

**MINUTES OF NIKOLIC PROPERTY FUTURE LAND USE AMENDMENT
COMMUNITY MEETING - MARCH 3, 2025**

The meeting was called to order at 6:00 p.m. on March 3, 2025 at the offices of Stenstrom, McIntosh, Colbert & Whigham, P.A.; 300 International Parkway; Suite 100; Lake Mary, Florida 32746.

The 12 people in attendance, aside from Lonnie Groot, the attorney representing the applicants, are listed in the attached speaker forms. The persons contacted relating to the community meeting are listed on the attached 2 lists one mailing going to 30 addresses occurring on January 29, 2025 and the mailing going to 148 addresses occurring on February 12, 2025.

Lonnie Groot offered each attendee a copy of the complete application packet. 5 complete application packets were distributed. 11 attendees were provided with a copy of the community meeting notice which had been mailed. Mr. David Germana arrived just as the community meeting was terminating, but he is being emailed a complete application packet.

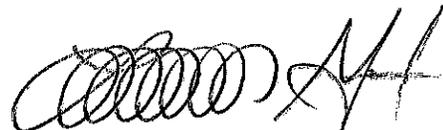
Lonnie Groot explained the status of the Nikolic property from a future land use designation and a zoning classification perspective using the map that was included in the community meeting notice. The general summary was that an application was submitted by the property owner for a future land use designation amendment from PUB-G to SE (Public to Suburban Estates) which future land use designations are assigned by Seminole County in accordance with the provisions of the *Seminole County Comprehensive Plan*. Further, it was explained that the Public future land use designation was assigned to the property because there was some concern that a cemetery was located on the property, but that evidence proves to the contrary. It was noted that the SE future land use designation limits any lots created to 1 acre in size as does the current zoning of Agriculture (A-1).

The comments provided by the attendees are summarized as follows:

- (1). There was considerable distrust articulated because there is a belief that "event center"/farm located at the end of the dirt road is being misused as on the basis of a false agricultural approval/use.
- (2). There is concern about the potential for finding gravesites on the property.
- (3). There is concern about whether 2 houses could be developed on the property (the comment of Public Works is recognized relative to access on Markham Woods Road being an issue and the issue relating to splitting the property without such access).
- (4). There is concern that the development of the property would be a church.

All of the attendees providing their email addresses requested that the County notify them of the public hearing dates when the application will be heard.

The community meeting ended at about 7:05 p.m.

A handwritten signature in black ink, appearing to be a stylized name or set of initials, located at the bottom right of the page.

FIRST MAILING 1/29/25

EVENSON, LORI A
1566 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1983

FINN, WILLIAM & FINN, MARIA
1546 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1983

STOCKMAN, PAMELA B ENH LIFE EST & STOCKMAN, ROBERT
F ENH LIFE EST
1737 CEDAR STONE CT
LAKE MARY, FL 32746-4615

UMLAUFT, MARY E & KENNETH M
1563 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1984

GERARD, ROBERT A & JEAN R
1554 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1983

RUSSELL, WILLIAM G HEIR
1950 NE 120TH AVE
WILLISTON, FL 32696-8341

MC ARDLE, MICHAEL F & DEANNA L
1707 CEDAR STONE CT
LAKE MARY, FL 32746-4615

BOWEN, REWAN C & NANCY C
1762 BRACKENHURST PL
LAKE MARY, FL 32746-4609

CIAPPA, ERNEST A JR
1724 CEDAR STONE CT
LAKE MARY, FL 32746-4615

HEATHROW MASTER ASSN INC
C/O SENTRY MGMT, INC
2180 W SR 434 STE 5000
LONGWOOD, FL 32779-5041

ANSARI, AYESHA A
1539 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1984

TOSCANO, JOSEPH & CARRIE A
1574 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1983

ANTRUM, JAMIE
24 MARGARET RD
ORMOND BEACH, FL 32176-3543

PATEL, DARSHAN & JAINA
3535 MICHIGAN ST
LAKE MARY, FL 32746-4605

TITF/REC & PARKS WEKIVA SPGS ST PK/ARVIDA PAR
DEP 3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-0001

RUSSELL, JOEL D ENH LIFE EST & RUSSELL, JUANITA S
ENH LIFE EST
5760 MARKHAM WOODS RD
LAKE MARY, FL 32746-4603

SIMONE, JOSEPH J
1531 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1984

BOGART, DAVID & LISA S
1558 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1983

VAUGHN, ROBERT L III
1610 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1963

LUNENBURG PROPERTIES LLC
330 N BABCOCK ST
MELBOURNE, FL 32935-7324

WESLEY, BEVIN & JACLYN
6345 MARKHAM WOODS RD
LAKE MARY, FL 32746-4606

SAWYER, RICHARD C ENH LIFE EST
1754 CEDAR STONE CT
LAKE MARY, FL 32746-4615

GERGIS, SHERRY & ARMINEOUS, ANTHONY
1774 BRACKENHURST PL
LAKE MARY, FL 32746-4609

TEJANI, SAYEDA M & MOHAMEDTAKI A
1727 BRACKENHURST PL
LAKE MARY, FL 32746-4608

EUDELL, ALFRED JR & ANNETTE B
1708 FOUNTAINHEAD DR
LAKE MARY, FL 32746-4402

WATKINS, PRISCILLA & WATKINS, ROBERT L III
1619 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1964

ROBERT PHILLIP SASS REV LIVING TRUST
1768 BRACKENHURST PL
LAKE MARY, FL 32746-4609

CARISBROOKE LOT 44 LLC
1223 E CONCORD ST
ORLANDO, FL 32803-5408

HANSLA, JONATHAN & MICHELLE
1708 BRACKENHURST PL
LAKE MARY, FL 32746-4609

SK WILLIAMSON REV TRUST
1607 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1964

SECOND MAILING LIST 2/10/25
2/10/25

OwnerNam Address1 Address2 CityStateZip
SK WILLIAMSON REV TR 1607 CHER LAKE MARY, FL 32746-1964
CRESTWOOD ESTATES PO BOX 80 DALLAS, TX 75380-3555
HEATHROW C/O SENTRY 2180 W SR LONGWOOD, FL 32779-5041
CONFIELD, STEVEN M 3550 MICH LAKE MARY, FL 32746-4601
ABDELNOUR, TAWFEEL 1575 CHER LAKE MARY, FL 32746-1984
DEARTH, DANA & MARC 1748 CEDAR LAKE MARY, FL 32746-4615
CARISBROOK C/O SENTRY 2180 W ST LONGWOOD, FL 32779-5041
NIKOLIC, ALEKSANDAR 1111 OUTL DELTONA, FL 32725-8344
STACY, DAVID & SUSAN 1562 CHER LAKE MARY, FL 32746-1983
HIDDEN OAKS FARM 1437 SARA WINTER PARK, FL 32792-2100
ROJAS, SEAN & WARD, 1650 CHER LAKE MARY, FL 32746-1963
GUILFOYLE, AMY L 1625 CHER LAKE MARY, FL 32746-1962
PAMELA SERAI REV LIV 1626 CHER HEATHROW, FL 32746-1963
METHVEN, ROBERT J 3515 MICH LAKE MARY, FL 32746-4605
EBERHARDT, JEFFREY L 1617 CHER LAKE MARY, FL 32746-1962
MARTIN, MONICA 1601 CHER LAKE MARY, FL 32746-1962
MULLER, ALES & DEBO 1738 BRAC LAKE MARY, FL 32746-4609
SCHRIEBER, STEVEN & 1714 BRAC LAKE MARY, FL 32746-4609
PUJALS, KAREN M ENH 1535 CHER LAKE MARY, FL 32746-1984
PATEL, AKU ENH LIFE E 101 TEDWC LONGWOOD, FL 32779-4612
HENAO, WILLIAM & MA 1582 CHER LAKE MARY, FL 32746-1983
GERMANA, EUGENE & I 1724 FOUN LAKE MARY, FL 32746-4402
MASSIE, JOSHUA & LIN 1761 CEDAR LAKE MARY, FL 32746-4615
PRYTULA, GEORGE & C 1655 CHER HEATHROW, FL 32746-1964
KLATT, WILLIAM H & MA 1719 CEDAR LAKE MARY, FL 32746-4615
HOWE, CHRIS A 1740 FOUN LAKE MARY, FL 32746-4402
ZAMPINI, DINO G & FR 1614 CHER LAKE MARY, FL 32746-1963
MANAHAN, RAYMOND 1191 KERSI LAKE MARY, FL 32746-1933
NARGIS G DEWJI FAMIL 1786 BRAC LAKE MARY, FL 32746-4609
TOWERS, KIMBERLY 1720 BRAC LAKE MARY, FL 32746-4609
AYERS, GAI EST 3477 MICH LAKE MARY, FL 32746-4624
WHITLOCK, VERONICA 3565 RICE LONGWOOD, FL 32779-3081
VETTER, LOUIS LIFE ES 1659 CHER LAKE MARY, FL 32746-1964
JOHN K SPOLSKI REV LI 136 N HIGH LAKE MARY, FL 32746-3210
DAYRIT, ARLIN M & HEL 1643 CHER LAKE MARY, FL 32746-1964
POVLICK, JASON J & JU 1030 HENL LAKE MARY, FL 32746-1972
GERMANA, DAVID A & K 1731 CEDAR LAKE MARY, FL 32746-4615
YAREM, ANDREW & AM 1613 CHER HEATHROW, FL 32746-1962
COFFIELD, CYNTHIA R 1743 CEDAR LAKE MARY, FL 32746-4615
GUARDIAN LEGACY TR 4 MASON H WARREN, NJ 07059-4603
BLONSICK, JOHN S III 1593 CHER LAKE MARY, FL 32746-1906
THOMAS, JENNIFER H 1599 CHER LAKE MARY, FL 32746-1984
TORRES, FERNANDO & 1732 BRAC LAKE MARY, FL 32746-4609

LIU, GANG 1606 CHER LAKE MARY, FL 32746-1963
TREUIL, TARA 1598 CHER LAKE MARY, FL 32746-1983
KAPUR, NAVIN S & SRIV 1615 CHER HEATHROW, FL 32746-1964
FRANCO, NICOLE A & F 1570 CHER LAKE MARY, FL 32746-1983
MANIAR, NIMISH M & SI 3442 MICH LAKE MARY, FL 32746-4602
SKINNER, SCOTT R & JL 1534 CHER LAKE MARY, FL 32746-1983
MEARS, MICHELLE & VJ 1701 CEDA LAKE MARY, FL 32746-4615
LUNENBURG PROPERT 330 N BABO MELBOURNE, FL 32935-7324
GERGIS, SHERRY & ARJ 1774 BRAC LAKE MARY, FL 32746-4609
CIAPPA, ERNEST A JR 1724 CEDA LAKE MARY, FL 32746-4615
FRAIFELD, MOISES & SI 1633 CHER LAKE MARY, FL 32746-1962
RAVI, PRABHAKAR K & I 1547 CHER LAKE MARY, FL 32746-1984
CARISBROOKE LOT 44 1223 E COF ORLANDO, FL 32803-5408
NORMA A S 7025 COUN STE 1071 P LAKE MARY, FL 32746-4721
MM ALBRIGHT FAMILY I 1744 BRAC LAKE MARY, FL 32746-4609
NAPIERATA, SCOTT & JI 429 S SCOT SANFORD, FL 32771-4918
SOJERI, BEHROOZ & TC 1756 BRAC LAKE MARY, FL 32746-4609
CHATER, MICHELLE & J 1543 CHER LAKE MARY, FL 32746-1984
SPALTER, PAMELA S & I 3438 MICH LAKE MARY, FL 32746-
MCAVOY FINANCIAL AS 355 SADDL LAKE MARY, FL 32746-4333
CHAMBERS, NORREL A 5740 MARK LAKE MARY, FL 32746-4603
RUSSELL, WILLIAM G H 1950 NE 12 WILLISTON, FL 32696-8341
WESLEY, BEVIN & JA CL 6345 MARK LAKE MARY, FL 32746-4606
SKWARLO, BRUCE E & I 1538 CHER LAKE MARY, FL 32746-1983
METHVEN, ROBERT J 3515 MICH LAKE MARY, FL 32746-4605
SHAH, UMANG & VRUN 3434 MICH LAKE MARY, FL 32746-4602
RUSSELL, J ENH LIFE E 5760 MARK LAKE MARY, FL 32746-4603
GRETHE FAMILY LIVING 1550 CHER LAKE MARY, FL 32746-1983
CUPPER, R & VOGUIT, 1748 FOUN LAKE MARY, FL 32746-4402
LIGHTBOURN, RYAN R 1736 CEDA LAKE MARY, FL 32746-4615
HINKLEY, MICKEY & TAI 1542 CHER LAKE MARY, FL 32746-1983
SPAULDING, THOMAS 1638 CHER LAKE MARY, FL 32746-1963
SAWYER, RICHARD C E 1754 CEDA LAKE MARY, FL 32746-4615
BERNSTEIN, DAVID J EN 1530 CHER HEATHROW, FL 32746-1983
EUELL, ALFRED JR & F 1708 FOUN LAKE MARY, FL 32746-4402
HEATHROV C/O SENTER 2180 W SR LONGWOOD, FL 32779-5041
CARISBROO C/O SENTER 2180 W ST/ LONGWOOD, FL 32779-5041
KOCKEN, KEVIN R & HE 1739 BRAC LAKE MARY, FL 32746-4608
HEATHROV C/O SENTER 2180 W SR LONGWOOD, FL 32779-5041
HZ REALTY INVESTMEN 1812 WING LONGWOOD, FL 32779-2706
POLLACK, ADAM & JAC 1609 CHER LAKE MARY, FL 32746-1962
BOWEN, REWAN C & N 1762 BRAC LAKE MARY, FL 32746-4609
HEATHROV C/O SENTER 2180 W SR LONGWOOD, FL 32779-5041
WARD, LINDA N & FRAI 1675 CHER LAKE MARY, FL 32746-1986

TSARUK, YANEK 1658 CHER LAKE MARY, FL 32746-1963
RASQUINHA, PAYAL 1603 CHER LAKE MARY, FL 32746-1964
LOFTIS, JUSTIN M 1670 CHER LAKE MARY, FL 32746-1963
VESSELS OF OIL MINIS 1787 BRAC LAKE MARY, FL 32746-4608
HANSLA, JONATHAN & 1708 BRAC LAKE MARY, FL 32746-4609
PEREZ, HUBERTO & CA 3495 MICH LAKE MARY, FL 32746
STOCKMAN F ENH LIFE 1737 CEDA LAKE MARY, FL 32746-4615
ROMERO, DANIEL A EN 5645 MARK LAKE MARY, FL 32746-4019
GRANDE, DOMONIC & 1623 CHER LAKE MARY, FL 32746-1964
BLACKMON, CHRISTIN 1700 FOUN LAKE MARY, FL 32746-4402
TIITF/REC & PARKS WEI DEP 3900 C TALLAHASSEE, FL 32399-0001
THORPE, KRISTOPHER 1713 CEDA LAKE MARY, FL 32746-4615
NOWICKI, MATTHEW J 1587 CHER LAKE MARY, FL 32746-1984
GERARD, ROBERT A & J 1554 CHER LAKE MARY, FL 32746-1983
WESLEY, BEVIN & JACL 6345 MARK LAKE MARY, FL 32746-4606
KRUMMICK, RYAN C & J 1642 CHER HEATHROW, FL 32746-1963
ZIMLICH, THOMAS M & 1602 CHER LAKE MARY, FL 32746-1963
ROBERT PHILLIP SASSI 1768 BRAC LAKE MARY, FL 32746-4609
FENIMORE, SHANNON 1586 CHER LAKE MARY, FL 32746-1983
TEJANI, SAYEDA M & MC 1727 BRAC LAKE MARY, FL 32746-4608
RYBAK, GILBERT W & BI 1551 CHER LAKE MARY, FL 32746-1984
DESTEFANO, ANDREW 1646 CHER LAKE MARY, FL 32746-1963
LEEMAN, JAMES & JESS 1622 CHER LAKE MARY, FL 32746-1963
VEMULA, RAVI & VELIGI 1629 CHER LAKE MARY, FL 32746-1962
MCMURDY, JOSEPH D 1630 CHER LAKE MARY, FL 32746-1963
CYRUS, JASON D & ALI 1725 CEDA LAKE MARY, FL 32746-4615
TIITF/REC & PARKS WEI DEP 3900 C TALLAHASSEE, FL 32399-0001
MC ARDLE, MICHAEL F 1707 CEDA LAKE MARY, FL 32746-4615
SEMINOLE COUNTY SC 400 E LAKE SANFORD, FL 32773-7125
RANSBURG, HERBERT I 1749 CEDA LAKE MARY, FL 32746-4615
ADAMS, BRUCE R & KAI 1763 BRAC LAKE MARY, FL 32746-4608
WELCH, ROBERT JR & E 1780 BRAC LAKE MARY, FL 32746-4609
BOGART, DAVID & LISA 1558 CHER LAKE MARY, FL 32746-1983
UMLAUFT, MARY E & KE 1563 CHER LAKE MARY, FL 32746-1984
EVENSON, LORI A 1566 CHER LAKE MARY, FL 32746-1983
THR FLORII C/O RYAN I PO BOX 49I SCOTTSDALE, AZ 85261-4900
LOYAL, BRENDA K & MI 1590 CHER LAKE MARY, FL 32746-1983
ISLAND LAI Attn: FRED 5348 CART LAKE MARY, FL 32746-4013
ZAIDI, ALI A & SUMBUL 1605 CHER LAKE MARY, FL 32746-1962
PATEL, DARSHAN & JALI 3535 MICH LAKE MARY, FL 32746-4605
FLEMING, CHRISTOPHI 1621 CHER LAKE MARY, FL 32746-1962
BRANDON, PATRICK R 1589 CHER LAKE MARY, FL 32746-1906
MYERS, MICHAEL B & J 1100 FIELD LAKE MARY, FL 32746-4616
HEATHROV C/O SENR 2180 W SR LONGWOOD, FL 32779-5041

JOYCE A SWEGLE TRUS 1730 CEDA LAKE MARY, FL 32746-4615
CARISBROOK C/O SENTRY 2180 W ST/ LONGWOOD, FL 32779-5041
VAUGHN, ROBERT L III 1610 CHER LAKE MARY, FL 32746-1963
VON HERBULIS, ROBERT 1716 FOUNTAIN LAKE MARY, FL 32746-4402
WILLIAMS, ANTHONY K 1597 CHER HEATHROW, FL 32746-1906
ANSARI, AYESHA A 1539 CHER LAKE MARY, FL 32746-1984
FINN, WILLIAM & FINN, 1546 CHER LAKE MARY, FL 32746-1983
SIMONE, JOSEPH J 1531 CHER LAKE MARY, FL 32746-1984
TORRES, ANGEL P 1634 CHER LAKE MARY, FL 32746-1963
LAMBIE, DAVID S 1755 CEDA LAKE MARY, FL 32746-4615
COLPAERT, BRAD M & P 1742 CEDA LAKE MARY, FL 32746-4615
GARGUS, DANIEL & LOUISE 1726 BRAC LAKE MARY, FL 32746-4609
WATKINS, PRISCILLA & 1619 CHER LAKE MARY, FL 32746-1964
DINA IBRAHIM REV TRUST 1750 BRAC LAKE MARY, FL 32746-4609
DERVISH, TURGUT ENF 1732 FOUNTAIN LAKE MARY, FL 32746-4402
TOSCANO, JOSEPH & C 1574 CHER LAKE MARY, FL 32746-1983
MARTINEZ, MARIA I & S, 1618 CHER LAKE MARY, FL 32746-1963

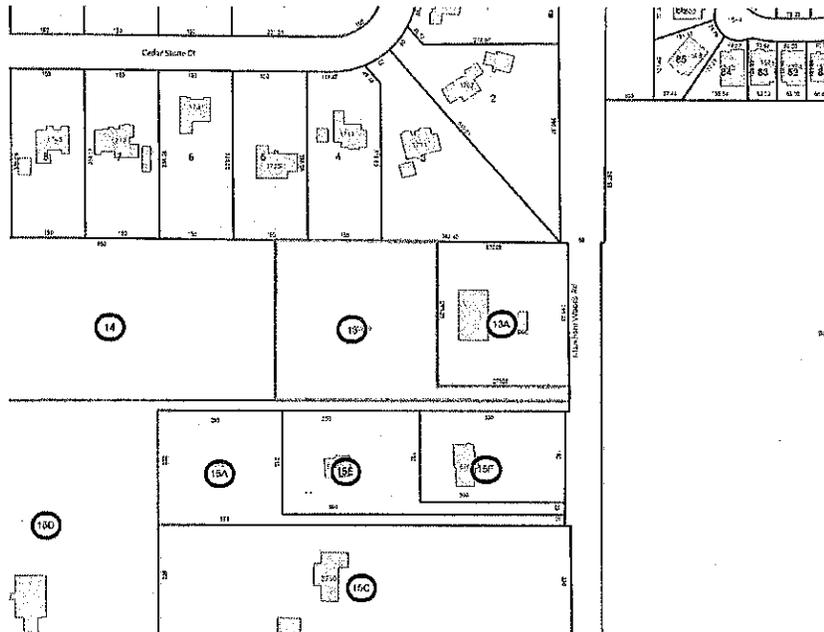
NIKOLIC PROPERTY LAND USE AMENDMENT COMMUNITY MEETING

Date: March 3, 2025

Time: 6:00 p.m.

Location: Stenstrom, McIntosh, Colbert & Whigham, P.A.; 300 International Parkway; Suite 100; Lake Mary, Florida 32746

YOU ARE INVITED TO ATTEND A COMMUNITY MEETING RELATING TO THE PROPERTY DEPICTED IN THE MAP BELOW:



Tax Parcel Identification Number: 02-20-29-300-0130-0000

Owners: Aleksandar Nikolic and Dragana Nikolic

Proposal: Future Land Use Designation Amendment from PUB-G to SE (Public to Suburban Estates). The Public future land use designation was assigned to the property because there was some concern that a cemetery was located on the property. Evidence proves to the contrary. The SE future land use designation limits any lots created to 1 acre in size as does the current zoning of Agriculture (A-1). Materials will be available for distribution at the meeting.

This meeting is required pursuant to the provisions of the *Land Development Code of Seminole County*.

Please feel free to call Lonnie Groot at 386-748-3685 with any questions.

**SPEAKER LOG/NIKOLIC PROPERTY FUTURE LAND USE AMENDMENT
COMMUNITY MEETING - MARCH 3, 2025**

First/Last Name: Maria Klatt
Address: 1719 Cedarstone Ct City: Lake Mary State: FL Zip: 32746
Phone: 407-923-3138 Email: mariaklatt723@gmail.com

COMMENTS BELOW AND ON BACK IF WRITTEN COMMENTS ARE PREFERRABLE:

- ② Concerned with building commercial
- ③ disturbed the cemetery
- ③ noise
- ④ concerned owners are planning to build a church
- ⑤ school zone
- ⑥ A/d traffic

**SPEAKER LOG/NIKOLIC PROPERTY FUTURE LAND USE AMENDMENT
COMMUNITY MEETING - MARCH 3, 2025**

First/Last Name: JOHN SPOLSKI
Address: 136 N. HIGH ST. City: LAKE MARY State: FL Zip: 32746
Phone: 407-322-8424 E-Mail: SPOLSKI@SPOLSKI.COM

COMMENTS BELOW AND ON BACK IF WRITTEN COMMENTS ARE PREFERRED:

When this property be used for (1) houses
or (2) or a church?

Due to the event center being approved
under the guise of Agri-tourism
all of the neighbors are concerned
about what it will be used for.

J Russ Fam @ aol. com

**SPEAKER LOG/NIKOLIC PROPERTY FUTURE LAND USE AMENDMENT
COMMUNITY MEETING - MARCH 3, 2025**

First/Last Name:

Address:

Phone:

E-Mail:

J. Sue Russell

5760 Markham Woods City: Cathey State: FL Zip: 32746

COMMENTS BELOW AND ON BACK IF WRITTEN COMMENTS ARE PREFERRABLE:

We live by the 5 acre road access which became an event center and was ~~it'd~~ to be a "farm" —

this property the meeting is about can have a house, 2nd "house" could be a church, which has been indicated — we would be right across from it — we already have enough traffic!

**SPEAKER LOG/NIKOLIC PROPERTY FUTURE LAND USE AMENDMENT
COMMUNITY MEETING - MARCH 3, 2025**

First/Last Name: FRED PERITO
Address: 1215 COUNTRY PL City: COCKE HAY State: PA Zip: 32746
Phone: 829-224-4045 E-Mail: _____

COMMENTS BELOW AND ON BACK IF WRITTEN COMMENTS ARE PREFERRED:

↓
fred 0507@att.net

Please send me info on /
Public hearings. 6

**SPEAKER LOG/NIKOLIC PROPERTY FUTURE LAND USE AMENDMENT
COMMUNITY MEETING - MARCH 3, 2025**

First/Last Name: BILL KLATT
Address: 1719 CEDAR STONE City: LAKE MARY State: FL Zip: 32746
Phone: 407-444-0333 E-Mail: _____

COMMENTS BELOW AND ON BACK IF WRITTEN COMMENTS ARE PREFERRED:

1) HOW DID ALEKSANDAR GO FROM A CHURCH
TO A RESIDENTIAL PROPERTY BUILD?

PLEASE FOLLOW UP WITH AN OFFICIAL ANSWER.

2) WHAT WOULD BE THE PRICE OF THIS LOT ISE
FOR SALE?