



SEMINOLE COUNTY, FLORIDA
Board of County Commissioners
Meeting Agenda

Tuesday, April 14, 2026

9:30 AM

BCC Chambers

Please silence all cell phones/electronic devices

I. CALL TO ORDER

Chairman Andria Herr

II. INVOCATION & PLEDGE OF ALLEGIANCE

Pastor Eddie Rivera, Action Church

III. AWARDS, PRESENTATIONS AND PROCLAMATIONS

1. Proclamation proclaiming Sergeant First Class Tiffanie Johnson, United States Army, as Seminole County's April Veteran of the Month. **(Sergeant First Class Tiffanie Johnson, United States Army)**

[2026-0279](#)

IV. ADDITIONS, DELETIONS, AND MODIFICATIONS TO THE AGENDA

V. CONSENT AGENDA – PUBLIC PARTICIPATION

Florida law provides that members of the public shall be given a reasonable opportunity to be heard on propositions before the Board of County Commissioners, except when the Board is acting on emergency or ministerial matters or conducting a meeting exempt from the requirements of the Sunshine Law. Individuals shall be permitted three (3) minutes each for public participation, or six (6) minutes when the individual is an official representative of a formal association or group. The Chairman may modify the maximum time for public participation, at his sole discretion, when appropriate.

Public participation on quasi-judicial or other public hearing items will occur during the Board's consideration of those items this afternoon. Public participation on pending procurement matters or on non-agenda items shall not be permitted at this time. Members of the public desiring to make public comment must fill out a speaker form and present the form to staff. Forms are available in the lobby.

Public Comment (Consent Items Only)

Constitutional Officers – Consent Agenda (Items No. 2 - 4)

2. Expenditure Approval Lists dated March 11, 18, and 25, 2026; Payroll Approval Lists dated March 12 and 26, 2026; and BCC Official Minutes dated March 24, 2026. **(Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office)** [2026-0314](#)
3. Approval for the Sheriff's Office to execute and submit a grant application to the US Department of Justice for the FY 2025 Edward Byrne Memorial Justice Assistance Grant Program, authorization for the Sheriff to sign future documents relating to the grant, and approve and authorize the Chairman to execute the "Certifications and Assurances by the Chief Executive of the Applicant Government" document. Countywide **(Sheriff Dennis Lemma)** [2026-0285](#)
4. Approve and authorize Central Florida Crime Line Program, Inc., to act as Seminole County's agent for the purpose of applying, receiving and distributing Crime Stopper Trust Fund dollars and approve and authorize the Chairman to execute the Letter of Agreement to be sent to the Attorney General and to execute any associated documents necessary thereto upon award. Countywide **(Sheriff Dennis Lemma)** [2026-0317](#)

County Manager's Consent Agenda (Items No. 5 - 14)

County Manager's Office

5. Approve and authorize the Chairman to execute a Proclamation proclaiming April 2026 as "Child Abuse Prevention Month" in Seminole County, Fl. [2026-0280](#)
6. Approve and authorize the Chairman to execute a Proclamation proclaiming April 29, 2026 as "Denim Day" in Seminole County, Fl. [2026-0281](#)
7. Approve and authorize the Chairman to execute a Proclamation proclaiming May 7, 2026 as "National Day of Prayer" in Seminole County, Fl. [2026-0282](#)

County Attorney's Office

8. Approve and authorize the Chairman to execute a Resolution of the Board of County Commissioners of Seminole County, Florida, approving the issuance by the Palm Beach County Health Facilities Authority of that Authority's revenue bonds, in one or more series, for the purpose of providing funds to make a loan or loans to Lifespace Communities, Inc. to, among other things, finance and refinance certain facilities located in Seminole County, Florida; and providing for an effective date. Countywide (Kate Latorre, County Attorney). This action is in addition to a prior approval granted by the Board in 2018, 2021, 2022 and 2024 to allow for additional funds for the project. Countywide **(Kate Latorre, County Attorney)** [2026-0329](#)

Administrative Services

9. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel #1-847 for a drainage easement necessary for the Midway Drainage Improvement Project (506.90 ± SF) between G. Charles Wohlust as Personal Representative of the Estate of Freddie Hills and Seminole County for \$10,800.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr **(Stephen Koontz, Assistant County Manager)** Requesting Department - Public Works [2026-0271](#)

Emergency Management

10. Approve and authorize the Chairman to execute the Declaration of Restrictive Covenants for the property located at 409 Whitcomb Drive Geneva, FL 32732. District 2- Zembower **(Alan Harris, Director, Office of Emergency Management)** [2026-0277](#)

Fleet and Facilities

11. Approve the Guaranteed Maximum Price (GMP) of \$929,391 for the Rosenwald Community Property Development, Phase 1B, in accordance with Section 287.055, Florida Statutes, the Consultants Competitive Negotiations Act, and authorize the Purchasing and Contracts Division to execute Work Order No. 3 for Construction Services under PS-6230-24/HSM - Construction Manager at Risk (CMAR) Agreement for Rosenwald Community Property Development with Collage Companies. District4 - Lockhart (**Chad Wilsky, Fleet and Facilities Director**) [2026-0308](#)

Management and Budget

12. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #26-012 for the 2024 Infrastructure Sales Tax Fund, transferring \$540,000 from reserves to support engineering and design for the adaptive reuse of a portion of the WB Equestrian facility into office and storage space for the Parks and Recreation Department and to provide necessary building maintenance improvements. District5 Herr (**Timothy Jecks, Management & Budget Director**) - Requesting Department: Fleet and Facilities Department [2025-1106](#)

Parks and Recreation

13. Approve and authorize the Chairman to execute a Resident Caretaker Lease Agreement at WB Equestrian with Sally Barros. District5 - Herr (**Rick Durr Parks & Recreation Director**) [2026-0324](#)

Public Works

14. Approve and authorize the Chairman to execute a Resolution for reducing the posted speed limits on International Pkwy from CR 46A to Colonial Grand Lane; Southwest Road from Country Club Road to Roosevelt Ave; Skyway Drive from East Lake Mary Boulevard to the end of the roadway; Kentucky Street from Sipes Avenue to Cameron Avenue; West 25th Street (CR 46A) from Old Lake Mary Road to North U.S. Highway 17-92. Countywide (**Tawny Olore, Public Works Director**) [2026-0276](#)

VI. REGULAR AGENDA

15. McCulloch Road Update (**Tawny Olore, Public Works Director**) [2026-0326](#)
16. 2027 Employee Benefits and Wellness Update (**Christina Brandolini, Human Resources Director and Charles Cook, Alliant Employee Benefits**) [2026-0284](#)
17. Extension of the Seminole County / City of Sanford Joint Planning Agreement (JPA) (**Mike Rhodes, Interim Development Services Director**) [2026-0327](#)

Recess BCC Meeting Until 1:30 P.M.

Reconvene Meeting at 1:30 P.M.

18. Quarterly Employee Service Recognition (**Christina Brandolini, Human Resources Director**) [2026-0283](#)

VII. PUBLIC HEARING AGENDA

Accept Proofs of Publication

Ex Parte Disclosure

Public Hearings - Quasi - Judicial

19. **Pemberton Carports PD Major Amendment Rezone -** [2026-0250](#)
Consider a Rezone from PD (Planned Development) to PD (Planned Development) to allow for reduced building setbacks and buffer requirements for accessory structures on 0.87 acres, located on the north side of Pemberton Drive, east of South Orange Blossom Trail; (Z2024-014) (Darron Sims, Applicant) District3 - Constantine (**Kaitlyn Apgar, Senior Planner**)

Applicant Comment

Public Comment

20. **Wayside Drive Assemblage PD Major Amendment Rezone -** [2026-0226](#)
Consider a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) to add three (3) properties, totaling approximately 1.07 acres, to the Wayside Assemblage PD, for a mixed use development consisting of multi-family, office, retail commercial, and higher intensity planned development -target industries for a total land area of approximately 19.98 acres, located on the south side of Wayside Dr, east of International Pkwy; (Z2025-017) (Douglas Hoeksema, Applicant) District5 - Herr (**Annie Sillaway, Principal Planner**)

Applicant Comment

Public Comment

21. **Rock Church Special Exception -** Consider a Special Exception to allow the use of a Church and Daycare in the A-1 (Agriculture) zoning district on approximately 10.62 acres, located on the south side of W SR 46, west of Orange Blvd; (BS2025-14); (Maverick VonHerbulis, McKee Construction, Applicant); District5 - Herr (**Kaitlyn Apgar, Senior Planner**) [2026-0251](#)

Applicant Comment

Public Comment

Public Hearings - Legislative

22. Approve the adoption of the Ordinance amending Chapter 190 Part 2 (Public Parks) of the Seminole County Code of Ordinances by creating a new section prohibiting smoking and vaping in County Parks; Providing for signage and enforcement; Providing for codification; Providing for severability; and Providing an effective date. Countywide (**Rick Durr, Parks & Recreation Director**) [2026-0313](#)

Public Comment

IX. COUNTY ATTORNEY'S REPORT

IX. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS

X. DISTRICT COMMISSIONER REPORTS

District 3 - Commissioner Constantine

District 4 - Commissioner Lockhart

District 1 - Commissioner Dallari

District 2 - Commissioner Zembower

District 5 - Chairman Herr

XI. CHAIRMAN'S REPORT

XII. PUBLIC COMMENT (Items not Related to the Agenda)

XIII. ADJOURN BCC MEETING

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.

FOR ADDITIONAL INFORMATION REGARDING THIS NOTICE, PLEASE CONTACT THE COUNTY MANAGER'S OFFICE, AT 407-665-7219. PERSONS ARE ADVISED THAT, IF THEY DECIDE TO APPEAL DECISIONS MADE AT THESE MEETINGS/HEARINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO INSURE 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.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2026-0279

Title:

Proclamation proclaiming Sergeant First Class Tiffanie Johnson, United States Army, as Seminole County's April Veteran of the Month. **(Sergeant First Class Tiffanie Johnson, United States Army)**

**PROCLAMATION
OF THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECOGNIZING
UNITED STATES ARMY SERGEANT FIRST CLASS TIFFANIE JOHNSON FOR HER
OUTSTANDING SERVICE TO THE UNITED STATES AND SEMINOLE COUNTY**

WHEREAS, the brave men and women of our Army, Navy, Marines, Air Force, Coast Guard, and Space Force demonstrate a resolute spirit and unmatched selflessness, reminding us there are few things more American than giving of ourselves to make a difference in the lives of others; and

WHEREAS, throughout our country's history, generations of service members have answered the call to leave their families, their jobs, and put their futures and even their lives on the line to valiantly defend our nation; and

WHEREAS, for many service members, the sacrifice has ended in permanent injury or death, yet their spirit remains in the continued preservation of our freedoms and the promise of liberty; and

WHEREAS, there are more than 30,000 living veterans in Seminole County who served our nation in times of peace and war. Through their service, they kept America strong; and

WHEREAS, Sergeant Johnson began her journey in August 1993, coming from a small town in South Carolina, raised in a family of sailors but choosing to forge her own path in the United States Army. She served as a Human Resources Specialist supporting the prestigious units of the 101st Airborne Division, 82nd Airborne Division, and XVIII (18th) Airborne Corps, as they partook in combat operations in Bosnia, Afghanistan, and Iraq.

WHEREAS, Sergeant Johnson made significant contributions to the Army, including helping establish the first Air Assault School at Fort Bragg and pioneering asynchronous training for the Noncommissioned Officer Academy. Her exemplary service earned numerous awards and decorations, including the Combat Action Badge, Airborne Qualification Badge, and the Meritorious Service Medal. After 22 years of honorable service, she retired from the United States Army and returned home to Lake Mary in 2016.

WHEREAS, following her retirement, Sergeant Johnson has continued her commitment to serve as a Case Manager for the Seminole County Veterans Treatment Court, where she provides a vital role by supporting and advocating on behalf of veteran clients. Sergeant Johnson works closely with multiple agencies including The Desire Foundation and Rescue Outreach Mission assisting citizens who are homeless with housing, food, and clothing.

WHEREAS, Sergeant Johnson has brought great credit and distinction upon herself, the United States of America, the United States Army, and Seminole County.

NOW, THEREFORE, BE IT PROCLAIMED that we, the Board of County Commissioners of Seminole County, Florida, express our gratitude, admiration, and respect for Sergeant Tiffanie Johnson, for her outstanding service to the United States Army.

BE IT FURTHER PROCLAIMED that this Proclamation is presented to Sergeant First Class Tiffanie Johnson along with our sincere congratulations and recognition as Seminole County's

“Veteran of the Month”

ADOPTED this 14th day of April 2026.



Andria Herr, Chairman
Seminole County Board of County Commissioners



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0314

Title:

Expenditure Approval Lists dated March 11, 18, and 25, 2026; Payroll Approval Lists dated March 12 and 26, 2026; and BCC Official Minutes dated March 24, 2026.

(Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office)

Division:

Clerk of Court

Authorized By:

Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office

Contact/Phone Number:

Chariti Guevara 407-665-7662

Background:

Detailed reports are attached. Listing of "Received and Filed" documents is for information only.

Requested Action:

Approve Expenditure Approval Lists dated March 11, 18, and 25, 2026; Payroll Approval Lists dated March 12 and 26, 2026; and BCC Official Minutes dated March 24, 2026.

**CLERK AND COMPTROLLER'S
REPORT and BRIEFING
APRIL 14, 2026**

I. ITEMS FOR CONSIDERATION FROM THE COMPTROLLER'S OFFICE

A. EXPENDITURE APPROVAL AND PAYROLL APPROVAL LISTS

Approve Expenditure Approval Lists dated March 11, 18, and 25, 2026; and Payroll Approval Lists dated March 12 and 26, 2026.

II. ITEMS FOR CONSIDERATION FROM COUNTY COMMISSION RECORDS

A. BCC OFFICIAL MINUTES

Approve BCC Official Minutes dated March 24, 2026.

B. RECEIVED AND FILED LISTING (For Information Only)

- 1 AMDMT #1 TO W.O. #108 TO PS-1822-18/JACOBS ENGINEERING GROUP
- 2 AMDMT #1 TO W.O. #13 TO PS-6032-24/GRANITE CONSTRUCTION COMPANY
- 3 AMDMT #1 TO W.O. #2 TO PS-5968-24/WHARTON SMITH
- 4 AMDMT #1 TO W.O. #2 TO PS-6034-24/COLLAGE COMPANIES
- 5 AMDMT #1 TO W.O. #2 TO PS-6230-24/COLLAGE COMPANIES
- 6 AMDMT #1 TO W.O. #33 TO RFP-3136-20/MILLER ELECTRIC COMPANY
- 7 AMDMT #2 TO W.O. #33 TO RFP-3136-20/MILLER ELECTRIC COMPANY
- 8 AMDMT #2 TO W.O. #54 TO PS-2826-20/MOFFAT & NICHOL
- 9 AMDMT #4 TO W.O. #7 TO PS-1822-18/CHA CONSULTING
- 10 AMDMT #7 TO W.O. #79 TO PS-1822-18/CAROLLO ENGINEERS
- 11 AMDMT #8 TO W.O. #5 TO PS-0801-16/GEOSYNTEC CONSTULTANTS
- 12 C.O. #1 TO W.O. #54 TO CC-3563-21/CENTRAL FLORIDA ENVIRONMENTAL CORP
- 13 C.O. #2 TO W.O. #50 TO CC-3563-21/SOUTHLAND CONSTRUCTION
- 14 C.O. #3 TO CC-6462-25/SIGN CRAFTERS OF CENTRAL FLORIDA
- 15 C.O. #3 TO W.O. #11 TO RFP-3942-21/RAK GENERAL CONTRACTORS
- 16 C.O. #5 TO CC-4508-23/DB CIVIL CONSTRUCTION
- 17 C.O. #8 TO CC-4845-23/INSTITUFORM TECHNOLOGIES
- 18 CDBG PROGRAM SUBRECIPIENT AGRMT PY 2025-2026/CENTRAL FLORIDA FAMILY HEALTH CENTER DBA TRUE HEALTH (AS APPROVED BY THE BCC 07-22-2025)
- 19 CLOSEOUT TO W.O. #11 TO RFP-3942-21/RAK GENERAL CONTRACTORS
- 20 CONDITIONAL UTILITY AGRMT/BEAZER HOMES/CANOPY
- 21 EIGHTH AMDMT TO RFP-604210-21/CATO ENVIRONMENTAL SERVICES
- 22 ESG SUBRECIPIENT AGRMT PROGRAM YR 2025-2026/BOYS TOWN CENTRAL FLORIDA (AS APPROVED BY THE BCC ON 07-22-2025)
- 23 FPSC CONFERENCE AGENDA FOR APRIL 7, 2026
- 24 FPSC MEMO RE: DOCKET #20250011-EI PETITION FOR RATE INCREASE BY FPL
- 25 FPSC ORDER #PSC-2026-0064-PAA-EI ISSUED 3/18/26
- 26 FPSC ORDER #PSC-2026-0069-CO-GU ISSUED 3/20/26
- 27 HOME-FUNDED TENANT BASED RENTAL ASSISTANCE (TBRA) AGRMT/SEM CO HOUSING AUTHORITY (AS APPROVED BY THE BCC ON 7-22-25)
- 28 MAINTENANCE BOND #100389799/\$4,736.49//OFFICE BISCAYNE ROW AKA CRYSTAL OFFICE ROW/CRYSTAL DEVCO LLC
- 29 MAINTENANCE BOND #800227881/\$14,621.20/STORE SPACE ALTAMONTE SPRINGS

**CLERK AND COMPTROLLER'S
REPORT and BRIEFING
APRIL 14, 2026**

- 30 PS-6847-25 CMAR AGRMT FOR FIRE DEPT CIP/D. E. SCORPIO CORP (RANKING LIST APPROVED ON 01-27-2026)
- 31 RENEWAL #1 TO IFB-604265-22/COMPUMERIC ENGINEERING DBA BEAR SAVER
- 32 RENEWAL #1 TO IFB-604483-22/APW PAINTING SERVICES
- 33 RENEWAL #1 TO RFP-604503-23/ROPER, TOWNSEND & SUTPHEN, P.A.
- 34 RENEWAL #2 TO RFP-604273-22
- 35 TENNIS DEVELOPMENTAL INSTRUCTOR AGRMT/OWEN KAZARIAN
- 36 TOURIST TAX FUNDING AGRMT/3 STEP SPORTS/2026 HOGANLAX FLORIDA TEAM TRAINING
- 37 TOURIST TAX FUNDING AGRMT/PREMIER SOCCER SERVICES/EASTER INTERNATIONAL CUP
- 38 TOURIST TAX FUNDING AGRMT/USSSA CENTRAL FLORIDA FAST PITCH/CF DUDLEY CHAMPIONSHIP 2026
- 39 TOURIST TAX FUNDING AGRMT/USSSA CENTRAL FLORIDA FAST PITCH/CF LEGENDS BEING MADE
- 40 TOURIST TAX FUNDING AGRMT/USSSA CENTRAL FLORIDA FAST PITCH/CF PARTY IN SEMINOLE
- 41 TOURIST TAX FUNDING AGRMT/USSSA CENTRAL FLORIDA FAST PITCH/CF RAWLINGS B CHAMPIONSHIPS 2026
- 42 TOURIST TAX FUNDING AGRMT/USSSA CENTRAL FLORIDA FAST PITCH/CF TAMPA MUSTANGS SPRING CHALLENGE
- 43 UTILITY EASEMENT/LIGONIER MINISTRIES
- 44 W.O. #1 TO PS-6549-25/SILLING ASSOCIATES
- 45 W.O. #14 TO PS-5946-24/CHA CONSULTING
- 46 W.O. #2 TO PS-3973-21/PROJECT MANAGEMENT ADVISORS (PMA)
- 47 W.O. #23 TO PS-6032-24/MCCREE DESIGN BUILDERS
- 48 W.O. #24 TO PS-6032-24/MCCREE DESIGN BUILDERS
- 49 W.O. #25 TO PS-6032-24/MCCREE DESIGN BUILDERS
- 50 W.O. #37 TO RFP-3136-20/MILLER ELECTRIC COMPANY
- 51 W.O. #42 TO PS-1998-18/RES FLORIDA DBA E SCIENCES
- 52 W.O. #6 TO PS-6356-25/ERD WATER
- 53 W.O. #72 TO PS-2826-20/PEGASUS ENGINEERING

COUNTY COMMISSION - SEMINOLE
BOCC Expenditure Approval List
For Checks Dated From 3/5/26 Through 3/11/26

<u>FUND</u>	<u>FUND TITLE</u>	<u>AMOUNT</u>
00100	GENERAL FUND	\$ 3,606,936.18
00103	NATURAL LAND ENDOWMENT FUND	895.00
00105	SEMINOLE FOREVER FUND	40,990.89
00108	FACILITIES MAINTENANCE FUND	55,975.50
00111	TECHNOLOGY REPLACEMENT FUND	221,643.45
00112	MAJOR PROJECTS FUND	154,463.35
00113	COUNTYWIDE UTILITIES	63,723.61
10101	TRANSPORTATION TRUST FUND	27,091.88
10102	MASS TRANSIT FUND	1,267,379.25
10103	SUNRAIL OPERATIONS	13,695.50
10400	BUILDING PROGRAM	133,313.89
11000	TOURISM PARKS 1,2,3 CENT FUND	23,056.15
11001	TOURISM SPORTS 4 & 6 CENT FUND	6,320.00
11200	FIRE PROTECTION FUND	187,274.45
11400	COURT SUPP TECH FEE (ARTV)	19,015.26
11500	1991 INFRASTRUCTURE SALES TAX	1,686,142.68
11560	2014 INFRASTRUCTURE SALES TAX	1,374,311.22
11580	2024 INFRASTRUCTURE SALES TAX	25,000,000.00
11641	PUBLIC WORKS-INTERLOCAL AGREEM	19,266.49
11800	EMS TRUST FUND	5,744.00
11902	HOME PROGRAM GRANT	5,391.00
11908	DISASTER PREPAREDNESS	825.10
11916	PUBLIC WORKS GRANTS	122,643.80
11919	COMMUNITY SVC GRANTS	1,066.00
11930	RESOURCE MANAGEMENT GRANTS	123,075.65
11941	FIRE GRANTS STATE	49,372.00
12024	SHIP AFFORDABLE HOUSING 23/24	38,284.00
12025	SHIP AFFORDABLE HOUSING 24/25	3,711.01
12303	OPIOID SETTLEMENT	30,238.00
12500	EMERGENCY 911 FUND	1,782.75
12601	ARTERIAL IMPACT FEE (12-31-21)	5,868.67
12606	MOBILITY FEE CORE DISTRICT	665.80
13100	ECONOMIC DEVELOPMENT	16,000.00
15000	MSBU STREET LIGHTING	37,000.96
16010	MSBU CEDAR RIDGE (GRNDS MAINT)	61.60
16080	MSBU E CRYSTAL CHAIN OF LAKES	263.26
40100	WATER AND SEWER FUND	980,437.77
40108	WATER & SEWER CAPITAL IMPROVEM	225,717.51
40110	WATER AND SEWER - GRANTS	2,993.39
40201	SOLID WASTE FUND	255,344.00
50100	PROPERTY LIABILITY FUND	84,408.63
50200	WORKERS COMPENSATION FUND	5,991.87
50300	HEALTH INSURANCE FUND	3,260,323.27
TOTAL REPORT		\$ 39,158,704.79

**COUNTY COMMISSION - SEMINOLE
BOCC Expenditure Approval List
MARCH 11, 2026**

**CHECK SEQUENCE: CK # 988934-989217
ACH SEQUENCE: ACH # 292-320**

**THIS EXPENDITURE LIST IS APPROVED BY THE BOARD OF COUNTY
COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA THIS
14TH DAY OF APRIL, 2026.**

Chairman

COUNTY COMMISSION - SEMINOLE
BOCC Expenditure Approval List
 For Checks Dated From 3/12/26 Through 3/18/26

<u>FUND</u>	<u>FUND TITLE</u>	<u>AMOUNT</u>
00100	GENERAL FUND	\$ 3,609,435.01
00103	NATURAL LAND ENDOWMENT FUND	1,052.00
00108	FACILITIES MAINTENANCE FUND	34,204.02
00113	COUNTYWIDE UTILITIES	57,427.87
10101	TRANSPORTATION TRUST FUND	38,652.66
10102	MASS TRANSIT FUND	13,720.00
10400	BUILDING PROGRAM	208.50
11001	TOURISM SPORTS 4 & 6 CENT FUND	26,132.84
11200	FIRE PROTECTION FUND	264,798.31
11560	2014 INFRASTRUCTURE SALES TAX	814,354.43
11901	COMMUNITY DEVELOPMEN BLK GRANT	3,333.33
11902	HOME PROGRAM GRANT	666.67
11904	EMERGENCY SHELTER GRANTS	7,882.75
11905	COMMUNITY SVC BLOCK GRANT	700.00
11919	COMMUNITY SVC GRANTS	69,318.83
12025	SHIP AFFORDABLE HOUSING 24/25	2,827.00
12026	SHIP AFFORDABLE HOUSING 25/26	1,920.00
12101	LAW ENFORCEMENT TST-LOCAL	25,500.00
12303	OPIOID SETTLEMENT	54,053.80
12500	EMERGENCY 911 FUND	22,622.00
12608	MOBILITY FEE SUBURBAN EAST DIS	23,879.85
13100	ECONOMIC DEVELOPMENT	44,532.84
15000	MSBU STREET LIGHTING	168,307.96
16000	MSBU PROGRAM	2,917.06
16005	MSBU MILLS (LM/AWC)	2,244.30
16007	MSBU AMORY (LM/AWC)	235.60
16013	MSBU HOWELL CREEK (LM/AWC)	27.89
16020	MSBU HORSESHOE (LM/AWC)	141.09
16021	MSBU MYRTLE (LM/AWC)	47.52
16023	MSBU SPRING WOOD LAKE (LM/AWC)	128.41
16024	MSBU LAKE OF THE WOODS(LM/AWC)	388.58
16025	MSBU MIRROR (LM/AWC)	1,393.16
16026	MSBU SPRING (LM/AWC)	1,249.96
16027	MSBU SPRINGWOOD WTRWY (LM/AWC)	128.90
16028	MSBU BURKETT (LM/AWC)	106.40
16030	MSBU SWEETWATER COVE (LM/AWC)	1,051.46
16031	MSBU LAKE ASHER AWC	292.06
16033	MSBU GRACE LAKE (LM/AWC)	572.75
16035	MSBU BUTTONWOOD POND (LM/AWC)	57.20
16036	MSBU HOWELL LAKE (LM/AWC)	7,308.77
16037	MSBU LK LINDEN (LM/AWC)	534.10
16039	MSBU RICE LAKE (LM)	245.20
16040	MSBU TWIN LAKES (LM)	327.31
16073	MSBU SYLVAN LAKE (AWC)	3,623.49
16077	MSBU LITTLE LK HOWELL/TUSK	196.40
16080	MSBU E CRYSTAL CHAIN OF LAKES	1,841.21
40100	WATER AND SEWER FUND	343,144.29
40108	WATER & SEWER CAPITAL IMPROVEM	77,820.31
40201	SOLID WASTE FUND	198,786.29
50100	PROPERTY LIABILITY FUND	100,434.00
50200	WORKERS COMPENSATION FUND	39,571.67
50300	HEALTH INSURANCE FUND	9,064.75
TOTAL REPORT		<u>\$ 6,079,410.80</u>

**COUNTY COMMISSION - SEMINOLE
BOCC Expenditure Approval List
MARCH 18, 2026**

**CHECK SEQUENCE: CK # 989218-989501
ACH SEQUENCE: ACH # 321-338**

**THIS EXPENDITURE LIST IS APPROVED BY THE BOARD OF COUNTY
COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA THIS
14TH DAY OF APRIL, 2026.**

Chairman

COUNTY COMMISSION - SEMINOLE
BOCC Expenditure Approval List
For Checks Dated From 3/19/26 Through 3/25/26

<u>FUND</u>	<u>FUND TITLE</u>	<u>AMOUNT</u>
00100	GENERAL FUND	\$ 626,569.06
00103	NATURAL LAND ENDOWMENT FUND	825.00
00105	SEMINOLE FOREVER FUND	62,209.11
00108	FACILITIES MAINTENANCE FUND	248,056.00
00111	TECHNOLOGY REPLACEMENT FUND	2,408.65
00113	COUNTYWIDE UTILITIES	150,349.29
00115	COURT PROGRAM FUND	125.00
10101	TRANSPORTATION TRUST FUND	106,469.34
11000	TOURISM PARKS 1,2,3 CENT FUND	650.00
11001	TOURISM SPORTS 4 & 6 CENT FUND	5,495.00
11200	FIRE PROTECTION FUND	217,978.22
11400	COURT SUPP TECH FEE (ARTV)	45,195.99
11500	1991 INFRASTRUCTURE SALES TAX	911,220.64
11541	2001 INFRASTRUCTURE SALES TAX	20,759.39
11560	2014 INFRASTRUCTURE SALES TAX	1,074,067.95
11904	EMERGENCY SHELTER GRANTS	17,781.60
11908	DISASTER PREPAREDNESS	9,193.82
11909	MOSQUITO CONTROL GRANT	101.00
11916	PUBLIC WORKS GRANTS	269,927.15
11919	COMMUNITY SVC GRANTS	10,755.15
11930	RESOURCE MANAGEMENT GRANTS	1,000.00
12023	SHIP AFFORDABLE HOUSING 22/23	490.00
12024	SHIP AFFORDABLE HOUSING 23/24	15,405.00
12025	SHIP AFFORDABLE HOUSING 24/25	19,250.00
12500	EMERGENCY 911 FUND	1,791.89
12608	MOBILITY FEE SUBURBAN EAST DIS	18,092.96
13100	ECONOMIC DEVELOPMENT	202.20
15000	MSBU STREET LIGHTING	2,351.80
32300	FIVE POINTS DEVELOPMENT FUND	12,982.20
40100	WATER AND SEWER FUND	514,784.09
40102	CONNECTION FEES-WATER	140,502.19
40108	WATER & SEWER CAPITAL IMPROVEM	769,189.87
40201	SOLID WASTE FUND	350,398.48
50200	WORKERS COMPENSATION FUND	53,613.64
50300	HEALTH INSURANCE FUND	4,824.62
TOTAL REPORT		\$ 5,685,016.30

**COUNTY COMMISSION - SEMINOLE
BOCC Expenditure Approval List
MARCH 25, 2026**

**CHECK SEQUENCE: CK # 989502-989763
ACH SEQUENCE: ACH # 339-372**

**THIS EXPENDITURE LIST IS APPROVED BY THE BOARD OF COUNTY
COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA THIS 14 DAY
OF APRIL, 2026.**

Chairman

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

PAYROLL APPROVAL LIST

**As of Pay Date: 03/12/2026
Biweekly Payroll Ending: 03/07/2026**

Check Numbers: **163289 - 163301**
Voided Check Number: N/A

Net Expenditure Total: **\$3,419,813.94**

This payroll is approved by the Board of County Commissioners of Seminole County Florida,
this 14th day of April, 2026.

Chairman

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

PAYROLL APPROVAL LIST

**As of Pay Date: 03/26/2026
Biweekly Payroll Ending: 03/21/2026**

Check Numbers: **163302 - 163326**
Voided Check Number: N/A

Net Expenditure Total: **\$3,405,046.38**

This payroll is approved by the Board of County Commissioners of Seminole County Florida,
this 14 day of April 2026.

Chairman



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0285

Title:

Approval for the Sheriff’s Office to execute and submit a grant application to the US Department of Justice for the FY 2025 Edward Byrne Memorial Justice Assistance Grant Program, authorization for the Sheriff to sign future documents relating to the grant, and approve and authorize the Chairman to execute the “Certifications and Assurances by the Chief Executive of the Applicant Government” document.
Countywide (**Sheriff Dennis Lemma**)

Division:

Sheriff's Office

Authorized By:

Sheriff Dennis Lemma

Contact/Phone Number:

Lisa Spriggs/407-665-6617

Background:

Seminole County has been tentatively approved to receive funds from the FY 2025 Edward Byrne Memorial Justice Assistance Grant (JAG) Program. JAG funds may be used for law enforcement programs, prevention and education programs, correction and community corrections programs, drug treatment and enforcement programs and mental health and related law enforcement and corrections programs. The grant allocation is \$37,480.00 with no required match.

The grant application requires the Chief Executive of Seminole County to sign the Certification and Assurances by the Chief Executive of the Applicant Government document, which has been attached to this email.

The grant funds will be used to purchase Wrap Restraint Devices for the Seminole Neighborhood Policing Division.

Requested Action:

Staff requests Board for the Sheriff’s Office to execute and submit a grant application

to the US Department of Justice for the FY 2025 Edward Byrne Memorial Justice Assistance Grant Program, authorization for the Sheriff to sign future documents relating to the grant, and approve and authorize the Chairman to execute the “Certifications and Assurances by the Chief Executive of the Applicant Government” document. Countywide

**U.S. DEPARTMENT OF JUSTICE
OFFICE OF JUSTICE PROGRAMS**

Edward Byrne Memorial Justice Assistance Grant Program FY 2025 Local Solicitation

Certifications and Assurances by the Chief Executive of the Applicant Government

On behalf of the applicant unit of local government named below, in support of that locality’s application for an award under the FY 2025 Edward Byrne Memorial Justice Assistance Grant (“JAG”) Program, and further to 34 U.S.C. § 10153(a), I certify to the Office of Justice Programs (“OJP”), U.S. Department of Justice (“USDOJ”), that all of the following are true and correct:

1. I am the chief executive of the applicant unit of local government named below, and I have the authority to make the following representations on my own behalf as chief executive and on behalf of the applicant unit of local government. I understand that these representations will be relied upon as material in any OJP decision to make an award, under the application described above, to the applicant unit of local government.
2. I certify that no federal funds made available by the award (if any) that OJP makes based on the application described above will be used to supplant local funds but will be used to increase the amounts of such funds that would, in the absence of federal funds, be made available for law enforcement activities.
3. I assure that the application described above (and any amendment to that application) was submitted for review to the governing body of the unit of local government (e.g., city council or county commission), or to an organization designated by that governing body, not less than 30 days before the date of this certification.
4. I assure that, before the date of this certification— (a) the application described above (and any amendment to that application) was made public; and (b) an opportunity to comment on that application (or amendment) was provided to citizens and to neighborhood or community-based organizations, to the extent applicable law or established procedure made such an opportunity available.
5. I assure that, for each fiscal year of the award (if any) that OJP makes based on the application described above, the applicant unit of local government will maintain and report such data, records, and information (programmatic and financial), as OJP may reasonably require.
6. I have carefully reviewed 34 U.S.C. § 10153(a)(5), and, with respect to the programs to be funded by the award (if any), I hereby make the certification required by section 10153(a)(5), as to each of the items specified therein.
7. If the applicant named below is not the unit of local government itself, I certify that it is an instrumentality of the unit of local government and is approved to serve as the applicant and recipient of FY 2025 JAG funding on behalf of the unit of local government.

Signature of Chief Executive of the Applicant Unit of
Local Government

Andria Herr

Printed Name of Chief Executive

Seminole County Government

Name of Applicant Unit of Local Government

Date of Certification

Chairman

Title of Chief Executive



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0317

Title:

Approve and authorize Central Florida Crime Line Program, Inc., to act as Seminole County’s agent for the purpose of applying, receiving and distributing Crime Stopper Trust Fund dollars and approve and authorize the Chairman to execute the Letter of Agreement to be sent to the Attorney General and to execute any associated documents necessary thereto upon award. Countywide **(Sheriff Dennis Lemma)**

Division:

Sheriff's Office

Authorized By:

Sheriff Dennis Lemma

Contact/Phone Number:

Lisa Spriggs/407-665-6617

Background:

The Crime Stoppers Program is eligible for funding from the Crime Stoppers Trust Fund created by Section 938.06, Florida Statutes (F.S.), which can be used for Seminole County Crime Stopper initiatives. Seminole County is part of the Central Florida Crime Line Program, Inc., area. The funds are made available for the sole purpose of funding Crime Stoppers and their crime fighting programs pursuant to the requirements of Section 16.555, F.S.

Pursuant to Section 16.555(5)(b), F.S., the attached Letter of Agreement must be submitted to the Attorney General in order for the funds to be distributed to the Central Florida Crime Line Program which provides Crime Stopper services to Seminole County and others in the Central Florida area.

The Letter of Agreement allows Central Florida Crime Line Program, Inc., to act as agent for Seminole County and implement Crime Stopper programs supported by the Crime Stoppers Trust Fund. Acting as agent for Seminole County, Central Florida Crime Line Program, Inc., will use the funds to provide uniform Crime Stopper services such as, but not limited to billboards, crime reenactments, newsletters, calling cards

and rewards as authorized by Section 16.555(5), F.S. These services will be provided to Seminole County, in conjunction with other Central Florida counties who also provide Letters of Agreement.

Central Florida Crime Line Program, Inc., is a member in good standing with the Florida Association of Crime Stoppers. A copy of the Florida Statutes referred to herein, as well as a draft authorization letter to cover the next three years, are attached. There will be no additional costs to Seminole County as a result of this agreement.

Requested Action:

Staff requests the Board approve and authorize Central Florida Crime Line Program, Inc., to act as Seminole County's agent for the purpose of applying, receiving and distributing Crime Stopper Trust Fund dollars and approve and authorize the Chairman to execute the Letter of Agreement to be sent to the Attorney General and to execute any associated documents necessary thereto upon award.

April 14, 2026

The Honorable James Uthmeier
Office of the Attorney General
State of Florida, The Capitol PL-01
Tallahassee, FL 32399-1050

RE: Crime Stoppers Trust Fund/Letter of Agreement

Dear Attorney General Uthmeier,

On April 14, 2026, the Seminole County Board of County Commissioners approved and authorized the Central Florida Crime Line Program, Inc. to act as Seminole County's agent for the purpose of applying, receiving and disbursing Crime Stopper Trust Fund dollars for approved Crime Stopper initiatives from the Trust Fund addressed in Florida State Statute 938.06. These Trust Fund dollars fund crime stopper initiatives such as funding billboards, investigative cards, rewards, newsletters, reenactments and other initiatives as authorized by Florida State Statute 16.555.

We understand that the Department of Legal Affairs is the disbursing authority for the Crime Stoppers Trust Fund and that Central Florida Crime Line Program, Inc., is an authorized crime stopper program recognized by the Florida Association of Crime Stoppers. This designation should be on file with the Department of Legal Affairs, as well as our previous Letters of Agreement. It is also our understanding that no additional costs will be incurred by Seminole County. Please have your office contact me if any additional information is needed or if there are any questions.

Sincerely,

Andria Herr
Chairman
Seminole County Board of County Commissioners

Florida Statute References

938.06 Cost for crime stoppers programs.—

- (1) In addition to any fine prescribed by law, when a person is convicted of any criminal offense, the county or circuit court shall assess a court cost of \$20.
- (2) The clerk of the court shall collect and forward, on a monthly basis, all costs assessed under this section, less \$3 per assessment as a service charge to be retained by the clerk, to the Department of Revenue for deposit in the Crime Stoppers Trust Fund, to be used as provided in s. [16.555](#).
- (3) As used in this section, the term “convicted” means a determination of guilt that is the result of a trial or the entry of a plea of guilty or nolo contendere, regardless of whether adjudication is withheld.

16.555 Crime Stoppers Trust Fund; rulemaking.—

- (1) As used in this section, the term:
 - (a) “Department” shall mean the Department of Legal Affairs.
 - (b) “Units of local government” shall mean the various city and county governments of the state.
 - (c) “Crime Stoppers” shall mean members of the Florida Association of Crime Stoppers, Incorporated, a Florida Corporation.
- (2) The department shall have all the powers necessary or appropriate to carry out the purposes and provisions of this act.
- (3) The department shall establish a trust fund for the purpose of grant administration to fund Crime Stoppers and their crime fighting programs within the units of a local government of the state.
- (4)(a) The department shall make applications for all federal and state or private grants which meet the purposes of advancing Crime Stoppers in the State of Florida. Upon securing such grants, the funds shall be deposited in the “Crime Stoppers Trust Fund.”
 - (b) The proceeds of the court cost imposed by s. [938.06](#) shall be deposited in a separate account in the trust fund, and within that account the funds shall be designated according to the judicial circuit in which they were collected. The funds in this account shall be used as provided in paragraph (5)(b).
 - (c) After an initial distribution of funds to the judicial circuit in which they were collected, up to 50 percent of the unencumbered funds returned to the Crime Stoppers Trust Fund from that circuit from a previous grant year, may, in subsequent grant years, be reallocated to other judicial circuits for special crime stoppers initiatives or other programs of the Florida Association of Crime Stoppers, as prioritized and determined by the department and the Florida Association of Crime Stoppers.
- (5)(a) The department shall be the disbursing authority for the distribution of funding to units of local government which apply to the department for funding assistance.

(b) Funds deposited in the trust fund pursuant to paragraph (4)(b) shall be disbursed as provided in this paragraph. A county may apply to the department under s. [938.06](#) for a grant from the funds collected in the judicial circuit in which the county is located. A grant may be awarded only to counties that are served by an official member of the Florida Association of Crime Stoppers and may be used only to support Crime Stoppers and its crime fighting programs. Only one such official member is eligible for support within any county. To aid the department in determining eligibility, the secretary of the Florida Association of Crime Stoppers shall furnish the department with a schedule of authorized crime stoppers programs and shall update the schedule as necessary. The department shall award grants to eligible counties from available funds and shall distribute funds as equitably as possible, based on amounts collected within each county, if more than one county is eligible within a judicial circuit.

(c) A county that is awarded a grant under this section may use such funds to purchase and distribute promotional items to increase public awareness of, and to educate the public about, Crime Stoppers.

(d) Grants may be awarded to fund student crime watch programs pursuant to s. [1006.07\(3\)](#).

(e) A county that is awarded a grant under this section may use such funds to pay rewards for tips that result in any of the following:

1. An arrest.
2. The recovery of stolen property.
3. The recovery of illegal narcotics.
4. The recovery of the body of a homicide victim.
5. The recovery of a human trafficking victim or a missing person connected to criminal activity.
6. The recovery of an illegal firearm or an illegal weapon on a K-12 school campus.
7. The prevention of a terrorist act.
8. The solving and closing of a criminal case involving a homicide or other violent felony offense that remains unsolved for 1 year or more after being reported to a law enforcement agency and that has no viable and unexplored investigatory leads.

(6) The department shall adopt and enforce rules to implement the provisions of this act. Such rules shall include, but shall not be limited to:

(a) Criteria for local governments to apply for funding from the “Crime Stoppers Trust Fund” in order to aid in local law enforcement as provided in this section.

(b) The limits of funding to be distributed to local government units based on a pro rata share of grants made available through the “Crime Stoppers Trust Fund” pursuant to paragraph (4)(a), and criteria for the equitable distribution of funds available pursuant to paragraph (4)(b).

(c) Provisions for the return of unused funds to be redeposited in the “Crime Stoppers Trust Fund” if for any reason the unit of local government does not use the funds as intended within an agreed upon time.

(d) Provisions for the coordination with appropriate governmental agencies to support and enhance efforts to train the public in crime prevention methods and in personal safety principles, especially for citizens who live in, work at, or frequent locations having high crime rates.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2026-0280

Title:

Approve and authorize the Chairman to execute a Proclamation proclaiming April 2026 as “Child Abuse Prevention Month” in Seminole County, Fl.

**PROCLAMATION
OF THE
SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS
PROCLAIMING APRIL 2026 AS
CHILD ABUSE PREVENTION MONTH
IN SEMINOLE COUNTY, FLORIDA**

WHEREAS, the health, safety, and well-being of children are fundamental priorities of Seminole County, and all children deserve to grow up in safe, stable, and nurturing environments free from abuse and neglect; and

WHEREAS, child abuse and neglect remain serious concerns affecting communities throughout Florida and Seminole County, with thousands of children impacted each year; and

WHEREAS, in Seminole County, thousands of children are the subject of abuse or neglect reports each year, including hundreds of confirmed cases, underscoring the importance of prevention and early intervention; and

WHEREAS, preventing child abuse requires a collective commitment from residents, educators, healthcare professionals, law enforcement, social service agencies, and community leaders working together to support families and protect children; and

WHEREAS, Kids House of Seminole, Inc. serves as a nationally accredited Children's Advocacy Center and the central hub for child abuse investigations in Seminole County, providing a safe, child-friendly environment where children receive coordinated services including forensic interviews, medical care, therapy, and advocacy; and

WHEREAS, Kids House brings together law enforcement, child protective investigators, prosecutors, and medical and mental health professionals in a unified, multidisciplinary approach to ensure a compassionate and effective response to child abuse; and

WHEREAS, increasing public awareness, strengthening families, and promoting protective factors such as parental resilience, social connections, and access to resources are essential to preventing child abuse before it occurs; and

WHEREAS, April is recognized nationwide as Child Abuse Prevention Month, symbolized by the blue pinwheel, representing the bright and hopeful future all children deserve.

NOW, THEREFORE, BE IT PROCLAIMED, that we, the Board of County Commissioners of Seminole County, Florida, do hereby proclaim April 2026 as

CHILD ABUSE PREVENTION MONTH

ADOPTED this 14th day of April 2026

Andria Herr, Chairman
Seminole County Board of County Commissioners



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2026-0281

Title:

Approve and authorize the Chairman to execute a Proclamation proclaiming April 29, 2026 as "Denim Day" in Seminole County, Fl.

**PROCLAMATION
OF THE
SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS
PROCLAIMING APRIL 29, 2026 AS
DENIM DAY
IN SEMINOLE COUNTY, FLORIDA**

WHEREAS, Denim Day is observed annually on the last Wednesday of April as part of Sexual Assault Awareness Month, encouraging individuals to wear denim as a visible statement of solidarity with survivors of sexual violence; and

WHEREAS, Denim Day began in 1999 following international outrage over a court ruling that overturned a sexual assault conviction based on harmful misconceptions about consent, inspiring a global movement to challenge victim-blaming and support survivors ; and

WHEREAS, this campaign has grown into the longest-running sexual violence prevention and education initiative in the world, uniting communities, organizations, and governments in raising awareness and promoting prevention ; and

WHEREAS, sexual violence affects individuals of all ages, genders, and backgrounds, and it is the responsibility of communities to foster a culture of respect, accountability, and support for survivors; and

WHEREAS, Seminole County is committed to the safety, health, and well-being of its residents, and works in partnership with local organizations, law enforcement, educational institutions, and advocacy groups across Central Florida to provide resources, support services, and prevention education; and

WHEREAS, institutions such as Seminole State College and regional victim service organizations actively participate in awareness efforts, demonstrating the community's dedication to supporting survivors and promoting education on this critical issue ; and

WHEREAS, wearing denim on this day sends a powerful message that there is no excuse for sexual violence and that clothing never implies consent;

NOW, THEREFORE, BE IT PROCLAIMED, that we, the Board of County Commissioners of Seminole County, Florida, do hereby proclaim April 29, 2026 as

DENIM DAY

ADOPTED this 14th day of April 2026



Andria Herr, Chairman
Seminole County Board of County Commissioners



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2026-0282

Title:

Approve and authorize the Chairman to execute a Proclamation proclaiming May 7, 2026 as "National Day of Prayer" in Seminole County, Fl.

**PROCLAMATION
OF THE
SEMINOLE COUNTY
BOARD OF COUNTY COMMISSIONERS
PROCLAIMING MAY 7, 2026 AS
NATIONAL DAY OF PRAYER
IN SEMINOLE COUNTY, FLORIDA**

WHEREAS, Throughout the history of the United States of America we have poured out prayers in times of crisis and celebration, in prosperity and need, in times of war and peace we have poured out praise to God for all He is, thanks to God for all He has done, confession and pleas for forgiveness when we have parted from His Word and will, and our history is filled with His grace, goodness, and abundant answers to those prayers; and

WHEREAS, From the first prayer of our Continental Congress in 1774, to the opening of every session of the House of Representatives and Senate, and throughout hearts and homes across the United States of America, the practice of prayer continues to seek God for guidance, wisdom, power, protection, and provision that has preserved hope and united us as one nation under God; and

WHEREAS, The National Day of Prayer is a Public Law established in the United States Congress in 1952 approved by a Joint Resolution and amended by Congress and President Reagan with Public Law 100-307 in 1988, affirming that it is essential for us as a nation to pray and directs the President of the United States to set aside and proclaim the first Thursday of May annually as a National Day of Prayer; and

WHEREAS, In our County and across the United States of America the observance of the National Day of Prayer will be held on Thursday, May 7, 2026, with the theme, "Glorify God Among the Nations - Seeking Him in All Generations". Inspired by 1 Chronicles 16:24, the theme encourages believers to tell of God's glory and wonderful deeds across all nations and celebrating His works.

NOW, THEREFORE, BE IT PROCLAIMED, that we the Board of County Commissioners of Seminole County, Florida, do hereby proclaim, May 7th , 2026, as **NATIONAL DAY OF PRAYER** in Seminole County, Florida and request this observance of our citizens and hope that prayers be poured out for our county; for our neighbors as we live, serve, work, and learn together that we share in joy, peace and abound in hope.

ADOPTED this 14th day of April 2026



Andria Herr, Chairman
Seminole County Board of County Commissioners



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0329

Title:

Approve and authorize the Chairman to execute a Resolution of the Board of County Commissioners of Seminole County, Florida, approving the issuance by the Palm Beach County Health Facilities Authority of that Authority's revenue bonds, in one or more series, for the purpose of providing funds to make a loan or loans to Lifespace Communities, Inc. to, among other things, finance and refinance certain facilities located in Seminole County, Florida; and providing for an effective date. Countywide (Kate Latorre, County Attorney). This action is in addition to a prior approval granted by the Board in 2018, 2021, 2022 and 2024 to allow for additional funds for the project. Countywide (**Kate Latorre, County Attorney**)

Division:

County Attorney Office

Authorized By:

Kate Latorre, County Attorney

Contact/Phone Number:

Kate Latorre/407-665-7250

Background:

Lifespace has requested assistance in providing "host approval" under Section 147(f) of the Internal Revenue Code in connection with the proposed issuance of tax-exempt revenue bonds by the Palm Beach County Health Facilities Authority ("PBCHFA") pursuant to Chapter 154, Part III, and Chapter 159, Part II, Florida Statutes for the benefit of Lifespace Communities and Village on the Green.

Seminole County and PBCHFA have previously entered into an Interlocal Agreement dated October 11, 2016, pursuant to which PBCHFA has previously issued revenue bonds on behalf of Lifespace to finance and refinance improvements to the Village on the Green community in Seminole County. PBCHFA anticipates issuing additional revenue bonds on behalf of Lifespace in the aggregate principal amount not to exceed \$325,000,000 to finance and refinance additional improvements to certain Florida communities owned and operated by Lifespace, including improvements to Village on

the Green.

All documents have been reviewed by Joseph Stanton of Nelson Mullins Riley & Scarborough LLP, County Bond Counsel.

The required public hearing was held on March 11, 2026, telephonically, by Samantha Lawlor of Gilmore & Bell, P.C., Bond Counsel, at 1:00 p.m.

Approval of the Resolution does not obligate Seminole County to incur liability, pecuniary or otherwise, in the subject transaction.

Requested Action:

Staff requests the Board approve and authorize the Chairman to sign a Resolution in accordance with Section 147(f) of the Internal Revenue Code approving the issuance by the Palm Beach County Health Facilities Authority of that Authority's revenue bonds, in one or more series, for the purpose of providing funds to make a loan or loans to Lifespace Communities, Inc. to, among other things, finance and refinance certain facilities located or to be located in Seminole County, Florida.

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA APPROVING THE ISSUANCE BY THE PALM BEACH COUNTY HEALTH FACILITIES AUTHORITY OF THAT AUTHORITY'S REVENUE BONDS FOR THE PURPOSE OF PROVIDING FUNDS TO MAKE A LOAN OR LOANS TO LIFESPACE COMMUNITIES, INC. TO, AMONG OTHER THINGS, FINANCE AND REFINANCE CERTAIN FACILITIES IN SEMINOLE COUNTY, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Palm Beach County Health Facilities Authority (the “Authority”) is considering a financing, through the issuance of its Revenue Bonds (Lifespace Communities, Inc.) in an aggregate principal amount not to exceed \$325,000,000 (the “Bonds”) pursuant to Chapter 154, Part III, and Chapter 159, Part II, Florida Statutes, as amended (collectively, the “Act”), of a project consisting of the financing or refinancing of costs of improvements and additions to four health care facilities, three of which are located in the jurisdiction of the Authority and one of which is located at 500 Village Place, Longwood, Florida 32779 and known as Village on the Green (“Village on the Green”) and is in the jurisdiction of the County, and all of which are owned or leased and operated by Lifespace Communities, Inc. (the “Corporation”), an Iowa nonprofit corporation determined to be tax-exempt under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended; and

WHEREAS, the Corporation intends to use not in excess of \$110,000,000 of proceeds of the Bonds to (i) finance the acquisition of and renovations to property located at 140 Wekiva Springs Road, Longwood, Florida, adjacent to the existing Village on the Green campus and, (ii) to finance the following improvements to Village on the Green: (a) construction of new independent living apartments and villas, (b) replacement of existing tile roof, (c) replacement of car ports and walkways, (d) remodeling of the clubhouse kitchen, (e) painting and staining of existing structures, (f) renovation of an existing deck, and (g) other additions, renovations, remodeling, equipping and miscellaneous capital improvements, all located at the life care community known as Village on the Green located at, (iii) fund capitalized interest on the Bonds, if any, (iv) fund any required bond reserve funds, if any, and (v) pay costs of issuance in connection with the Bonds (collectively, the “Project”); and

WHEREAS, Bond Counsel to the County, Nelson Mullins Riley & Scarborough LLP, as designee of the Acting County Attorney, designee of the Board of County Commissioners of Seminole County, Florida (the “Board”) held a public hearing with respect to the issuance of the Bonds and the financing of the Project after the publication of notice of such hearing in the *Orlando Sentinel – Seminole County Edition*, a newspaper of general circulation in Seminole County, Florida at least 7 days prior to such hearing; and

WHEREAS, the Corporation has requested that the Authority and the County cooperate with one another to facilitate the issuance of the Bonds and to provide funds for the foregoing purposes in order to reduce the costs of health care at Village on the Green in the County; and

WHEREAS, the County and the Authority have previously entered into an Interlocal Agreement dated October 11, 2016 (the “Interlocal Agreement”) under Chapter 163.01 of the Florida Statutes, as

amended (the “Interlocal Cooperation Act”) and pursuant to which Interlocal Agreement and Interlocal Cooperation Act the Authority issued revenue bonds in 2016 for the benefit of the Corporation to finance and refinance the costs of projects at Village on the Green in Seminole County and intends to issue additional series of revenue bonds on behalf of the Corporation to finance and refinance the costs of the projects at Village on the Green in Seminole County; and

WHEREAS, the issuance of the Bonds to finance the Project: (i) is appropriate to the needs and circumstances of, and will make a significant contribution to, the economic growth of the County, (ii) will provide or preserve gainful employment within the County, (iii) will promote commerce within the State, and (iv) will serve a public purpose by providing additional affordable housing within the County; and

WHEREAS, the County will be able to cope satisfactorily with the impact of the Project and will be able to provide, or cause to be provided when needed, the public facilities, including utilities and public services, that will be necessary for the operation, repair, and maintenance of the Project and on account of any increases in population or other circumstances resulting therefrom; and

WHEREAS, the Authority has represented that it is authorized by the Act and the Interlocal Agreement to issue bonds, the interest on which is tax-exempt in order to finance certain health care and retirement facilities in the County and Palm Beach County, Florida; and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986 (the “Code”) requires that, in order for such bonds to be tax-exempt, a properly noticed public hearing with respect to the issuance of such bonds and the facilities to be financed or refinanced thereby be held in the jurisdiction in which the facilities being financed or refinanced are located and that approval be provided by the governing body or the chief elected representative of such jurisdiction; and

WHEREAS, the Board is the elected legislative body of Seminole County, Florida and has jurisdiction over the area in which the Project is located;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Seminole County, Florida as follows:

SECTION 1. Issuance by the Authority of the Bonds with not in excess of \$110,000,000 to be applied to finance and refinance the Project for the Corporation at Village on the Green, is hereby approved solely for the purpose of complying with Section 147(f) of the Code to hold a noticed public hearing and provide host approval of the issuance of the Bonds by an elected legislative body.

SECTION 2. The approval given herein shall not be construed as any of the following by the County: (i) an endorsement of the creditworthiness of the Authority or the Corporation or the financial viability of the Project, (ii) a recommendation to any prospective purchaser to purchase the Bonds, (iii) an evaluation of the likelihood of the repayment of the debt service on the Bonds, (iv) an approval of any regulatory permits relating to the Project or (v) a determination of the adequacy of the approvals granted hereby or the manner and timing of the notice of the public hearing for purposes of Section 147(f) of the Code, and the County shall not be construed by reason of its adoption of this Resolution to make any such endorsement, finding or recommendation or to have waived any right of the Board or to have estopped the County from asserting any rights or responsibilities it may have in such regard. Further, the approval by the County shall not be construed to obligate Seminole County, Florida to incur any liability, pecuniary or otherwise, in connection with either the issuance of the Bonds or the financing of the Project, and the Authority shall so provide in the financing documents setting forth the details of the Bonds.

SECTION 3. The conduct of the public hearing by Nelson Mullins Riley & Scarborough LLP, bond counsel to the County, is hereby ratified, and Joseph Stanton is hereby duly authorized as a designee of the Board and the County Attorney to hold public hearings with respect to the issuance of revenues bonds solely for purposes of Section 147(f) of the Code.

SECTION 4. Nothing contained in this approval shall be deemed to create any obligation or obligations of Seminole County or the Board of County Commissioners.

SECTION 5. This Resolution shall take effect immediately upon its adoption.

ADOPTED this 14th day of April, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
ANDRIA HERR, Chairman

Date: _____

For the use and reliance
of Seminole County only.

As authorized for execution by the Board of County
Commissioners at its April 14, 2026 regular meeting.

Approved as to form and
legal sufficiency.

County Attorney
CMP/coh



GILMORE & BELL PC
2405 GRAND BOULEVARD, SUITE 1100
KANSAS CITY, MISSOURI 64108-2521
816-221-1000 | 816-221-1018 FAX
GILMOREBELL.COM

March 30, 2026

Via Email

klatorre@seminolecountyfl.gov

Kate Latorre
County Attorney
Seminole County, FL
1101 East 1st Street STE 3030
Sanford, FL 32771

Re: Request for Host Jurisdiction Public Hearing and Approval under Section 147(f) of the Internal Revenue Code Regarding Tax-Exempt Bonds for Lifespace Communities, Inc. (Village on the Green)

Dear Ms. Latorre:

We are serving as bond counsel for a tax-exempt bond financing on behalf of Lifespace Communities, Inc., an Iowa nonprofit corporation. Lifespace has requested that the Board of County Commissioners or its designee (Nelson Mullins Riley & Scarborough LLP) hold a public hearing in accordance with the requirements of Section 147(f) of the Internal Revenue Code with respect to a proposed issuance of tax-exempt bonds to finance and refinance improvements to Village on the Green in Longwood, Florida, which is a continuing care retirement community located in Seminole County that is owned and operated by Lifespace. This letter summarizes the proposed project and the reasons for the requested Tefra hearing.

Lifespace directly or through subsidiaries owns and operates 15 continuing care retirement communities in seven states, including Village on the Green. The requested host Tefra hearing relates to the proposed bond issues to finance certain additional capital improvements to that campus. The estimated construction budget for the new projects at Village on the Green is not expected to exceed \$110,000,000. In 2018, 2021, 2022 and 2024, the County held public hearings for improvements to the Village on the Green campus relating to bond issues in 2018, 2019, 2021, 2023 and 2024.

Lifespace requests your assistance in providing “host approval” under Section 147(f) of the Internal Revenue Code in connection with the proposed issuance of tax-exempt revenue bonds by the Palm Beach County Health Facilities Authority (“PBCHFA”) pursuant to Chapter 154, Part III, and Chapter 159, Part II, Florida Statutes for the benefit of Lifespace Communities and Village on the Green.

Seminole County and PBCHFA have previously entered into an Interlocal Agreement dated October 11, 2016, pursuant to which PBCHFA has previously issued revenue bonds on behalf of Lifespace to finance and refinance improvements to the Village on the Green community in Seminole County. PBCHFA anticipates issuing additional revenue bonds on behalf of Lifespace in the aggregate principal amount not to exceed \$325,000,000 to finance and refinance additional improvements to certain Florida communities owned and operated by Lifespace, including improvements to Village on the Green.

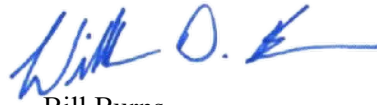
Section 147(f) of the Internal Revenue Code requires that the PBCHFA obtain the approval of the governing body or chief elected representative of the state or local government jurisdiction in which the financed facilities are to be located following a public hearing. The public hearing can be held by the Board of County Commissioners or its designee after publication of a notice of the hearing in a newspaper serving the area where the project is located. We have prepared the form of notice and coordinated with your Bond Counsel the publication of the notice in the local newspaper.

As reflected in the draft resolution approving the Tefra hearing, the approval by the Board of County Commissioners does not obligate the County to incur any liability, pecuniary or otherwise, in connection with either the issuance of the Bonds or the financing or refinancing of the project.

If you have any questions concerning the project or the requested host Tefra hearing, please contact me at 816-218-7562.

Thank you for your assistance to date in this process.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Bill O. Burns", with a stylized flourish at the end.

Bill Burns

cc: Joseph Stanton
John Flanigan
David Grossklaus

**Published Daily in
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida**

Sold To:

Sydney DeBietto - 298277
2405 Grand Boulevard
Kansas City
Kansas City, MO 64108

Bill To:

Sydney DeBietto - 298277
2405 Grand Boulevard
Kansas City
Kansas City, MO 64108

**State Of Florida
County Of Orange**

Before the undersigned authority personally appeared Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in Orange/Seminole-Lake-Osceola-Volusia County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of Self Service Campaign Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on 28 Feb 2026.

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.



Rose Williams

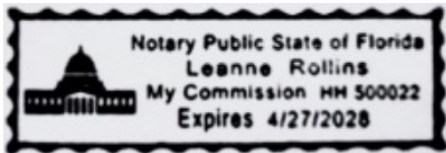
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on 28 Feb 2026,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

34835

NOTICE OF PUBLIC HEARING

Public Notice is hereby given that a public hearing will be held by a duly authorized designee of the Board of County Commissioners of Seminole County, Florida ("the County") on March 11, 2026, at 1:00 p.m. Eastern Daylight Time, regarding the issuance by the Palm Beach County Health Facilities Authority of its qualified 501(c)(3) Revenue Bonds (Lifespace Communities, Inc.) (the "Bonds"), consisting of one or more series, in an aggregate principal amount not to exceed \$325,000,000.

The public hearing will be conducted by toll free conference call accessible by residents, taxpayers and other interested persons by dialing into the toll-free telephone conference line number: 877-230-5394 and entering access code: 2187562#.

The proceeds of the Bonds will be loaned to Lifespace Communities, Inc., an Iowa nonprofit corporation (the "Corporation"), a portion of which, in the maximum principal amount of \$110,000,000 will be used by the Corporation to (i) finance the acquisition of and renovations to property adjacent to the existing facility located at 140 Wekiva Springs Road, Longwood, Florida, (ii) to finance the (a) construction of new independent living apartments and villas, (b) replacement of existing fire roof, (c) replacement of car parts and walkways, (d) remodeling of the clubhouse kitchen, (e) painting and staining of existing structures, (f) renovation of an existing deck, and (g) other additions, renovations, remodeling, equipping and miscellaneous capital improvements, all located at the life care community known as Village on the Green located at 500 Village Place, Longwood, Florida 32779, (iii) fund capitalized interest on the Bonds, if any, (iv) fund any required bond reserve funds, if any, and (v) pay costs of issuance in connection with the Bonds (collectively, the "Project").

This public hearing does not impose any liability on the County or the State of Florida or in any way involve the County or the State of Florida in the issuance or repayment of the Bonds or the acquisition, construction, improvement and equipping of the Project, but is solely an accommodation by the County to the Corporation and the Palm Beach County Health Facilities Authority to satisfy the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended.

All individuals who join telephonically at the hearing will be given an opportunity to express their views for or against the proposed financing or refinancing of the Project, and all written comments previously filed with the County at its offices at 1101 East First Street, Sanford, Florida, Attention: County Attorney, will be considered. Additional information regarding the Project described above may be obtained by contacting the Corporation at 500 Village Place, Longwood, Florida 32779, Attention: Chief Financial Officer.

Notice dated: February 28, 2026.

Board of County Commissioners of Seminole County, Florida

34835

INDEMNIFICATION CERTIFICATE OF THE BORROWER

The undersigned hereby certifies that he or she is authorized to execute and deliver this Indemnification Certificate of the Borrower and further represents, on behalf of Lifespace Communities, Inc., an Iowa nonprofit corporation, and/or one or more related and/or affiliated entities (collectively, the "Borrower"), the following (capitalized terms not otherwise defined herein shall have the meaning ascribed thereto in that certain resolution adopted by the Board of County Commissioners (the "Board") of Seminole County, Florida (the "County") on April 14, 2026 (the "County Resolution")):

At the request of the Borrower, the Palm Beach County Health Facilities Authority (the "Issuer") proposes to issue an aggregate principal amount not exceeding \$325,000,000 of its Revenue Bonds (Lifespace Communities, Inc.), Series 2026 (the "Bonds"), the proceeds of which will be loaned to the Borrower for the principal purposes of (i) financing, refinancing and reimbursing the costs of acquisition and construction of certain continuing care retirement communities owned and operated by the Borrower in Florida, including Village on the Green located in Longwood, Seminole County, (ii) funding capitalized interest on the Bonds, if any, (iii) funding any required bond reserve funds, and (iv) paying costs of issuance in connection with the Bonds (collectively, the "Project");

The issuance of the Bonds to finance the Project: (i) is appropriate to the needs and circumstances of, and will make a significant contribution to, the economic growth of the County, (ii) will provide or preserve gainful employment within the County, (iii) will promote commerce within the State, and (iv) will serve a public purpose by providing additional affordable housing within the County;

The County will be able to cope satisfactorily with the impact of the Project and will be able to provide, or cause to be provided when needed, the public facilities, including utilities and public services, that will be necessary for the operation, repair, and maintenance of the Project and on account of any increases in population or other circumstances resulting therefrom;

In order to finance the costs of the Project from the proceeds of the Bonds on a tax-exempt basis, it is necessary to hold a public hearing and approve the issuance of the Bonds for the purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code");

The Borrower has requested the Board to approve the issuance of the Bonds for purposes of Section 147(f) of the Code; and

The County desires indemnification from the Borrower as a material inducement to granting the foregoing approval.

NOW THEREFORE, THE UNDERSIGNED, ON BEHALF OF THE BORROWER, DOES HEREBY: Agrees to defend the County and its officials, employees, attorneys and agents and the members of the Board, and hold the County and its officials, employees, attorneys and agents and the members of the Board, harmless against any and all claims, losses, liabilities or damages to property or any injury or death of any person or persons occurring in connection with the issuance of the Bonds or the acquisition or operation of the Project by or on behalf of the Borrower, including in the case of any and all negligence of such indemnitee, or in any way growing out of or resulting from the Project or from the issuance, sale or delivery of the Bonds, including, but not limited to, liabilities or costs arising under the Code, the Securities Act of 1933, the Securities Exchange Act of 1934 or any applicable securities law of the State, including, without limitation, all costs and expenses of the County, including reasonable attorneys' fees, incurred in connection therewith.

IN WITNESS WHEREOF, the Borrower has executed this Indemnification Certificate of the Borrower this 30th day of March, 2026.

LIFESPACE COMMUNITIES, INC.

DocuSigned by:

By: _____
0FDD83BFF8124GA...
Name: Nicholas A. Harshfield
Title: Chief Financial Officer

PUBLIC HEARING MINUTES
(Lifespace Communities, Inc. Project)
March 11, 2026

A public hearing was held by Samantha Lawlor of Gilmore & Bell, P.C., a duly authorized designee of the Board of County Commissioners of Seminole County, Florida (the "County") on Wednesday, March 11, 2026, at 1:00 p.m. Eastern Time regarding the issuance by the Palm Beach County Health Facilities Authority of its Revenue Bonds (Lifespace Communities, Inc.) (the "Bonds"), consisting of one or more series, in an aggregate principal amount not to exceed \$325,000,000 for the purposes described in the Notice of Public Hearing referred to below.

The public hearing was conducted by toll free conference call accessible by residents, taxpayers, and other interested persons by dialing into the toll-free telephone conference line number: 877-230-5394 and entering access code: 2187562#, for purposes of satisfying the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "IRC"), and in accordance with I.R.S. Revenue Procedure 2020-21 (as amended by I.R.S. Revenue Procedure 2020-49).

Ms. Lawlor opened the meeting at 1:00 p.m. on March 11, 2026. The following persons identified themselves as being on the call:

1. Samantha Lawlor of Gilmore & Bell, P.C., Bond Counsel for the financing.
2.

Ms. Lawlor noted for the record receipt of an Affidavit of Publication of the Notice of Public Hearing dated February 28, 2026, affirming publication of the Notice of Public Hearing in the Orlando Sentinel, a newspaper of general circulation in the County, on February 28, 2026, which date is at least seven (7) days prior to the date of this hearing in accordance with the IRC. There were no comments received prior to the hearing.

At 1:00 p.m. Ms. Lawlor opened the hearing up for comments from any interested members of the public. Receiving no comments and no one attending, Ms. Lawlor closed the public hearing at 1:15 p.m. and terminated the call.

I HEREBY AFFIRM THAT THE PRIOR MINUTES ACCURATELY REFLECT THE PUBLIC HEARING DESCRIBED THEREIN CONDUCTED TELEPHONICALLY ON MARCH 11, 2026.

Signed by:
By: Samantha Lawlor
1A46711E32C342E...
Samantha Lawlor of Gilmore & Bell, P.C., as designated
IRC Section 147(f) hearing officer for Seminole County,
Florida



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0271

Title:

Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel #1-847 for a drainage easement necessary for the Midway Drainage Improvement Project (506.90 ± SF) between G. Charles Wohlust as Personal Representative of the Estate of Freddie Hills and Seminole County for \$10,800.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (**Stephen Koontz, Assistant County Manager**) Requesting Department - Public Works

Division:

Administrative Services-Real Estate

Authorized By:

Shane Fischer, Real Estate Division Manager

Contact/Phone Number:

Neil Newton/407-665-5711

Background:

This parcel (#1-847) has been identified as being needed for a drainage easement necessary for the Midway Drainage Improvement Project. The owner (G. Charles Wohlust as Personal Representative of the Estate of Freddie Hills / Tax ID #32-19-31-513-0000-0610) of the property located on the east side of Randall Street, approximately 360 feet north of Midway Avenue, in Sanford, Florida, has agreed to sell and convey this drainage easement to Seminole County for the sum of \$10,800.00 inclusive of all fees and costs.

The parent property is vacant and consists of 0.10 ± acres of land. The County's valuation of this acquisition is \$6,200.00; a portion of which includes the cost to cure to make the owners whole. The County's incentivized offer amount was \$10,800.00 and was accepted by the owner, inclusive of all fees and costs.

The budget for this item is in account business unit #01907077.

Requested Action:

Staff requests the Board approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel #1-847 for a drainage easement necessary for the Midway Drainage Improvement Project (506.90 ± SF) between G. Charles Wohlust as Personal Representative of the Estate of Freddie Hills and Seminole County for \$10,800.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel.

PURCHASE AGREEMENT
DRAINAGE EASEMENT

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

THIS AGREEMENT is made and entered into by and between G. Charles Wohlust, Personal Representative of the Estate of Freddie Hills, whose address is P.O. Box 1570, Winter Park, Florida 32790-2331, in this Agreement referred to as "OWNER," and SEMINOLE COUNTY, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771, in this Agreement referred to as "COUNTY."

WITNESSETH:

WHEREAS, COUNTY requires the property described below for a drainage easement in Seminole County;

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions contained in this Agreement, OWNER agrees to sell and COUNTY agrees to purchase a drainage easement on the following property upon the following terms and conditions:



I. LEGAL DESCRIPTION

See attached Exhibit A for legal description and sketch (the "Property").

Parcel I. D. Number: 32-19-31-513-0000-0610

II. CONVEYANCE AND PURCHASE PRICE

(a) OWNER shall sell and convey an easement on the Property for the above referenced project by Drainage Easement, free of liens and encumbrances, to COUNTY for the sum of TEN THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$10,800.00). This amount includes all compensation due as a result of this acquisition to OWNER for any reason and for any account whatsoever, including all damages, compensation, attorney fees, expert fees, and other costs of any nature whatsoever, and for any other claim or account whatsoever that are due to OWNER as a result of this acquisition.

(b) COUNTY is responsible for the following closing costs: recording fee for Drainage Easement, title search fee, premium for the title insurance policy issued to COUNTY by a title insurance company of COUNTY's choice and cost to prepare and all expenses to record instruments necessary to provide title unto COUNTY, free and clear of all liens and encumbrances.

(c) OWNER is responsible for OWNER's own attorney's fees and costs, if any, not included in Item II.(a) above and OWNER's share of the pro-rata property taxes outstanding, if any, up to and including the date of closing. COUNTY's closing agent will withhold these costs and pro-rata real estate taxes for which OWNER is responsible, if any, from the proceeds of this sale and pay them to the proper authority on behalf of OWNER.

(d) OWNER covenants that there are no real estate commissions due any licensed real estate broker for this conveyance. OWNER shall defend COUNTY against any claims for such commissions and pay any valid claims made by any such broker.

(e) OWNER and COUNTY stipulate this purchase is being made under the threat of condemnation and therefore the conveyance and Drainage Easement described in Item II.(a) above is not subject to documentary stamps taxes pursuant to Rules 12B-4.014(13) and 12B-4.013(4), Florida Administrative Code (2025).

III. CONDITIONS

(a) COUNTY shall pay to OWNER the sum as described in Item II.(a), above, upon the proper execution and delivery of all the instruments required to complete the above purchase and sale to the designated closing agent. COUNTY shall determine a closing date within a reasonable time after all pre-closing conditions under this Agreement have been completed. OWNER agrees to close within seven (7) days of notice by COUNTY or COUNTY's closing agent that a closing is ready to occur.



(b) Subject to Item III(c) below, OWNER shall vacate and surrender possession of the Property upon the date of delivery of the instruments and closing of this Agreement.

(c) Any and all encroachments existing upon the Property, other than those improvements included in the purchase price, must be removed by OWNER at the expense of OWNER prior to closing.

(d) OWNER warrants that there are no facts known to OWNER materially affecting the value of the Property that are not readily observable by COUNTY or that have not been disclosed to COUNTY.

(e) The instrument of conveyance to be utilized at closing must include the covenant of further assurances, in addition to containing all other common law covenants through the use of a drainage easement.

(f) If OWNER owns the Property to be conveyed in any representative capacity, OWNER shall fully comply with the disclosure and other requirements of Section 286.23, Florida Statutes (2024), as this statute provides on the effective date of this Agreement and to the extent this statute is applicable.

(g) Upon forty-eight (48) hours' notice to OWNER, COUNTY has the right, prior to closing: (1) to perform any and all environmental studies and tests to determine the existence of

Owner Name: G. Charles Wohlust, Personal Representative of the Estate of Freddie Hills

environmental or hazardous contamination on the Property, in its soil or in the underlying water table or (2) to enter upon the Property with COUNTY's employees, contractors and other personnel to inspect and conduct testing upon the Property. If COUNTY determines, either through these studies, testing or other means that the Property contains any hazardous waste or materials or environmental contamination, or has been used as a hazardous waste or chemical storage facility or dumpsite or as a garbage dump or landfill site, COUNTY may elect to cancel this Agreement and have all sums paid under it by COUNTY to OWNER, if any, returned to COUNTY.

(h) In the event that COUNTY subsequently abandons this project after execution of this Agreement, but before closing, this Agreement will be null and void.

(i) In the event that difficulties arise as to clearing title sufficient to complete a closing of this Purchase Agreement or difficulties occur in the issuance of a title insurance commitment that is acceptable to COUNTY, this Agreement will survive the filing of any eminent domain action by COUNTY and will serve as a joint stipulation regarding all issues of valuation, attorney fees (except for apportionment proceedings, if any), costs and expert fees in any condemnation proceeding initiated by COUNTY relating to the Property. In accordance with any request made by COUNTY, OWNER shall execute any and all instruments, pleadings, documents, and agreements upon litigation reflecting the full settlement as set forth in this Agreement. OWNER shall not oppose COUNTY's condemnation proceedings in any way. OWNER, however, may assert OWNER's rights against other claimants in apportionment proceedings.

(j) OWNER shall indemnify and save COUNTY harmless from and against all liability, claims for damages, and suits for any injury to any person or persons, or damages to any property of any kind whatsoever arising out of or in any way connected to OWNER's representations or performance under this Agreement or in any act or omission by OWNER in any manner related to this Agreement.

(k) COUNTY is solely responsible for all of COUNTY's activities conducted on the Property. OWNER is not to be considered an agent or employee of COUNTY for any reason whatsoever on account of this Agreement.

(l) OWNER states that OWNER has not engaged in any action that would create a conflict of interest in the performance of OWNER's obligations under this Agreement with COUNTY that would violate or cause others to violate the provisions of Part III, Chapter 112, Florida Statutes (2024), as this statute may be amended from time to time, relating to ethics in government.

(m) This Agreement contains the entire agreement between OWNER and COUNTY and all other representations, negotiations, and agreements, written and oral, with respect to the subject matter of this Agreement are superseded by this Agreement and are of no force and effect. This Agreement may be amended and modified only by an instrument in writing executed by all parties to this Agreement.

(n) This Agreement is not assignable.

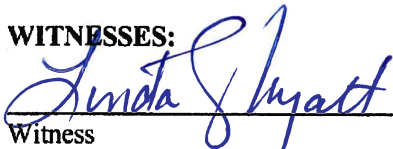
Road Project: Midway Drainage Improvement Project - Parcel 1-847
Parcel Address: P.O. Box 1570, Winter Park, Florida 32790-2331
Owner Name: G. Charles Wohlust, Personal Representative of the Estate of Freddie Hills

(o) This Agreement will be construed by and controlled under the laws of the State of Florida. The sole venue for any legal action in connection with this Agreement is the Eighteenth Judicial Circuit Court in Seminole County.

(p) The effective date of this Agreement will be the date when the last party has properly executed this Agreement as determined by the date set forth immediately below the respective signatures of the parties.

IN WITNESS WHEREOF, the parties have made and executed this Agreement for the purposes stated above.

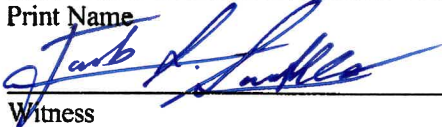
WITNESSES:



Witness

LINDA S. WYATT


Print Name



Witness

JACOB L. LAAKSO

Print Name



G. CHARLES WOHLUST, as Personal Representative of the Estate of Freddie Hills

March 24, 2026

Date



[Balance of this page intentionally blank; signatory page continues on Page 5]

Road Project: Midway Drainage Improvement Project - Parcel 1-847
Parcel Address: P.O. Box 1570, Winter Park, Florida 32790-2331
Owner Name: G. Charles Wohlust, Personal Representative of the Estate of Freddie Hills

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

ATTEST:

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
ANDRIA HERR, Chairman

Date: _____

For the use and reliance of
Seminole County only.

As authorized for execution by the Board of
County Commissioners at its _____,
20___, regular meeting.

Approved as to form and
legal sufficiency.

County Attorney

Attachment:
Exhibit A – Legal Description and Sketch



CMP/coh
02/03/2026
T:\Users\Legal Secretary CSB\Public Works\Agreements\2026\Purchase Agreement - Drainage Easement - Hills.docx

EXHIBIT "A"

Legal Description

That portion of Lot 61 of the plat of Midway, as recorded in Plat Book 1, page 41 of the Public Records of Seminole County, Florida, being in Section 32, Township 19 South, Range 31 East, Florida further described as follows:

Beginning at the northwest corner of said Lot 61, thence along the north line of said Lot 61, N.89°58'06"E., a distance of 85.40 feet to the east line of said Lot 61 as monumented; thence along said east line, S.00°06'10"W., a distance of 4.82 feet; thence S.89°58'02"W., a distance of 105.15 feet to the west line of Lot 61 as monumented; thence along said west line N.00°02'23"W., a distance of 4.82 feet to the north line of said Lot 61; thence along said north line N.89°58'06"E., a distance of 19.76 feet to the Point of Beginning.

Said parcel contains 506.90 square feet more or less.

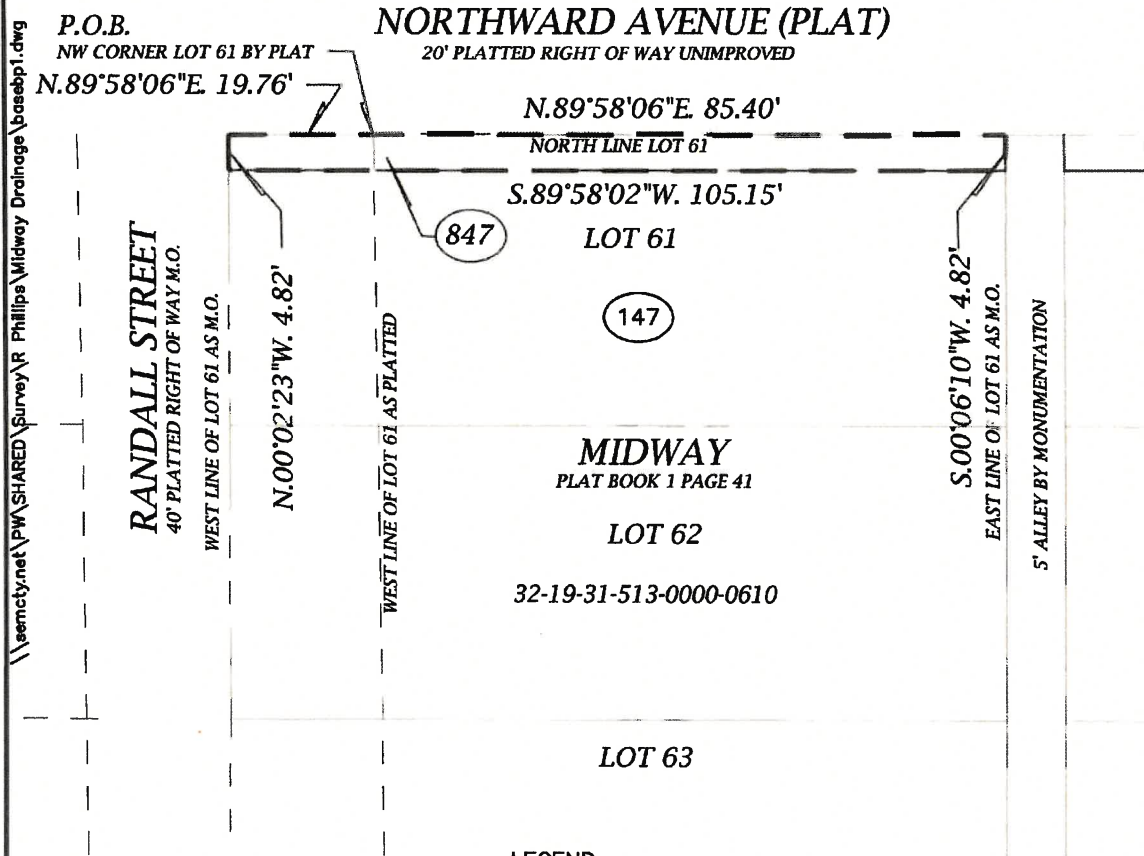
The parcel may be subject to easements, covenants, or restrictions of record if any.

Sheet 1 of 2

P 847 32-19-31-513-0000-0610

SKETCH OF DESCRIPTION

Scale 1" = 50'



LEGEND:
 M.O.=MONUMENTED AND OCCUPIED
 ORB=OFFICIAL RECORDS BOOK
 P.O.B.=POINT OF BEGINNING
 P.O.C.=POINT OF COMMENCEMENT

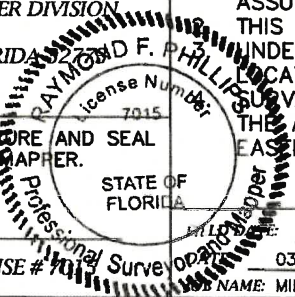
SEMINOLE COUNTY

SURVEY SECTION OF ROADS-STORMWATER DIVISION
 PUBLIC WORKS DEPARTMENT
 149 BUSH LOOP BLVD. SANFORD, FLORIDA 32779
 407-665-5647

SURVEYOR'S NOTES

- BEARINGS BASED ON THE NORTH LINE OF THE PLAT OF MIDWAY AS RECORDED IN PLAT BOOK 1 PAGE 41, WHICH IS ASSUMED TO BEAR N.89°58'06"E. THIS IS NOT A SURVEY LOCATED. UNDERGROUND UTILITIES AND OR IMPROVEMENTS ARE NOT LOCATED. SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESRICTIONS OF RECORD IF ANY.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



BY: *[Signature]*



RAYMOND F. PHILLIPS P.S.M. FL. LICENSE # 7015

DATE: 03/17/2023
 PROJECT NAME: MIDWAY DRAINAGE

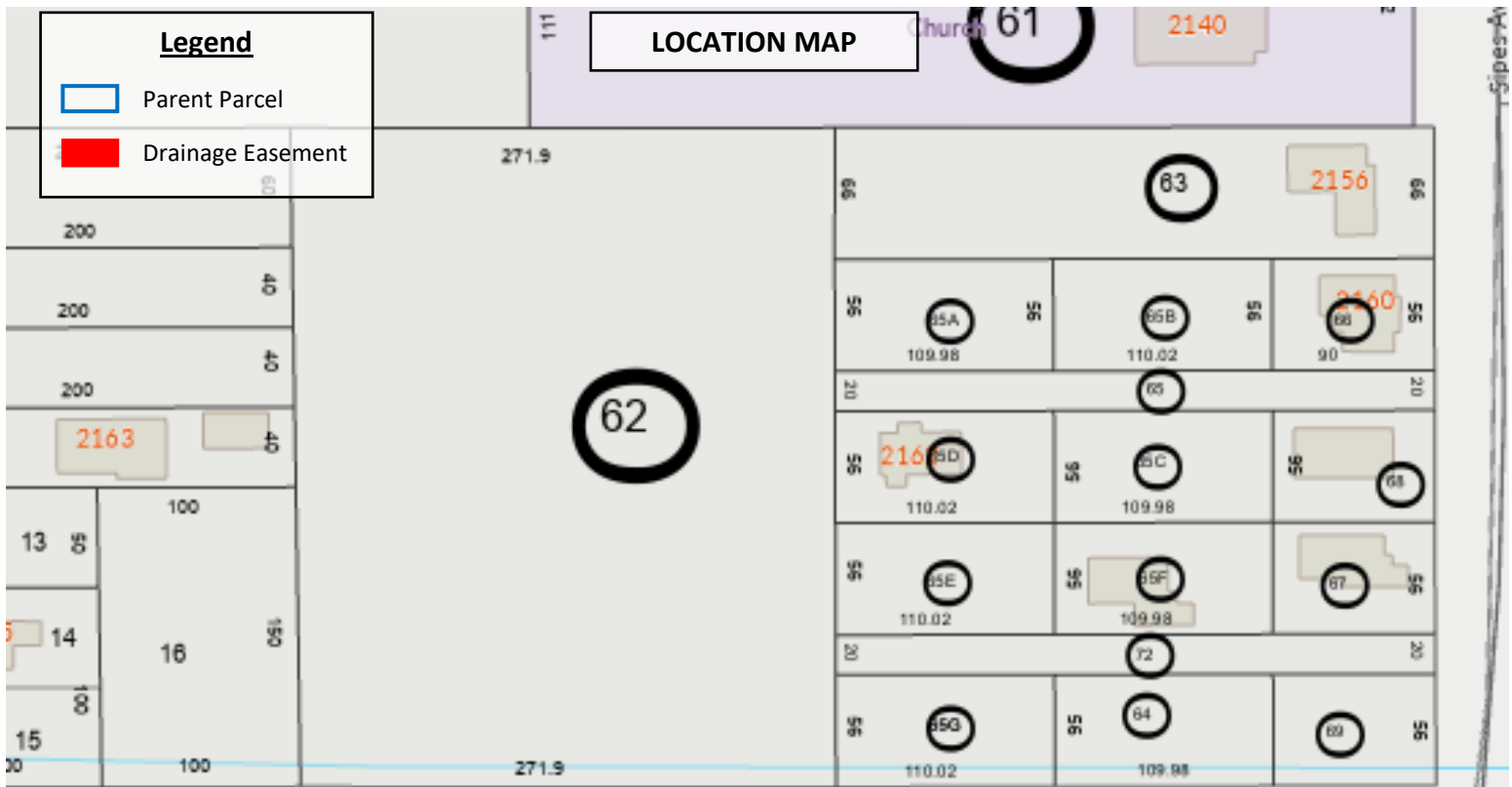
SCALE: 1"=50'
 DRAWN BY: RFP
 CHECKED BY: RP

SHEET 2 OF 2

Legend

-  Parent Parcel
-  Drainage Easement

LOCATION MAP



1
41

Midway Drainage Improvement Project
G. Charles Wohlust, as Personal Rep. of
the Estate of Freddie Hills
32-1931-513-0000-0610



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0277

Title:

Approve and authorize the Chairman to execute the Declaration of Restrictive Covenants for the property located at 409 Whitcomb Drive Geneva, FL 32732. District 2- Zembower (**Alan Harris, Director, Office of Emergency Management**)

Division:

Emergency Management - Emergency Management

Authorized By:

Alan Harris, Director, Office of Emergency Management

Contact/Phone Number:

Alan Harris / 407-665-5017

Background:

The Declaration of Restrictive Covenants is part of the requirement from the Federal Emergency Management Agency's Hazard Mitigation Assistance Grant (HMGP). This grant provided mitigation funds to purchase and demolish the property at 409 Whitcomb Drive. As part of the grant requirement, no structure can be built on this property and must be maintained as open space in perpetuity. The Declaration of Restrictive Covenants will enforce this requirement as directed by FEMA.

Requested Action:

Staff recommends the Board approve and authorize the Chairman to execute the Declaration of Restrictive Covenants for the property located at 409 Whitcomb Drive.

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

ROBERT MCHUGH
ASSISTANT COUNTY ATTORNEY
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-7240

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS ("Declaration") is made this _____ day of _____, 2026, by Seminole County, a political subdivision of the State of Florida ("COUNTY") in favor of the Federal Emergency Management Administration ("FEMA").

WHEREAS, The Federal Emergency Management Agency (FEMA) makes federal funds available through the Federal Emergency Management Agency: Hazard Mitigation Grant Program ("HMGP") to be used for projects that reduce or eliminate the risk of repetitive flood damage to buildings insured by the National Flood Insurance Program ("NFIP"); and



WHEREAS, the State of Florida has applied for and been awarded HMGP funding and has entered into a grant agreement (the "Grant Agreement") with FEMA which is incorporated in this Declaration by reference, making the State of Florida a HMGP grantee; and

WHEREAS, the COUNTY, acting by and through its Board of County Commissioners, has applied for and been awarded HMGP funds pursuant to an agreement with the State of Florida ("State-Local Agreement"), incorporated in this Declaration by reference, making COUNTY a HMGP subgrantee; and

WHEREAS, the HMGP provides a process for a local government, through the State of Florida, to acquire interests in property, including the purchase of structures in the floodplain, to demolish or remove said structures, and to maintain the use of the acquired property as open space in perpetuity; and

WHEREAS, 409 Whitcomb Drive, Geneva, Florida 32732, legally described in Exhibit "A" (the "Property") attached to and incorporated to this Declaration, was acquired by COUNTY with HMGP funds and conveyed to COUNTY via general warranty deed.

NOW, THEREFORE, COUNTY voluntarily covenants and agrees that this Declaration is made subject to the following terms and conditions and the Property will be subject to the following restrictions that, upon recording in the Public Records of Seminole County, are intended and are deemed to be covenants running with the Property and binding upon the COUNTY as owner of the Property, its successors in interest and assigns, as follows:

1. Terms. Pursuant C.F.R. Part 80, as amended, the Grant Agreement, and the State-Local Agreement, the following conditions and restrictions will apply in perpetuity to the Property described in Exhibit A:

(a) Compatible uses. The Property will be dedicated and maintained in perpetuity as open space for the conservation of natural floodplain functions. Such uses may include the following: parks for outdoor recreational activities; wetlands management; nature reserves; cultivation; grazing; camping (except where adequate warning time is not available to allow evacuation); unimproved, unpaved parking lots; buffer zones; and other uses consistent with FEMA guidance for open space acquisition.

(b) Structures. No new structures or improvements may be erected on the Property other than the following:

(i) A public facility that is open on all sides and functionally related to a designated open space or recreational use;

(ii) A public rest room; or

(iii) A structure that is compatible with open space and conserves the natural function of the floodplain, including the uses described in Section 1(a), above, and approved by the FEMA Administrator in writing before construction of the structure begins.

Any improvements on the Property must comply with proper floodplain management policies and practices. Structures built on the Property according to Section 1(b) must be floodproofed or elevated to at least the base flood level plus one (1) foot of freeboard, or greater, if required by FEMA, or if required by any state or local ordinance, and in accordance with criteria established by the FEMA Administrator.

(c) Disaster Assistance and Flood Insurance. No federal entity or source may provide disaster assistance for any purpose with respect to the Property, nor may any application for such assistance be made to any federal entity or source. The Property is not eligible for coverage under the NFIP for damage to structures on the Property occurring after the date the Property is deeded to COUNTY, except for pre-existing structures being relocated off the Property as a result of HMGP activities.

(d) Transfer. COUNTY, including its successors and assigns, may convey an interest in the Property only if the FEMA Regional Administrator, through the State of Florida, gives prior written approval of the transferee in accordance with this subsection.

(i) The request by COUNTY, through the State of Florida, to the FEMA Regional Administrator must include a signed statement from the proposed transferee that it acknowledges and agrees to be bound by the terms of this Declaration and must submit documentation of its status as a qualified conservation organization, if applicable.

(ii) COUNTY may convey an interest in the Property only to a public entity or to a qualified conservation organization. However, COUNTY may convey an easement or lease

to a private individual or entity for purposes compatible with the uses described in Section 1(a) above with the prior approval of the FEMA Regional Administrator, and so long as the conveyance does not include authority to control and enforce the terms and conditions of this Declaration.

(iii) If title to the Property is transferred to an entity other than one with a conservation mission, it must be conveyed subject to a conservation easement that must be recorded with the deed of conveyance and incorporate all terms and conditions set forth in this Declaration, including the easement holder's responsibility to enforce the easement. This shall be accomplished by one of the following means:

(A) COUNTY shall convey, in accordance with this paragraph, a conservation easement to an entity other than the title holder, which shall be recorded with the deed of conveyance, or

(B) At the time of title transfer, COUNTY shall retain such conservation easement and record it with the deed of conveyance.

(iv) Conveyance of any interest in the Property must reference and incorporate the original deed restrictions providing notice of the conditions in this section and must incorporate a provision for the Property interest to revert to the State of Florida or COUNTY in the event that the transferee ceases to exist or loses its eligible status under this section.

2. Inspection. FEMA, its representatives, and the State of Florida shall have the right to enter upon the Property, at reasonable times and with reasonable notice, for the purpose of inspecting the Property to ensure compliance with the terms of this part, the Property conveyance, and the HMGP award.

3. Monitoring and Reporting. Every three years beginning on January 1, 2026, notwithstanding the date of execution of this Declaration, COUNTY, in coordination with any

successor in interest, shall submit through the State of Florida to the FEMA Regional Administrator a report certifying that COUNTY has inspected the Property within the month preceding the report, and that the Property continues to be maintained consistent with the provisions of 44 C.F.R. Part 80, as amended, the Property conveyance, and the HMGP award.

4. Enforcement. COUNTY, the State of Florida, FEMA, and their respective representatives, successors and assigns, are responsible for taking measures to bring the Property back into compliance if the Property is not maintained according to the terms of 44 C.F.R. Part 80, as amended, the Property conveyance, and/or the HMGP award. The relative rights and responsibilities of FEMA, the State of Florida, COUNTY, and any of their respective successors and assigns, at the time of enforcement, include the following:

(a) Officials representing the State of Florida will notify COUNTY or any current holder of a Property interest, as applicable, in writing and advise them that they have sixty (60) days to correct a violation of the terms of the HMGP.

(i) If COUNTY or any current holder of a Property interest, as applicable, fails to demonstrate a good faith effort to come into compliance with the terms of the HMGP within the sixty (60) day period, the State of Florida shall enforce the terms of the HMGP by taking any measures it deems appropriate, including but not limited to bringing an action at law or in equity in a court of competent jurisdiction.

(ii) FEMA, its representatives or assigns, may enforce the terms of the HMGP by taking any measures it deems appropriate, including but not limited to one (1) or more of the following:

(A) Withholding FEMA assistance from the State of Florida, COUNTY, or any holder of an interest in the Property.

(B) Requiring transfer of title.

(C) Bringing an action at law or in equity in a court of competent jurisdiction against any or all of the following parties: the State of Florida, COUNTY, or their respective successors or assigns.

(D) Requiring COUNTY or its successors or assigns bear the cost of bringing the Property back into compliance with the terms of the HMGP.

5. Amendment. This Declaration may be amended upon signatures of FEMA and COUNTY only to the extent that such amendment does not affect the fundamental and statutory purposes underlying the Declaration.

6. Severability. Should any provision of this Declaration or the application thereof to any person, entity, or circumstance be found to be invalid or unenforceable, the rest and remainder of the provisions of this Declaration and their application shall not be affected and shall remain valid and enforceable.



[Remainder of page intentionally left blank. Signatures on following page.]

IN WITNESS WHEREOF, COUNTY has made and executed this Declaration for the purposes stated herein.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
ANDRIA HERR, Chairman

Date: _____

For the use and reliance of
Seminole County only.

As authorized for execution by the Board of
County Commissioners at its _____,
202___, regular meeting.

Approved as to form and
legal sufficiency.

County Attorney

RM/vs
1/23/26 2/4/26
Attachment



T:\Users\Legal Secretary CSB\Community Services\2026 Agreements\Restrictive Covenants Declaration (FEMA) (Pamela B. Sanders) (rev. Feb.2026).docx

Attachment:

Exhibit A – Legal Description

Exhibit A
Legal Description

Lot 5, Lake Harney Manor, according to the plat thereof recorded in Plat Book 8, Page 26, of the Public Records of Seminole County

Parcel I.D. Number: 23-20-32-501-0000-0050





SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0308

Title:

Approve the Guaranteed Maximum Price (GMP) of \$929,391 for the Rosenwald Community Property Development, Phase 1B, in accordance with Section 287.055, Florida Statutes, the Consultants Competitive Negotiations Act, and authorize the Purchasing and Contracts Division to execute Work Order No. 3 for Construction Services under PS-6230-24/HSM - Construction Manager at Risk (CMAR) Agreement for Rosenwald Community Property Development with Collage Companies. District4 - Lockhart (**Chad Wilsky, Fleet and Facilities Director**)

Division:

Fleet and Facilities - Facilities Development

Authorized By:

Chad Wilsky, Fleet and Facilities Director

Contact/Phone Number:

Chad Wilsky/407-665-7223

Background:

Seminole County is advancing the phased development of the Rosenwald Community Property located at 1096 Merritt Street in Altamonte Springs. The overall development program will enhance public access, expand recreational amenities, and support future construction of a community center facility. The project encompasses approximately 12± acres of County-owned property and is being implemented in multiple phases to allow continued public use of the site throughout construction activities.

In accordance with applicable procurement requirements and County procedures, the Purchasing and Contracts Division executed Agreement PS-6230-24/HSM with Collage Companies. The project will be delivered with construction scheduled to begin on May 1, 2026, and Phase 1B completion targeted for August 25, 2026. The County is utilizing the Construction Manager at Risk (CMAR) delivery method to promote early collaboration, cost control, and schedule certainty.

Phase 1A focused on initial site amenity improvements, including construction of

pavilions and associated walking paths. Phase 1B represents a continuation of these improvements and will extend public amenities toward Lake Mobile. Planned enhancements include the construction of a fire lane access to Lake Mobile, a fishing pier, a kayak launch area, and supporting site infrastructure intended to increase waterfront accessibility and recreational engagement for the surrounding community.

The Guaranteed Maximum Price (GMP) of \$929,391 was developed under comprehensive oversight led by Collage Companies and County staff. Collage Company conducted a competitive bidding process, which received 76 construction vendors, 6 of which operate within Seminole County. Of the total Guaranteed Maximum Price (GMP) of \$929,391, approximately 65% (\$600,121) is expected to remain with Seminole County businesses.

The County project team, consisting of Chad Wilsky, Fleet and Facilities Director; Anthony Maddox, Fleet and Facilities Deputy Director; Nick Brow, Facilities Division Manager; and Michael Forcht, Project Manager, thoroughly reviewed and successfully negotiated the Guaranteed Maximum Price (GMP) Package for Phase 1B, demonstrating the County's commitment to fiscal accountability, transparency, and excellence in project delivery.

The budget for this project is approved in Business Unit 02318016 ROSENWALD DEVELOPMENT ARPA

Requested Action:

Staff requests the Board approve the Guaranteed Maximum Price of \$929,391 for the construction of Rosenwald Community Property Development, Phase 1B, in accordance with Section 287.055, Florida Statutes, the Consultants Competitive Negotiations Act, and authorize the Purchasing and Contracts Division to execute Work Order No. 3 for Construction Services and to execute and incorporate Appendix I into PS-6230-24/HSM - Construction Manager at Risk (CMAR) Agreement for Rosenwald Community Property Development with Collage Companies.

**APPENDIX I
AUTHORIZATION FOR CONSTRUCTION**

EXHIBIT 1	INDEX OF PLANS AND SPECIFICATIONS
EXHIBIT 2	CONSTRUCTION SCHEDULE
EXHIBIT 3	CONSTRUCTION MANAGER’S PROJECT TEAM
EXHIBIT 4	SCHEDULE OF VALUES
EXHIBIT 5	UNIT PRICES
EXHIBIT 6	CONSTRUCTION MANAGER’S SUBCONTRACTORS AND SUPPLIERS CHART
EXHIBIT 7	QUALIFICATIONS AND ASSUMPTIONS AS REQUIRED BY Chapter 2, Article 2, Section 2.7.5.6
EXHIBIT 8	SCHEDULE OF ALLOWANCES

**APPENDIX I
AUTHORIZATION FOR CONSTRUCTION**

Pursuant to Chapter 1, Article 3 and Chapter 2, Article 2 of the Agreement for Construction Management between **Seminole County, Florida**, a political subdivision of the State of Florida (“OWNER”) and Wharton-Smith, Inc. (“CONSTRUCTION MANAGER”), the OWNER and the CONSTRUCTION MANAGER hereby execute this Appendix I and incorporate this Appendix I into PS-5968-24/RTB – Construction Manager at Risk (CMAR) for the Design and Construction of Seminole County Criminal Justice Center Renovation and Five Points Building System Improvements - and further agree as set forth below.

1. **Guaranteed Maximum Price Proposal Acceptance:** The CONSTRUCTION MANAGER’s Guaranteed Maximum Price (“GMP”) proposal, including general conditions costs dated March 11, 2026, attached hereto and incorporated herein, is accepted by the OWNER.

2. **Construction Management Fee:** The Construction Management Fee is fourteen point nine-seven percent (14.97%) of the Cost of the Work, as defined in Chapter 2, Article 2, Section 2.7.2.3. This Management Fee shall not exceed the applicable fee in the attached bid sheet. The Management Fee shall be paid as follows:

- Percentage of the Cost of the Work; or

× Fixed Sum (Upon Owner's sole discretion pursuant to Chapter 2, Article 2, Section 2.7.2.3).

3. **Subcontracts Costs:** The Subcontracts Cost is \$576,513.00.
4. **Estimated OWNER's Costs:** The Estimated OWNER's Costs, as defined in Chapter 2, Article 2, Subsection 2.7.3, shall be \$0.00.
5. **Guaranteed Maximum Price:** The Guaranteed Maximum Price is \$929,391.00.
6. **Substantial Completion Date:** The Date of Substantial Completion shall be August 25, 2026.
7. **Final Completion Date:** The Date of Final Completion shall be either: (1) 30-days after date of substantial completion; or if applicable, (2) 30-days after receipt of OWNER's statutorily required list of items required to be rendered complete, satisfactory, and acceptable, pursuant to section 218.735, Florida Statutes.

8. **Authorization to Proceed:** The OWNER hereby issues this Authorization for Construction. A separate formal Notice to Proceed (NTP) will be issued after the execution of the Work Order and upon satisfaction of all preconditions stated herein. The estimated date for the commencement of construction activities will be determined at the Work Order level. The CONSTRUCTION MANAGER is authorized to commence construction activities only upon receipt of the formal Notice to Proceed.

9. **Conditions Precedent:** The following conditions must be met before the commencement of construction:

- All necessary permits and approvals
- Required insurance documentation must be submitted and approved

10. **Exhibits:** This Appendix I shall include the following Exhibits:

Exhibit 1: Index of Plans and Specifications

Exhibit 2: Construction Schedule

Exhibit 3: CONSTRUCTION MANAGER's Project Team

Exhibit 4: Schedule of Values

Exhibit 5: Unit Prices

Exhibit 6: CONSTRUCTION MANAGER's Subcontractors and Suppliers Chart

Exhibit 7: Qualifications and Assumptions as required in Chapter 2, Article 2, Section 2.7.5.6

Exhibit 8: Schedule of Allowances

ATTEST:

(Contractor's Name)

, Secretary

By: _____

(CORPORATE SEAL)

Date: _____

ATTEST

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
ROBERT BRADLEY,
Procurement Administrator

Date: _____

For the use and reliance
of Seminole County only.

As authorized for execution by the Board of
County Commissioners at its _____
20____, regular meeting.

Approved as to form and
legal sufficiency.

County Attorney
CMP



March 26, 2026

Mr. Nick Brow
SEMINOLE COUNTY
Program Manager II, Fleet & Facilities | Facilities Development
205 W. County Home Road
Sanford, FL 32773
nbrow@seminolecountyfl.gov

CONSTRUCTION
INTEGRATED SERVICES

Subject: Rosenwald Community Property Development
Phase 1B Guaranteed Maximum Price (GMP) – Site Infrastructure, Kayak Launch, and Fishing Pier – Revision 7

Committed to Quality

Dear Nick:
Thank you for the opportunity to present to you our Phase 1B Guaranteed Maximum Price (GMP) – Site Infrastructure, Kayak Launch, and Fishing Pier – Revision 7 for the Rosenwald Community Property Development.

This GMP total is \$929,391 and is based on the February 2026 updated plans from Bentley Group, DRMP Engineers, & Catalyst Design Group.

GMP Price Summary – Appendix I to Collage CMAR PS-6230-24/HSM

- Construction Management Fee (14.97%): \$121,014
- Subcontractor Costs: \$576,513
- Subcontractor Allowances Included: \$103,592
- Owner Costs Allowances Included: \$9,183
- Guaranteed Maximum Price: \$929,391
- Contractor Seminole County: 65%
- Substantial Completion (Phase 1B Only): 08/25/2026
- Final Completion (Phase 1B Only): 09/25/2026

GMP Amount

- Phase 1B – Site Infrastructure, Kayak Launch, and Fishing Pier = \$929,391

Items included in this deliverable

- Section 1 – Summary (**Exhibit 4**)
- Section 2 – Allowances (**Exhibit 8**)
- Section 3 – Itemized GMP & Bid Tabs (**Exhibit 5**)
- Section 4 – Clarifications (**Exhibit 7**)
- Section 5 – Project Schedule (**Exhibit 2**)
- Section 6 – Solicited Subcontractors (**Exhibit 6**)
- Section 7 – Project Personnel (**Exhibit 3**)
- Section 8 – Document Log (**Exhibit 1**)

We look forward to starting construction on this exciting project! Please reach out if you have questions or need additional clarification.

Respectfully submitted,
THE COLLAGE COMPANIES


Ben Rives
Director of Preconstruction

cc: Seminole County – Mike Forcht, Anthony Maddox, Chad Wilsky
Bentley Group – Fernanda Silva, Gary Kranston
Collage – Steve Pinyot, Rob Maphis, Jim Beusse, Giuseppe Vicari, Gary Vargas

THE COLLAGE COMPANIES
Corporate Office
1150 Greenwood Blvd, Ste 1030
Lake Mary, Florida 32746
P 407.829.2257

collage-usa.com

CGC020818
CGC059537

1

SUMMARY

PHASE 1B - GUARANTEED MAXIMUM PRICE

SUMMARY OF COSTS

PROJECT: ROSENWALD 1B - PIER
LOCATION: ALTAMONTE SPRINGS, FL
ACRES: 1.27
BUILDING AREA: 10,067 SF
ARCHITECT: BENTLEY GROUP
ESTIMATOR: B. RIVES
DATE: 3/26/2026
VERSION: REV7
PLANS / BASIS: DRMP UPDATED PLANS - FEB 2026

DESCRIPTION	QTY	UNIT	TOTAL	COST/SF	SEMINOLE CO. AMOUNT	NOTES
ALLOWANCES	1	LS	\$112,775	\$11.20	\$0	
SUBCONTRACTED WORK	1	LS	\$576,513	\$57.27	\$455,853	
TEMP CONSTRUCTION	1	LS	\$75,907	\$7.54	\$0	
LIABILITY INSURANCE	0.30	%	\$2,296	\$0.23	\$0	
BUILDER'S RISK INSURANCE	1.00	%	\$7,652	\$0.76	\$0	
PERMITS & FEES	3.00	%	\$23,254	\$2.31	\$23,254	
PERFORMANCE & PAYMENT BOND	1.25	%	\$9,980	\$0.99	\$0	
SUBTOTAL			\$808,377			
FIXED MANAGEMENT FEE	14.97	%	\$121,014	\$12.02	\$121,014	
TOTAL PHASE 1B			\$929,391	\$92.32	\$600,121	65% Seminole County Businesses

PHASE 1B - GUARANTEED MAXIMUM PRICE

SCHEDULE OF VALUES

Project: ROSENWALD 1B - PIER	Area: 10,067 SF
Location: ALTAMONTE SPRINGS, FL	Date: 3/26/2026
Architect: BENTLEY GROUP	Version: REV7
Estimator: B. RIVES	Plan / Basis: DRMP UPDATED PLANS - FEB 2026

DIV.	SCOPE OF WORK	TOTAL	COST/SF	SEMINOLE CO. AMOUNT	NOTES
COST OF THE WORK		\$689,288	\$68.47	\$455,853	
0100	PROJECT ALLOWANCES	\$112,775	\$11.20		
0105	SURVEYING	\$9,446	\$0.94		
3100	GRADING, UTILITIES, PAVING	\$455,853	\$45.28	\$455,853	
3220	SITE FURNISHINGS	\$4,964	\$0.49		
3238	BOARDWALK / FISHING PIER	\$104,125	\$10.34		
8000	EXTRA SERVICES	\$2,125	\$0.21		
GENERAL CONDITIONS		\$119,089	\$11.83	\$23,254	
9010	SECURITY COSTS	\$37,768	\$3.75		
9020	TEMPORARY FACILITIES	\$22,480	\$2.23		
9030	TRASH & DEBRIS CONTROL	\$15,660	\$1.56		
9040	SPECIALTY EQUIPMENT RENTAL	\$0	\$0.00		
9050	STORAGE FEES	\$0	\$0.00		
9060	INSURANCE	\$9,948	\$0.99		
9070	PERMITS	\$23,254	\$2.31	\$23,254	
9080	PAYMENT & PERFORMANCE BOND	\$9,980	\$0.99		
FIXED MANAGEMENT FEE		\$121,014	\$12.02	\$121,014	
9090	CONSTRUCTION MANAGEMENT FEE	\$121,014	\$12.02	\$121,014	
TOTAL		\$929,391	\$92.32	\$600,121	65% Seminole County Businesses

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ALLOWANCES

PHASE 1B - GUARANTEED MAXIMUM PRICE

ALLOWANCES

Project: ROSENWALD 1B - PIER	Area: 1.27 AC
Location: ALTAMONTE SPRINGS, FL	Date: 3/26/2026
Architect: BENTLEY GROUP	Version: REV7
Estimator: B. RIVES	Plan / Basis: DRMP UPDATED PLANS - FEB 2026

The following allowances have been **INCLUDED** in our estimate. An allowance is included for certain cost items whose exact values may vary due to incomplete design, owner, governmental authority, or other decisions outside the Contractor's control. Upon the completion of these items, the Contractor shall provide an accounting of the actual costs incurred to complete this work and the Contractor will be granted a change order adjusting the contract amount to reflect the actual cost. All allowances are inclusive of material, freight, taxes, labor, equipment, and subcontractor mark-up unless noted otherwise.

DESCRIPTION	TOTAL	NOTES / AREA TOTAL
SUBCONTRACTOR ALLOWANCES	\$	103,592
Signage - Wayfinding, Informational, Etc.	\$5,000	
Empty electrical conduit if needed for future boardwalk lighting and/or power	\$5,000	
Irrigation sleeves if needed for future irrigation piping	\$5,000	
Unforeseen Conditions / Unsuitable Soils	\$15,000	
Additional Testing / Re-Testing Services	\$3,592	<i>Deatrick Engineering Quote</i>
Lake Mobile Grubbing & Erosion Control	\$70,000	
ANTICIPATED OWNER COSTS ALLOWANCES	\$	9,183
3rd Party Permit Services / Inspections	\$0	<i>None Anticipated</i>
Fire/Rescue Impact Fee	\$996	<i>\$332 per Dwelling Unit</i>
Mobility Fee	\$8,187	<i>\$2,729 per Dwelling Unit</i>
Water & Wastewater Impact Fee	\$0	<i>None Anticipated</i>
Education System Impact Fee	\$0	<i>None Anticipated</i>
Library Impact Fee	\$0	<i>None Anticipated</i>
Electrical Utility Fees / New Transformer Fees	\$0	<i>None Anticipated</i>
Natural Gas Utility Fees / New Meter Fees	\$0	<i>None Anticipated</i>
Internet Service Provider Fees	\$0	<i>None Anticipated</i>
TOTAL ALLOWANCES		\$112,775

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ITEMIZED GMP & BID TABS

PHASE 1B - GUARANTEED MAXIMUM PRICE

ITEMIZED GMP - SUBCONTRACTED WORK

PROJECT: ROSENWALD 1B - PIER
 LOCATION: ALTAMONTE SPRINGS, FL
 ACRES: 1.27
 ARCHITECT: BENTLEY GROUP
 ESTIMATOR: B. RIVES
 DATE/REVISION: 3/26/2026

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	NOTES / DIV TOTAL (* Denotes Seminole County Business)
0105-SURVEYING					\$ 9,446
CONTROL POINTS AND BOARDWALK LIMITS	1	LS	7,950.00	\$7,950	AMERICAN LAYOUT & LAND SURVEYING
RE-SURVEY / SURVEY VERIFICATION	8	HR	187.00	\$1,496	AMERICAN LAYOUT & LAND SURVEYING
0143-TESTING SERVICES					\$ -
SOIL DENSITY TESTING	0	XX		\$0	BY OWNER
CONSTRUCTION MATERIALS TESTING	0	XX		\$0	BY OWNER
0300-CONCRETE					\$ -
CONCRETE SIDEWALKS	3,490	SF		\$0	SEE SITEWORK
CONCRETE PADS	185	SF		\$0	SEE SITEWORK
0550-RAILINGS / MISC. METALS					\$ -
RAILINGS AT CONCRETE STEPS	12	LF		\$0	SEE FISHING PIER
0990-PAINTING					\$ -
PAINT RAILINGS AT STEPS	0	XX		\$0	N/A
SEAL / STAIN BOARDWALK / FISHING PIER	0	XX		\$0	N/A
1014-SIGNAGE					\$ -
SIGNAGE	1	LS	0.00	\$0	SEE ALLOWANCES
2600-ELECTRICAL					\$ -
EMPTY ELECTRICAL CONDUIT ALLOWANCE	1	LS	0.00	\$0	SEE ALLOWANCES
3100-GRADING, UTILITIES, PAVING					\$ 455,853
SITE CONTRACTOR MOB, SUPERVISION, BOND	1	LS	58,457.00	\$58,457	ALL TERRAIN TRACTOR SERVICE *
MAINTENANCE OF TRAFFIC (MOT)	1	LS	3,500.00	\$3,500	ALL TERRAIN TRACTOR SERVICE *
EROSION CONTROL	1.27	AC	7,810.24	\$9,919	ALL TERRAIN TRACTOR SERVICE *
SWPPP PLAN & MONITORING	4.0	MO	2,250.00	\$9,000	ALL TERRAIN TRACTOR SERVICE *
CLEARING & GRUBBING	55,350	SF	0.12	\$6,680	ALL TERRAIN TRACTOR SERVICE *
GRADING	6,075	CY	21.34	\$129,613	ALL TERRAIN TRACTOR SERVICE *
STORM DRAINAGE	240	LF	312.50	\$75,000	ALL TERRAIN TRACTOR SERVICE *
BAHIA SOD	46,000	SF	0.73	\$33,580	ALL TERRAIN TRACTOR SERVICE *
GEOCELL GRID AT KAYAK LAUNCH	430	SF	20.64	\$8,875	ALL TERRAIN TRACTOR SERVICE *
CONCRETE SIDEWALKS & CONCRETE PADS	3,675	SF	5.49	\$20,166	ALL TERRAIN TRACTOR SERVICE *
STABILIZED FIRE TRUCK ACCESS ROAD	1,790	SY	56.46	\$101,063	ALL TERRAIN TRACTOR SERVICE *
IRRIGATION SLEEVES	1	LS	0.00	\$0	SEE ALLOWANCES
IRRIGATION SYSTEM	0	LS	0.00	\$0	EXCLUDED
WATER & FIRE SYSTEM	0	LS	0.00	\$0	N/A
SANITARY & LIFT STATION	0	LS	0.00	\$0	N/A
UTILITIES TO PROPERTY LINE	0	LS	0.00	\$0	N/A
UNFORESEENS / UNSUITABLE SOILS	1	LS	0.00	\$0	SEE ALLOWANCES

PHASE 1B - GUARANTEED MAXIMUM PRICE

ITEMIZED GMP - SUBCONTRACTED WORK

PROJECT: ROSENWALD 1B - PIER
 LOCATION: ALTAMONTE SPRINGS, FL
 ACRES: 1.27
 ARCHITECT: BENTLEY GROUP
 ESTIMATOR: B. RIVES
 DATE/REVISION: 3/26/2026

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	NOTES / DIV TOTAL (* Denotes Seminole County Business)
3220-SITE FURNISHINGS					\$ 4,964
TRASH RECEPTACLES - MATERIAL PURCHASE	1	EA	2,156.00	\$2,156	BEARSAVER
BENCHES - MATERIAL PURCHASE	1	EA	614.00	\$614	WABASH VALLEY
TAX	7.0	%		\$194	
TRASH RECEPTACLES & BENCHES - INSTALLATION	2	EA	1,000.00	\$2,000	AL BOSGRAAF & SONS
3238-BOARDWALK / FISHING PIER					\$ 104,125
BOARDWALK / FISHING PIER CONSTRUCTION	630	SF	165.28	\$104,125	Q-ICE BUILDERS
8000-EXTRA SERVICES					\$ 2,125
PROCORE MANAGEMENT SYSTEM	1	LS		\$2,125	
TOTAL SUBCONTRACTED WORK				\$ 576,513	

PHASE 1B - GUARANTEED MAXIMUM PRICE

ITEMIZED GMP - GENERAL CONDITIONS

PROJECT: ROSENWALD 1B - PIER
 LOCATION: ALTAMONTE SPRINGS, FL
 ACRES: 1.27
 ARCHITECT: BENTLEY GROUP
 ESTIMATOR: B. RIVES
 DATE: 3/26/2026
 VERSION: REV7
 PLANS / BASIS: DRMP UPDATED PLANS - FEB 2026

SCHEDULE	DURATION (MONTHS)
CONSTRUCTION TIME	4.0
TRAILER NEEDED	4.0
MONTHLY COST:	\$29,772

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	NOTES / DIV TOTAL
9010-SECURITY COSTS					\$ 37,768
CONSTRUCTION FENCE	1,750	LF	8.61	15,068	
PURCHASE WIND SCREEN FOR FENCE	1,750	LF	5.00	8,750	
FENCE RELOCATIONS	1	LS	1,500.00	1,500	
TEMP. FIRE EXTINGUISHERS	4	EA	150.00	600	
SECURITY TOOLS & SUPPLIES	4.0	MO	250.00	1,000	
PERSONAL PROTECTIVE EQUIPMENT (PPE)	1	LS	750.00	750	
SECURITY CAMERAS	4.0	MO	1,925.00	7,700	LVT Security Station Rental
THIRD PARTY SAFETY AUDITS	4.0	EA	350.00	1,400	
TRAFFIC CONTROL DEVICES	1	EA	1,000.00	1,000	
9020-TEMPORARY FACILITIES					\$ 22,480
SITE CONSTRUCTION OFFICE	4.0	MO	2,500.00	10,000	
SITE OFFICE FURNITURE	0	XX		0	In Phase 1A
TEMP. UTILITY CONNECTIONS	0	XX		0	In Phase 1A
TEMPORARY ELECTRIC	4.0	MO	175.00	700	
TEMPORARY WATER	4.0	MO	85.00	340	
INTERNET @ SITE OFFICE	4.0	MO	150.00	600	
CONSTRUCTION RESTROOMS	4.0	MO	609.90	2,440	Toi Toi (2 each)
HOLDING TANK @ SITE OFFICE	4.0	MO	350.00	1,400	
DRONE / AERIAL PHOTOGRAPHY	4.0	MO	250.00	1,000	
THIRD PARTY SCHEDULING SERVICE	4.0	MO	1,500.00	6,000	
9030-TRASH & DEBRIS CONTROL					\$ 15,660
DUMPSTERS	17	EA	500.00	8,500	
TEMPORARY CLEAN-UP LABOR	4.0	MO	1,165.00	4,660	
SITE CLEANING	1	LS	2,500.00	2,500	
9040-SPECIALTY EQUIPMENT RENTAL					\$ -
SPECIALTY EQUIPMENT RENTAL	0	XX		0	N/A
9050-STORAGE FEES					\$ -
STORAGE FEES	0	XX		0	N/A
9060-INSURANCE					\$ 9,948
LIABILITY INSURANCE	0.30	%		2,296	
BUILDER'S RISK INSURANCE	1.00	%		7,652	

PHASE 1B - GUARANTEED MAXIMUM PRICE

ITEMIZED GMP - GENERAL CONDITIONS

PROJECT: ROSENWALD 1B - PIER
 LOCATION: ALTAMONTE SPRINGS, FL
 ACRES: 1.27
 ARCHITECT: BENTLEY GROUP
 ESTIMATOR: B. RIVES
 DATE: 3/26/2026
 VERSION: REV7
 PLANS / BASIS: DRMP UPDATED PLANS - FEB 2026

SCHEDULE	DURATION (MONTHS)
CONSTRUCTION TIME	4.0
TRAILER NEEDED	4.0
MONTHLY COST:	\$29,772

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	NOTES / DIV TOTAL
9070-PERMITS					\$ 23,254
PERMITS	3.00	%		23,254	
9080-PAYMENT & PERFORMANCE BONDS					\$ 9,980
PAYMENT & PERFORMANCE BONDS	1.25	%		9,980	
TOTAL GENERAL CONDITIONS				\$ 119,089	

PHASE 1B - GUARANTEED MAXIMUM PRICE

ITEMIZED GMP - CM FEE

PROJECT: ROSENWALD 1B - PIER
 LOCATION: ALTAMONTE SPRINGS, FL
 ACRES: 1.27
 ARCHITECT: BENTLEY GROUP
 ESTIMATOR: B. RIVES
 DATE: 3/26/2026
 VERSION: REV7
 PLANS / BASIS: DRMP UPDATED PLANS - FEB 2026

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	NOTES / DIV TOTAL
9090-CONSTRUCTION MANAGEMENT FEE					\$ 121,014
CONSTRUCTION MANAGEMENT FEE	14.97	%		121,014	
TOTAL CONSTRUCTION MANAGEMENT FEE				\$ 121,014	

SUBCONTRACTOR BID TABULATION

Rosenwald Community Center Phase 1B Fishing Pier

3/23/2026

Project Location: 1096 Merritt Street, Altamonte Springs, FL 32701, United States of America

	AMOUNT IN CURRENT GMP				
SCOPE OF WORK:	<i>American Layout & Land Surveying, LLC</i>	<i>On Point Surveying Inc</i>	<i>MacGillivray & Co Surveyors & Mappers, LLC</i>	<i>Surveying and Mapping Corporation</i>	<i>Allen & Company, LLC</i>
0105: Surveying					
As-Built Survey	\$2,700	\$2,350	\$2,910	\$2,986	\$4,200
Construction Layout	\$3,150	\$5,850	\$5,758	\$8,564	\$7,145
Project Control	\$2,100	\$1,950	\$1,790	In Above	\$2,950
Re-Survey / Survey Verification	\$1,496	\$1,040	\$1,232	\$1,632	In Above
TOTAL	\$9,446	\$11,190	\$11,690	\$13,182	\$14,295

SUBCONTRACTOR BID TABULATION

Rosenwald Community Center Phase 1B Fishing Pier

3/23/2026

Project Location: 1096 Merritt Street, Altamonte Springs, FL 32701, United States of America

	AMOUNT IN CURRENT GMP	
SCOPE OF WORK:		
3200: Sitework	ALL TERRAIN TRACTOR SERVICE	Cook Construction Company, Inc.
SITWORK PRICING		
Sitework Mobilization	\$16,250	\$35,000
Sitework Supervision	\$4,250	\$10,000
MOT	<i>Plug</i> \$3,500	\$3,500
Surveying & As-Builts	\$16,250	\$20,700
Erosion Control	\$9,919	\$29,625
SWPPP Plan & Monitoring for 4 Months	\$9,000	\$7,000
Clear, Grub, Site Demo	\$6,680	\$38,460
Grading	\$129,613	\$251,445
Storm Drainage	\$75,000	\$61,323
Bahia Sod (as shown on plans)	In Below	\$2,625
Additional Bahia Sod to stabilize pond and swales	\$33,580	\$15,375
Geocell Grid at Kayak Launch	\$8,875	\$8,900
Sidewalks & Concrete Pads	\$20,166	\$30,200
Stabilized Fire Truck Access Road	\$101,063	<i>Plug</i> \$100,000
Include Bond	\$21,707	\$18,425
TOTAL	\$455,853	\$632,578

SUBCONTRACTOR BID TABULATION

Rosenwald Community Center Phase 1B Fishing Pier

3/23/2026

Project Location: 1096 Merritt Street, Altamonte Springs, FL 32701, United States of America

	BOTH IN CURRENT GMP	BOTH IN CURRENT GMP
SCOPE OF WORK:		
3220: Site Furnishings - Material	<i>Wabash Valley (Site Bench)</i>	<i>BearSaver.com (Trash Receptacle)</i>
Site Furnishings - Material	\$614	\$2,156
OTHER COSTS		
Include Sales Tax	\$43	\$151
TOTAL	\$657	\$2,307

SUBCONTRACTOR BID TABULATION

Rosenwald Community Center Phase 1B Fishing Pier

3/23/2026

Project Location: 1096 Merritt Street, Altamonte Springs, FL 32701, United States of America

SCOPE OF WORK:	AMOUNT IN CURRENT GMP
<p style="text-align: center;">3225: Site Furnishings - Install</p>	<p style="text-align: center;"><i>Al Bosgraaf & Sons, Inc., Building Contractors</i></p>
<p>Site Furnishings - Install</p>	<p style="text-align: right;">\$2,000</p>
TOTAL	\$2,000

SUBCONTRACTOR BID TABULATION

Rosenwald Community Center Phase 1B Fishing Pier

3/23/2026

Project Location: 1096 Merritt Street, Altamonte Springs, FL 32701, United States of America

SCOPE OF WORK:	AMOUNT IN CURRENT GMP	
	Q-ICE Builders LLC	JD James Inc.
3238: Boardwalk / Fishing Pier		
Boardwalk / Fishing Pier	\$94,870	\$121,327
Include Sales Tax	\$3,795	Included
Include P&P Bond	\$2,960	\$1,820
Excavation / Backfill at Pond Slopes and Water's Edge	<i>Plug</i> \$2,500	<i>Plug</i> \$2,500
TOTAL	\$104,125	\$125,647

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QUALIFICATIONS AND ASSUMPTIONS

PHASE 1B - GUARANTEED MAXIMUM PRICE

QUALIFICATIONS AND ASSUMPTIONS

Project:	ROSENWALD 1B - PIER	Area:	1.27 AC
Location:	ALTAMONTE SPRINGS, FL	Date:	3/26/2026
Architect:	BENTLEY GROUP	Version:	REV7
Estimator:	B. RIVES	Plan / Basis:	DRMP UPDATED PLANS - FEB 2026

CLARIFICATIONS & ASSUMPTIONS

The following is a list of clarifications regarding the estimate scope of work. Where conflicts exist between these clarifications and the documents, these clarifications shall take precedence. The GMP is based upon the Issued for Construction Plans from DRMP dated November 2025 and updated February 2026. We include only the Phase 1B scope.

DIVISION 1: GENERAL

- a. Pricing is valid for 30 days
- b. We include Builder's Risk Insurance but we exclude cost of deductibles. The maximum deductible would be for a named storm which is 2.0% of the total loss.
- c. We include a Payment & Performance Bond.
- d. Testing Services are by the Owner, but we include an allowance for additional testing / retesting services as noted in Section 2.
- e. We include permit fees.
- f. Please see the Allowances for anticipated Owner costs such as impact fees, 3rd party permit / inspection services, and utility provider fees.
- g. We exclude Davis-Bacon wage requirements (none noted).
- h. We exclude "Buy American" clauses (none noted).
- i. We exclude permanent utility charges. We include temporary power, water, etc. charges only as needed for construction.
- j. We exclude design fees.

DIVISION 2: BUILDING DEMOLITION

- a. N/A

DIVISION 3: CONCRETE

- a. We include concrete pads for the bench and trash receptacle.
- b. We include concrete sidewalks.

DIVISION 4: MASONRY

- a. N/A

DIVISION 5: METALS

- a. N/A

DIVISION 6: WOOD AND PLASTICS

- a. N/A

DIVISION 7: THERMAL AND MOISTURE PROTECTION

- a. N/A

DIVISION 8: DOORS AND WINDOWS

- a. N/A

DIVISION 9: FINISHES

- a. N/A

DIVISION 10: SPECIALTIES

- a. N/A

PHASE 1B - GUARANTEED MAXIMUM PRICE

QUALIFICATIONS AND ASSUMPTIONS

Project: ROSENWALD 1B - PIER	Area: 1.27 AC
Location: ALTAMONTE SPRINGS, FL	Date: 3/26/2026
Architect: BENTLEY GROUP	Version: REV7
Estimator: B. RIVES	Plan / Basis: DRMP UPDATED PLANS - FEB 2026

DIVISION 11, 12, 13: EQUIPMENT, FURNISHINGS, SPECIAL CONSTRUCTION

a. N/A

DIVISION 14: CONVEYING SYSTEMS

a. N/A

DIVISION 21: FIRE SUPPRESSION

a. N/A

DIVISION 22: PLUMBING

a. N/A

DIVISION 23: HEATING VENTILATING AND AIR CONDITIONING (HVAC)

a. N/A

DIVISION 26, 27 & 28: ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY AND SECURITY

a. We include electrical conduits as noted in the allowances.

b. We exclude site power & lighting (None shown).

DIVISION 31, 32 & 33: EARTHWORK, EXTERIOR IMPROVEMENTS, UTILITIES

a. We include one bench and one bearsaver trash receptacle.

b. We include an allowance for unforeseen conditions / unsuitable soils.

c. We include an allowance for irrigation sleeves.

d. We include the fire truck access road as 12" stabilized subgrade and 8" lime rock or crushed concrete base. (No details shown)

e. We include the fishing pier.

f. We exclude painting, sealing, or staining of the boardwalk (None shown).

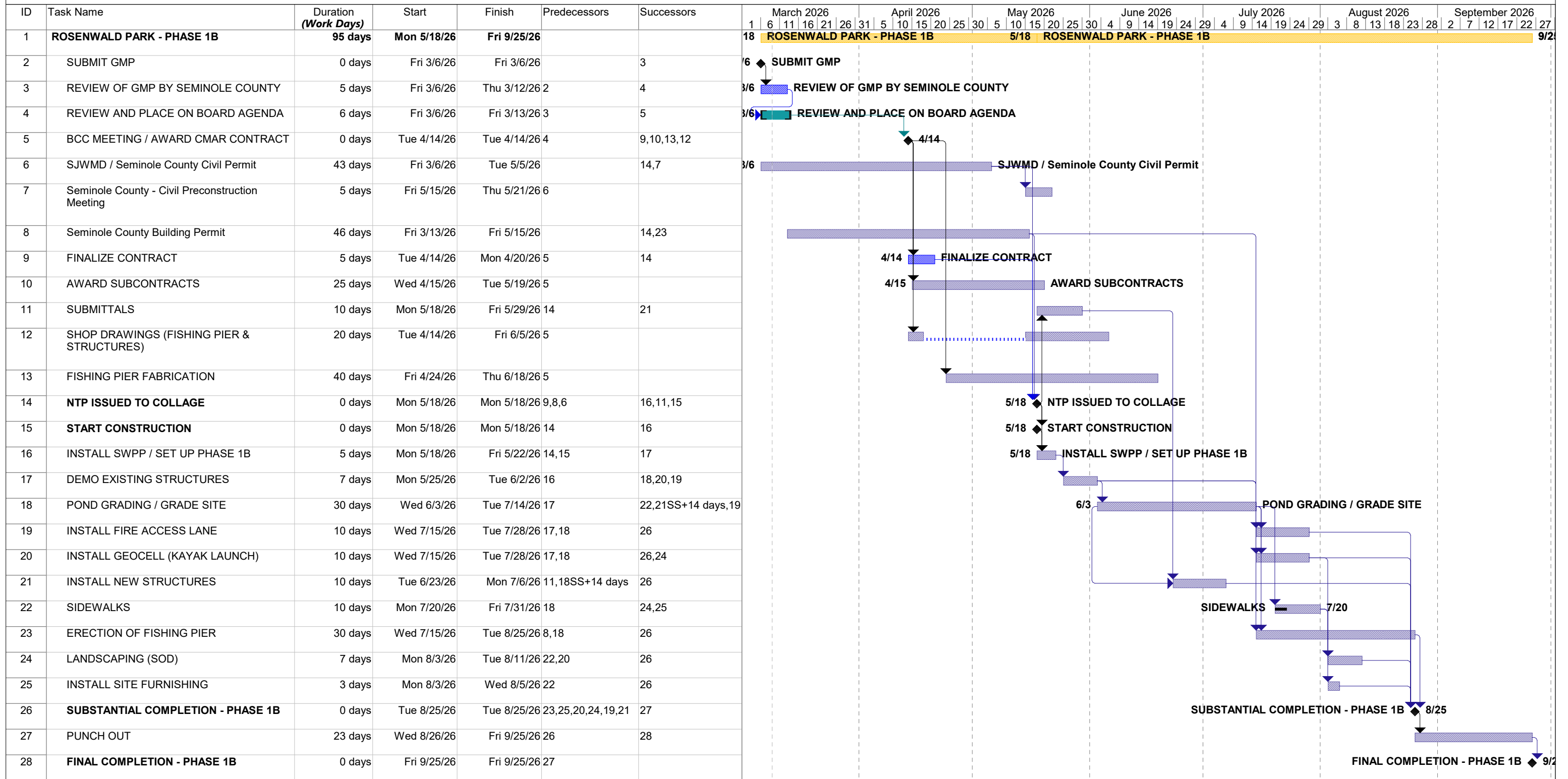
g. We exclude new site domestic water, site fire water, and site sanitary (None shown).

h. We exclude irrigation systems (None shown).

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PROJECT SCHEDULE

CONSTRUCTION MANAGER AT RISK (CMAR) ROSENWALD COMMUNITY PROPERTY DEVELOPMENT Project Schedule - PHASE 1B



Project: PS-6230-24/HSM	Task Project Summary Split External Tasks Milestone External Milestone Summary Inactive Task	Inactive Milestone Inactive Milestone Inactive Summary Inactive Summary Manual Task Manual Task Duration-only Duration-only	Manual Summary Rollup Manual Summary Rollup Manual Summary Manual Summary Start-only Start-only Finish-only Finish-only	Progress Progress Deadline Deadline
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SOLICITED SUBCONTRACTORS

Rosenwald Phase 1B
List of Solicited Subcontractors
01/14/26

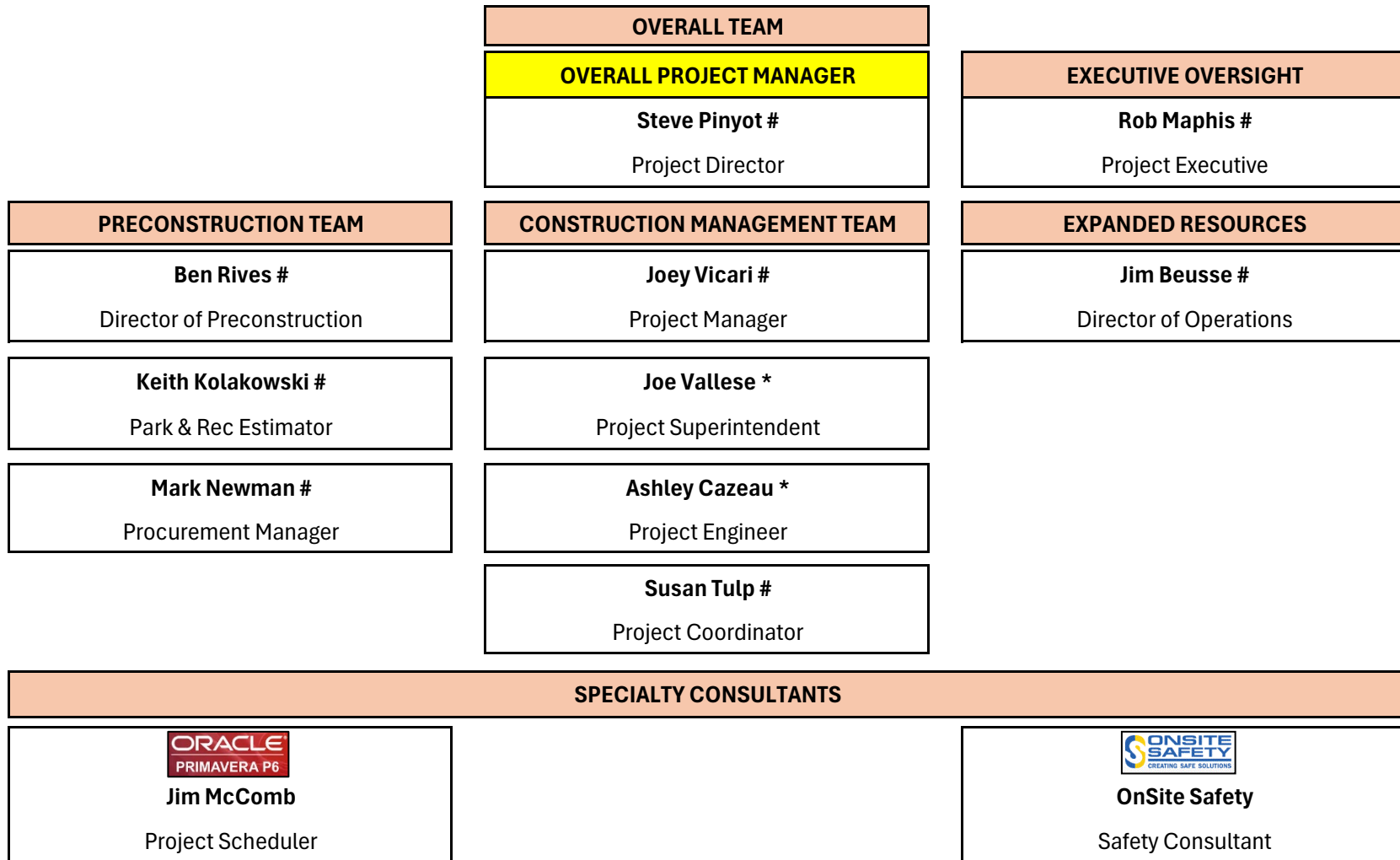
Seminole County
Metro Orlando

Number	Bid Package	Bid Status	Company	First Name	Last Name	Email	Phone	Street	City	State	Zip
0105	Surveying	Will Bid	American Layout & Land Surveying, LLC	Estimating	Department	estimating@americansurveyors.us	+1 732-807-6250	5125 Adanson Street	Orlando	FL	32804
0105	Surveying	Will Bid	MacGillivray & Co Surveyors & Mappers, LLC	Dolly	Carwile	dolly@macgillivraysurveying.com	+1 407-790-4307	925 South Denning Drive	Winter Park	FL	32789
0105	Surveying	No Bid	SurveyFy LLC	German	Villamil	info@surveyfy.net	+1 786-569-9746	9555 Southwest 175th Terrace	Palmetto Bay	FL	33157
0105	Surveying	Will Bid	Leading Edge Land Services, Inc.	Karol	Hofius	khofius@leadingedgels.com	+1 407-351-6730	8802 Exchange Drive	Orlando	FL	32809
0105	Surveying	Will Bid	Southeastern Surveying & Mapping Corp (SSMC)	William	Rowe	browe@southeasternsurveying.com	+1 407-292-8580	6500 All American Boulevard	Orlando	FL	32810
0105	Surveying	No Bid	Ireland & Associates Surveying	Brian	Johnson	brian.johnson@irelandssurveying.com	+1 407-678-3366	800 Currency Circle	Lake Mary	FL	32746
0105	Surveying	No Bid	RYANIK LLC	Amir	Moghimi	ryanikco@gmail.com	+1 352-639-4007	1625 Cumbie Street	Orlando	FL	32804
0105	Surveying	No Bid	John B. Webb & Associates, Inc.	Jacqueline E.	Webb	jackie.webb@webbengr.com	+1 407-622-9322	925 South Denning Drive	Winter Park	FL	32789
0105	Surveying	Will Bid	On Point Surveying Inc	Sashy	Faberlfe	marketing@on-pointssurveying.com	+1 407-989-8178		Winter Garden	FL	34777
0105	Surveying	Will Bid	Allen & Company, LLC	Helene	Reiver	hreiver@allen-company.com	+1 407-654-5355 ext. 190	16 East Plant Street	Winter Garden	FL	34787
0105	Surveying	Will Bid	Allen & Company, LLC	Mitchell	Cruciger	mcruciger@allen-company.com	+1 407-654-5355 ext. 203	16 East Plant Street	Winter Garden	FL	34787
0105	Surveying	Will Bid	Allen & Company, LLC	Elizabeth	Ziemak	eziemak@allen-company.com		16 East Plant Street	Winter Garden	FL	34787
0105	Surveying	No Bid	Carnahan Proctor And Cross Inc	Donna	Hagedorn	dhagedorn@cpcc-eng.com	+1 321-229-6821	604 Courtland Street	Orlando	FL	32804
0105	Surveying	No Bid	Dale Stockstill and Associates P A	Rebekah	Light	rebekah@dalestockstill.com	+1 407-913-0363		Alafaya	FL	32878
0105	Surveying	No Bid	Vigilantex	Jud	Nash	estimating@vigilantex.us	+1 480-648-3396	6115 South Kyrene Road	Tempe	AZ	85283
0105	Surveying	No Bid	Adorn Murals	Jessica	Henson	adornmurals@gmail.com	+1 813-469-3349	7853 Gunn Highway	Tampa	FL	33626
0143	Testing Services	No Bid	TQC Solutions	Travis	Kirk	travismkirk@gmail.com	+1 904-866-7639	8792 Shapley Street	Orlando	FL	32827
0143	Testing Services	No Bid	S. E. McDonough & Associates, Inc	Susan	McDonough	sema@tampabay.fl.com	+1 863-709-0590	1114 Shadowbrook Drive North	Lakeland	FL	33813
0143	Testing Services	No Bid	Facade + Envelope Engineering Consultants			jjimenez@facadenvelope.com		4700 Millenia Boulevard	Orlando	FL	32839
0143	Testing Services	No Bid	Capstone Geogroup, LLC	Lance	Croft	lcroft@capstonegeogroup.com	+1 904-556-9218	610 East Zack Street	Tampa	FL	33602
0143	Testing Services	No Bid	Seismic Surveys, LLC	Adam	Ricci	aricci@seismicsurveys.net	+1 972-777-0701	7085 University Boulevard	Winter Park	FL	32792
0143	Testing Services	Will Bid	Deatrick Engineering Associates	Kiara J	Torres Lapez	dea1@bellsouth.net	+1 407-851-9776	601 North Hart Boulevard	Orlando	FL	32818
0143	Testing Services	No Bid	Smith-Emerly	Joseph	Kingston	jkingson@smithemerysf.com		international	international	FL	33805
0143	Testing Services	No Bid	RMA	Tim	Saenz	tsaenz@rmacompanies.com	+1 310-753-8300	6408 Badger Drive	Tampa	FL	33610
0143	Testing Services	No Bid	Insight Group LLC	Kevin	Jobs	kevin.jobs@insightgrp.com		166 Center Street	Cape Canaveral	FL	32920
0143	Testing Services	No Bid	Ardaman & Associates Inc.	Sharmila	Pant	spant@ardaman.com	+1 772-265-3181	460 Northwest Concourse Place	Port St. Lucie	FL	34986
0143	Testing Services	No Bid	UES	Alec	Sarcevic	asarcevic@teamues.com	+1 321-695-1458		Orlando	FL	
0143	Testing Services	No Bid	UES	Jeff	Roberts	jroberts1@teamues.com			Orlando	FL	
0143	Testing Services	No Bid	Geo-Technology Associates, Inc.	Gautham	Pillappa	gpillappa@gtaeng.com	+1 321-482-4239	4617 Parkbreeze Court	Orlando	FL	32808
0143	Testing Services	No Bid	Geo-Technology Associates, Inc.	Kara	Kempe	kkempe@gtaeng.com	+1 407-353-6292	4617 Parkbreeze Court	Orlando	FL	32808
0143	Testing Services	No Bid	Intertek ATI PSI	Jeff	Martineau	jeff.martineau@psiusa.com	+1 407-304-5560	1748 33rd Street	Orlando	FL	32839
3200	Sitework	No Bid	APL Construction Company	Leo	Antunes	leo@aplconstructioncompany.com	+1 407-462-5506	2909 East Jefferson Street	Orlando	FL	32803
3200	Sitework	No Bid	Anderson Place Construction, LLC	Jason	Beasley	jason@ap-const.com	+1 386-717-2217	2969 Howland Boulevard	Deltona	FL	32725
3200	Sitework	No Bid	Anderson Place Construction, LLC	Alec	Beasley	alec@ap-const.com	+1 386-717-6657	2969 Howland Boulevard	Deltona	FL	32725
3200	Sitework	No Bid	Anderson Place Construction, LLC	Braelyn	Beasley	braelyn@ap-const.com	+1 386-837-8600	2969 Howland Boulevard	Deltona	FL	32725
3200	Sitework	No Bid	Savage Site Development	Kenneth	Gibson	savageitedevelopment@gmail.com	+1 352-505-1847	16750 Orange Avenue	Umatilla	FL	32784
3200	Sitework	No Bid	Bid N Build Construction	Reshard	Jones	r.jones@bidnbuild.com	+1 407-714-0161	976 vineridge run	Orlando	FL	32714
3200	Sitework	No Bid	Lucas Site Development LLC	Marvin	Perez	marvinpl@gmail.com	+1 407-738-8096	7919 Lake Waunatta Drive	Winter Park	FL	32792
3200	Sitework	No Bid	Orlando R & B, LLC	Zeljko	Sarovic	orlandorb@yahoo.com	+1 407-790-5095	1132 Quintuplet Drive	Casselberry	FL	32707
3200	Sitework	No Bid	Brizo Construction, LLC	Tom	Sheppard	tom.sheppard@brizoconstruction.com	+1 409-316-4764	9100 Canniff Street	Houston	TX	77017
3200	Sitework	No Bid	Benny Construction	John	Lucas	johnlucas.bidwinners@gmail.com	+1 719-517-2296		Dallas	TX	75204
3200	Sitework	No Bid	Brock Mountain Land Company LLC	Jason	Brock	jason@brockmlc.com	+1 828-424-8304	PO Box 598	Barnardsville	NC	28709
3200	Sitework	No Bid	American Civil Construction Inc	Robert	Ackley	robert.ackley@americancivilconstruction.com	+1 386-847-3079	77 Hargrove Grade	Palm Coast	FL	32137
3200	Sitework	No Bid	Power Civil Construction Company	Stephanie	Bankhardt	stephanie@powercivilcs.com	+1 386-916-9570	6012 East Hillsborough Avenue	Tampa	FL	33610
3200	Sitework	No Bid	CD Slab Concrete LLC	Carlos	Delgado	carlos@cdslabconcrete.com	+1 386-308-9712	134 Stewart Avenue	DeLand	FL	32720
3200	Sitework	No Bid	Blew Bayou Services	Clint	Thurmon	cthurmon@blewbayoueservices.com	+1 772-600-8173	1420 Southeast Federal Highway	Stuart	FL	34994
3200	Sitework	No Bid	Avoncc Construction Group Inc	cynthia	reinefeld	creinefeld@avonccconstruction.com		6000 Turkey Lake Road	Orlando	FL	32819
3200	Sitework	No Bid	Bissett and Son's Land Services	Jason	Bissett	bissettandsons@gmail.com	+1 321-302-1510	4360 Pine Street	Cocoa	FL	32926
3200	Sitework	No Bid	C D Land Services LLC	Chris	Pounders	chris.cdlandservices@gmail.com		12413 Draw Drive	Grand Island	FL	32735
3200	Sitework	No Bid	Devore Excavating Contractors	Christopher	Devore	chris@devorecontractors.com	+1 815-403-5893	7150 Richardson Road	Sarasota	FL	34240
3200	Sitework	No Bid	C.A.P. Contracting, Inc.	Peggy	Johnson	info@capcontracting.com	+1 904-765-1155	1115 Edgewood Avenue West	Jacksonville	FL	32208
3200	Sitework	No Bid	Marlin Construction	Sonny	Fayne	sonny@marlinconstruction.net	+1 407-863-1483	1304 Canopy Oaks Drive	Minneola	FL	34715
3200	Sitework	Will Bid	ALL TERRAIN TRACTOR SERVICE	Landon	Massa	estimating@allterraintractorservice.com	+1 386-218-6969	1980 Cameron Avenue	Sanford	FL	32771
3200	Sitework	Will Bid	ALL TERRAIN TRACTOR SERVICE	Landon	Massa	landon@allterraintractorservice.com	+1 386-218-6969 ext. 108	1980 Cameron Avenue	Sanford	FL	32771
3200	Sitework	Will Bid	Cook Construction Company, Inc.	Stephen	McLeod	stephen@cookcc.com	+1 813-719-1203	4206 National Guard Drive	Plant City	FL	33563
3200	Sitework	Will Bid	Cook Construction Company, Inc.	Adrian	Jones	ajones@stripeitrite.com	+1 863-448-7326	4206 National Guard Drive	Plant City	FL	33563
3200	Sitework	Will Bid	Cook Construction Company, Inc.	tanner	whitworth	twhitworth@marlondunn.com	+1 813-752-5622	4206 National Guard Drive	Plant City	FL	33563
3200	Sitework	Will Bid	Cook Construction Company, Inc.	steve	simple	steve.simple@accuratesurveyfl.com	+1 724-420-0999	4206 National Guard Drive	Plant City	FL	33563
3200	Sitework	No Bid	G & G of Central Florida	Ephraim	Griffin	gandgofcfl@hotmail.com	+1 321-377-0183	2656 Shad Lane	Geneva	FL	32732
3200	Sitework	No Bid	Sunshine State Civil Work LLC	Alberto	Luma	alberto@sunshinestatecivilworks.com	+1 321-225-1388	5222 Andrus Avenue	Orlando	FL	32810
3200	Sitework	No Bid	White's Site Development Inc	Hunter	Murphy	h.murphy@whitesite.com	+1 407-401-8373	1995 Kentucky Avenue	Winter Park	FL	32789

3200	Sitework	No Bid	Development of Central Florida	Jessie	Sulecki	estimating@developmentcfl.org	+1 407-949-7453	1401 Budinger Avenue	St. Cloud	FL	34769
3200	Sitework	No Bid	Red Fox Trucking, Inc	Scott	Feldman	sfeldmanredfox@aol.com	+1 407-365-1780	303 West Mitchell Hammock Road	Oviedo	FL	32765
3200	Sitework	No Bid	Unknown Company			wilsonbrothers@hotmail.com					
3220	Site Furnishings - Material	Will Bid	Wabash Valley			tess.folk@playpower.com					
3220	Site Furnishings - Material	No Bid	CTI Outdoors	Devon	Hunter	devon@coolthingsfl.com	+1 407-634-0474	6557 Hazeltine National Drive	Orlando	FL	32822
3220	Site Furnishings - Material	No Bid	Premium Outdoor Products	Jose	Camps	jose.premiumoutdoor@gmail.com	+1 407-395-9144	1265 Commons Court	Clermont	FL	34711
3220	Site Furnishings - Material	Will Bid	BearSaver, Inc.			sales@bearsaver.com					
3225	Site Furnishings - Install	Will Bid	Al Bosgraaf & Sons, Inc., Building Contractors	Gerald	Bosgraaf	albandsons@gmail.com	+1 407-402-8495	240 Rebel Run	Osteen	FL	32764
3238	Boardwalk / Fishing Pier	Will Bid	Q-ICE Builders LLC	Andrew	Wissmann	andrew@qicebuilders.com	+1 402-641-5294	100 West Plant Street	Winter Garden	FL	34787
3238	Boardwalk / Fishing Pier	No Bid	Fender Marine Construction, Inc.	Timothy	Abbott	tim@fendermarine.com	+1 407-256-7213	8010 Sunport Drive	Orlando	FL	32809
3238	Boardwalk / Fishing Pier	No Bid	Kelly Brothers Inc.	Dane	Kelly	estimating@kellybros.net	+1 239-482-7300	15775 Pine Ridge Road	Fort Myers	FL	33908
3238	Boardwalk / Fishing Pier	No Bid	Backwoods Bridges, LLC	Andrew	Kuehl	andrew@backwoodsbridges.com	+1 850-835-1304	223 Black Creek Boulevard	Freeport	FL	32439
3238	Boardwalk / Fishing Pier	No Bid	Hansen Marine Construction	Reed	Hansen	hansenmarineconstruction@gmail.com	+1 352-425-2892	15815 Tower View Drive	Clermont	FL	34711
3238	Boardwalk / Fishing Pier	Will Bid	JD James Inc.	Doug	Lewis	estimating@naturebridges.com	+1 850-491-6155	300 Industrial Park	Monticello	FL	32344
3238	Boardwalk / Fishing Pier	Will Bid	JD James Inc.	Amber	Strickland	admin2@naturebridges.com	+1 850-997-8585	300 Industrial Park	Monticello	FL	32344

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PROJECT PERSONNEL



- Denotes Location in Lake Mary Office

* - Denotes Location on Site

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DOCUMENT LOG

DOCUMENT LOG							
Sheet No.	Design Firm	Sheet Name	Revision No.	Title Block	Revision Block	Dated	
						Signed	Plotted
C1.0	DRMP	COVER SHEET AND INDEX		February 2026			2/27/2026
C1.1	DRMP	GENERAL NOTES		February 2026			2/27/2026
C2.0	DRMP	STORMWATER POLLUTION		February 2026			2/27/2026
C2.1	DRMP	EXISTING CONDITIONS		February 2026			2/27/2026
C2.2	DRMP	EXISTING CONDITIONS		February 2026			2/27/2026
C3.0	DRMP	SITE PLAN AND SITE DATA		February 2026			2/27/2026
C3.1	DRMP	GEOMETRIC SITE PLAN		February 2026			2/27/2026
C3.2	DRMP	GEOMETRIC SITE PLAN		February 2026			2/27/2026
C4.0	DRMP	PAVING GRADING AND DRAINAGE PLAN		February 2026			2/27/2026
C4.1	DRMP	PAVING GRADING AND DRAINAGE PLAN		February 2026			2/27/2026
C5.0	DRMP	GENERAL DETAILS		February 2026			2/27/2026
L1.00	CATALYST	LANDSCAPE PLAN		10/24/2025		2/20/2026	
L2.00	CATALYST	LANDSCAPE NOTES DETAILS & SCHEDULE		10/24/2025		2/20/2026	
L2.10	CATALYST	LANDSCAPE SPECIFICATIONS		10/24/2025		11/13/2025	
L2.11	CATALYST	LANDSCAPE SPECIFICATIONS		10/24/2025		11/13/2025	
L3.00	CATALYST	HARDSCAPE PLAN		10/24/2025		2/20/2026	
L4.00	CATALYST	HARDSCAPE NOTES SYMBOLS & SCHEDULE	1	10/24/2025	No Date	12/8/2025	
L4.10	CATALYST	HARDSCAPE DETAILS		10/24/2025		11/13/2025	



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2025-1106

Title:

Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #26-012 for the 2024 Infrastructure Sales Tax Fund, transferring \$540,000 from reserves to support engineering and design for the adaptive reuse of a portion of the WB Equestrian facility into office and storage space for the Parks and Recreation Department and to provide necessary building maintenance improvements. District5 Herr (**Timothy Jecks, Management & Budget Director**) - Requesting Department: Fleet and Facilities Department

Division:

Fleet and Facilities - Facilities Development

Authorized By:

Timothy Jecks, Management & Budget Director

Contact/Phone Number:

Davison Heriot/407-665-7177

Background:

The WB Equestrian facility, located between Sylvan Lake Park and the Seminole Soccer Complex, was acquired by the County in April 2025. As was presented and discussed at the Board Retreat in March 2026, the site presents an opportunity to support long-term Parks and Recreation Department operational needs through adaptive reuse of the existing property and structures.

Budget Amendment Request (BAR) #26-012 will allocate \$540,000 from Infrastructure Sales Tax Fund reserves to establish the project budget to advance design and preconstruction services for the conversion of a portion of the facility into administrative office and storage space, and to provide necessary building maintenance improvements. The overall project budget is estimated to be \$5,000,000 (including the costs associated with design and pre-construction services) and will require the approval of a future BAR to fund construction services. This relocation will consolidate administrative functions currently located in downtown Sanford and potentially, the Five Points Complex. In addition, the consolidation will improve

operational efficiencies supporting programs within the Sylvan Lake service area.

Project scope includes architectural and engineering design, rezoning and site development activities, and development of a Guaranteed Maximum Price (GMP). Planned work includes roof and window replacement, interior renovations to support administrative operations and development of equipment storage areas for park maintenance functions, with consideration for future expansion.

The project will be delivered by D.E. Scorpio Corporation utilizing the Construction Manager at Risk (CMAR) delivery method to allow early contractor involvement, enhance constructability review, and improve cost and schedule certainty prior to establishment of the Guaranteed Maximum Price (GMP).

The 2024 Infrastructure Sales Tax Fund Reserves are currently budgeted at \$34 million.

Requested Action:

Staff requests the board approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #26-012 for the 2024 Infrastructure Sales Tax Fund, transferring \$540,000 from reserves to support engineering and design for the adaptive reuse of a portion of the WB Equestrian facility into office and storage space for the Parks and Recreation Department and to provide necessary building maintenance improvements.

2025-R-

BUDGET AMENDMENT REQUEST

BAR# 26-012

TO: Seminole County Board of County Commissioners

FROM: Office of Management & Budget

SUBJECT: Budget Amendment Resolution

Dept / Program: Fleet and Facilities - Facilities Development
Fund(s): 11580 - 2024 Infrastructure Sales Tax

RM Recommendation	
Dheriot	11/18/2025
Budget Analyst	Date
OMB Director	Date
AS Director	Date

PURPOSE:

This BAR is for the adaptive reuse proposal to convert the WB Equestrian facility to office space for Parks and Rec.

ACTION: Approval and authorization for the Chairman to execute Budget Amendment Resolution.

In accordance with Section 129.06(2), Florida Statutes, it is recommended that the following accounts in the County budget be adjusted by the amounts set forth herein for the purpose described.

Type	Fund	Business Unit	Object Account	Sub-sidiary	Account Type	Subledger	Long Item No	Amount
Revenue								
Revenue								
Revenue								
Revenue								
Total Sources								-
Expenditure	11580	02604069	560650	00001	CONSTRUCTION IN PROGRESS		6509999901	540,000.00
Expenditure								
Expenditure								
Expenditure								
Expenditure								
Expenditure								
Expenditure								
Expenditure								
Expenditure Sub-Total								540,000.00
Reserve	11580	999980	599994		RESERVE FOR CAPITAL			(540,000.00)
Reserve								
Reserve Sub-Total								(540,000.00)
Total Uses								-

BUDGET AMENDMENT RESOLUTION

This Resolution, 2025-R-_____ approving the above requested budget amendment, was adopted at the regular meeting of the Board of County Commissioners of Seminole County, Florida _____ as reflected in the minutes of this meeting.

Attest:

Grant Maloy, Clerk to the Board of County Commissioners

Date: _____

By:

Andria Herr, Chairman

Date: _____

Entered by the Management and Budget Office

_____ Date: _____

Posted by the County Comptroller's Office

_____ Date: _____



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0324

Title:

Approve and authorize the Chairman to execute a Resident Caretaker Lease Agreement at WB Equestrian with Sally Barros. District5 - Herr (**Rick Durr Parks & Recreation Director**)

Division:

Parks and Recreation - Parks and Recreation

Authorized By:

Rick Durr, Parks & Recreation Director

Contact/Phone Number:

Mandy Salazar/407-665-2176

Background:

Seminole County is the owner of certain real property known as WB Equestrian. The County desires to permit the Caretaker to occupy a County-owned residence located on the property in exchange for providing custodial and property oversight services. The County has determined that on-site occupancy will help deter vandalism, ensure ongoing oversight, and otherwise further a valid public purpose.

The County further finds that the fair market rental value of the residence is equal to or less than the value of the custodial and oversight services to be provided by the Caretaker. Accordingly, in lieu of monetary rent, the Caretaker’s full and faithful performance of the duties outlined in Exhibit A shall constitute full and adequate consideration for the revocable license granted under this Agreement.

The term of this Agreement shall be for one (1) year, commencing April 21, 2026, and expiring April 21, 2027, unless earlier terminated in accordance with its terms. This Agreement may be renewed annually upon mutual written agreement of the parties.

Requested Action:

Staff requests the board approve and authorize the Chairman to execute a Resident Caretaker Lease Agreement at WB Equestrian with Sally Barros.

**SEMINOLE COUNTY
RESIDENT CARETAKER AGREEMENT
REVOCABLE LICENSE – WB EQUESTRIAN**

THIS RESIDENT CARETAKER AGREEMENT (the “Agreement”) made and entered into this ___ day of _____, 20_____, by and between **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 E. 1st Street, Sanford, Florida 32771, hereinafter “COUNTY”, and **SALLY BARROS**, whose address at the time of signing this Agreement is 1303 Volt Place, Sanford, Florida 32771, hereinafter “CARETAKER”.

W I T N E S S E T H:

WHEREAS, COUNTY owns certain real property known as the WB Equestrian property located in Seminole County, Florida (the “Property”);

WHEREAS, COUNTY desires to permit CARETAKER to occupy a COUNTY-owned residence on the Property in exchange for custodial and property oversight services;

WHEREAS, COUNTY has determined that on-site occupancy will deter vandalism, provide oversight, and serve a public purpose;

NOW, THEREFORE, for and in consideration of the promises, mutual covenants and agreements contained in this Agreement by and between the parties for the mutual benefit of COUNTY and CARETAKER the parties agree as follows:

Section 1. Recitals. The foregoing recitals are true and correct and form a material part of the agreement upon which the parties have relied.

Section 2. Grant of Revocable License. COUNTY grants CARETAKER a revocable license to occupy the residence located at 1303 Volt Place (the “Residence”) for residential purposes only. This Agreement grants a license only and does not create a leasehold estate,

tenancy, or any real property interest. Caretaker acquires no vested, equitable, or ownership rights in Residence or Property.

Section 3. Consideration.

(a) COUNTY has determined that the fair market rental value of the Residence is equal to or less than the value of the custodial and oversight services to be performed by CARETAKER pursuant to Exhibit A attached hereto and incorporated by reference.

(b) In lieu of monetary rent, CARETAKER’s full and faithful performance of the duties set forth in Exhibit A shall constitute full and adequate consideration for the revocable license granted herein. So long as CARETAKER fully performs the required duties under this Agreement, no monetary rent shall be due.

(c) Failure to fully and timely perform the duties required under Exhibit A shall constitute a material default of this Agreement and may result in termination pursuant to Section 11.



Section 4. Term. The term of this Agreement shall be one (1) year commencing April 21 2026, and ending April 21, 2027. This Agreement may be renewed annually upon mutual written agreement of the parties. Renewal, however, shall be at the sole discretion of the COUNTY.

COUNTY shall use reasonable efforts to provide CARETAKER with written notice of its intent to renew or not renew this Agreement at least sixty (60) days prior to the expiration of the term. Failure to provide such notice shall not obligate the COUNTY to renew this Agreement.

Section 5. Custodial Duties and Performance Standard.

(a) CARETAKER shall assist COUNTY with protection and maintenance of the Residence and the Property. Specifically, CARETAKER shall provide regularly scheduled maintenance as set forth in this Section and such additional duties as set forth in Exhibit A attached to this Agreement, to include:

(1) Locking and unlocking gates, buildings and facilities at times prescribed by COUNTY.

(2) Acting as a deterrent to vandalism by visible presence through periodic patrolling of Property perimeters.

(3) Prompt and full reporting of any vandalism, equipment damage, illegal activities or unusual incidents to COUNTY by providing all appropriate information. CARETAKER shall submit to COUNTY a completed Accident/Incident Loss Report, attached and incorporated by reference as Exhibit B to this Agreement. Accident/Incident reports must be submitted to COUNTY by email or hard copy within twenty-four (24) hours of the incident.

(4) Informing users of the Property when and if they are in violation of applicable user policies.

(5) Calling for or summoning ambulance, police, or fire services in the event of emergency situations.



(7) Accomplishing a thorough inspection of the Residence and surrounding Property no less than once per week, every week, to identify and report any discrepancies in the Residence or on the Property or concerns relative to the conditions and use of the Residence and Property.

(8) Notify COUNTY at least forty-eight (48) hours in advance of any planned absence from the Property exceeding twenty-four (24) hours. CARETAKER shall arrange for an area patrol of the Property through the Seminole County Sheriff's Office. (9) Furnishing information or reports regarding the Residence and Property to COUNTY on forms provided by COUNTY as needed or when incidents occur.

(b) CARETAKER shall supervise the Property and must immediately report by telephone any trespassers to the proper law enforcement agency and to COUNTY.

(c) Defined performance of all of duties as outlined in Exhibit A are payments-in-kind for rent, no monetary claims for services furnished by CARETAKER will be honored by COUNTY, unless otherwise expressly agreed to by written amendment to this Agreement. If COUNTY determines, in its reasonable discretion, that CARETAKER has failed to perform required duties in a satisfactory manner, COUNTY shall provide written notice specifying the deficiency. Failure to cure such deficiency within the time specified in the notice shall constitute a material default of this Agreement.

(d) Repeated or substantial failure to perform required duties shall constitute grounds to immediate termination pursuant to Section 11. CARETAKER acknowledges that the custodial duties required under this Agreement are integral to the public purpose served by this Agreement and that failure to perform such duties undermines the basis upon which this license was granted.

Section 6. Utilities.

(a) CARETAKER shall be responsible for payment of all utilities serving the Residence, including electricity and water. CARETAKER shall maintain all utilities in good standing.

(b) COUNTY shall inspect and service the heating and cooling systems at the Residence at least once per every three hundred sixty-five (365) days. CARETAKER shall be responsible for monthly changing of the filters in the heating and cooling system. COUNTY is responsible for replacement of the heating and cooling system if it becomes beyond repairable condition.


(a) COUNTY shall provide for the maintenance and repair of utility lines up to the point of connection to the Residence.

(b) For all other vacant structures on Property, COUNTY shall be responsible which includes 7400 and 7425 WB Equestrian Drive, and also 1711 Lake Markham Road.

(c) COUNTY shall be responsible for and shall maintain utility services for the barn located on the Property, including electrical service, water service, heating and cooling (if applicable), and fire system monitoring. Such services shall be maintained under COUNTY accounts, and CARETAKER shall no responsibility for payment of such services.

Section 7. Use of Residence.

(a) CARETAKER shall not operate or maintain on the Residence any business or commercial venture and shall only use the Residence as a single-family home. CARETAKER shall not sublease, rent, or otherwise allow short-term rental of the Residence. This prohibition includes renting Residence on platforms such as Airbnb, VRBO, and other similar platforms.

(b) CARETAKER shall not keep more than three (3) motor vehicles outside the Residence or elsewhere on the Property  except for vehicles of CARETAKER's guests during normal visitation. Inoperable vehicles or those without a valid, current registration and license plate are prohibited. Failure to remove prohibited vehicles within seven (7) days of written notification from COUNTY shall result in the vehicle being towed from the property at the owner's expense.

(c) A COUNTY-owned off-road utility vehicle such as a golf cart, UTV, or other similar vehicle, may be stored on site and may be used by CARETAKER for the purpose of patrolling, performing security inspections, and performing light maintenance activities. No family or guests of CARETAKER shall ride in, on, or operate said vehicle.

(d) Auxiliary vehicles or vessels such as campers, trailers and boats are prohibited from being stored outside the Residence.

Section 8. Family and Guests.

(a) CARETAKER shall be responsible for their own acts and omissions and for the acts and omissions of CARETAKER family members, and guests. CARETAKER, family members, and guests visiting the Residence with CARETAKER consent shall conduct themselves in a manner that does not disturb surrounding residents, does not disturb or interrupt any COUNTY function or activity relative to the Residence, and does not in any way constitute a breach of the peace.

(b) CARETAKER shall require any adult occupants of the Residence to complete the Caretaker Residence Adult Occupant Form, referred to and incorporated by reference as Exhibit C, for any adult over eighteen (18) years of age residing in the Residence.

Section 9. Residence Maintenance and Inspection.

(a) CARETAKER shall be responsible for maintaining the Residence, curtilage and immediate grounds, together with any improvements thereon, in good repair and in a clean, presentable, orderly, and sanitary condition at all times and shall abide by all applicable laws, codes, ordinances, and rules.

(b) CARETAKER shall keep the exterior of the residence, including the curtilage and yard free and clear of any obstruction, rubbish, or litter and maintain the area in a neat, orderly and attractive manner.

(c) CARETAKER shall allow COUNTY to inspect all parts of the Residence and to enforce or carry out any provision of this Agreement upon twenty-four (24) hours written notice to CARETAKER, or immediately in case of an emergency. COUNTY shall notify CARETAKER as soon as possible of any emergency entry. CARETAKER shall provide COUNTY with keys to all spaces within the Residence and surrounding area on the Property.

(d) A COUNTY agent shall inspect the Residence at least once every six (6) months.

(e) CARETAKER shall make no alteration to the Property, including vegetative materials, without the express written permission of COUNTY. CARETAKER shall provide his own maintenance equipment.

(f) CARETAKER shall pay COUNTY for any damage to the Residence considered above normal wear and tear or which is caused by CARETAKER's own negligence or intentional conduct, as well as that caused by CARETAKER's relatives, guests, or pets.

(g) COUNTY, however, shall be responsible for structural components of the Residence, including roof, foundation, exterior structural walls, major mechanical systems, and fire suppression systems.

Section 10. Independent Contractor. It is agreed by the parties that, at all times and for all purposes within the scope of this Agreement, the relationship of CARETAKER to COUNTY is that of independent contractor and not that of employee. No statement contained in this Agreement shall be construed so as to find CARETAKER an employee of COUNTY, and CARETAKER shall be entitled to none of the rights, privileges, or benefits of Seminole County employees, including coverage under COUNTY's workers' compensation insurance program.


Section 11. Termination.

(a) CARETAKER and COUNTY agree that this Agreement is entered into for the express purpose of protecting and stewarding the Residence and Property and that this Agreement may be terminated by either party upon delivering written notice of termination to the other party as described in Section 13 of this Agreement. Except as otherwise provided, termination is not effective until sixty (60) days after the delivery of notice to the other party.

(b) COUNTY, acting through its County Manager or Deputy County Manager, without any action being required by the Board of County Commissioners of Seminole County, Florida,

shall have the power to terminate this Agreement in the event that he or she determines in his or her sole discretion that this Agreement is no longer in the best interest of COUNTY.

(c) COUNTY, acting through its County Manager or Deputy County Manager, may terminate this Agreement for cause immediately and without the requisite sixty (60) days' notice in the event that he or she determines in his or her sole discretion, after reasonable inquiry of the facts, circumstances, and allegations, that CARETAKER has violated any provision of federal, state or local law. In the event that it is later determined that the violation asserted did not occur, this Agreement shall be deemed to have been terminated for convenience by COUNTY and shall not create any cause of action or liability for damages against COUNTY.

(d) COUNTY, acting through its County Manager or Deputy County Manager, may also terminate this Agreement for cause immediately and without the requisite sixty (60) days' notice in the event that he or she determines in his or her sole discretion, after reasonable inquiry of the facts, circumstances, and allegations,  that CARETAKER failed to perform the required caretaking responsibilities as specified in Exhibit A. In the event that it is later determined that the asserted performance failure did not occur, this Agreement shall be deemed to have been terminated for convenience by COUNTY and shall not create any cause of action or liability for damages against COUNTY.

Section 12. Insurance and Indemnification.

(a) CARETAKER shall maintain adequate renter's insurance and personal liability insurance protection against claims of third persons and their property arising through or out of CARETAKER's use and occupancy of the Residence and Property. COUNTY may maintain its own protection against such claims arising out of its ownership of the Residence and Property. CARETAKER shall provide proof of current and valid insurance coverage to COUNTY on or before the first day of January each year.

(b) Each party shall defend and bear the responsibility to defend any claims against own negligence. Nothing in this Agreement shall be construed by any person as a waiver of COUNTY's sovereign immunity conferred by Section 768.28, Florida Statutes (2025), which may be amended from time to time.

(c) Pets. CARETAKER may maintain a maximum of two (2) pets at the Residence and Property only if approved in advance and in writing by COUNTY. CARETAKER agrees to the following requirements in order to keep an animal at the Residence or on the Property.

(1) Prohibited pets include animals that require a license from the Florida Fish and Wildlife Conservation Commission, large livestock, and non-native species to the Property.

(2) CARETAKER shall have full responsibility to maintain licenses, tags, other registration requirements, and renter's insurance covering pets, relating to pets kept at the Residence or on the Property.

(3) CARETAKER shall have and retain any and all risk and liability resulting from maintenance of such animal at the Residence or on the Property.

(4) CARETAKER agrees to hold harmless, indemnify, and defend COUNTY from and against any actions, costs, expenses, liabilities, claims, losses, damages, or injuries arising at any time from the keeping or owning any such animal at the Residence or on the Property. CARETAKER agrees to maintain insurance which will protect COUNTY from all liability stemming from existence of such animal at the Residence or on the Property.

(5) CARETAKER shall comply with all applicable animal control ordinances, codes, or laws and shall keep any such animal under constant supervision, either penned, leashed, or inside the Residence at all times. CARETAKER shall secure all pets inside the Residence when CARETAKER is not present, including times when CARETAKER is elsewhere on the Property.

(6) CARETAKER agrees to ensure that no visitors, guests, or users of the Residence or Property that are exposed to or have access to any such animal, are harmed by any such animal.

Section 13. Notices.

(a) Any notice delivered with respect to this Agreement, including rental payment, must be in writing to the following parties and addresses:

As to CARETAKER:

Sally Barros
1303 Volt Place
Sanford, Florida 32771

As to COUNTY:

Amanda Salazar
100 E. First Street
Sanford, Florida 32771

(b) All notices must be in writing and will be deemed to be delivered (whether or not actually received) when (i) hand-delivered to the person designated above, or (ii) when deposited in the United States mail, postage prepaid, certified mail, return receipt requested, addressed to the person at the address for the party set forth above, or such other address or to such other person as the party may have specified by written notice to the other party delivered according to this Section.

Section 14. Assignments or Subletting. Neither party to this Agreement shall assign this Agreement or any interest arising, without the written consent of the other party. CARETAKER shall not sublease or offer any short-term rental leasing of the Residence in the absence of express, prior written approval of COUNTY.

Section 15. Ethical Conduct.

(a) CARETAKER, in the performance of services and functions pursuant to this Agreement, agrees that he will not cause, or attempt to cause, an officer or an employee of COUNTY to violate provisions of Part III, Chapter 112, Florida Statutes (2025), as this statute may be amended from time to time, relating to ethics in government.

Section 16. Severability. If any provision of this Agreement or the application of this Agreement to any person or circumstance is held invalid, it is the intent of the parties that the invalidity does not affect other provisions or applications of this Agreement that can be given effect without the invalid provision or application and to this end the provisions of this Agreement are declared severable.

Section 17. Modification or Amendment. This Agreement and the Exhibits attached may only be modified or amended by a mutually agreed upon written instrument, executed by both parties.



Section 18. Surrender of Residence.

(a) Upon expiration of the terms of this Agreement or upon the earlier termination of this Agreement, CARETAKER shall peaceably and quietly surrender and deliver the Residence to COUNTY in good order, condition, and repair, except for reasonable wear and tear.

(b) Upon surrender, or upon the expiration of the term or earlier termination of this Agreement, whichever occurs first, CARETAKER shall not remove any permanent improvements, installations, fixtures, equipment, alterations, and additions, whether originally or subsequently placed in the Residence or on the Property by CARETAKER. Title to these items will and without further act of either party, vest in COUNTY. If requested by COUNTY, CARETAKER at its expense shall remove those items, as requested by COUNTY, from the Residence or Property and promptly repair, at CARETAKER's expense, any resulting damage to the Residence or Property. CARETAKER shall remove such items and make such repairs within

the last thirty (30) days of the term or immediately upon any earlier termination of this Agreement. If CARETAKER does not timely remove the items following COUNTY's request to do so under this subsection 20(b), COUNTY may remove them for the account of CARETAKER, and CARETAKER shall promptly reimburse COUNTY for the cost of the removal as Additional Rent upon demand.

(c) At the option of COUNTY, any fixtures or personal property not removed by CARETAKER under this Section 20 on or before the expiration of the Agreement term or earlier termination of this Agreement will become the property of COUNTY. If COUNTY elects such option, then title to these items will automatically vest in COUNTY without further action of either party.

Section 19. Quiet Enjoyment. COUNTY covenants that so long as CARETAKER performs the obligations under this Agreement, CARETAKER is entitled to peaceful and quiet possession and enjoyment of the Residence for the term of this Agreement, subject to the provisions of this Agreement.



Section 20. Entire Agreement. It is understood and agreed that this Agreement contains the entire agreement of the parties, both written and oral, and may not amended, altered, or otherwise modified except in writing signed by the parties.

Section 21. Effective Date. The Effective Date of this Agreement will be the date when the last party has properly executed this Agreement as determined by the date set forth immediately below the respective signature of the parties.

[The balance of this page is left intentionally blank. Signatures and attestations begin on the following page.]

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day, month and year above written.

WITNESSES:

CARETAKER:

Witness Signature

By: _____
SALLY BARROS

Witness Name (print/type)

Address: _____

Date: _____

Witness Signature

Witness Name (print/type)

Address: _____

STATE OF _____

COUNTY OF _____



The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 20__, by _____ who is personally known to me or has produced _____ as identification.

[SEAL]

Notary Public Signature

Print Name

My Commission Expires:

(Signatures and attestations continued on the following page.)

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

ATTEST:

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
ANDRIA HERR, Chairman

Date: _____

For the use and reliance
of Seminole County only.

As authorized for execution by the Board of
County Commissioners at its _____
20____, regular meeting.

Approved as to form and
legal sufficiency.

County Attorney

GLK 2/27/26 3/30/26
T:\Users\gkahn\Leisure Services\Caretaker Agreements\WB Equestrian\WBCaretakerAgr3-30-26.docx

Attachments:

- Exhibit A – Custodial Duties
- Exhibit B – Accident/Incident Loss Report
- Exhibit C – Residential Occupants Form
- Exhibit D – Non-Coercion for Labor Affidavit



Exhibit A – 7400 WB Equestrian Dr. Caretaker Responsibilities and Expectations

1303 Volt Place – tenant will maintain at this address as their main home and continue paying any associated utilities, such as FPL electric and water bills, and necessary maintenance, such as a/c service and basic minor repairs.

1711 Lake Markham Rd.- Seminole County will be responsible for utilities and maintenance.

7400 WB Equestrian Dr – Seminole County will be responsible for utilities and maintenance.

7425 WB Equestrian Dr - Seminole County will be responsible for utilities and maintenance.

Seminole County will be responsible for all expenses and upkeep related to the fire system and fire safety systems, as well as any desired liability/property insurance for remaining three buildings. Any security features in the buildings will also be the responsibility of Seminole County.

Regular Maintenance and Upkeep on the property – The tenant will be responsible for regular landscape upkeep of the property, to include mowing, edging, and weed eating around the property. It will also include an annual (once per year) pressure wash of the exterior PVC fence on both sides of Lake Markham Road and South Lake Sylvan Drive. ---- **TURF MAINTENANCE**

A. EDGING

shall be edged with power edger to control encroachment of grass on sidewalks (of any surface), curbing, tree rings, roadways, and parking lots. Edging shall coincide with each mowing service. Edging shall not be considered complete until all undesirable material has been removed from over the above mentioned areas.

B. HERBICIDE

Is to be used for spot spraying of expansion joints of curb gutters, sidewalks and Curb Inlets(crack weeds). Herbicide along walls, fence lines, building structures and gravel areas will be permitted. The choice of herbicide will require approval by the County’s Contract Coordinator. The Rate of Herbicide that is applied is to comply with the manufacturer’s label. Herbicide shall not be used as a replacement for weedeating, edging or in areas susceptible to erosion.

C. WEED TRIMMING

All areas that are inaccessible to mowing machinery such as slopes, ditches, berms, fencing, steep shoulders, etc. shall be weed trimmed. All amenities such as kiosks, benches, trees etc. shall be weed trimmed unless approved by County Contract Coordinator. Herbicide controls may be used for fence lines.

D. MOWING

All turf areas shall be cut to a uniform height of no less than 3.5" (three and one half inches) Vendor shall make every effort not to cause "scalping" while mowing any area. Any turf or hardscape area that has been damaged by equipment shall be fixed or replaced at no cost to the County.

Mower blades will be sharp at all times to provide a quality cut.

It is not necessary to remove grass clippings as long as no readily visible clumps remain on the grass surface 36 hours after mowing. Otherwise, contractor will distribute large clumps of clippings by mechanical blowing or by collecting and removing them. In the case of fungal disease outbreaks, contractor will collect clippings until the disease is controlled.

Clippings will be swept, blown, or vacuumed from sidewalks, patios, curbs, and roadways immediately after mowing or edging. They will not be blown into storm drains. Blowers shall not be used in parking lots. Any damage to vehicles, including damage from vegetative debris and grass clippings, is the responsibility of the contractor.

Mowing must be directed away from water bodies and impervious surfaces. Turfgrass clippings are a source of slow-release nitrogen. Leaving the clippings, rather than removing and bagging them, reduces both fertilization needs and the amount of plant material that must be disposed. *Note: no plant material is allowed in Florida landfills.* No readily visible clumps shall remain on the grass surface after mowing. Large clumps of clippings will be raked into the turf or immediately collected and removed by the contractor.

E. LITTER REMOVAL

All litter and debris are to be removed during each mowing cycle. Litter and debris removal includes the pickup, removal and disposal of any item not permitted such as but not limited to; cigarette butts, wood, landscape debris, signs, tires, cans, bags of trash, used staking and guy wires, newspapers, magazines, food containers, boxes, sheets of paper, etc., which will result in an objectionable appearance. The cost of all work and materials for litter removal shall be included in the unit price bid for mowing. The following shall be "power blown" at the conclusion of each mowing cycle: sidewalks, surfaces, parking lots and building entrance ways.

F. CUTTINGS AND TRIMMINGS

It shall be the responsibility of the Contractor to remove or disperse any vegetative clippings from hard surfaces following mowing. Under no circumstance are drainage structures to be used as disposal sites.

G. APPLICATION OF INSECTICIDES AND FUNGICIDES

Turf attacked by, or showing signs of disease or pests shall be properly remedied immediately and cared for by the Contractor. The Contractor shall notify the County's Contract Coordinator prior to the application of insecticides and fungicides. The Contractor shall also treat any turf deemed to be infested by the County Representative per consultant recommendations.

The Contractor shall abide by the manufacturer's specifications for all chemicals or chemical compounds used and provide an S.D.S. for each chemical prior to application. The Contractor shall abide by all rules, laws, ordinances and statutes of the Federal, State and County, as well as any other governmental agencies having jurisdiction pertaining to the handling, storage and application of pesticides or fungicides. The cost of all work and materials for the application of insecticides and fungicides shall be included in the unit price bid for Landscape Turf Maintenance.

Disease and other pests shall be identified and reported to the County with recommendation of remedial treatment within hours of the site visit. If directed by the County's Contract Coordinator, work shall be completed within two (2) days from time of notification. Upon County approval, the Contractor shall be responsible for carrying out the remediation plan including, but not limited to, application of insecticides and fungicides.

H. QUALITY AND FREQUENCY OF MAINTENANCE

Mowing cycles @ 27 per year											
JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1	1	2	2	3	3	3	3	3	3	2	1

Tenant will be responsible for taking out the trash weekly.

Tenant will be responsible for reporting any damage, vandalism, or other issues to Seminole County.

Equipment Storage: tenant will continue to house the equipment needed maintain the property in the barn, including: a tractor, a mower, a golfcart and smaller landscaping equipment such as weed wackers, trimmers, blowers, sprayers, hand held tools.

SEMINOLE COUNTY ACCIDENT/INCIDENT LOSS REPORT	TO BE COMPLETED BY INSURANCE/SAFETY COUNTY CLAIM NO.	INS Y N
SEND ORIGINAL OF THIS REPORT TO: RISK MANAGEMENT SAFETY OFFICE	PREVENTABLE YES NO S.O. INITIALS _____	TPA Y N DATE:

TYPE OF INCIDENT/ACCIDENT

MOTOR VEHICLE FILL OUT SECTIONS I, II, V, VI AND VII

PUBLIC INVOLVEMENT FILL OUT SECTIONS I, III, V, VI AND VII

DAMAGE TO COUNTY PROPERTY FILL OUT SECTIONS I, IV, V, VI AND VII

THEFT/VANDALISM FILL OUT SECTIONS I, IV, V, VI AND VII

OTHER FILL OUT THE APPROPRIATE SECTIONS INCLUDING SECTION VI AND VII

I. GENERAL INFORMATION		
EMPLOYEE NAME	EMPLOYEE OCCUPATION	DATE OF OCCURRENCE
DEPARTMENT	DIVISION	TIME A.M./P.M.
LOCATION OF ACCIDENT/INCIDENT (STREET, CITY, ZIP CODE)		

II. MOTOR VEHICLE ACCIDENT	
VEHICLE BCC NO.	NATURE AND EXTENT OF DAMAGE
TYPE OF VEHICLE	
INVESTIGATING AGENCY	INVESTIGATING OFFICER REPORT NO. (ATTACH A COPY AND CITATION)
DAMAGE TO OTHER VEHICLE: <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> PRIVATE <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> SECOND COUNTY VEHICLE	
TAG NO. OR COUNTY BCC #	NATURE AND EXTENT OF DAMAGE
TYPE OF VEHICLE:	
OPERATOR NAME/ADDRESS	OWNER NAME/ADDRESS (IF OTHER THAN OPERATOR)

III. PUBLIC INVOLVEMENT (PERSONAL INJURY OR PROPERTY DAMAGE)		
NAME	ADDRESS	PHONE NO.

EXTENT OF INJURIES:

PRIVATE PROPERTY DAMAGE

TYPE OF EQUIPMENT/EXTENT OF DAMAGE:

(OVER)


IV. DAMAGE TO OR LOSS OF COUNTY PROPERTY			
MATERIALS AND EQUIPMENT DAMAGED, DESTROYED, LOST OR STOLEN			
NAME . OF ITEM	DESCRIPTION OF DAMAGE	BCC NO.	ESTIMATED COST TO REPAIR/REPLACEMENT
V. WITNESSES / DESCRIPTION OF ACCIDENT / INCIDENT			
WITNESS NAME	ADDRESS(STREET, CITY, ZIP CODE)	PHONE NO.	
DESCRIPTION OF INCIDENT:			
YOUR DIAGRAM OF ACCIDENT (INCLUDE STREET NAMES, SPECIFIC LOCATION, TRAVEL DIRECTIONS):			INDICATE NORTH  BY ARROW
WEATHER CONDITIONS: <input type="checkbox"/> CLEAR <input type="checkbox"/> RAIN <input type="checkbox"/> FOG <input type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER			
<input type="checkbox"/> ADDITIONAL PAGES ATTACHED.		PHOTOS TAKEN: <input type="checkbox"/> YES <input type="checkbox"/> NO	
EMPLOYEE SIGNATURE	PRINT NAME	DATE	
VI. SUPERVISOR'S COMMENTS			
CORRECTIVE ACTION TAKEN: (check appropriate boxes)		<input type="checkbox"/> ADDITIONAL TRAINING CONDUCTED <input type="checkbox"/> UNSAFE CONDITION CORRECTED THROUGH ENGINEERING <input type="checkbox"/> CHANGE MADE IN OPERATING PROCEDURES <input type="checkbox"/> REQUEST SAFETY OFFICE RECOMMENDATION <input type="checkbox"/> DISCIPLINARY ACTION TAKEN <input type="checkbox"/> OTHER <input type="checkbox"/> NONE	
EXPLAIN:			
SUPERVISOR SIGNATURE	PRINT NAME	DATE	
VII. DEPARTMENT REVIEW			
CONTENTS REVIEWED. ADDITIONAL COMMENTS:			
MANAGER SIGNATURE	DATE	DIRECTOR SIGNATURE	DATE

Exhibit C

**Natural Lands Resident Caretaker Lease Agreement
Occupant List**

The undersigned acknowledge(s) that he/she will be living with the Caretaker, (name) _____, at the Residence located at (address) _____. In consideration of living at the Residence the undersigned agree(s) to abide by the rules, restrictions, and limitations imposed upon the Caretaker under the Resident Caretaker Lease Agreement.

Caretaker agrees that the Residence is to be used and occupied as a private dwelling only by the Caretaker and his or her immediate family consisting of the following named persons:

Print Name	Age	Signature, <i>not required for minors</i>
_____	_____	_____
_____	_____	_____

Except those named above, no other person shall be permitted to reside either temporarily or permanently in the Residence without the prior written consent of the COUNTY.

ANY OCCUPANT OVER EIGHTEEN (18) YEARS OF AGE HEREBY AGREES AND CONSENTS TO A LEVEL 2 CRIMINAL BACKGROUND CHECK TO BE PERFORMED BY THE COUNTY. A CRIMINAL BACKGROUND CHECK IS NOT REQUIRED FOR CURRENT MEMBERS OF LAW ENFORCEMENT.

Affidavit of Non-Coercion for Labor and Services

As required by section 787.06, Florida Statutes, nongovernmental organizations must attest that they do not use coercion for its labor and services. Therefore, pursuant to law, I attest to the following:

- A. I, as an officer or representative of a nongovernmental entity, *attest under penalty of perjury* that my company or organization does not use coercion for labor or services.
- B. The term “coercion” as used in subsection A above includes using or threatening to use physical force against any person; restraining or isolating any person without lawful authority and against their will; using or lending credit methods to establish a debt with labor or services as security, without applying the value of such labor or services towards the debt; destroying, concealing, or withholding identification or immigration documents; causing financial harm or threatening to do so; enticing or luring any person through fraud; and providing controlled substances for the purposes of exploitations.
- C. This affidavit is provided to Seminole County in compliance with the requirements set forth in section 787.06, Florida Statutes, concerning contracts executed, renewed, or extended between a governmental entity and a nongovernmental entity.

Under the penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

SALLY BARROS

Witness

Print Name

Witness

Print Name

By: _____
SALLY BARROS

Date: _____

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SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0276

Title:

Approve and authorize the Chairman to execute a Resolution for reducing the posted speed limits on International Pkwy from CR 46A to Colonial Grand Lane; Southwest Road from Country Club Road to Roosevelt Ave; Skyway Drive from East Lake Mary Boulevard to the end of the roadway; Kentucky Street from Sipes Avenue to Cameron Avenue; West 25th Street (CR 46A) from Old Lake Mary Road to North U.S. Highway 17-92. Countywide (**Tawny Olore, Public Works Director**)

Division:

Public Works - Traffic Engineering

Authorized By:

Tawny Olore, Public Works Director

Contact/Phone Number:

Charles Wetzel/ 407-665-5686

Background:

Traffic Engineering received requests from residents to reduce the speed limits. We completed speed studies to determine the feasibility of modifying the following speed limits:

1. International Parkway from CR 46A to Colonial Grand Lane. The collected speeds indicate an average from 46.16 mph to 47.48 mph with an 85th% speed of 45.16 mph. In accordance with Chapter 316, current conditions support reduction from 45 mph to 40 mph.
2. Southwest Road from Country Club Road to Roosevelt Ave. The collected speeds indicate an average from 31.37 mph to 41.38 mph with an 85th% speed of 37.65 mph. In accordance with Chapter 316, current conditions support reduction from 35 mph to 30 mph.
3. Skyway Drive from East Lake Mary Boulevard to the end of the roadway. The collected speeds indicate an average from 33.83 mph to 37.33 mph with an 85th% speed of 36.09 mph. In accordance with Chapter 316, current conditions support

reduction from 35 mph to 30 mph.

4. Kentucky Street from Sipes Avenue to Cameron Avenue. The collected speeds indicate an average from 27.89 mph to 43.01 mph with an 85th% speed of 35.19 mph. In accordance with Chapter 316, current conditions support reduction from 35 mph to 30 mph.
5. West 25th Street (CR 46A) from Old Lake Mary Road to North US Highway 17-92. The collected speeds indicate an average from 42.83 mph to 47.78 mph with an 85th% speed of 45.16 mph. In accordance with Chapter 316, current conditions support reduction from 45 mph to 40 mph.

Requested Action:

Staff requests the Board approve and authorize the Chairman to execute a Resolution for reducing the posted speed limits on International Pkwy from CR 46A to Colonial Grand Lane ; Southwest Road from Country Club Road to Roosevelt Ave; Skyway Drive from East Lake Mary Boulevard to the end of the roadway; Kentucky Street from Sipes Avenue to Cameron Avenue; West 25th Street from Old Lake Mary Road to North U.S. Highway 17-92.

RESOLUTION

of the

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

REDUCING THE POSTED SPEED LIMIT ON INTERNATIONAL PKWY FROM CR 46A TO COLONIAL GRAND LANE (1,500 FEET); REDUCING THE POSTED SPEED LIMIT ON SOUTHWEST ROAD FROM COUNTRY CLUB ROAD TO ROOSEVELT AVE (APPROXIMATELY 0.74 MILES); REDUCING THE POSTED SPEED LIMIT ON SKYWAY DRIVE FROM EAST LAKE MARY BOULEVARD TO THE END OF THE ROADWAY (APPROXIMATELY 0.61 MILES); REDUCING THE POSTED SPEED LIMIT ON KENTUCKY STREET FROM SIPES AVENUE TO CAMERON AVENUE (APPROXIMATELY 1.01 MILES); REDUCING THE POSTED SPEED LIMIT ON WEST 25TH STREET FROM OLD LAKE MARY ROAD TO NORTH U.S. HIGHWAY 17-92 (APPROXIMATELY 1.23 MILES); DIRECTING THE INSTALLATION OF APPROPRIATE SIGNAGE; AND PROVIDING FOR AN EFFECTIVE DATE.



WHEREAS, Chapter 316, Florida Statutes (the “Florida Uniform Traffic Control Law”), provides the legal framework for regulating traffic and speed limits on public roadways within the State of Florida, including those within Seminole County; and

WHEREAS, Section 316.189, Florida Statutes, authorizes the Board of County Commissioners (“Board”) to adjust speed limits on County-maintained roads when an engineering and traffic investigation determines the change is reasonable and consistent with standards established by the Florida Department of Transportation (“FDOT”); and

WHEREAS, Section 250.45 of the Seminole County Code implements this authority by authorizing the County Traffic Engineer to conduct such investigations and recommend speed limit changes to the Board; and

WHEREAS, the County Traffic Engineer completed a speed zone study on the following road segments, depicted on composite Exhibit A, attached hereto and incorporated herein:

(a) International Parkway from CR 46A to Colonial Grand Lane, a segment 1,500 feet in length.

(b) Southwest Road from Country Club Road to Roosevelt Avenue, a segment approximately 0.74 miles in length.

(c) Skyway Drive from East Lake Mary Boulevard to the end of the roadway, a segment approximately 0.61 miles.

(d) Kentucky Street from Sipes Avenue to Cameron Avenue, a segment approximately 1.01 miles in length.

(e) West 25th Street from Old Lake Mary Road to North U.S. Highway 17-92, a segment of approximately 1.23 miles.



WHEREAS, the current posted speed limits in the have been determined to be inconsistent with existing traffic conditions; and

WHEREAS, based on the engineering and traffic study, the County Traffic Engineer has recommended that the posted speed limit on the subject segments be reduced as specified herein; and

WHEREAS, the Board of County Commissioners finds such recommendation to be reasonable and in the interest of public safety and welfare,

THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Seminole County, Florida, that:

Section 1. The posted speed limit on International Parkway from CR 46A to Colonial Grand Lane is hereby reduced to 40 miles per hour.

Section 2. The posted speed limit on Southwest Road from Country Club Road to Roosevelt Avenue is hereby reduced to 30 miles per hour.

Section 3. The posted speed limit on Skyway Drive from East Lake Mary Boulevard to the end of the roadway is hereby reduced to 30 miles per hour.

Section 4. The posted speed limit on Kentucky Street from Sipes Avenue to Cameron Avenue is hereby reduced to 30 miles per hour.

Section 5. The posted speed limit on West 25th Street from Old Lake Mary Road to North U.S. Highway 17-92 is hereby reduced to 40 miles per hour.

Section 6. The County shall install appropriate signage to reflect the new posted speed limit signs on the affected segments of International Parkway, Southwest Road, Skyway Drive, Kentucky Street and West 25th Street.

Section 7. This Resolution shall become effective immediately upon adoption by the Board of County Commissioners of Seminole County, Florida.



ADOPTED this _____ day of _____, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida

By: _____
Andria Herr, Chairman

Authority: Section 250.45, Seminole County Code
Section 316.189, Florida Statutes

Attachment:
Exhibit "A" –Depiction of Zone for Speed Reduction

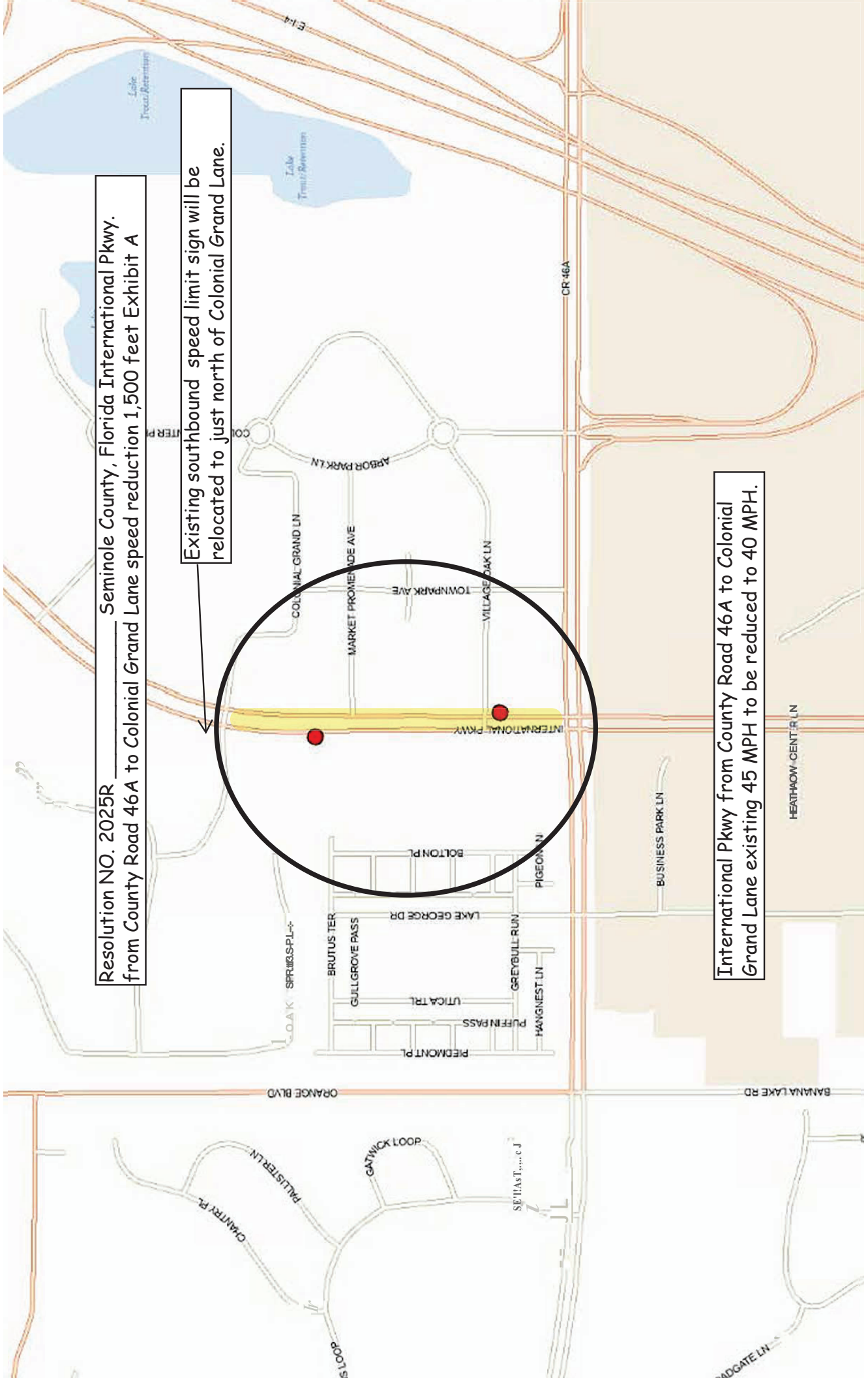
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Resolution NO. 2025R _____ Seminole County, Florida International Pkwy.
from County Road 46A to Colonial Grand Lane speed reduction 1,500 feet Exhibit A

Existing southbound speed limit sign will be
relocated to just north of Colonial Grand Lane.

International Pkwy from County Road 46A to Colonial
Grand Lane existing 45 MPH to be reduced to 40 MPH.

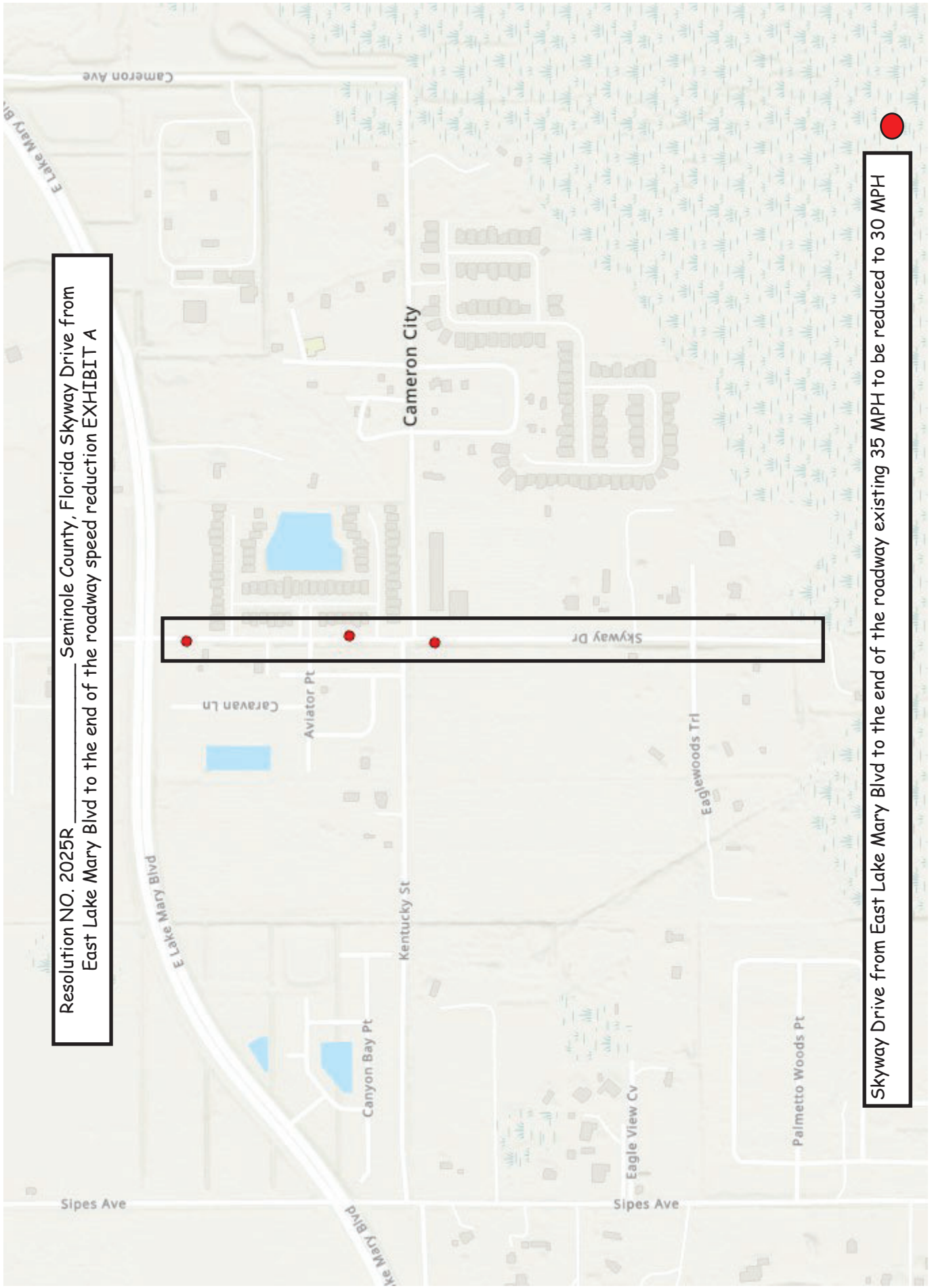


Resolution NO. 2025R-_____ Seminole County, Florida Southwest Road from Country Club Road to Roosevelt Avenue speed reduction EXHIBIT A



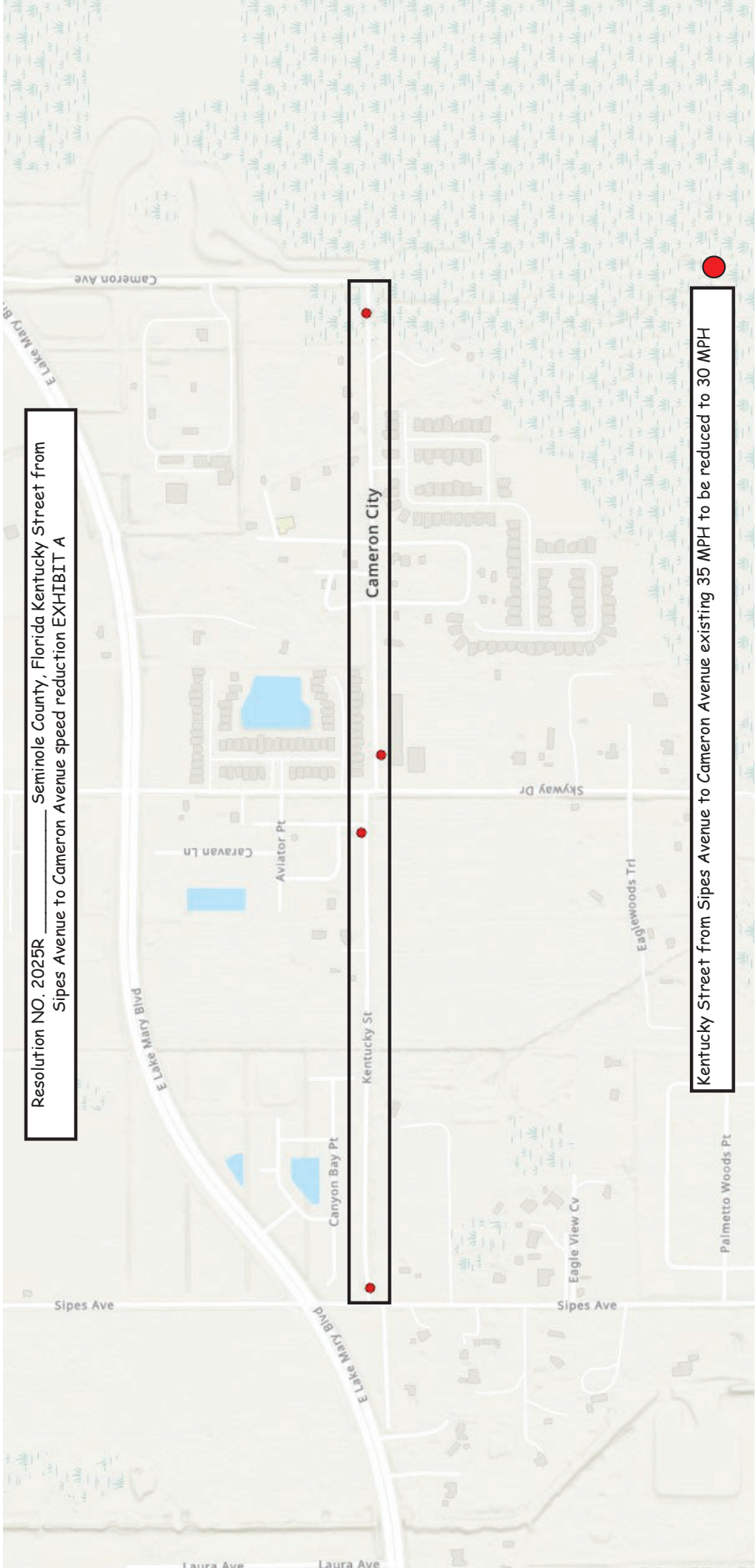
Southwest Road between Country Club Road and Roosevelt Avenue existing
35 MPH to be reduced to 30 MPH

Resolution NO. 2025R _____ Seminole County, Florida Skyway Drive from East Lake Mary Blvd to the end of the roadway speed reduction EXHIBIT A



Skyway Drive from East Lake Mary Blvd to the end of the roadway existing 35 MPH to be reduced to 30 MPH

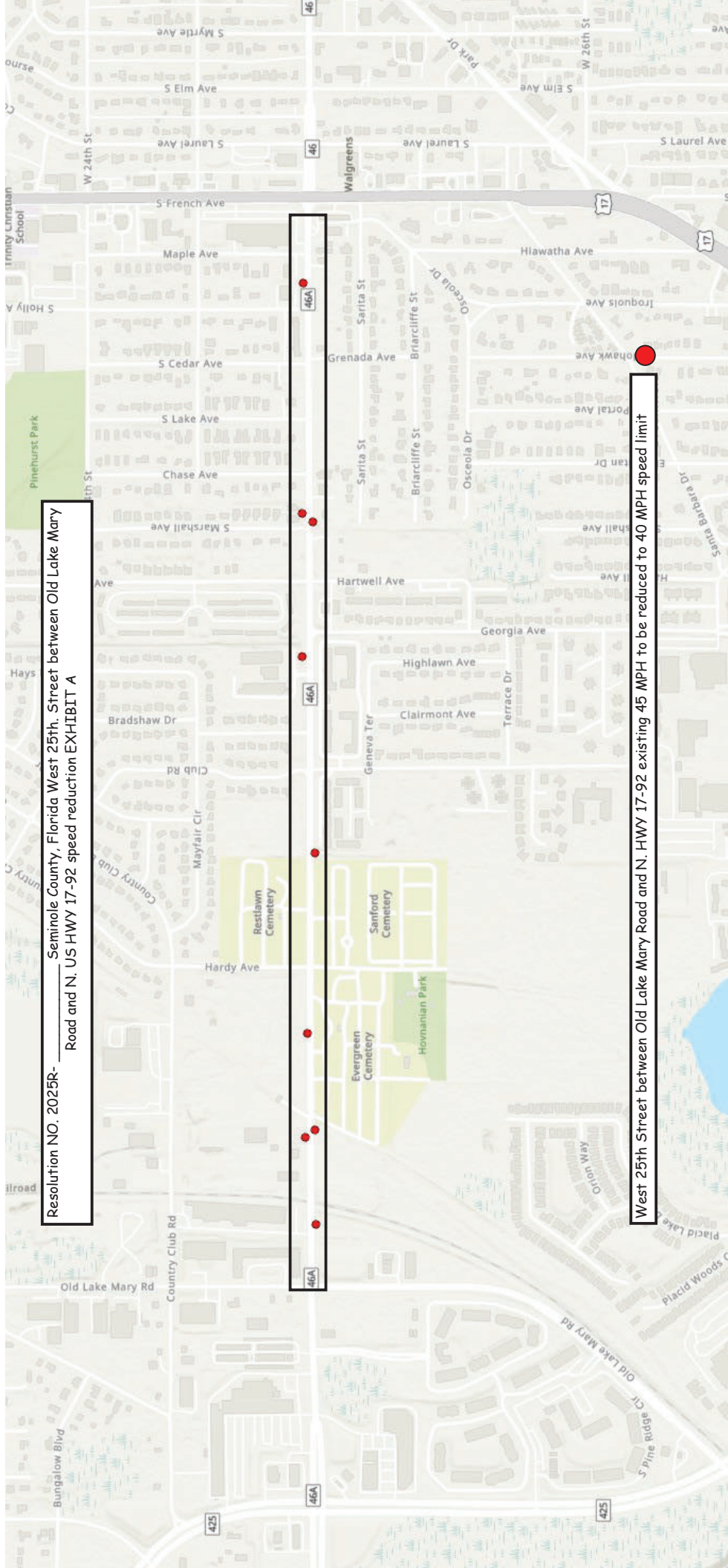
Resolution NO. 2025R _____ Seminole County, Florida Kentucky Street from
Sipes Avenue to Cameron Avenue speed reduction EXHIBIT A



Kentucky Street from Sipes Avenue to Cameron Avenue existing 35 MPH to be reduced to 30 MPH

Resolution NO. 2025R- _____ Seminole County, Florida West 25th Street between Old Lake Mary Road and N. US HWY 17-92 speed reduction EXHIBIT A

West 25th Street between Old Lake Mary Road and N. HWY 17-92 existing 45 MPH to be reduced to 40 MPH speed limit





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2026-0326

Title:

McCulloch Road Update (Tawny Olore, Public Works Director)

RESOLUTION NO. 2026-R-___

SEMINOLE COUNTY, FLORIDA

RESOLUTION

of the

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

REGARDING MCCULLOCH ROAD; PROVIDING COORDINATION WITH ORANGE COUNTY ON ROADWAY IMPROVEMENTS; AFFIRMING THE PRESERVATION OF RURAL BOUNDARIES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Seminole County and Orange County share jurisdiction over portions of McCulloch Road; and

WHEREAS, Seminole County and Orange County entered into a Road Maintenance Interlocal Agreement in 1992 to allocate responsibility for the maintenance of certain roadways, including portions of McCulloch Road; and



WHEREAS, both counties have adopted and incorporated rural boundary protections into their respective comprehensive plans and charters to guide development and preserve natural resources; and

WHEREAS, McCulloch Road currently exists as a paved roadway terminating at or near Native Dancer Lane, with an underdeveloped corridor extending east toward Chuluota Road/County Road 419; and

WHEREAS, extension of McCulloch Road east of its current terminus, including any bridge crossing, could encourage development inconsistent with the rural boundary protections adopted by both counties; and

WHEREAS, capacity and safety concerns have been identified on the existing improved portion of McCulloch Road between Ken Dixon Way/Lockwood Boulevard and North Tanner Road/Old Lockwood Road; and

WHEREAS, Seminole County and Orange County desire to work cooperatively to address existing roadway needs while preserving the rural character of surrounding areas;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Seminole County, Florida that:

Section 1. Incorporation of Recitals. The foregoing recitals are adopted as the findings of the Board.

Section 2. Coordination on Roadway Improvement. The County Manager and County staff are directed to coordinate with Orange County to plan and implement improvements to address safety and operational needs on McCulloch Road between Ken Dixon Way/Lockwood Boulevard and North Tanner Road/Old Lockwood Road.

Section 3. Preservation of Rural Boundary and Roadway Limits. Seminole County, in coordination with Orange County, affirms that McCulloch Road shall not be extended as a paved roadway east of its current terminus at Native Dancer Lane, including the construction of any bridge crossing, in order to preserve the rural boundaries of both counties.

Section 4. Review of Interlocal Agreement. The County Manager and County staff are directed to coordinate with Orange County to evaluate, and if appropriate, update the existing 1992 Road Maintenance Interlocal Agreement to address shared responsibilities for roadway maintenance and any future improvements, consistent with the preservation of the rural boundaries and the limitations set forth in this Resolution.

Section 5. This Resolution will become effective upon adoption by the Board of County Commissioners.

ADOPTED this _____ day of _____, 20__.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
ANDRIA HERR, Chairman

Date: _____

For the use and reliance
of Seminole County only.

As authorized for execution by the Board of
County Commissioners at its _____
20____, regular meeting.

Approved as to form and
legal sufficiency.

County Attorney



GLK/kly
3/26/26
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SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2026-0284

Title:

2027 Employee Benefits and Wellness Update (Christina Brandolini, Human Resources Director and Charles Cook, Alliant Employee Benefits)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2026-0327

Title:

Extension of the Seminole County / City of Sanford Joint Planning Agreement (JPA)
(Mike Rhodes, Interim Development Services Director)

**SECOND AMENDMENT TO
THE 2015 SEMINOLE COUNTY/CITY OF SANFORD
JOINT PLANNING AGREEMENT**

THIS FIRST AMENDMENT TO THE 2015 SEMINOLE COUNTY/CITY OF SANFORD JOINT PLANNING AGREEMENT is made and entered into this 14th day of April, 2026 between SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is 1101 East First Street, Sanford, Florida 32771 (“COUNTY”) and the CITY OF SANFORD, a Florida municipal corporation whose address is Post Office Box 1788, Sanford, Florida 32772-1788 (“CITY”), collectively referred to as the “Parties”.

WITNESSETH:

WHEREAS, the Parties entered into the 2015 Seminole County/City of Sanford Joint Planning Agreement (“JPA”), as authorized by Chapter 163, Florida Statutes, on October 15, 2015 to coordinate comprehensive planning, land use, annexation, and infrastructure service delivery within the Sanford/Seminole County Joint Planning Area (“Joint Planning Area”); and

WHEREAS, the Parties adopted the First Amendment to the JPA on August 28th, 2018 amending density limitations a specific property within the Joint Planning Area; and

WHEREAS, Section 10 of the JPA sets forth the term of the JPA, which expired on October 15, 2025; and

WHEREAS, the Parties would like to extend the term and amend the JPA to allow time for the Parties to review, negotiate and potentially adopt a new agreement addressing multiple areas of coordination between the Parties; and

WHEREAS, extending the term of the JPA will facilitate continued intergovernmental cooperation and avoid uncertainty in land use matters during the extended period.

NOW, THEREFORE, in consideration of the premises, mutual covenants, agreements, and promises contained herein and other good and valuable consideration, the receipt and

sufficiency of which is hereby acknowledged by the Parties, the Parties hereby covenant and agree as follows:

Section 1. Recitals. The foregoing recitals are true and correct and form a material part of this Second Amendment to the 2015 Seminole County/City of Sanford Joint Planning Agreement (“Second Amendment”) upon which the Parties have relied.

Section 2. Amendment. Section 10 of the JPA is amended to read as follows, deletions shown in strikethrough and additions shown in underline:

This Agreement supersedes and supplants any prior existing Agreements between CITY and COUNTY regarding land development practices. This Agreement shall be in effect for a five (5) year period beginning the date on which it is fully executed by both parties. This Agreement shall automatically be renewed for a subsequent five (5) year period unless one (1) of the parties thereto gives the other ninety (90) days in advance notice, in writing, of its intention not to renew the Agreement. After the automatic five (5) year renewal period expires on October 15, 2025, the Agreement automatically extends to October 15, 2026. Thereafter, the Parties can agree to extend the Agreement for additional six (6) month time periods if the Parties are actively working on and making substantial progress with negotiating and finalizing a new or amended agreement. The six (6) month extensions must be in writing and agreed to by both the County Manager and the City Manager, Board of County Commissioner and City Commission approval is not required.

Section 3. Except as specifically amended by the Second Amendment, the remainder of the JPA shall remain in full force and effect.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals the day, month and year above written.

ATTEST:

CITY COMMISSION OF THE
CITY OF SANFORD

Traci Houchin, City Clerk
City of Sanford, Florida

Art Woodruff, Mayor

Date: _____

For use and reliance of the Sanford
City Commission only.
Approved as to form and legality.

City Attorney

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

Grant Maloy
Clerk to the Board of County Commissioners
Seminole County, Florida

ANDRIA HERR, Chairman

Date: _____

For use and reliance of
Seminole County only.
Approved as to form and legality.

As authorized for execution by the
Board of County Commissioners at its
_____, 2026 regular meeting.

County Attorney

NB
2/6/26



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0283

Title:

Quarterly Employee Service Recognition (**Christina Brandolini, Human Resources Director**)

Employee Service Recognition

2nd Quarter FY25/26 Employee Years of Service Recognition:

January 2026:

Elizabeth Deen, Human Resources Coordinator (Human Resources) – 20 Years

William Montana, Office Supervisor (Environmental Services) – 20 Years

Shane Degler, Firefighter (Fire) – 25 Years

Jason Joyce, Lieutenant (Fire) – 25 Years

Matthew Kinley, Fire Chief (Fire) – 25 Years

Eric Rogers, Fire Engineer (Fire) - 25 Years

Shawn Youngblood, Lieutenant (Fire) – 25 Years

Kevin Jones, Lieutenant (Fire) – 25 Years

Robert Fitzgerald, ATMS Coordinator (Public Works) – 25 Years

February 2026:

Kristina Verocay, Management Support Specialist (Fire) – 25 Years

Thomas Grey, Life Safety Inspector (Fire) - 35 Years

March 2026:

Albert Adams, Program Manager (Emergency Management/Animal Services) – 20 Years



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0250

Title:

Pemberton Carports PD Major Amendment Rezone - Consider a Rezone from PD (Planned Development) to PD (Planned Development) to allow for reduced building setbacks and buffer requirements for accessory structures on 0.87 acres, located on the north side of Pemberton Drive, east of South Orange Blossom Trail; (Z2024-014) (Darron Sims, Applicant) District3 - Constantine (**Kaitlyn Apgar, Senior Planner**)

Department/Division:

Development Services

Authorized By:

Mike Rhodes, Interim Development Services Director

Contact/Phone Number:

Kaitlyn Apgar/407-665-7377

Background:

The Applicant is requesting a PD Major Amendment Rezone to amend the rear yard building setback and buffer requirements as stated in the existing Bear Lake PD entitlements, for the purpose of permitting three (3) accessory structures. The amendment for the rear yard setback and reduced residential buffer requirement is proposed for the subject 0.87-acre property only, described as Lot 11 and Lot 12 of the Orange Blossom Business Center Plat, recorded in Plat Book 50, Page 72, of the Public Records of Seminole County, Florida (“Subject Property”).

The Subject Property is located within the Business Tract of the Bear Lake PD (Planned Development) which was approved by the Board of County Commissioners in 1990 on approximately thirty-seven (37) acres. The Subject Property was developed in 2005 as a warehouse building. The purpose of the PD amendment is to allow for the existence of accessory structures to the warehouse and office building. The owner intends to retain three (3) accessory carport structures that encroach into the rear yard setback of thirty (30) feet, resulting in a proposed rear yard setback is six (6) feet. The carports also encroach into the required 100-foot buffer from the residential lot lines to the north, as established in Condition IV in the Bear Lake PD Developer’s Commitment

Agreement, resulting in reduction of this buffer to eighty-six (86) feet. The requested reductions will only apply to the accessory structures on the Subject Property and will not be applicable to the primary structure.

The Subject Property has a Planned Development Future Land Use designation, which does not establish a maximum Floor Area Ratio (FAR) for commercial entitlements. The PD does; however, include approximations of total paved surfaces at +/- 9.5 acres and total building coverage at +/- 2.64 acres in the Business Center Area. The current approximate value of building coverage, per data extracted from the Property Appraiser's records, is +/- 2.65 acres. The addition of the carports' total square footage, 3,195 sq. ft., is not being factored into overall building coverage because the carports are considered not enclosed building space. There is a proposed condition in the Developer's Commitment Agreement to ensure the carports remain only as open structures and are not enclosed for future use of the structures as buildings. The impervious surface existed prior to the carports, thus no additional paved surface is requested in permitting the carports. In order to establish consistent and measurable standards for future additions or redevelopment, a maximum Floor Area Ratio of 0.65 is proposed in this amendment for the Subject Property. This Floor Area Ratio is typical for light industrial uses, which are permitted per the PD.

The Subject Property has been subject to a code enforcement case relating to unpermitted construction, inclusive of the carports. In the pursuit of compliance, the applicant is pursuing the PD amendment in order to complete permitting of the carports. The owner has conveyed to staff that the carports are currently taken down while pursuing the PD amendment.

The Future Land Use and zoning designations of the surrounding area are as follows:

East: Future Land Use: Planned Development
Zoning: Bear Lake Planned Development (Business Area)

West: Future Land Use: Planned Development
Zoning: Bear Lake Planned Development (Business Area)

North: Future Land Use: Planned Development
Zoning: Bear Lake Planned Development (Residential Area)

South: Pemberton Drive
Future Land Use: Planned Development

Zoning: Bear Lake Planned Development (Business Area)

Site Analysis

Floodplain Impacts:

Based on the Flood Insurance Rate Map (FIRM) with an effective date of 2007, the site does not contain floodplain.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, there appears to be no wetlands on the subject property.

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there does not appear to be endangered and threatened wildlife on the subject property.

Utilities:

The site is located in the Seminole County utility service area and is connected to water service. The property was previously approved to have a septic system.

Transportation/Traffic:

The property proposes access onto Pemberton Drive, which is classified as a local road and does not have improvements programmed in the County five (5) year Capital Improvement Program.

Sidewalks:

There is an existing five (5) foot sidewalk along Pemberton Drive, so no sidewalk provisions are necessary.

Drainage:

The proposed project is connected to an existing master drainage system. The carports are constructed over existing impervious.

Buffers:

Buffers requirements will be determined at Site Plan approval and will be in compliance with the Seminole County Land Development Code and the DCA.

Open Space:

The site does not have specific open space requirements per lot; however, the PD

requires the overall Business Center development to maintain a minimum of 3.14 acres of landscaping/open space.

Consistency with the Land Development Code

The proposed PD Amendment and the associated Master Development Plan have been evaluated for compatibility with the Seminole County Land Development (SCLDC) in accordance with Chapter 30, Part 8.

Review Criteria for Planned Developments in approving a Planned Development, the Board of County Commissioners shall affirm the following:

- (a) Comprehensive Plan Consistency: In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide. Comprehensive Plan consistency is further discussed below.
- (b) Greater Benefit and Innovation Criteria: In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations.
- (c) In addition, any proposed development under the PD ordinance must address the following goals:
 - (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.
 - (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.

Staff Findings

The request to amend the rear setback and the otherwise maintained 100-foot buffer from the residential tract does not otherwise detract from the intent of the PD. The Bear Lake PD was approved in August of 1990, which was established under different criteria than existing today. Overall, the amendment to this PD does not impair the

PD's ability or inability to meet these criteria on a large scale. The residential tract for the Bear Lake PD is already constructed and most of the parcels in the business tract are developed. The impact to the surrounding area is nominal overall in building coverage and impervious. Through the proposed addendum, a maximum Floor Area Ratio is proposed in order to regulate the intensity of the site. The maximum Floor Area Ratio proposed is 0.65 in accordance with typical light industrial uses. The addition of the carports serves to enhance the property and obscure any storage of materials by general business and warehouse businesses, as allowed by the PD.

The Bear Lake PD Business Area permits general business, office/warehouse, distribution, and fabrication. There is not a current tenant at this time, but any use of the property would be required to be consistent with these uses. The amendment of the rear setback and buffer does not affect the permitted uses or any other standard commitments.

The request is consistent with the Seminole County Land Development Code and the surrounding area.

Consistency with the Comprehensive Plan

The purpose and intent of the Planned Development Future Land Use designation is to enable innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. This land use designation provides for a variety of densities and/or intensities arranged within a development site to encourage flexible and creative site design.

Staff Findings

The proposed PD (Planned Development) Zoning classification is compatible with the general trend of development in the area. Majority of the establishments in the Business Tract are categorized as warehouse, distribution, and storage per the Property Appraiser's stated Department of Revenue codes. The permitting of the carports allows for flexibility in site design and utilization, and does not vary from the approved character of the PD.

Staff finds the existing Planned Development Future Land Use designation and proposed PD (Planned Development) zoning classification to be consistent with the Comprehensive Plan.

In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedure, the Applicant conducted a community meeting on September 24th, 2025; details of the community meeting have been provided in the

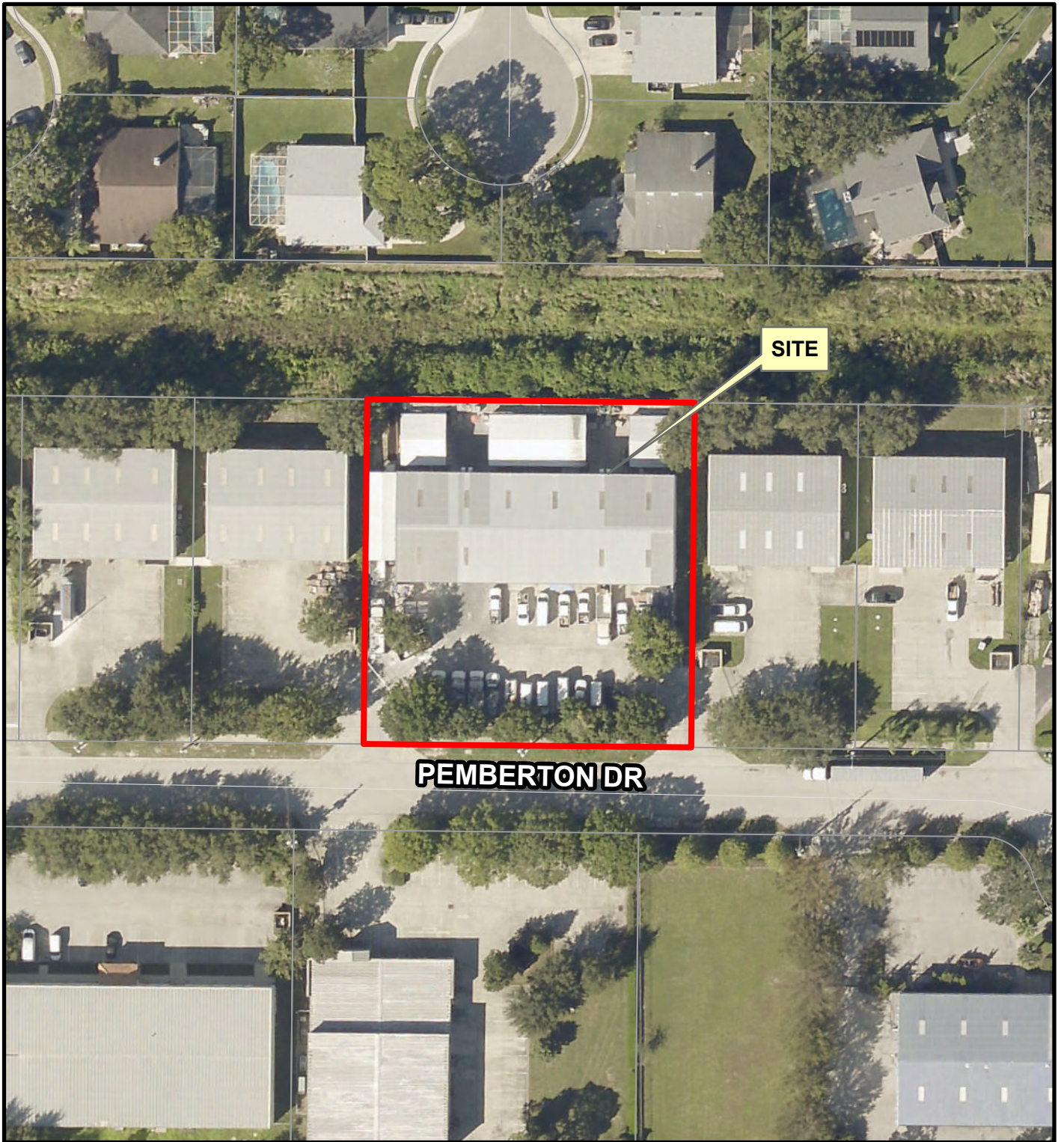
agenda package.

The Planning and Zoning Commission met on March 4, 2026, and voted unanimously to recommend the Board of County Commissioners adopt the Ordinance enacting a Rezone from Rezone from PD (Planned Development) to PD (Planned Development) for approximately 0.87 acres, located on the north side of Pemberton Dr, east of South Orange Blossom Trl. The meeting minutes have been included in the agenda package.

Requested Action:

Staff requests the Board of County Commissioners adopt the ordinance enacting a Rezone as per the following motion:

Based on Staff's findings and the testimony and evidence received at the hearing, the Board of County Commissioners finds the request meets the identified portions of the Seminole County Land Development Code and moves to adopt the Ordinance enacting a Rezone from PD (Planned Development) to PD (Planned Development), and approve the associated Developer's Commitment Agreement and Master Development Plan, on 0.87 acres, located on the north side of Pemberton Dr, east of South Orange Blossom Trail.



SITE

PEMBERTON DR

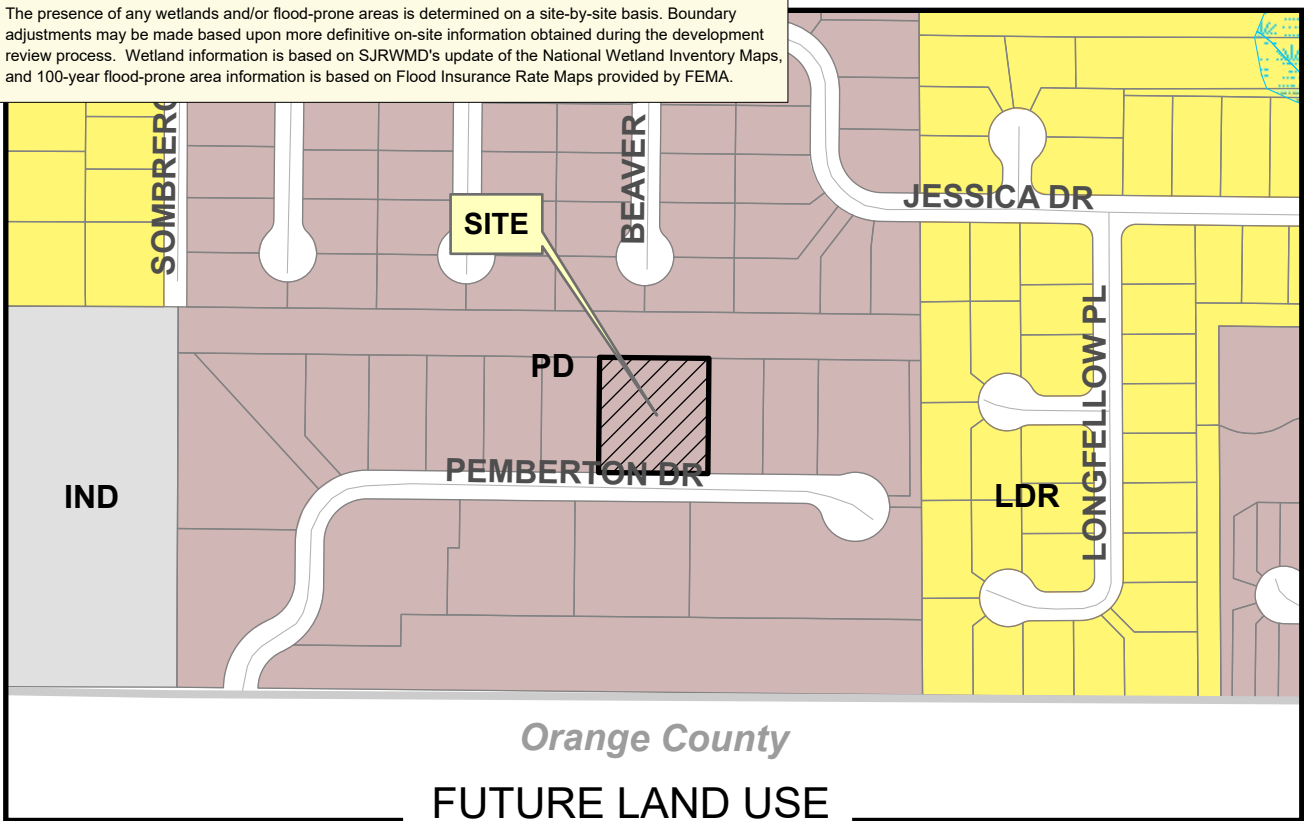
Rezone No: Z2024-014
From: PD To: PD

 Site
 Parcels



Winter 2024 Color Aerials

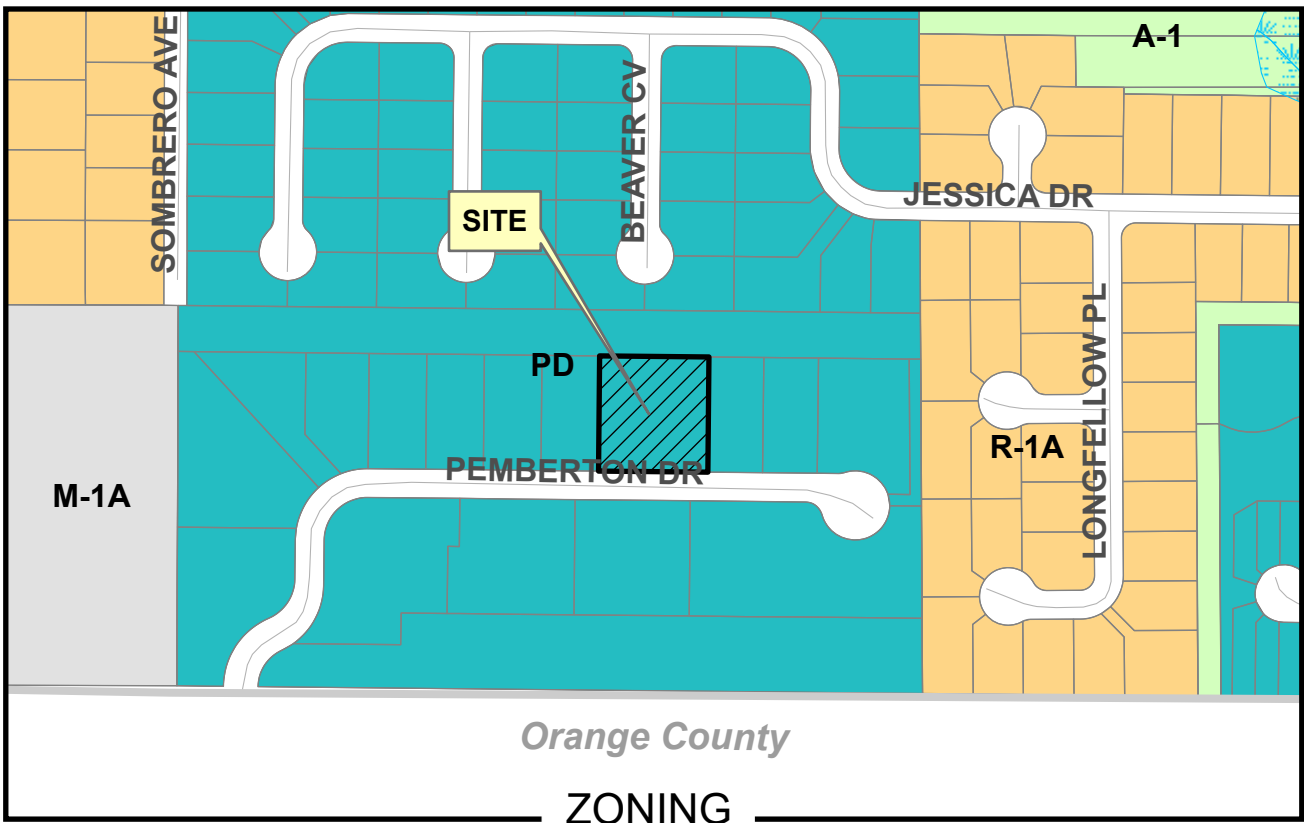
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory Maps, and 100-year flood-prone area information is based on Flood Insurance Rate Maps provided by FEMA.



Site
 CONS
 IND
 LDR
 PD

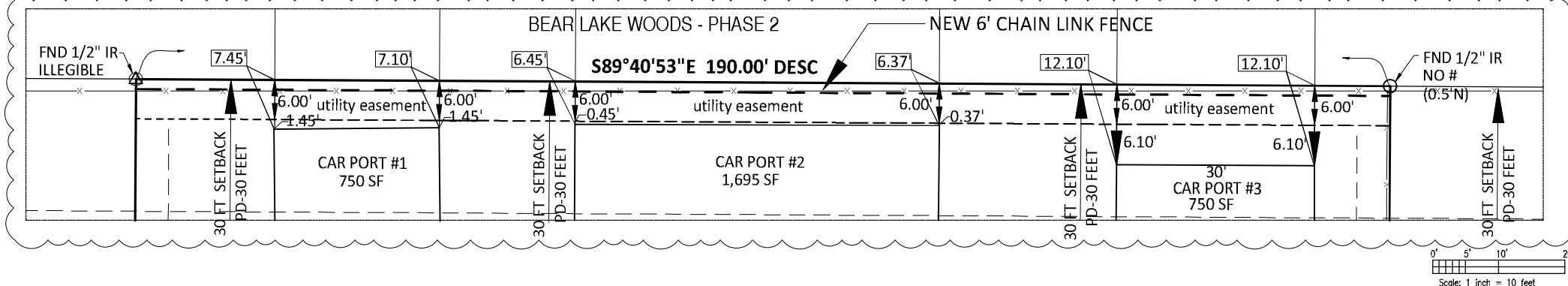
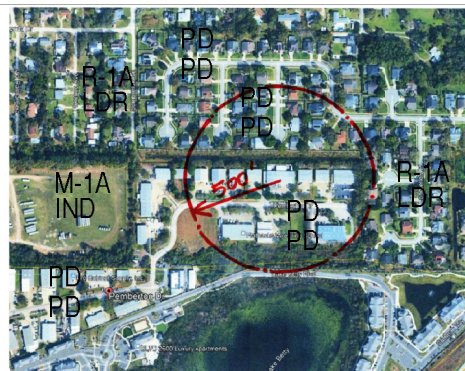
Applicant: Darron Sims
 Physical STR: 19-21-29
 Gross Acres: 0.87 +/- BCC District: 3
 Existing Use: warehouse/commercial
 Special Notes: _____

	Amend/Rezone #	From	To
FLU	-	-	-
Zoning	Z2024-014	PD	PD

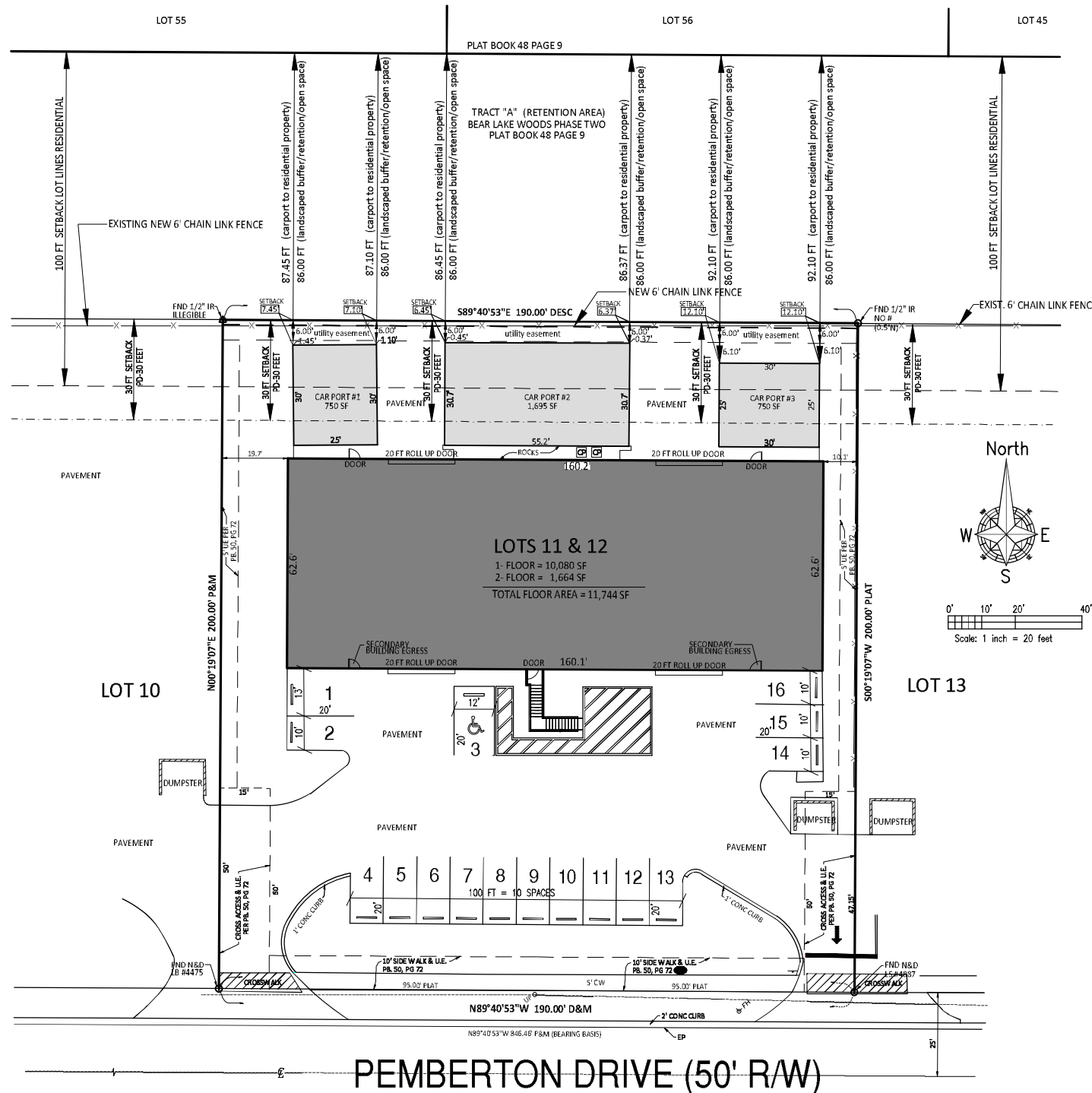
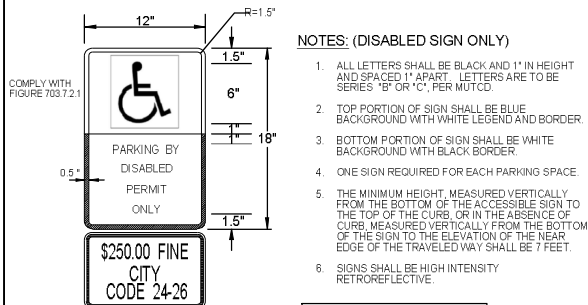


Site
 CONS
 A-1
 R-1A
 M-1A
 PD

VICINITY MAP



BEAR LAKE / ORANGE BLOSSOM BUSINESS PARK PD MAJOR AMENDMENT REZONE



- A PROVIDED SITE DATA TABLE IS BELOW:
- PARCEL ID: 19-21-29-516-0000-0110
 - ACREAGE: 0.672 AC
 - not used
 - not used
 - PROPOSED FAR RESTRICTION OF BUILDING LOT COVERAGE FOR TRACT B, BUSINESS CENTER (2.64 ACRES).
 - EXISTING BUILDING FOOTAGE: 10,080 SF
NEW ADDITION WITH UP-STAIRS: 1,664 SF
 - BUILDING SETBACKS: REQUIRED: FRONT = 50', REAR = 10', SIDES = 10'
EXISTING: FRONT = 90', REAR = 40', SIDES = 10' AND 19.7'
 - SETBACK FROM CARPORTS: REQUIRED: FRONT = 25', REAR = 6.0', SIDES = 10'
EXISTING: FRONT = 90', REAR = 6.37', SIDES = 11.41' AND 20.98'
 - SETBACK FROM RESIDENTIAL PROPERTIES TO THE NORTH: SETBACK 100 FT
SETBACK FROM RESIDENTIAL PROPERTY LINE FROM CARPORTS: proposed 86 ft
 - PARKING SPOT COUNT: TYPE OF USE: MANUFACTURING/WAREHOUSES - REQUIRED PARKING - 1 SPACE/2 EMPLOYEES, AND PLUS 1 SPACE PER COMPANY VEHICLE. CALCULATIONS: 12 PEOPLE REQUIRES 6 PARKING SPACES AND 6 SPACES FOR 6 COMPANY VEHICLES (15 PARKING SPACES)
 - PARKING SPOT COUNT: TYPE OF USE: MANUFACTURING/WAREHOUSES - REQUIRED PARKING 1 SPACE/2 EMPLOYEES, AND PLUS 1 SPACE PER COMPANY VEHICLE. CALCULATIONS: 12 PEOPLE REQUIRES 6 PARKING SPACES AND 6 SPACES FOR 6 COMPANY VEHICLES (12 PARKING SPACES)
 - MAXIMUM BUILDING HEIGHT PER PD (35 FEET)
 - IMPERVIOUS SURFACES RATIO: IMPERVIOUS 29,372 SF/LAND AREA SF = 37,996 SF (29,375/37995) = 0.77
 - HEIGHT OF THE CARPORTS = 24 FT
 - SQUARE FOOTAGE OF EXISTING BUILDING AND CARPORTS: BUILDING=11,744 SF, CARPORTS=3,195 SF TOTAL AREA 14,939 SF
 - THE RESIDENTIAL SOUTH PROPERTY LINE IS 80 FT.
 - THE RESIDENTIAL SOUTH PROPERTY LINE IS 80 FT TO THE NORTH PROPERTY OF THE SUBJECT LAND, THE 80 FT TRACT "A" IS THE BUFFER. THE PLAT IS DIMENSIONED BETWEEN THE RESIDENTIAL AND THE SUBJECT LAND. THE SITE DATA IS 16.
 - THE VICINITY MAP ON THIS PLAN, IT IS SHOWING THE LOCATION OF THE PROPOSED DEVELOPMENT, RELATIONSHIP TO SURROUNDING STREETS, ZONING, FUTURE LAND USE.
 - THE SUBJECT PROPERTY IS WITHIN THE COUNTY'S URBAN BEAR MANAGEMENT AREA AND MUST COMPLY WITH THE REQUIREMENT OUTLINED IN CHAPTER 258 OF THE SEM. CO. ORDINANCES (2015-33).

- SITE DATA TABLE:**
- Future Land Use: Planned Development
 - Zoning: PD (Planned Development)
 - Permitted Uses: Office, Warehouse, General Business
 - Maximum Allowable Floor Area Ratio: 0.65
 - Maximum Allowable Building Height: 35 feet
 - Minimum Lot Size: 19,000 sq ft
 - Principal Building Use: Office, Warehouse, General Business.
 - Principal Building Square Footage: Total Sq Ft - 11,744 sq / First Floor 10,080 sq ft / Second Floor 1,664 sq ft
 - Principal Building Height: 28 ft from the first floor to the top of the roof
 - Carport #1 Building Square Footage: 750 Sq Ft/1 Story. Building Height - 24 feet
 - Carport #2 Building Square Footage: 1,695 Sq Ft/1 Story. Building Height - 24 feet
 - Carport #3 Building Square Footage: 750 Sq Ft/1 Story. Building Height - 24 feet
 - Parking Stall Size: 10 feet wide by 20 feet depth
- NOTES:**
- All project signage shall comply with the Seminole County Development Code.
 - Utility lines will be designed to meet Seminole County requirements.
 - Dumpster enclosure will meet Seminole County Land Development Code Sec. 30.14.15- Screening. Dumpster will require a separate permit.
 - Outdoor lighting will comply with Seminole County Land Development Code Sec. 30.15.1 - Exterior Lighting Requirements. Lighting will require a separate permit.
 - Sidewalks will be constructed in compliance with Seminole County.
 - The stormwater system shall be designed in compliance with Seminole County.

URBAN BEAR MANAGEMENT AREAS.

Sec. 258.2 - Residential requirements for Urban Bear Management Areas.
 1. Residential Refuse Disposal within Urban Bear Management Areas is a Within Urban Bear Management Areas, all Refuse from Residential Properties must be secured within a functioning Bear Resistant Residential Refuse Container or secured within a house, garage, shed, or other Secured Structure at all times, with the exception of the placement of Residential Refuse Containers at the designated collection location as permitted by this Part. Residential Refuse Containers associated with Residential Property outside collection services may be placed at the designated collection location on the scheduled collection day no earlier than 5:00 a.m. Residential Refuse Containers must be removed from the collection location and secured as soon as practicable after collection service have been provided on the same scheduled collection day. The aforementioned time restrictions do not apply to Bear Resistant Residential Refuse Containers c. Recyclable materials stored outside until scheduled collection day, and/or placed at a designated collection location on scheduled collection day must be sufficiently free from residue of food and other materials so that they are not an Attractant to bears d. Other household items that cannot reasonably be considered Refuse or an Attractant, including but not limited to, nondegradable yard maintenance waste, household items, and recyclable materials are not required to be secured within a Bear Resistant Residential Refuse Container or within a house, garage, shed, or other Secured Structure. If such waste is commingled with Refuse or an Attractant, it must be secured within a Bear Resistant Residential Refuse Container or within a house, garage, shed or other Secured Structure e. Development Approvals for residential subdivisions within any Urban Bear Management Area will include the requirement that Bear Resistant Residential Refuse Containers be used for all Residential Properties and common areas within the subdivision f. Only Bear Resistant Residential Refuse Containers chosen from a County-approved list will be considered compliant with this Ordinance g. Responsible parties that choose to utilize Bear Resistant Residential Refuse Containers as a means to comply with this Part shall be responsible for all costs associated with the purchase of the Bear Resistant Residential Refuse Containers and any additional service fee imposed by the Refuse hauler 2. Bear Awareness Residential Signage within Urban Bear Management Areas a. All new residential development, within an Urban Bear Management Area, including, but not limited to, single family residential subdivisions and multi-family apartment complexes, must install Bear Awareness Signage "Bear Awareness Signage" is defined, for the purposes of this Section, as signage that includes bear warning signs, bear alert signs, or other bear-wise educational signage regarding the potential for bear encounters. Florida Fish and Wildlife Commission bear signage may be utilized or referenced. Bear Awareness Signage must also include language stating the subject property/subdivision is subject to the regulations of Chapter 258, Urban Bear Management, of the Seminole County Code b. Two signs at each ingress/egress location of a development are required. One sign facing entering vehicles and one sign facing exiting vehicles is required at each ingress/egress location. In addition, if applicable, a minimum of one sign is required in a common area within the development c. The location of the proposed signage is required to be shown on a final engineering plan or a final site plan as applicable. The verbiage and a typical detail of the signs must be shown on the plan d. A homeowners/property association, property owner, or management company, as applicable, is responsible for owning and maintaining the required Bear Awareness Signage. (Ord. No. 2015-33, § 4, 12-8-2015; Ord. No. 2016-11, § 3, 2-23-2016; Ord. No. 2020-19, § 2, 7-28-2020; eff. 10-1-2020; Ord. No. 2024-22, § 2, 7-23-2024)

Sec. 258.3 - Commercial Refuse disposal within Urban Bear Management Areas.
 Within Urban Bear Management Areas, all commercial refuse must be placed in a Bear Resistant Commercial Refuse Container. Bear Resistant Commercial Refuse Containers must remain secured at all times except when loading or unloading the Refuse, and the area around the container must be kept clean of Refuse and debris. If damaged in a manner that would permit bear access, the damage must be reported to the company responsible for the maintenance of the container and repaired within forty-eight (48) hours after the damage is discovered. Commercial Property collection service customers will be responsible for any cost associated with compliance with this requirement. (Ord. No. 2015-33, § 4, 12-8-2015; Ord. No. 2016-11, § 3, 2-23-2016; Ord. No. 2020-19, § 2, 7-28-2020; eff. 10-1-2020)

This item has been electronically signed and sealed by John J. Herbert, III, PE on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on an electronic. Per F.A.C. 61C15-23.004



Digitally signed by John J Herbert
 Date: 2026.02.04 14:13:18 -05'00'

DATE	02/04/2026	REVISION	REVISED SEAL
DATE	03/29/2025	REVISION	REVISED SEAL
DATE	02/19/2025	REVISION	REVISED SEAL
DATE	12/14/2024	REVISION	ADD 6' CHAINLINK ALONG BACK AREA
DATE	9/14/2024	REVISION	REMOVE 4 METAL CONTAINERS

AMERICAN CIVIL ENGINEERING CO.
 207 N. MOSS RD., SUITE 211, WINTER SPRINGS, FL 32788
 PH. (407) 327-7700; FAX (407) 327-0227
 Established 1980
 cert. of authorization number 8729

MASTER DEVELOPMENT PLAN
Pemberton Car Ports
 2710 PEMBERTON DRIVE, APOPKA, FL 32703

sheet date: 10.21.25
 SITE PLAN
 project no. 24315
 sheet number 1 of 1

BEAR LAKE PUD

APPROVED BY BOARD OF COUNTY COMMISSIONERS ON AUGUST 15, 1990

Developer's Commitment Agreement:

Zoning: PUD as approved by the Board of Seminole County Commissioners with one-half (+-) of the parcel: Residential and one-half (+-) of the parcel: Business Center.

I. Legal Description:

The SW1/4 of the SE 1/4 of Section 19, Township 21 South, Range 29 East, less the North 150 feet of the East 170 feet, as recorded in the Public Records of Seminole County, Florida. Containing 37.0 acres, more or less.

II. Total acreage: 37.0 acres, more or less
One-half (+-): Residential; one-half (+-) Business Center.
Net Density: Residential (3.04 units per acre)
Total Lots: Residential (53)

III. Land Use:

37.0 acres, more or less, zoned PUD with Residential and Business Center landuses with each occupying one-half (+-) of the total parcel.

Tract A. Residential Area: (Bear Lake Woods, Phase II)

Rights-of-way 1.089 acres (+-)
Residential lots: 17.411 acres (+-)
Minimum lot size: 10,890 sq. ft. (85' X 130' +-)

Tract B. Business Center Area:(Orange Blossom Business Park, Phase II)

Rights-of-way: 1.-49 acres +-
Paved surfaces: 9.50 acres +-
Building coverage 2.64 acres +-
Landscape and buffer easement: .75 acres +-
Retention: 2.23 acres +-
Average lot size 21,200 sq. ft.
Land use: Office/Warehouse, Distribution, Fabrication and General Business uses.

Tract C. Open Space:

Residential common area for open space and drainage
2.2 acres +-

IV. Building and Lot Restrictions:

A. Residential Area:

Minimum lot size: 10,890 sq. ft. (85' minimum frontage X 1/4 ac)
Minimum house size and set backs: R1-AA standards.

B. Business Center Area:

Typical lot size: 19,500 sq. ft to 22,500 sq. ft with Lot #1 being smaller.
Set backs: From Residential Area: 100' from residential lot lines.
Front 25'
Side 10'
Rear 30'
Building Height: 35'

V. Vehicle and Pedestrian Circulation Systems:

Roads and related rights-of-way shall be dedicated to the public. Road and sidewalk construction shall meet standards as set by Seminole County Regulations.

(1)

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY Eva Roach
DEPUTY CLERK

VI. Landscaping and Buffers:

There shall be an 80' landscaped buffer/retention/open space common area that runs the full limit of the Residential and Business area abutment and a 7' masonry wall shall be constructed at the Business line along this full abutment. One 3" caliber oak tree shall be planted on 25' centers along this wall in the Residential Common Area. A 7' masonry wall and 3" caliber oaks installed on 25' centers shall be placed along the 50' buffer on the East side of the Business Tract as abuts the R1-A Residential Area.

VII. Facility Commitments:

A. Drainage, recharge and water quality commitments:

Drainage shall meet all established Seminole County Standards and the retention areas shall be owned and maintained by a Property Owner's Association in each of the Residential and the Business developments with an easement over each dedicated to Seminole County for drainage and retention purposes.

B. Water and Sewer Service:

The water service for the project shall be served by Seminole County Utilities.
Sewer Service shall be accomplished by individual septic tanks as is currently in place for Phase I.

C. Impact Fees:

The following impact fees, in addition of those impact fees adopted by ordinance, will be paid prior to CO:

- a. \$300.00 per dwelling unit for schools
- b. \$50.00 per dwelling unit and \$37.00 per 1,000 sq. ft. of Business Building for Public Safety
- c. \$50.00 per dwelling unit and \$50.00 per 1,000 sq ft. of Business Building for Law Enforcement
- d. \$25.00 per dwelling unit for Parks.
- e. \$25.00 per dwelling unit for Libraries.

VIII. Other:

A. Maintenance of Common Areas:

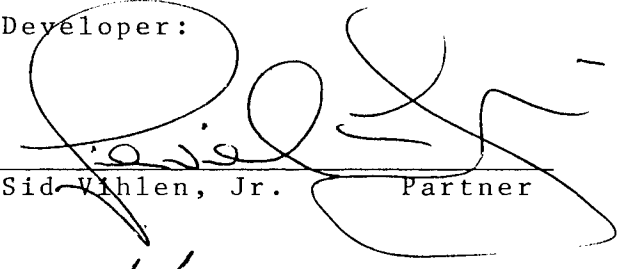
A Homeowners Association shall be formed and legally charged with the responsibility and ability to maintain the common area in the Residential Tract.
A Property Owners Association shall be formed and legally charged with the responsibility and ability to maintain the common area within the Business Tract.

B. Unless specifically addressed in this Agreement, all development shall fully comply with all the codes and ordinances, including impact fee ordinances, in effect in Seminole County at the time of issuance of any building or site work permit.

C. All obligations, liabilities and responsibilities incurred by or implied by the signators of this Agreement shall be assumed by any successors in interest as the overall Developer of the Planned Unit Development.

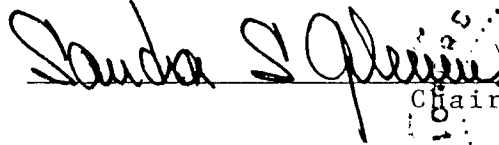
Approved and accepted:

Developer:


Sid Vihlen, Jr. Partner

8/9/90
Date

Board of County Commissioners
Seminole County, Florida


Chairman



AUG 20 1990

Date

20 AUG 21 11 01:50
SEMINOLE COUNTY
FLORIDA
cc

ADDENDUM NO. 1

DEVELOPERS COMMITMENT AGREEMENT

BEAR LAKE PUD

APPROVED BY THE SEMINOLE COUNTY BOARD OF COMMISSIONERS

ON SEPTEMBER 25, 1990

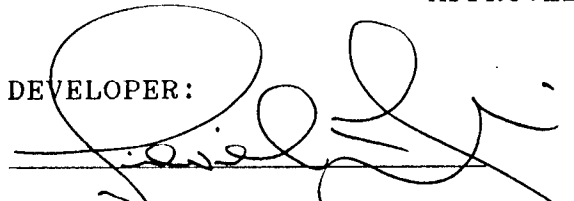
The Developers Commitment Agreement, dated August 15, 1990, is amended to read:

Section III Land Use:

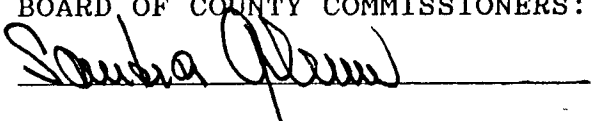
Tract B ADD: "In accordance with Florida Statutes 381.272, (9), no industrial manufacturing or equivalent shall be permitted. No business shall be allowed that produces or utilizes toxic or hazardous wastes, and floor drains shall not be permitted or installed."


APPROVED AND ACCEPTED


DEVELOPER:


Sid Vihnen, Jr. Partner

BOARD OF COUNTY COMMISSIONERS:


Sandra Glenn, Chairman

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY 
DEPUTY CLERK

FILED IN OFFICE
CTY. COMMISSION RECORDS
90 OCT 18 AM 11:31
CLERK OF CIRCUIT COURT
SEMINOLE CO. FL.
D.C.


MASTER PLAN

IN

FILE

**ADDENDUM #2 TO TRACT B OF
THE BEAR LAKE PD DEVELOPER'S COMMITMENT AGREEMENT,
COMMITMENTS, CLASSIFICATIONS AND DISTRICT DESCRIPTION**

On April 14, 2026, Seminole County executed this this Addendum #2 to the Bear Lake PD Developer's Commitment Agreement as issued on August 15, 1990, and recorded in the Seminole County Official Records, relating to and touching and concerning the following described property:

LOTS 11 AND 12, ORANGE BLOSSOM BUSINESS CENTER,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK
50, PAGE(S) 72, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY,
FLORIDA.

(The above-described legal description has been provided to Seminole County by the owner of the above-described property.)

The above described property is hereafter referred to as the Subject Property. The purpose of this Addendum #2 is to allow for reduced rear yard setbacks and reduced residential buffer requirements on a portion of Tract B. Business Center Area.

All provisions and conditions within the Bear Lake PD Developer's Commitment Agreement issued on August 15, 1990, as well as Addendum #1, issued on September 15, 1990, as recorded in Seminole County Records, remain unchanged and in full except to the extent that they may conflict with the revised language below. In the event of a conflict, the provisions of this Addendum #2 shall prevail. The following plain text is current approved language provided for context only, strikethroughs are deletions and underlines are additions:

PROPERTY OWNER

REECO PROPERTIES LLLP

III. Land Use:
37.0 acres, more or less, zoned PD with Residential and Business Center land uses with each occupying one-half (+-) of the other parcel.

Tract B. Business Center Area (Orange Blossom Business Park, Phase II)
Rights-of-way 1.-49 acres +-
Paved surfaces: 9.5 acres +-

Building coverage 2.64 acre +-

Landscape and buffer easement: 0.75 +/-
Retention: 2.23 acre +/-
Average lot size: 21,200 sq. ft.
Land use: Office/Warehouse, Distribution, Fabrication and General Business uses.

Subject Property (Lots 11 & 12) Maximum Floor Area Ratio: 0.65

IV. Building and Lot Restrictions:

B. Business Center Area:

Typical lot size: 19,500 sq. ft. to 22,500 sq. ft. with Lot #1 being smaller.
Setbacks: From Residential Area: 100' from residential lot lines
Front 25'
Side 10'
Rear 30'
Building Height: 35'

Subject Property (Lots 11 & 12) Accessory Structures Setbacks:

From Residential Area: eighty-six (86) feet from residential lot lines for the Subject Property only.

Side 10'

Rear 6'

Accessory structures shall remain open and not be enclosed or converted to overall building area

IX. Other Commitments- Business Center Area

- A. Unless specifically addressed, all development will fully comply with all the codes and ordinances, including impact fee ordinances, in effect in Seminole County at the time of permit issuance.
- B. This Addendum #2 to the Developer's Commitment Agreement represents a revision to the Bear Lake PD Developer's Commitment Agreement issued on August 15, 1990, and recorded in the Seminole County Official Records. All other provisions and commitments within the Bear Lake PD Developer's Commitment Agreement and subsequent Addendums, remain unchanged and in full effect except to the extent that they may conflict with the revised language above.
- C. The terms and provisions of this Developer's Commitment Agreement are not severable, and in the event any portions of this Developer's Commitment Agreement shall be found to be invalid or illegal, then the entire Developer's Commitment Agreement shall be null and void.

Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
Andria Herr, Chairman

Z2024-014
DCA # 24-20500007
Bear Lake PD

OWNER'S CONSENT AND COVENANT

COMES NOW, Reeco Properties LLLP, the owner of the above described property, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Developer's Commitment Agreement.

Reeco Properties LLLP:

Brian Reece, Registered Agent & General Partner

Witness Signature

Print Name _____

Witness Signature

Print Name _____

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

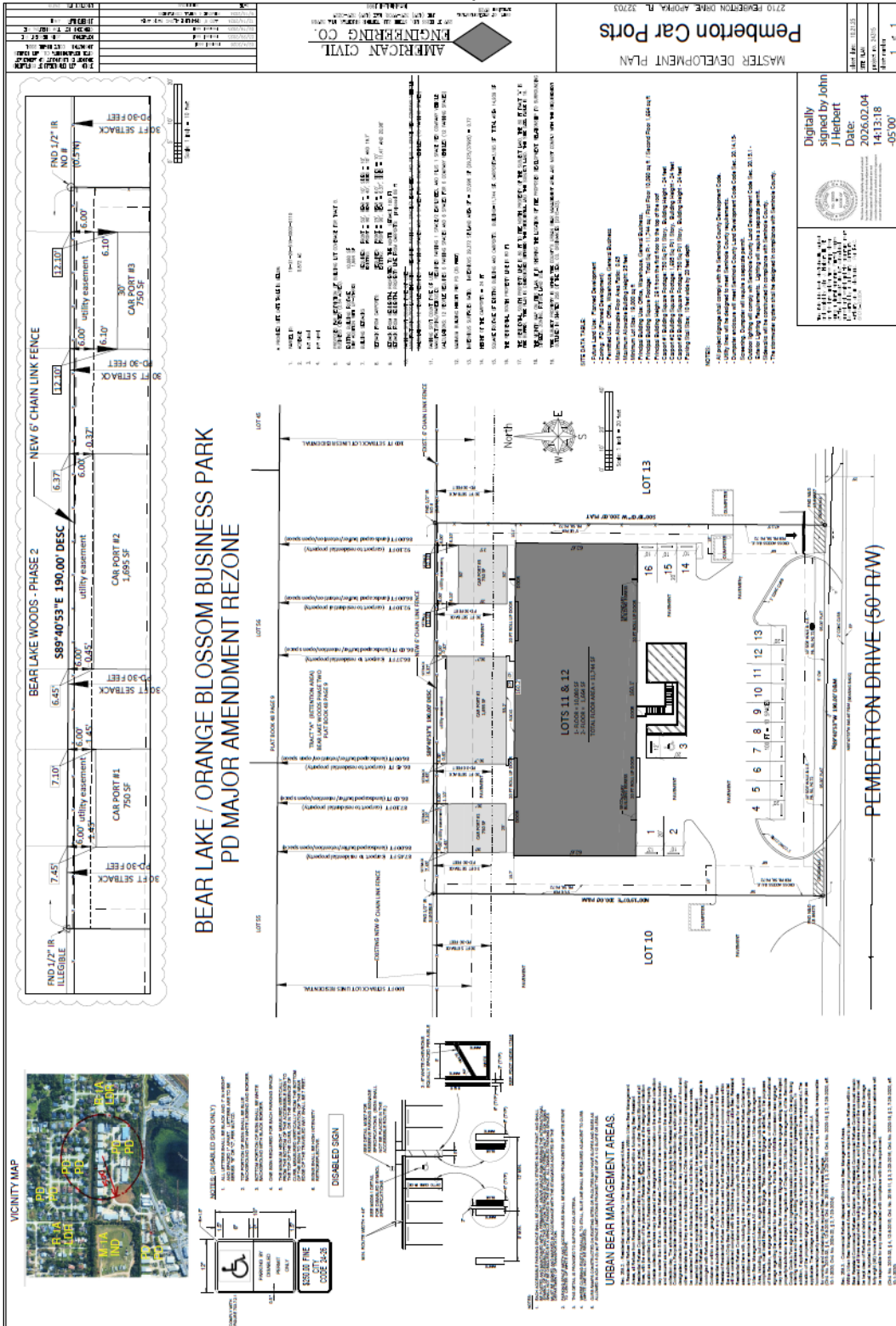
I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of physical presence or online notarization, by _____, who is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 202_.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

Exhibit A
 Master Development Plan



AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATION ASSIGNED TO 2710 PEMBERTON DRIVE LOCATED IN SEMINOLE COUNTY; REZONING THE PROPERTY CURRENTLY ASSIGNED THE PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION TO THE PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Pemberton Carports PD Major Amendment Rezone, dated April 14, 2026.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONING. The zoning classification assigned to the following described property is changed from PD (Planned Development) to PD (Planned Development) pursuant to the provisions contained in Developer’s Commitment Agreement #24-20500007, attached to this Ordinance as Exhibit “A” and incorporated in this Ordinance by reference:

SEE ATTACHED EXHIBIT “B” FOR LEGAL DESCRIPTION

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance will not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. The Clerk of the Board of County Commissioners shall provide a certified copy of this Ordinance to the Florida Department of State in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective on the recording date of the Developer’s Commitment Agreement #24-205000007 in the Official Land Records of Seminole County or upon filing this Ordinance with the Department of State, whichever is later.

ENACTED this 14th day of April, 2026.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT A

DEVELOPER'S COMMITMENT AGREEMENT

Z2024-014
DCA # 24-20500007
Bear Lake PD

**ADDENDUM #2 TO TRACT B OF
THE BEAR LAKE PD DEVELOPER'S COMMITMENT AGREEMENT,
COMMITMENTS, CLASSIFICATIONS AND DISTRICT DESCRIPTION**

On April 14, 2026, Seminole County executed this this Addendum #2 to the Bear Lake PD Developer's Commitment Agreement as issued on August 15, 1990, and recorded in the Seminole County Official Records, relating to and touching and concerning the following described property:

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(The above-described legal description has been provided to Seminole County by the owner of the above-described property.)

The above described property is hereafter referred to as the Subject Property. The purpose of this Addendum #2 is to allow for reduced rear yard setbacks and reduced residential buffer requirements on a portion of Tract B. Business Center Area.

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PROPERTY OWNER

REECO PROPERTIES LLLP

III. Land Use:
37.0 acres, more or less, zoned PD with Residential and Business Center land uses with each occupying one-half (+-) of the other parcel.

Tract B. Business Center Area (Orange Blossom Business Park, Phase II)
Rights-of-way 1.-49 acres +-
Paved surfaces: 9.5 acres +-

Building coverage 2.64 acre +-

1

Z2024-014
DCA # 24-20500007
Bear Lake PD

Landscape and buffer easement: 0.75 +/-
Retention: 2.23 acre +/-
Average lot size: 21,200 sq. ft.
Land use: Office/Warehouse, Distribution, Fabrication and General Business uses.

Subject Property (Lots 11 & 12) Maximum Floor Area Ratio: 0.65

IV. Building and Lot Restrictions:

B. Business Center Area:

Typical lot size: 19,500 sq. ft. to 22,500 sq. ft. with Lot #1 being smaller.
Setbacks: From Residential Area: 100' from residential lot lines
Front 25'
Side 10'
Rear 30'
Building Height: 35'

Subject Property (Lots 11 & 12) Accessory Structures Setbacks:

From Residential Area: eighty-six (86) feet from residential lot lines for the Subject Property only.
Side 10'
Rear 6'
Accessory structures shall remain open and not be enclosed or converted to overall building area

IX. Other Commitments- Business Center Area

- A. Unless specifically addressed, all development will fully comply with all the codes and ordinances, including impact fee ordinances, in effect in Seminole County at the time of permit issuance.
- B. This Addendum #2 to the Developer's Commitment Agreement represents a revision to the Bear Lake PD Developer's Commitment Agreement issued on August 15, 1990, and recorded in the Seminole County Official Records. All other provisions and commitments within the Bear Lake PD Developer's Commitment Agreement and subsequent Addendums, remain unchanged and in full effect except to the extent that they may conflict with the revised language above.
- C. The terms and provisions of this Developer's Commitment Agreement are not severable, and in the event any portions of this Developer's Commitment Agreement shall be found to be invalid or illegal, then the entire Developer's Commitment Agreement shall be null and void.

Done and Ordered on the date first written above.

SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS

By: _____
Andria Herr, Chairman

Z2024-014
DCA # 24-20500007
Bear Lake PD

OWNER'S CONSENT AND COVENANT

COMES NOW, Reeco Properties LLLP, the owner of the above described property, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Developer's Commitment Agreement.

Reeco Properties LLLP:

Brian Reece, Registered Agent & General Partner

Witness Signature

Print Name _____

Witness Signature

Print Name _____

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of physical presence or online notarization, by _____, who is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 202_.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

Z2024-014
DCA # 24-20500007
Bear Lake PD

Exhibit A
Master Development Plan

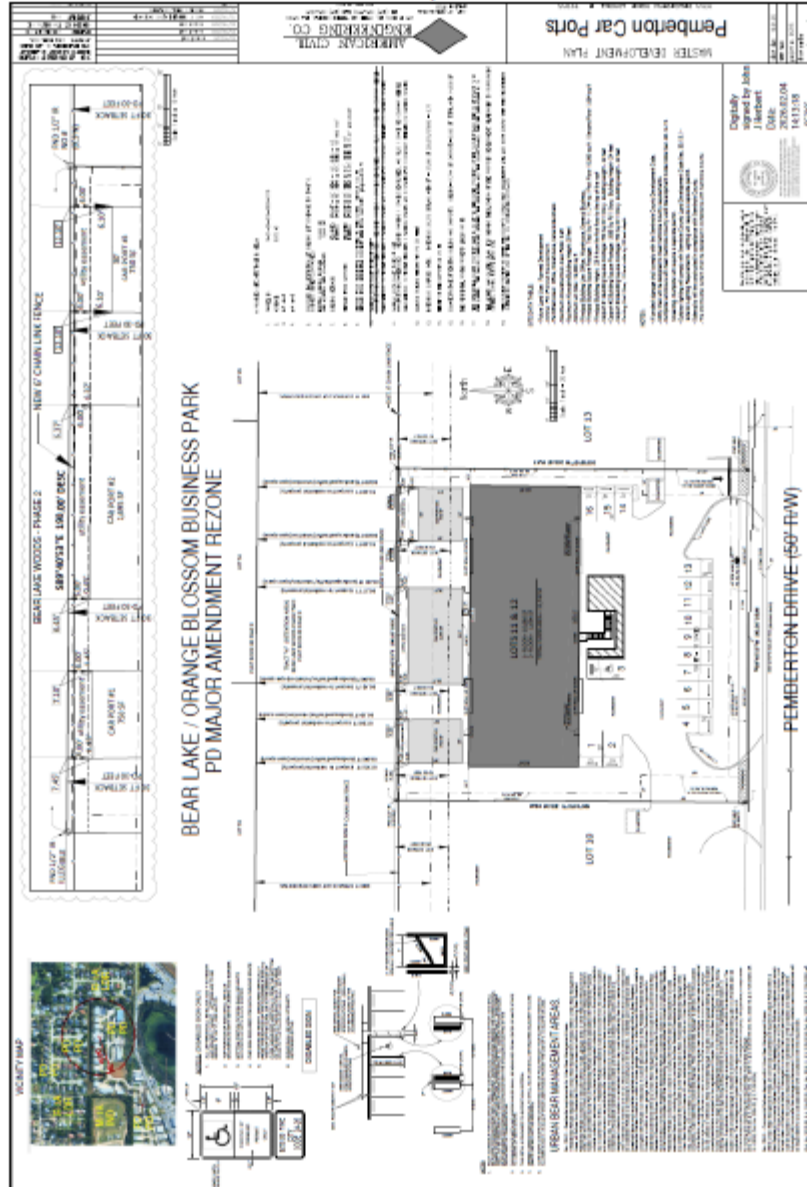


EXHIBIT B

LEGAL DESCRIPTION

LOTS 11 AND 12, ORANGE BLOSSOM BUSINESS CENTER,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 50, PAGE(S) 72, OF THE PUBLIC RECORDS OF SEMINOLE
COUNTY, FLORIDA.

ORANGE BLOSSOM BUSINESS CENTER

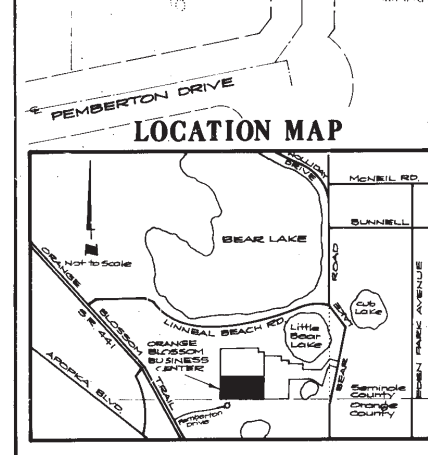
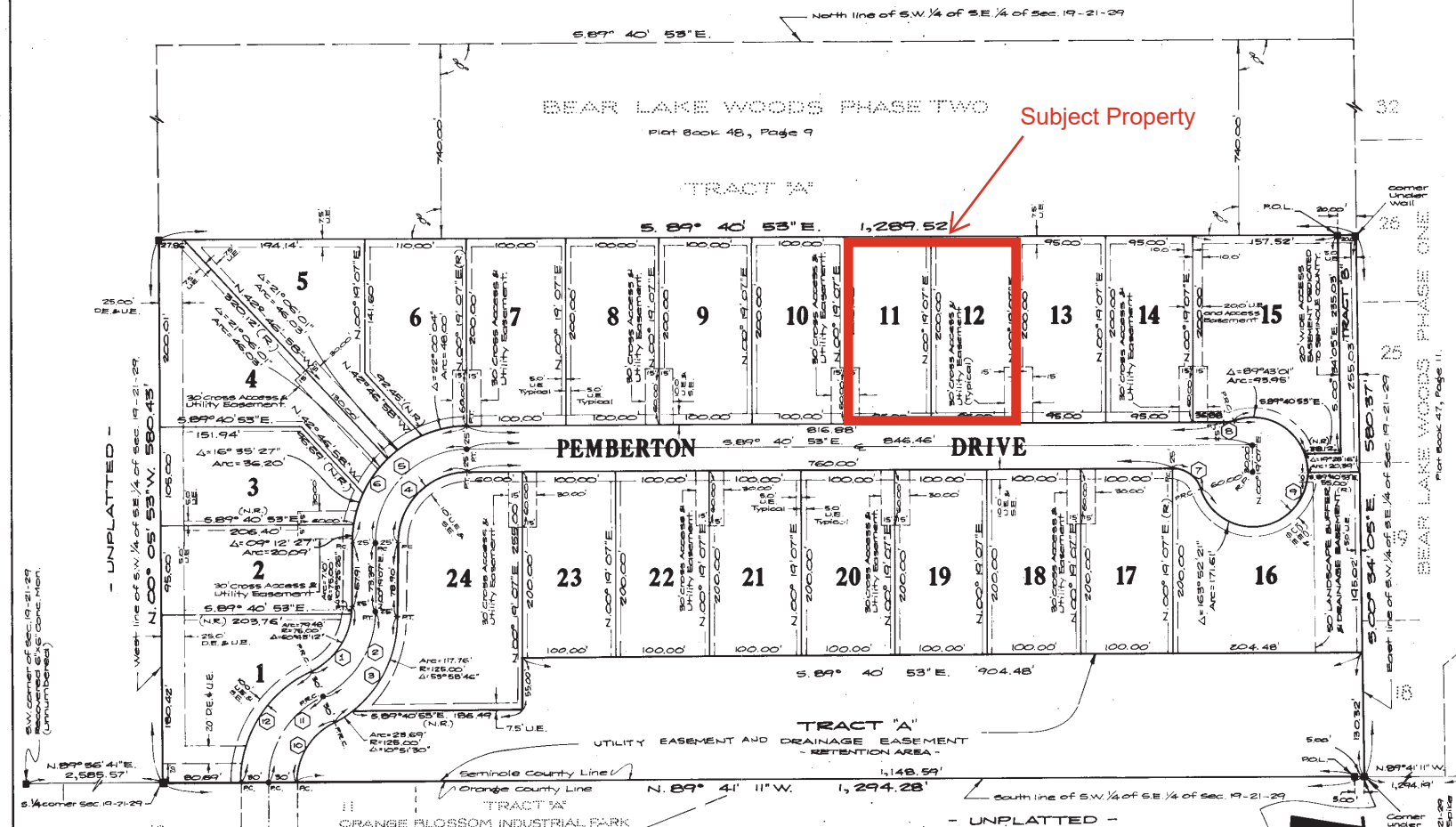
SECTION 19, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA.
DESCRIPTION:

THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA.

LESS: THE NORTH 740.00 FEET OF SAID S.W. 1/4 OF THE S.E. 1/4 OF SECTION 19, SAID 740.00 FEET BEING MEASURED PERPENDICULAR TO THE NORTH LINE OF SAID S.W. 1/4.

CONTAINING: 749,765 Sq. Ft. = 17.21 Acres.

NOTICE: There may be additional restrictions that are not recorded on this plat, that may be found in the Public Records of this county.

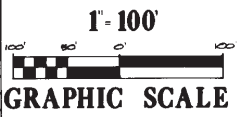


GENERAL NOTES

- Bearings are based on the West line of Bear Lake Woods Phase One, recorded in Plat Book 47, Page 11, Public Records of Seminole County, Florida, being S. 00° 34' 05" E.
- 1 - Denotes P.R.M. (Permanent Reference Monument) 4"x4" Conc. Monument with Disk No. L.S. 2205
- 2 - Denotes P.C.P. (Permanent Central Point) Disk No. L.S. 2205
- P.C. = Point of Curvature
- P.T. = Point of Tangency
- P.R.C. = Point of Reverse Curvature
- (R) Lot line that is Radial
- (NR) Lot line that is not Radial
- R.P. = Radius Point
- UTILITY EASEMENTS: (U.E.)
500 feet along each side lot line, unless otherwise shown.
750 feet along the rear of all lots, unless otherwise shown.
1000 feet along the front and sides of all lot lines adjacent to street rights of way, unless otherwise shown.
- TRACTS 'A' and 'B' will be owned and maintained by the ORANGE BLOSSOM BUSINESS CENTER Property Owners Association. Utility Easement and Drainage Easement over Tract 'A' and Access Easement over Tract 'B' are dedicated to Seminole County, Florida.
- DE = Drainage Easement
- SE = 500 FOOT SIDEWALK Easement along the front and sides of all lot lines adjacent to street rights of way.

CURVE DATA CHART

ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING	
1	85.58	75.00	66° 08' 37"	48.84	91.85	S 17° 32' 36" W
2	114.53	100.00	65° 50' 31"	64.35	108.21	S 39° 04' 23" E
3	141.45	125.00	64° 50' 15"	79.39	134.08	S 24° 15' 15" W
4	177.81	150.00	63° 00' 00"	95.00	158.07	N 45° 10' 07" E
5	157.08	100.00	40° 00' 00"	125.00	176.78	N 45° 10' 07" E
6	145.75	125.00	40° 00' 00"	100.00	141.42	N 45° 10' 07" E
7	102.05	50.00	19° 11' 17"	5.07	10.00	S 67° 53' 28" W
8	285.75	60.00	273° 03' 38"	75.00	82.56	S 27° 39' 37" W
9	79.22	70.00	64° 50' 34"	44.46	75.00	S 24° 15' 15" W
10	114.34	100.00	65° 30' 49"	64.34	108.22	S 39° 04' 23" W
11	150.09	150.00	66° 08' 55"	84.66	141.89	S 17° 32' 36" W



CAVONE, INC.
800 South County Road 427
Largo, FL 34750
PH: (407) 830-7080

PLAT BOOK 50 PAGE 72
"ORANGE BLOSSOM BUSINESS CENTER" DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicated to the street and easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned has hereunto set his hand and seal on SEPT. 27, 1990

WITNESSES:

Luther Potter
Luther Potter
Luther D. Potter, also known as Luther Potter

STATE OF FLORIDA COUNTY OF Seminole
THIS IS TO CERTIFY, That on September 27, 1990 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
Luther Potter

to me known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Robert D. Williams
NOTARY PUBLIC
My Commission Expires April 21, 1993

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on OCT. 12, 1990 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided, that permanent reference monuments have been placed as shown thereon, as required by Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida.

Dominick F. Covene
Dated Oct. 12, 1990 Registration No. L.S. 2003

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
Examined and Approved: *Ergy H. Rankin* 12/5/90
CHAIRMAN Date

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, That on 22 MAY 1990 the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Chairman of the Board.

Attest:
W. Eugene Hesse
Clerk of the Board.

BY: _____ D.C.

CERTIFICATE OF CLERK OF CIRCUIT COURT
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on 5-29-90 at 2:41 pm File No. 845967

W. Eugene Hesse
Clerk of the Circuit Court in and for Seminole County, Florida.

Topic: Pemberton Carports PD Major Amendment Rezone PZ24-20500007
<i>In accordance with Section 2.2.D of the Seminole County Home Rule Charter, before the enactment of a proposed ordinance or resolution on a legislative action, the Board of County Commissioners shall prepare or cause to be prepared an economic impact estimate. Similarly, Section 125.66(3)(c), F.S., requires that before the enactment of a proposed ordinance, the County must prepare a business impact estimate in accordance with this subsection.</i>
Describe Project/Proposal, including the Public Purpose. (Must be completed for all legislative actions by ordinance or resolution)
<p>- Summary of proposed ordinance or resolution.</p> <p>- Statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the county. (Section 125.66(3)(a)1., F.S.)</p>
Question 1: Does the proposed legislative action have an economic cost to the public or taxpayers of Seminole County? (Seminole County Home Rule Charter Section 2.2.D.)
<input type="checkbox"/> Yes. <input type="checkbox"/> No.
Question 2: This question only applies to ordinances: Does the subject matter or purpose of the proposed ordinance fall into any of the following categories? Please check all that apply (Section 125.66(3)(c), F.S.):
<input type="checkbox"/> Required for compliance with Federal or State law or regulation; <input type="checkbox"/> Relates to the issuance or refinancing of debt; <input type="checkbox"/> Relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget; <input type="checkbox"/> Required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the local government; <input type="checkbox"/> Is an emergency ordinance; <input type="checkbox"/> Relates to procurement; or <input type="checkbox"/> Is being enacted to implement the following: <ul style="list-style-type: none"> a. Development orders and development permits, as those terms are defined in s. 163.3164, F.S. and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243, F.S.; b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the county; c. Sections 190.005 and 190.046, F.S., regarding community development districts; d. Section 553.73, F.S. relating to the Florida Building Code; or e. Section 633.202, F.S. relating to the Florida Fire Prevention Code.
<p>If you answered NO to Question 1 and checked any boxes in Question 2 then STOP, this form is now complete.</p> <p>If you answered YES to Question 1 and checked any boxes in Question 2 then complete Question 3.</p> <p>If you answered YES to Question 1 and did not check boxes in Question 2 then complete Questions 3-5.</p>

Question 3: What are the potential direct economic impacts (i.e. estimated costs/revenues to County, property owners, taxpayers, etc.) and indirect economic impacts (i.e. perceived positive/negative impacts on property values, etc.) of implementing the ordinance or resolution? (Seminole County Administrative Code Section 2.20)

Question 4: What is the estimated direct economic impact of the proposed ordinance on private, for profit businesses in the County, including the following, if any (Section 125.66(3)(a)2., F.S.):

- **An estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted.**
- **Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.**

An estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

Question 5: Provide a good faith estimate of the number of businesses likely to be impacted by the ordinance. (Section 125.66(3)(a)3., F.S.):

SEMINOLE COUNTY, FLORIDA

*COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468*



Meeting Minutes - Final

Wednesday, March 4, 2026

6:00 PM

BCC Chambers

Planning and Zoning Commission

CALL TO ORDER

Present Tim Smith, Richard Jerman, Carissa Lawhun, Mike Lorenz, and Brandy Ioppolo

Absent Dan Lopez, and Lourdes Aguirre

Opening Statement

The meeting convened at 6:00 PM with Chairman Carissa Lawhun leading the Pledge of Allegiance. The Chairman then introduced each Board and Staff member present and read the procedure for conducting the meeting and voting.

Staff Present

Dagmarie Segarra, Deputy Development Services Director; Neysa Borkert, Deputy County Attorney; Jim Potter, P.E., Development Review Engineering Manager; Joy Giles, Planning Manager; Annie Sillaway, Principal Planner; Kaitlyn Apgar, Senior Planner; and Tammy Brushwood, Clerk to the P&Z Board.

Accept Proof of Publication

A motion was made by Commissioner Tim Smith, seconded by Vice Chairman Brandy Ioppolo, to Approve the Proof of Publication. The motion passed unanimously, 5-0.

Aye: Commissioner Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, and Commissioner Ioppolo

Absent: Commissioner Lopez, and Commissioner Aguirre

Approval of Minutes

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Mike Lorenz, to approve the December 3, 2025 P&Z Minutes, as submitted. The motion passed unanimously, 5-0.

Aye: Commissioner Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, and Commissioner Ioppolo

Absent: Commissioner Lopez, and Commissioner Aguirre

NEW BUSINESS

Public Hearing Items:

1. Request for Continuance to the April 1, 2026 P&Z meeting
Sandy Lane Homes Rezone - Consider a Rezone from A-1 (Agriculture) and R-1AA (Single-Family Dwelling) to MM (Missing Middle) for a proposed single family residential development of twenty-four (24) lots on approximately 7.54 acres located on the west side of Sandy Ln, south of Sand Lake Rd; (Z2025-014) (Giovanni Jordan, Jordan Homes, Applicant) District 3 - Constantine (Kaitlyn Apgar, Senior Planner)

Kaitlyn Apgar, Senior Planner, stated that the applicant is requesting a continuance of this item to the April 1, 2026 Planning & Zoning Commission meeting. Staff has no objections to their request.

Larry Jordan, with Jordan Homes, for the applicant, stated that he still has some things

that he's working on and requests the continuance.

The Chairman asked the audience (by show of hands) how many were present to speak on the item. She further stated that the applicant is requesting a continuance and it is unlikely that the Board will have a vote tonight. She asked the audience if anyone cannot make the next meeting on April 1, 2026, she will allow them to speak tonight, providing the applicant has no objections.

Mr. Jordan, for the applicant, stated that he spoke to the Homeowner's Association and he explained that this meeting would be cancelled (continued) tonight, but everyone here decided to come out tonight. He stated that he had no objections if anyone wanted to speak at tonight's meeting.

No one spoke in favor of the request.

One person from the audience wished to speak in opposition to the project:

1. Marlene Alderman, of Longwood, stated that she was opposed to the project because there is currently too much traffic on Sand Lane Road. There isn't a traffic light on her street and she is directly across from Forest Lake Elementary School. There are three (3) schools on Sand Lake Road. During school hours, an Office directs traffic, and she still has hard time trying to leave her street. They are currently bombarded by all of the school traffic, as well as several churches on Sand Lake Road. The added traffic with this development is her primary concern and objects to the proposed project.

No one else from the audience made public comments. Comment cards received from the audience participants opposed to the project, included the following (alpha order):

1. John Abrahamson, Longwood, Florida
2. Sylvia Abrahamson, Longwood, Florida
3. Donnie Anderson, Longwood, Florida
4. Shiney Banangada, Longwood, Florida
5. Laurie Bartlett, Altamonte Springs, Florida
6. John Becker, Longwood, Florida
7. Stephanie Borland, Longwood, Florida
8. Kevin Carter, Longwood, Florida
9. Heather Duran, Longwood, Florida
10. Debra Duttweiler, Longwood, Florida
11. Jan Duttweiler, Longwood, Florida
12. J. Keil Ecimovic, Longwood, Florida
13. Caleb Hamel, Longwood, Florida
14. Michael Heidmann, Longwood, Florida
15. Roberta Helen Henderschedt, Longwood, Florida
16. Larry Jones, Longwood, Florida
17. Steve Litt, Longwood, Florida
18. Sylvia R. Litt, Longwood, Florida
19. Mary Lo, Longwood, Florida

- 20. Chris Muscato, Longwood, Florida
- 21. Nick Muscato, Longwood, Florida
- 22. Patricia Scott, Longwood, Florida
- 23. Sandra Williamson, Longwood, Florida
- 24. Richard Whetzel-Schill, Longwood, Florida
- 25. Lee Wooldridge and Pandora Barthen, Longwood, Florida
- 26. Julie Vandendriessche, Longwood, Florida
- 27. Andrew Zito, Longwood, Florida

The Chairman closed public comment.

A motion was made by Commissioner Tim Smith, seconded by Commissioner Mike Lorenz to Continue the Sandy Lane Homes Rezone to the April 1, 2026 Planning & Zoning Commission meeting. The motion passed unanimously, 5-0.

Aye: Commissioner Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, and Commissioner Ioppolo

Absent: Commissioner Lopez, and Commissioner Aguirre

2. Rock Church Special Exception - Consider a Special Exception to allow the use of a Church and Daycare in the A-1 (Agriculture) zoning district on approximately 10.62 acres, located on the south side of W SR 46, west of Orange Blvd; (BS2025-14); (Maverick VonHerbulis, McKee Construction, Applicant); District 5 - Herr; (Kaitlyn Apgar, Senior Planner).

Kaitlyn Apgar, Senior Planner, presented this item as stated in the Staff report. She further stated that the property has a Future Land Use of Suburban Estates and a zoning designation of A-1 (Agricultural). The property is located within the Wekiva River Protection Area, the East Lake Sylvan Transitional Area, the West SR 46 Scenic Corridor Overlay District, and the Aquifer Recharge Overlay. The site has operated as a church since 2007 with a school component that was granted via a Special Exception in 2016, with a condition of approval that the private school should not exceed 150 students. The proposed daycare requires approval of a Special Exception in the A-1 zoning district. Per the Land Development Code (LDC) update of 2024, civic assembly uses now requires Special Exception approval as opposed to prior versions of the Code. Thus, the expansion of assembly space and daycare requires approval of a new Special Exception. The current request is for the construction of a new assembly building, addition of classrooms, and the addition of a daycare component to the existing private school. The proposed new 14,519 sq. ft. assembly building will have a seating capacity of 330 chairs and additional office rooms. The project also includes renovation of the existing 11,670 sq. ft. building to accommodate the additional classroom/daycare and office spaces. The proposed development is consistent with the Special Exception criteria as stated in the staff report. As a summary, the proposed addition of daycare and assembly space is intended to serve the surrounding residential population. The existing church functions as a transitional buffer between major arterial roads SR 46/SR 429 and the residential neighborhood. The applicant has demonstrated adequate buffering and increased separation distance for proposed structures in order to meet compatibility with the surrounding area. A private school and

daycare may function as accessory uses to a church, therefore, the request is consistent with the character in the surrounding area. The site is currently developed as a church. The parking provided is compliant with the Code and provides a loop to prevent queuing out onto SR 46, as depicted in the stacking plan provided by the applicant. The school and daycare operate during weekday hours that do not overlap with the church. The subject property meets identified portions of the Comprehensive Plan with low intensity development, as further discussed in the staff report, and as required by the Wekiva River Protection Area and the Suburban Estates Future Land Use designation. The subject site anticipates church attendance of approximately 330 people. The proposed addition of a daycare and assembly space is intended to serve the surrounding population. Upon further examination, the trips generated will likely not exceed the threshold that would require roadway improvements, but it will require further examination by Traffic Engineering. A Traffic Impact Study will be required during the Site Plan review. This further examination, plus the provision of the car stacking plan, warrants the amendment to the originally stated daycare cap of 100 children. The applicant requests a daycare cap of 141, to which staff is able to support based on the trips generated and plan provided. The Development Order was updated to reflect this change and provided to the Board prior to the presentation. In compliance with Seminole County Land Development Code Sec. 30.3.5 - Community meeting procedures, the Applicant conducted a community meeting on December 29, 2025. Details of the community meeting have been provided in the agenda package. Staff finds the request meets the identified portions of Section 30.3.1.5-Special Exceptions of the Seminole County Land Development Code; therefore, staff requests the Planning and Zoning Commission recommend the Board of County Commissioners approve the Special Exception and the associated Development Order with the updated daycare cap of 141 children, to allow the use of a church and daycare in the A-1 (Agricultural) zoning district on approximately 10.62 acres, located on the south side of W SR 46, and west of Orange Blvd.

Maverick Von Herbulis, for the applicant, with McKee Construction in Sanford, Florida, thanked Staff for help with the process. He further stated that he had a lot of these types of projects where he has to come before Boards, but our Staff have gone above and beyond to try and help with the project process. He further stated that the new building is for the church assembly space and offices. With regards to the private school and preschool, the renovation taking place in the existing building is for that use, but the new building that they are expanding is for the church assembly and offices. Some of the neighbors' concerns was that the building was being built in a conservation area, but they are not touching the conservation area. Since the community citizen's meeting, there have been some changes to help with some of the neighbor's concerns, such as the buffering requirements to address some potential noise. A lot of the noise concerns were from SR 429, but there is nothing they can do with that road, however, they can buffer the impact with their construction. The new plans show more buffering behind the church. They are running the site plan and site review process concurrently with this Special Exception request, so these plans and the updated landscape plans have already been submitted to the County through the site plan process, but not yet through this (Special Exception) process.

Chairman Carissa Lawhun asked Staff to explain further about the statutory

requirements of this plan that the Board doesn't have the right to consider. The project manager, Kaitlyn Apgar, responded that the State allows private schools (K-12) to be allowed outright in the church building without the requirement of a Special Exception, so that aspect cannot be limited. Deputy County Attorney, Neysa Borkert, stated that the State revised by Statute in 2024, that states private schools can locate in a building that is being used as a church, theatre, cinema, museum, performing arts, etc., if certain criteria are met, for the past five (5) years, without the need to obtain a rezoning, Special Exception, or other type of zoning approval. Basically, the State pre-empted our ability to limit the location of private schools in any of those types of facilities that have been existing for five (5) years. The County, however, can insure that our health/safety/welfare Codes are being met; so we can regulate that part. However, the County cannot modify or require modifications to the Special Exception that currently exists. Daycares are not included and not considered as private schools, which are dealt with separately, and those need a Special Exception. Since the Code has changed, and churches need a Special Exception in the zoning district, they were tying in the church use for this expansion, but for only the church facilities. The private school cannot locate in the new facilities without a change to their Special Exception. They can only locate in the existing facility.

Commissioner Tim Smith stated that he heard the number of 150 students, but it's being capped at 141 students and asked why the difference. Ms. Apgar of Staff responded that the 150 student cap may refer to the previous Special Exception that was approved in 2016 for the Pre-K through 12th, but the daycare cap would be 141 students.

Commissioner Richard Jerman stated that he didn't understand if the cap of 141 is in addition to the 150 students. Ms. Apgar responded that this Development Order is an addendum to the last Development Order, which is technically still in place. However, as Ms. Borkert stated, we cannot limit the private school, so we can't place a cap on the number of students.

Ms. Borkert inserted that we can't place a zoning cap, such as a Special Exception cap on the private school. It can be capped by virtue of the Building Code, class sizes, parking, etc. The daycare cap is just for the daycare. The Special Exception for the private school still exists and is still a use on the property. This project request is in addition to what is existing, assuming they are using the total in the original Special Exception of 150. The applicant can confirm if that is the case for the K-12 school. Ms. Apgar stated that she thinks they have less than 150 students.

Commissioner Jerman stated that he is still not clear and asked how many students in total, between the existing school and the daycare. Ms. Apgar responded that their proposed cap of 141 and their total for PreK-12 is 170. Commissioner Jerman stated that is over 300 students. The applicant confirmed yes, that is correct.

The following written comments were submitted **in opposition** to this request:

1. Kyle Ervin, Sanford, Florida

The following audience participants spoke **in support** of this request (in speaking

order):

1. Steven Parker, Eustis, Florida
2. Tom Weichart, Mt. Dora, Florida
3. Gabriella O'Brien, Deltona, Florida
4. Brianna Batista, Sorrento, Florida
5. Midiana Markley, Deland, Florida
6. Dyani Guerrero, Deland, Florida
7. Tim Darnell, Sanford, Florida
8. Matthew Kearney, Sanford, Florida
9. Caleb Hinton, Sanford, Florida
10. Tim Kearney, Debary, Florida
11. John-Marc Consalazio, Deltona, Florida

The following written comments were submitted **in support** of this request (in alpha order):

1. Heather and Nicholas Coday, Deltona, Florida
2. Hannah Culver, Sanford, Florida
3. Alyssa Kay Darnell, Debary, Florida
4. Austin Darnell, Debary, Florida
5. Elizabeth Ryleigh Darnell, Debary, Florida
6. Sarah Darnell, of Debary, Florida
7. David Ely, Sanford, Florida
8. Kari Enot, Sanford, Florida
9. Zach Glenn, Sanford, Florida
10. Kaley Hoffman, Sanford, Florida
11. Debbie Jones, Melbourne, Florida
12. Peggy Kearney, Debary, Florida
13. Shawnda Kearney, Debary, Florida
14. Emily Koerner, Sanford, Florida
15. Jennifer Koerner, Sanford, Florida
16. Chris Meyers, Deltona, Florida
17. Emma Meyers, Deltona, Florida
18. Jamie Meyers, Deltona, Florida
19. Dawn Nelson, Sanford, Florida
20. Kristina O'Brien, Deltona, Florida
21. Mya Meyers, Deltona, Florida
22. Vanessa Pacheco, Sorrento, Florida
23. Shevieve Padgett, Deland, Florida
24. Amy Perkins, Lake Mary, Florida
25. Zane Perkins, Lake Mary, Florida
26. Katherine Renaud, Sanford, Florida
27. Peter Renaud, Sanford, Florida
28. Zeb Renaud, Sanford, Florida
29. Ivy Rivera, Sanford, Florida
30. Leo Rivera, Sanford, Florida
31. Richard and Stephanie Slone, Deltona, Florida
32. Kathy Weaver, Sanford, Florida

- 33. Gabrielle Weichart, Mt. Dora, Florida
- 34. Denise Weichart, Mt. Dora, Florida

Public comment was closed.

Chairman Lawhun acknowledged there was nothing to rebut, and the applicant agreed.

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Richard Jerman, to approve and refer the Rock Church Special Exception to the Board of County Commissioners, to include the Amendment to the Development Order for 141 children. The motion passed unanimously, 5-0.

Aye: Commissioner Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, and Commissioner Ioppolo

Absent: Commissioner Lopez, and Commissioner Aguirre

- 3. Pemberton Carports PD Major Amendment Rezone - Consider a Rezone from PD (Planned Development) to PD (Planned Development) to allow for reduced building setbacks and buffer requirements for accessory structures on 0.87 acres, located on the north side of Pemberton Drive, east of South Orange Blossom Trail; (Z2024-014) (Darron Sims, Applicant) District 3 - Constantine (Kaitlyn Apgar, Senior Planner)

Kaitlyn Apgar, Senior Planner, presented this item as stated in the Staff report. She further stated that the existing Future Land Use is Planned Development, and the existing zoning is PD. The property is located within the business tract of the Bear Lake Planned Development. The established PD Future Land Use does not specify a maximum floor area ratio value for the business tract. The subject site is approximately 0.87 acres and was developed in 2005 as a warehouse and office building. The purpose of the PD amendment is to allow for the existence and permitting of accessory structures to the warehouse and office building. The property has been subject to a code enforcement case related to unpermitted construction, inclusive of these structures. In the pursuit of compliance, the applicant removed the structures, but requests the PD amendment in order to complete permitting. The owner intends to retain three (3) accessory carport structures that encroach into the rear yard setback of thirty (30) feet, resulting in a proposed rear yard setback of six (6) feet. The carports also encroach into the required 100-foot buffer from the residential lot lines to the north, as established in condition four (4) in the original Bear Lake PD Developer’s Commitment Agreement. The current request would result in reduction of this buffer to eighty-six (86) feet. The requested reductions will only apply to the accessory structures on the subject property, and will not be applicable to the primary structure. The Land Development Code specifies that PD’s should adhere to the greater benefit and innovation criteria and remain consistent with the Comprehensive Plan. These criteria are addressed in the Staff report and displayed on the slides. As a summary, the request to amend the rear setback and 100-foot buffer from the residential lot lines does not otherwise detract from the intent of the PD. The Bear Lake PD was approved in August of 1990, which was established under slightly different criteria than what exists today. Overall, the amendment to this PD does not impair the PD’s ability or inability to meet these criteria on a large scale. The residential tract for the Bear Lake PD has already been constructed and most of the parcels in the business tract are also

developed. The impact to the surrounding area is nominal overall in building coverage and impervious surface area. Through the proposed addendum, a maximum Floor Area Ratio is proposed in order to regulate the intensity of the site. The maximum Floor Area Ratio proposed is 0.65 in accordance with typical light industrial uses, such as warehouses. The addition of the carports serve to enhance the property and obscure any storage of materials by general business and warehouse uses, as allowed in the PD. The site is located in the Seminole County utility service area and is connected to water service. The property was previously approved to have a septic system. The site does not have specific open space requirements per lot; however, the PD requires the overall Business Center development to maintain a minimum of 3.14 acres of landscaping/open space. The property has access onto Pemberton Drive, which is classified as a local road. Buffer requirements will be determined at Site Plan approval and will be in compliance with the Seminole County Land Development Code. In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedure, the applicant conducted a community meeting on September 24, 2025 with details of the community meeting provided in the agenda package. Staff requests the Planning and Zoning Board recommend the Board of County Commissioners adopt the ordinance enacting a Rezone, and adopt the associated Rezone Ordinance per the following motion: Based on Staff's findings and the testimony and evidence received at the hearing, the Planning and Zoning Commission finds the request meets the identified portions of the Seminole County Land Development Code and recommends the Board adopt the Ordinance enacting a Rezone from PD (Planned Development) to PD (Planned Development), and approve the associated Developer's Commitment Agreement and Master Development Plan, on 0.87 acres, located on the north side of Pemberton Dr, east of South Orange Blossom Trl.

Cole Wynia, for the applicant, with the McNulty Group, of Lake Mary, Florida, stated that this dates back to two sellers ago, which had a lot of unpermitted work on the building. He is representing the buyer of this property, and they had to adopt all of these code enforcement issues, which they learned about when they came in for a use permit. The previous seller did everything he could to accommodate the County and installed several different stairwells, moved awnings in the back, and satisfied all of the code issues. The awnings and carports have been there since 2011. They are completely obscured from the road. The current owner needs them for his business to store outside materials.

No one from the audience spoke in favor nor in opposition to this request. Public comment was closed.

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Mike Lorenz, to approve and refer the Pemberton Carports PD Major Amendment Rezone, along with the Developer's Commitment Agreement and Master Development Plan, to the Board of County Commissioners. The motion passed unanimously, 5-0.

Aye: Commissioner Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, and Commissioner Ioppolo

Absent: Commissioner Lopez, and Commissioner Aguirre

4. Wayside Drive Assemblage PD Major Amendment Rezone - Consider a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) to add three (3) properties to the Wayside Assemblage PD for a mixed use development consisting of multi-family, office, retail commercial, and higher intensity planned development -target industries uses on approximately 19.98 acres, located on the south side of Wayside Dr, east of International Pkwy; (Z2025-017) (Douglas Hoeksema, Applicant) District5 - Herr (Annie Sillaway, Principal Planner).

The Applicant is requesting a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) to incorporate three (3) parcels, into the Wayside Assemblage PD, and to establish a new ingress/egress access onto International Pkwy. On December 12, 2023, the Applicant received approval for a PD (Planned Development) rezoning for a mixed use development on approximately 19.48 acres that consisted of three tracts:

- Tract A: Higher Intensity Planned Development - Target Industry (HIP-TI) and Office uses;
- Tract B: Multi-Family and Target Industry uses;
- Tract C: C-2 (Retail Commercial) and OP (Office) uses

Tract A and Tract B have an existing Future Land Use designation of HIP-TI, which allows a maximum Floor Area Ratio (F.A.R.) of 1.5, and Tract B allows a maximum density of forty (40) dwelling units per net buildable acre. Tract C has a Commercial Future Land Use designation, which allows a maximum F.A.R. of 0.35, with these previously approved development entitlements will remain in effect. The newly incorporated parcels are approximately 1.07 acres along the western portion of the proposed development. The newly proposed ingress/egress access onto International Drive will require an approved traffic impact analysis prior to Final Development Plan approval. Required improvements may include, but are not limited to, turn lanes, access limitations, and signalized intersections. The buffers along the west perimeter will be evaluated and determined at the time of the Final Development Plan, and the Developer will provide 25% open space. The proposed PD zoning designation and the associated Master Development Plan have been evaluated for compliance with the Seminole County Land Development Code (SCLDC) review criteria for Planned Developments as follows:

- The proposed development is consistent with the Seminole County Comprehensive Plan.
- The HIP-TI Future Land Use designation aims to attract target industries for higher-paying employment in strategic locations along the North I-4 Corridor, emphasizing proximity to major interchanges.
- The Developer will provide natural resource preservation by amenitizing the storm water pond that will enhance water quality and habitat.
- The proposed development creates a live-work environment by reducing the commuting distances by capturing trips on site while also promoting economic growth, and connects the development to Wayside and International Pkwy.
- The developer will provide neighborhood and community amenities by providing landscape buffers, internal pathways, and integrated open spaces.

The proposed development is consistent with the Comprehensive Plan by promoting flexibility and creativity in addressing changing social, economic and market conditions, especially where they are used to implement adopted policies of the Comprehensive Plan. Per Policy FLU 4.5, uses while providing residential that is subordinate to the Target Industry Uses, and Per Policy 5.3.3 Commercial Future Land Use, is to identify locations for a variety of commercial uses, neighborhood, and community shopping centers. Staff finds the request to be consistent with the Seminole County Comprehensive Plan and the Land Development Code, and compatible with the trend of development in the surrounding area. The Applicant conducted a community meeting on December 2, 2025, and no members of the community attended the meeting.

Staff requests the Planning and Zoning Commission recommend the Board of County Commissioners adopt the Ordinance enacting a Rezone per the following motion :

Based on Staff’s findings and the testimony and evidence received at the hearing, the Planning and Zoning Commission finds the request meets the identified portions of the Seminole County Land Development Code and recommends the Board of County Commissioners adopt the Ordinance enacting a rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development), and approve the associated Development Order and Master Development Plan on approximately 19.98 acres, located on the south side of Wayside Dr, east of International Pkwy.

Since the agenda has been sent, Staff’s recommendation has been revised, to include both the Development Order and the Master Development Plan in the motion . Once the Board has determined how it would like to vote, please read the language shown on the screen and not in your agenda packets.

Ben Beckham, for the applicant, with Madden, Moorhead & Stokes, in Maitland, Florida stated that this project is an existing PD and the application is to modify the PD to add three (3) small parcels along International Pkwy. Those additional parcels will allow increased public access to the project for the commercial business uses in the HIP-TI area. The applicant is not requesting any increases to the existing entitlements on the property, and the proposed number of units and proposed building square footages all remain exactly the same as before. This is just adding a little bit of land area for increased access. They agree with the conditions of the Development Order and look forward to a favorable motion.

No one from the audience spoke in favor, nor in opposition to this request.

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Tim Smith to approve and refer the Wayside Drive Assemblage PD Major Amendment Rezone to the Board of County Commissioners. The motion passed unanimously, 5-0.

Aye: Commissioner Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, and Commissioner Ioppolo

Absent: Commissioner Lopez, and Commissioner Aguirre

CLOSING BUSINESS

Development Services Director's Report - Dagmarie Segarra, Deputy Development Services Director provided the Board that the next P&Z meeting on April 1, 2026, will include a presentation with the updated Land Development Code, which they've been working on. These amendments are in reaction to fixing things that were left out from the 2024 update, as well as to address some of the requirements for the Envision 2045. Maya Athanas, Principal Planner, is the contact for this project. After this Board hears the project on April 1st, the project will then be heard for first reading at the April 28, 2026 Board of County Commissioner's meeting, and the second reading (final) at the May 12, 2026 Board of County Commissioner's meeting.

Deputy County Manager Update - Neysa Borkert provided a brief update on what may be occurring in the Florida Legislature. There was an amendment that was put forth to SB208, by Senator Martin from Lee County, Florida. Ms. Borkert provided highlights of the amendment.

ADJOURNMENT

Having no further business, the meeting adjourned at 7:17 PM.



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0226

Title:

Wayside Drive Assemblage PD Major Amendment Rezone - Consider a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) to add three (3) properties, totaling approximately 1.07 acres, to the Wayside Assemblage PD, for a mixed use development consisting of multi-family, office, retail commercial, and higher intensity planned development -target industries for a total land area of approximately 19.98 acres, located on the south side of Wayside Dr, east of International Pkwy; (Z2025-017) (Douglas Hoeksema, Applicant) District5 - Herr (**Annie Sillaway, Principal Planner**)

Division:

Development Services

Authorized By:

Mike Rhodes - Interim Development Services Director

Contact/Phone Number:

Annie Sillaway/407-665-7936

Background:

The Applicant is requesting a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) to incorporate three (3) parcels, 30-19-30-300-0450-0000, 29-19-30-501-0000-0100, and 30-19-30-300-04800000 (“Subject Properties”) into the PD, and to establish a new ingress/egress access onto International Pkwy.

On December 12, 2023, the Board of County Commissioners approved the Wayside Drive Assemblage PD on approximately 19.48 acres for a mixed-use development. The current approved uses include Multi-Family Residential, OP (Office), C-2 (Retail Commercial), as well as all Higher Intensity Planned Development -Target Industry (HIP-TI) Uses. The approval also included the vacation of three (3) County owned roads known as Old Brick Rd, Grant Line Rd, and Woodruff Springs Rd, with the

vacated acreage incorporated into the overall development.

The previously approved development entitlements consist of three tracts:

- Tract A: Higher Intensity Planned Development - Target Industry (HIP-TI) and Office uses.
- Tract B: Multi-Family and Target Industry uses.
- Tract C: C-2 (Retail Commercial) and OP (Office) uses.

Tract A and Tract B have an existing Future Land Use designation of HIP-TI, which allows a maximum Floor Area Ratio (F.A.R.) of 1.5, and Tract B allows a maximum density of forty (40) dwelling units per net buildable acre. Tract C has a Commercial Future Land Use designation, which allows a maximum F.A.R. of 0.35. All tracts are limited to a maximum building height of 100 feet for non-residential uses and seventy-five (75) feet for multi-family uses. These previously approved development entitlements from will remain in effect.

The Future Land Use and zoning designations of the surrounding area are as follows:

East: Future Land Use: Commercial
Zoning: C-2 (Retail Commercial)

West: Future Land Use: HIP-TI
Zoning: A-1 (Agriculture) with a minimum lot size of one (1) acre;
PD (Planned Development) known as the I.P. Office PD
permitting medical office uses; PD (Planned Development)
known as the Berkshire Building PD permitting professional and
medical office with support uses of restaurant and retail.
Right-of-way: International Pkwy

North: Wayside Dr

South: Future Land Use: HIP-TI
Zoning: PD (Planned Development) known as the International Parkway
Medical Center PD permitting hospital, office, and
Target Industry uses; PD (Planned Development) zoning
known as the Integra Crossing PD permitting office.

The Applicant's request is to add the Subject Properties consisting of approximately 1.07 acres into the existing Wayside Drive Assemblage PD resulting in a total size of approximately 19.98 acres. The Subject Properties will become part of Tract A. The following is an analysis of the entire Wayside Drive Assemblage PD with the inclusion of the Subject Properties.

Site Analysis

Floodplain Impacts:

Based on the FIRM map with an effective date of 2007, there appears to be no floodplains on the property.

Wetland Impacts:

Based on the aerials, there appears to be wetlands on the property. The Applicant proposes to impact/mitigate the wetlands and will be required to obtain approval from the Department of Environmental Protection to do so.

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there may be endangered and threatened wildlife on the property. A listed species survey will be required prior to approval of Final Engineering.

Utilities:

The property is located in the Seminole County utility service area and will be required to connect to public utilities. There is a twelve (12) inch potable water main and a fifteen (15) inch sanitary sewer main on the south side of Wayside Dr and along the west side of International Pkwy. The property is in the ten (10) year master plan for reclaim water; there is a pressurized twenty (20) inch reclaim water main on the north side of Wayside Dr and along the west side of International Pkwy.

Transportation/Traffic:

The development will access from Wayside Dr and International Pkwy, which are classified as a Local Road and an Urban Major Collector, respectively. Neither Wayside Dr nor International Pkwy has improvements programmed in the County's five-year (5) Capital Improvement Program.

The Developer may be required to dedicate right-of-way along the northern property boundary adjacent to Wayside Dr to accommodate required improvements, as determined during review of the Final Development Plan. An approved traffic impact analysis will be required prior to Final Development Plan approval. Required improvements may include, but are not limited to, turn lanes, access limitations, and

signalized intersections. All required improvements shall be depicted on the Final Development Plan.

Sidewalks:

The Developer will be required to construct a five (5) foot wide sidewalk along Wayside Dr.

Drainage:

The proposed project is located within the Lake Monroe Drainage Basin and may have limited downstream capacity; therefore, the Developer will have to demonstrate outfall with capacity to handle the proposed discharge from the site or be designed to hold up to the twenty-five (25) year, twenty-four (24) hour total retention onsite.

Buffers:

The Applicant is proposing a twenty-five (25) foot wide buffer along the northern perimeter adjacent to Wayside Dr, and a ten (10) foot wide buffer along both sides of the proposed access onto International Pkwy. The west perimeter buffer will be evaluated and determined at time of Final Development Plan. Buffers are not proposed along the east and south perimeter. Buffer components will be established at the time of the Final Development Plan.

Open Space:

Twenty-five (25) percent common usable open space will be provided on the property.

Public School Capacity Determination:

Seminole County Public Schools provided a School Impact Analysis Capacity Determination for the proposed project based on Concurrency Service Area (CSA) and zoned Schools for the property. The analysis concluded that the students generated by the project at this time, could not be accommodated without exceeding the adopted level of service (LOS) for the currently zoned Elementary school and Middle school; however, per the adopted Interlocal Agreement between the School District and Seminole County, available school capacity is based on CSA. The analysis concluded that the students generated by the project at the three (3) CSA levels would, at this time, be accommodated without exceeding the adopted LOS for each CSA by school type. The analysis notes this is a nonbinding review for informational purposes and as indicated in the analysis may not represent future conditions when final approval requires a School Capacity Availability Letter of Determination (SCALD) reservation letter from the school board.

Consistency with the Land Development Code

The intent and purpose of the PD (Planned Development) zoning district is to promote

flexibility and innovation to meet the County's residential and businesses needs by facilitating innovative design solutions and development plans, that may be difficult to achieve under conventional zoning regulations. Planned developments shall promote flexibility and creativity in addressing changing social, economic, and market conditions, especially where they are used to implement adopted policies of the Comprehensive Plan.

The proposed PD zoning designation and the associated Master Development Plan have been evaluated for compliance with the Seminole County Land Development Code (SCLDC) review criteria for Planned Developments as follows:

SCLDC Sec. 30.8.5.3 - Review Criteria

- (a) Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan and effectively implements any performance criteria that the Plan may provide.

Staff Analysis:

The proposed development is consistent with the Seminole County Comprehensive Plan. The HIP-TI Future Land Use designation aims to attract target industries for higher-paying employment in strategic locations along the North I-4 Corridor, emphasizing proximity to major interchanges. Policy FLU 5.8 requires target businesses, functionally integrated high-density residential uses (utilizing less than fifty (50) percent of total square feet), and at least twenty-five (25) percent open space. The project includes target industry uses such as medical office, outpatient facilities, general office, hotel, and commercial support, with residential limited to 319 units or forty (40) dwelling units per net buildable acre. To ensure consistency with the Comprehensive Plan goals, objectives, and policies for the HIP-TI designation, if the applicant elects to phase the development, a phasing shall be required plan at the time of Final Master Development Plan review, in accordance with LDC Section 30.8.5.11 (b).

- (b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:
- (1) Natural resource preservation.
 - (2) Crime Prevention (CPTED).

- (3) Neighborhood/community amenities.
- (4) Provision of affordable or workforce housing.
- (5) Reduction in vehicle miles traveled per household.
- (6) Transit-oriented development.
- (7) Provision of new multimodal connectivity.
- (8) Innovation in water or energy conservation.
- (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.

Staff Analysis:

Natural resource preservation: The Developer will provide a minimum of twenty-five (25) percent open space, including amenitized stormwater ponds that enhance water quality and habitat.

The reduction in vehicle miles traveled per household: The proposed development creates a live-work environment in which residential units housing target industry employees reduce commuting distances by capturing trips on-site while also promoting economic growth. These benefits promote environmental stewardship, and sustainable transportation in a manner that cannot be achieved under conventional zoning.

Neighborhood/Community Amenities: The Developer will provide landscape buffers, internal pathways, and integrated open spaces.

(c) In addition, any proposed development under the PD ordinance must address the following goals:

- (1) Meet or exceed the arbor, tree preservation, and tree planning requirements of this Code on a project-wide basis.
- (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.

Staff Analysis

The Developer will meet the arbor requirements by preserving existing trees where feasible and will plant new canopy and understory trees throughout the project, within required landscape buffers and open space areas as per the Seminole County Land

Development Code.

The transportation impacts will be minimized through the mixed-use design with residential uses supporting adjacent non-residential uses. Pedestrian access will connect the development to Wayside Dr and International Pkwy via sidewalk.

(d) The PD application shall include a narrative addressing the following:

- (1) How the proposed development addresses the goals of the Comprehensive Plan.
- (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.
- (3) How the proposed development provides an innovative approach to land development.
- (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code.

Staff Analysis

The Applicant has demonstrated compliance with SCLDC Sec. 30.8.5.3 (d) - Review Criteria. This narrative is provided in the agenda packet.

Consistency with the Comprehensive Plan

The purpose and intent of the Higher Intensity Planned Development-Target Industry (HIP-TI) Future Land Use designation is for the identification of sites along the North I-4 Corridor where locational factors and higher land values tend to attract higher intensity development, and services and facilities are programmed to accommodate a range of nonresidential employment-oriented uses offering higher paying jobs, and to allow supportive residential uses. The maximum allowable density under the HIP-TI Future Land Use designation is fifty (50) dwelling units per net buildable acre, and the maximum allowable F.A.R. is 1.5.

Per Policy FLU 5.8, high density residential is intended to be a subordinate use to the Target Industry Uses and must represent less than fifty percent (50%) of the total square footage of any such project.

The previously approved entitlements found in the Master Development Plan and

Development Order, allows a maximum F.A.R. of 1.5 for the HIP-TI uses in Tract A, and a maximum density of forty (40) dwelling units per net buildable acre in Tract B, which equates to no more than forty-nine percent (49) percent of the total square footage of the development in order to preserve the Commercial/Office character of Tract C, multi-family uses are limited to twenty (20) percent of the net buildable area and forty-nine (49) percent of the total floor area thereby maintaining an appropriate balance between commercial uses and surrounding residential districts. These entitlements will remain in effect as is, and the Subject Properties will be added to Tract A.

The purpose and intent of the Commercial Future Land Use is to identify locations for a variety of commercial uses including neighborhood and community shopping centers, convenience stores, retail sales, highway oriented commercial, and other commercial services. This land use should be located at the intersections of major roadways and along major roadways as infill development where this use is established.

Staff finds the request to be consistent with the Seminole County Comprehensive Plan and the Land Development Code, and compatible with the trend of development in the surrounding area. Recently approved developments south of the subject site include the Integra Crossing PD approved on December 11, 2018; consisting of office, commercial, multi-family, and Target Industry uses with a maximum building height of seventy-five (75) feet. The Allure on the Parkway PD was approved on September 13, 2016; consisting of multi-family, office, commercial and hotel uses, with a maximum building height of 110 feet. The International Parkway Medical Center PD was approved on August 22, 2017; consisting of a twenty-four (24) hour hospital with medical and office uses with a maximum building height of 140 feet.

Staff finds the requested Planned Development zoning classification for the property to be consistent with the Comprehensive Plan.

In compliance with Seminole County Land Development Code Sec. 30.3.5 - Community Meeting Procedure, the Applicant conducted a community meeting on December 2, 2025, and no members of the community attended the meeting; details of the community meeting have been provided in the agenda package.

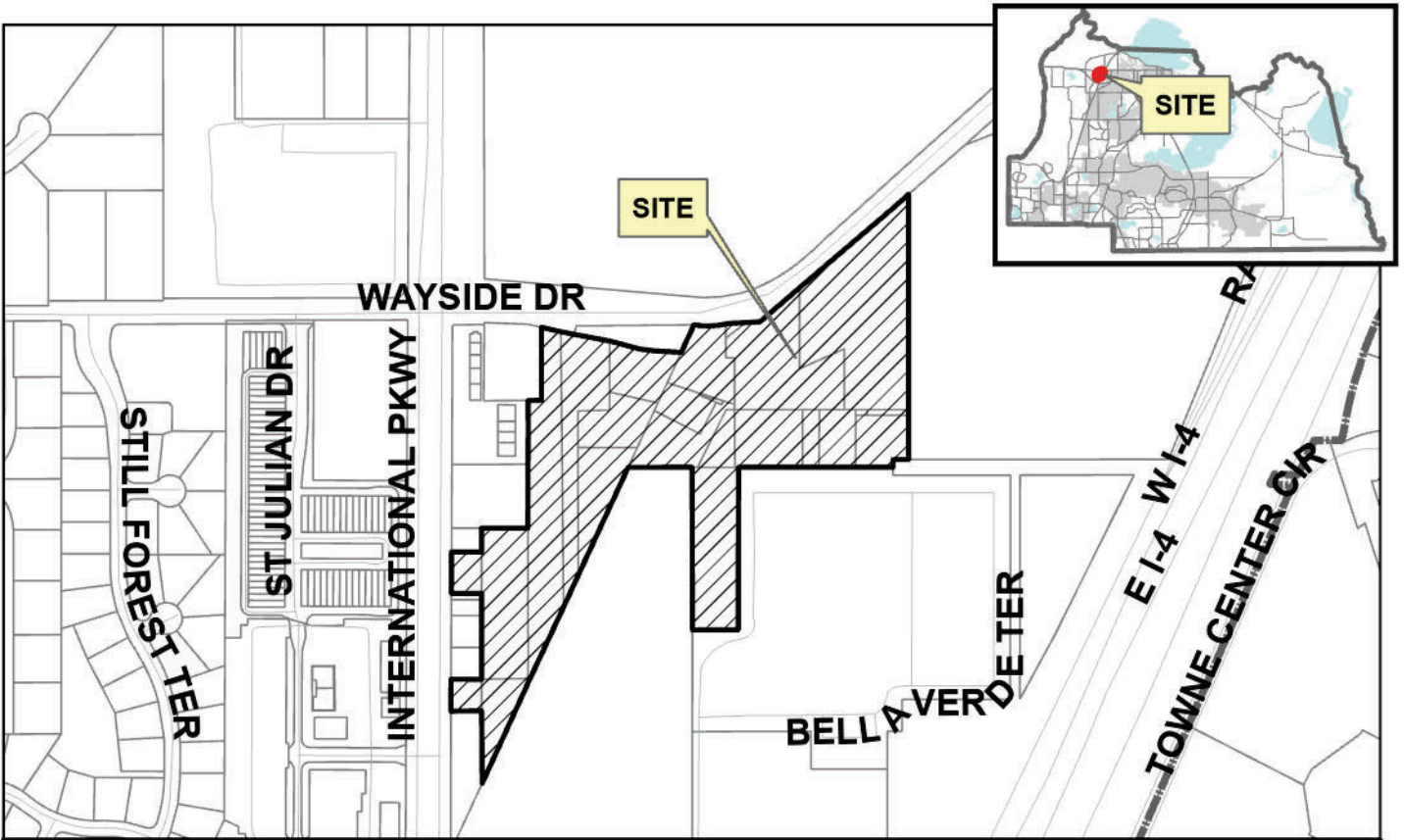
The Planning and Zoning Commission met on March 4, 2026, and voted unanimously to recommend the Board of County Commissioners adopt the Ordinance enacting a

Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) to add three (3) properties of land to the Wayside Assemblage PD total land area of approximately 19.98 acres, located on the south side of Wayside Dr, east of International Pkwy. The Planning and Zoning meeting minutes are attached in the agenda package.

Requested Action:

Staff requests the Board of County Commissioners adopt the Ordinance enacting a Rezone as per the following motion:

Based on Staff's findings and the testimony and evidence received at the hearing, the Board finds the request meets the identified portions of the Seminole County Land Development Code and moves to adopt the Ordinance enacting a rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development), and approve the associated Development Order and Master Development Plan on approximately 19.98 acres, located on the south side of Wayside Dr, east of International Pkwy.

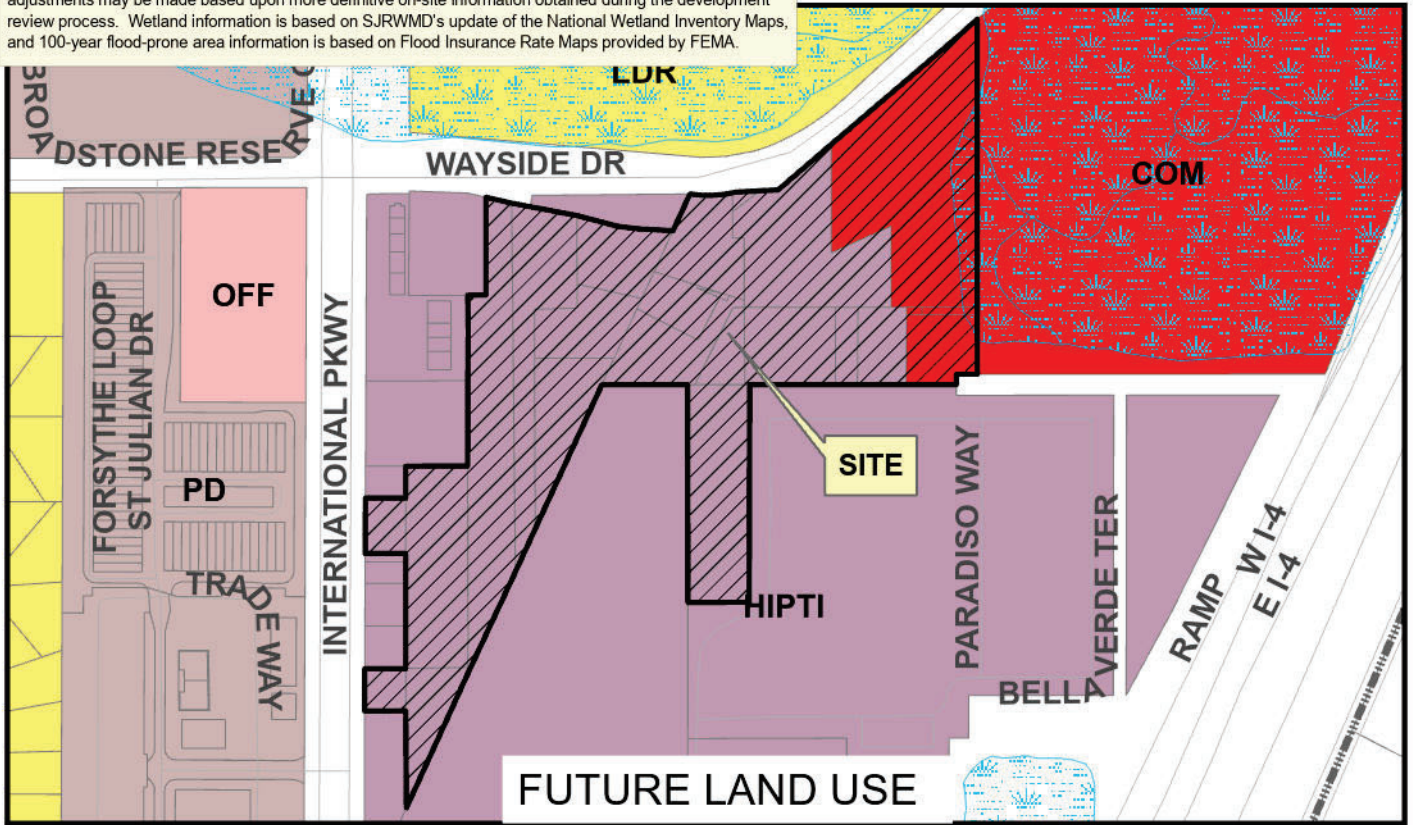


Rezone No: Z2025-017



Winter 2025 Color Aerials

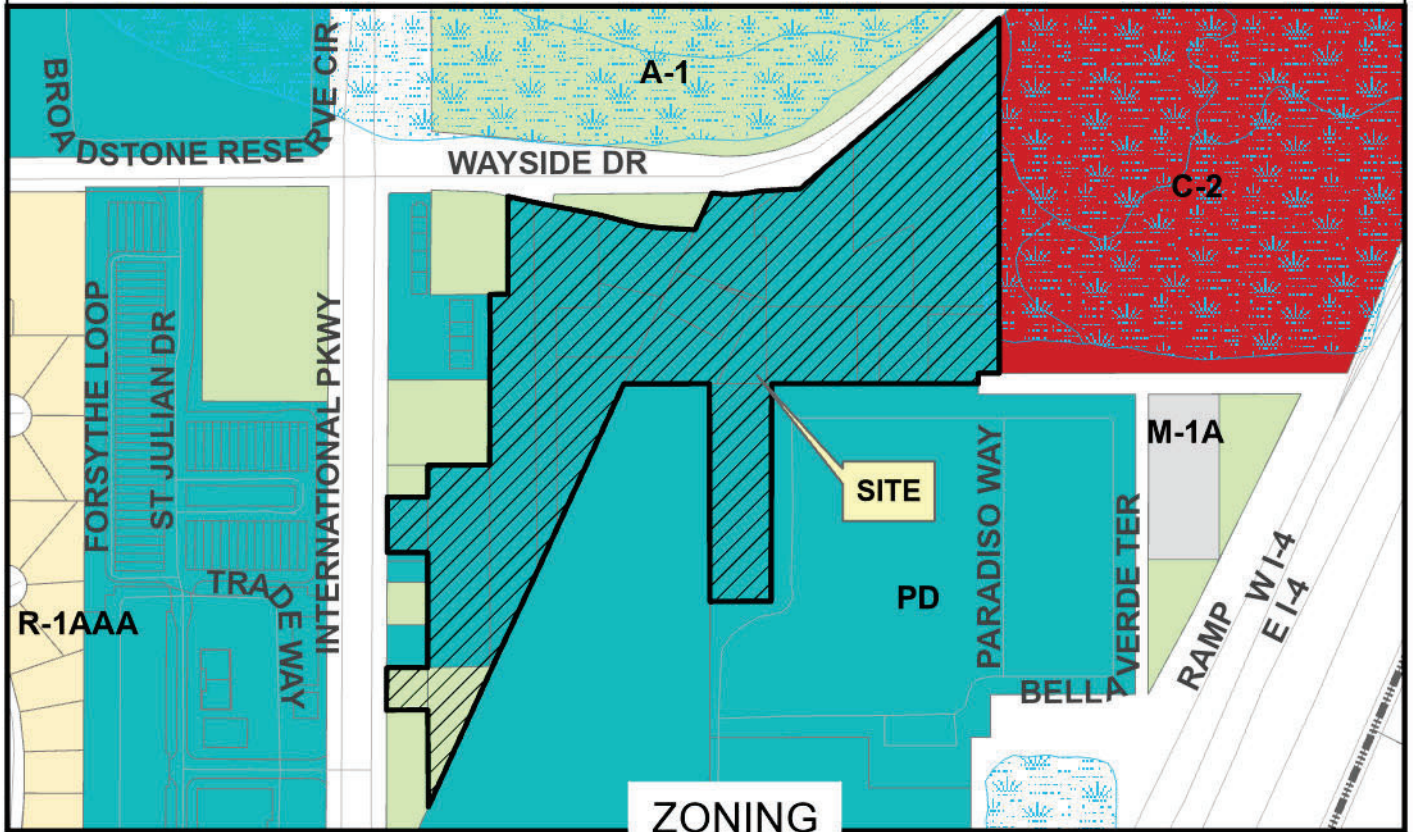
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory Maps, and 100-year flood-prone area information is based on Flood Insurance Rate Maps provided by FEMA.



CONS
 COM
 HIPTI
 LDR
 OFF
 PD

Applicant: Douglas Hoeksema LLC
 STR/Acres/District: 29-19-30 / 20.59 ± acres / District 5
 Existing Use: single family residential
 Special Notes: 40du/ac, Commercial 56,868 sq ft, 1.5 F.A.R.

Rezone No: Z2025-017
 From: A-1/PD To: PD

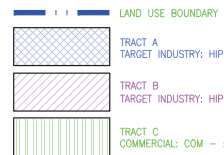


CONS
 A-1
 R-1AAA
 C-2
 M-1A
 PD

Date: 1/6/2026

Name Z2025-0017FluZonePg

FUTURE LAND USE



LAND USE DATA

- 1. PD BOUNDARY: 19.98 AC (870,322 SF)
2. ESTIMATED NET BUILDABLE AREA: 19.98 AC (870,322 SF)
3. MINIMUM OPEN SPACE: 4.99 AC (217,580 SF)
4. TRACT A - TARGET INDUSTRY
5. TRACT B - MULTI-FAMILY
6. TRACT C - COMMERCIAL

MULTIFAMILY IS LIMITED TO TWENTY (20) PERCENT OF THE NET BUILDABLE AREA OF TRACT C AND FORTY-NINE (49) PERCENT OF TOTAL FLOOR AREA TO PRESERVE THE COMMERCIAL CHARACTER OF TRACT C AND TO MAINTAIN ADEQUATE COMMERCIAL USES TO SERVE SURROUNDING RESIDENTIAL DISTRICTS.

MAX RESIDENTIAL BUILDING SF, LEAST OF THE FOLLOWING:
49% MAX FAR: 33,445 SF
20% NET BUILDABLE AREA: 39,003 SF
MAX RESIDENTIAL DENSITY: 20 DU/AC x 4.477 AC = 89 UNITS

PROPOSED BUILDING AREAS:
RESIDENTIAL: 357,280 SF (319 UNITS)

SCHOOL IMPACT ANALYSIS

SCHOOL AGE CHILDREN: (BASED ON ESTIMATED 319 DU LOT COUNT)
ELEMENTARY = 50 CHILDREN
MIDDLE = 20 CHILDREN
HIGH = 28 CHILDREN
TOTAL = 96 SCHOOL AGE CHILDREN

UTILITY PROVIDERS:

WATER, WASTEWATER, RECLAIM: SEMINOLE COUNTY UTILITIES DEPARTMENT
500 W. LAKE MARY BLVD. SANFORD, FL 32773
PHONE: 407-665-2024

POWER:
DUKE ENERGY
3250 BONNETT CREEK ROAD P.O. BOX 10000 LAKE BUENA VISTA, FL 32830
407-658-6611

CABLE:
SPECTRUM
2251 LUCIEN WAY MAITLAND, FL 32751
407-215-5944

GAS:
TECO PEOPLES GAS
600 W. ROBINSON STREET ORLANDO, FL 32801
407-423-6979

LEGEND

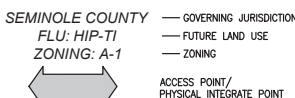
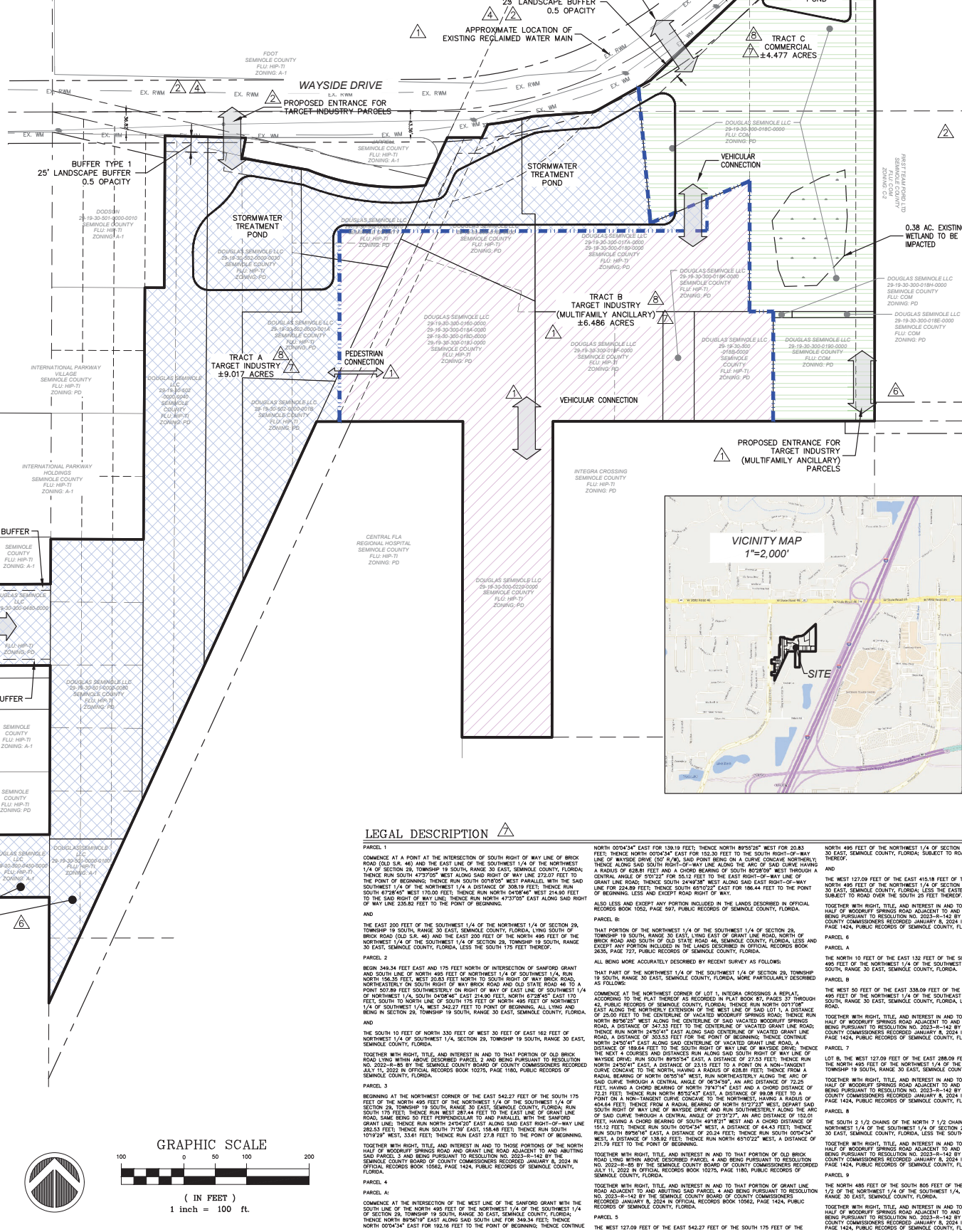


Table with columns: ITE Code, Land Use, Size, Daily Rate, Trips, Rate, Total, Enter, Exit, Rate, Total, Enter, Exit, P.M. Peak Hour, Total, Enter, Exit. Includes sub-tables for Trip Generation Summary and Trip Generation Summary by Land Use.

*DU: Dwelling Unit, KSF = 1,000 sq. ft.
Equivalent Unit Where R=1=0.75
**From the Seminole County 2021 Multi-Model Mobility Fee Study



GENERAL NOTES

- 1. PD BOUNDARY AREA: 19.98 ACRES (870,322 SF)
2. PARCEL IDS: 29-19-30-300-018C-0000 to 29-19-30-300-018L-0000
3. EX. FUTURE LAND USE: HIP-TI (HIGH INTENSITY PD - TARGET INDUSTRY)(±15.50AC)
4. EXISTING ZONING: PD A-1 (PLANNED DEVELOPMENT)
5. PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
6. PERMITTED USES: MULTIFAMILY: (6.486 AC) *ALL USES ASSOCIATED WITH R-4 ZONING
7. BUILDING SETBACKS: (FROM PERIMETER) MULTIFAMILY RESIDENTIAL / GARAGE: FRONT: 25', REAR: 25', SIDE: 25', SIDE STREET: 25'
8. MAXIMUM BUILDING HEIGHT: TRACT A: 100 FT, TRACT B: 75 FT, TRACT C: 100 FT
9. LANDSCAPE BUFFER: NORTH BUFFER - WAYSIDE DRIVE: 25' WIDTH, OPACITY: 0.5
10. NOTE REMOVED
11. NOTE REMOVED
12. WATER AND SEWER SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY.
13. RECLAIMED SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY. EXISTING REUSE MAIN IS LOCATED ON THE WEST SIDE OF INTERNATIONAL PARKWAY.
14. UTILITY EASEMENTS DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY AS APPROPRIATE.
15. ALL UTILITY LINES WILL BE DESIGNED TO MEET SEMINOLE COUNTY REQUIREMENTS.
16. STORMWATER RUNOFF GENERATED ON SITE SHALL BE TREATED USING AN ON-SITE STORMWATER SYSTEM UTILIZING WET OR DRY RETENTION.
17. THE STORMWATER SYSTEM WILL BE DESIGNED TO MEET SEMINOLE COUNTY AND SRWMD REQUIREMENTS.
18. FIRE PROTECTION WILL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH ALL APPLICABLE SEMINOLE COUNTY CODES AND NFPA REGULATIONS.
19. ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF SEMINOLE COUNTY.
20. SEMINOLE COUNTY DETAILS SHALL BE UTILIZED ON THE FINAL ENGINEERING PLAN.
21. PROJECT SIGNAGE WILL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE, EXCEPT AS ALLOWED WITHIN THE DEVELOPMENT ORDER.
22. FINAL SERVICE DEMANDS SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL.
23. THE SUBJECT PROPERTY DOES NOT CONTAIN AN ON-SITE WETLANDS.
24. PER THE FIRM PANEL NO. 121170006SF, DATED SEPT. 28, 2007, THE SITE IS DESIGNATED FLOOD ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
25. THE PROJECT MAY BE CONSTRUCTED IN PHASES. THE APPLICANT WILL DEFER PHASING DETAILS TO THE FINAL DEVELOPMENT PLAN. THE APPLICANT WILL DISCUSS PHASING WITH BOARD OF COUNTY COMMISSIONERS (BOC) PRIOR TO MDP APPROVAL.
26. STANDARD PARKING STALL SIZE SHALL BE A MINIMUM OF 9' x 18'.
27. LANDSCAPING AND BUFFERING TO MEET THE REQUIREMENTS OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE. NO INTERNAL BUFFERING BETWEEN USES WHEN SEPARATED BY ACCESS, DRIVEWAY, OR PARKING.
28. ALL MECHANICAL EQUIPMENT, GROUND OR ROOF-MOUNTED, SHALL BE SCREENED FROM OFF-SITE VIEW.
29. ALL RETENTION/DETENTION POUNDS MUST BE AMENITIZED PER SEMINOLE COUNTY LAND DEVELOPMENT CODE IN ORDER TO BE COUNTED TOWARD THE MINIMUM REQUIRED COMMON OPEN SPACE.
30. THIS DEVELOPMENT IS WITHIN THE URBAN BEAR MANAGEMENT AREA AND WILL COMPLY WITH CHAPTER 258 OF THE SEMINOLE COUNTY CODE OF ORDINANCES (2015-33).
31. DEVELOPMENT TO BE INTEGRATED BETWEEN EACH USE.
32. APPLICANT TO PROVIDE ELECTRIC CAR CHARGING STATIONS AT FINAL ENGINEERING.
33. ALL OUTDOOR LIGHTING SHALL BE FULLY SHIELDED AND IMPLEMENT DARK SKY LIGHTING IN ACCORDANCE WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE.
34. AN APPROVED TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED PRIOR TO APPROVAL OF THE FINAL DEVELOPMENT PLAN. REQUIRED IMPROVEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, TURN LANES, LIMITED ACCESS, AND SIGNALIZED INTERSECTIONS. ALL REQUIRED IMPROVEMENTS WILL BE SHOWN ON THE FINAL DEVELOPMENT PLAN.
35. THE DEVELOPER WILL PROVIDE AN INTERNAL PEDESTRIAN CIRCULATION SYSTEM GIVING ACCESS TO ALL PORTIONS OF THE DEVELOPMENT.
36. DUMPSTER ENCLOSURE WILL MEET SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.14.15 - SCREENING. DUMPSTER WILL REQUIRE A SEPARATE PERMIT.

LEGAL DESCRIPTION

PARCEL 1: COMMENCE AT A POINT AT THE INTERSECTION OF SOUTH RIGHT OF WAY LINE OF BRICK ROAD (OLD S.R. 46) AND THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA...
PARCEL 2: BEGIN 348.34 FEET EAST AND 175 FEET NORTH OF INTERSECTION OF SANFORD GRANT AND SOUTH LINE OF NORTH 485 FEET OF NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA...
PARCEL 3: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, INTERIOR CROSSING A REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGE 37 THROUGH 42, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA...
PARCEL 4: COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE SANFORD GRANT WITH THE SOUTH LINE OF THE NORTH 485 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA...
PARCEL 5: THE WEST 127.09 FEET OF THE EAST 542.27 FEET OF THE SOUTH 175 FEET OF THE NORTH 175 FEET OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA...



431 E. Horatio Avenue Suite 260 Maitland, Florida 32751 (407) 629-8330

MASTER DEVELOPMENT PLAN FOR WAYSIDE DRIVE ASSEMBLAGE SEMINOLE COUNTY FLORIDA

DOUGLAS PARTNERS, LLC 336 W. MORSE BLVD., UNIT 101 WINTER PARK, FLORIDA 32789 PH: 407-415-3933



Table with columns: JOB #, DATE, SCALE, DESIGNED BY, DRAWN BY, APPROVED BY, REVISIONS, DATE. Includes job details and revision history.

MP101

REVISED AND RESTATED SEMINOLE COUNTY DEVELOPMENT ORDER

On April 14, 2026, Seminole County executed this Revised and Restated Wayside Assemblage PD Development Order replacing in its entirety Development Order #23-20500006, issued on December 12, 2023, and recorded in Seminole County Office Records Book 10555 Pages 150-156, relating to and touching and concerning the following described property:

See attached "Exhibit A"

FINDINGS OF FACT

Property Owner: Douglas Seminole LLC

Project Name: Wayside Drive Assemblage

Requested Development Approval: Consider a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) to add three (3) properties, totaling approximately 1.07 acres, to the Wayside Assemblage PD a mixed use development consisting of multi-family, office, retail commercial, higher intensity planned development -target industries for a total land area of approximately 19.98 acres, located on the south side of Wayside Drive, east of International Parkway

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The development conditions and commitments stated below will run with, follow and perpetually burden the above-described property.

Prepared by: Anne (Annie) Marie Sillaway, AICP
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The subject 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.
- (3) The conditions upon this development approval and the commitments made as to this development approval, are as follows:
 - A. Development must comply with the Master Development Plan attached hereto as "Exhibit B".
 - B. Permitted Uses:
 - a. **Tract A:** Target Industries/ Office – Target Industry uses and OP (Office) (on approximately 9.017 acres)
 - b. **Tract B:** Multi-Family all uses associated with R-4 zoning (on approximately 6.486 acres)
 - c. **Tract C:** Commercial associated with C-2 (Retail Commercial) and OP (Office) zoning (on approximately 4.477 acres)
 - C. Prohibited Uses:
 - a. Car washes
 - b. Mobile home and Recreational Vehicle Sales
 - c. Marine sales and Service
 - d. Dry cleaners
 - e. Dog kennels
 - D. **Tract A:** Higher Intensity Planned Development – Target Industry (HIP-TI)/Office on 9.017 acres: Maximum Floor Area Ratio (F.A.R.) of 1.5.
 - E. **Tract B:** Multi-Family/Target Industry on 6.486 acres: Maximum Density of forty (40) units per net buildable acre, and Maximum building square feet of 496,353 square feet. HIP-TI portion has a Maximum Floor Area Ratio of 1.5.
 - F. **Tract C:** Commercial/Office on 4.477 acres: Maximum building square feet of 68,256 square feet. Multi-Family is permitted in Tract C but is limited to twenty (20) percent of the net buildable area of any development site and forty-nine (49) percent of total floor area to preserve the commercial character of the district and to maintain adequate commercial uses to serve surrounding residential districts.

*Densities are based on an approximate number of net buildable acres. In the event that net buildable acreage is less than estimated, the maximum number of units permitted could be less. In no case will the stated maximum density and intensity be exceeded.

- G. Maximum building heights are as follows:
- a. HIP-TI/Commercial/Office: 100 feet
 - b. Multi-family: Seventy-five (75) feet
- H. The development must provide a minimum of twenty-five (25) percent common usable open space. All buffers and retention ponds will count as open space.
- I. The building setbacks from the external property boundaries are as follows:

Multi-Family/Garage:

Front: Twenty-five (25) feet

Side: Twenty-five (25) feet

Rear: Twenty-five (25) feet

Street Side: Twenty-five (25) feet

Office/Commercial:

Front: Twenty-five (25) feet

Side: Seven and one half (7.5) feet

Rear: Ten (10) feet

Street Side: Twenty-five (25) feet

**Fifty (50) foot perimeter setback to be applied if the building height is above seventy-five (75) feet.

Internal setbacks will be determined at Final Development Plan.

- J. Landscape buffers are as follows:
- North: Twenty-five (25) foot landscape buffer, with a 0.5 opacity.
 - South: No Buffer required.
 - East: No Buffer Required.
 - West: To be determined at Final Development Plan (FDP). The ingress/egress entrance onto International Pkwy will require at ten (10) foot landscape buffer on both side of the entrance.

The perimeter buffer may be widened at Final Development Plan if required per Chapter 30, Part 67 of the Land Development Code of Seminole County. In no case may the building setbacks be less than the required buffer. Buffer components will be established in the Final Development Plan.

- K. The developer must provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.
- L. Phasing will be determined at the time of the Final Development Plan.
- M. An approved Traffic Impact Analysis will be required prior to approval of the Final Development Plan. Required improvements may include, but are not limited to, turn lanes, limited access and signalized intersection. All required improvements will be shown on the Final Development Plan.

- N. Landscape buffering will meet the requirements of the Seminole County Land Development Code. Internal buffering between uses will not be required when separated by access, driveway, or parking.
- O. Dumpster Enclosures will meet the Seminole County Land Development Code.
- P. All mechanical equipment, ground or roof-mounted, shall be screened from off-site view with the exception from the view of the International Parkway and Wayside Drive.
- Q. Parking size requirements shall be a minimum of 9' x 18' foot spaces.
- R. Parking will meet the requirements of the Seminole County Land Development Code for all non-residential uses. Parking for multi-family will be provided at a rate of 1.70 spaces per dwelling unit.
- S. Target Industry uses are required to be the primary use of the property. Ancillary commercial uses are permitted to support the Target Industry Use per Policy FLU 4.5.
- T. A minimum of six (6) electric car charging stations will be installed. Three (3) for multi-family use, two (2) for HIP-TI use, and one (1) for the commercial use.
- U. Outdoor lighting shall be fully shielded and implement dark sky lighting in accordance with the Seminole County Land Development Code.
- V. Should the property be subdivided and/or owned by multiple parties, a Property Owner's Association must be created to manage all common areas and facilities.
- W. A cross-access agreement to Woodruff Springs right-of-way will be given to Seminole County and the Public at the time of Final Plat. A cross-access agreement to parcel 29-19-30-501-0000-0010 will be required to be granted at time of Final Plat.
- X. Development will be integrated between each use.
- Y. All project signage must comply with the Land Development Code of Seminole County.
- Z. The subject development is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). The Developer is required to install bear management signage and bear proof dumpsters and trash cans within the development.
- AA. The Developer shall be required to improve Wayside Drive to bring it up to County standards.
- BB. In the case of a conflict between the written conditions A through AA in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through AA will apply.

(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 upon 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) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

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

(8) 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.

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

(10) This Order becomes effective upon recording with the Seminole County Clerk of the Court.

Done and Ordered on the date first written above.

FILE NO.: PZ2025-017

DEVELOPMENT ORDER #

25-20500011

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
Andria Herr, Chairman

EXHIBIT A
Legal Description

PARCEL 1

COMMENCE AT A POINT AT THE INTERSECTION OF SOUTH RIGHT OF WAY LINE OF BRICK ROAD (OLD S.R. 46) AND THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 47°37'05" WEST ALONG SAID RIGHT OF WAY LINE 272.07 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°18'05" WEST PARALLEL WITH THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 308.19 FEET; THENCE RUN SOUTH 67°28'45" WEST 170.00 FEET; THENCE RUN NORTH 04°08'46" WEST 214.90 FEET TO THE SAID RIGHT OF WAY LINE; THENCE RUN NORTH 47°37'05" EAST ALONG SAID RIGHT OF WAY LINE 235.82 FEET TO THE POINT OF BEGINNING.

AND

THE EAST 200 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF BRICK ROAD (OLD S.R. 46) AND THE EAST 200 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE SOUTH 175 FEET THEREOF.

PARCEL 2

BEGIN 349.34 FEET EAST AND 175 FEET NORTH OF INTERSECTION OF SANFORD GRANT AND SOUTH LINE OF NORTH 495 FEET OF NORTHWEST 1/4 OF SOUTHWEST 1/4, RUN NORTH 156.35 FEET, WEST 20.83 FEET NORTH TO SOUTH RIGHT OF WAY BRICK ROAD, NORTHEASTERLY ON SOUTH RIGHT OF WAY BRICK ROAD AND OLD STATE ROAD 46 TO A POINT 507.89 FEET SOUTHWESTERLY ON RIGHT OF WAY OF EAST LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4, SOUTH 04°08'46" EAST 214.90 FEET, NORTH 67°28'45" EAST 170 FEET, SOUTH TO NORTH LINE OF SOUTH 175 FEET OF NORTH 495 FEET OF NORTHWEST 1/4 OF SOUTHWEST 1/4, WEST 342.27 FEET TO POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

AND

THE SOUTH 10 FEET OF NORTH 330 FEET OF WEST 30 FEET OF EAST 162 FEET OF NORTHWEST 1/4 OF SOUTHWEST 1/4, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF OLD BRICK ROAD LYING WITHIN ABOVE DESCRIBED PARCEL 2 AND BEING PURSUANT TO RESOLUTION NO. 2022-R-85 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JULY 11, 2022 IN OFFICIAL RECORDS BOOK 10275, PAGE 1180, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 3

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 542.27 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; RUN SOUTH 175 FEET; THENCE RUN WEST 287.44 FEET TO THE EAST LINE OF GRANT LINE ROAD, SAME BEING 50 FEET PERPENDICULAR TO AND PARALLEL WITH THE SANFORD GRANT LINE; THENCE RUN NORTH

24°04'20" EAST ALONG SAID EAST RIGHT-OF-WAY LINE 282.53 FEET; THENCE RUN SOUTH

71°39' EAST, 158.48 FEET; THENCE RUN SOUTH 10°19'29" WEST, 33.61 FEET; THENCE RUN EAST 27.8 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THOSE PORTIONS OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD AND GRANT LINE ROAD ADJACENT TO AND ABUTTING SAID PARCEL 3 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 4 PARCEL A:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE SANFORD GRANT WITH THE SOUTH LINE OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE NORTH 89°56'19" EAST ALONG SAID SOUTH LINE FOR 349.34 FEET; THENCE NORTH 00°04'34" EAST FOR 192.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°04'34" EAST FOR 139.19 FEET; THENCE NORTH 89°55'26" WEST FOR 20.83 FEET; THENCE NORTH 00°04'34" EAST FOR

152.30 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WAYSIDE DRIVE (50' R/W), SAID POINT BEING ON A CURVE CONCAVE NORTHERLY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 628.81 FEET AND A CHORD BEARING OF SOUTH 80°28'09" WEST THROUGH A CENTRAL ANGLE OF 5°01'22" FOR 55.12 FEET TO THE EAST RIGHT-OF-WAY LINE OF GRANT LINE ROAD; THENCE SOUTH 24°49'38" WEST ALONG SAID EAST RIGHT-OF-WAY LINE FOR 224.89 FEET; THENCE SOUTH 65°10'22" EAST FOR 186.44 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ROAD RIGHT OF WAY.

ALSO LESS AND EXCEPT ANY PORTION INCLUDED IN THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1052, PAGE 597, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL B:

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING EAST OF GRANT LINE ROAD, NORTH OF BRICK ROAD AND SOUTH OF OLD STATE ROAD 46, SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION INCLUDED IN THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2635, PAGE 727, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

ALL BEING MORE ACCURATELY DESCRIBED BY RECENT SURVEY AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, INTEGRA CROSSINGS A REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 37 THROUGH 42, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 00°17'08" EAST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 25.00 FEET TO THE CENTERLINE OF VACATED WOODRUFF SPRINGS ROAD; THENCE RUN NORTH 89°56'25" WEST ALONG THE

CENTERLINE OF SAID VACATED WOODRUFF SPRINGS ROAD, A DISTANCE OF 347.33 FEET TO THE CENTERLINE OF VACATED GRANT LINE ROAD; THENCE RUN NORTH 24°50'41" EAST ALONG SAID CENTERLINE OF VACATED GRANT LINE ROAD, A DISTANCE OF 303.53 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 24°50'41" EAST ALONG SAID CENTERLINE OF VACATED GRANT LINE ROAD, A DISTANCE OF 189.64 FEET TO THE SOUTH RIGHT OF WAY LINE OF WAYSIDE DRIVE; THENCE THE NEXT 4 COURSES AND DISTANCES RUN ALONG SAID SOUTH RIGHT OF WAY LINE OF WAYSIDE DRIVE: RUN SOUTH 89°55'54" EAST, A DISTANCE OF 27.53 FEET; THENCE RUN NORTH 24°50'41" EAST, A DISTANCE OF 23.15 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE FROM A RADIAL BEARING OF NORTH 06°55'16" WEST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°34'59", AN ARC DISTANCE OF 72.25 FEET, HAVING A CHORD BEARING OF NORTH 79°47'14" EAST AND A CHORD DISTANCE OF 72.21 FEET; THENCE RUN NORTH 85°52'43" EAST, A DISTANCE OF 99.08 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 404.64 FEET; THENCE FROM A RADIAL BEARING OF NORTH 51°27'23" WEST, DEPART SAID SOUTH RIGHT OF WAY LINE OF WAYSIDE DRIVE AND RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°31'27", AN ARC DISTANCE OF 152.01 FEET, HAVING A CHORD BEARING OF SOUTH 49°18'21" WEST AND A CHORD DISTANCE OF 151.12 FEET; THENCE RUN SOUTH 00°04'34" WEST, A DISTANCE OF 64.43 FEET; THENCE RUN SOUTH 89°56'16" EAST, A DISTANCE OF 20.24 FEET; THENCE RUN SOUTH 00°04'34" WEST, A DISTANCE OF 138.92 FEET; THENCE RUN NORTH 65°10'22" WEST, A DISTANCE OF 211.79 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF OLD BRICK ROAD LYING WITHIN ABOVE DESCRIBED PARCEL 4 AND BEING PURSUANT TO RESOLUTION NO. 2022-R-85 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JULY 11, 2022 IN OFFICIAL RECORDS BOOK 10275, PAGE 1180, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF GRANT LINE ROAD ADJACENT TO AND ABUTTING SAID PARCEL 4 AND BEING PURSUANT TO RESOLUTION NO.

2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS
RECORDED JANUARY 8,
2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF
SEMINOLE COUNTY, FLORIDA.

PARCEL 5

THE WEST 127.09 FEET OF THE EAST 542.27 FEET OF THE SOUTH 175 FEET OF
THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19
SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; SUBJECT TO ROAD
OVER THE SOUTH 25 FEET THEREOF.

AND

THE WEST 127.09 FEET OF THE EAST 415.18 FEET OF THE SOUTH 175 FEET OF
THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19
SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; LESS THE EASTERLY
50 FEET THEREOF, AND SUBJECT TO ROAD OVER THE SOUTH 25 FEET
THEREOF.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF
THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND
ABUTTING SAID PARCEL 5 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-
142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS
RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424,
PUBLIC RECORDS

OF SEMINOLE COUNTY, FLORIDA. PARCEL 6

PARCEL A

THE NORTH 10 FEET OF THE EAST 132 FEET OF THE SOUTH 175 FEET OF THE
NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY,
FLORIDA.

PARCEL B

THE WEST 50 FEET OF THE EAST 338.09 FEET OF THE SOUTH 175 FEET OF THE
NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY,
FLORIDA, LESS THE SOUTH 30 FEET FOR ROAD.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF
THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND
ABUTTING SAID PARCEL 6 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-
142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS
RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424,
PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 7

LOT B, THE WEST 127.09 FEET OF THE EAST 288.09 FEET OF THE SOUTH 175
FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST

1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 7 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 8

THE SOUTH 2 1/2 CHAINS OF THE NORTH 7 1/2 CHAINS OF THE EAST 162 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE SOUTH 30 FEET FOR ROAD.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 8 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 9

THE NORTH 485 FEET OF THE SOUTH 805 FEET OF THE WEST 145 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST,

SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE SOUTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 9 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 10 PARCEL A:

THAT PART OF LOT 1 IN A SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2, IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF ST. GERTRUDE AVENUE, ACCORDING TO MAP RECORDED IN DEED BOOK 29, PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN SOUTH 120 FEET; THENCE RUN EAST 115 FEET, MORE OR LESS, TO THE SANFORD GRANT LINE; THENCE RUN NORTHEASTERLY ALONG THE SAID GRANT LINE TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN WESTERLY ALONG THE CENTER LINE OF ST. GERTRUDE AVENUE 209.5 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE WEST 15 FEET THEREOF (LESS ROAD RIGHT-OF-WAY)

ALSO:

BEGIN AT A POINT ON THE WEST LINE OF TRACT 1, A SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2, LYING SOUTH OF ST. GERTRUDE AVENUE, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK 29, PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT BEING 120 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT 1; THENCE RUN EAST TO THE EAST LINE OF SAID TRACT 1; THENCE RUN SOUTHERLY ALONG THE EASTERLY LINE OF SAID TRACT 1 A DISTANCE OF 41.67 FEET; THENCE RUN NORTHWESTERLY TO A POINT OF THE WEST LINE OF SAID TRACT 1, SAID POINT BEING 15 FEET SOUTH OF THE POINT OF BEGINNING; THENCE RUN NORTH 15 FEET TO THE POINT OF BEGINNING, LESS THE WEST 15 FEET THEREOF.

PARCEL B:

THAT PART OF TRACTS 1 AND 2 AS MARKED ON THE MAP RECORDED IN DEED BOOK 29, PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN 135 FEET SOUTH AND 15 FEET EAST OF THE NORTHWEST CORNER OF TRACT 1; RUN THENCE SOUTH 80°27' EAST TO THE EAST LINE OF TRACT 1; THENCE SOUTH TO THE SOUTH CORNER OF TRACT

1; THENCE RUN NORTH TO A POINT ON THE EAST LINE OF LOT 2, SAID POINT BEING 320 FEET SOUTH AND 80 FEET TO THE WEST LINE OF SAID LOT 2; THENCE RUN NORTH 105 FEET; THENCE EAST 95 FEET TO A POINT 15 FEET EAST OF THE EAST LINE OF TRACT 2; THENCE NORTH TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF GRANT LINE ROAD LYING NORTH OF THE CENTERLINE OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PORTIONS OF PARCEL 10 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 11

FROM THE SOUTH CORNER OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH 25°00'00" EAST ALONG THE SANFORD GRANT LINE A DISTANCE OF 740.00 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH 00°00'56" EAST 325.65 FEET; THENCE RUN SOUTH 87°36'59" EAST 149.00 FEET TO THE SAID GRANT LINE; THENCE RUN SOUTH 25°00'00" WEST ALONG SAID GRANT LINE 352.48 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF GRANT LINE ROAD LYING NORTH OF THE CENTERLINE OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PORTIONS OF PARCEL 11 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN

OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 12

THE NORTH 215 FEET OF LOT 2, AND ALL OF LOT 3, OF A SUBDIVISION OF THAT PART OF GOVERNMENT LOT NO. 2, LYING SOUTH OF ST. GERTRUDE AVENUE, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, AS RECORDED IN DEED BOOK 29, PAGE 101 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND COMMENCING AT A POINT 215 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 2, OF A SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING SOUTH OF ST. GERTRUDE AVENUE, ACCORDING TO MAP RECORDED IN DEED BOOK 29, AT PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN EAST 80 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 2 OF THE SUBDIVISION FOR THE POINT OF BEGINNING; THENCE RUN FROM THE POINT OF BEGINNING EAST 15 FEET; THENCE RUN NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT 2 OF THE SUBDIVISION TO THE CENTER LINE OF ST. GERTRUDE AVENUE; THENCE RUN WESTERLY ALONG THE CENTER LINE OF ST. GERTRUDE AVENUE TO THE NORTHEAST CORNER OF SAID LOT 2 OF THE SUBDIVISION, THENCE RUN SOUTH ALONG THE EAST LINE OF SAID LOT 2 OF THE SUBDIVISION TO THE POINT OF BEGINNING. THE HEREINABOVE DESCRIBED STRIP OF LAND BEING IN LOT 1 OF THE HEREINABOVE DESCRIBED SUBDIVISION. SUBJECT TO GOVERNMENT ROAD RIGHT-OF-WAY FOR ST. GERTRUDE AVENUE AS SHOWN ON THAT PLAN FILED FOR RECORD WITH THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR SEMINOLE COUNTY, FLORIDA.

PARCEL 13

LOTS 4 AND 5, SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF ST. GERTRUDE AVENUE.
ALSO DESCRIBED AS FOLLOWS:

PARCEL A:

BEGIN 473.6 FEET NORTH, 25° EAST FROM THE SOUTH CORNER OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH TO THE CENTER LINE OF SYLVAN LAKE AVENUE, NEAR ITS JUNCTION WITH ST. GERTRUDE AVENUE; THENCE EASTERLY ALONG THE CENTER LINE OF SAID AVENUE (50.9) FIFTY & 9/10 FEET; THENCE SOUTH TO SANFORD GRANT LINE, THENCE SOUTH 25° WEST ALONG SAID GRANT LINE 118.4 FEET TO THE POINT OF BEGINNING, AND SUBJECT TO PUBLIC RIGHT OF WAY OVER SYLVAN LAKE AVENUE.

PARCEL B:

BEGINNING 355.2 FEET NORTH 25° EAST FROM THE SOUTH CORNER OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH TO CENTER LINE SYLVAN LAKE AVENUE BEING A CONTINUATION OF ST. GERTRUDE AVENUE, THENCE

EASTERLY ALONG CENTER LINE OF SAID AVENUE 50.9 FEET THENCE SOUTH TO THE SANFORD GRANT, THENCE SOUTH 25° WEST ALONG SAID GRANT LINE 118.4 FEET TO BEGINNING.

PARCEL 15

LOTS 6, 7, 8, 9, AND 10 OF J.W. TURNER'S SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN DEED BOOK 71, PAGE 412, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS BEGINNING AT THE SOUTH END OF LOT 10, RUN NORTH ALONG THE WEST LINE OF LOT 10, 262 FEET, THENCE EAST 117 FEET TO EASTERLY LINE OF LOT 10, THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF LOT 10 TO POINT OF BEGINNING.

PARCEL 16 PARCEL A:

BEGINNING AT THE SOUTH END OF LOT 10 OF J.W. TURNER'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN DEED BOOK 71, PAGE 412, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; AND RUN NORTH ALONG THE WEST LINE OF SAID LOT 10, 262 FEET; THENCE EAST 117 FEET TO THE EASTERLY LINE OF LOT 10; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 10 TO THE POINT OF BEGINNING.

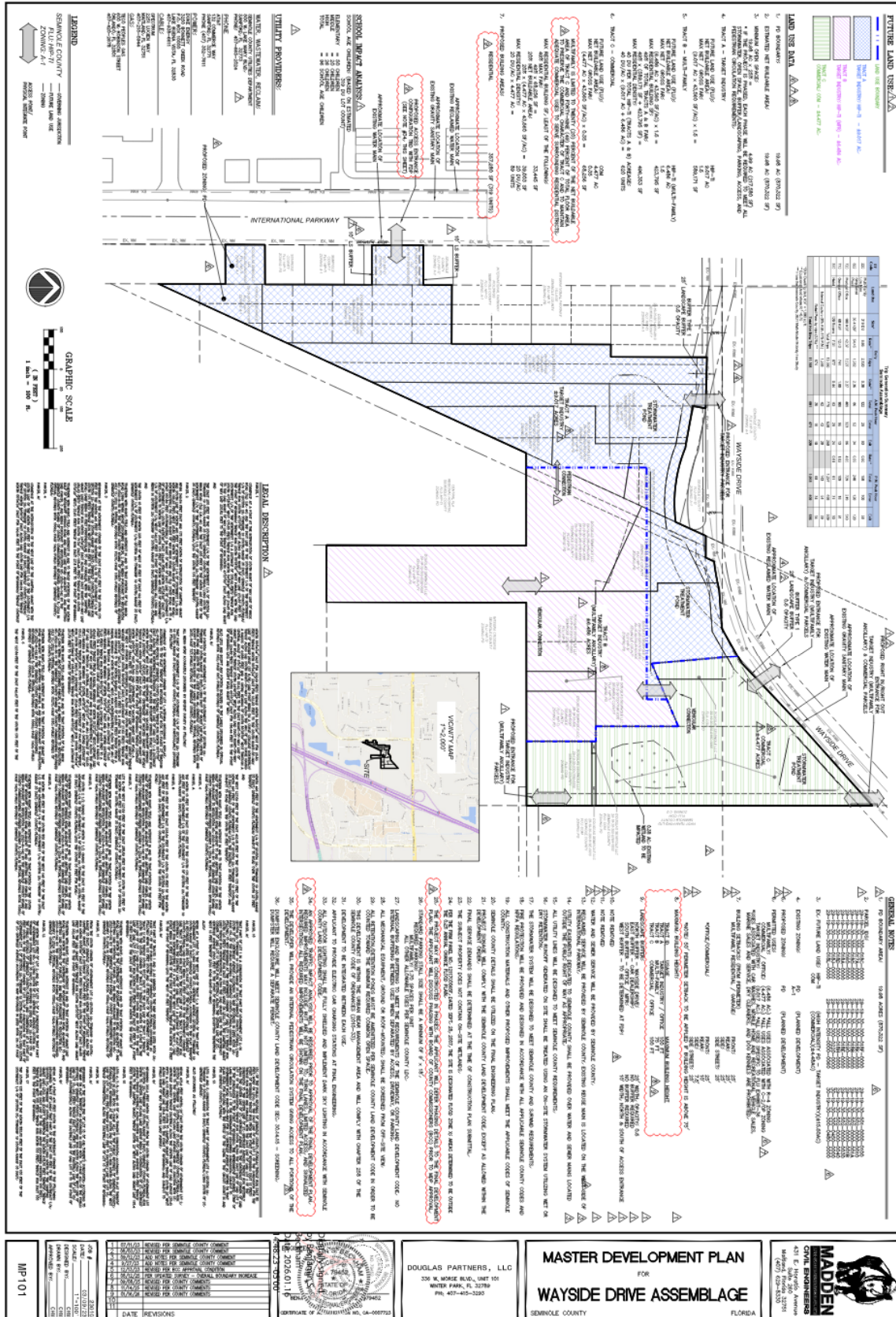
PARCEL B:

BEGIN AT A POINT 475 FEET SOUTH OF THE NORTHEAST CORNER OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF THE EAST 100 FEET OF THE SOUTHEAST 1/4, SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING NORTH OF THE SANFORD GRANT LINE, LESS AND EXCEPT THEREFROM THE NORTH 678.75 FEET THEREOF, THENCE SOUTH ALONG THE EAST LINE OF THE SAID ABOVE DESCRIBED PROPERTY 100 FEET, THENCE RUN WEST 100 FEET; THENCE RUN NORTH 100 FEET, THENCE RUN EAST 100 FEET TO THE POINT OF BEGINNING.

PARCEL 17

THE SOUTH 130 FEET OF THE NORTH 883.75 FEET OF THE EAST 100 FEET OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST.

EXHIBIT B Master Development Plan



AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) AND PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION TO THE PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Wayside Drive Assemblage, dated April 14, 2026.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONING. The zoning classification assigned to the following described property is changed from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) pursuant to the provisions contained in Development Order #25-20500011, attached to this Ordinance as Exhibit A and incorporated in this Ordinance by reference:

SEE ATTACHED EXHIBIT "B" FOR LEGAL DESCRIPTION

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance will not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. The Clerk of the Board of County Commissioners shall provide a certified copy of this Ordinance to the Florida Department of State in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective on the recording date of the Development Order #25-20500011 in the Official Land Records of Seminole County or upon filing this Ordinance with the Department of State, whichever is later.

ENACTED this 14th day of April, 2026.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT A DEVELOPMENT ORDER

FILE NO.: PZ2025-017

DEVELOPMENT ORDER #

25-20500011

REVISED AND RESTATED SEMINOLE COUNTY DEVELOPMENT ORDER

On April 14, 2026, Seminole County executed this Revised and Restated Wayside Assemblage PD Development Order replacing in its entirety Development Order #23-20500006, issued on December 12, 2023, and recorded in Seminole County Office Records Book 10555 Pages 150-156, relating to and touching and concerning the following described property:

See attached "Exhibit A"

FINDINGS OF FACT

Property Owner: Douglas Seminole LLC

Project Name: Wayside Drive Assemblage

Requested Development Approval: Consider a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) to add three (3) properties, totaling approximately 1.07 acres, to the Wayside Assemblage PD a mixed use development consisting of multi-family, office, retail commercial, higher intensity planned development -target industries for a total land area of approximately 19.98 acres, located on the south side of Wayside Drive, east of International Parkway

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The development conditions and commitments stated below will run with, follow and perpetually burden the above-described property.

Prepared by: Anne (Annie) Marie Sillaway, AICP
1101 East First Street
Sanford, Florida 32771

FILE NO.: PZ2025-017

DEVELOPMENT ORDER #

25-20500011

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The subject 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.

(3) The conditions upon this development approval and the commitments made as to this development approval, are as follows:

A. Development must comply with the Master Development Plan attached hereto as "Exhibit B".

B. Permitted Uses:

- a. **Tract A:** Target Industries/ Office – Target Industry uses and OP (Office) (on approximately 9.017 acres)
- b. **Tract B:** Multi-Family all uses associated with R-4 zoning (on approximately 6.486 acres)
- c. **Tract C:** Commercial associated with C-2 (Retail Commercial) and OP (Office) zoning (on approximately 4.477 acres)

C. Prohibited Uses:

- a. Car washes
- b. Mobile home and Recreational Vehicle Sales
- c. Marine sales and Service
- d. Dry cleaners
- e. Dog kennels

D. **Tract A:** Higher Intensity Planned Development – Target Industry (HIP-TI)/Office on 9.017 acres: Maximum Floor Area Ratio (F.A.R.) of 1.5.

E. **Tract B:** Multi-Family/Target Industry on 6.486 acres: Maximum Density of forty (40) units per net buildable acre, and Maximum building square feet of 496,353 square feet. HIP-TI portion has a Maximum Floor Area Ratio of 1.5.

F. **Tract C:** Commercial/Office on 4.477 acres: Maximum building square feet of 68,256 square feet. Multi-Family is permitted in Tract C but is limited to twenty (20) percent of the net buildable area of any development site and forty-nine (49) percent of total floor area to preserve the commercial character of the district and to maintain adequate commercial uses to serve surrounding residential districts.

*Densities are based on an approximate number of net buildable acres. In the event that net buildable acreage is less than estimated, the maximum number of units permitted could be less. In no case will the stated maximum density and intensity be exceeded.

FILE NO.: PZ2025-017

DEVELOPMENT ORDER #

25-20500011

- G. Maximum building heights are as follows:
 - a. HIP-TI/Commercial/Office: 100 feet
 - b. Multi-family: Seventy-five (75) feet
- H. The development must provide a minimum of twenty-five (25) percent common usable open space. All buffers and retention ponds will count as open space.
- I. The building setbacks from the external property boundaries are as follows:
 - Multi-Family/Garage:
 - Front: Twenty-five (25) feet
 - Side: Twenty-five (25) feet
 - Rear: Twenty-five (25) feet
 - Street Side: Twenty-five (25) feet
 - Office/Commercial:
 - Front: Twenty-five (25) feet
 - Side: Seven and one half (7.5) feet
 - Rear: Ten (10) feet
 - Street Side: Twenty-five (25) feet

**Fifty (50) foot perimeter setback to be applied if the building height is above seventy-five (75) feet.
Internal setbacks will be determined at Final Development Plan.
- J. Landscape buffers are as follows:
 - North: Twenty-five (25) foot landscape buffer, with a 0.5 opacity.
 - South: No Buffer required.
 - East: No Buffer Required.
 - West: To be determined at Final Development Plan (FDP). The ingress/egress entrance onto International Pkwy will require at ten (10) foot landscape buffer on both side of the entrance.

The perimeter buffer may be widened at Final Development Plan if required per Chapter 30, Part 67 of the Land Development Code of Seminole County. In no case may the building setbacks be less than the required buffer. Buffer components will be established in the Final Development Plan.
- K. The developer must provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.
- L. Phasing will be determined at the time of the Final Development Plan.
- M. An approved Traffic Impact Analysis will be required prior to approval of the Final Development Plan. Required improvements may include, but are not limited to, turn lanes, limited access and signalized intersection. All required improvements will be shown on the Final Development Plan.

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- N. Landscape buffering will meet the requirements of the Seminole County Land Development Code. Internal buffering between uses will not be required when separated by access, driveway, or parking.
- O. Dumpster Enclosures will meet the Seminole County Land Development Code.
- P. All mechanical equipment, ground or roof-mounted, shall be screened from off-site view with the exception from the view of the International Parkway and Wayside Drive.
- Q. Parking size requirements shall be a minimum of 9' x 18' foot spaces.
- R. Parking will meet the requirements of the Seminole County Land Development Code for all non-residential uses. Parking for multi-family will be provided at a rate of 1.70 spaces per dwelling unit.
- S. Target Industry uses are required to be the primary use of the property. Ancillary commercial uses are permitted to support the Target Industry Use per Policy FLU 4.5.
- T. A minimum of six (6) electric car charging stations will be installed. Three (3) for multi-family use, two (2) for HIP-TI use, and one (1) for the commercial use.
- U. Outdoor lighting shall be fully shielded and implement dark sky lighting in accordance with the Seminole County Land Development Code.
- V. Should the property be subdivided and/or owned by multiple parties, a Property Owner's Association must be created to manage all common areas and facilities.
- W. A cross-access agreement to Woodruff Springs right-of-way will be given to Seminole County and the Public at the time of Final Plat. A cross-access agreement to parcel 29-19-30-501-0000-0010 will be required to be granted at time of Final Plat.
- X. Development will be integrated between each use.
- Y. All project signage must comply with the Land Development Code of Seminole County.
- Z. The subject development is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). The Developer is required to install bear management signage and bear proof dumpsters and trash cans within the development.
- AA. The Developer shall be required to improve Wayside Drive to bring it up to County standards.
- BB. In the case of a conflict between the written conditions A through AA in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through AA will apply.

(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 upon and

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perpetually burden, run with and follow this property and be a servitude upon 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) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

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

(8) 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.

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

(10) This Order becomes effective upon recording with the Seminole County Clerk of the Court.

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Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
Andria Herr, Chairman

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EXHIBIT A
Legal Description

PARCEL 1

COMMENCE AT A POINT AT THE INTERSECTION OF SOUTH RIGHT OF WAY LINE OF BRICK ROAD (OLD S.R. 46) AND THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 47°37'05" WEST ALONG SAID RIGHT OF WAY LINE 272.07 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°18'05" WEST PARALLEL WITH THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 308.19 FEET; THENCE RUN SOUTH 67°28'45" WEST 170.00 FEET; THENCE RUN NORTH 04°08'46" WEST 214.90 FEET TO THE SAID RIGHT OF WAY LINE; THENCE RUN NORTH 47°37'05" EAST ALONG SAID RIGHT OF WAY LINE 235.82 FEET TO THE POINT OF BEGINNING.

AND

THE EAST 200 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF BRICK ROAD (OLD S.R. 46) AND THE EAST 200 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE SOUTH 175 FEET THEREOF.

PARCEL 2

BEGIN 349.34 FEET EAST AND 175 FEET NORTH OF INTERSECTION OF SANFORD GRANT AND SOUTH LINE OF NORTH 495 FEET OF NORTHWEST 1/4 OF SOUTHWEST 1/4, RUN NORTH 156.35 FEET, WEST 20.83 FEET NORTH TO SOUTH RIGHT OF WAY BRICK ROAD, NORTHEASTERLY ON SOUTH RIGHT OF WAY BRICK ROAD AND OLD STATE ROAD 46 TO A POINT 507.89 FEET SOUTHWESTERLY ON RIGHT OF WAY OF EAST LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4, SOUTH 04°08'46" EAST 214.90 FEET, NORTH 67°28'45" EAST 170 FEET, SOUTH TO NORTH LINE OF SOUTH 175 FEET OF NORTH 495 FEET OF NORTHWEST 1/4 OF SOUTHWEST 1/4, WEST 342.27 FEET TO POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

AND

THE SOUTH 10 FEET OF NORTH 330 FEET OF WEST 30 FEET OF EAST 162 FEET OF NORTHWEST 1/4 OF SOUTHWEST 1/4, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF OLD BRICK ROAD LYING WITHIN ABOVE DESCRIBED PARCEL 2 AND BEING PURSUANT TO RESOLUTION NO. 2022-R-85 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JULY 11, 2022 IN OFFICIAL RECORDS BOOK 10275, PAGE 1180, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 3

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BEGINNING AT THE NORTHWEST CORNER OF THE EAST 542.27 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; RUN SOUTH 175 FEET; THENCE RUN WEST 287.44 FEET TO THE EAST LINE OF GRANT LINE ROAD, SAME BEING 50 FEET PERPENDICULAR TO AND PARALLEL WITH THE SANFORD GRANT LINE; THENCE RUN NORTH

24°04'20" EAST ALONG SAID EAST RIGHT-OF-WAY LINE 282.53 FEET; THENCE RUN SOUTH

71°39' EAST, 158.48 FEET; THENCE RUN SOUTH 10°19'29" WEST, 33.61 FEET; THENCE RUN EAST 27.8 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THOSE PORTIONS OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD AND GRANT LINE ROAD ADJACENT TO AND ABUTTING SAID PARCEL 3 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 4 PARCEL A:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE SANFORD GRANT WITH THE SOUTH LINE OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE NORTH 89°56'19" EAST ALONG SAID SOUTH LINE FOR 349.34 FEET; THENCE NORTH 00°04'34" EAST FOR 192.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°04'34" EAST FOR 139.19 FEET; THENCE NORTH 89°55'26" WEST FOR 20.83 FEET; THENCE NORTH 00°04'34" EAST FOR

152.30 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WAYSIDE DRIVE (50' R/W), SAID POINT BEING ON A CURVE CONCAVE NORTHERLY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 628.81 FEET AND A CHORD BEARING OF SOUTH 80°28'09" WEST THROUGH A CENTRAL ANGLE OF 5°01'22" FOR 55.12 FEET TO THE EAST RIGHT-OF-WAY LINE OF GRANT LINE ROAD; THENCE SOUTH 24°49'38" WEST ALONG SAID EAST RIGHT-OF-WAY LINE FOR 224.89 FEET; THENCE SOUTH 65°10'22" EAST FOR 186.44 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ROAD RIGHT OF WAY.

ALSO LESS AND EXCEPT ANY PORTION INCLUDED IN THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1052, PAGE 597, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL B:

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING EAST OF GRANT LINE ROAD, NORTH OF BRICK ROAD AND SOUTH OF OLD STATE ROAD 46, SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION INCLUDED IN THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2635, PAGE 727, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

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ALL BEING MORE ACCURATELY DESCRIBED BY RECENT SURVEY AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, INTEGRA CROSSINGS A REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 37 THROUGH 42, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 00°17'08" EAST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 25.00 FEET TO THE CENTERLINE OF VACATED WOODRUFF SPRINGS ROAD; THENCE RUN NORTH 89°56'25" WEST ALONG THE

CENTERLINE OF SAID VACATED WOODRUFF SPRINGS ROAD, A DISTANCE OF 347.33 FEET TO THE CENTERLINE OF VACATED GRANT LINE ROAD; THENCE RUN NORTH 24°50'41" EAST ALONG SAID CENTERLINE OF VACATED GRANT LINE ROAD, A DISTANCE OF 303.53 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 24°50'41" EAST ALONG SAID CENTERLINE OF VACATED GRANT LINE ROAD, A DISTANCE OF 189.64 FEET TO THE SOUTH RIGHT OF WAY LINE OF WAYSIDE DRIVE; THENCE THE NEXT 4 COURSES AND DISTANCES RUN ALONG SAID SOUTH RIGHT OF WAY LINE OF WAYSIDE DRIVE: RUN SOUTH 89°55'54" EAST, A DISTANCE OF 27.53 FEET; THENCE RUN NORTH 24°50'41" EAST, A DISTANCE OF 23.15 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE FROM A RADIAL BEARING OF NORTH 06°55'16" WEST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°34'59", AN ARC DISTANCE OF 72.25 FEET, HAVING A CHORD BEARING OF NORTH 79°47'14" EAST AND A CHORD DISTANCE OF 72.21 FEET; THENCE RUN NORTH 85°52'43" EAST, A DISTANCE OF 99.08 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 404.64 FEET; THENCE FROM A RADIAL BEARING OF NORTH 51°27'23" WEST, DEPART SAID SOUTH RIGHT OF WAY LINE OF WAYSIDE DRIVE AND RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°31'27", AN ARC DISTANCE OF 152.01 FEET, HAVING A CHORD BEARING OF SOUTH 49°18'21" WEST AND A CHORD DISTANCE OF 151.12 FEET; THENCE RUN SOUTH 00°04'34" WEST, A DISTANCE OF 64.43 FEET; THENCE RUN SOUTH 89°56'16" EAST, A DISTANCE OF 20.24 FEET; THENCE RUN SOUTH 00°04'34" WEST, A DISTANCE OF 138.92 FEET; THENCE RUN NORTH 65°10'22" WEST, A DISTANCE OF 211.79 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF OLD BRICK ROAD LYING WITHIN ABOVE DESCRIBED PARCEL 4 AND BEING PURSUANT TO RESOLUTION NO. 2022-R-85 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JULY 11, 2022 IN OFFICIAL RECORDS BOOK 10275, PAGE 1180, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF GRANT LINE ROAD ADJACENT TO AND ABUTTING SAID PARCEL 4 AND BEING PURSUANT TO RESOLUTION NO.

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PARCEL 5

THE WEST 127.09 FEET OF THE EAST 542.27 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; SUBJECT TO ROAD OVER THE SOUTH 25 FEET THEREOF.

AND

THE WEST 127.09 FEET OF THE EAST 415.18 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; LESS THE EASTERLY 50 FEET THEREOF, AND SUBJECT TO ROAD OVER THE SOUTH 25 FEET THEREOF.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 5 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS

OF SEMINOLE COUNTY, FLORIDA. PARCEL 6

PARCEL A

THE NORTH 10 FEET OF THE EAST 132 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

PARCEL B

THE WEST 50 FEET OF THE EAST 338.09 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE SOUTH 30 FEET FOR ROAD.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 6 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 7

LOT B, THE WEST 127.09 FEET OF THE EAST 288.09 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST

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1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 7 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 8

THE SOUTH 2 1/2 CHAINS OF THE NORTH 7 1/2 CHAINS OF THE EAST 162 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE SOUTH 30 FEET FOR ROAD.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 8 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 9

THE NORTH 485 FEET OF THE SOUTH 805 FEET OF THE WEST 145 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST,

SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE SOUTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 9 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 10 PARCEL A:

THAT PART OF LOT 1 IN A SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2, IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF ST. GERTRUDE AVENUE, ACCORDING TO MAP RECORDED IN DEED BOOK 29, PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN SOUTH 120 FEET; THENCE RUN EAST 115 FEET, MORE OR LESS, TO THE SANFORD GRANT LINE; THENCE RUN NORTHEASTERLY ALONG THE SAID GRANT LINE TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN WESTERLY ALONG THE CENTER LINE OF ST. GERTRUDE AVENUE 209.5 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE WEST 15 FEET THEREOF (LESS ROAD RIGHT-OF-WAY)

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ALSO:

BEGIN AT A POINT ON THE WEST LINE OF TRACT 1, A SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2, LYING SOUTH OF ST. GERTRUDE AVENUE, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK 29, PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT BEING 120 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT 1; THENCE RUN EAST TO THE EAST LINE OF SAID TRACT 1; THENCE RUN SOUTHERLY ALONG THE EASTERLY LINE OF SAID TRACT 1 A DISTANCE OF 41.67 FEET; THENCE RUN NORTHWESTERLY TO A POINT OF THE WEST LINE OF SAID TRACT 1, SAID POINT BEING 15 FEET SOUTH OF THE POINT OF BEGINNING; THENCE RUN NORTH 15 FEET TO THE POINT OF BEGINNING, LESS THE WEST 15 FEET THEREOF.

PARCEL B:

THAT PART OF TRACTS 1 AND 2 AS MARKED ON THE MAP RECORDED IN DEED BOOK 29, PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN 135 FEET SOUTH AND 15 FEET EAST OF THE NORTHWEST CORNER OF TRACT 1; RUN THENCE SOUTH 80°27' EAST TO THE EAST LINE OF TRACT 1; THENCE SOUTH TO THE SOUTH CORNER OF TRACT

1; THENCE RUN NORTH TO A POINT ON THE EAST LINE OF LOT 2, SAID POINT BEING 320 FEET SOUTH AND 80 FEET TO THE WEST LINE OF SAID LOT 2; THENCE RUN NORTH 105 FEET; THENCE EAST 95 FEET TO A POINT 15 FEET EAST OF THE EAST LINE OF TRACT 2; THENCE NORTH TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF GRANT LINE ROAD LYING NORTH OF THE CENTERLINE OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PORTIONS OF PARCEL 10 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 11

FROM THE SOUTH CORNER OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH 25°00'00" EAST ALONG THE SANFORD GRANT LINE A DISTANCE OF 740.00 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH 00°00'56" EAST 325.65 FEET; THENCE RUN SOUTH 87°36'59" EAST 149.00 FEET TO THE SAID GRANT LINE; THENCE RUN SOUTH 25°00'00" WEST ALONG SAID GRANT LINE 352.48 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF GRANT LINE ROAD LYING NORTH OF THE CENTERLINE OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PORTIONS OF PARCEL 11 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN

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PARCEL 12

THE NORTH 215 FEET OF LOT 2, AND ALL OF LOT 3, OF A SUBDIVISION OF THAT PART OF GOVERNMENT LOT NO. 2, LYING SOUTH OF ST. GERTRUDE AVENUE, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, AS RECORDED IN DEED BOOK 29, PAGE 101 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND COMMENCING AT A POINT 215 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 2, OF A SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING SOUTH OF ST. GERTRUDE AVENUE, ACCORDING TO MAP RECORDED IN DEED BOOK 29, AT PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN EAST 80 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 2 OF THE SUBDIVISION FOR THE POINT OF BEGINNING; THENCE RUN FROM THE POINT OF BEGINNING EAST 15 FEET; THENCE RUN NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT 2 OF THE SUBDIVISION TO THE CENTER LINE OF ST. GERTRUDE AVENUE; THENCE RUN WESTERLY ALONG THE CENTER LINE OF ST. GERTRUDE AVENUE TO THE NORTHEAST CORNER OF SAID LOT 2 OF THE SUBDIVISION, THENCE RUN SOUTH ALONG THE EAST LINE OF SAID LOT 2 OF THE SUBDIVISION TO THE POINT OF BEGINNING. THE HEREINABOVE DESCRIBED STRIP OF LAND BEING IN LOT 1 OF THE HEREINABOVE DESCRIBED SUBDIVISION. SUBJECT TO GOVERNMENT ROAD RIGHT-OF-WAY FOR ST. GERTRUDE AVENUE AS SHOWN ON THAT PLAN FILED FOR RECORD WITH THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR SEMINOLE COUNTY, FLORIDA.

PARCEL 13

LOTS 4 AND 5, SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF ST. GERTRUDE AVENUE.
ALSO DESCRIBED AS FOLLOWS:

PARCEL A:

BEGIN 473.6 FEET NORTH, 25° EAST FROM THE SOUTH CORNER OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH TO THE CENTER LINE OF SYLVAN LAKE AVENUE, NEAR ITS JUNCTION WITH ST. GERTRUDE AVENUE; THENCE EASTERLY ALONG THE CENTER LINE OF SAID AVENUE (50.9) FIFTY & 9/10 FEET; THENCE SOUTH TO SANFORD GRANT LINE, THENCE SOUTH 25° WEST ALONG SAID GRANT LINE 118.4 FEET TO THE POINT OF BEGINNING, AND SUBJECT TO PUBLIC RIGHT OF WAY OVER SYLVAN LAKE AVENUE.

PARCEL B:

BEGINNING 355.2 FEET NORTH 25° EAST FROM THE SOUTH CORNER OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH TO CENTER LINE SYLVAN LAKE AVENUE BEING A CONTINUATION OF ST. GERTRUDE AVENUE, THENCE

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EASTERLY ALONG CENTER LINE OF SAID AVENUE 50.9 FEET THENCE SOUTH TO THE SANFORD GRANT, THENCE SOUTH 25° WEST ALONG SAID GRANT LINE 118.4 FEET TO BEGINNING.

PARCEL 15

LOTS 6, 7, 8, 9, AND 10 OF J.W. TURNER'S SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN DEED BOOK 71, PAGE 412, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS BEGINNING AT THE SOUTH END OF LOT 10, RUN NORTH ALONG THE WEST LINE OF LOT 10, 262 FEET, THENCE EAST 117 FEET TO EASTERLY LINE OF LOT 10, THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF LOT 10 TO POINT OF BEGINNING.

PARCEL 16 PARCEL A:

BEGINNING AT THE SOUTH END OF LOT 10 OF J.W. TURNER'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN DEED BOOK 71, PAGE 412, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; AND RUN NORTH ALONG THE WEST LINE OF SAID LOT 10, 262 FEET; THENCE EAST 117 FEET TO THE EASTERLY LINE OF LOT 10; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 10 TO THE POINT OF BEGINNING.

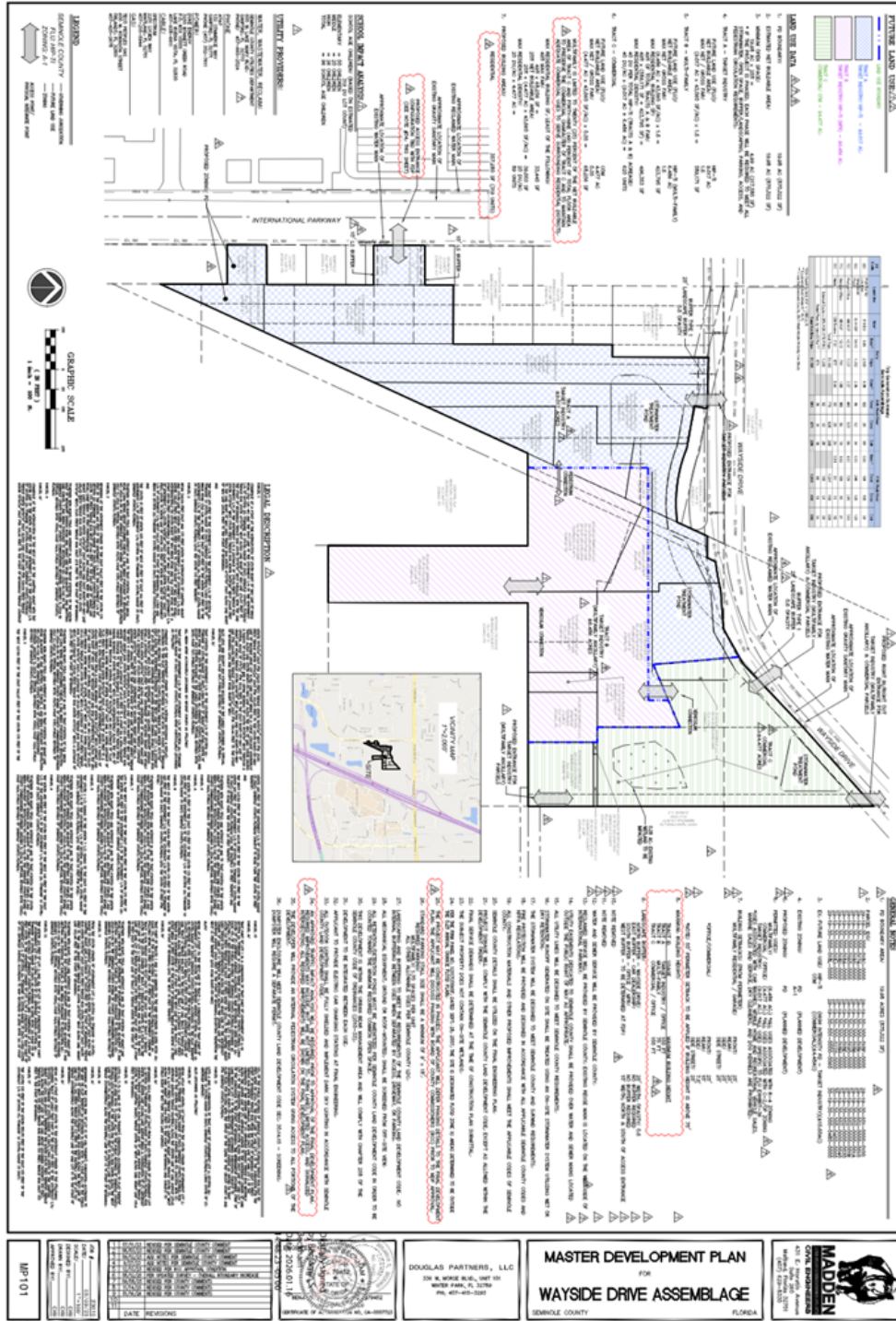
PARCEL B:

BEGIN AT A POINT 475 FEET SOUTH OF THE NORTHEAST CORNER OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF THE EAST 100 FEET OF THE SOUTHEAST 1/4, SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING NORTH OF THE SANFORD GRANT LINE, LESS AND EXCEPT THEREFROM THE NORTH 678.75 FEET THEREOF, THENCE SOUTH ALONG THE EAST LINE OF THE SAID ABOVE DESCRIBED PROPERTY 100 FEET, THENCE RUN WEST 100 FEET; THENCE RUN NORTH 100 FEET, THENCE RUN EAST 100 FEET TO THE POINT OF BEGINNING.

PARCEL 17

THE SOUTH 130 FEET OF THE NORTH 883.75 FEET OF THE EAST 100 FEET OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST.

EXHIBIT B
Master Development Plan



**EXHIBIT B
LEGAL DESCRIPTION****PARCEL 1**

COMMENCE AT A POINT AT THE INTERSECTION OF SOUTH RIGHT OF WAY LINE OF BRICK ROAD (OLD S.R. 46) AND THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 47°37'05" WEST ALONG SAID RIGHT OF WAY LINE 272.07 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°18'05" WEST PARALLEL WITH THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 308.19 FEET; THENCE RUN SOUTH 67°28'45" WEST 170.00 FEET; THENCE RUN NORTH 04°08'46" WEST 214.90 FEET TO THE SAID RIGHT OF WAY LINE; THENCE RUN NORTH 47°37'05" EAST ALONG SAID RIGHT OF WAY LINE 235.82 FEET TO THE POINT OF BEGINNING.

AND

THE EAST 200 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF BRICK ROAD (OLD S.R. 46) AND THE EAST 200 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE SOUTH 175 FEET THEREOF.

PARCEL 2

BEGIN 349.34 FEET EAST AND 175 FEET NORTH OF INTERSECTION OF SANFORD GRANT AND SOUTH LINE OF NORTH 495 FEET OF NORTHWEST 1/4 OF SOUTHWEST 1/4, RUN NORTH 156.35 FEET, WEST 20.83 FEET NORTH TO SOUTH RIGHT OF WAY BRICK ROAD, NORTHEASTERLY ON SOUTH RIGHT OF WAY BRICK ROAD AND OLD STATE ROAD 46 TO A POINT 507.89 FEET SOUTHWESTERLY ON RIGHT OF WAY OF EAST LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4, SOUTH 04°08'46" EAST 214.90 FEET, NORTH 67°28'45" EAST 170 FEET, SOUTH TO NORTH LINE OF SOUTH 175 FEET OF NORTH 495 FEET OF NORTHWEST 1/4 OF SOUTHWEST 1/4, WEST 342.27 FEET TO POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

AND

THE SOUTH 10 FEET OF NORTH 330 FEET OF WEST 30 FEET OF EAST 162 FEET OF NORTHWEST 1/4 OF SOUTHWEST 1/4, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA. TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF OLD BRICK ROAD LYING WITHIN ABOVE DESCRIBED PARCEL 2 AND BEING PURSUANT TO RESOLUTION NO. 2022-R-85 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JULY 11, 2022 IN OFFICIAL RECORDS BOOK 10275, PAGE 1180, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 3

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 542.27 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP

19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; RUN SOUTH 175 FEET; THENCE RUN WEST 287.44 FEET TO THE EAST LINE OF GRANT LINE ROAD, SAME BEING 50 FEET PERPENDICULAR TO AND PARALLEL WITH THE SANFORD GRANT LINE; THENCE RUN NORTH

24°04'20" EAST ALONG SAID EAST RIGHT-OF-WAY LINE 282.53 FEET; THENCE RUN SOUTH

71°39' EAST, 158.48 FEET; THENCE RUN SOUTH 10°19'29" WEST, 33.61 FEET; THENCE RUN EAST 27.8 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THOSE PORTIONS OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD AND GRANT LINE ROAD ADJACENT TO AND ABUTTING SAID PARCEL 3 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 4 PARCEL A:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE SANFORD GRANT WITH THE SOUTH LINE OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE NORTH 89°56'19" EAST ALONG SAID SOUTH LINE FOR 349.34 FEET; THENCE NORTH 00°04'34" EAST FOR 192.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°04'34" EAST FOR 139.19 FEET; THENCE NORTH 89°55'26" WEST FOR 20.83 FEET; THENCE NORTH 00°04'34" EAST FOR 152.30 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WAYSIDE DRIVE (50' R/W), SAID POINT BEING ON A CURVE CONCAVE NORTHERLY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 628.81 FEET AND A CHORD BEARING OF SOUTH 80°28'09" WEST THROUGH A CENTRAL ANGLE OF 5°01'22" FOR 55.12 FEET TO THE EAST RIGHT-OF-WAY LINE OF GRANT LINE ROAD; THENCE SOUTH 24°49'38" WEST ALONG SAID EAST RIGHT-OF-WAY LINE FOR 224.89 FEET; THENCE SOUTH 65°10'22" EAST FOR 186.44 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ROAD RIGHT OF WAY.

ALSO LESS AND EXCEPT ANY PORTION INCLUDED IN THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1052, PAGE 597, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL B:

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING EAST OF GRANT LINE ROAD, NORTH OF BRICK ROAD AND SOUTH OF OLD STATE ROAD 46, SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION INCLUDED IN THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2635, PAGE 727, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

ALL BEING MORE ACCURATELY DESCRIBED BY RECENT SURVEY AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, INTEGRA CROSSINGS A REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 37 THROUGH 42, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 00°17'08" EAST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 25.00 FEET TO THE CENTERLINE OF VACATED WOODRUFF SPRINGS ROAD; THENCE RUN NORTH 89°56'25" WEST ALONG THE

CENTERLINE OF SAID VACATED WOODRUFF SPRINGS ROAD, A DISTANCE OF 347.33 FEET TO THE CENTERLINE OF VACATED GRANT LINE ROAD; THENCE RUN NORTH 24°50'41" EAST ALONG SAID CENTERLINE OF VACATED GRANT LINE ROAD, A DISTANCE OF 303.53 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 24°50'41" EAST ALONG SAID CENTERLINE OF VACATED GRANT LINE ROAD, A DISTANCE OF 189.64 FEET TO THE SOUTH RIGHT OF WAY LINE OF WAYSIDE DRIVE; THENCE THE NEXT 4 COURSES AND DISTANCES RUN ALONG SAID SOUTH RIGHT OF WAY LINE OF WAYSIDE DRIVE: RUN SOUTH 89°55'54" EAST, A DISTANCE OF 27.53 FEET; THENCE RUN NORTH 24°50'41" EAST, A DISTANCE OF 23.15 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE FROM A RADIAL BEARING OF NORTH 06°55'16" WEST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°34'59", AN ARC DISTANCE OF 72.25 FEET, HAVING A CHORD BEARING OF NORTH 79°47'14" EAST AND A CHORD DISTANCE OF 72.21 FEET; THENCE RUN NORTH 85°52'43" EAST, A DISTANCE OF 99.08 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 404.64 FEET; THENCE FROM A RADIAL BEARING OF NORTH 51°27'23" WEST, DEPART SAID SOUTH RIGHT OF WAY LINE OF WAYSIDE DRIVE AND RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°31'27", AN ARC DISTANCE OF 152.01 FEET, HAVING A CHORD BEARING OF SOUTH 49°18'21" WEST AND A CHORD DISTANCE OF 151.12 FEET; THENCE RUN SOUTH 00°04'34" WEST, A DISTANCE OF 64.43 FEET; THENCE RUN SOUTH 89°56'16" EAST, A DISTANCE OF 20.24 FEET; THENCE RUN SOUTH 00°04'34" WEST, A DISTANCE OF 138.92 FEET; THENCE RUN NORTH 65°10'22" WEST, A DISTANCE OF 211.79 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF OLD BRICK ROAD LYING WITHIN ABOVE DESCRIBED PARCEL 4 AND BEING PURSUANT TO RESOLUTION NO. 2022-R-85 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JULY 11, 2022 IN OFFICIAL RECORDS BOOK 10275, PAGE 1180, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF GRANT LINE ROAD ADJACENT TO AND ABUTTING SAID PARCEL 4 AND BEING PURSUANT TO RESOLUTION NO.

2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8,

2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 5

THE WEST 127.09 FEET OF THE EAST 542.27 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; SUBJECT TO ROAD OVER THE SOUTH 25 FEET THEREOF.

AND

THE WEST 127.09 FEET OF THE EAST 415.18 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; LESS THE EASTERLY 50 FEET THEREOF, AND SUBJECT TO ROAD OVER THE SOUTH 25 FEET THEREOF. TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 5 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS

OF SEMINOLE COUNTY, FLORIDA. PARCEL 6

PARCEL A

THE NORTH 10 FEET OF THE EAST 132 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

PARCEL B

THE WEST 50 FEET OF THE EAST 338.09 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE SOUTH 30 FEET FOR ROAD.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 6 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 7

LOT B, THE WEST 127.09 FEET OF THE EAST 288.09 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID

PARCEL 7 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 8

THE SOUTH 2 1/2 CHAINS OF THE NORTH 7 1/2 CHAINS OF THE EAST 162 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE SOUTH 30 FEET FOR ROAD.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 8 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 9

THE NORTH 485 FEET OF THE SOUTH 805 FEET OF THE WEST 145 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST,

SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE SOUTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 9 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 10 PARCEL A:

THAT PART OF LOT 1 IN A SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2, IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF ST. GERTRUDE AVENUE, ACCORDING TO MAP RECORDED IN DEED BOOK 29, PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN SOUTH 120 FEET; THENCE RUN EAST 115 FEET, MORE OR LESS, TO THE SANFORD GRANT LINE; THENCE RUN NORTHEASTERLY ALONG THE SAID GRANT LINE TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN WESTERLY ALONG THE CENTER LINE OF ST. GERTRUDE AVENUE 209.5 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE WEST 15 FEET THEREOF (LESS ROAD RIGHT-OF-WAY)

ALSO:

BEGIN AT A POINT ON THE WEST LINE OF TRACT 1, A SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2, LYING SOUTH OF ST. GERTRUDE AVENUE, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA,

ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK 29, PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT BEING 120 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT 1; THENCE RUN EAST TO THE EAST LINE OF SAID TRACT 1; THENCE RUN SOUTHERLY ALONG THE EASTERLY LINE OF SAID TRACT 1 A DISTANCE OF 41.67 FEET; THENCE RUN NORTHWESTERLY TO A POINT OF THE WEST LINE OF SAID TRACT 1, SAID POINT BEING 15 FEET SOUTH OF THE POINT OF BEGINNING; THENCE RUN NORTH 15 FEET TO THE POINT OF BEGINNING, LESS THE WEST 15 FEET THEREOF.

PARCEL B:

THAT PART OF TRACTS 1 AND 2 AS MARKED ON THE MAP RECORDED IN DEED BOOK 29, PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN 135 FEET SOUTH AND 15 FEET EAST OF THE NORTHWEST CORNER OF TRACT 1; RUN THENCE SOUTH 80°27' EAST TO THE EAST LINE OF TRACT 1; THENCE SOUTH TO THE SOUTH CORNER OF TRACT 1; THENCE RUN NORTH TO A POINT ON THE EAST LINE OF LOT 2, SAID POINT BEING 320 FEET SOUTH AND 80 FEET TO THE WEST LINE OF SAID LOT 2; THENCE RUN NORTH 105 FEET; THENCE EAST 95 FEET TO A POINT 15 FEET EAST OF THE EAST LINE OF TRACT 2; THENCE NORTH TO THE POINT OF BEGINNING. TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF GRANT LINE ROAD LYING NORTH OF THE CENTERLINE OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PORTIONS OF PARCEL 10 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 11

FROM THE SOUTH CORNER OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH 25°00'00" EAST ALONG THE SANFORD GRANT LINE A DISTANCE OF 740.00 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH 00°00'56" EAST 325.65 FEET; THENCE RUN SOUTH 87°36'59" EAST 149.00 FEET TO THE SAID GRANT LINE; THENCE RUN SOUTH 25°00'00" WEST ALONG SAID GRANT LINE 352.48 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF GRANT LINE ROAD LYING NORTH OF THE CENTERLINE OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PORTIONS OF PARCEL 11 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 12

THE NORTH 215 FEET OF LOT 2, AND ALL OF LOT 3, OF A SUBDIVISION OF THAT PART OF GOVERNMENT LOT NO. 2, LYING SOUTH OF ST. GERTRUDE AVENUE, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, AS RECORDED IN DEED BOOK 29, PAGE 101 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND

COMMENCING AT A POINT 215 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 2, OF A SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING SOUTH OF ST. GERTRUDE AVENUE, ACCORDING TO MAP RECORDED IN DEED BOOK 29, AT PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN EAST 80 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 2 OF THE SUBDIVISION FOR THE POINT OF BEGINNING; THENCE RUN FROM THE POINT OF BEGINNING EAST 15 FEET; THENCE RUN NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT 2 OF THE SUBDIVISION TO THE CENTER LINE OF ST. GERTRUDE AVENUE; THENCE RUN WESTERLY ALONG THE CENTER LINE OF ST. GERTRUDE AVENUE TO THE NORTHEAST CORNER OF SAID LOT 2 OF THE SUBDIVISION, THENCE RUN SOUTH ALONG THE EAST LINE OF SAID LOT 2 OF THE SUBDIVISION TO THE POINT OF BEGINNING. THE HEREINABOVE DESCRIBED STRIP OF LAND BEING IN LOT 1 OF THE HEREINABOVE DESCRIBED SUBDIVISION. SUBJECT TO GOVERNMENT ROAD RIGHT-OF-WAY FOR ST. GERTRUDE AVENUE AS SHOWN ON THAT PLAN FILED FOR RECORD WITH THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR SEMINOLE COUNTY, FLORIDA.

PARCEL 13

LOTS 4 AND 5, SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF ST. GERTRUDE AVENUE.

ALSO DESCRIBED AS FOLLOWS:

PARCEL A:

BEGIN 473.6 FEET NORTH, 25° EAST FROM THE SOUTH CORNER OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH TO THE CENTER LINE OF SYLVAN LAKE AVENUE, NEAR ITS JUNCTION WITH ST. GERTRUDE AVENUE; THENCE EASTERLY ALONG THE CENTER LINE OF SAID AVENUE (50.9) FIFTY & 9/10 FEET; THENCE SOUTH TO SANFORD GRANT LINE, THENCE SOUTH 25° WEST ALONG SAID GRANT LINE 118.4 FEET TO THE POINT OF BEGINNING, AND SUBJECT TO PUBLIC RIGHT OF WAY OVER SYLVAN LAKE AVENUE.

PARCEL B:

BEGINNING 355.2 FEET NORTH 25° EAST FROM THE SOUTH CORNER OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH TO CENTER LINE SYLVAN LAKE AVENUE BEING A CONTINUATION OF ST. GERTRUDE AVENUE, THENCE EASTERLY ALONG CENTER LINE OF SAID AVENUE 50.9 FEET THENCE SOUTH TO THE SANFORD GRANT, THENCE SOUTH 25° WEST ALONG SAID GRANT LINE 118.4 FEET TO BEGINNING.

PARCEL 15

LOTS 6, 7, 8, 9, AND 10 OF J.W. TURNER'S SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN DEED BOOK 71, PAGE 412, OF THE PUBLIC RECORDS OF

SEMINOLE COUNTY, FLORIDA, LESS BEGINNING AT THE SOUTH END OF LOT 10, RUN NORTH ALONG THE WEST LINE OF LOT 10, 262 FEET, THENCE EAST 117 FEET TO EASTERLY LINE OF LOT 10, THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF LOT 10 TO POINT OF BEGINNING.

PARCEL 16 PARCEL A:

BEGINNING AT THE SOUTH END OF LOT 10 OF J.W. TURNER'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN DEED BOOK 71, PAGE 412, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; AND RUN NORTH ALONG THE WEST LINE OF SAID LOT 10, 262 FEET; THENCE EAST 117 FEET TO THE EASTERLY LINE OF LOT 10; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 10 TO THE POINT OF BEGINNING.

PARCEL B:

BEGIN AT A POINT 475 FEET SOUTH OF THE NORTHEAST CORNER OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF THE EAST 100 FEET OF THE SOUTHEAST 1/4, SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING NORTH OF THE SANFORD GRANT LINE, LESS AND EXCEPT THEREFROM THE NORTH 678.75 FEET THEREOF, THENCE SOUTH ALONG THE EAST LINE OF THE SAID ABOVE DESCRIBED PROPERTY 100 FEET, THENCE RUN WEST 100 FEET; THENCE RUN NORTH 100 FEET, THENCE RUN EAST 100 FEET TO THE POINT OF BEGINNING.

PARCEL 17

THE SOUTH 130 FEET OF THE NORTH 883.75 FEET OF THE EAST 100 FEET OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST.



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

November 12, 2025

Dear Neighbor,

This letter is to inform you of a community meeting to discuss the future development of 19.98 +/- acres located south of Wayside Drive, east of International Parkway, identified as parcel numbers:

- | | |
|------------------------|-------------------------------|
| 29-19-30-501-0000-0060 | 29-19-30-300-0180-0000 |
| 29-19-30-502-0000-0030 | 29-19-30-300-018F-0000 |
| 29-19-30-502-0000-0040 | 29-19-30-300-018K-0000 |
| 29-19-30-502-0000-0010 | 29-19-30-300-018B-0000 |
| 29-19-30-502-0000-001A | 29-19-30-300-018C-0000 |
| 29-19-30-502-0000-001B | 29-19-30-300-018H-0000 |
| 29-19-30-300-018L-0000 | 29-19-30-300-018E-0000 |
| 29-19-30-300-018J-0000 | 29-19-30-300-0190-0000 |
| 29-19-30-300-0160-0000 | 29-19-30-300-0220-0000 |
| 29-19-30-300-018A-0000 | 30-19-30-300-0450-0000 |
| 29-19-30-300-018D-0000 | 29-19-30-501-0000-0100 |
| 29-19-30-300-017A-0000 | 30-19-30-300-0480-0000 |

The meeting will be held at the Seminole County Sherriff’s Office located at 100 Eslinger Way, Sanford, Florida 32773 on Tuesday, December 2, 2025 at 6:00 PM

Except for the 3 highlighted parcels above, the subject property was zoned Planned Development (PD) on 12/12/2023 by Seminole County Development Order No. 23-20500006. Our development application proposes to incorporate the 3 highlighted parcels above into the PD. The proposed development will include up to 319 multi-family apartments, up to 370,000 SF of target-industry uses and up to 33,443 SF of C-2 Commercial uses. **While this application expands the boundary of the PD, it does not increase the proposed residential unit count or the area of target-industry and commercial uses beyond the existing Development Order.** The development program will be presented at this meeting.

If you have any questions and/or require additional information, please feel free to contact me at (407) 629-8330 / bbeckham@madden-eng.com.

Respectfully,

Ben Beckham

Benjamin S. Beckham, P.E., CFM
 Senior Project Manager



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

January 7, 2026

Seminole County
ATTN: Annie Sillaway
1101 East First St., 2nd floor, West Wing
Sanford, FL 32771

RE: Wayside Drive Assemblage – PD Major Amendment
Proj #: 25-20500011

Dear Annie:

Regarding Wayside Drive Assemblage, per the sign in sheet, the only attendees at the December 2, 2025 meeting were the engineer and applicant. No other attendees were present. The meeting was called to order at 6:00 p.m. and adjourned at 6:20 p.m.

If you have any questions, please don't hesitate to contact our office.

Sincerely,

Benjamin Beckham, P.E., CFM
Senior Project Manager
BSB/nwm

Community Meeting Sign In Sheet

PROJECT NAME: Wayside Assemblage
DATE OF MEETING: 12/2/2025 @ 6:00pm

NAME	EMAIL ADDRESS &/OR PHONE #
Benjamin Beckham Madden, Moorhead & Stokes, LLC	bbeckham@madden-eng.com 407-629-8330
David Stokes Madden, Moorhead & Stokes, LLC	dstokes@madden-eng.com 407-629-8330
Michael Hoeksema Douglas Partners LLC	mjhoeksema@douglaspartnersllc.com (407)415-3293
Douglas Hoeksema Douglas Partners LLC	dhoeksema@douglaspartnersllc.com

Planned Development Master Plan

The Wayside Assemblage Property



Madden, Moorhead & Stokes, Inc.
431 E. Horatio Avenue
Suite 260
Maitland, FL 32751

April 2023
Revised August 2023
Revised September 2023
Revised September 2025
Revised December 2025



Digitally signed by
Benjamin S Beckham
Date: 2025.12.05
10:36:03 -05'00'

Benjamin S. Beckham, P.E.

P.E. 79452

Certificate of Authorization No. EB-0007723

Introduction:

The proposed development, known as the Wayside Assemblage Property, consists of 24 parcels totaling approximately 19.98 acres, located south of Wayside Drive and east of International Parkway in Seminole County, Florida. The site is primarily designated under the High Intensity Planned Development-Target Industry (HIP-TI) Future Land Use category, with a small portion under Commercial (COM). The project seeks rezoning to Planned Development (PD) to facilitate a mixed-use development including medical office, general office, hotel, commercial support uses, and high-density multi-family residential units. This report demonstrates compliance with the review criteria outlined in Sec. 30.8.5.3 (a-e) of the Seminole County Land Development Code (SCLDC).

The majority of the site was previously zoned PD under Seminole County Development Order #23-20500006. This application incorporates three additional parcels, rezoning two from A-1 (Agriculture) to PD to align with the HIP-TI objectives. The development will include a maximum of 319 multi-family dwelling units (357,280 SF) and 370,000 SF of non-residential uses (up to 240,000 SF office/commercial and a 120-room hotel at 130,000 SF). Open space will meet or exceed 25% of the gross site area (4.99 acres) through amenitized stormwater ponds and landscape buffers.

Site Parcels:

No.	Parcel ID	No.	Parcel ID
1	29-19-30-300-018C-0000	13	29-19-30-300-018E-0000
2	29-19-30-300-017A-0000	14	29-19-30-300-018H-0000
3	29-19-30-300-0180-0000	15	29-19-30-300-0220-0000
4	29-19-30-300-0160-0000	16	29-19-30-501-0000-0060
5	29-19-30-300-018A-0000	17	29-19-30-501-0000-0100
6	29-19-30-300-018D-0000	18	29-19-30-502-0000-0010
7	29-19-30-300-018J-0000	19	29-19-30-502-0000-001A
8	29-19-30-300-018L-0000	20	29-19-30-502-0000-001B
9	29-19-30-300-018F-0000	21	29-19-30-502-0000-0030
10	29-19-30-300-018K-0000	22	29-19-30-502-0000-0040
11	29-19-30-300-018B-0000	23	30-19-30-300-0450-0000
12	29-19-30-300-0190-0000	24	30-19-30-300-0480-0000

Sec. 30.8.5.3 Review Criteria

The following sections address each subsection of Sec. 30.8.5.3 (a-e) of the Seminole County Land Development Code. Each criterion is quoted directly from the Code, followed by an explanation of how the proposed development complies.

(a) Comprehensive Plan Consistency

Code Criterion: "In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan and effectively implements any performance criteria that the Plan may provide."

Compliance Explanation: The proposed development is fully consistent with the Seminole County Comprehensive Plan, particularly the Future Land Use Element. The HIP-TI future land use designation, established in 1990, aims to attract target industries for higher-paying employment in strategic locations along the North I-4 Corridor, emphasizing proximity to major interchanges. Policy FLU 5.8 requires target businesses, functionally integrated high-density residential uses (utilizing less than 50% of total square footage), and at least 25% open space. The project includes target industry uses such as medical office, outpatient facilities, general office, hotel, and commercial support, with residential limited to 319 units (357,280 SF, or approximately 49% of total development intensity). This supports employment at nearby facilities like the Central Florida Regional Hospital. Policy FLU 5.14 mandates PD zoning for HIP-TI areas, which this rezoning achieves. The development implements performance criteria by providing minimum 4.99 acres of open space (25%) via amenitized stormwater ponds and buffers, fostering mixed-use integration, and aligning with goals for efficient land use and job creation in the I-4 Corridor.

(b) Greater Benefits and Innovation Criteria

Code Criterion: "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:

- (1) Natural resource preservation.
- (2) Crime Prevention (CPTED).
- (3) Neighborhood/community amenities.

- (4) Provision of affordable or workforce housing.
- (5) Reduction in vehicle miles traveled per household.
- (6) Transit-oriented development.
- (7) Provision of new multimodal connectivity.
- (8) Innovation in water or energy conservation.
- (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan."

Compliance Explanation: The proposed development cannot be reasonably implemented under conventional zoning districts because Policy FLU 5.14 restricts HIP-TI areas to PD or PLI zoning, and the site's mix of HIP-TI, COM, and A-1 designations requires PD to integrate uses across parcels. Conventional districts like C-2 or A-1 do not allow the high-intensity mixed-use envisioned, nor the flexibility for master planning. The PD approach provides greater benefits than conventional zoning by incorporating at least three of the listed items:

- (1) Natural resource preservation through minimum 25% open space (4.99 acres), including amenitized stormwater ponds that enhance water quality and habitat.
- (3) Neighborhood/community amenities via landscape buffers, internal pathways, and integrated open spaces supportive of adjacent hospital and commercial uses.
- (5) Reduction in vehicle miles traveled per household by creating a live-work environment where residential units house target industry employees, reducing commute distances (as evidenced by the trip generation analysis showing internal capture and pass-by trips). These benefits promote economic growth, environmental stewardship, and sustainable transportation not achievable under rigid conventional zoning.

(c) Additional Goals

Code Criterion: "In addition, any proposed development under the PD ordinance must address the following goals:

- (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.
- (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric

vehicles; transportation demand management; or permitting complementary uses."

Compliance Explanation: The development addresses these goals as follows:

- (1) It will meet or exceed arbor requirements by preserving existing trees where feasible and planting new canopy trees in buffers and open spaces per SCLDC standards, contributing to the 25% open space. Stormwater ponds will be landscaped with native species to enhance tree canopy.
- (2) Transportation impacts are minimized through mixed-use design permitting complementary uses (residential supporting non-residential), internal multimodal connectivity via sidewalks and pathways, and pedestrian-oriented access to Wayside Drive and International Parkway. The trip generation summary indicates net new PM peak hour trips of 1,068, with 11% internal capture in PM peak, reducing external impacts. Shared parking between uses and potential for EV charging will further minimize Vehicle Miles Traveled (VMT).

(d) Narrative Requirements

Code Criterion: "The PD application shall include a narrative addressing the following:

- (1) How the proposed development addresses the goals of the Comprehensive Plan.
- (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.
- (3) How the proposed development provides an innovative approach to land development.
- (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code."

Compliance Explanation:

- (1) The development addresses Comprehensive Plan goals by advancing HIP-TI objectives for target industry employment (e.g., medical and office uses), providing supportive housing, and ensuring 25% open space, aligning with Future Land Use Element policies for high-intensity mixed-use in the I-4 Corridor.

- (2) It cannot be achieved under conventional districts because HIP-TI requires PD zoning, and A-1/COM districts lack flexibility for integrated mixed-use across parcels.
- (3) The innovative approach involves functionally integrated uses where residential supports non-residential, creating a self-sustaining node near the hospital, with amenitized ponds as dual-purpose open space/stormwater features.
- (4) Benefits include higher-paying jobs, reduced infrastructure strain through efficient land use (e.g., 370,000 SF non-residential), and enhanced community connectivity, exceeding what conventional zoning would yield by allowing tailored densities and buffers.

Conclusion:

This PD Master Plan Report demonstrates full compliance with Sec. 30.8.5.3 (a-e), furthering County goals for target industries, integrated development, and sustainable growth. The project provides economic benefits, efficient land use, and community enhancements in the HIP-TI corridor.



**Seminole County Public Schools
School Impact Analysis
School Capacity Determination
(Non-Binding)**

To: Nicole Martin, nicole@madden-eng.com
From: Joy Ford, Assistant Director, Facilities Planning, Seminole County Public Schools
Date: January 11, 2026
RE: Wayside Drive Assemblage (Seminole County)

Seminole County Public Schools (SCPS), in reviewing the above request, has determined that if approved, the FLUM designation and/or zoning will generate school age children.

Description: Proposed Rezone from A-1, Agriculture and OP, Office to PD, Planned Development of +/-18.99 acres generally located ADJACENT TO 4935 Wayside Drive (*for Find My School reference*) within the jurisdiction of Seminole County. The applicant is requesting a change to the zoning to allow a maximum of 319 Multi-Family dwelling residential units, to be developed within the proposed land use and zoning designations.

Parcel ID (s) #: 29-19-30-501-0000-0060, 29-19-30-502-0000-0030, 29-19-30-501-0000-0040, 29-19-30-501-0000-0010, 29-19-30-502-0000-001A, 29-19-30-502-0000-001B, 29-19-30-300-01BL-0000, 29-19-30-300-01BJ-0000, 29-19-30-300-0160-0000, 29-19-30-300-01BA-0000, 29-19-30-300-018D-0000, 29-19-30-300-017A-0000, 29-19-30-300-0180-0000, 29-19-30-300-018F-0000, 29-19-30-300-018K-0000, 29-19-30-300-018B-0000, 29-19-30-300-018C-0000, 29-19-30-300-018H-0000, 29-19-30-300-018E-0000, 29-19-30-300-0190-0000, 29-19-30-300-0220-0000

This review and evaluation is performed on proposed future land use changes, rezones and conditional uses, unplatted parcels, or projects that have not received final entitlement approval. This evaluation does not guarantee that the developments subject to this declaration are exempt from, or determined to meet the school concurrency requirements effective as of January 1, 2008. Changes in enrollment, capacity, any newly platted developments, and any subsequent final development approvals may affect the provision of concurrent school facilities at the point of final subdivision approval, including the potential of not meeting statutory concurrency requirements based on future conditions.

Based on information received from the jurisdiction and the application for the request, SCPS staff has summarized the potential school enrollment impacts in the following tables:

CSA Capacity

DEVELOPMENT IMPACT ON STUDENT GENERATION BY CSA			
AFFECTED CSAs	CSA E-9	CSA M-1	CSA H-1
CAPACITY	4,345	5,732	7,739
3-YEAR PROGRAM CAPACITY			
ENROLLMENT	3,943	4,690	6,717
AVAILABLE CAPACITY	402	1,042	1,022
SCALD RESERVATIONS TO DATE	587	508	165
SIA - Wayside Drive Assemblage	50	20	26
REMAINING CAPACITY	⊗ (235)	⊙ 514	⊙ 831

***NOTE:** At this time capacity for this development is not available in the elementary school CSA (E-9) where the development is being proposed. Adjacent CSA capacity is permitted to maintain LOS as per School Planning and Concurrency ILA section 12.3(c). Available capacity has been found in the adjacent CSA (E-10 Hamilton Elementary, Midway Elementary and Pine Crest Elementary) to the proposed project. As a result, the student assignment may not be to the school in closest proximity to the proposed residential development.

Comments CSA Evaluation:

At this point, the students generated at the three CSA levels would be able to be accommodated without exceeding the adopted levels of service (LOS) for each CSA by school type, or there is adjacent capacity to meet LOS as allowed by

interlocal agreement. Any planned expansions/additions in the current five-year capital plan would provide additional student capacity to relieve the affected schools is reflected in this review.

Zoned School Enrollment: For informational purposes, the below table indicates the analysis based on the individual school zones within the CSA under current conditions. At this point, the potential students generated **MAY NOT be able to be accommodated without exceeding the adopted Levels of Service (LOS) for the currently zoned elementary and middle schools.** Any planned expansions/additions that would provide additional student capacity contained in the current five-year capital plan and scheduled to be completed within the next three years are included in this review.

ELEMENTARY SCHOOLS	ZONED SCHOOL	Region 2				CSA E-9
	Region 1	Bentley 50%	Crystal Lake	Wicklow	Region 2	
CAPACITY	2,256	475	835	779	2,089	4,345
3-YEAR PROGRAM CAPACITY		-			-	
ENROLLMENT	2,118	468	709	648	1,825	3,943
AVAILABLE CAPACITY	138	7	126	131	264	402
SCALD RESERVATIONS TO DATE	564				23	587
SIA - Wayside Drive Assemblage	50	-	-			50
REMAINING CAPACITY	⊗ (476)				✓ 241	⊗ (235)
Region 1 Elementary Schools include Bentley, Idyllwilde or Wilson						
Region 1 Elementary Schools include Bentley, Crystal Lake or Wicklow						
MIDDLE SCHOOLS	ZONED SCHOOL	Greenwood	Markham Woods	Millennium	CSA M-1	
	Sanford					
CAPACITY	1,447	1,268	1,260	1,757	5,732	
3-YEAR PROGRAM CAPACITY					-	
ENROLLMENT	1,378	1,001	963	1,348	4,690	
AVAILABLE CAPACITY	69	267	297	409	1,042	
SCALD RESERVATIONS TO DATE	155	1	182	170	508	
SIA - Wayside Drive Assemblage	20	-			20	
REMAINING CAPACITY	⊗ (106) ✓	✓ 266	✓ 115	✓ 239	✓ 514	
HIGH SCHOOLS	ZONED SCHOOL	Lake Mary	CSA H-1			
	Seminole					
CAPACITY	4,934	2,805			7,739	
3-YEAR PROGRAM CAPACITY					-	
ENROLLMENT	4,033	2,684			6,717	
AVAILABLE CAPACITY	901	121	-	-	1,022	
SCALD RESERVATIONS TO DATE	705	2			707	
SIA - Wayside Drive Assemblage	26	-	-	-	26	
REMAINING CAPACITY	✓ 170	✓ 119			✓ 289	

Terms and Definitions:

Capacity: The amount of satisfactory permanent student stations as calculated on the date of the second FDOE count in October of the current school year. The number of students that can be satisfactorily accommodated in a room at any given time and which, is typically a lesser percentage of the total number of student stations. NOTE: Capacity is **ONLY** a measure of student stations, not of enrollment.

Concurrency Service Area (CSA): A geographic unit promulgated by the School Board and adopted by local governments within which the level of service is measured when an application for residential development is reviewed for school concurrency purposes. **The CSA listed represents the area that the capacity is considered and student assignment may be in a CSA adjacent to the project.**

Enrollment: For the purposes of concurrency review, the enrollment level is established each year as per Public School Interlocal Agreement Section 12.4 A, which sets the level on the date of the second full time equivalent (FTE) survey for FDOE, generally taken in mid-October.

Programmed 3 Year Additions: New permanent school capacity within the CSA, which will be in place or under actual construction within the first three years of the current SCPS Capital Improvement Plan.

Remaining Capacity: The capacity available for future development after the addition of any programmed capacity and less the reserved capacity.

Reserved Capacity: The total number of student stations reserved in the respective CSA's that are assigned to projects via a SCALD certificate.

School Size: For planning purposes, each public school district must determine the maximum size of future elementary, middle and high schools. Existing school size is determined solely through FISH data. Seminole County Public Schools has established the sizes of future schools (with the exception of special centers and magnet schools) as follows:

- i) Elementary: 780 student stations
- ii) Middle: 1500 student stations
- iii) High: 2,800 student stations

School Attendance Zone: The established geographic area that identifies school assignments pursuant to Board Policy for each District school or region of schools, other than county wide magnet schools. Students shall attend the school(s) serving their residential or regional attendance zone unless otherwise permitted by Board Policy

Students Generated by Project: is determined by applying the current SCPS student generation rate (calculated in the 2017 Impact Fee Study) to the number and type of units proposed. The number of units is determined using information provided by the jurisdiction and/or from the applicant's request. If no actual unit count is provided the unit count is then estimated based on the maximum allowable density under the existing/proposed future land use designation. **Eventual Student assignment may not be to the school in closest proximity to the proposed residential development.**

Utilization: A State Board Rule prescribed percentage of student stations that a room (and proportionately, a school and school district) can satisfactorily accommodate at any given time. From a school/campus analysis perspective, "utilization" is determined as the percentage of school enrollment to capacity. Current DOE established K-12 utilization factors are as follows:

Elementary 95%, Middle 90%, High 95%

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

- Individual Corporation Land Trust
 Limited Liability Company Partnership Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: Douglas Seminole LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Douglas Hoeksema	Manager	101 S. New York Ave, Suite 201 Winter Park, FL 32789	100

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

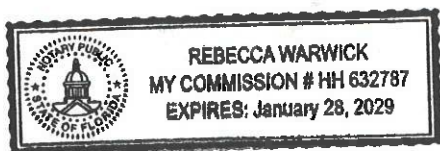
7/3/2025

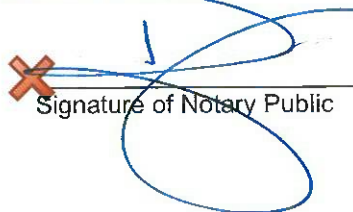
Date


 X Owner, Agent, Applicant Signature
 Douglas Hoeksema, Manager
 Douglas Seminole LLC

STATE OF FLORIDA
COUNTY OF SEMINOLE

Sworn to and subscribed before me by means of physical presence or online notarization, this 3 day of July, 2025, by Douglas Hoeksema, who is personally known to me, or has produced _____ as identification.




 X Signature of Notary Public

Print, Type or Stamp Name of Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Douglas Hoeksema, Manager
Douglas Seminole LLC, the owner of record for the following described
 property (Tax/Parcel ID Number) See attached list of parcels hereby designates
Douglas Seminole LLC (Applicant)
Madden, Moorhead & Stokes, LLC (Engineer) to act as my authorized agent for the filing of the attached
 application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input checked="" type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

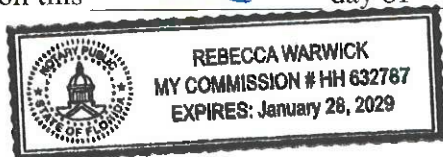
OTHER: _____
 and make binding statements and commitments regarding the request(s). I certify that I have examined the
 attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my
 knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records
 of Seminole County, Florida and are not returnable.

7/3/2025
 Date

Douglas Hoeksema
 Property Owner's Signature
Douglas Hoeksema, Manager
 Property Owner's Printed Name

STATE OF FLORIDA
 COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take
 acknowledgements, appeared Douglas Hoeksema (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has
 produced _____ as identification, and who executed the foregoing instrument and
 sworn an oath on this 3rd day of July, 2025



 Notary Public

Topic: Wayside Drive Assemblage PD Major Amendment Rezone
<i>In accordance with Section 2.2.D of the Seminole County Home Rule Charter, before the enactment of a proposed ordinance or resolution on a legislative action, the Board of County Commissioners shall prepare or cause to be prepared an economic impact estimate. Similarly, Section 125.66(3)(c), F.S., requires that before the enactment of a proposed ordinance, the County must prepare a business impact estimate in accordance with this subsection.</i>
Describe Project/Proposal, including the Public Purpose. (Must be completed for all legislative actions by ordinance or resolution)
<p>- Summary of proposed ordinance or resolution.</p> <p>- Statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the county. (Section 125.66(3)(a)1., F.S.)</p>
<p>Consider a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) to add three (3) properties to the Wayside Assemblage PD for a mixed use development consisting of multi-family, office, retail commercial, and higher intensity planned development -target industries uses on approximately 19.98 acres, located on the south side of Wayside Dr, east of International Pkwy</p>
Question 1: Does the proposed legislative action have an economic cost to the public or taxpayers of Seminole County? (Seminole County Home Rule Charter Section 2.2.D.)
<p><input type="checkbox"/> Yes.</p> <p><input checked="" type="checkbox"/> No.</p>
Question 2: This question only applies to ordinances: Does the subject matter or purpose of the proposed ordinance fall into any of the following categories? Please check all that apply (Section 125.66(3)(c), F.S.):
<p><input checked="" type="checkbox"/> Required for compliance with Federal or State law or regulation;</p> <p><input type="checkbox"/> Relates to the issuance or refinancing of debt;</p> <p><input type="checkbox"/> Relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;</p> <p><input type="checkbox"/> Required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the local government;</p> <p><input type="checkbox"/> Is an emergency ordinance;</p> <p><input type="checkbox"/> Relates to procurement; or</p> <p><input type="checkbox"/> Is being enacted to implement the following:</p> <ul style="list-style-type: none"> a. Development orders and development permits, as those terms are defined in s. 163.3164, F.S. and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243, F.S.; b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the county; c. Sections 190.005 and 190.046, F.S., regarding community development districts; d. Section 553.73, F.S. relating to the Florida Building Code; or e. Section 633.202, F.S. relating to the Florida Fire Prevention Code.
<p>If you answered NO to Question 1 and checked any boxes in Question 2 then STOP, this form is now complete.</p> <p>If you answered YES to Question 1 and checked any boxes in Question 2 then complete Question 3.</p> <p>If you answered YES to Question 1 and did not check boxes in Question 2 then complete Questions 3-5.</p>

Question 3: What are the potential direct economic impacts (i.e. estimated costs/revenues to County, property owners, taxpayers, etc.) and indirect economic impacts (i.e. perceived positive/negative impacts on property values, etc.) of implementing the ordinance or resolution? (Seminole County Administrative Code Section 2.20)

Question 4: What is the estimated direct economic impact of the proposed ordinance on private, for profit businesses in the County, including the following, if any (Section 125.66(3)(a)2., F.S.):

- **An estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted.**
- **Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.**

An estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

Question 5: Provide a good faith estimate of the number of businesses likely to be impacted by the ordinance. (Section 125.66(3)(a)3., F.S.):

SEMINOLE COUNTY, FLORIDA

*COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468*



Meeting Minutes - Final

Wednesday, March 4, 2026

6:00 PM

BCC Chambers

Planning and Zoning Commission

CALL TO ORDER

Present Tim Smith, Richard Jerman, Carissa Lawhun, Mike Lorenz, and Brandy Ioppolo

Absent Dan Lopez, and Lourdes Aguirre

Opening Statement

The meeting convened at 6:00 PM with Chairman Carissa Lawhun leading the Pledge of Allegiance. The Chairman then introduced each Board and Staff member present and read the procedure for conducting the meeting and voting.

Staff Present

Dagmarie Segarra, Deputy Development Services Director; Neysa Borkert, Deputy County Attorney; Jim Potter, P.E., Development Review Engineering Manager; Joy Giles, Planning Manager; Annie Sillaway, Principal Planner; Kaitlyn Apgar, Senior Planner; and Tammy Brushwood, Clerk to the P&Z Board.

Accept Proof of Publication

A motion was made by Commissioner Tim Smith, seconded by Vice Chairman Brandy Ioppolo, to Approve the Proof of Publication. The motion passed unanimously, 5-0.

Aye: Commissioner Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, and Commissioner Ioppolo

Absent: Commissioner Lopez, and Commissioner Aguirre

Approval of Minutes

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Mike Lorenz, to approve the December 3, 2025 P&Z Minutes, as submitted. The motion passed unanimously, 5-0.

Aye: Commissioner Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, and Commissioner Ioppolo

Absent: Commissioner Lopez, and Commissioner Aguirre

NEW BUSINESS

Public Hearing Items:

- Request for Continuance to the April 1, 2026 P&Z meeting
Sandy Lane Homes Rezone - Consider a Rezone from A-1 (Agriculture) and R-1AA (Single-Family Dwelling) to MM (Missing Middle) for a proposed single family residential development of twenty-four (24) lots on approximately 7.54 acres located on the west side of Sandy Ln, south of Sand Lake Rd; (Z2025-014) (Giovanni Jordan, Jordan Homes, Applicant) District 3 - Constantine (Kaitlyn Apgar, Senior Planner)

Kaitlyn Apgar, Senior Planner, stated that the applicant is requesting a continuance of this item to the April 1, 2026 Planning & Zoning Commission meeting. Staff has no objections to their request.

Larry Jordan, with Jordan Homes, for the applicant, stated that he still has some things

that he's working on and requests the continuance.

The Chairman asked the audience (by show of hands) how many were present to speak on the item. She further stated that the applicant is requesting a continuance and it is unlikely that the Board will have a vote tonight. She asked the audience if anyone cannot make the next meeting on April 1, 2026, she will allow them to speak tonight, providing the applicant has no objections.

Mr. Jordan, for the applicant, stated that he spoke to the Homeowner's Association and he explained that this meeting would be cancelled (continued) tonight, but everyone here decided to come out tonight. He stated that he had no objections if anyone wanted to speak at tonight's meeting.

No one spoke in favor of the request.

One person from the audience wished to speak in opposition to the project:

1. Marlene Alderman, of Longwood, stated that she was opposed to the project because there is currently too much traffic on Sand Lane Road. There isn't a traffic light on her street and she is directly across from Forest Lake Elementary School. There are three (3) schools on Sand Lake Road. During school hours, an Office directs traffic, and she still has hard time trying to leave her street. They are currently bombarded by all of the school traffic, as well as several churches on Sand Lake Road. The added traffic with this development is her primary concern and objects to the proposed project.

No one else from the audience made public comments. Comment cards received from the audience participants opposed to the project, included the following (alpha order):

1. John Abrahamson, Longwood, Florida
2. Sylvia Abrahamson, Longwood, Florida
3. Donnie Anderson, Longwood, Florida
4. Shiney Banangada, Longwood, Florida
5. Laurie Bartlett, Altamonte Springs, Florida
6. John Becker, Longwood, Florida
7. Stephanie Borland, Longwood, Florida
8. Kevin Carter, Longwood, Florida
9. Heather Duran, Longwood, Florida
10. Debra Duttweiler, Longwood, Florida
11. Jan Duttweiler, Longwood, Florida
12. J. Keil Ecimovic, Longwood, Florida
13. Caleb Hamel, Longwood, Florida
14. Michael Heidmann, Longwood, Florida
15. Roberta Helen Henderschedt, Longwood, Florida
16. Larry Jones, Longwood, Florida
17. Steve Litt, Longwood, Florida
18. Sylvia R. Litt, Longwood, Florida
19. Mary Lo, Longwood, Florida

20. Chris Muscato, Longwood, Florida
21. Nick Muscato, Longwood, Florida
22. Patricia Scott, Longwood, Florida
23. Sandra Williamson, Longwood, Florida
24. Richard Whetzel-Schill, Longwood, Florida
25. Lee Wooldridge and Pandora Barthen, Longwood, Florida
26. Julie Vandendriessche, Longwood, Florida
27. Andrew Zito, Longwood, Florida

The Chairman closed public comment.

A motion was made by Commissioner Tim Smith, seconded by Commissioner Mike Lorenz to Continue the Sandy Lane Homes Rezone to the April 1, 2026 Planning & Zoning Commission meeting. The motion passed unanimously, 5-0.

Aye: Commissioner Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, and Commissioner Ioppolo

Absent: Commissioner Lopez, and Commissioner Aguirre

2. Rock Church Special Exception - Consider a Special Exception to allow the use of a Church and Daycare in the A-1 (Agriculture) zoning district on approximately 10.62 acres, located on the south side of W SR 46, west of Orange Blvd; (BS2025-14); (Maverick VonHerbulis, McKee Construction, Applicant); District 5 - Herr; (Kaitlyn Apgar, Senior Planner).

Kaitlyn Apgar, Senior Planner, presented this item as stated in the Staff report. She further stated that the property has a Future Land Use of Suburban Estates and a zoning designation of A-1 (Agricultural). The property is located within the Wekiva River Protection Area, the East Lake Sylvan Transitional Area, the West SR 46 Scenic Corridor Overlay District, and the Aquifer Recharge Overlay. The site has operated as a church since 2007 with a school component that was granted via a Special Exception in 2016, with a condition of approval that the private school should not exceed 150 students. The proposed daycare requires approval of a Special Exception in the A-1 zoning district. Per the Land Development Code (LDC) update of 2024, civic assembly uses now requires Special Exception approval as opposed to prior versions of the Code. Thus, the expansion of assembly space and daycare requires approval of a new Special Exception. The current request is for the construction of a new assembly building, addition of classrooms, and the addition of a daycare component to the existing private school. The proposed new 14,519 sq. ft. assembly building will have a seating capacity of 330 chairs and additional office rooms. The project also includes renovation of the existing 11,670 sq. ft. building to accommodate the additional classroom/daycare and office spaces. The proposed development is consistent with the Special Exception criteria as stated in the staff report. As a summary, the proposed addition of daycare and assembly space is intended to serve the surrounding residential population. The existing church functions as a transitional buffer between major arterial roads SR 46/SR 429 and the residential neighborhood. The applicant has demonstrated adequate buffering and increased separation distance for proposed structures in order to meet compatibility with the surrounding area. A private school and

daycare may function as accessory uses to a church, therefore, the request is consistent with the character in the surrounding area. The site is currently developed as a church. The parking provided is compliant with the Code and provides a loop to prevent queuing out onto SR 46, as depicted in the stacking plan provided by the applicant. The school and daycare operate during weekday hours that do not overlap with the church. The subject property meets identified portions of the Comprehensive Plan with low intensity development, as further discussed in the staff report, and as required by the Wekiva River Protection Area and the Suburban Estates Future Land Use designation. The subject site anticipates church attendance of approximately 330 people. The proposed addition of a daycare and assembly space is intended to serve the surrounding population. Upon further examination, the trips generated will likely not exceed the threshold that would require roadway improvements, but it will require further examination by Traffic Engineering. A Traffic Impact Study will be required during the Site Plan review. This further examination, plus the provision of the car stacking plan, warrants the amendment to the originally stated daycare cap of 100 children. The applicant requests a daycare cap of 141, to which staff is able to support based on the trips generated and plan provided. The Development Order was updated to reflect this change and provided to the Board prior to the presentation. In compliance with Seminole County Land Development Code Sec. 30.3.5 - Community meeting procedures, the Applicant conducted a community meeting on December 29, 2025. Details of the community meeting have been provided in the agenda package. Staff finds the request meets the identified portions of Section 30.3.1.5-Special Exceptions of the Seminole County Land Development Code; therefore, staff requests the Planning and Zoning Commission recommend the Board of County Commissioners approve the Special Exception and the associated Development Order with the updated daycare cap of 141 children, to allow the use of a church and daycare in the A-1 (Agricultural) zoning district on approximately 10.62 acres, located on the south side of W SR 46, and west of Orange Blvd.

Maverick Von Herbulis, for the applicant, with McKee Construction in Sanford, Florida, thanked Staff for help with the process. He further stated that he had a lot of these types of projects where he has to come before Boards, but our Staff have gone above and beyond to try and help with the project process. He further stated that the new building is for the church assembly space and offices. With regards to the private school and preschool, the renovation taking place in the existing building is for that use, but the new building that they are expanding is for the church assembly and offices. Some of the neighbors' concerns was that the building was being built in a conservation area, but they are not touching the conservation area. Since the community citizen's meeting, there have been some changes to help with some of the neighbor's concerns, such as the buffering requirements to address some potential noise. A lot of the noise concerns were from SR 429, but there is nothing they can do with that road, however, they can buffer the impact with their construction. The new plans show more buffering behind the church. They are running the site plan and site review process concurrently with this Special Exception request, so these plans and the updated landscape plans have already been submitted to the County through the site plan process, but not yet through this (Special Exception) process.

Chairman Carissa Lawhun asked Staff to explain further about the statutory

requirements of this plan that the Board doesn't have the right to consider. The project manager, Kaitlyn Apgar, responded that the State allows private schools (K-12) to be allowed outright in the church building without the requirement of a Special Exception, so that aspect cannot be limited. Deputy County Attorney, Neysa Borkert, stated that the State revised by Statute in 2024, that states private schools can locate in a building that is being used as a church, theatre, cinema, museum, performing arts, etc., if certain criteria are met, for the past five (5) years, without the need to obtain a rezoning, Special Exception, or other type of zoning approval. Basically, the State pre-empted our ability to limit the location of private schools in any of those types of facilities that have been existing for five (5) years. The County, however, can insure that our health/safety/welfare Codes are being met; so we can regulate that part. However, the County cannot modify or require modifications to the Special Exception that currently exists. Daycares are not included and not considered as private schools, which are dealt with separately, and those need a Special Exception. Since the Code has changed, and churches need a Special Exception in the zoning district, they were tying in the church use for this expansion, but for only the church facilities. The private school cannot locate in the new facilities without a change to their Special Exception. They can only locate in the existing facility.

Commissioner Tim Smith stated that he heard the number of 150 students, but it's being capped at 141 students and asked why the difference. Ms. Apgar of Staff responded that the 150 student cap may refer to the previous Special Exception that was approved in 2016 for the Pre-K through 12th, but the daycare cap would be 141 students.

Commissioner Richard Jerman stated that he didn't understand if the cap of 141 is in addition to the 150 students. Ms. Apgar responded that this Development Order is an addendum to the last Development Order, which is technically still in place. However, as Ms. Borkert stated, we cannot limit the private school, so we can't place a cap on the number of students.

Ms. Borkert inserted that we can't place a zoning cap, such as a Special Exception cap on the private school. It can be capped by virtue of the Building Code, class sizes, parking, etc. The daycare cap is just for the daycare. The Special Exception for the private school still exists and is still a use on the property. This project request is in addition to what is existing, assuming they are using the total in the original Special Exception of 150. The applicant can confirm if that is the case for the K-12 school. Ms. Apgar stated that she thinks they have less than 150 students.

Commissioner Jerman stated that he is still not clear and asked how many students in total, between the existing school and the daycare. Ms. Apgar responded that their proposed cap of 141 and their total for PreK-12 is 170. Commissioner Jerman stated that is over 300 students. The applicant confirmed yes, that is correct.

The following written comments were submitted **in opposition** to this request:

1. Kyle Ervin, Sanford, Florida

The following audience participants spoke **in support** of this request (in speaking

order):

1. Steven Parker, Eustis, Florida
2. Tom Weichart, Mt. Dora, Florida
3. Gabriella O'Brien, Deltona, Florida
4. Brianna Batista, Sorrento, Florida
5. Midiana Markley, Deland, Florida
6. Dyani Guerrero, Deland, Florida
7. Tim Darnell, Sanford, Florida
8. Matthew Kearney, Sanford, Florida
9. Caleb Hinton, Sanford, Florida
10. Tim Kearney, Debary, Florida
11. John-Marc Consalazio, Deltona, Florida

The following written comments were submitted **in support** of this request (in alpha order):

1. Heather and Nicholas Coday, Deltona, Florida
2. Hannah Culver, Sanford, Florida
3. Alyssa Kay Darnell, Debary, Florida
4. Austin Darnell, Debary, Florida
5. Elizabeth Ryleigh Darnell, Debary, Florida
6. Sarah Darnell, of Debary, Florida
7. David Ely, Sanford, Florida
8. Kari Enot, Sanford, Florida
9. Zach Glenn, Sanford, Florida
10. Kaley Hoffman, Sanford, Florida
11. Debbie Jones, Melbourne, Florida
12. Peggy Kearney, Debary, Florida
13. Shawnda Kearney, Debary, Florida
14. Emily Koerner, Sanford, Florida
15. Jennifer Koerner, Sanford, Florida
16. Chris Meyers, Deltona, Florida
17. Emma Meyers, Deltona, Florida
18. Jamie Meyers, Deltona, Florida
19. Dawn Nelson, Sanford, Florida
20. Kristina O'Brien, Deltona, Florida
21. Mya Meyers, Deltona, Florida
22. Vanessa Pacheco, Sorrento, Florida
23. Shevieve Padgett, Deland, Florida
24. Amy Perkins, Lake Mary, Florida
25. Zane Perkins, Lake Mary, Florida
26. Katherine Renaud, Sanford, Florida
27. Peter Renaud, Sanford, Florida
28. Zeb Renaud, Sanford, Florida
29. Ivy Rivera, Sanford, Florida
30. Leo Rivera, Sanford, Florida
31. Richard and Stephanie Slone, Deltona, Florida
32. Kathy Weaver, Sanford, Florida

- 33. Gabrielle Weichart, Mt. Dora, Florida
- 34. Denise Weichart, Mt. Dora, Florida

Public comment was closed.

Chairman Lawhun acknowledged there was nothing to rebut, and the applicant agreed.

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Richard Jerman, to approve and refer the Rock Church Special Exception to the Board of County Commissioners, to include the Amendment to the Development Order for 141 children. The motion passed unanimously, 5-0.

Aye: Commissioner Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, and Commissioner Ioppolo

Absent: Commissioner Lopez, and Commissioner Aguirre

- 3. Pemberton Carports PD Major Amendment Rezone - Consider a Rezone from PD (Planned Development) to PD (Planned Development) to allow for reduced building setbacks and buffer requirements for accessory structures on 0.87 acres, located on the north side of Pemberton Drive, east of South Orange Blossom Trail; (Z2024-014) (Darron Sims, Applicant) District 3 - Constantine (Kaitlyn Apgar, Senior Planner)

Kaitlyn Apgar, Senior Planner, presented this item as stated in the Staff report. She further stated that the existing Future Land Use is Planned Development, and the existing zoning is PD. The property is located within the business tract of the Bear Lake Planned Development. The established PD Future Land Use does not specify a maximum floor area ratio value for the business tract. The subject site is approximately 0.87 acres and was developed in 2005 as a warehouse and office building. The purpose of the PD amendment is to allow for the existence and permitting of accessory structures to the warehouse and office building. The property has been subject to a code enforcement case related to unpermitted construction, inclusive of these structures. In the pursuit of compliance, the applicant removed the structures, but requests the PD amendment in order to complete permitting. The owner intends to retain three (3) accessory carport structures that encroach into the rear yard setback of thirty (30) feet, resulting in a proposed rear yard setback of six (6) feet. The carports also encroach into the required 100-foot buffer from the residential lot lines to the north, as established in condition four (4) in the original Bear Lake PD Developer’s Commitment Agreement. The current request would result in reduction of this buffer to eighty-six (86) feet. The requested reductions will only apply to the accessory structures on the subject property, and will not be applicable to the primary structure. The Land Development Code specifies that PD’s should adhere to the greater benefit and innovation criteria and remain consistent with the Comprehensive Plan. These criteria are addressed in the Staff report and displayed on the slides. As a summary, the request to amend the rear setback and 100-foot buffer from the residential lot lines does not otherwise detract from the intent of the PD. The Bear Lake PD was approved in August of 1990, which was established under slightly different criteria than what exists today. Overall, the amendment to this PD does not impair the PD’s ability or inability to meet these criteria on a large scale. The residential tract for the Bear Lake PD has already been constructed and most of the parcels in the business tract are also

developed. The impact to the surrounding area is nominal overall in building coverage and impervious surface area. Through the proposed addendum, a maximum Floor Area Ratio is proposed in order to regulate the intensity of the site. The maximum Floor Area Ratio proposed is 0.65 in accordance with typical light industrial uses, such as warehouses. The addition of the carports serve to enhance the property and obscure any storage of materials by general business and warehouse uses, as allowed in the PD. The site is located in the Seminole County utility service area and is connected to water service. The property was previously approved to have a septic system. The site does not have specific open space requirements per lot; however, the PD requires the overall Business Center development to maintain a minimum of 3.14 acres of landscaping/open space. The property has access onto Pemberton Drive, which is classified as a local road. Buffer requirements will be determined at Site Plan approval and will be in compliance with the Seminole County Land Development Code. In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedure, the applicant conducted a community meeting on September 24, 2025 with details of the community meeting provided in the agenda package. Staff requests the Planning and Zoning Board recommend the Board of County Commissioners adopt the ordinance enacting a Rezone, and adopt the associated Rezone Ordinance per the following motion: Based on Staff’s findings and the testimony and evidence received at the hearing, the Planning and Zoning Commission finds the request meets the identified portions of the Seminole County Land Development Code and recommends the Board adopt the Ordinance enacting a Rezone from PD (Planned Development) to PD (Planned Development), and approve the associated Developer’s Commitment Agreement and Master Development Plan, on 0.87 acres, located on the north side of Pemberton Dr, east of South Orange Blossom Trl.

Cole Wynia, for the applicant, with the McNulty Group, of Lake Mary, Florida, stated that this dates back to two sellers ago, which had a lot of unpermitted work on the building. He is representing the buyer of this property, and they had to adopt all of these code enforcement issues, which they learned about when they came in for a use permit. The previous seller did everything he could to accommodate the County and installed several different stairwells, moved awnings in the back, and satisfied all of the code issues. The awnings and carports have been there since 2011. They are completely obscured from the road. The current owner needs them for his business to store outside materials.

No one from the audience spoke in favor nor in opposition to this request. Public comment was closed.

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Mike Lorenz, to approve and refer the Pemberton Carports PD Major Amendment Rezone, along with the Developer's Commitment Agreement and Master Development Plan, to the Board of County Commissioners. The motion passed unanimously, 5-0.

Aye: Commissioner Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, and Commissioner Ioppolo

Absent: Commissioner Lopez, and Commissioner Aguirre

4. Wayside Drive Assemblage PD Major Amendment Rezone - Consider a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) to add three (3) properties to the Wayside Assemblage PD for a mixed use development consisting of multi-family, office, retail commercial, and higher intensity planned development -target industries uses on approximately 19.98 acres, located on the south side of Wayside Dr, east of International Pkwy; (Z2025-017) (Douglas Hoeksema, Applicant) District5 - Herr (Annie Sillaway, Principal Planner).

The Applicant is requesting a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) to incorporate three (3) parcels, into the Wayside Assemblage PD, and to establish a new ingress/egress access onto International Pkwy. On December 12, 2023, the Applicant received approval for a PD (Planned Development) rezoning for a mixed use development on approximately 19.48 acres that consisted of three tracts:

- Tract A: Higher Intensity Planned Development - Target Industry (HIP-TI) and Office uses;
- Tract B: Multi-Family and Target Industry uses;
- Tract C: C-2 (Retail Commercial) and OP (Office) uses

Tract A and Tract B have an existing Future Land Use designation of HIP-TI, which allows a maximum Floor Area Ratio (F.A.R.) of 1.5, and Tract B allows a maximum density of forty (40) dwelling units per net buildable acre. Tract C has a Commercial Future Land Use designation, which allows a maximum F.A.R. of 0.35, with these previously approved development entitlements will remain in effect. The newly incorporated parcels are approximately 1.07 acres along the western portion of the proposed development. The newly proposed ingress/egress access onto International Drive will require an approved traffic impact analysis prior to Final Development Plan approval. Required improvements may include, but are not limited to, turn lanes, access limitations, and signalized intersections. The buffers along the west perimeter will be evaluated and determined at the time of the Final Development Plan, and the Developer will provide 25% open space. The proposed PD zoning designation and the associated Master Development Plan have been evaluated for compliance with the Seminole County Land Development Code (SCLDC) review criteria for Planned Developments as follows:

- The proposed development is consistent with the Seminole County Comprehensive Plan.
- The HIP-TI Future Land Use designation aims to attract target industries for higher-paying employment in strategic locations along the North I-4 Corridor, emphasizing proximity to major interchanges.
- The Developer will provide natural resource preservation by amenitizing the storm water pond that will enhance water quality and habitat.
- The proposed development creates a live-work environment by reducing the commuting distances by capturing trips on site while also promoting economic growth, and connects the development to Wayside and International Pkwy.
- The developer will provide neighborhood and community amenities by providing landscape buffers, internal pathways, and integrated open spaces.

The proposed development is consistent with the Comprehensive Plan by promoting flexibility and creativity in addressing changing social, economic and market conditions, especially where they are used to implement adopted policies of the Comprehensive Plan. Per Policy FLU 4.5, uses while providing residential that is subordinate to the Target Industry Uses, and Per Policy 5.3.3 Commercial Future Land Use, is to identify locations for a variety of commercial uses, neighborhood, and community shopping centers. Staff finds the request to be consistent with the Seminole County Comprehensive Plan and the Land Development Code, and compatible with the trend of development in the surrounding area. The Applicant conducted a community meeting on December 2, 2025, and no members of the community attended the meeting.

Staff requests the Planning and Zoning Commission recommend the Board of County Commissioners adopt the Ordinance enacting a Rezone per the following motion :

Based on Staff’s findings and the testimony and evidence received at the hearing, the Planning and Zoning Commission finds the request meets the identified portions of the Seminole County Land Development Code and recommends the Board of County Commissioners adopt the Ordinance enacting a rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development), and approve the associated Development Order and Master Development Plan on approximately 19.98 acres, located on the south side of Wayside Dr, east of International Pkwy.

Since the agenda has been sent, Staff’s recommendation has been revised, to include both the Development Order and the Master Development Plan in the motion . Once the Board has determined how it would like to vote, please read the language shown on the screen and not in your agenda packets.

Ben Beckham, for the applicant, with Madden, Moorhead & Stokes, in Maitland, Florida stated that this project is an existing PD and the application is to modify the PD to add three (3) small parcels along International Pkwy. Those additional parcels will allow increased public access to the project for the commercial business uses in the HIP-TI area. The applicant is not requesting any increases to the existing entitlements on the property, and the proposed number of units and proposed building square footages all remain exactly the same as before. This is just adding a little bit of land area for increased access. They agree with the conditions of the Development Order and look forward to a favorable motion.

No one from the audience spoke in favor, nor in opposition to this request.

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Tim Smith to approve and refer the Wayside Drive Assemblage PD Major Amendment Rezone to the Board of County Commissioners. The motion passed unanimously, 5-0.

Aye: Commissioner Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, and Commissioner Ioppolo

Absent: Commissioner Lopez, and Commissioner Aguirre

CLOSING BUSINESS

Development Services Director's Report - Dagmarie Segarra, Deputy Development Services Director provided the Board that the next P&Z meeting on April 1, 2026, will include a presentation with the updated Land Development Code, which they've been working on. These amendments are in reaction to fixing things that were left out from the 2024 update, as well as to address some of the requirements for the Envision 2045. Maya Athanas, Principal Planner, is the contact for this project. After this Board hears the project on April 1st, the project will then be heard for first reading at the April 28, 2026 Board of County Commissioner's meeting, and the second reading (final) at the May 12, 2026 Board of County Commissioner's meeting.

Deputy County Manager Update - Neysa Borkert provided a brief update on what may be occurring in the Florida Legislature. There was an amendment that was put forth to SB208, by Senator Martin from Lee County, Florida. Ms. Borkert provided highlights of the amendment.

ADJOURNMENT

Having no further business, the meeting adjourned at 7:17 PM.



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0251

Title:

Rock Church Special Exception - Consider a Special Exception to allow the use of a Church and Daycare in the A-1 (Agriculture) zoning district on approximately 10.62 acres, located on the south side of W SR 46, west of Orange Blvd; (BS2025-14); (Maverick VonHerbulis, McKee Construction, Applicant); District5 - Herr (**Kaitlyn Apgar, Senior Planner**)

Department/Division:

Development Services

Authorized By:

Mike Rhodes, Interim Development Services Director

Contact/Phone Number:

Kaitlyn Apgar/407-665-7377

Background:

The subject property is located at 6641 W SR 46, Sanford, FL. The property has a Future Land Use of Suburban Estates and a zoning designation of A-1 (Agriculture). The property is located within the Wekiva River Protection Area, the East Lake Sylvan Transitional Area, the West SR 46 Scenic Corridor Overlay District, and the Aquifer Recharge Overlay. The site has operated as a house of worship (church) since 2007 with a school component that was granted via a Special Exception in 2016, with a condition of approval that the private school, kindergarten through twelfth grade, should not exceed 150 students.

The current request proposes the construction of a new assembly building, addition of classrooms, and the addition of a daycare component (with a maximum of 141 children) to the existing private school. The proposed daycare use requires approval of a Special Exception in the A-1 zoning district. Per the Seminole County Land Development Code (SCLDC) update of 2024, community civic assembly uses now require a Special Exception approval pursuant to the Permitted Use table in SCLDC Sec. 30.50.2. For these reasons, the addition of the daycare and the expansion of assembly space require approval of a new Special Exception. The proposed new

14,519 sq. ft. assembly building will have a seating capacity of 330 chairs and office rooms. The project also includes renovation of the existing 11,670 sq. ft. building to accommodate the additional classroom/daycare and office spaces.

The existing 2016 Special Exception for the pre-kindergarten through twelfth grade private school will remain in place. The County is precluded from requiring a special exception or modification of the existing special exception due to the recent passage of HB 1285, effective July 1, 2024. The bill amended Section 1002.42, F.S. to allow private schools in existing church facility under the facility's existing zoning and land use designation without obtaining a rezoning, special exception or land use change. Thus, the private school currently operating in the church facility can essentially exist by right if certain statutory conditions are met. Those conditions are met in this case. Additionally, elementary schools are permitted by right in the A-1 zoning district.

Staff Findings:

In reviewing Special Exception requests, Section 30.3.1.5(a) of the SCLDC requires that the Planning and Zoning Commission hold a public hearing to consider the proposed Special Exception and submit written recommendations to approve with conditions or deny the request to the Board of County Commissioners for official action. After review of the Special Exception request and a public hearing, the Board of County Commissioner may approve the request if it is determined that the use requested:

(1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area:

The Rock Church property has an area of approximately 10.6 acres that supports an existing church which operates on Saturdays and Sundays with an Average attendance is estimated at 300 attendees. The requested Special Exception would include the addition of a daycare use with a proposed enrollment of 141 children up to four (4) years old. The previously approved Special Exception allowed a private school from kindergarten through twelfth grade, with a maximum of 150 students. The Applicant is proposing to add students to the existing private school to include approximately ninety (90) students for kindergarten through fifth grade and the middle through high school levels are proposed to have eighty (80) students combined. This increase is not subject to this special exception request, but it is evaluated for local health, safety and welfare laws, codes and rules including fire safety and building safety, in accordance with Florida Statute 1002.42. The private school and daycare operate Monday through Friday. The church is utilizing the Shared Parking

option in accordance with SCLDC Sec. 30.11.4.3, Table 11-4A. The required parking for the assembly use at full capacity requires eight-three (83) parking spaces, while the total parking requirement for the school is thirty-nine (39) spaces. Because these uses do not operate at the same time the Shared Parking analysis identifies a maximum demand of eight-three (83) parking spaces maximum at any given time. The site provides ninety-two (92) spaces, meeting the requirements of the SCLDC Shared Parking provisions.

The subject property abuts the Sylvan Lake PD single-family residential subdivision to the south. The surrounding development pattern is characterized by Suburban Estates, single-family residential, and requires one (1) net buildable acre per dwelling unit. The residential neighborhood to the south has an overall density of 1.6 dwelling units per net buildable acre, as allowable by provisions within the East Lake Sylvan overlay. Lots adjacent to the south range in size from approximately 15,700 sq. ft. to 21,780 acres. The proposed addition of daycare and assembly space is intended to serve the greater residential population. The existing church also functions as a transitional buffer between major arterial roads SR 46/SR 429 and the residential neighborhood.

The subject property is adhering to the buffer requirements by providing plantings to the south, adjacent to the residential neighborhood. The buffer width will be fifteen (15) feet with the plant unit group to be determined at Site Plan review. The nearest parking structure is twenty-five (25) feet from the property line. The required building setback requirement is thirty (30) feet; however, the proposed additional building will be located approximately seventy-seven (77) feet from the rear property line. The applicant has demonstrated adequate buffering and increased separation distance in order meet compatibility with the surrounding area.

(2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes:

The site is currently developed as a church. The parking provided is compliant with code requirements and includes a loop system designed to prevent queuing out into SR 46. The applicant has submitted a vehicle stacking plan demonstrating adequate on-site queuing capacity. The existing trip generation with the church and private school is 32 trips during the PM peak hour. The proposed daycare use will be expected to significantly increase trips according to the ITE Trip Generation Manual, 11th edition. This increase in trips requires further examination by Traffic Engineering, thus a Traffic Impact Study will be

required during the Site Plan review.

(3) Is consistent with the County's Comprehensive Plan:

The subject property has a Future Land Use designation of Suburban Estates (SE). Pursuant to the Seminole County Comprehensive Plan, the purpose and intent of this land use designation is to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the Rural Area; and to allow existing agricultural operations to continue until developed for other uses. Permitted uses include single family residences on a minimum of one (1) acre; general rural uses; houses of worship, country clubs (over ten acres in size); home occupations; public elementary schools, public middle schools and public high schools.

- The church is located within the Wekiva River Protection Area and has submitted the Application for Consistency Review. Staff have found the proposal to be consistent with the Wekiva River Protection Area.
- The proposed development has a Floor Area Ratio of 0.09. The development would have an equivalent intensity to that of a two (2) story home of 4,000 sq. ft. on one (1) acre of land, which is compatible with requirements per Policy FLU 2.3.8 (4) that states the development is limited to a maximum density of one (1) dwelling unit per net buildable acre.
- The development complies with the maximum impervious surface area of sixty-five (65) percent permitted within the Aquifer Recharge Overlay. The total impervious surface area, including proposed improvements, is approximately 18.8% of the site. The property contains approximately 3.3 acres of conservation to remain preserved, and approximately 5.3 acres of pervious area will remain.
- As property is also located in the West SR 46 Scenic Corridor Overlay District, specific enhanced buffering and design criteria will be required during the site plan stage. The applicants are aware of these requirements.

(4) Will not adversely affect the public interest:

Within the A-1 (Agriculture) district, a private school and daycare may function as accessory uses to a church, therefore, the request is consistent with the character with the surrounding area. The subject property consists of 10.6 acres and anticipates church attendance of approximately 330 people. The school and

day care operate during weekday hours that do not overlap with the church, thereby reducing potential operational conflicts. The applicant also proposes additional buffer plantings adjacent to the residential subdivision and will continue to preserve existing conservation areas onsite. Therefore, the granting of the proposed Special Exception is not expected to adversely affect public interest.

(5) Meets any special exception criteria described in Additional Use Standards; and

- (1) Protects Residential Neighborhoods. Outdoor use areas, including vehicular use areas, must be located and designed to minimize potential negative impacts on residential zoning districts and residential uses in approved PDs, including but not limited to mitigation of light spill-over, glare, noise (from mechanical equipment, recreational facilities, outdoor classrooms, etc.), and any other negative impacts associated with the type of civic assembly use proposed. Assembly uses in residential zones may not apply for a permanent license to sell alcoholic beverages for on-premise consumption.
 - The proposed civic assembly limits potential negative impacts through adequate setback distance and sufficient buffering, as required per the SCLDC. The vegetative buffer acts to reduce noise and light pollution to adjacent residential lots to the south, and the setback of the nearest structure proposed is seventy-seven (77) feet from the residential lot lines. These factors contribute to the mitigation of potential negative impacts to adjacent neighbors. The request does not include a license to sell alcoholic beverages.
- (2) Traffic. Vehicular ingress, egress, and on-site circulation must be designed and constructed to ensure the least possible impact on neighboring properties and residential streets. Primary ingress and egress must be from the highest service level adjacent street, unless otherwise approved by the Planning and Zoning Commission and Board of County Commissioners. For community and regional assembly facilities, vehicular access to the facility must be from a collector of four lanes or more, or an arterial street. Parking areas must be designed and located to minimize conflict with pedestrian and bike pathways.
 - The traffic circulation through the site is located nearest to the north right of -way. Queuing of cars for the drop-off of students is configured to reduce

potential spillage into the roadway. The nearest parking structure to adjacent residential properties is required to maintain a setback of twenty-five (25) feet. Additionally, the roadways utilized to access the site are State Road 46 and State Road 429, both of which are arterial roads that do not pass through the adjacent neighborhoods.

- (3) Noise Abatement. Civic Assembly uses often involve groups of people arriving and departing at one time (as is common with many assembly uses), outdoor gatherings, or sound amplification. Therefore, issues related to noise from gatherings, events, vehicles, and equipment must be addressed through conditions of approval for a special exception permit. Conditions including but not limited to the location of outdoor use areas on the property, limitations on hours or days of operation, and additional noise abatement strategies may be required.
- The subject site will be held to the Code of Ordinance standards regarding noise production. The use or operation of any indoor or outdoor sound amplification device is prohibited, except as may be authorized through approval under the temporary exemption or special event provisions of the SCLDC. Additionally, hours of operation for the school are limited to six (6) a.m. to six (6) p.m., Monday through Friday, as per the previous Development Order.
- (4) Lighting. Lighting of outdoor areas must be cut-off or fully shielded to reduce glare and prevent light overspill into adjacent properties. Lighting for sports fields and outdoor recreation areas, where operational characteristics prevent the use of cut-off or fully shielded lights, must be turned off no later than 10:00 p.m. or be located such that the lights are not visible from a residential zoning district or residential uses in an approved PD.
- Fully cut off fixtures are required for all outdoor lighting, per SCLDC Sec. 30.15.1. No ball fields are permitted on the site, per the previously approved Development Order. Additionally, the previously approved Development Order prohibits additional area lighting beyond parking lot and safety lighting on buildings.
- (5) One- and Two-Family Residential Zoning Districts. In order to protect the surrounding residential neighborhood from the encroachment or expansion of civic assembly uses, assembly facilities located in one- or two-family residential zoning districts must meet the following additional standards:
- a. Desired Development Patterns. Assembly facilities located in residential

zoning districts should function as compact, singular sites and all desired activities and required facilities (to include parking facilities, principal use buildings, and accessory use buildings) should be located on one development site consisting entirely of contiguous parcels of land, which may include property located directly across the street.

- b. Non-contiguous Parcels. Where a parcel owned or leased by the civic assembly use is not contiguous to the parcel(s) containing the principal assembly building, the use of the non-contiguous parcel(s) is limited to the following uses: occasional overflow parking (maximum two (2) times per week and located within a five-minute walk defined as quarter ($\frac{1}{4}$) mile of continuous sidewalk), passive recreation space, playgrounds, walking trails, outdoor classrooms or seating, or reflection or meditation space.
- c. Acquisition of Land. If additional property is acquired for use by the assembly facility, an amendment to the special exception permit shall be required prior to any development on the property.
 - The site functions as one contiguous site and does not propose development on other properties.

(6) Meets the following additional requirements if located in the applicable zone:

a. If located in A-10, A-5, A-3, or A-1:

(i) Is consistent with the general zoning category of the rural zoning classifications; and

- The proposed expansion of the existing church and addition of the daycare is consistent with the already established use and character of the area. The site maintains a substantial area of conservation and pervious surface, thus upholding and preserving “rural” character and adhering to the applicable Wekiva River policies as previously discussed.

(ii) Is not highly intensive in nature; and

- The proposed expansion and addition of the daycare use are not anticipated to result in a highly intensive development pattern. The project’s FAR is approximately 0.09, which is significantly lower than the typical commercial max FAR of 0.35. As such, the scale and intensity of the development remain consistent with the surrounding

rural and residential character.

(iii) Is compatible with the concept of low-density rural land use; and

- The proposed project meets the intent of the Suburban Estates Future Land Use and WRPA, which meets the intent of low-density land uses.

(iv) Has access to an adequate level of public services such as sewer, water, police, fire, schools and related services.

- The development is currently connected to utility services and has access to public services. It is anticipated that the proposed addition and uses will maintain adequate level of service.

Community Meeting

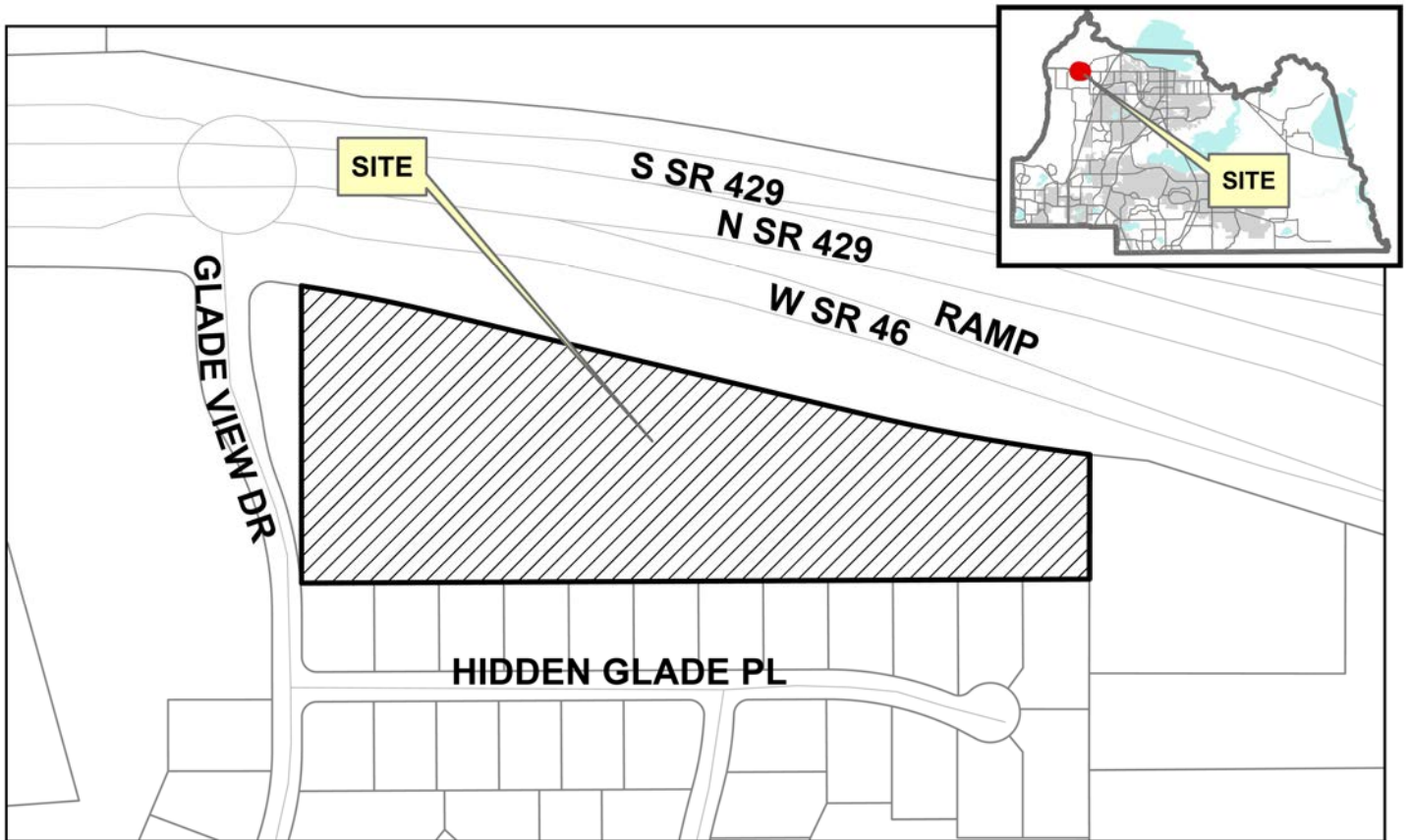
In compliance with Seminole County Land Development Code Sec. 30.3.5 - Community meeting procedures, the Applicant conducted a community meeting on December 29th, 2025. Details of the community meeting have been provided in the agenda package.

The Planning and Zoning Commission met on March 4, 2026, and voted unanimously to recommend the Board of County Commissioners approve the Special Exception, located on the south side of W. SR 46, west of Orange Blvd. The minutes of this meeting are included in the agenda package.

Requested Action:

Staff requests the Board of County Commissioners approve the Special Exception and the associated Development Order as per the following motion:

Based on Staff's findings and the testimony and evidence received at the hearing, the Board of County Commissioners find the request meets the identified portions of the Seminole County Land Development Code and moves to approve the Special Exception and Development Order to allow, with conditions, the use of a Church and Daycare in the A-1 (Agriculture) zoning district on approximately 10.62 acres, located on the south side of W. SR 46, west of Orange Blvd.

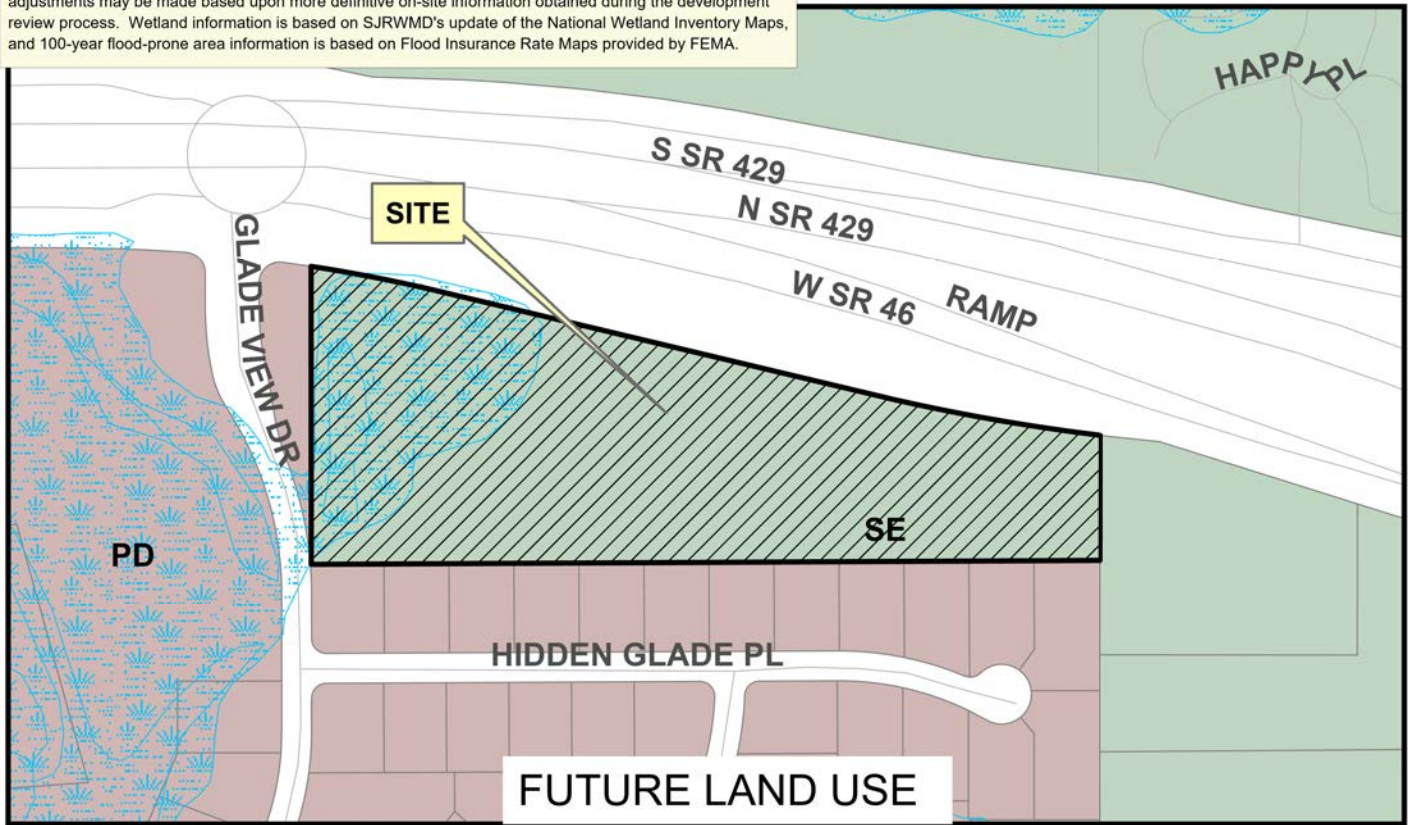


Project Name: Rock Church Special Exception
 Applicant Name: Maverick VonHerbulis
 Project Number: BS2025-014
 Parcel ID: 25-19-29-300-0290-0000
 Project Address: 6641 W SR 46 SANFORD, FL 32771

 Parcels



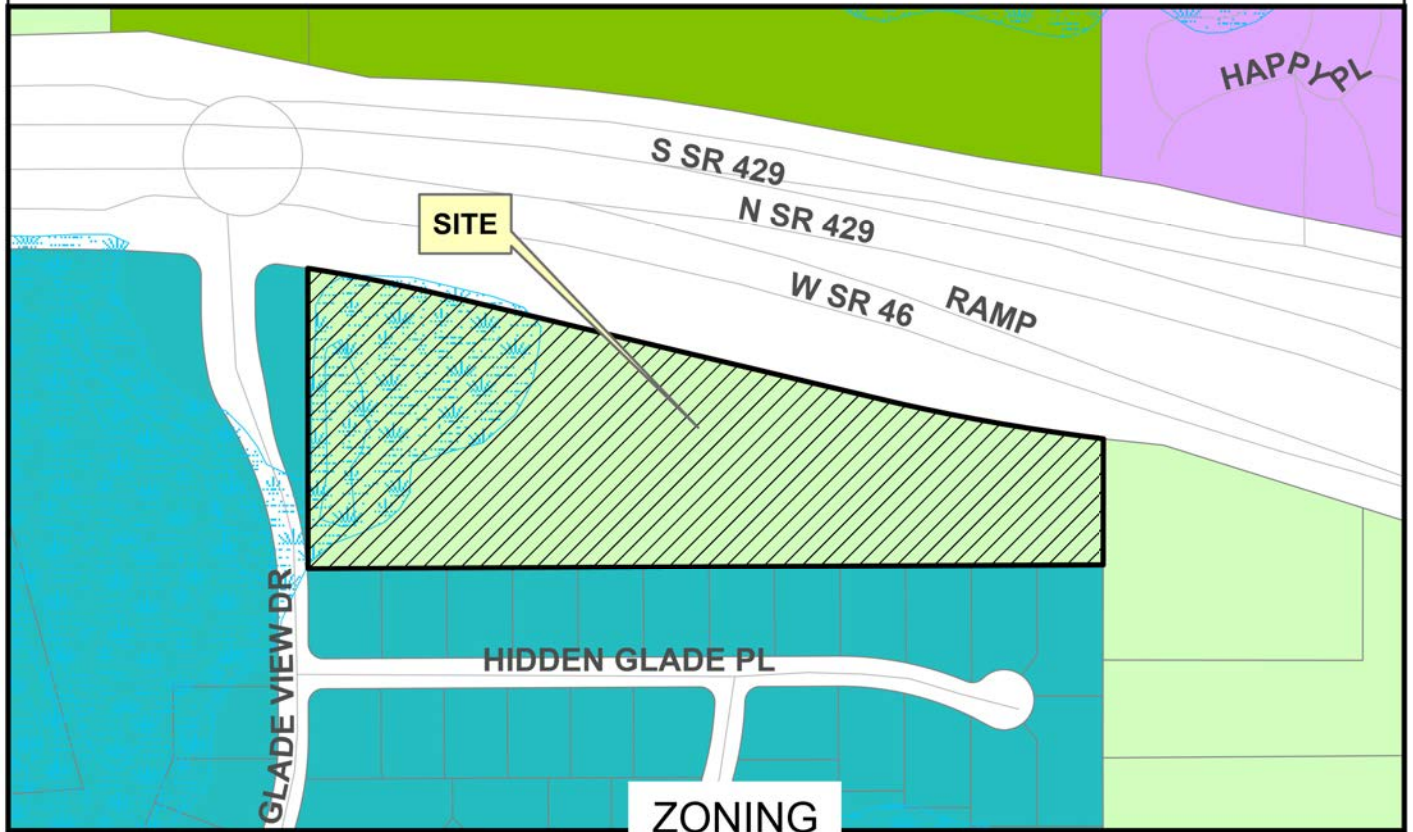
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory Maps, and 100-year flood-prone area information is based on Flood Insurance Rate Maps provided by FEMA.



CONS PD SE

Project Name: Rock Church Special Exception
 Applicant Name: Maverick VonHerbulis
 Project Number: BS2025-014
 Parcel ID: 25-19-29-300-0290-0000
 Project Address: 6641 W SR 46 SANFORD, FL 32771

FLU: SE
 Zoning: Agriculture

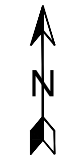
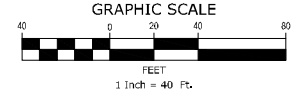
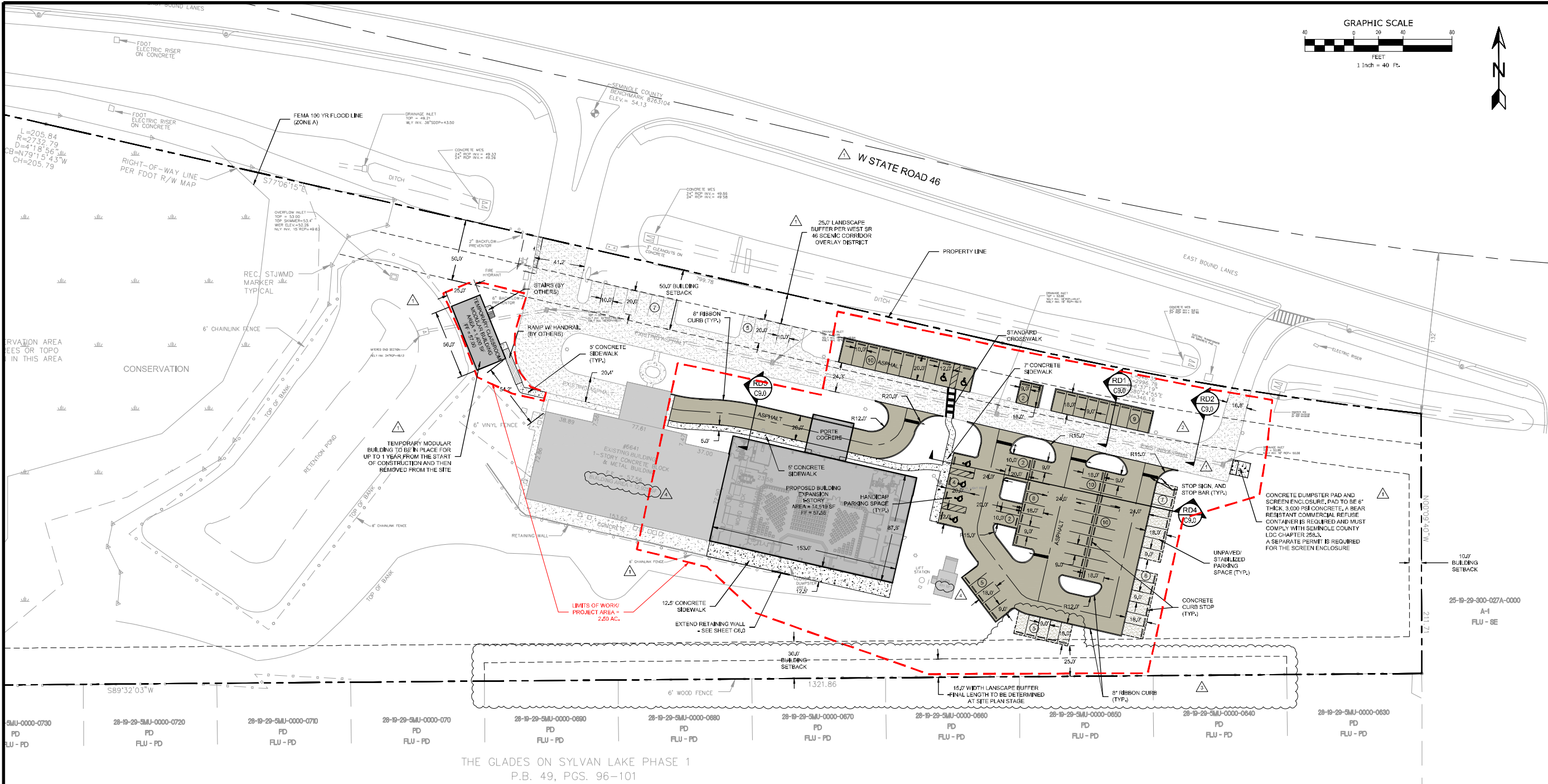


ZONING

Date: 1/27/2026

Name: BS2025-014FluZonePgLayout

CONS AGRICULTURE COUNTRY HOMES RM-3 PD



Faber Engineering, Inc.
 3165 MCCORRY PLACE, STE. 151
 ORLANDO, FL 32803
 (407) 595-1566

SEAL:
 THOMAS FABER, P.E., #R7427
 REGISTERED PROFESSIONAL ENGINEER
 FABER ENGINEERING, INC.

SITE PLAN FOR THE ROCK CHURCH BUILDING EXPANSION
 SEMINOLE COUNTY, FL

PROJECT PHASE:
 CONSTRUCTION PLANS

APPLICANT:
 ROCK OF CENTRAL FLA. INC.
 6641 W SR 46
 SANFORD, FL 32771

REV #	DATE	REVISION
1	11/21/25	REVISED PER SEMINOLE COUNTY COMMENTS
2	12/02/25	REVISED PER SPECIAL EXCEPTION COMMENTS
3	01/02/26	REVISED PER SEMINOLE COUNTY COMMENTS
4	02/03/26	REVISED PER SEMINOLE COUNTY COMMENTS
5		
6		
7		
8		
9		
10		
11		

JOB #: 24010
 DATE: 05/05/25
 DESIGNED BY: TRF
 APPROVED BY: TRF

C4.0

THE GLADES ON SYLVAN LAKE PHASE 1
 P.B. 49, PGS. 96-101

NET BUILDABLE ACREAGE
 NET BUILDABLE AREA = GROSS AREA - WETLANDS - TRANSMISSION EASEMENTS - 100 YR FLOODPLAIN* - R.O.W.
 GROSS AREA (10.60 AC) - WETLANDS (2.20 AC) - EASEMENTS (0.00 AC) - 100 YR (0.61 AC) - R.O.W. (0.00 AC) = 7.79 AC
 *100 YR FLOOD PLAIN AREA EXCLUSIVE OF WETLANDS.

PORTE COCHERE WILL PROVIDE A 13'6" MINIMUM CLEARANCE.

Table 11-4A: Shared Parking Table

Use Utilizing Shared Parking	Minimum Required Parking	Weekday Usage (Mon. - Fri.)			Weekend Usage (Sat. - Sun.)		
		8AM - 6PM	6PM - 12AM	12AM - 8AM	8AM - 6PM	6PM - 12AM	12AM - 8AM
Commercial - Other (Education)	39	90%	80%	5%	100%	70%	5%
		35	31	2	0	0	0
Assembly Spaces	83	40%	100%	10%	80%	100%	50%
		0	0	0	66	83	42
Total Required Spaces		35	31	2	66	83	42

EXISTING IMPERVIOUS CALCULATIONS

DESCRIPTION	AREA	PERCENTAGE
BUILDING IMPERVIOUS	0.34 AC.	3.2%
PAVING IMPERVIOUS	1.04 AC.	9.2%
CONSERVATION	3.31 AC.	31.2%
PERVIOUS	5.91 AC.	55.8%
TOTAL IMPERVIOUS AREA	1.35 AC.	13.0%
TOTAL AREA	10.60 AC.	100.00%

PROPOSED IMPERVIOUS CALCULATIONS

DESCRIPTION	AREA	PERCENTAGE
BUILDING IMPERVIOUS	0.68 AC.	6.4%
PAVING IMPERVIOUS	1.31 AC.	12.4%
CONSERVATION	3.31 AC.	31.2%
PERVIOUS	5.30 AC.	50.0%
TOTAL IMPERVIOUS AREA	1.99 AC.	18.6%
TOTAL AREA	10.60 AC.	100.00%

PROPOSED STRUCTURE DIMENSIONS = 14,519 SQ. FT.

OPEN SPACE CALCULATIONS
 REQUIRED OPEN SPACE = N/A
 PROVIDED OPEN SPACE = 8.68 AC. (81.9%)

REQUIRED VEHICULAR PARKING
 HOUSE OF WORSHIP: 1 SP/4 SEATS X 330 SEATS = 83 SP
 SCHOOL:
 DAYCARE/PRE-K/KINDERGARTEN: 1 SP/EMPLOYEE X 20 EMPLOYEES = 20 SP
 ELEMENTARY/MIDDLE: 1.75 SP/CLASSROOM X 8 CLASSROOMS = 14 SP
 HIGH SCHOOL: 5 SP/CLASSROOM X 1 CLASSROOMS = 5 SP
 TOTAL SCHOOL PARKING REQUIRED: 39 SP
 TOTAL REQUIRED PARKING (SEE SHARED PARKING TABLE ON THIS SHEET) = 83 SP

PROVIDED VEHICULAR PARKING
 PROPOSED STANDARD PAVED (10'X20') = 24 SP
 PROPOSED STANDARD PAVED (9'X18') = 44 SP
 **PROPOSED STANDARD NON-PAVED (9'X18') = 18 SP (21.7% OF REQUIRED)
 PROPOSED HANDICAP (12'X20') = 6 SP
TOTAL SPACES = 92 SP

**PER SEMINOLE COUNTY COMPREHENSIVE PLAN POLICY FLU 2.3.12 (B)(3)(B), WITH THE EXCEPTION OF HANDICAPPED PARKING SPACES, NO MORE THAN 25% OF THE TOTAL NUMBER OF REQUIRED OFF-STREET PARKING SPACES SHALL NOT BE PAVED.

OVERALL SITE DATA AND NOTES

1. PARCEL ID: 25-19-29-300-0290-0000
2. GROSS SITE AREA = 10.60 AC.
3. CONSERVATION AREA = +/- 3.31 AC.
4. NET BUILDABLE AREA = 7.79 AC. (SEE NET BUILDABLE ACREAGE NOTE)
5. EXISTING FUTURE LAND USE = SE
6. EXISTING ZONING = A-1
7. EXISTING USE = HOUSE OF WORSHIP/SCHOOL/DAY-CARE (SCHOOL CONSISTS OF PRE-K, MIDDLE, AND HIGH SCHOOL STUDENTS AS APPROVED UNDER DO#16-3200006)
8. PROPOSED USE = HOUSE OF WORSHIP/SCHOOL/DAY-CARE (SCHOOL CONSISTS OF PRE-K, MIDDLE, AND HIGH SCHOOL STUDENTS)
9. PROPOSED BUILDING AREA = 14,519 SF
10. TOTAL PROPOSED BUILDING AREA = 29,305 SF (0.67 AC.)
11. PROPOSED FAR = 0.67 AC./ 7.79 AC. = 0.09
12. BUILDING SETBACKS:
 -FRONT = 50 FT
 -SIDE = 10 FT
 -STREET SIDE = 50 FT
 -REAR = 30 FT
13. MAXIMUM ALLOWED BUILDING HEIGHT = 35 FT
14. PER THE FIRM PANEL NO. 12117C0065F AND 12117C0045F, BOTH DATED SEPT. 28, 2007, THE SITE IS DESIGNATED FLOOD ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND ZONE A; AREA WITHIN FLOOD PLAIN WITHOUT THE BASE FLOOD ELEVATION DETERMINED.
15. THE STORMWATER MANAGEMENT SYSTEM FOR THE PROPOSED IMPROVEMENTS COMPLIES WITH ALL SEMINOLE COUNTY AND SURWMD REQUIREMENTS.
16. WATER AND SANITARY SEWER ARE PROVIDED BY THE SEMINOLE COUNTY.
17. PROPOSED UTILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. UTILITIES ARE DESIGNED TO MEET ALL SEMINOLE COUNTY STANDARDS.
18. ROADWAYS WILL BE PRIVATELY OWNED AND MAINTAINED.
19. THE PROJECT WILL BE DEVELOPED IN ONE PHASE.
20. THE PROJECT IS NOT GATED.
21. PROPOSED BUILDING WILL HAVE FIRE ALARM AND FIRE SPRINKLER SYSTEMS INSTALLED.
22. PROPOSED BUILDING WILL BE INTERCONNECTED TO EXISTING BUILDING. DETAILS TO BE PROVIDED WITH BUILDING PLANS.
23. THIS PROPERTY IS LOCATED WITHIN THE EAST LAKE SYLVAN TRANSITIONAL AREA, WEKIVA RIVER PROTECTION AREA, THE WEST SR 40 SCENIC CORRIDOR AND THE BEAR MANAGEMENT AREA.

**SEMINOLE COUNTY
ADDENDUM #1 TO THE ROCK CHURCH
DEVELOPMENT ORDER**

On April 14, 2026, Seminole County issued this Addendum #1 to the Rock Church Development Order #16-32000006, issued on September 26, 2016, as recorded in the Seminole County Official Records Book 8786, Pages 17 through 21, relating to and touching and concerning the following described property:

BEGIN 10.13 CHAINS SOUTH OF THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 29 EAST, RUN SOUTH 9.87 CHAINS, THENCE EAST 20 CHAINS, THENCE NORTH 5 CHAINS, THENCE NORTH 76 DEGREES 15' WEST TO BEGINNING. LESS AND EXCEPT THAT PORTION LYING IN STATE ROAD 46, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

(The above described legal description has been provided by the applicant.)

The purpose of this Addendum #1 is to allow the expansion of an existing church and addition of a daycare in the A-1 (Agriculture) district.

All provisions and conditions within the Rock Church Development Order #16-32000006, issued on September 26, 2016, as recorded in the Seminole County Official Records, remain unchanged and in full except to the extent that they may conflict with the revised language below. In the event of a conflict, the provisions of this Addendum #1 shall prevail. The following plain text is current approved language provided for context only, strikethroughs are deletions and underlines are additions:

A. FINDINGS OF FACT

Property Owner: STEVEN PARKER
ROCK OF CENTRAL FLA INC
6641 W SR 46
SANFORD, FL 32771

Project Name: THE ROCK ACADEMY - SPECIAL EXCEPTION

Development Approval:

Consider a Special Exception to allow the expansion of an existing church and addition of a daycare in the A-1 (Agriculture) district.

The findings reflected in the record of the April 14, 2026, 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:
 - k. The Special Exception granted applies only to daycare and church uses as depicted on the Special Exception Site Plan, as per this Addendum dated April 14, 2026.
 - l. Total enrollment for the daycare shall not exceed 141 children.
 - m. Hours of operation for the daycare are 6:00 AM to 6:00 PM, Monday through Friday.
 - n. Lighting beyond the existing parking lot lights and safety lighting on buildings are prohibited. Any existing and proposed lighting must meet Seminole County Land Development Code requirements.
 - o. Child drop-off and pick-up operations shall be scheduled in staggered intervals and designed to ensure that all vehicle queuing and circulation occur on-site, without spillback onto adjacent roadways or rights-of-way.
 - p. 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".

- q. Buildings associated with the Special Exception may be expanded one (1) time by up to ten (10) percent of the approved building area without approval from the Board of County Commissioners. Any subsequent expansion, regardless of size, shall require approval by the BCC.
- r. A Site Plan meeting all applicable requirements of the Land Development Code, including but not limited to Chapter 40, must be approved, prior to the issuance of development permits.
- s. K-12 school must remain in the existing building to avail themselves of the statutory exemption in Section 1002.42, F.S., as applicable.
- t. The use or operation of any indoor or outdoor sound amplification device is prohibited, except as may be authorized through approval under the temporary exemption or special event provisions of the SCLDC.

(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: _____

Andria Herr, Chairman
Board of County Commissioners

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On September 26, 2016, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 25 TWP 19S RGE 29E BEG 10.13 CH S OF NW COR
RUN S 9.87 CH E 20 CH N 5 CH N 76 1/4 DEG W TO BEG
LESS ST RD 46 R/W

(The aforescribed legal description has been provided to Seminole County by the Property Owner.)

A. FINDINGS OF FACT

Property Owner: ROCK OF CENTRAL FLA INC.
6641 W SR 46
SANFORD, FL 32771

Project Name: THE ROCK ACADEMY - SPECIAL EXCEPTION

Development Approval:

A Special Exception to establish a private preschool, middle school, and high school in association with The Rock of Central Florida Church in the A-1 (Agriculture) district.

The findings reflected in the record of the September 26, 2016 Board of Adjustment 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.



MARYANNE MORSE, SEMINOLE COUNTY
CLERK OF CIRCUIT COURT & COMPTROLLER
BK 8786 Pgs 17-21 (5Pgs)
FILE NUM 2016107320
RECORDED 10/17/2016 04:18:43 PM
RECORDING FEES \$44.00
RECORDED BY Jeckenro

CERTIFIED COPY
MARYANNE MORSE
Clerk of Circuit Court and Comptroller
SEMINOLE COUNTY, FLORIDA
BY *Pam Porto*
DEPUTY CLERK

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 private preschool, middle school, and high school as depicted on the Special Exception Site Plan.
 - b. Total enrollment for the school campus (preschool and K-12) will not exceed 150 students.
 - c. Typical hours of operation for the school are 6:00 AM to 6:00 PM Monday through Friday.
 - d. The timing for drop-off and pick-up of students will be staggered to alleviate traffic impacts.
 - e. Ball Fields are prohibited.
 - f. No additional area lighting beyond the existing parking lot lights and safety lighting on the building are permitted.
 - g. The layout of the proposed uses must be substantially consistent with that which is depicted on the Special Exception Site Plan, attached to the Development Order as Exhibit A.
 - h. No building associated with the Special Exception may be increased more than 10% in size from that which is shown on the Special Exception Site Plan without Board of Adjustment approval.
 - i. Prior to the issuance of development permits, a final site plan that meets the requirements of all other applicable code requirements, including Chapter 40 of the Land Development Code, must be approved.
 - j. 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 Adjustment.
- (4) This Development Order touches and concerns the aforescribed 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: *Tina Williamson*
Tina Williamson, AICP
Director of Development Services

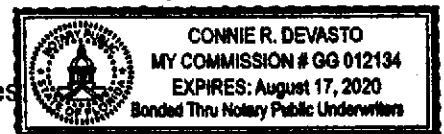
STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Tina Williamson who is personally known to me or who has produced as identification and who acknowledged and executed the foregoing instrument.

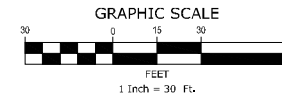
WITNESS my hand and official seal in the County and State last aforesaid this 12th day of October, 2016.

Connie R. Devasto
Notary Public, in and for the County and State
Aforementioned

My Commission Expires



Prepared by: Denny Gibbs, Principal Planner
1101 East First Street
Sanford, Florida 32771



Faber Engineering, Inc.

3185 MCCORRY PLACE, STE. 151
ORLANDO, FL 32803
(407) 595-1566

SEAL:

THOMAS FABER, P.E., #87427
REGISTERED PROFESSIONAL ENGINEER
FABER ENGINEERING, INC.

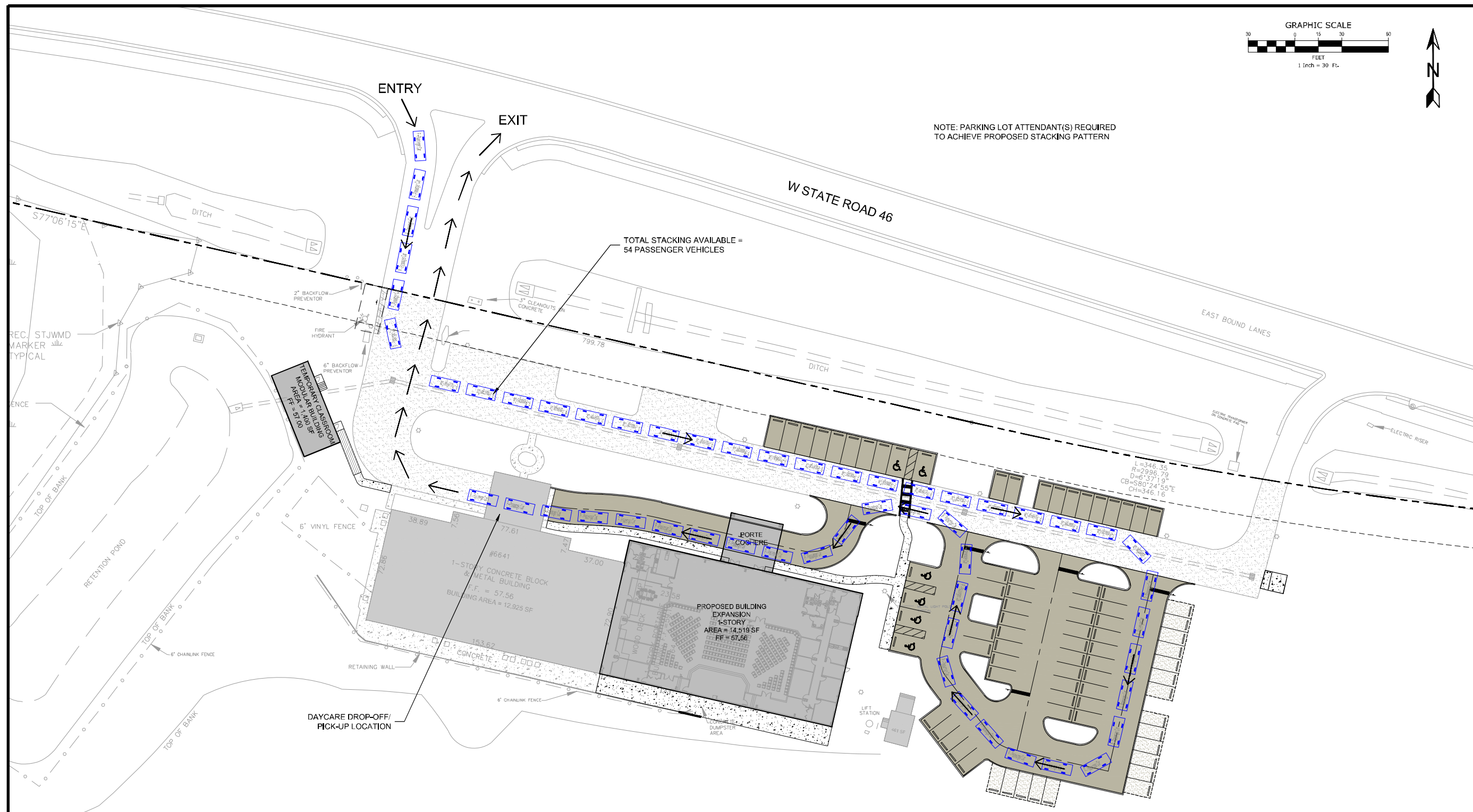
**VEHICLE STACKING EXHIBIT
FOR
THE ROCK CHURCH
BUILDING EXPANSION
SEMINOLE COUNTY, FL**

PROJECT PHASE:
CONSTRUCTION PLANS

APPLICANT:
**ROCK OF
CENTRAL FLA., INC.**
6641 W SR 48
SANFORD, FL 32771

REV #	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	

JOB # 24010
DATE: 05/05/25
DESIGNED BY: TRF
APPROVED BY: TRF



NOTE: PARKING LOT ATTENDANT(S) REQUIRED TO ACHIEVE PROPOSED STACKING PATTERN

TOTAL STACKING AVAILABLE = 54 PASSENGER VEHICLES

DAYCARE DROP-OFF/
PICK-UP LOCATION

TEMPORARY CLASSROOM
NO. 100
AREA = 5,100 SF

#6641
1-STORY CONCRETE BLOCK & METAL BUILDING
F.F. = 57.56
BUILDING AREA = 12,025 SF

PROPOSED BUILDING EXPANSION
1-STORY
AREA = 14,519 SF
F.F. = 57.56

28-19-29-5MU-0000-0710 PD FLU - PD	28-19-29-5MU-0000-070 PD FLU - PD	28-19-29-5MU-0000-0690 PD FLU - PD	28-19-29-5MU-0000-0680 PD FLU - PD	28-19-29-5MU-0000-0670 PD FLU - PD	28-19-29-5MU-0000-0660 PD FLU - PD	28-19-29-5MU-0000-0650 PD FLU - PD	28-19-29-5MU-0000-0640 PD FLU - PD	28-19-29-5MU-0000-0630 PD FLU - PD
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THE GLADES ON SYLVAN LAKE PHASE 1
P.B. 49, PGS. 96-101

S:\2025\Rock Church Mackay\CDP\Final\VEHICLE STACKING EXHIBIT.dwg Mar 02, 2025 04:05 pm



Since 1973

Re: Special Exemption Request Community Meeting Minutes

The Rock Church

6641 W SR 46

Sanford, FL. 32771

Meeting summary - The meeting was held as scheduled on December 29th at the McKee office located 717 Monroe Rd. Sanford, FL. 32771 at 6:00pm and ended at 7:00pm.

Attendance record/Responses via email/Response via telecommunication - as attached

A full set of County submitted Civil and Building drawings were provided and made available for the meeting. Of the 137 distributed notices, (6) households attended, (2) reached out via email to us, and (1) called in via phone call. McKee Construction also received an email the following day after the meeting from one of the attendees as a follow up from their household expanding their notes to us. Discussion and points of concern from the community were as follows:

1. Some in attendance voiced concerns of the potential for noise increasing. SR 429 has increased the noise pollution to their community, and this project will further add to that level. McKee Construction could not speak on behalf of the noise levels provided by SR 429. However, the function and use of The Rock Church facility would not change. The noise levels should remain fairly consistent. Though as proposed as only a single-story building, there may be some noise reduction from the 429. Additional landscape buffering has been submitted since the meeting to SR 46 and the property line adjacent to the residents and submitted to the County to aid in alleviating this concern.
2. A resident asked to confirm the proposed expansion of the building square footage. McKee confirmed with the submitted set of drawings, that 13,388 square feet was the building and with the porta cache being included, was a total of 14,519 square feet.
3. Concerns of light pollution shedding onto adjacent housing from the required parking lot site lighting which is proposed for the new parking area of the Rock Church. McKee expressed that with the required parking lot lighting comes code requirements in which the lighting photometrics provided would not exceed the requirements and that the direction, shields, and placement did not appear to negatively impact on the adjacent properties. Additional landscape buffering has been submitted since the meeting to the property line adjacent to the residents and submitted to the County to aid in alleviating this concern.
4. A resident asked what the process was hereafter this meeting. McKee explained the County's process for approval.
5. Several concerns were made regarding any disturbances to the conservation area located within the boundaries of the Rock Church. McKee Construction understood the concern and explained that doubling the size did not mean that the traffic would double.



Since 1973

- Also, the traffic would be limited to pick-up and drop-off on weekdays and during pre-service and post service commute for their one service. In addition, a traffic study has been ordered to further evaluate any impacts the expansion may have.
6. It was asked that while construction was underway, would traffic be controlled from the main route of import/export and not be directed through the neighborhood. McKee confirmed that for import/export trucking and for the delivery of concrete and steel components would be given a route that did not direct traffic through the Sylvan Lake subdivision.
 7. A concern was brought up of the visual of the new expansion roof top from the adjacent homeowner's back yard. McKee stated they would discuss this landscaping could be provided and McKee would discuss this with The Rock Church. Additional landscape buffering has been added and submitted to the County to aid in this area.
 8. Concerns were voiced of the added traffic on SR 46 and the 429 due to the increased size of The Rock Church. McKee agreed that there would be an increase in traffic and this was due to the increase of attendance. The attendance increase warranted the need for the expansion.
 9. Suggestions of additional barriers between the residents and the Rock Church were discussed. Additional landscaping was suggested by some residents for sound and for a visual obstruction of the proposed building. McKee would discuss this with The Rock Church. Additional landscape buffering has been submitted since the meeting to SR 46 and the property line adjacent to the residents and submitted to the County to aid in alleviating this concern.
 10. A question arose to the existing entrances and exits/curb-cuts of the church being widened or moved were asked and answered. No Change to the entrance and exit is proposed.
 11. Proximity of the proposed building expansion to the adjacent properties was also brought up by a resident. McKee pointed out that the parameters of setbacks for the expansion were followed for the property.

This ends the points of interest and concerns which were discussed in this meeting.

Maverick D. Von Herbulis

McKee Construction Co.

President

Date: 12-31-25

December 9, 2025

Dear Property Owner,

RE: Special Exception Request

McKee Construction Co. would like to invite you to a community meeting to discuss the Special Exception Request for The Rock of Central Florida located at 6641 W SR 46 in Sanford, Florida 32771. The Special Exception is a request to allow for the expansion of the existing facility and allow for an increase in the attendance of the daycare and school. This meeting is meant to provide the community with a venue to discuss the proposal and voice any concerns. A copy of the plan submitted to the city will be available for review at the neighborhood meeting. If you are unavailable to attend and have any questions or comments, please email Matt Shelton at matt@mckeegc.com with any correspondence.

The meeting will be held at the following location and time:

McKee Construction Co.
717 Monroe Road
Sanford, Florida 32771

DATE: Monday, December 29th

TIME: 6:00 pm - 8:00 pm 407.322.1150



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WAGNER, CHRISTOPHER & AMY
6999 SYLVAN WOODS DR
SANFORD, FL 32771-3966

SKOREPA, MARY ENH LIFE EST
6849 SYLVAN WOODS DR
SANFORD, FL 32771-6434

VANDENDRIESSCHE, DORIS A & DENNIS R
6974 SYLVAN WOODS DR
SANFORD, FL 32771-6439

ZECCA-BELL, ADRIENNE L ENH LIFE EST & BELL, ROSS L
ENH LIFE EST
6963 SYLVAN WOODS DR
SANFORD, FL 32771-6435

RUTH E DELAPORTE FAMILY TRUST & WILLIAM B
DELAPORTE FAMILY TRUST
6855 SYLVAN WOODS DR
SANFORD, FL 32771-6434

KEPLEY, KENNETH E & SUZANNE L
659 SHORT OAR CT
SANFORD, FL 32771-6423

DOT/STATE OF FL
719 S WOODLAND BLVD
DELAND, FL 32720-6834

BEAUCHEMIN, DANIEL R & ERICA D
6013 FEATHER LN
SANFORD, FL 32771-9213

OVERALL, HUGH E & SHERRY M
6914 SYLVAN WOODS DR
SANFORD, FL 32771-6437

WENDORF, ERICA
636 SYLVAN RESERVE CV
SANFORD, FL 32771-6424

KEWLEY, JOHN D & CHERYL A
6890 OAK GLEN CT
SANFORD, FL 32771-6422

PATEL, SNEHAL C
11102 BRIDGE HOUSE RD
WINDERMERE, FL 34786-5404

FINNEGAN, IVOR C
670 GLADE VIEW DR
SANFORD, FL 32771-6425

MCGAVIN OAKS WEST LLC & MCTIC MOTHERLODE LLC &
TWELVE OAKS RV RESORT LLC
1703 N THORNTON RD
CASA GRANDE, AZ 85122-7805

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SEMINOLE B C C
1101 E 1ST ST
SANFORD, FL 32771-1468

MCGAVIN OAKS WEST LLC & MCTIC MOTHERLODE LLC &
TWELVE OAKS RV RESORT LLC
1703 N THORNTON RD
CASA GRANDE, AZ 85122-7805

SIMCOX, LYNDA
6944 SYLVAN WOODS DR
SANFORD, FL 32771-6438

WINGENBACH, ROBERT A & LORNA J
664 GLADE VIEW DR
SANFORD, FL 32771-6425

BUCHANAN, PATRICK R & KRISTIN L
647 SHORT OAR CT
SANFORD, FL 32771-6423

DOT/STATE OF FL
719 S WOODLAND BLVD
DELAND, FL 32720-6834

HALL, JOHN F ENH LIFE EST & TIVNAN, JUDITH E ENH
LIFE EST
676 GLADE VIEW DR
SANFORD, FL 32771-6425

ELLIS, ROBERT & SUZANNE
6885 SYLVAN WOODS DR
SANFORD, FL 32771-6434

VAUGHAN, ROBERT A
682 GLADE VIEW DR
SANFORD, FL 32771-6425

ROGERS, TODD W
6968 SYLVAN WOODS DR
SANFORD, FL 32771-6439

ALI, IMRAN N & KANJI, AAMENA S
6888 HIDDEN GLADE PL
SANFORD, FL 32771-6429

BISSELL, JUDITH & CRAIG
6001 FEATHER LN
SANFORD, FL 32771-9213

KOOS, LARRY M & TRACEY L S
6896 OAK GLEN CT
SANFORD, FL 32771-6422

MICHAEL, CARL D ENH LIFE EST & MICHAEL, MARJORIE J
ENH LIFE EST
6788 SYLVAN WOODS DR
SANFORD, FL 32771-6447

BEAUCHEMIN, DANIEL R & ERICA D
6013 FEATHER LN
SANFORD, FL 32771-9213

NGO, CUONG & THAO
660 SHORT OAR CT
SANFORD, FL 32771-6423

GLADES ON SYLVAN LAKE HOME- OWNERS ASSN INC
3112 W LAKE MARY BLVD
LAKE MARY, FL 32746-6024

DOT/STATE OF FL
719 S WOODLAND BLVD
DELAND, FL 32720-6834

6839 HIDDEN GLADE PLACE LAND TRUST & DJT11SERVICES
LLC TR
6839 HIDDEN GLADE PL
SANFORD, FL 32771-2410

GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE
3112 W LAKE MARY BLVD
LAKE MARY, FL 32746-6024

PEREZ, ASHLEY R
6800 W STATE ROAD 46
SANFORD, FL 32771-9263

MC BRIDE, SEAN J & LUCY C
6956 SYLVAN WOODS DR
SANFORD, FL 32771-6439

DOT/STATE OF FL
719 S WOODLAND BLVD
DELAND, FL 32720-6834

GONZALEZ, CIRO A
6899 HIDDEN GLADE PL
SANFORD, FL 32771-6428

KATHLEEN M LITZNER TRUST
668 MONTREAL LN
SANFORD, FL 32771-6430

WELLS, MARK K & MINDI
5977 FEATHER LN
SANFORD, FL 32771-9213

COX, GERALD A
117 RONNIE DR
ALTAMONTE SPG, FL 32714-3221

ANNA M GROHE TRUST
4545 OPAL CLIFF DR
SANTA CRUZ, CA 95062-5225

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TORREY, KARLA & MICHAEL
6915 SYLVAN WOODS DR
SANFORD, FL 32771-6435

GERVOLINO, SUSAN & GERVOLINO, JOHN
24 MAR AZUL N
PONCE INLET, FL 32127-2230

IBBOTSON, CHAD J & JOY H
6945 SYLVAN WOODS DR
SANFORD, FL 32771-6435

RODRIGUES SOARES, ALEXSANDRO & SOARES, CINTIA C
6834 HIDDEN GLADE PL
SANFORD, FL 32771-6429

NGUYEN, LOC K & LE, NGA
31850 WEKIVA PINES BLVD
SORRENTO, FL 32776-7704

NANCE, SCOTT D & KATHERINE S
6795 SYLVAN WOODS DR
SANFORD, FL 32771-6449

NGUYEN, XIAN
6842 SYLVAN WOODS DR
SANFORD, FL 32771-6436

VAUGHAN INC
107 W COMMERCIAL ST
SANFORD, FL 32771-1213

LE, QUY V & NGUYEN, BACH T
6920 TALLOW TREE RD
SANFORD, FL 32771-9796

RYAN K & STEPHANIE L MCLANE REV LIVING TRUST
6894 HIDDEN GLADE PL
SANFORD, FL 32771-6429

LINARES, LIONEL & RACHEL
6908 SYLVAN WOODS DR
SANFORD, FL 32771-6437

MYERS, GARY A & JENNIFER L
6882 HIDDEN GLADE PL
SANFORD, FL 32771-6429

ALMIRALL, RICK A & PAULETTE
6861 SYLVAN WOODS DR
SANFORD, FL 32771-6434

ERVIN, KYLE W & ERIN E
6864 HIDDEN GLADE PL
SANFORD, FL 32771-6429

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JOHNSON, DONNA M ENH LIFE EST
5953 FEATHER LN
SANFORD, FL 32771-9213

GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE
3112 W LAKE MARY BLVD
LAKE MARY, FL 32746-6024

DETUNCQ, CHRISTOPHER N & AMY R
6887 HIDDEN GLADE PL
SANFORD, FL 32771-6428

SCHOGGINS, GEORGE & SHERRY D
6824 SYLVAN WOODS DR
SANFORD, FL 32771-6436

WEAVER, DAVID E
629 SYLVAN RESERVE CV
SANFORD, FL 32771-6424

REMTULLA, YAHYA
685 MONTREAL LN
SANFORD, FL 32771-6432

SK FAMILY TRUST
1700 VICTORIA GARDENS DR
DELAND, FL 32724-7381

PHEGLEY, CHARLEEN A ENH LIFE EST & PHEGLEY,
MICHAEL T ENH LIFE EST
6037 FEATHER LN
SANFORD, FL 32771-9213

GAINES, FREDERIC F III ENH LIFE EST & GAINES,
SUSAN E ENH LIFE EST
6867 SYLVAN WOODS DR
SANFORD, FL 32771-6434

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3112 W LAKE MARY BLVD
LAKE MARY, FL 32746-6024

DOT/STATE OF FL
719 S WOODLAND BLVD
DELAND, FL 32720-6834

HILLERY, ROBERT L HEIR & HILLERY, R T
1843 MCCARTHY AVE
SANFORD, FL 32771-3054

RAY, KENNETH D & CYNTHIA M
6073 FEATHER LN
SANFORD, FL 32771-9213

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SMITH, DOUGLAS A
655 MONTREAL LN
SANFORD, FL 32771-6432

SHAKIL, MOHAMMAD S
692 GLADE VIEW DR
SANFORD, FL 32771-6425

MCRIGHT, JAMES C ENH LIFE EST & MCRIGHT, JANICE D
ENH LIFE EST
6900 HIDDEN GLADE PL
SANFORD, FL 32771-6429

RYAN, RICHARD A ENH LIFE EST & RYAN, DENEAN L ENH
LIFE EST
6950 SYLVAN WOODS DR
SANFORD, FL 32771-6438

VAZQUEZ, WINNETTA A
6794 SYLVAN WOODS DR
SANFORD, FL 32771-6447

ROWLAND, DANIEL & MEGAN A
5965 FEATHER LN
SANFORD, FL 32771-9213

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3112 W LAKE MARY BLVD
LAKE MARY, FL 32746-6024

LEDUC, PETER J & KIMBERLEY A
6825 SYLVAN WOODS DR
SANFORD, FL 32771-6433

WIGGINS, WILLIAM C
260 4TH ST
OSTEEN, FL 32764-9654

FLYNN, CHRISTOPHER J & TERESA M
6085 FEATHER LN
SANFORD, FL 32771-9213

ULMER, ANGELA C & ROY A
6962 SYLVAN WOODS DR
SANFORD, FL 32771-6439

PETERS, JAMES H ENH LIFE EST & PETERS, JANET K ENH
LIFE EST
674 MONTREAL LN
SANFORD, FL 32771-6430

DOZOIS, KEITH & FELICIA
6908 OAK GLEN CT
SANFORD, FL 32771-6422

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POOLE, LISA A
662 MONTREAL LN
SANFORD, FL 32771-6430

SCHOEMANN, PETER A & ECKSTEIN, CHRISTINE
6932 SYLVAN WOODS DR
SANFORD, FL 32771-6438

LOI, NGOC T & SEARLE, CAMERON
679 MONTREAL LN
SANFORD, FL 32771-6432

GUIDRY, JACKSON H & MCCARTHY, CONNIE
16371 FREHLEY RUN
LAND O LAKES, FL 34638-4414

HOLT, RUTH K ENH LIFE EST
6981 SYLVAN WOODS DR
SANFORD, FL 32771

DILLARD, KELLY N
653 SHORT OAR CT
SANFORD, FL 32771-6423

BISCHOFF, LONNY R & STRINI-BISCHOFF, TAMARA L
6097 FEATHER LN
SANFORD, FL 32771-9213

KEVIN L JACKSON SR FAMILY REV TRUST
6987 SYLVAN WOODS DR
SANFORD, FL 32771-6435

COX, GERALD A
117 RONNIE DR
ALTAMONTE SPG, FL 32714-3221

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3112 W LAKE MARY BLVD
LAKE MARY, FL 32746-6024

CAVITO, TODD C & LAURIE D
688 GLADE VIEW DR
SANFORD, FL 32771-6425

HERX, LAURA L ENH LIFE EST & HERX, WILLIAM A ENH
LIFE EST
6957 SYLVAN WOODS DR
SANFORD, FL 32771-6435

MARION, NANCY L & MC CARTHY, JAMES
634 CHRISTIEWOOD CT
SANFORD, FL 32771-6421

ANDREW J JEFFREY & SUSANNE K JEFFREY FAMILY TRUST
6933 SYLVAN WOODS DR
SANFORD, FL 32771-6435

SIMS, JOHN L SR & CAROLE A
654 SHORT OAR CT
SANFORD, FL 32771-6423

NGUYEN, KIM A T
204 JUSTIN WAY
SANFORD, FL 32773-5905

THOMAS, LEIGH A
6837 SYLVAN WOODS DR
SANFORD, FL 32771-6433

GEVERO, RODOLFO & SHANNON A
6897 SYLVAN WOODS DR
SANFORD, FL 32771-6434

TORMEY, BARRY & KENDALL
6876 HIDDEN GLADE PL
SANFORD, FL 32771-6429

HAYES, ROBERT D & JAMIE A
6993 SYLVAN WOODS DR
SANFORD, FL 32771-6435

HUTCHINSON, IAN S & LISA N
6881 HIDDEN GLADE PL
SANFORD, FL 32771-6428

MOORE, LEE P ENH LIFE EST & MOORE, NICOLE A ENH
LIFE EST
6927 SYLVAN WOODS DR
SANFORD, FL 32771-6435

GRAY, TODD & ERIN P
139 S ORANGE AVE
SANFORD, FL 32771-8308

LAFLEUR PROPERTIES & CONSULTING LLC
812 EDGEFOREST TER
SANFORD, FL 32771-7136

EPPL, GEORGE W ENH LIFE EST & EPPL, NICOLE R ENH
LIFE EST
6890 SYLVAN WOODS DR
SANFORD, FL 32771-6437

VICTORY, BARRY R & SUSAN H
6879 SYLVAN WOODS DR
SANFORD, FL 32771-6434

LAW, FEI TSING M ENH LIFE EST & LAW, RICHARD S ENH
LIFE EST
6801 SYLVAN WOODS DR
SANFORD, FL 32771-6433

CERINO, REBECCA P ENH LIFE EST
667 MONTREAL LN
SANFORD, FL 32771-6432

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OUELLETTE, BRIAN & KINGSTON, KIMBERLY
6891 SYLVAN WOODS DR
SANFORD, FL 32771-6434

GIBSON, LEE E & JANIE N
6800 SYLVAN WOODS DR
SANFORD, FL 32771-6436

ARIGO, ANDREW & BETH
6896 SYLVAN WOODS DR
SANFORD, FL 32771-6437

VOGEL, RICHARD A & VIRGINIA L
6819 SYLVAN WOODS DR
SANFORD, FL 32771-6433

LE, HANH T & DANG, TUAN
6903 OAK GLEN CT
SANFORD, FL 32771-6422

BARR, JERRY
6783 SYLVAN WOODS DR
SANFORD, FL 32771-6449

LAFLEUR PROPERTIES & CONSULTING LLC
812 EDGEFOREST TER
SANFORD, FL 32771-7136

LAWLESS, PATRICK & MARY
6938 SYLVAN WOODS DR
SANFORD, FL 32771-6438

CALLA, DONNA M
6869 HIDDEN GLADE PL
SANFORD, FL 32771-6428

PAGOZALSKI, ROBERT J
656 MONTREAL LN
SANFORD, FL 32771-6430

GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE
3112 W LAKE MARY BLVD
LAKE MARY, FL 32746-6024

MCGAVIN OAKS WEST LLC & MCTIC MOTHERLODE LLC &
TWELVE OAKS RV RESORT LLC
1703 N THORNTON RD
CASA GRANDE, AZ 85122-7805

NG, PATRICK & HEATHER
6875 HIDDEN GLADE PL
SANFORD, FL 32771-6428

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DOT/STATE OF FL
719 S WOODLAND BLVD
DELAND, FL 32720-6834

MARINI, SILVANA & REMELE, JASON J
6873 SYLVAN WOODS DR
SANFORD, FL 32771-6434

SMITH, ERIC R & SILVER, LEAH G
6851 HIDDEN GLADE PL
SANFORD, FL 32771-6427

TOTKA, RICHARD J & LAURA J
6831 SYLVAN WOODS DR
SANFORD, FL 32771-6433

GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE
3112 W LAKE MARY BLVD
LAKE MARY, FL 32746-6024

RICHARDS, WILFRED & KATRINA R
649 MONTREAL LN
SANFORD, FL 32771-6432

HERRON, SHERRY ENH LIFE EST
190 N ORANGE AVE
SANFORD, FL 32771-8988

GABRIEL, PRICYLLE
635 SYLVAN RESERVE CV
SANFORD, FL 32771-6424

CLINTON-DIX, HA'SEAN T
6975 SYLVAN WOODS DR
SANFORD, FL 32771-6435

LAWNICKI, MICHELLE N & HARRIS, JAMES R
673 MONTREAL LN
SANFORD, FL 32771-6432

YOUNG, ROGER M
135 S ORANGE AVE
SANFORD, FL 32771-8308

ECKSTEIN, PATRICIA
6939 SYLVAN WOODS DR
SANFORD, FL 32771-6435

GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE
3112 W LAKE MARY BLVD
LAKE MARY, FL 32746-6024

CONNOLLY, DAVID T JR & RADHIKA
6061 FEATHER LN
SANFORD, FL 32771-9213

Print using Adobe® Reader®'s "Actual size" setting

<p>GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE 3112 W LAKE MARY BLVD LAKE MARY, FL 32746-6024</p>	<p>MC GHEE, MICHELE S ENH LIFE EST & MC GHEE, NEIL L ENH LIFE EST 6813 SYLVAN WOODS DR SANFORD, FL 32771-6433</p>
<p>GOGNA, PARDEEP K & AMITA 6852 HIDDEN GLADE PL SANFORD, FL 32771-6429</p>	<p>KRISHNAN FAMILY TRUST 628 CHRISTIEWOOD CT SANFORD, FL 32771-6421</p>
<p>DENNIS, WILLIE JR ENH LIFE EST 6858 HIDDEN GLADE PL SANFORD, FL 32771-6429</p>	<p>DOT/STATE OF FL 719 S WOODLAND BLVD DELAND, FL 32720-6834</p>
<p>CRUMPTON, KEITH T & LORI J 691 MONTREAL LN SANFORD, FL 32771-6432</p>	<p>HOSACK, RANDALL M & LINDSEY B 6840 HIDDEN GLADE PL SANFORD, FL 32771-6429</p>
<p>HART, JUSTIN & HAYLEY 6921 SYLVAN WOODS DR SANFORD, FL 32771-6435</p>	<p>GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE 3112 W LAKE MARY BLVD LAKE MARY, FL 32746-6024</p>
<p>SHUGART, JOHN W & SHUGART, MICHELE 5989 FEATHER LN SANFORD, FL 32771-9213</p>	<p>ROCK OF CENTRAL FLA INC 6641 SR 46 SANFORD, FL 32771-9240</p>
<p>MAGEE, MICHAEL ENH LIFE EST 6951 SYLVAN WOODS DR SANFORD, FL 32771-6435</p>	<p>JOHNSON, JOHN C JR & CAROLYN E 6836 SYLVAN WOODS DR SANFORD, FL 32771-6436</p>

Print using Adobe® Reader®'s "Actual size" setting

TIFFANY, CHRISTOPHER & ANGELA M
6846 HIDDEN GLADE PL
SANFORD, FL 32771-6429

LANG, THOMAS & CHRISTINE
6893 HIDDEN GLADE PL
SANFORD, FL 32771-6428

TUBIO, ABIGAIL & DEVER, ALEJANDRO
6845 HIDDEN GLADE PL
SANFORD, FL 32771-6427

SMALL, RENEL G LIFE EST & SMALL, VERONICA H LIFE
EST
6920 SYLVAN WOODS DR
SANFORD, FL 32771-6438

WARD FAMILY GRANDKIDS LLC
444 DESOTO DR
NEW SMYRNA, FL 32169-5243

SNYDER, JONATHAN L & AMANDA L
6870 HIDDEN GLADE PL
SANFORD, FL 32771-6429



The Rock Church Special Exemption Request Meeting
 McKee Construction Company
 717 Monroe Rd.
 Sanford, FL 32771

Monday, December 29th, 2025
 Start time : 6:00pm -- 7PM EDT
 End Time :

Name	Address	Time	Signature
Kyle Ervin	6864 Hidden Glade PL	5:46	[Signature]
Sam Ervin	"	5:47	[Signature]
Peter Leduc	6825 SYLVANWOODS DR	5:50	[Signature]
Jan McRight	6900 Hidden Glade Pl	5:52	Janice D. McRight
Judy + John Hall	6716 Glade View	5:55	Jonathan Hall + John Hall
Stephanie + Ryan McLane	6894 Hidden Glade Pl	5:55	Stephanie McLane
Alexandro Pover	6845 Hidden Glade Pl	5:58	[Signature]
NON ATTENDEES - EMAIL ONLY			
JAMES + JAMES PETERS	6714 MONTREAL LN.	DEC 28 2025	ATTACHED EMAIL
AMANDA + JONATHAN SNYDER	6870 HIDDEN GLADE PL.	DEC 15, 2025	" "
NON ATTENDEES - PHONE ONLY			
RANDY HOSACK	6840 HIDDEN GLADE PL.	DEC. 29, 2025	INQUIRY OF LOCATION OF EXPANSION THE SCOPE, AND SQUARE FOOT BEING ADDED.

James & Jan McRight

6900 Hidden Glade Place
Sanford, FL 32771

December 27, 2025

Board of Directors

Glades on Sylvan Lake

RE: Proposed Construction by Rock Church

The Rock Church is seeking a special exception to build within the conservation area at our front entrance. We oppose any construction inside the zoned conservation area for the following reasons.

1. The Rock Church has plenty of room to expand without the special exception.
2. The conservation area helps reduce road noise for all owners.
3. If approved, the special exception will lower all our property values.
4. The Rock Church was well aware that it could never build within the conservation area when it purchased the property.

We strongly oppose any construction or removal of trees and vegetation within the conservation area.

Respectfully,



James & Jan McRight

Matt Shelton

From: Matt Shelton
Sent: Monday, December 29, 2025 9:35 AM
To: 'jan674674@gmail.com'
Cc: Maverick Von Herbulis
Subject: RE: Special Exception Request by Rock Church

Janet and James,

Thank you for reaching out to us towards the Special Exception Request by The Rock Church. The planned area of the work will not be on the west side of the property, nor will there be any disruption to any designated conservation area. The proposed expansion is to the east of the existing building. It will also utilize the existing driveway connections. For this proposed expansion, additional landscaping is required for the project as well as a landscape buffer along S.R. 46.

We appreciate your response. It has been received and will be noted in the log, printed, and submitted as required.

- Please note the email addresses for us are here are '*name*'@mckeegc.com

Best Regards,

Matt Shelton

Office: (407) 323-1150

Cell: (407) 902-3799

Fax: (407) 323-9304



www.McKeeGC.com

NOTICE ADDRESS CHANGE:

717 Monroe Rd.

Sanford, FL 32771



From: McKee Construction <maverick@mckeegc.com>

Sent: Sunday, December 28, 2025 8:33 PM

To: Maverick Von Herbulis <Maverick@mckeegc.com>; webdesign@nexhorizon.net

Subject: Home Page Contact us today! Form Inquiry

Name: Janet

Email: jan674674@gmail.com

Phone: 407-810-8909

Subject: RE: Special Exception Request - Rock Church

Message: This message is for Matt Shelton. I could not get the email, matt@mckeegc.com to work.

Inputting mys response here:

RE: Special Exception Request by Rock Church

Dear Mr. Shelton,

My husband and I live at 674 Montreal Ln. in the Sylvan Lake Reserve subdivision. The Rock Church property lies between our subdivision and the Hwy 429 and Hwy 46. Part of the western side of the Rock Church property is marked as conservation area. We do not approve of any of this area being removed from protected conservation area. Allowing construction on this site would be harmful to our local birds and animals. Habitat is vital. Also, any tree removal would increase road noise in our community, which is already high due to Hwy 429. I would think that the Rock Church was well aware that this part of the property was conservation when they purchased the property and should not be requesting a change at this point.

We oppose, strongly, any construction, removal of trees and vegetation or development within the conservation area.

We appreciate your consideration to preserve our natural habitat in the conservation area.

Sincerely,

Janet and James Peters

674 Montreal Ln

Sanford, FL 32771

Matt Shelton

From: Matt Shelton
Sent: Friday, December 19, 2025 2:42 PM
To: 'Amanda Snyder'
Subject: RE: Special Exception Request for The Rock

Amanda,

Good afternoon. We hope for safe travels for you and your husband during this holiday season. I appreciate you reaching out to me and I will do my best to provide answers to your questions as stated below.

As a design-build general contractor we have been tasked with the expansion of the existing building towards the east. We have designed and submitted drawings to the County for review and compliance for this work. One of the requirements is referenced as the letter you received " Special Exemption Request". I can not speak on any historical boundary, noise issues, or permittable tree removal on the property that your community has been involved with in the past.

The Rock Church has plans for the addition of a new sanctuary approximately 13,388 square foot in size to the east side of the existing building. The existing 11,670 square feet sanctuary and learning academy will be renovated to size only classrooms within the existing space. Parking will expand east of the new addition. No new curb cuts or driveway connections from SR 46 to the church are being proposed. The existing driveway connections will be used. The entrance and exit to the Rock Church will remain unchanged.

The project start date is dependent on the permit issuance by the Seminole County Building Departments. It is anticipated that groundbreaking will be in the first quarter of 2026 and complete by 2026 year end.

Best Regards,

Matt Shelton

Office: (407) 323-1150
Cell: (407) 902-3799
Fax: (407) 323-9304



www.McKeeGC.com

NOTICE ADDRESS CHANGE:

**717 Monroe Rd.
Sanford, FL 32771**

From: Matt Shelton
Sent: Wednesday, December 17, 2025 4:40 PM
To: 'Amanda Snyder' <amandalsnyder13@gmail.com>
Subject: RE: Special Exception Request for The Rock

Hello Amanda,

Thank you for your email. I wanted to let you know that your email has been received, and I will be responding by end of this week.

Best Regards,

Matt Shelton

Office: (407) 323-1150
Cell: (407) 902-3799
Fax: (407) 323-9304



www.McKeeGC.com

NOTICE ADDRESS CHANGE:**717 Monroe Rd.****Sanford, FL 32771****From:** Amanda Snyder <amandalsnyder13@gmail.com>**Sent:** Monday, December 15, 2025 5:04 PM**To:** Matt Shelton <matt@mckeegc.com>**Subject:** RE: Special Exception Request for The Rock

Hi Matt,

My name is Amanda Snyder. My husband, Jonathan and I live in Sylvan Lake Reserve behind The Rock Church. We received the letter from you all regarding the special exception request for The Rock church. We appreciate the communication and are definitely wanting to gain more understanding of what is being proposed. Unfortunately, we are traveling for the holidays and will not be back in time to attend the Dec 29 meeting mentioned in the letter.

Being that our home is directly behind the church, we've already had a history with them clearing the woods behind us and using that space for a play area which led to some noise issues and boundary issues with the students. What kind of work will be taking place and where? Is there a timeline and specifics about how we will be affected?

Thank you for taking the time to read this and communicate with us about this. I look forward to hearing from you. Feel free to call or email at your convenience.

Amanda Snyder
321-368-3166

--

Matt Shelton

From: Kyle E <kervin727@gmail.com>
Sent: Tuesday, December 30, 2025 10:10 AM
To: Matt Shelton
Cc: Peter Leduc
Subject: Notes for Community Meeting Regarding The Rock Church (Seminole County Project No. 25-32000014)
Attachments: PXL_20251230_133116065.jpg; PXL_20251230_133119911.jpg; 004_C4.0-SITE PLAN_Edit.pdf

Mr. Shelton,

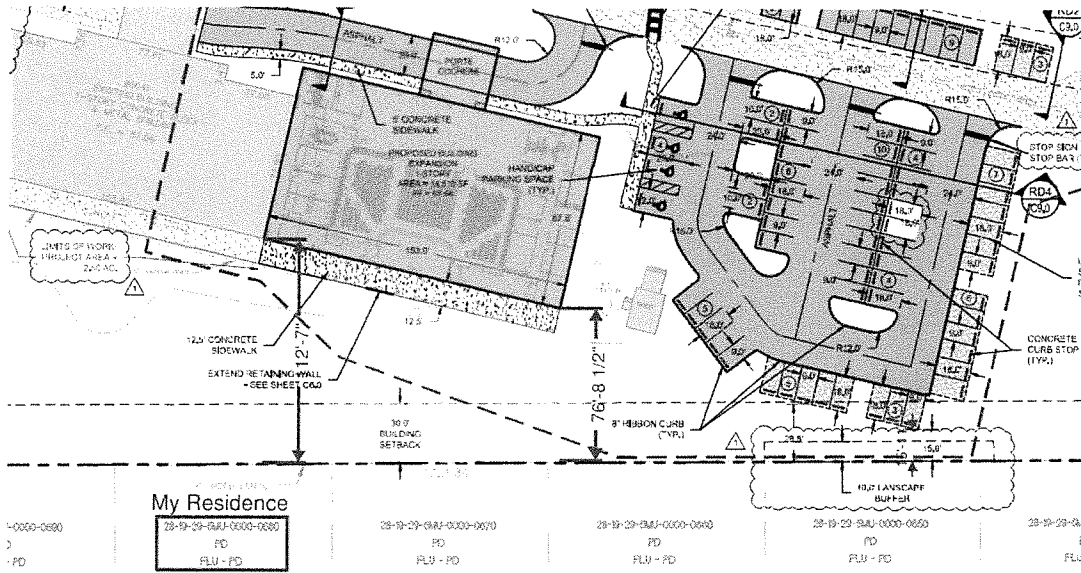
I appreciate your time at the community meeting last night. As the owner of parcel 25-19-29-5MU-000-0680 just south of the existing church building, my top three concerns/priorities are listed below:

- Although the use of the facility will not change, the proposed facility will increase in size and capacity which will increase traffic, noise, and visual disturbances. All of which will presumably have a direct negative impact on the value of our property.
- Since the wooded area behind the building has been cleared, the building is more visible, the sound from school, church, and after hours activities has increased, and school/church members have found their way onto our private property more than once.
- The existing building is approximately 112' from the property line at its closest point. The proposed plan will bring this minimum distance to about 75'. I realize it is not the simplest or cheapest option but I would prefer that the proposed building be rotated to be parallel to the back property line therefore maintaining the current minimum distance from this property line. The parking area could also be stretched along their property rather than being extended back to within 15ft of the property line, which is within the required 30' setback, and plans to have lighting within this area, greatly impacting the residents in our community.

A combination of building rotation, parking lot aspect ratio, and shielding from noise and visuals whether through vegetation or physical walls would go a long way in mitigating impacts of this project to our community.

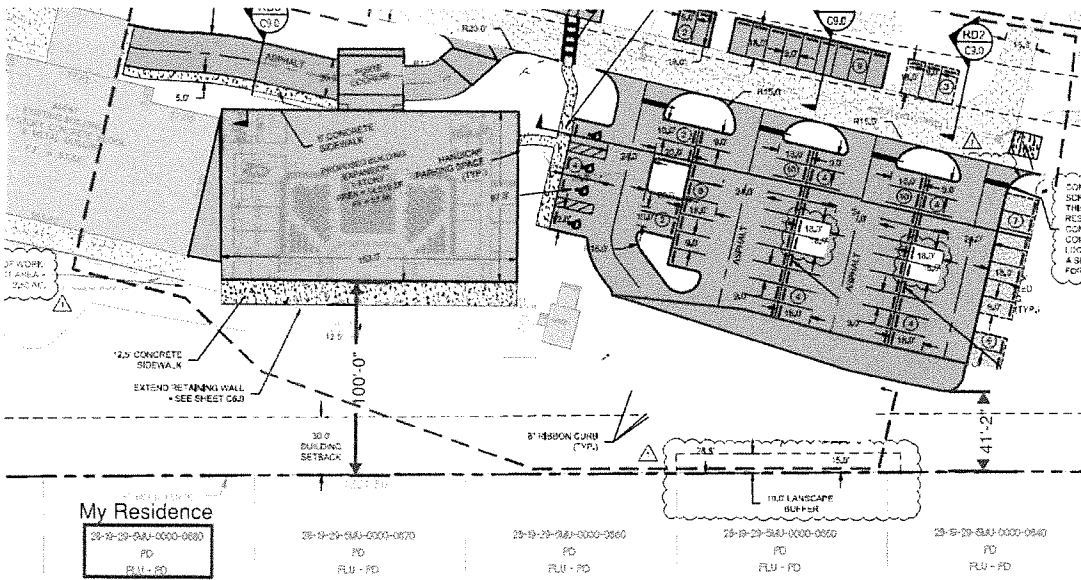
Current plan:

- 76ft minimum distance from building to property line
- Requires additional retaining wall as the ground slopes up towards that back property line.



Potential modification:

- Rotate building to maintain 100ft minimum to back property line
- Minimizes retaining wall as the building will stay north of the sloping ground
- Stretch the parking lot east-west to keep it further away from the back property line and outside of the required 30-ft setback



I appreciate your consideration and am happy to discuss this further if needed.

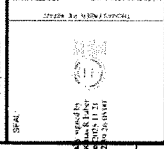
Thank you,

--

Kyle Ervin, PE

Tel (314) 599-6613 Email kervin727@gmail.com

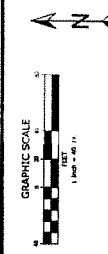
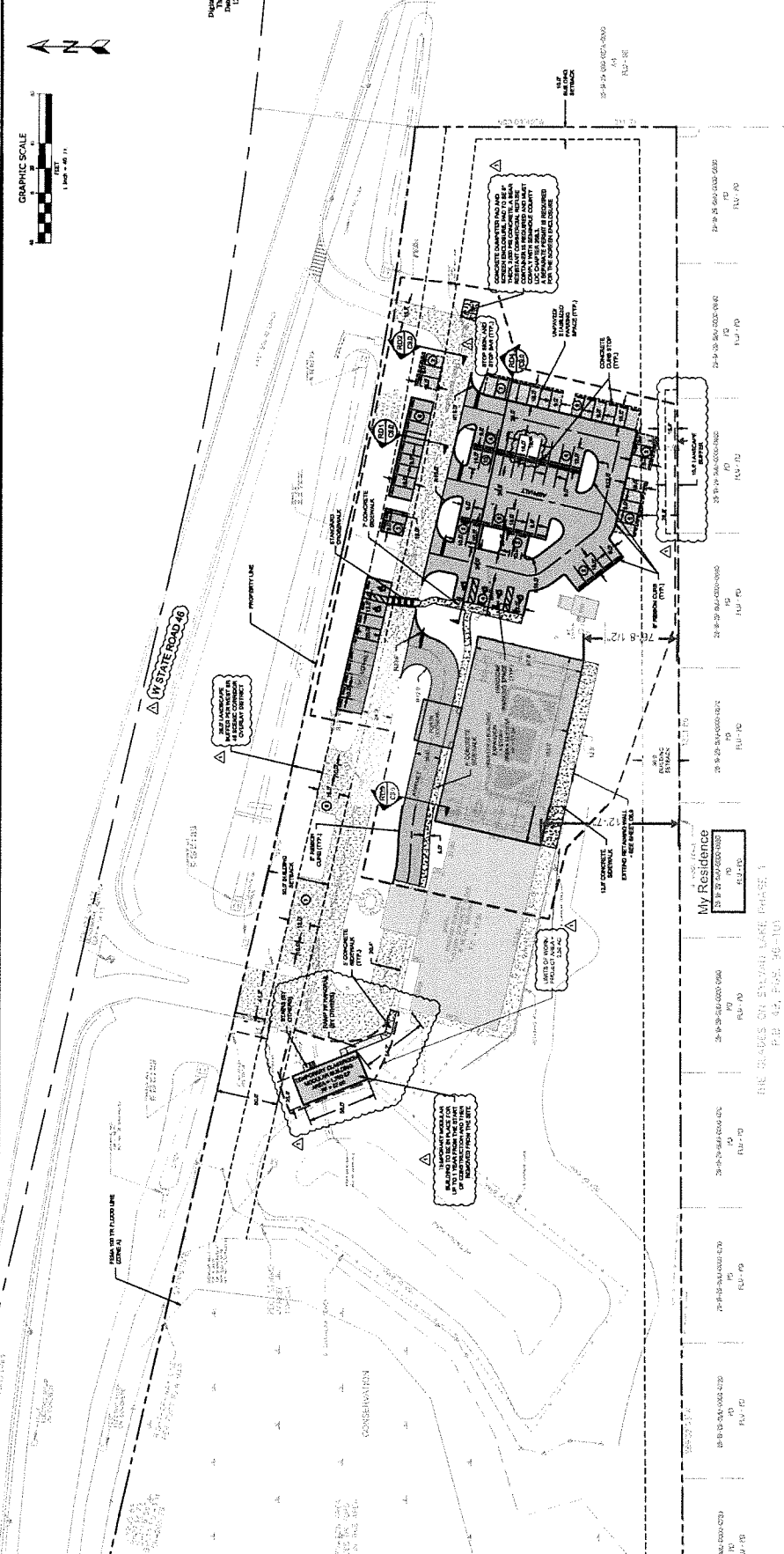




THE ROCK CHURCH
FOR
SITE PLAN
FOR
BUILDING EXPANSION
SEMINOLE COUNTY, FL

PROJECT PHASE:
CONSTRUCTION PLANS

APPLICANT:
ROCK OF
CENTRAL FLA, INC.
SANFORD, FL 32771



- OVERALL SITE DATA AND NOTES**
1. PARCEL ID: 25-19-13-300-0189-0000
 2. DPOSS SITE AREA = 10.89 AC.
 3. CONSERVATION AREA = 7.133 AC.
 4. NET BUILDABLE AREA = 7.79 AC. (SEE NET BUILDABLE CALCULATIONS)
 5. EXISTING ZONING = A-1
 6. EXISTING USE = HOUSE OF WORSHIP/SCHOOL/DAY-CARE CENTER
 7. EXISTING USE = HOUSE OF WORSHIP/SCHOOL/DAY-CARE CENTER
 8. PROPOSED USE = HOUSE OF WORSHIP/SCHOOL/DAY-CARE CENTER
 9. PROPOSED USE = HOUSE OF WORSHIP/SCHOOL/DAY-CARE CENTER
 10. TOTAL PROPOSED BUILDING AREA = 27,005 SF (0.64 AC.)
 11. PROPOSED FLOOR AREA = 1,129 AC = 0.09
 12. FRONT SETBACK = 20 FT
 13. STREET SIDE SETBACK = 30 FT
 14. MAXIMUM ALLOWED BUILDING HEIGHT = 25 FT

- OPEN SPACE CALCULATIONS**
- REQUIRED OPEN SPACE = N/A
PROPOSED OPEN SPACE = 6.84 AC. (61.9%)
- REQUIRED VEHICULAR PARKING**
- HOUSE OF WORSHIP: 1 SP/4 SEATS X 300 SEATS = 75 SP
- PROVIDED VEHICULAR PARKING**
- PROPOSED STANDARD PAVED (10'X20') = 17 SP
PROPOSED STANDARD PAVED (14'X18') = 48 SP
PROPOSED STANDARD PAVED (14'X11') = 48 SP
- *PROPOSED STANDARD NON-PAVED (9'X18') = 24 SP (24% OF REQUIRED)
- PROPOSED HANDICAP (1'X20') = 6 SP
- TOTAL SPACES = 133 SP
- **HANDICAP REQUIRED PER USE SEE 9014.1(6)(3) TO ALLOW FOR UP TO 2% OF THE TOTAL NUMBER OF REQUIRED PARKING SPACES TO BE IMPAIRED.

EXISTING IMPERVIOUS CALCULATIONS

DESCRIPTION	AREA	PERCENTAGE
BUILDING IMPERVIOUS	8.84 AC.	81%
PAVING IMPERVIOUS	1.01 AC.	9%
CONSERVATION	1.04 AC.	10%
TOTAL IMPERVIOUS AREA	10.89 AC.	100%

PROPOSED IMPERVIOUS CALCULATIONS

DESCRIPTION	AREA	PERCENTAGE
BUILDING IMPERVIOUS	8.84 AC.	81%
PAVING IMPERVIOUS	1.01 AC.	9%
CONSERVATION	1.04 AC.	10%
TOTAL IMPERVIOUS AREA	10.89 AC.	100%

NET BUILDABLE AREA

NET BUILDABLE AREA - CONSERVATION AREA - WETLANDS - TRANSMISSIONS - UTILITIES - 10% FLOODPLAIN* = 7.79 AC.
GROSS AREA (10.89 AC.) - WETLANDS (3.84 AC.) - UTILITIES (0.12 AC.) - TRANSMISSIONS (0.12 AC.) - 10% FLOODPLAIN* (1.79 AC.) = 7.79 AC.
*10% FLOODPLAIN CALCULATED BY WETLANDS

NOTE CONCERNING MINIMUM CLEARANCE**

NOTE CONCERNING MINIMUM CLEARANCE

PROPOSED STRUCTURE DIMENSIONS = 14319 SQ. FT.

RELATIVE TO THE LOCATION OF THE PROPERTY LINE

PROPERTY LINE

RELATIVE TO THE LOCATION OF THE PROPERTY LINE

PROPERTY LINE

RELATIVE TO THE LOCATION OF THE PROPERTY LINE

PROPERTY LINE

RELATIVE TO THE LOCATION OF THE PROPERTY LINE

PROPERTY LINE

RELATIVE TO THE LOCATION OF THE PROPERTY LINE

PROPERTY LINE



1740 W. STATE ROAD #151
 CENTRAL FLA. INC.
 TAMPA, FL 33613
 (813) 834-1515

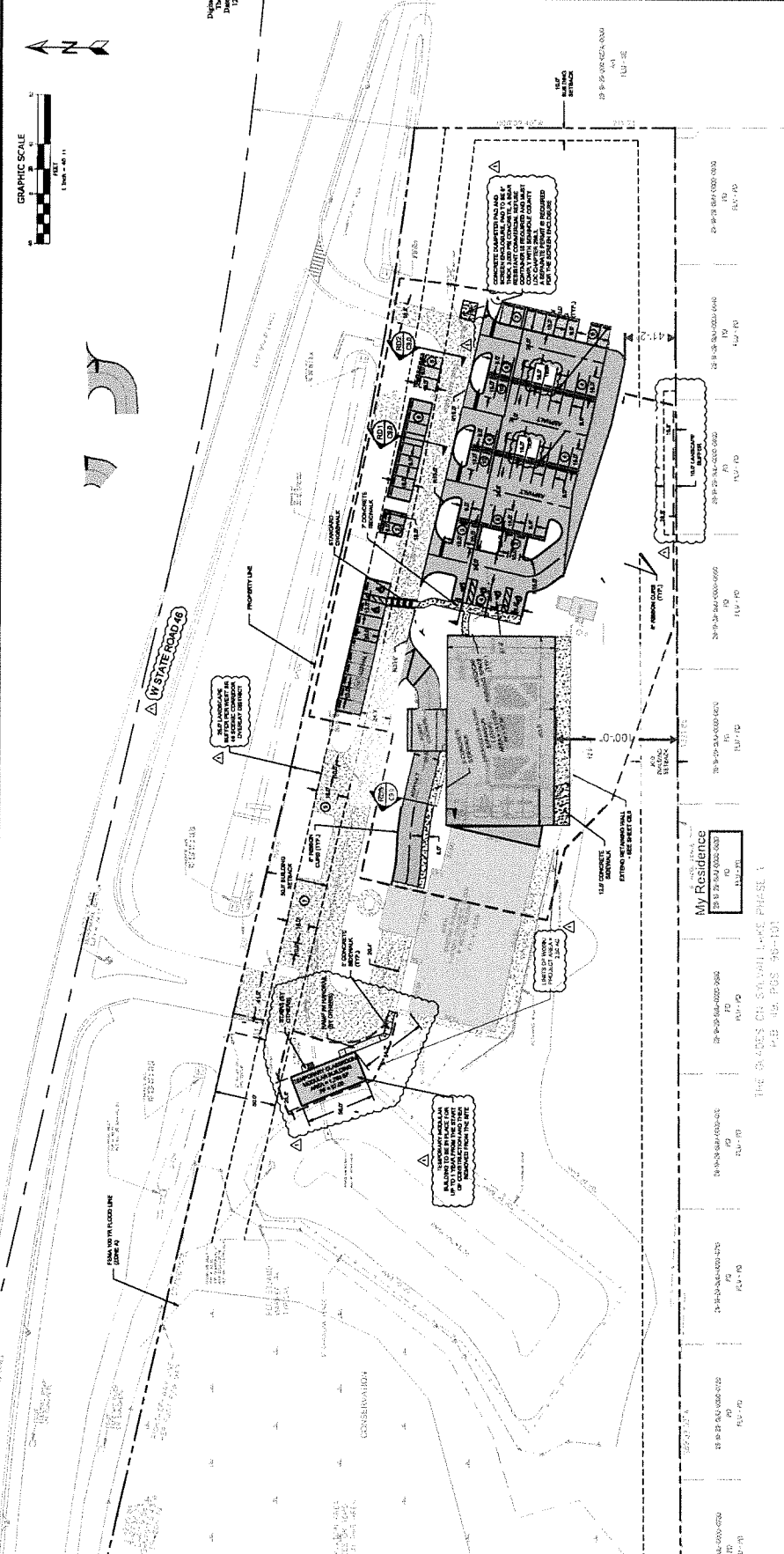
THE ROCK CHURCH
 FOR
SITE PLAN
 SEMINOLE COUNTY, FL

PROJECT PHASE:
 CONSTRUCTION PLANS

APPLICANT:
 ROCK OF
 CENTRAL FLA. INC.
 SANFORD, FL 32771

DATE: 08/12/2010
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 APPROVED BY: J. B. BROWN

C4.0



- OVERALL SITE DATA AND NOTES**
- PANEL ID: 21-19-29-200-0270-0000
 - PROPOSED SITE AREA = 10.89 AC.
 - CONSERVATION AREA = 7.31 AC.
 - NET BUILDABLE AREA = 7.79 AC. (SEE NET BUILDABLE AREA TABLE)
 - EXISTING FUTURE LAND USE = E
 - EXISTING ZONING = R-1
 - EXISTING USE = HOUSE OF WORSHIP/SCHOOL/DAY-CARE CENTER
 - PROPOSED USE = HOUSE OF WORSHIP/SCHOOL/DAY-CARE CENTER
 - PROPOSED STRUCTURE DIMENSIONS = 14,318 SQ. FT.
 - PROPOSED BUILDING AREA = 14,318 SQ. FT.
 - PROPOSED FLOOR AREA = 22,895 SQ. FT. (8.84 AC.)
 - PROPOSED FLOOR AREA = 0.84 AC. (7.29 AC. = 0.09 AC.)
 - BUILDING SETBACKS:
 - FRONT = 30' FT.
 - SIDE = 10' FT.
 - REAR = 30' FT.
 - MAXIMUM ALLOWED BUILDING HEIGHT = 35 FT.

- OPEN SPACE CALCULATIONS**
- REQUIRED OPEN SPACE = 1/4
 PROVIDED OPEN SPACE = 0.84 AC. (8.19%)
- REQUIRED VEHICULAR PARKING**
- HOUSE OF WORSHIP: 1.57 SEATS PER 100 SQ. FT.
 PROPOSED VEHICULAR PARKING = 17 SPACES
- PROVIDED VEHICULAR PARKING**
- PROPOSED STANDARD PAVED (10,200) = 17 SPACES
 PROPOSED STANDARD UNPAVED (4,118) = 24 SPACES (SEE OF REQUIRED)
 PROPOSED HANDICAP (12,200) = 6 SPACES
 TOTAL SPACES = 47 SPACES
- *A MAJOR IS REQUESTED PER USE SEC. 301.14 (4) (5) TO ALLOW FOR UP TO 25% OF THE TOTAL NUMBER OF REQUIRED PARKING SPACES TO BE UNPAVED.

EXISTING IMPERVIOUS CALCULATIONS

DESCRIPTION	AREA	PERCENTAGE
EXISTING IMPERVIOUS	10.89 AC.	8.19%
PAVED IMPERVIOUS	10.89 AC.	8.19%
UNPAVED IMPERVIOUS	10.89 AC.	8.19%
TOTAL IMPERVIOUS AREA	10.89 AC.	8.19%

PROPOSED IMPERVIOUS CALCULATIONS

DESCRIPTION	AREA	PERCENTAGE
PROPOSED IMPERVIOUS	10.89 AC.	8.19%
PAVED IMPERVIOUS	10.89 AC.	8.19%
UNPAVED IMPERVIOUS	10.89 AC.	8.19%
TOTAL IMPERVIOUS AREA	10.89 AC.	8.19%

NET BUILDABLE ACREAGE

NET BUILDABLE ACREAGE = 7.79 AC. (7.79% OF TOTAL SITE AREA)
 CONSERVATION AREA = 7.31 AC. (6.62% OF TOTAL SITE AREA)
 NET BUILDABLE ACREAGE = 7.79 AC. (7.13% OF TOTAL SITE AREA)

NOTE: CONCRETE DRIVEWAY TO BE CONSTRUCTED IN PHASE 2.

CONCRETE DRIVEWAY TO BE CONSTRUCTED IN PHASE 2.

EXISTING IMPERVIOUS CALCULATIONS

DESCRIPTION	AREA	PERCENTAGE
EXISTING IMPERVIOUS	10.89 AC.	8.19%
PAVED IMPERVIOUS	10.89 AC.	8.19%
UNPAVED IMPERVIOUS	10.89 AC.	8.19%
TOTAL IMPERVIOUS AREA	10.89 AC.	8.19%

PROPOSED IMPERVIOUS CALCULATIONS

DESCRIPTION	AREA	PERCENTAGE
PROPOSED IMPERVIOUS	10.89 AC.	8.19%
PAVED IMPERVIOUS	10.89 AC.	8.19%
UNPAVED IMPERVIOUS	10.89 AC.	8.19%
TOTAL IMPERVIOUS AREA	10.89 AC.	8.19%

NET BUILDABLE ACREAGE

NET BUILDABLE ACREAGE = 7.79 AC. (7.13% OF TOTAL SITE AREA)
 CONSERVATION AREA = 7.31 AC. (6.62% OF TOTAL SITE AREA)
 NET BUILDABLE ACREAGE = 7.79 AC. (7.13% OF TOTAL SITE AREA)

NOTE: CONCRETE DRIVEWAY TO BE CONSTRUCTED IN PHASE 2.

CONCRETE DRIVEWAY TO BE CONSTRUCTED IN PHASE 2.

EXISTING IMPERVIOUS CALCULATIONS

DESCRIPTION	AREA	PERCENTAGE
EXISTING IMPERVIOUS	10.89 AC.	8.19%
PAVED IMPERVIOUS	10.89 AC.	8.19%
UNPAVED IMPERVIOUS	10.89 AC.	8.19%
TOTAL IMPERVIOUS AREA	10.89 AC.	8.19%

PROPOSED IMPERVIOUS CALCULATIONS

DESCRIPTION	AREA	PERCENTAGE
PROPOSED IMPERVIOUS	10.89 AC.	8.19%
PAVED IMPERVIOUS	10.89 AC.	8.19%
UNPAVED IMPERVIOUS	10.89 AC.	8.19%
TOTAL IMPERVIOUS AREA	10.89 AC.	8.19%





Wekiva River Area Consistency Form

A. Describe how the proposed Activity Type will protect each of the following:

1. Water quantity, water quality and hydrology of the Wekiva River System.
2. Wetlands associated with the Wekiva River System.
3. Aquatic and wetland-dependent wildlife species associated with the Wekiva River System.
4. Habitat within the Wekiva River Protection Area of species designated pursuant to Rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code.

Applicant Response:

- A1. The existing stormwater management system meets all criteria required by Seminole County and SJRWMD.
- A2. The on-site wetlands and associated upland buffer are within a conservation easement dedicated to SJRWMD. No development can occur within this easement.
- A3. The on-site wetlands and associated upland buffer are within a conservation easement dedicated to SJRWMD. No development can occur within this easement.
- A4. No impacts to threatened or endangered species are proposed as part of this development.

B. Describe how the proposed Activity Type will be consistent with the following provisions:

1. Provisions to ensure the preservation of sufficient habitat for feeding, nesting, roosting, and resting as to maintain viable populations or species designated pursuant to Rule 68A, 39-27.003, 39-27.004 and 39-27.005, Florida Administrative Code within the Wekiva River Protection Area.
2. Restrictions on clearing of native vegetation within the 100-year flood plain.
3. Prohibition of development that is not low-density in nature, unless that development has less effect on natural resources than low-density residential development.
4. Provisions for setbacks along the Wekiva River for areas that do not fall within the protection zones established pursuant to Section 373.415, Florida Statutes.
5. Restrictions on intensity of development adjacent to publicly owned lands to prevent adverse impacts to such lands.
6. Restrictions on filling and alteration of wetlands in the Wekiva River Protection Area.
7. Provisions encouraging clustering of residential development if it promotes protection of protection of environmentally sensitive areas and ensures that residential development in the aggregate is rural in density and character.
8. The density or intensity of development permitted on parcels of property adjacent to the Wekiva River System is not concentrated on those portions of the parcels which are the farthest from the surface waters and wetlands of the Wekiva River System.
9. Parcels of land adjacent to the surface waters and watercourses of the Wekiva River System are not subdivided so as to interfere with the implementation of protection zones as established pursuant to s. 373.415, any applicable setbacks from the surface waters

in the Wekiva River System which are established by local governments, or the policy established in paragraph (c) of concentrating development in the Wekiva River Protection Area as far from the surface waters and wetlands of the Wekiva River System as practicable.

10. Provisions of the Land Development Code of Seminole County regarding restrictions on the location of septic tanks and drainfields in the 100-year flood plain and discharges of stormwater to the Wekiva River System.

11. Seminole County shall have flexibility to achieve this objective through comprehensive plan strategies that may include, but are not limited to:

- (a) Coordinated greenway plans; and
- (b) Dedication of conservation easements; and
- (c) Land acquisition; and
- (d) Clustering of development; and
- (e) Density credits and density incentives which result in permanent protection of open space; and
- (f) Low to very low density development (Section 369.321(3), FS Comprehensive Plan Amendments.

12. Subsection 163.3162(3)(i)2, FS, does not limit a county's powers to:

- a. Enforce wetlands, springs protection, or stormwater ordinances, regulations, or rules adopted before July 1, 2003.
- b. Enforce wetlands, springs protection, or stormwater ordinances, regulations, or rules pertaining to the Wekiva River Protection Area.
- c. Enforce ordinances, regulations, or rules as directed by law or implemented consistent with the requirements of a program operated under a delegation agreement from a state agency or water management district.

13. Nothing within Subsection 163.3162(4)(d)1, FS relating to agricultural enclaves shall preempt or replace any protection currently existing for any property located within the boundaries of the Wekiva Study Area, as described in Section 369.316, FS

Applicant Response:

- B1. No impacts to threatened or endangered species are proposed as part of this development.
- B2. No clearing within the 100-year floodplain is proposed.
- B3. The proposed development will have a Floor Area Ratio of 0.09, similar to or less than the intensity of low-density residential development. Large portions of the property on the south, west, and east side are established green areas that will remain undisturbed.
- B4. Proposed improvements are 100 ft or more from the previously established conservation easement on the property associated with the wetlands and 50 foot average upland buffer.
- B5. The project is not next to any publicly owned lands except the SR 46 R.O.W.
- B6. No filling or alteration of the wetlands are proposed as a result of the development. The wetlands are within a conservation easement, requiring that they remain undisturbed in perpetuity.
- B7. The proposed development will leave large swaths of established green areas on the south, west, and east sides of the project that will not be disturbed.
- B8. The proposed development will leave large swaths of established green areas on the south, west, and east sides of the project that will not be disturbed.
- B9. The proposed development does not propose to subdivide land near any surface waters or intercourses.

- B10. No septic systems are proposed for this development. The existing stormwater management system meets all criteria required by Seminole County and SJRWMD.
- B11. The proposed development will leave large swaths of established green areas on the south, west, and east sides of the project that will not be disturbed. The wetlands are within a conservation easement, requiring that they remain undisturbed in perpetuity.
- B12. The proposed development will not interfere with or work against any of the County's powers vested under the County's Comprehensive Plan.
- B13. The proposed development does not preempt or replace any protections currently existing for properties within the Wekiva Study Area related to agricultural enclaves.

SEMINOLE COUNTY, FLORIDA

*COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468*



Meeting Minutes - Final

Wednesday, March 4, 2026

6:00 PM

BCC Chambers

Planning and Zoning Commission

CALL TO ORDER

Present Tim Smith, Richard Jerman, Carissa Lawhun, Mike Lorenz, and Brandy Ioppolo

Absent Dan Lopez, and Lourdes Aguirre

Opening Statement

The meeting convened at 6:00 PM with Chairman Carissa Lawhun leading the Pledge of Allegiance. The Chairman then introduced each Board and Staff member present and read the procedure for conducting the meeting and voting.

Staff Present

Dagmarie Segarra, Deputy Development Services Director; Neysa Borkert, Deputy County Attorney; Jim Potter, P.E., Development Review Engineering Manager; Joy Giles, Planning Manager; Annie Sillaway, Principal Planner; Kaitlyn Apgar, Senior Planner; and Tammy Brushwood, Clerk to the P&Z Board.

Accept Proof of Publication

A motion was made by Commissioner Tim Smith, seconded by Vice Chairman Brandy Ioppolo, to Approve the Proof of Publication. The motion passed unanimously, 5-0.

Aye: Commissioner Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, and Commissioner Ioppolo

Absent: Commissioner Lopez, and Commissioner Aguirre

Approval of Minutes

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Mike Lorenz, to approve the December 3, 2025 P&Z Minutes, as submitted. The motion passed unanimously, 5-0.

Aye: Commissioner Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, and Commissioner Ioppolo

Absent: Commissioner Lopez, and Commissioner Aguirre

NEW BUSINESS

Public Hearing Items:

- Request for Continuance to the April 1, 2026 P&Z meeting
Sandy Lane Homes Rezone - Consider a Rezone from A-1 (Agriculture) and R-1AA (Single-Family Dwelling) to MM (Missing Middle) for a proposed single family residential development of twenty-four (24) lots on approximately 7.54 acres located on the west side of Sandy Ln, south of Sand Lake Rd; (Z2025-014) (Giovanni Jordan, Jordan Homes, Applicant) District 3 - Constantine (Kaitlyn Apgar, Senior Planner)

Kaitlyn Apgar, Senior Planner, stated that the applicant is requesting a continuance of this item to the April 1, 2026 Planning & Zoning Commission meeting. Staff has no objections to their request.

Larry Jordan, with Jordan Homes, for the applicant, stated that he still has some things

that he's working on and requests the continuance.

The Chairman asked the audience (by show of hands) how many were present to speak on the item. She further stated that the applicant is requesting a continuance and it is unlikely that the Board will have a vote tonight. She asked the audience if anyone cannot make the next meeting on April 1, 2026, she will allow them to speak tonight, providing the applicant has no objections.

Mr. Jordan, for the applicant, stated that he spoke to the Homeowner's Association and he explained that this meeting would be cancelled (continued) tonight, but everyone here decided to come out tonight. He stated that he had no objections if anyone wanted to speak at tonight's meeting.

No one spoke in favor of the request.

One person from the audience wished to speak in opposition to the project:

1. Marlene Alderman, of Longwood, stated that she was opposed to the project because there is currently too much traffic on Sand Lane Road. There isn't a traffic light on her street and she is directly across from Forest Lake Elementary School. There are three (3) schools on Sand Lake Road. During school hours, an Office directs traffic, and she still has hard time trying to leave her street. They are currently bombarded by all of the school traffic, as well as several churches on Sand Lake Road. The added traffic with this development is her primary concern and objects to the proposed project.

No one else from the audience made public comments. Comment cards received from the audience participants opposed to the project, included the following (alpha order):

1. John Abrahamson, Longwood, Florida
2. Sylvia Abrahamson, Longwood, Florida
3. Donnie Anderson, Longwood, Florida
4. Shiney Banangada, Longwood, Florida
5. Laurie Bartlett, Altamonte Springs, Florida
6. John Becker, Longwood, Florida
7. Stephanie Borland, Longwood, Florida
8. Kevin Carter, Longwood, Florida
9. Heather Duran, Longwood, Florida
10. Debra Duttweiler, Longwood, Florida
11. Jan Duttweiler, Longwood, Florida
12. J. Keil Ecimovic, Longwood, Florida
13. Caleb Hamel, Longwood, Florida
14. Michael Heidmann, Longwood, Florida
15. Roberta Helen Henderschedt, Longwood, Florida
16. Larry Jones, Longwood, Florida
17. Steve Litt, Longwood, Florida
18. Sylvia R. Litt, Longwood, Florida
19. Mary Lo, Longwood, Florida

- 20. Chris Muscato, Longwood, Florida
- 21. Nick Muscato, Longwood, Florida
- 22. Patricia Scott, Longwood, Florida
- 23. Sandra Williamson, Longwood, Florida
- 24. Richard Whetzel-Schill, Longwood, Florida
- 25. Lee Wooldridge and Pandora Barthen, Longwood, Florida
- 26. Julie Vandendriessche, Longwood, Florida
- 27. Andrew Zito, Longwood, Florida

The Chairman closed public comment.

A motion was made by Commissioner Tim Smith, seconded by Commissioner Mike Lorenz to Continue the Sandy Lane Homes Rezone to the April 1, 2026 Planning & Zoning Commission meeting. The motion passed unanimously, 5-0.

Aye: Commissioner Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, and Commissioner Ioppolo

Absent: Commissioner Lopez, and Commissioner Aguirre

2. Rock Church Special Exception - Consider a Special Exception to allow the use of a Church and Daycare in the A-1 (Agriculture) zoning district on approximately 10.62 acres, located on the south side of W SR 46, west of Orange Blvd; (BS2025-14); (Maverick VonHerbulis, McKee Construction, Applicant); District 5 - Herr; (Kaitlyn Apgar, Senior Planner).

Kaitlyn Apgar, Senior Planner, presented this item as stated in the Staff report. She further stated that the property has a Future Land Use of Suburban Estates and a zoning designation of A-1 (Agricultural). The property is located within the Wekiva River Protection Area, the East Lake Sylvan Transitional Area, the West SR 46 Scenic Corridor Overlay District, and the Aquifer Recharge Overlay. The site has operated as a church since 2007 with a school component that was granted via a Special Exception in 2016, with a condition of approval that the private school should not exceed 150 students. The proposed daycare requires approval of a Special Exception in the A-1 zoning district. Per the Land Development Code (LDC) update of 2024, civic assembly uses now requires Special Exception approval as opposed to prior versions of the Code. Thus, the expansion of assembly space and daycare requires approval of a new Special Exception. The current request is for the construction of a new assembly building, addition of classrooms, and the addition of a daycare component to the existing private school. The proposed new 14,519 sq. ft. assembly building will have a seating capacity of 330 chairs and additional office rooms. The project also includes renovation of the existing 11,670 sq. ft. building to accommodate the additional classroom/daycare and office spaces. The proposed development is consistent with the Special Exception criteria as stated in the staff report. As a summary, the proposed addition of daycare and assembly space is intended to serve the surrounding residential population. The existing church functions as a transitional buffer between major arterial roads SR 46/SR 429 and the residential neighborhood. The applicant has demonstrated adequate buffering and increased separation distance for proposed structures in order to meet compatibility with the surrounding area. A private school and

daycare may function as accessory uses to a church, therefore, the request is consistent with the character in the surrounding area. The site is currently developed as a church. The parking provided is compliant with the Code and provides a loop to prevent queuing out onto SR 46, as depicted in the stacking plan provided by the applicant. The school and daycare operate during weekday hours that do not overlap with the church. The subject property meets identified portions of the Comprehensive Plan with low intensity development, as further discussed in the staff report, and as required by the Wekiva River Protection Area and the Suburban Estates Future Land Use designation. The subject site anticipates church attendance of approximately 330 people. The proposed addition of a daycare and assembly space is intended to serve the surrounding population. Upon further examination, the trips generated will likely not exceed the threshold that would require roadway improvements, but it will require further examination by Traffic Engineering. A Traffic Impact Study will be required during the Site Plan review. This further examination, plus the provision of the car stacking plan, warrants the amendment to the originally stated daycare cap of 100 children. The applicant requests a daycare cap of 141, to which staff is able to support based on the trips generated and plan provided. The Development Order was updated to reflect this change and provided to the Board prior to the presentation. In compliance with Seminole County Land Development Code Sec. 30.3.5 - Community meeting procedures, the Applicant conducted a community meeting on December 29, 2025. Details of the community meeting have been provided in the agenda package. Staff finds the request meets the identified portions of Section 30.3.1.5-Special Exceptions of the Seminole County Land Development Code; therefore, staff requests the Planning and Zoning Commission recommend the Board of County Commissioners approve the Special Exception and the associated Development Order with the updated daycare cap of 141 children, to allow the use of a church and daycare in the A-1 (Agricultural) zoning district on approximately 10.62 acres, located on the south side of W SR 46, and west of Orange Blvd.

Maverick Von Herbulis, for the applicant, with McKee Construction in Sanford, Florida, thanked Staff for help with the process. He further stated that he had a lot of these types of projects where he has to come before Boards, but our Staff have gone above and beyond to try and help with the project process. He further stated that the new building is for the church assembly space and offices. With regards to the private school and preschool, the renovation taking place in the existing building is for that use, but the new building that they are expanding is for the church assembly and offices. Some of the neighbors' concerns was that the building was being built in a conservation area, but they are not touching the conservation area. Since the community citizen's meeting, there have been some changes to help with some of the neighbor's concerns, such as the buffering requirements to address some potential noise. A lot of the noise concerns were from SR 429, but there is nothing they can do with that road, however, they can buffer the impact with their construction. The new plans show more buffering behind the church. They are running the site plan and site review process concurrently with this Special Exception request, so these plans and the updated landscape plans have already been submitted to the County through the site plan process, but not yet through this (Special Exception) process.

Chairman Carissa Lawhun asked Staff to explain further about the statutory

requirements of this plan that the Board doesn't have the right to consider. The project manager, Kaitlyn Apgar, responded that the State allows private schools (K-12) to be allowed outright in the church building without the requirement of a Special Exception, so that aspect cannot be limited. Deputy County Attorney, Neysa Borkert, stated that the State revised by Statute in 2024, that states private schools can locate in a building that is being used as a church, theatre, cinema, museum, performing arts, etc., if certain criteria are met, for the past five (5) years, without the need to obtain a rezoning, Special Exception, or other type of zoning approval. Basically, the State pre-empted our ability to limit the location of private schools in any of those types of facilities that have been existing for five (5) years. The County, however, can insure that our health/safety/welfare Codes are being met; so we can regulate that part. However, the County cannot modify or require modifications to the Special Exception that currently exists. Daycares are not included and not considered as private schools, which are dealt with separately, and those need a Special Exception. Since the Code has changed, and churches need a Special Exception in the zoning district, they were tying in the church use for this expansion, but for only the church facilities. The private school cannot locate in the new facilities without a change to their Special Exception. They can only locate in the existing facility.

Commissioner Tim Smith stated that he heard the number of 150 students, but it's being capped at 141 students and asked why the difference. Ms. Apgar of Staff responded that the 150 student cap may refer to the previous Special Exception that was approved in 2016 for the Pre-K through 12th, but the daycare cap would be 141 students.

Commissioner Richard Jerman stated that he didn't understand if the cap of 141 is in addition to the 150 students. Ms. Apgar responded that this Development Order is an addendum to the last Development Order, which is technically still in place. However, as Ms. Borkert stated, we cannot limit the private school, so we can't place a cap on the number of students.

Ms. Borkert inserted that we can't place a zoning cap, such as a Special Exception cap on the private school. It can be capped by virtue of the Building Code, class sizes, parking, etc. The daycare cap is just for the daycare. The Special Exception for the private school still exists and is still a use on the property. This project request is in addition to what is existing, assuming they are using the total in the original Special Exception of 150. The applicant can confirm if that is the case for the K-12 school. Ms. Apgar stated that she thinks they have less than 150 students.

Commissioner Jerman stated that he is still not clear and asked how many students in total, between the existing school and the daycare. Ms. Apgar responded that their proposed cap of 141 and their total for PreK-12 is 170. Commissioner Jerman stated that is over 300 students. The applicant confirmed yes, that is correct.

The following written comments were submitted **in opposition** to this request:

1. Kyle Ervin, Sanford, Florida

The following audience participants spoke **in support** of this request (in speaking

order):

1. Steven Parker, Eustis, Florida
2. Tom Weichart, Mt. Dora, Florida
3. Gabriella O'Brien, Deltona, Florida
4. Brianna Batista, Sorrento, Florida
5. Midiana Markley, Deland, Florida
6. Dyani Guerrero, Deland, Florida
7. Tim Darnell, Sanford, Florida
8. Matthew Kearney, Sanford, Florida
9. Caleb Hinton, Sanford, Florida
10. Tim Kearney, Debary, Florida
11. John-Marc Consalazio, Deltona, Florida

The following written comments were submitted **in support** of this request (in alpha order):

1. Heather and Nicholas Coday, Deltona, Florida
2. Hannah Culver, Sanford, Florida
3. Alyssa Kay Darnell, Debary, Florida
4. Austin Darnell, Debary, Florida
5. Elizabeth Ryleigh Darnell, Debary, Florida
6. Sarah Darnell, of Debary, Florida
7. David Ely, Sanford, Florida
8. Kari Enot, Sanford, Florida
9. Zach Glenn, Sanford, Florida
10. Kaley Hoffman, Sanford, Florida
11. Debbie Jones, Melbourne, Florida
12. Peggy Kearney, Debary, Florida
13. Shawnda Kearney, Debary, Florida
14. Emily Koerner, Sanford, Florida
15. Jennifer Koerner, Sanford, Florida
16. Chris Meyers, Deltona, Florida
17. Emma Meyers, Deltona, Florida
18. Jamie Meyers, Deltona, Florida
19. Dawn Nelson, Sanford, Florida
20. Kristina O'Brien, Deltona, Florida
21. Mya Meyers, Deltona, Florida
22. Vanessa Pacheco, Sorrento, Florida
23. Shevieve Padgett, Deland, Florida
24. Amy Perkins, Lake Mary, Florida
25. Zane Perkins, Lake Mary, Florida
26. Katherine Renaud, Sanford, Florida
27. Peter Renaud, Sanford, Florida
28. Zeb Renaud, Sanford, Florida
29. Ivy Rivera, Sanford, Florida
30. Leo Rivera, Sanford, Florida
31. Richard and Stephanie Slone, Deltona, Florida
32. Kathy Weaver, Sanford, Florida

- 33. Gabrielle Weichart, Mt. Dora, Florida
- 34. Denise Weichart, Mt. Dora, Florida

Public comment was closed.

Chairman Lawhun acknowledged there was nothing to rebut, and the applicant agreed.

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Richard Jerman, to approve and refer the Rock Church Special Exception to the Board of County Commissioners, to include the Amendment to the Development Order for 141 children. The motion passed unanimously, 5-0.

Aye: Commissioner Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, and Commissioner Ioppolo

Absent: Commissioner Lopez, and Commissioner Aguirre

- 3. Pemberton Carports PD Major Amendment Rezone - Consider a Rezone from PD (Planned Development) to PD (Planned Development) to allow for reduced building setbacks and buffer requirements for accessory structures on 0.87 acres, located on the north side of Pemberton Drive, east of South Orange Blossom Trail; (Z2024-014) (Darron Sims, Applicant) District 3 - Constantine (Kaitlyn Apgar, Senior Planner)

Kaitlyn Apgar, Senior Planner, presented this item as stated in the Staff report. She further stated that the existing Future Land Use is Planned Development, and the existing zoning is PD. The property is located within the business tract of the Bear Lake Planned Development. The established PD Future Land Use does not specify a maximum floor area ratio value for the business tract. The subject site is approximately 0.87 acres and was developed in 2005 as a warehouse and office building. The purpose of the PD amendment is to allow for the existence and permitting of accessory structures to the warehouse and office building. The property has been subject to a code enforcement case related to unpermitted construction, inclusive of these structures. In the pursuit of compliance, the applicant removed the structures, but requests the PD amendment in order to complete permitting. The owner intends to retain three (3) accessory carport structures that encroach into the rear yard setback of thirty (30) feet, resulting in a proposed rear yard setback of six (6) feet. The carports also encroach into the required 100-foot buffer from the residential lot lines to the north, as established in condition four (4) in the original Bear Lake PD Developer’s Commitment Agreement. The current request would result in reduction of this buffer to eighty-six (86) feet. The requested reductions will only apply to the accessory structures on the subject property, and will not be applicable to the primary structure. The Land Development Code specifies that PD’s should adhere to the greater benefit and innovation criteria and remain consistent with the Comprehensive Plan. These criteria are addressed in the Staff report and displayed on the slides. As a summary, the request to amend the rear setback and 100-foot buffer from the residential lot lines does not otherwise detract from the intent of the PD. The Bear Lake PD was approved in August of 1990, which was established under slightly different criteria than what exists today. Overall, the amendment to this PD does not impair the PD’s ability or inability to meet these criteria on a large scale. The residential tract for the Bear Lake PD has already been constructed and most of the parcels in the business tract are also

developed. The impact to the surrounding area is nominal overall in building coverage and impervious surface area. Through the proposed addendum, a maximum Floor Area Ratio is proposed in order to regulate the intensity of the site. The maximum Floor Area Ratio proposed is 0.65 in accordance with typical light industrial uses, such as warehouses. The addition of the carports serve to enhance the property and obscure any storage of materials by general business and warehouse uses, as allowed in the PD. The site is located in the Seminole County utility service area and is connected to water service. The property was previously approved to have a septic system. The site does not have specific open space requirements per lot; however, the PD requires the overall Business Center development to maintain a minimum of 3.14 acres of landscaping/open space. The property has access onto Pemberton Drive, which is classified as a local road. Buffer requirements will be determined at Site Plan approval and will be in compliance with the Seminole County Land Development Code. In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedure, the applicant conducted a community meeting on September 24, 2025 with details of the community meeting provided in the agenda package. Staff requests the Planning and Zoning Board recommend the Board of County Commissioners adopt the ordinance enacting a Rezone, and adopt the associated Rezone Ordinance per the following motion: Based on Staff's findings and the testimony and evidence received at the hearing, the Planning and Zoning Commission finds the request meets the identified portions of the Seminole County Land Development Code and recommends the Board adopt the Ordinance enacting a Rezone from PD (Planned Development) to PD (Planned Development), and approve the associated Developer's Commitment Agreement and Master Development Plan, on 0.87 acres, located on the north side of Pemberton Dr, east of South Orange Blossom Trl.

Cole Wynia, for the applicant, with the McNulty Group, of Lake Mary, Florida, stated that this dates back to two sellers ago, which had a lot of unpermitted work on the building. He is representing the buyer of this property, and they had to adopt all of these code enforcement issues, which they learned about when they came in for a use permit. The previous seller did everything he could to accommodate the County and installed several different stairwells, moved awnings in the back, and satisfied all of the code issues. The awnings and carports have been there since 2011. They are completely obscured from the road. The current owner needs them for his business to store outside materials.

No one from the audience spoke in favor nor in opposition to this request. Public comment was closed.

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Mike Lorenz, to approve and refer the Pemberton Carports PD Major Amendment Rezone, along with the Developer's Commitment Agreement and Master Development Plan, to the Board of County Commissioners. The motion passed unanimously, 5-0.

Aye: Commissioner Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, and Commissioner Ioppolo

Absent: Commissioner Lopez, and Commissioner Aguirre

4. Wayside Drive Assemblage PD Major Amendment Rezone - Consider a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) to add three (3) properties to the Wayside Assemblage PD for a mixed use development consisting of multi-family, office, retail commercial, and higher intensity planned development -target industries uses on approximately 19.98 acres, located on the south side of Wayside Dr, east of International Pkwy; (Z2025-017) (Douglas Hoeksema, Applicant) District5 - Herr (Annie Sillaway, Principal Planner).

The Applicant is requesting a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) to incorporate three (3) parcels, into the Wayside Assemblage PD, and to establish a new ingress/egress access onto International Pkwy. On December 12, 2023, the Applicant received approval for a PD (Planned Development) rezoning for a mixed use development on approximately 19.48 acres that consisted of three tracts:

- Tract A: Higher Intensity Planned Development - Target Industry (HIP-TI) and Office uses;
- Tract B: Multi-Family and Target Industry uses;
- Tract C: C-2 (Retail Commercial) and OP (Office) uses

Tract A and Tract B have an existing Future Land Use designation of HIP-TI, which allows a maximum Floor Area Ratio (F.A.R.) of 1.5, and Tract B allows a maximum density of forty (40) dwelling units per net buildable acre. Tract C has a Commercial Future Land Use designation, which allows a maximum F.A.R. of 0.35, with these previously approved development entitlements will remain in effect. The newly incorporated parcels are approximately 1.07 acres along the western portion of the proposed development. The newly proposed ingress/egress access onto International Drive will require an approved traffic impact analysis prior to Final Development Plan approval. Required improvements may include, but are not limited to, turn lanes, access limitations, and signalized intersections. The buffers along the west perimeter will be evaluated and determined at the time of the Final Development Plan, and the Developer will provide 25% open space. The proposed PD zoning designation and the associated Master Development Plan have been evaluated for compliance with the Seminole County Land Development Code (SCLDC) review criteria for Planned Developments as follows:

- The proposed development is consistent with the Seminole County Comprehensive Plan.
- The HIP-TI Future Land Use designation aims to attract target industries for higher-paying employment in strategic locations along the North I-4 Corridor, emphasizing proximity to major interchanges.
- The Developer will provide natural resource preservation by amenitizing the storm water pond that will enhance water quality and habitat.
- The proposed development creates a live-work environment by reducing the commuting distances by capturing trips on site while also promoting economic growth, and connects the development to Wayside and International Pkwy.
- The developer will provide neighborhood and community amenities by providing landscape buffers, internal pathways, and integrated open spaces.

The proposed development is consistent with the Comprehensive Plan by promoting flexibility and creativity in addressing changing social, economic and market conditions, especially where they are used to implement adopted policies of the Comprehensive Plan. Per Policy FLU 4.5, uses while providing residential that is subordinate to the Target Industry Uses, and Per Policy 5.3.3 Commercial Future Land Use, is to identify locations for a variety of commercial uses, neighborhood, and community shopping centers. Staff finds the request to be consistent with the Seminole County Comprehensive Plan and the Land Development Code, and compatible with the trend of development in the surrounding area. The Applicant conducted a community meeting on December 2, 2025, and no members of the community attended the meeting.

Staff requests the Planning and Zoning Commission recommend the Board of County Commissioners adopt the Ordinance enacting a Rezone per the following motion :

Based on Staff’s findings and the testimony and evidence received at the hearing, the Planning and Zoning Commission finds the request meets the identified portions of the Seminole County Land Development Code and recommends the Board of County Commissioners adopt the Ordinance enacting a rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development), and approve the associated Development Order and Master Development Plan on approximately 19.98 acres, located on the south side of Wayside Dr, east of International Pkwy.

Since the agenda has been sent, Staff’s recommendation has been revised, to include both the Development Order and the Master Development Plan in the motion . Once the Board has determined how it would like to vote, please read the language shown on the screen and not in your agenda packets.

Ben Beckham, for the applicant, with Madden, Moorhead & Stokes, in Maitland, Florida stated that this project is an existing PD and the application is to modify the PD to add three (3) small parcels along International Pkwy. Those additional parcels will allow increased public access to the project for the commercial business uses in the HIP-TI area. The applicant is not requesting any increases to the existing entitlements on the property, and the proposed number of units and proposed building square footages all remain exactly the same as before. This is just adding a little bit of land area for increased access. They agree with the conditions of the Development Order and look forward to a favorable motion.

No one from the audience spoke in favor, nor in opposition to this request.

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Tim Smith to approve and refer the Wayside Drive Assemblage PD Major Amendment Rezone to the Board of County Commissioners. The motion passed unanimously, 5-0.

Aye: Commissioner Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, and Commissioner Ioppolo

Absent: Commissioner Lopez, and Commissioner Aguirre

CLOSING BUSINESS

Development Services Director's Report - Dagmarie Segarra, Deputy Development Services Director provided the Board that the next P&Z meeting on April 1, 2026, will include a presentation with the updated Land Development Code, which they've been working on. These amendments are in reaction to fixing things that were left out from the 2024 update, as well as to address some of the requirements for the Envision 2045. Maya Athanas, Principal Planner, is the contact for this project. After this Board hears the project on April 1st, the project will then be heard for first reading at the April 28, 2026 Board of County Commissioner's meeting, and the second reading (final) at the May 12, 2026 Board of County Commissioner's meeting.

Deputy County Manager Update - Neysa Borkert provided a brief update on what may be occurring in the Florida Legislature. There was an amendment that was put forth to SB208, by Senator Martin from Lee County, Florida. Ms. Borkert provided highlights of the amendment.

ADJOURNMENT

Having no further business, the meeting adjourned at 7:17 PM.



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0313

Title:

Approve the adoption of the Ordinance amending Chapter 190 Part 2 (Public Parks) of the Seminole County Code of Ordinances by creating a new section prohibiting smoking and vaping in County Parks; Providing for signage and enforcement; Providing for codification; Providing for severability; and Providing an effective date. Countywide **(Rick Durr, Parks & Recreation Director)**

Division:

Parks and Recreation - Parks and Recreation

Authorized By:

Rick Durr, Parks and Recreation Director

Contact/Phone Number:

Mandy Salazar/407-665-2176

Background:

Seminole County owns, maintains, and operates County Parks, as defined in section 190.26 of the Seminole County Code, for recreational use and enjoyment by residents and visitors for all ages. The Board of County Commissioners seeks to promote clean, safe, and welcoming environments in its County Parks by minimizing exposure to secondhand smoke and aerosol and reducing litter and associated risks from tobacco and vapor-generating products.

Pursuant to section 386.209 Florida Statutes (2025) counties are authorized to restrict smoking within public parks they own and impose more restrictive regulations on the use of vapor-generating electronic devices. The Board of County Commissioners finds that prohibiting smoking and vaping in County Parks to the extent permitted by law, is an appropriate measure to further public health, safety, and welfare.

Requested Action:

Staff request the Board approve the adoption of the Ordinance amending Chapter 190 Part 2 (Public Parks) of the Seminole County Code of Ordinances by creating a new section prohibiting smoking and vaping in County Parks; Providing for signage and

enforcement; Providing for codification; Providing for severability; and Providing an effective date.

ORDINANCE NO. 2026-_____

SEMINOLE COUNTY, FLORIDA

2 **AN ORDINANCE OF SEMINOLE COUNTY, FLORIDA AMENDING CHAPTER 190**
3 **PART 2 (PUBLIC PARKS) OF THE SEMINOLE COUNTY CODE OF ORDINANCES**
4 **BY CREATING A NEW SECTION PROHIBITING SMOKING AND VAPING IN**
5 **COUNTY PARKS; PROVIDING FOR SIGNAGE AND ENFORCEMENT; PROVIDING**
6 **FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN**
7 **EFFECTIVE DATE.**

8

9 **WHEREAS**, Seminole County owns, maintains, and operates County Parks, as defined in
10 section 190.26 of the Seminole County Code, for recreational use and enjoyment by residents and
11 visitors of all ages; and

12 **WHEREAS**, the Board of County Commissioners seeks to promote clean, safe and
13 welcoming environments in its County Parks by minimizing exposure to secondhand smoke and
14 aerosol, and reducing litter and associated risks from tobacco and vapor-generating products; and

15 **WHEREAS**, pursuant to section 386.209, Florida Statutes (2025), counties are authorized
16 to restrict smoking within public parks they own and to impose more restrictive regulations on the
17 use of vapor-generating electronic devices; and

18 **WHEREAS**, the Board of County Commissioners finds that prohibiting smoking and
19 vaping in County Parks, to the extent permitted by law, is an appropriate measure to further public
20 health, safety, and welfare.

21 **NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY**
22 **COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:**

24 **Section 1. Recitals.** The forgoing recitals are hereby fully incorporated into this Ordinance
by reference.


Section 2. Amendment. Chapter 190, Part 2 (Public Parks), of the Seminole County Code
26 of Ordinances is hereby amended to add Section 190.45, to read as follows:

Chapter 190. Parks and Recreation

28 Part 2. Public Parks

Sec. 190.45- Prohibition of smoking and vaping in County Parks

30 (a) Prohibited Acts. Smoking and vaping are prohibited in County Parks.

(b) Unfiltered Cigars. This section does not regulate or prohibit the use of unfiltered
32 cigars. Nothing in this section shall be construed to permit the use of unfiltered cigars where such
activity is otherwise prohibited by general law. 

34 (c) State law definitions incorporated. For the purposes of this section only,
“smoking”, “vaping”, and “vapor-generating electronic devices” shall have the meanings ascribed
36 to them in section 386.203, Florida Statutes, as amended.

(d) Signage. County Manager or designee may post signage prohibiting smoking and
38 vaping in County Parks.

(e) Enforcement. Violations shall be subject to enforcement and penalties as provided
40 elsewhere in this Code, including removal from County Parks.

Section 3. Codification Clause. It is the intention of the Board of County Commissioners
42 that the provisions of this Ordinance shall become and be made part of the Seminole County Code.

Section 4. Severability. If any provision of this Ordinance, or the application thereof to
44 any persons or circumstances is held invalid, it is the intent of the Board of County Commissioners
that the invalidity shall not affect the other provision or applications of this Ordinance which shall
46 be given effect without the invalid provision or application, and to this end said provision of this
Ordinance is declared severable.

48 **Section 5. Effective Date.** This Ordinance shall take effect upon filing a copy of this
Ordinance with the Department of State by the Clerk of the Board of County Commissioners.

BE IT ORDAINED by the Board of County Commissioners of Seminole County, this
_____ day of _____, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS

SEMINOLE COUNTY, FLORIDA



GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida

Andria Herr, Chairman

VND/kw
1/22/2026

Topic:
<i>In accordance with Section 2.2.D of the Seminole County Home Rule Charter, before the enactment of a proposed ordinance or resolution on a legislative action, the Board of County Commissioners shall prepare or cause to be prepared an economic impact estimate. Similarly, Section 125.66(3)(c), F.S., requires that before the enactment of a proposed ordinance, the County must prepare a business impact estimate in accordance with this subsection.</i>
Describe Project/Proposal, including the Public Purpose. (Must be completed for all legislative actions by ordinance or resolution)
<p>- Summary of proposed ordinance or resolution.</p> <p>- Statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the county. (Section 125.66(3)(a)1., F.S.)</p>
Question 1: Does the proposed legislative action have an economic cost to the public or taxpayers of Seminole County? (Seminole County Home Rule Charter Section 2.2.D.)
<p><input type="checkbox"/> Yes.</p> <p><input type="checkbox"/> No.</p>
Question 2: This question only applies to ordinances: Does the subject matter or purpose of the proposed ordinance fall into any of the following categories? Please check all that apply (Section 125.66(3)(c), F.S.):
<p><input type="checkbox"/> Required for compliance with Federal or State law or regulation;</p> <p><input type="checkbox"/> Relates to the issuance or refinancing of debt;</p> <p><input type="checkbox"/> Relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;</p> <p><input type="checkbox"/> Required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the local government;</p> <p><input type="checkbox"/> Is an emergency ordinance;</p> <p><input type="checkbox"/> Relates to procurement; or</p> <p><input type="checkbox"/> Is being enacted to implement the following:</p> <ul style="list-style-type: none"> a. Development orders and development permits, as those terms are defined in s. 163.3164, F.S. and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243, F.S.; b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the county; c. Sections 190.005 and 190.046, F.S., regarding community development districts; d. Section 553.73, F.S. relating to the Florida Building Code; or e. Section 633.202, F.S. relating to the Florida Fire Prevention Code.
<p>If you answered NO to Question 1 and checked any boxes in Question 2 then STOP, this form is now complete.</p> <p>If you answered YES to Question 1 and checked any boxes in Question 2 then complete Question 3.</p> <p>If you answered YES to Question 1 and did not check boxes in Question 2 then complete Questions 3-5.</p>

Question 3: What are the potential direct economic impacts (i.e. estimated costs/revenues to County, property owners, taxpayers, etc.) and indirect economic impacts (i.e. perceived positive/negative impacts on property values, etc.) of implementing the ordinance or resolution? (Seminole County Administrative Code Section 2.20)

Question 4: What is the estimated direct economic impact of the proposed ordinance on private, for profit businesses in the County, including the following, if any (Section 125.66(3)(a)2., F.S.):

- **An estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted.**
- **Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.**

An estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

Question 5: Provide a good faith estimate of the number of businesses likely to be impacted by the ordinance. (Section 125.66(3)(a)3., F.S.):