulp for Yarborough Ranch Properties, is requesting approval of the final plat for Creek Side Acres. The plat consists of three (3) tracts over 6,548.38 acres more or less and is zoned A-5 and A-10. The property is situated with Snowhill Road on the west, the St. Johns River/County Line on the east; the north side is bounded primarily by the Little Big Econ State Forest and extends south beyond the Econlockhatchee River. The 6,548 acres are in Townships 20 and 21 S, and Ranges 32 and 33 E.

Tract 1 and Tract 2 consists of approximately 5,187 acres. These tracts will transfer to St. John's River Water Management District and be preserved as part of the Little Big Econ State Forest. Tract 1 and Tract 2 contain approximately 1,017 acres of uplands, 2,884 acres of wetlands, and the balance is sovereign land.

Tract 3 is approximately 1,360.49 acres with 891 acres of uplands and is reserved for future development with the density not to exceed 300 units. This development would require a new subdivision plan under the Optional Cluster Provisions in the Seminole County Land Development Code under Section 30.109.

The plat meets all applicable requirements of Chapter 35, Seminole County Land Development Code and Chapter 177, Florida Statutes.

STAFF RECOMMENDATION:

Staff recommends that the Board approve, and authorize the Chairman to execute, the final plat for Yarborough Ranch located on Snowhill Road in Section 03, Township 21S, Range 32E.

2-12-08 BCC meeting video

Yarborough 4 item 14 pulled for
separate discussion

23:27

maximum density up to 300 units to be
started in 20

25:00 - Not Agreeing to it

26:00 clustering discussion

27:00 will see it again - this is final plan

35:01 Looking for approval of items
5 & 14

→ { 35:29 5 & 14
35:34 motion to approve
5-0 Approved

OWNER:
JOB ADDRESS:
LOT #:

APPEALS	1000.00	1000.00	.00
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TOTAL FEES DUE.....: 1000.00

AMOUNT RECEIVED.....: 1000.00

* DEPOSITS NON-REFUNDABLE *
** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000000095	
CASH/CHECK AMOUNTS....:	1000.00	
COLLECTED FROM:	BEAR WARRIORS UNITED INC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE	