

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On May 13, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 232
MANDARIN SEC 7
PB 33 PGS 14 & 15

(The above described legal description has been provided by Seminole County Property Appraiser.)

A. FINDINGS OF FACT

Property Owner: AHSAN RAZA
1130 SETON HALL CT
SANFORD, FL 32771

Project Name: WALDENS POND CV (2825) - SPECIAL EXCEPTION

Requested Development:

A Special Exception for an assisted living facility with eight (8) residents in the A-1 (Agriculture) district.

The findings reflected in the record of the May 13, 2025, Board of County Commissioner's meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee

ordinances, to the extent that such requirements are not inconsistent with this Development Order.

(3) The conditions upon this development approval are as follows:

- a. The Special Exception granted applies only to the eight (8) bed assisted living facility as depicted on the Special Exception Site Plan.
- b. The layout of the proposed uses will be substantially consistent with that which is depicted on the Special Exception Site Plan, attached hereto as "Exhibit A".
- c. No building associated with the Special Exception may be increased more than ten (10) percent in size without approval from the Board of County Commissioners.
- d. Prior to the issuance of development permits, a Site Plan that meets the requirements of all other applicable code requirements, including Chapter 40 of the Land Development Code, must be approved.
- e. This Development Order will expire one (1) year after approval unless a development permit based upon and incorporating the Special Exception, is obtained within the one (1) year period. One six (6) month extension may be granted by the Board of County Commissioners.

(4) This Development Order touches and concerns the above described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.

(6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of

the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Jay Zembower, Chairman
Board of County Commissioners

EXHIBIT A

SITE PLAN

Address: 2825 Waldens Pond Cove

Longwood, FL 32779

Parcel ID: 24-20-29-504-0000-2320

Lot area: 1 Acres

Plot Size: 11"x17"

Drawing scale: 1"=40'

