



**SEMINOLE COUNTY, FLORIDA**  
**Planning and Zoning Commission**  
**Meeting Agenda - Final**

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Wednesday, July 2, 2025

6:00 PM

BCC Chambers

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**CALL TO ORDER**

Opening Statement

Staff Present

Accept Proof of Publication

Approval of Minutes

**NEW BUSINESS**

**Technical Review Items:**

1. **Nodding Pines Preliminary Subdivision Plan** - Approve the Preliminary Subdivision Plan for the Nodding Pines Subdivision containing thirty-one (31) residential lots on 17.42 acres zoned R-1AA (Single Family Dwelling) located east of Nodding Pines Way, approximately ¼ mile south of Red Bug Lake Road; (William J. Crawford, Applicant) District1 - Dallari (**Annie Sillaway, Senior Planner**)

[2025-600](#)

**Attachments:** [MAP](#)  
[PRELIMINARY SUBDIVISION PLAN](#)

**Public Hearing Items:**

2. **Miyaji Sushi & Hibachi Special Exception** - Consider a [2025-587](#)  
Special Exception to allow a restaurant within 1,000 feet of a  
school to obtain an alcohol license in the PD (Planned  
Development) district on 9.51 acres, located on the south side  
of W. Lake Mary Boulevard, east of Sun Drive; BS2025-08  
(Wen Zheng, Applicant) District4 - Lockhart (**Hilary Padin,**  
**Planner**)

**Attachments:** [Site Map](#)  
[Zoning Map](#)  
[Aerial Map](#)  
[School Map](#)  
[Site Plan](#)  
[Alcohol Separations Form](#)  
[Narrative](#)  
[Community Meeting Sign In Sheet](#)  
[Approval Development Order](#)

3. **Midway Loop Trail Rezone** - Consider a Rezone from A-1  
(Agriculture) to PLI (Public Lands and Institutions) for a [2025-096](#)  
proposed trail and other future recreational facilities on  
approximately 106.96 acres, located on the west side of  
Brisson Avenue, north of State Road 46; (Z2025-05) (Daniel  
Heacock, Seminole County Leisure Services / Greenways &  
Natural Lands, Applicant) District 5 - Herr (**Kaitlyn Appgar,**  
**Senior Planner**)

**Attachments:** [FLU ZONING MAP](#)  
[AERIAL MAP](#)  
[ORDINANCE](#)  
[BOUNDARY SURVEY](#)  
[COMMUNITY MEETING- FLYER](#)  
[COMMUNITY MEETING- SIGN IN SHEET](#)  
[COMMUNITY MEETING- SIGN](#)  
[COMMUNITY MEETING- MINUTES](#)  
[COMMUNITY MEETING - COMMENT FORM](#)  
[BUSINESS OF ECONOMIC IMPACT STATEMENT](#)

**CLOSING BUSINESS****Development Services Manager's Report****ADJOURNMENT**

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES, ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7940.

PERSONS ARE ADVISED THAT, IF THEY DECIDE TO APPEAL ANY DECISION ON ANY MATTER CONSIDERED BY THIS BOARD AT THESE MEETINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 286.0105, FLORIDA STATUTES.

FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT THE PLANNING & ZONING COMMISSION CLERK AT (407) 665-7397.



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-600**

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### **Title:**

**Nodding Pines Preliminary Subdivision Plan** - Approve the Preliminary Subdivision Plan for the Nodding Pines Subdivision containing thirty-one (31) residential lots on 17.42 acres zoned R-1AA (Single Family Dwelling) located east of Nodding Pines Way, approximately ¼ mile south of Red Bug Lake Road; (William J. Crawford, Applicant) District1 - Dallari (**Annie Sillaway, Senior Planner**)

### **Division:**

Development Services

### **Authorized By:**

Joy Giles - Planning Manager

### **Contact/Phone Number:**

Annie Sillaway/407-665-7936

### **Background:**

The Applicant is requesting approval of the Nodding Pines Preliminary Subdivision Plan (PSP). The subject property has a Low Density Residential Future Land Use which allows a maximum of four (4) dwelling units per net buildable acre.

The PSP proposes thirty-one (31) single family residential lots on approximately 17.42 acres, with a maximum density of 2.45 dwelling units per net buildable acre, with a minimum lot size of 11,700 square feet.

The development proposes one (1) access onto Nodding Pines Way. The internal roads will be privately owned and maintained by the Homeowner's Association.

The site is located within the Seminole County Utility Service Area and will be required to connect to public utilities for water and sewer.

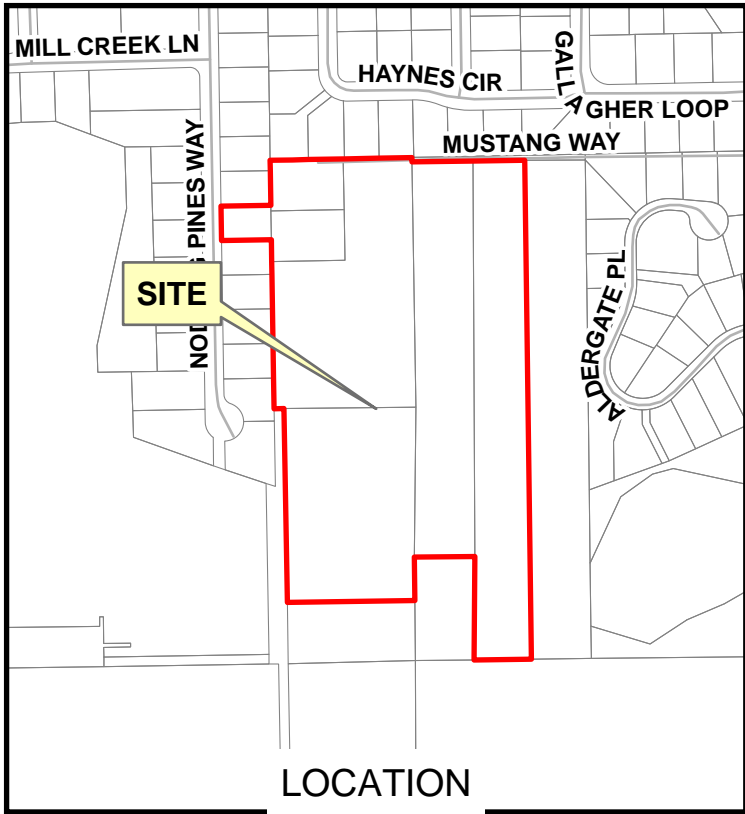
The proposed development has existing wetlands and floodplains on site, which will be placed in a conservation easement at the time of Final Plat approval.

The PSP complies with all the conditions of Chapter 35 of the Seminole County Land Development Code.



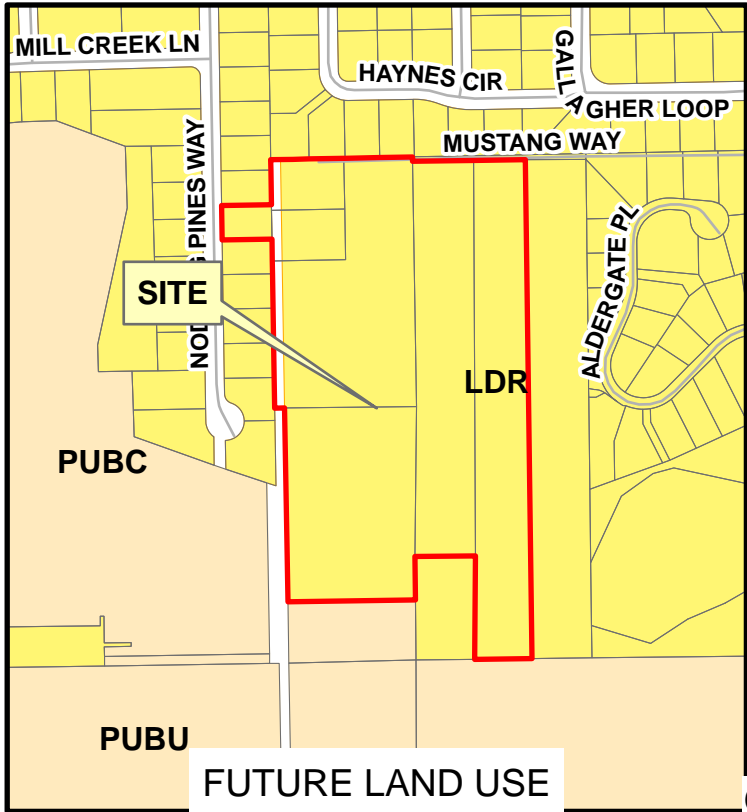
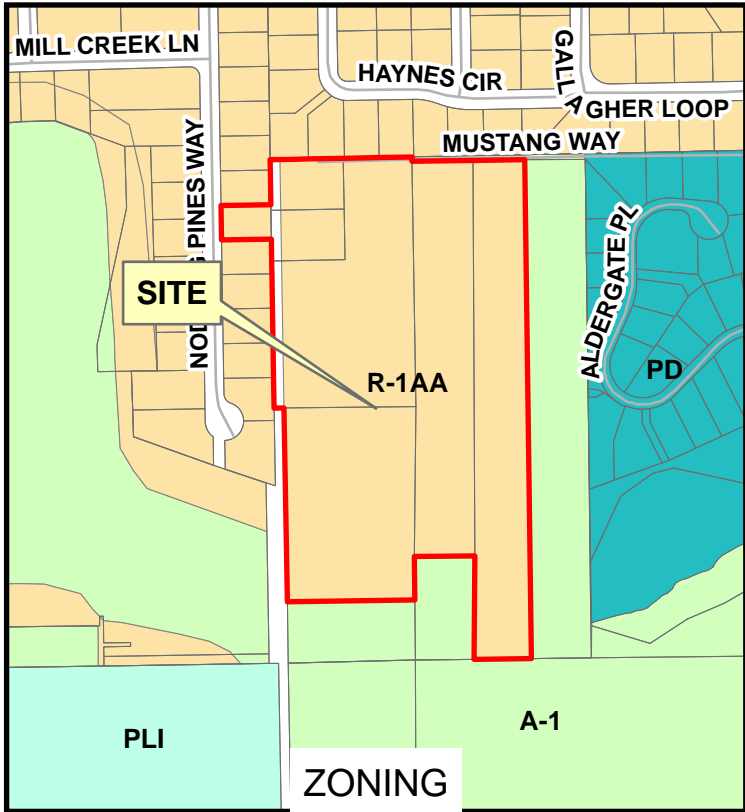
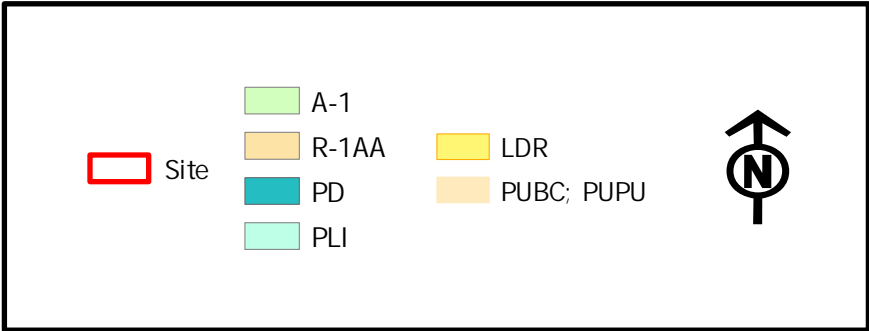
**Requested Action:**

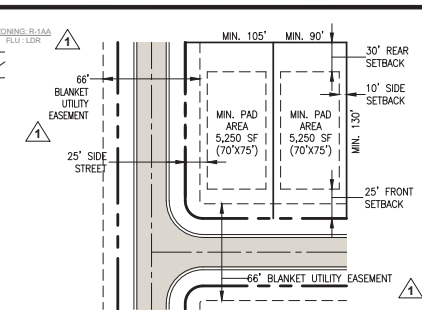
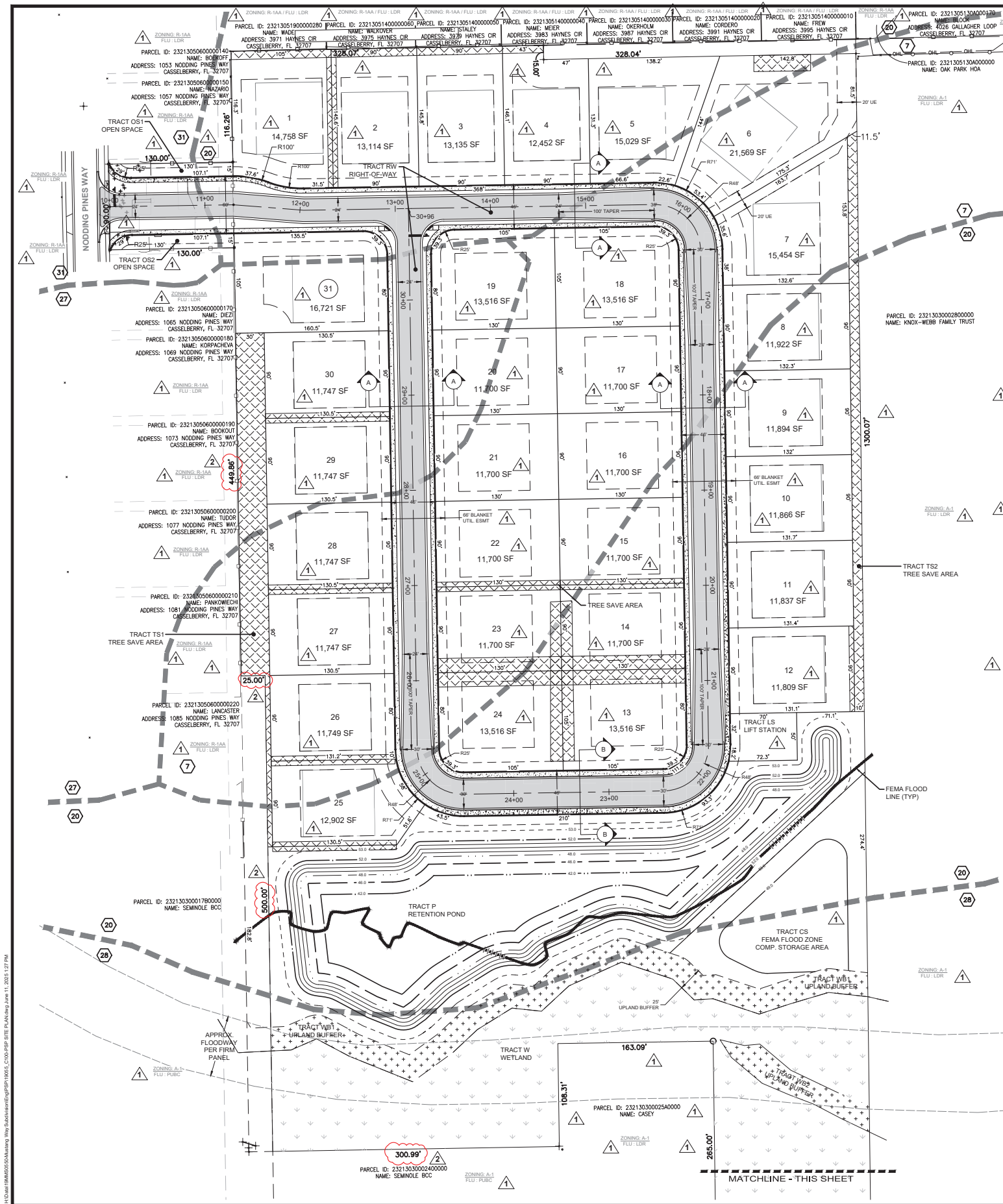
Staff requests approval of the Preliminary Subdivision Plan for the Nodding Pines Subdivision containing thirty-one (31) residential lots on 17.42 acres zoned R-1AA (Single Family Dwelling) located east of Nodding Pines Way, approximately ¼ mile south of Red Bug Lake Road.



**NODDING PINES  
PRELIMINARY SUBDIVISION PLAN**

**SEMINOLE COUNTY  
PLANNING & ZONING COMMISSION  
JULY 2, 2025**

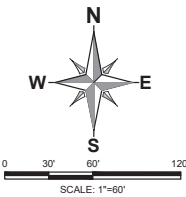






TRACT / LAND USE TABLE			
TRACT NAME	USE	OWNERSHIP / MAINT.	ACRE (%)
RW	RIGHT OF WAY	HOA / HOA	2.24 (12.86%)
OS1	OPEN SPACE	HOA / HOA	0.04 (0.23%)
OS2	OPEN SPACE	HOA / HOA	0.04 (0.23%)
TS1	TREE SAVE	HOA / HOA	0.27 (1.55%)
TS2	TREE SAVE	HOA / HOA	0.14 (0.80%)
P	RETENTION POND/ OPEN SPACE	HOA / HOA	2.28 (13.09%)
W	WETLANDS	HOA / HOA	2.05 (11.77%)
WB1	UPLAND BUFFER	HOA / HOA	0.40 (2.30%)
WB2	UPLAND BUFFER	HOA / HOA	0.09 (0.52%)
LS	LIFT STATION	SEMINOLE COUNTY	0.08 (0.46%)
CS	COMPENSATING STORAGE/ OPEN SPACE	HOA / HOA	0.56 (3.21%)
SINGLE FAMILY LOTS:			9.23 (52.99%)
TOTAL PROJECT AREA:			17.42 (100.0%)

1. FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.1.4).
2. A SECOND ENTRANCE/EXIT MUST BE REQUIRED PER AHJ IF THE RESPONSE TIME FOR EMERGENCY IS EXCEEDED PER NFPA 1, SECTION 18.2.3.3 MULTIPLE ACCESS ROADS.
3. A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFPA 1, 16.5.3.1).
4. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED THEY SHALL BE INSTALLED AND CONNECTED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (NFPA 1, 16.4.3.1).
5. FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
6. A 36 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF ANY FIRE DEPARTMENT CONNECTION HAVING A DIAMETER GREATER THAN 210 IN. NFPA 1, 18.5.
7. HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED 6" IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10.
8. ACCESS TO GATED SUBDIVISIONS OR DEVELOPMENTS SHALL PROVIDE FIRE DEPARTMENT ACCESS TO ALL AREAS. APPROVED SOS AND SEMMOLCO COUNTRY KNOX KEY SWITCH. NFPA 1, 18.2.2.2.
9. THE MINIMUM FIRE FLOW AND FLOW DURATION REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS HAVING A FIRE FLOW AREA THAT DOES NOT EXCEED 5000 FT<sup>2</sup> (464 M<sup>2</sup>) SHALL BE 1000 GPM (3785 L/MIN) FOR 1 HOUR.




SOILS LEGEND		
SOILS LINE		
SOIL NUMBER	SOIL NAME	HYDROLOGIC GROUP
7	ASTATULA-APOPKA FINE SANDS, 5 TO 8 PERCENT SLOPES	A
20	MYAKKA-EAUGALLIE FINE SANDS	A/D
27	PINEDA-PINEDA, WET FINE SAND, 0 TO 2 PERCENT SLOPES	
28	ST. JOHNS AND EAUGALLIE FINE SANDS	A/D
31	ST. JOHNS AND EAUGALLIE FINE SANDS	A



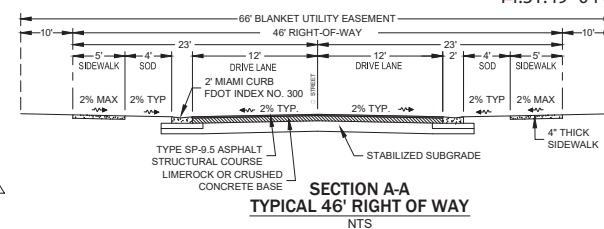
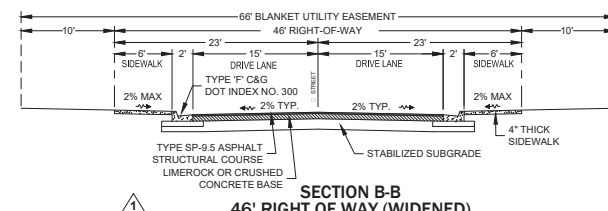
SITE DATA:

4. TOTAL PROJECT AREA: 17.42 AC 
5. 23-21-30-30-0210-0000, 23-21-30-30-022A-0000, 23-21-30-30-0220-0000,  
23-21-30-30-0230-0000, 23-21-30-30-0250-0000, 23-21-30-30-0270-0000, 23-21-30-506-0000-0160
6. RESIDENTIAL USE MAXIMUM NUMBER OF LOTS: 31 LOTS
7. RESIDENTIAL USE LOT SIZE: 90' x 130' MINIMUM  
LOT WIDTH AT BLDG. LINE: 90' 
8. RESIDENTIAL USE MINIMUM HOUSE SIZE: 1,300 S.F.
9. RESIDENTIAL USE MAX BUILDING HEIGHT: 35' (2 STORIES)
10. RESIDENTIAL USE LOT SETBACKS:  
FRONT- 25'  
REAR- 30'  
SIDE- 10'  
SIDE STREET- 25'
11. WATER AND SEWER, SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY.
12. ALL UTILITY LINES WILL BE DESIGNED TO MEET SEMINOLE COUNTY REQUIREMENTS.
13. THE STORMWATER SYSTEM WILL BE DESIGNED TO MEET SEMINOLE COUNTY AND SJRWMD (FDEP) REQUIREMENTS.
14. FIRE PROTECTION WILL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH ALL APPLICABLE SEMINOLE COUNTY CODE AND REGULATIONS.  
FIRE FLOW WILL CONFORM TO THE STANDARDS OF THE NFPA 1, CHAPTER 18.3  
FIRE FLOW REQUIREMENTS SHALL BE MINIMUM 1250 GPM PER CITY DESIGN STANDARDS, 23.2.2.
15. ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF SEMINOLE COUNTY. SEMINOLE COUNTY DETAILS WILL BE UTILIZED ON THE FINAL ENGINEERING PLANS.
16. PROJECT SIGNAGE WILL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
17. LANDSCAPE BUFFERS ARE NOT REQUIRED.
18. PROJECT TO BE CONSTRUCTED IN ONE PHASE.
19. FIVE (5) FOOT WIDE SIDE YARD DRAINAGE EASEMENTS ARE HEREBY REQUIRED ON ALL LOTS: POOL EQUIPMENT, WATER SOFTENERS, AND SIMILAR FACILITIES SHALL NOT BE PERMITTED WITH THREE (3) FEET OF THE SIDE PROPERTY LINES. AIR CONDITIONERS UNITS SHALL NOT BE WITHIN (3) FEET OF THE SIDE PROPERTY LINE UNLESS ELEVATED 12 INCHES MINIMUM AND MOUNTED TO THE STRUCTURE IN A MANNER NOT OBSTRUCTING SIDE YARD PASSAGE OR THE FUNCTION AND MAINTENANCE OF THE DRAINAGE EASEMENT.
20. ZONING: R-1AA
21. FUTURE LAND USE: LDR
22. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 1211700170F HAVING A REVISION DATE OF SEPTEMBER 28, 2007, THE PROJECT SHOWN HEREON LIES IN AN AREA DETERMINED TO BE A "REGULATORY FLOOD WAY", SHADED ZONE "A", AN AREA DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN WITH A 52 FOOT BASE FLOOD ELEVATION, SHADED ZONE "A", AN AREA DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND UNSHADED ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LAND USE DATA:

1. AREA: 17.42 AC. 
2. OPEN SPACE: REQUIRED OPEN SPACE: 0 ACRES
-  PROPOSED OPEN SPACE: TRACTS  
0.04 AC + 0.04 AC + 2.28 AC + 0.27 AC
3. DENSITY: ESTIMATED NET DENSITY = PROPOSED  
(17.42 AC - 2.24 AC - 2.54 AC) = 12.64 AC  
= 31 LOTS / 12.64 = 2.45 DU/AC
- 

TRAFFIC IMPACTS								
TU CODE	LAND USE	# UNITS	DAILY		PM PEAK HOUR			
			RATE	TRIPS	RATE	TOTAL	ENTER	EXIT
210	SINGLE FAMILY RESIDENTIAL	31	9.53	296	0.97	31	21	10



**CIVIL ENGINEERS**  
431 E. Horatio Avenue  
Suite 260  
Maitland, Florida 32751  
(407) 629-8330  
CA# 0007723

# PRELIMINARY SITE PLAN

1	5/5/25	PER SEMINOLE COUNTY
2	6/4/25	REVISED PER COUNTY COMMENTS
3		
4		
5		
6		
7		
8		
9		
10		
11		
	DATE	REVISIONS

**NOT FOR  
CONSTRUCTION**

JOB # \_\_\_\_\_ 19055  
DATE: \_\_\_\_\_ 01/31/2025  
DATUM: \_\_\_\_\_ NAVD 88  
DESIGNED BY: \_\_\_\_\_ DAS  
DRAWN BY: \_\_\_\_\_ DAS  
APPROVED BY: \_\_\_\_\_ DAS

## C100





# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-587**

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**Title:**

**Miyaji Sushi & Hibachi Special Exception** - Consider a Special Exception to allow a restaurant within 1,000 feet of a school to obtain an alcohol license in the PD (Planned Development) district on 9.51 acres, located on the south side of W. Lake Mary Boulevard, east of Sun Drive; BS2025-08 (Wen Zheng, Applicant) District4 - Lockhart ( Hilary Padin, Planner)

**Agenda Category:**

Public Hearing Items

**Department/Division:**

Development Services

**Authorized By:**

Jose Gomez, Development Services Director

**Contact/Phone Number:**

Hilary Padin/407-665-7331

**Background:**

The Applicant currently operates an existing bona fide restaurant and would like to serve beer and wine for on-site consumption. The restaurant, located within an existing planned shopping center, is 544 feet from UCP Seminole Early Learning Center, which does not meet the 1,000-foot separation from schools as required by Section 30.6.6.2 (d) of the Seminole County Land Development Code (SCLDC).

The restaurant is 2,000 square feet in size and seats fifty-six (56) patrons, with no outdoor seating. The hours of operation are currently Monday through Thursday from 11:00 am to 10:00 pm, Friday and Saturday from 11:00 am to 10:30 pm, and Sunday from noon to 9:30 pm.

**Staff Findings:**

In reviewing Special Exception requests, Section 30.3.1.5(a) of the Seminole County Land Development Code 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 Commissioners 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:**

Staff Analysis:

The restaurant is within an existing shopping center, where there are several restaurants that serve alcohol and other retail commercial uses. Therefore, it is not detrimental to the character or inconsistent with the trend of development of the area.

**(2) Does not have an undue adverse effect on existing traffic patterns, movements and volumes:**

Staff Analysis:

The establishment is located within an existing shopping center, where traffic calculations have already been performed to support the commercial use. The site fronts on a main thoroughfare, with an entrance from Lake Mary Boulevard, and a second entrance from Sun Drive with the required parking provided onsite; therefore, the alcoholic beverage establishment is not expected to have an undue adverse effect on existing traffic patterns, movements, and volumes.

**(3) Is consistent with the County's Comprehensive Plan:**

Staff Analysis:

The subject property has a Future Land Use (FLU) designation of Commercial (COM). Pursuant to the Seminole County Comprehensive Plan, the purpose and intent of this designation is to provide 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. The Commercial Future Land Use permits alcoholic beverage establishments pending Special Exception approval. This property is located on W. Lake Mary Boulevard, a principal arterial roadway, within the urban area of Seminole County; and

therefore, is consistent with the Seminole County Comprehensive Plan.

**(4) Will not adversely affect the public interest:**

Staff Analysis:

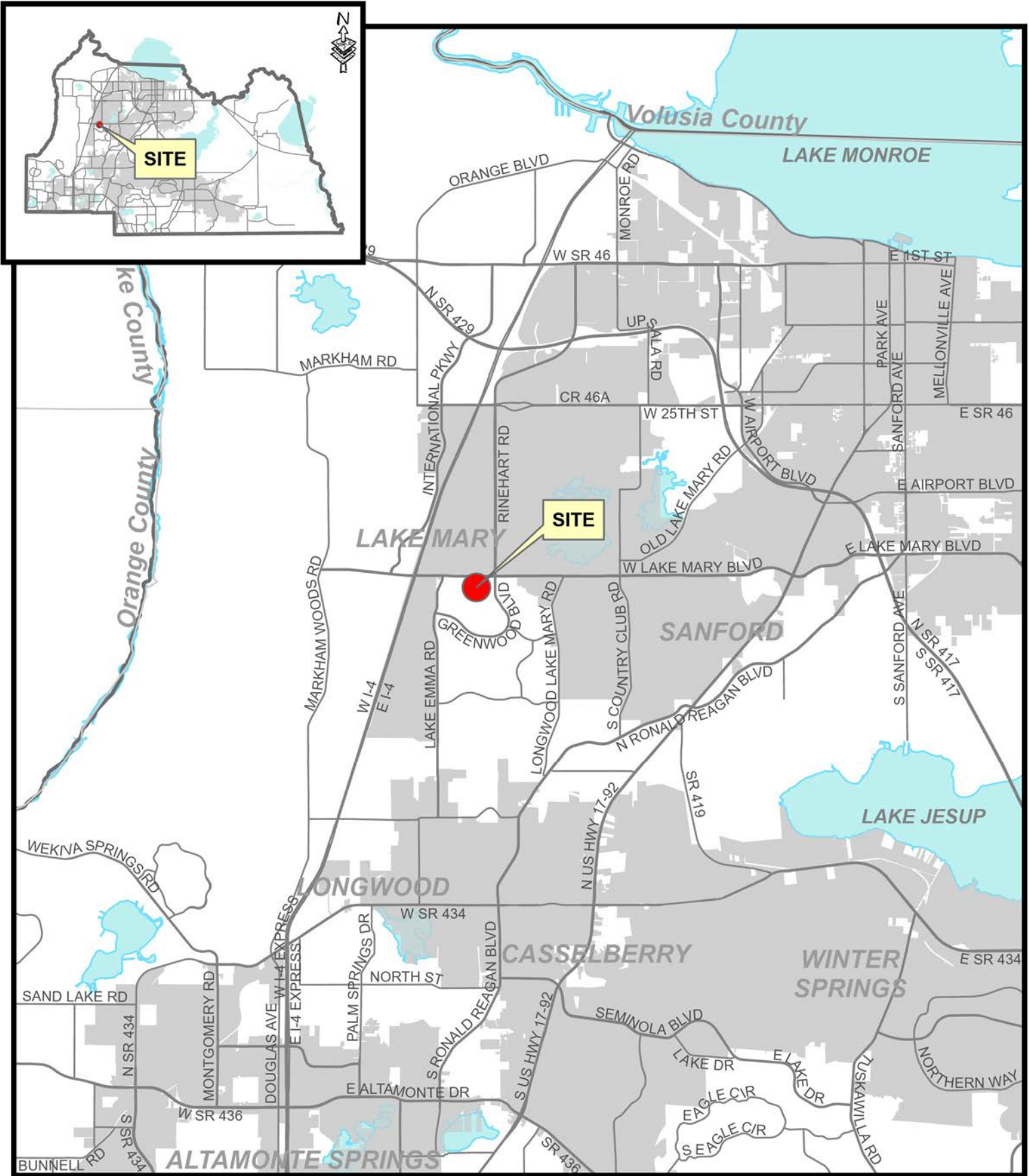
The Etor Planned Development allows uses permitted within the C-2 (General Commercial) district, where alcoholic beverage establishments are allowed with the granting of a Special Exception. Within this planned shopping center and all along W. Lake Mary Boulevard, exists numerous restaurants that serve alcohol. Also, as measured by the Code, there is 544 feet of separation between the front property line of the plaza and the school's property line, which does not meet the 1,000 foot requirement. However, the distance exceeds the requirement when measuring from the front door of the establishment to the front door of the school on the north side of Sun Drive. Therefore, the granting of the subject Special Exception will not adversely affect the public interest.

Community Meeting

In compliance with Seminole County Land Development Code Sec. 30.3.5 - Community meeting procedures, the Applicant conducted a community meeting on June 8, 2025. Details of the community meeting have been provided in the agenda package.

**Requested Action:**

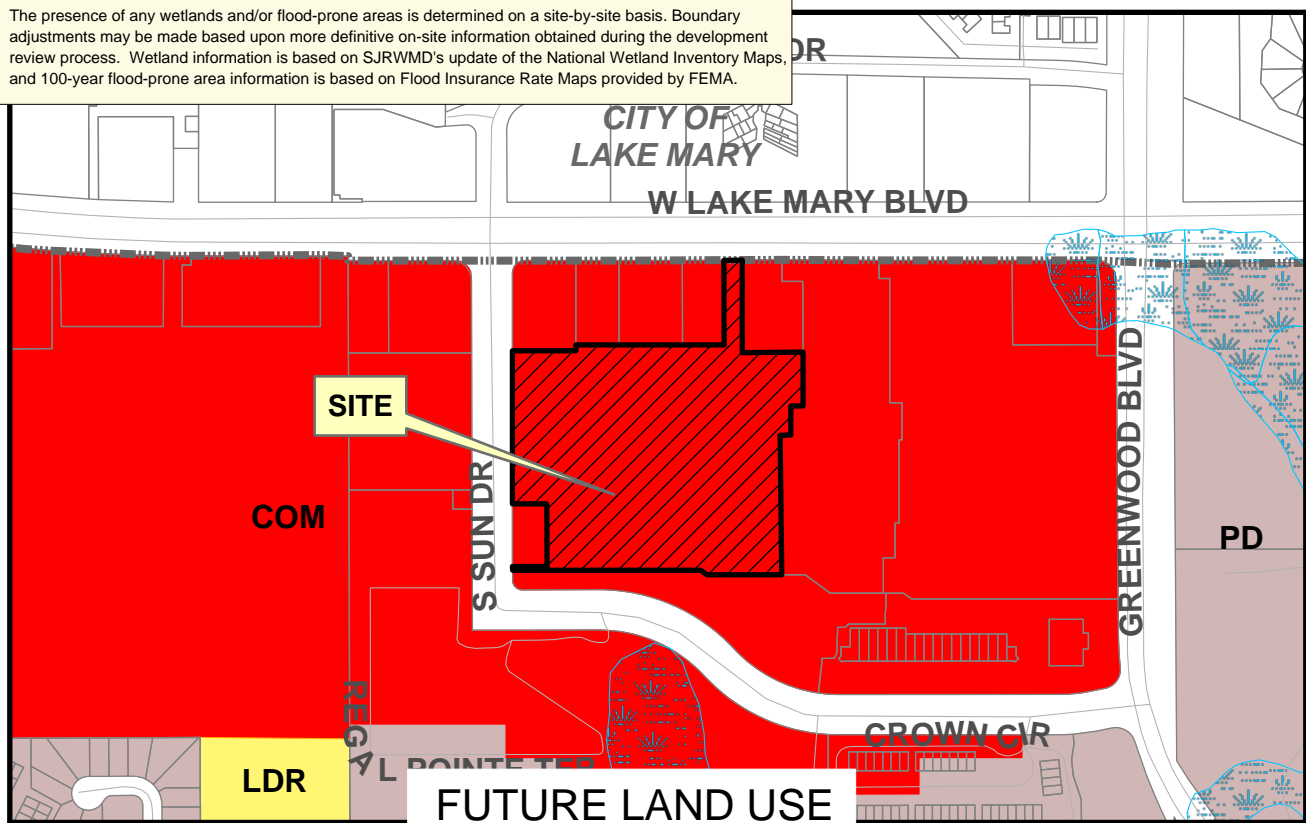
Staff requests the Board of County Commissioners approve the Special Exception to allow a restaurant within 1,000 feet of a school to obtain an alcohol license in the PD (Planned Development) district on 9.51 acres, located on the south side of W. Lake Mary Boulevard, east of Sun Drive.



Date: 5/20/2025

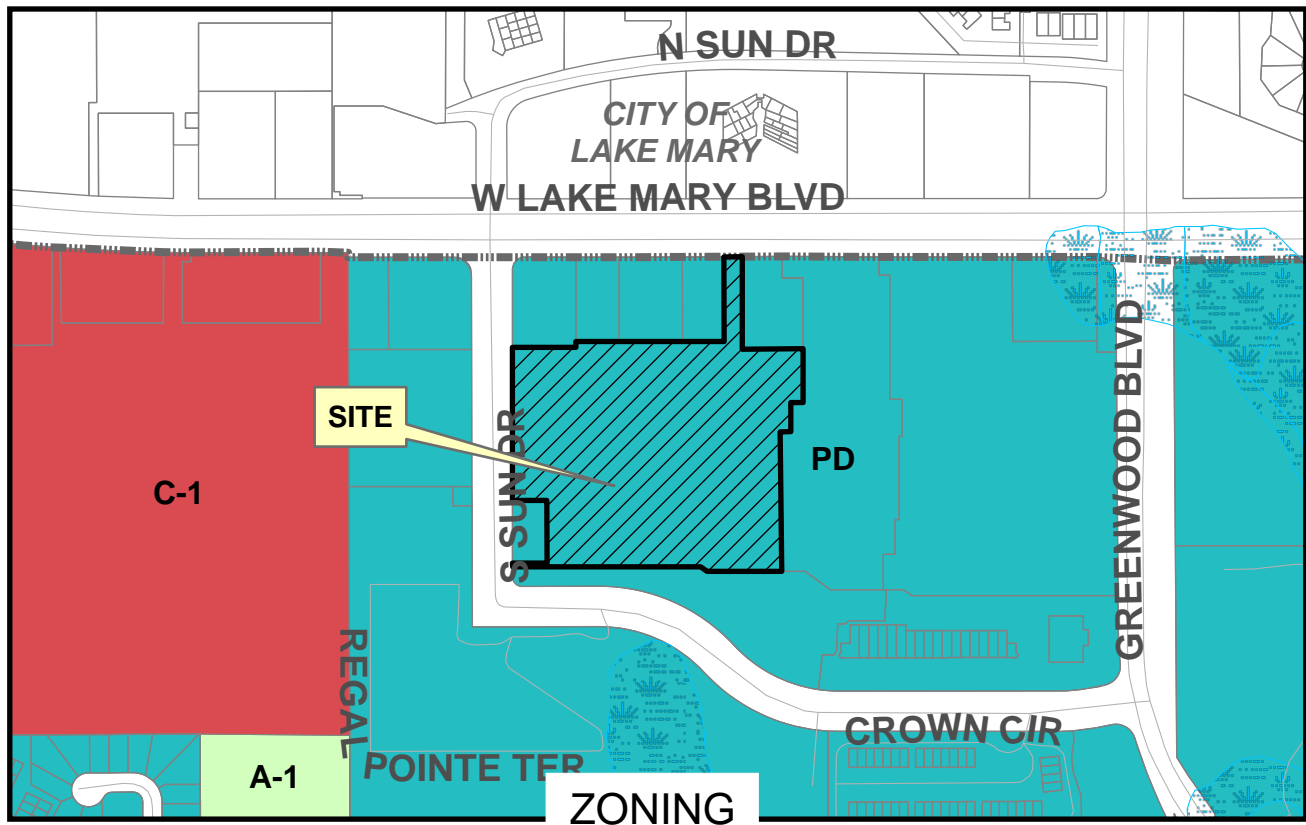
Name BS2025-008SiteMap

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.



Project Name: Miyaji Sushi & Hibachi  
 Project No.: BS2025-008  
 Applicant: Wen Zheng

Project Future Land Use: COM  
 Project Zoning: PD



Date: 6/9/2025

Name BS2025-008FLUandZoning





Project Name: Miyaji Sushi & Hibachi  
 Project No.: BS2025-008  
 Applicant: Wen Zheng

Project Location:  
 4265 W Lake Mary Blvd  
 Lake Mary, FL 32746



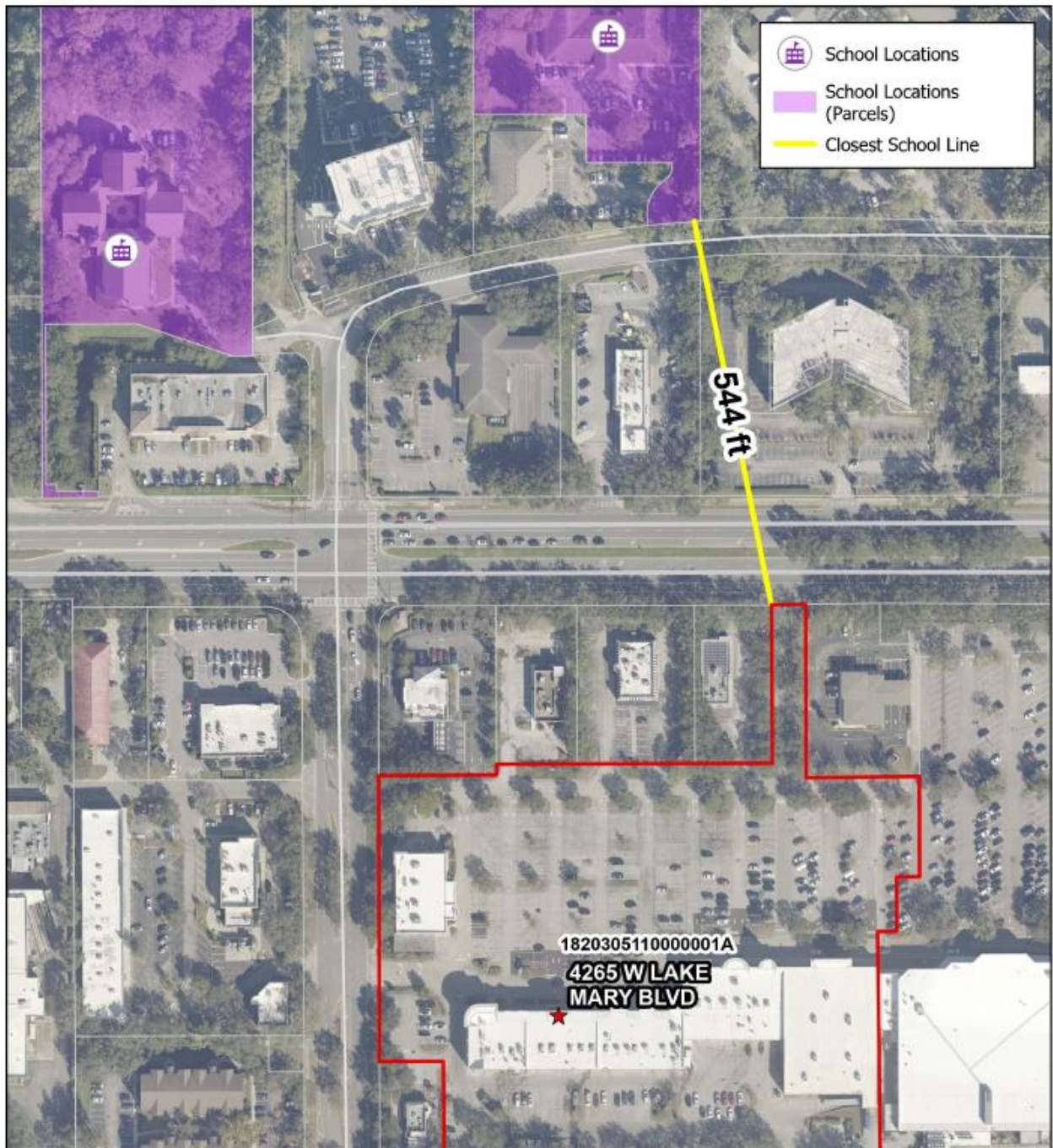
 Site

 Municipality

Date: 6/9/2025

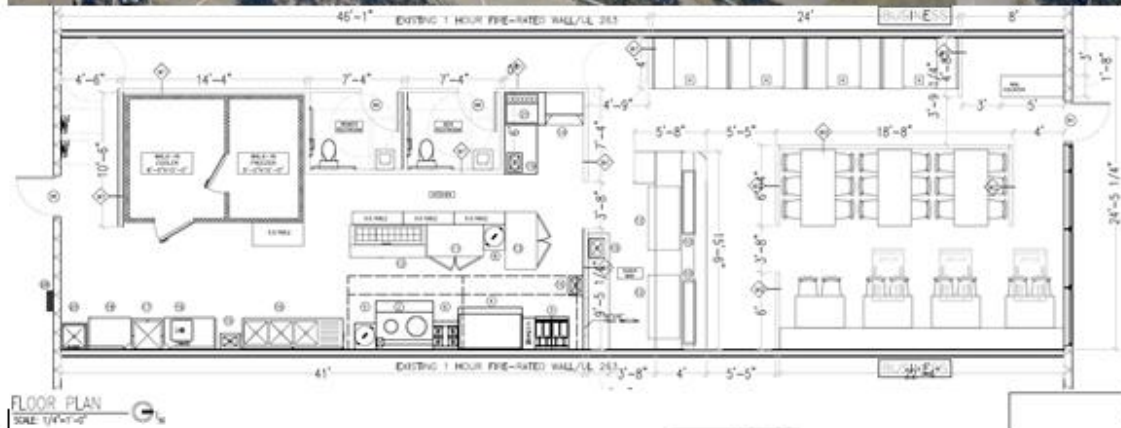
Name BS2025-008Aerial







**MIYAJI SUSHI & HIBACHI - SPECIAL EXCEPTI  
SPECIAL EXCEPTION - OTHER**





SEMINOLE COUNTY PLANNING & DEVELOPMENT DIVISION  
1101 EAST FIRST STREET, SANFORD, FLORIDA 32771  
(407) 665-7371 [PLANDESK@SEMINOLECOUNTYFL.GOV](mailto:PLANDESK@SEMINOLECOUNTYFL.GOV)  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)

## ALCOHOL LICENSE SEPARATIONS FORM

**The closest church is \_\_\_\_\_ feet, whose parcel ID is \_\_\_\_\_**

Churches shall be no closer than 1,000 feet measured along the shortest possible line lying entirely within public rights-of-way, such measurement being between the nearest entrance to the alcoholic beverage establishment and the nearest point on the plot occupied by the house of worship.

**The closest school is \_\_\_\_\_ feet, whose parcel ID is \_\_\_\_\_**

Public, private and parochial schools shall be no closer than 1,000 feet air-line measured from lot line of the alcoholic beverage establishment to the nearest lot line of the school.

If this establishment is in a planned shopping center, the following does NOT apply:

**The closest residential property is \_\_\_\_\_ feet, whose parcel ID is \_\_\_\_\_**

Residential property shall be no closer than 500 feet measured along the shortest possible distance traveled by a pedestrian from the entrance of the alcoholic beverage establishment to the boundary of any property assigned a residential zoning classification or land use designation.

If this establishment is in a planned shopping center, the following does NOT apply:

**The closest residential property is \_\_\_\_\_ feet, whose parcel ID is \_\_\_\_\_**

Residential property shall be no closer than 100 feet measured from the closest vertical building extremity of the alcoholic beverage establishment to the boundary of the nearest property assigned a residential zoning classification or land use designation.

If this establishment is in a planned shopping center, the following does NOT apply:

**The closest like establishment is \_\_\_\_\_ feet, whose parcel ID is \_\_\_\_\_**

Like establishments shall be no closer than 500 feet from another like establishment measured between building entrances along the shortest possible line lying entirely within public right-of-way.

To whom it may concern,

We are requesting this special exception for a beer and wine alcohol beverage license, on behalf of EJ Miyaji Inc. DBA Miyaji Sushi & Hibachi. This special exception request is to allow for the procurement of a 2COP beverage license, as such credentials are necessary to the success of the Miyaji Sushi & Hibachi brand and to the success of the business located at 4265 W. Lake Mary Boulevard in Lake Mary. This special exception request is for us to carry a 2COP license to serve beer and wine, because we are 544 feet from a private school nearby, which does not meet the code requirement of 1,000 feet minimum.

Miyaji Sushi & Hibachi is 2,000 square feet with 56 seats total including the sushi bar with a maximum occupancy load of 69. The restaurant will have no outdoor seating.

The hours of operation are Monday thru Thursday from 11:00 am to 10:00 pm, Friday and Saturday from 11:00 am to 10:30 pm and Sunday from noon to 9:30 pm.

We serve Japanese sushi & hibachi. We are primarily a full sushi restaurant and generate more than 90% of our revenue from food sales. Our mission statement is to create a unique and family friendly dining environment experience. Alcohol sales make up only a small, yet important, portion of our business. Our business closes at a reasonable hour and we have many policies in place to ensure that our patrons practice safe and moderate alcohol consumption. Employees in management positions hold ServSafe alcohol certifications and are fully aware of the laws and responsibilities associated with alcohol service. Therefore, the approval of this special exception will not impact nor reflect the safety, comfort, morals or general welfare of the surrounding citizens and will not adversely affect the public interest. We promise this request will not harm the local community or be detrimental to the character of the area or neighborhood.

## COMMUNITY MEETING NOTICE

**Date:** Sunday, June 8, 2025

**Time:** 9:30-10:30 am

**Location:** Miyaji Sushi & Hibachi  
4265 W. Lake Mary Blvd, Lake Mary, FL 32746

Please join us at this community meeting regarding our Special Exception request to have a beer and wine alcohol license at our new restaurant, Miyaji Sushi & Hibachi.

Seminole County requires a Special Exception as this location is within 1,000 feet of a school, located on Sun Drive.

Sign in sheet  
No one show to sign in

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On August 12, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

PART OF LOT 1 DESCRIBED AS BEG SW COR RUN N 571.73 FT E 165 FT N 15 FT E 386 FT N 220 FT E 41.03 FT S 240.66 FT E 168.58 FT S 139.99 FT W 32 FT S 76 FT W 27.22 FT S 362.08 FT W 192.81 FT N 53 DEG 57 MIN 05 SEC W 20.3 FT W 489.96 FT TO BEG ( LESS BEG 12 FT N OF SW COR RUN N 163 FT E 90 FT S 163 FT W TO BEG) GREENWOOD AT LAKE MARY PB 45 PGS 67 & 68

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

### A. FINDINGS OF FACT

**Property Owner:** LAKE MARY STATION LLC  
11501 NORTHLAKE DR  
CINCINNATI, OH 45249

**Project Name:** MIYAJI SUSHI & HIBACHI - SPECIAL EXCEPTION

#### **Requested Development:**

Consider a Special Exception to allow a restaurant within 1,000 feet of a school to obtain an alcohol license in the PD (Planned Development) district.

The findings reflected in the record of the August 12, 2025, Board of County Commissioner's meeting are incorporated in this Order by reference.

### B. CONCLUSIONS OF LAW

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

### Order

#### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.

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

- a. The Special Exception granted applies only to the restaurant as depicted on the Special Exception Site Plan.
- b. The layout of the proposed uses will be substantially consistent with that which is depicted on the Special Exception Site Plan, attached hereto as "Exhibit A".
- c. No building or outdoor area associated with the Special Exception may be increased without approval from the Board of County Commissioners.
- d. The seating shall be capped at fifty-six (56) total seats and may not be increased without Board approval.
- e. Alcoholic beverages must not be sold, bartered, exchanged, or in any manner distributed between the hours of 2:00 a.m. and 7:00 a.m., per Seminole County Code Section 15.17(a).
- f. Closing hours and procedures must comply with Seminole County Code Section 15.17(b).
- g. The development must continue to comply with the Etor PD requirements as stated in Development Order 90-1017 and the associated Developer's Commitment Agreement.

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

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



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

(7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Jay Zembower, Chairman  
Board of County Commissioners

EXHIBIT A





# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-096**

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### **Title:**

**Midway Loop Trail Rezone** - Consider a Rezone from A-1 (Agriculture) to PLI (Public Lands and Institutions) for a proposed trail and other future recreational facilities on approximately 106.96 acres, located on the west side of Brisson Avenue, north of State Road 46; (Z2025-05) (Daniel Heacock, Seminole County Leisure Services / Greenways & Natural Lands, Applicant) District 5 - Herr (**Kaitlyn Apgar, Senior Planner**)

### **Agenda Category:**

Public Hearing Items

### **Department/Division:**

Development Services

### **Authorized By:**

Jose Gomez, Development Services Director

### **Contact/Phone Number:**

Kaitlyn Apgar/ 407-665-7377

### **Background:**

The Applicant is requesting a rezone from A-1 (Agriculture) to PLI (Public Lands and Institutions) in order to construct a public trail system, and other future recreational facilities, extending 4,947 feet in length, that will circle around the perimeter of the existing stormwater retention pond on the subject property. The stormwater retention pond on the property was historically utilized as a borrow pit. The trail system will serve the large surrounding residential community and will connect to Roseland Park, an existing park in the subdivision to the west of the subject property.

The subject property has a Low-Density Residential Future Land Use designation. The intent of the Low-Density Residential land use designation is to provide appropriate locations for standard detached single-family residences and allows for limited public uses including publicly owned parks and recreational areas.

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

East: City of Sanford

Future Land Use: LDRSF (Low Density Residential- Single Family) Max Density of six (6) dwelling units per net buildable acre.

Zoning: Planned Development (PD)

The PD to the north and east of the subject site is developed as a single-family subdivision located in the City of Sanford.

Brisson Avenue abuts the subject site on the east side and is an urban minor collector road maintained by the County.

West:

Future Land Use: Low Density Residential Max Density of four (4) dwelling units per net buildable acre.

Zoning: R-1 (Single Family Dwelling)

The Roseland Park subdivision exists on the west of the subject site. This is a Community Development Block Grant Target Area that contains lots platted prior to the creation of Seminole County subdivision regulations. Some residences still exist on the substandard platted lots, while others exist on a combination of lots that meet the minimum 8,400 square foot lot size as required by the R-1 zoning district. Some of these properties are annexed into the City of Sanford and retain those applicable zoning designations.

City of Sanford

Future Land Use: LDRSF (Low Density Residential- Single Family) Max Density of six (6) dwelling units per net buildable acre.

Zoning: SR1 (Single Family Residential) and SR1A (Single Family Residential)

The SR1 zoning district requires a minimum lot size of 6,000 square feet. The SR1A requires a minimum lot size of 7,500 square feet. The properties to the west are developed as single-family residences.

North: City of Sanford

Future Land Use: LDR-SF (Low Density Residential - Single Family) Max Density of six (6) dwelling units per net buildable acre.

Zoning: Planned Development (PD)

The PD to the north and east of the subject site is developed as a single-family subdivision located in the City of Sanford.

South:

Future Land Use: Low Density Residential

Zoning: PLI (Public Lands and Institutions)

The entire property to the south of the subject property is used for the Midway Elementary School.

Site Analysis

Floodplain Impacts:

Based on the Flood Insurance Rate Map (FIRM) with an effective date of 2007, the site appears to contain floodplain. A topographic survey showing floodplain delineations will be required prior to Final Engineering approval.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, the site does not appear to contain wetlands. A topographic survey showing any wetland and floodplain delineations will be required at Site Plan.

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there may be endangered and threatened wildlife on the subject property. A listed species survey may be required prior to Site Plan or Final Engineering approval.

Utilities:

The subject property is located in the City of Sanford utility service area and will not be required to connect to public utilities. At this time, the trail project, as proposed, does not require any utility services. Additional amenities constructed in the future may require utility connection and as such, will be appropriately reviewed at that time.

Transportation/Traffic:

The property proposes access onto Brisson Avenue, which is classified as an Urban Minor Collector. Brisson Avenue is currently operating at a level-of-service "A" and does not have improvements programmed in the County's five (5) year Capital Improvement Program.

Sidewalks:

There is an existing sidewalk along Brisson Avenue that will provide pedestrian access to the subject property. The proposed trail project will modify some of the existing sidewalk to be incorporated into the proposed trail.

Drainage:

The proposed project is located within the Midway Drainage Basin; the trail project is adjacent to a previously dug borrow pit which exceeds all drainage requirements for this project. No additional retention is required as part of this project.

Buffers and Open Space:

Buffer requirements will be determined at Site Plan review and will be in compliance with the Seminole County Land Development Code.

Consistency with the Land Development Code

The proposed PLI (Public Lands and Institutions) zoning designation has been evaluated for compatibility with the Land Development Code of Seminole County in accordance with Chapter 30, Part 8.

The request is consistent with the Seminole County Land Development Code and the surrounding area. The Public Lands and Institutions District is intended to include major public lands and major public and quasi-public institutional uses. The proposed development includes a publicly owned trail and additional future recreational amenities. This is compatible with the PLI zoned property to the south that currently operates as an elementary school. The proposed trail aims to serve the residents in the surrounding neighborhoods to the north, east, and west.

Staff finds the requested PLI zoning classification to be consistent with the Land Development Code and compatible with the trend of development in the area.

Consistency with the Comprehensive Plan

The purpose and intent of the Low Density Residential land use designation is to provide appropriate locations for residences at a maximum density of four (4) dwelling units per net buildable acre, with a limited list of public purpose and special exception uses. See Policy FLU 5.2.1 of the Seminole County Comprehensive Plan. The proposed PLI zoning classification is compatible with the surrounding existing historical developments and intends to serve the recreational needs of the greater residential neighborhood populations. Publicly owned parks and recreational areas are considered special exception uses in the Low Density Residential land use designation, however, are permitted by right if included in a zoning district compatible with the Low Density Residential land use designation. PLI is an allowable zoning

classification for the Low Density Residential land use designation as per the Comprehensive Plan FLU Exhibit-9, *Seminole County Future Land Use Designations and Allowable Zoning Classifications*.

Further, the Low Density Residential land use designation encourages pedestrian, bicycle and vehicular connections between abutting residential areas to provide convenient access to recreation, schools, libraries, shopping, and other residential areas. The proposed rezoning to PLI will provide a recreational amenity for the surrounding community and encourage connections between the school to the south of the subject property, the residential neighborhood and the new proposed recreational amenity.

Given the foregoing, Staff finds the proposed PLI zoning classification to be consistent with the Comprehensive Plan designation of Low Density Residential.

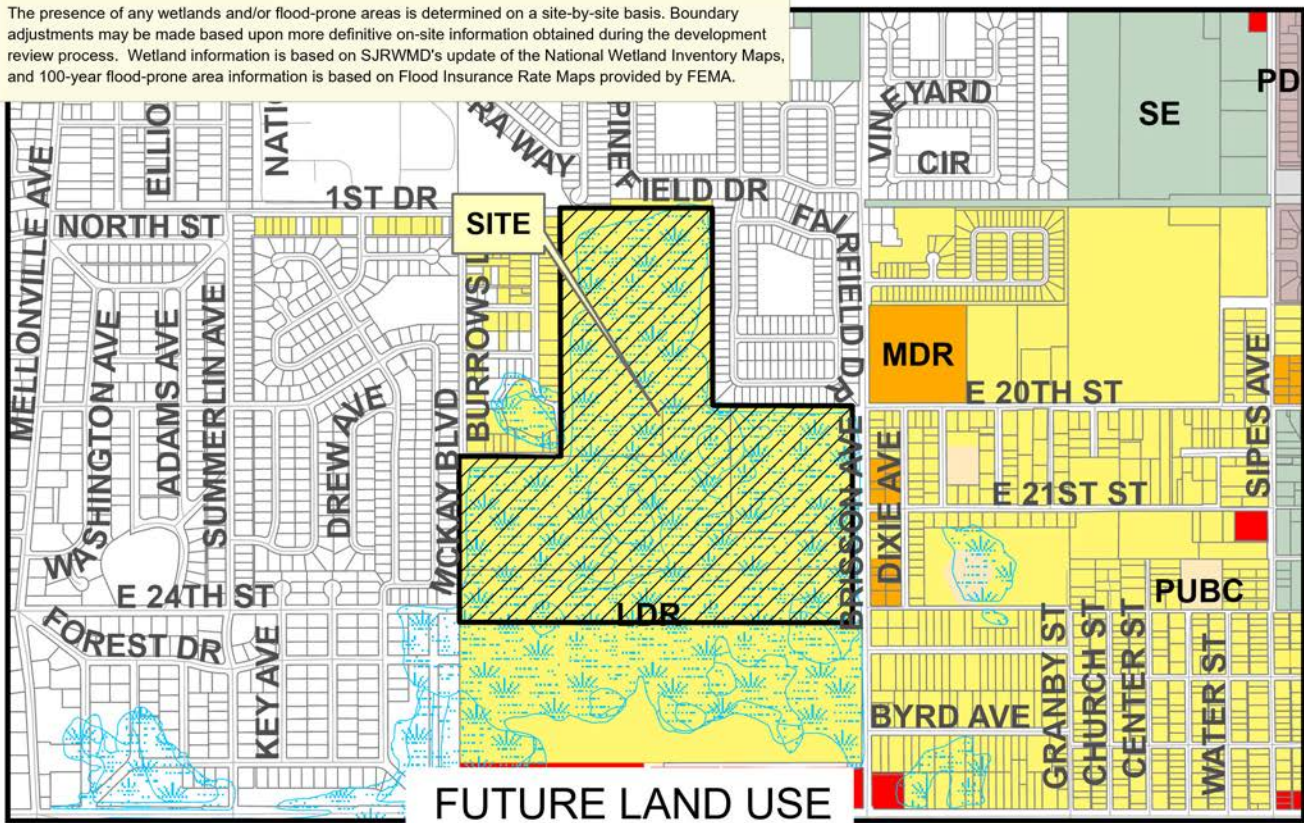
Pursuant to Seminole County Land Development Code Sec. 30.3.5.1., the Applicant previously conducted adequate community meetings and outreach initiatives, thus the requirement for an additional community meeting was waived by the Planning Division Manager. The applicant conducted a community meeting on August 22, 2024; details of the meeting have been provided in the agenda package.

**Requested Action:**

Staff requests the Planning and Zoning Commission recommend the Board of County Commissioners adopt the Ordinance enacting a rezone from A-1 (Agriculture) to PLI (Public Lands and Institutions) for a proposed trail and future recreational amenities on approximately 106.96 acres, located on the west side of Brisson Avenue, north of State Road 46.



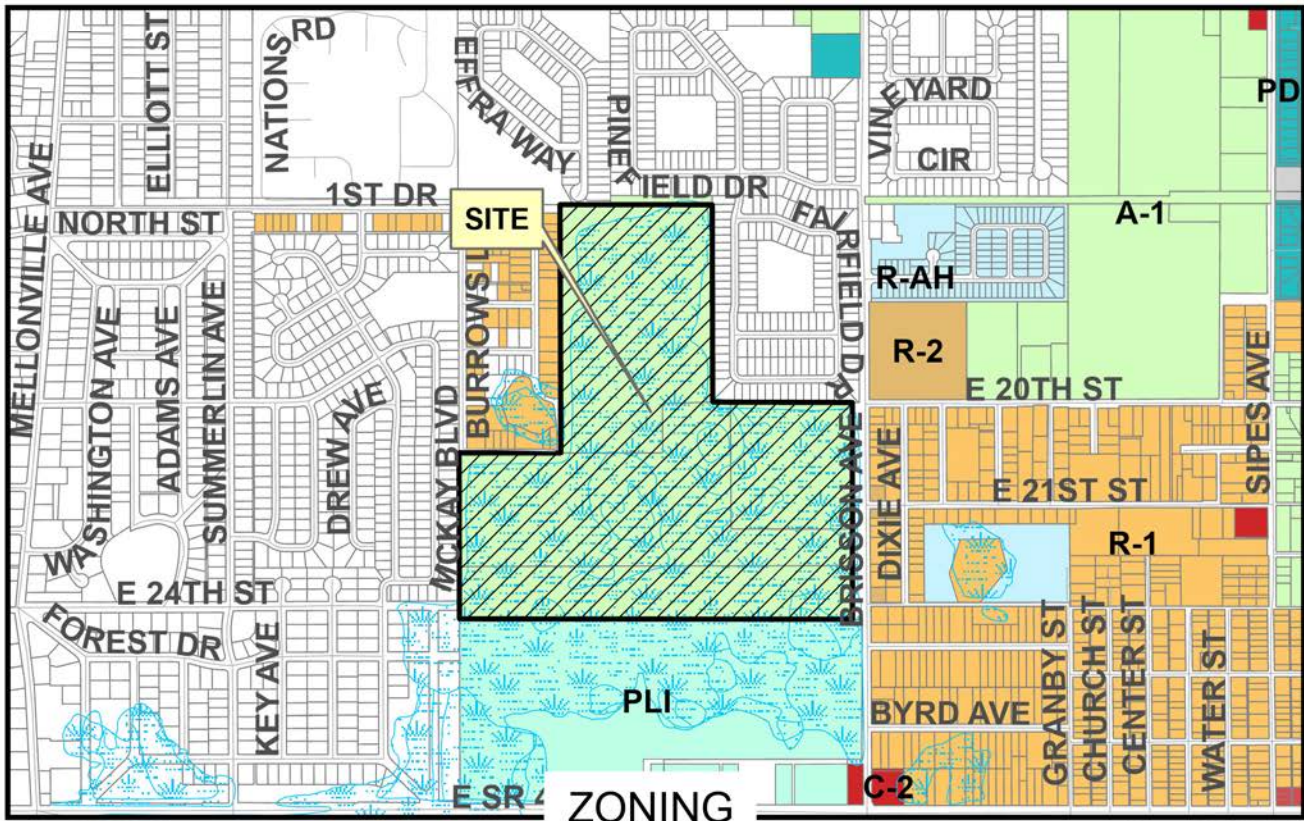
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory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



Site
  COM
  LDR
  PD
  SE
  CONS
  IND
  MDR
  PUBC

Applicant: Daniel Heacock  
 Physical STR: 32-19-31  
 Gross Acres: 107 +/- BCC District: 5  
 Existing Use: vacant/ stormwater retention  
 Special Notes:

	Amend/Rezone #	From	To
FLU	-	-	-
Zoning	Z2025-025	A-1	PLI

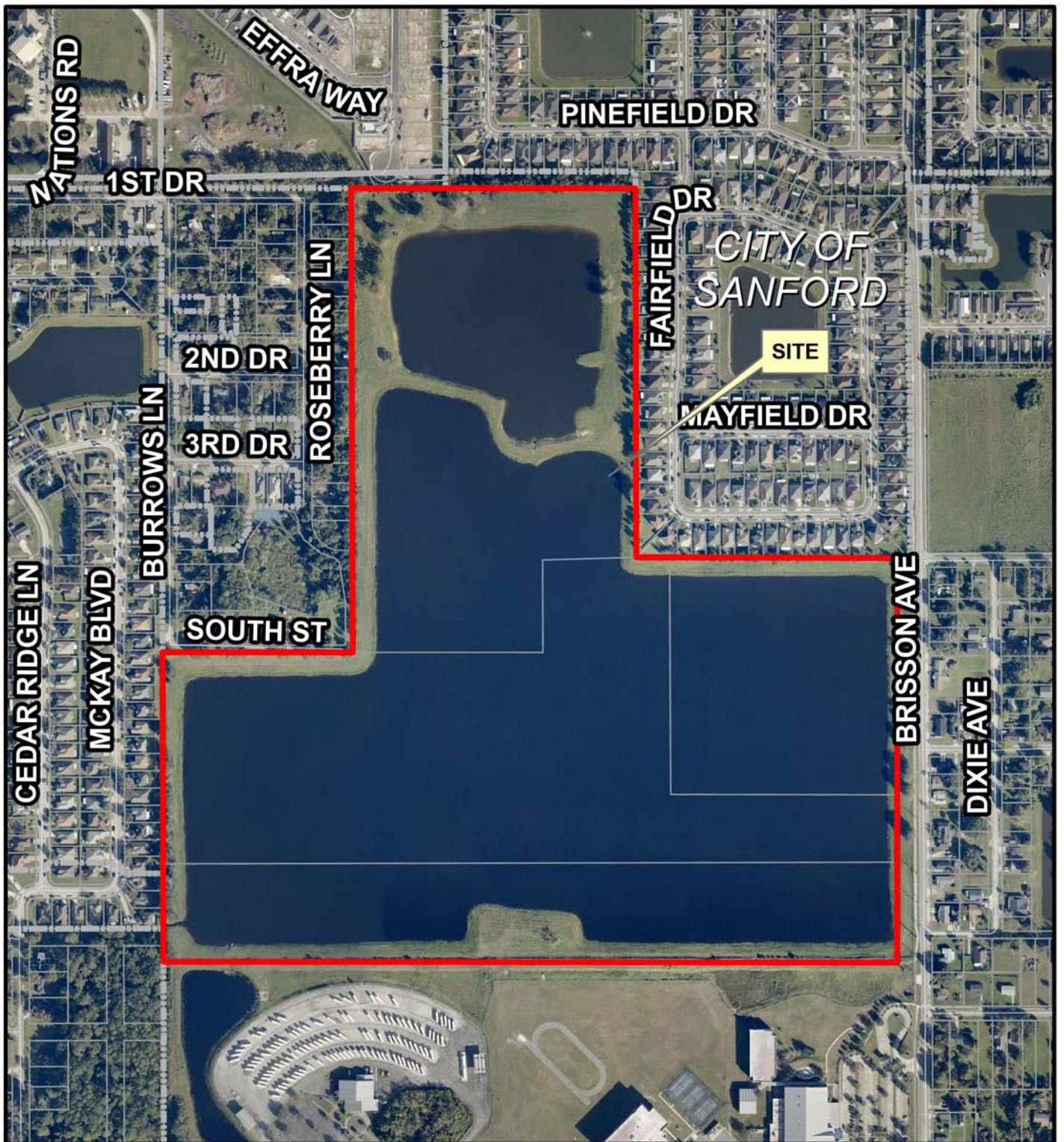


Site
  A-1
  R-2
  C-1
  M-1
  PLI
  CONS
  R-1
  R-AH
  C-2
  PD

Date: 5/22/2025

Name Z2025-025





Rezone No: Z2025-025  
From: A-1 To: PLI

 Parcels  
 Site



Winter 2025 Color Aerials

Date: 5/22/2025

Name Z2025-025Aerial

**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) ZONING CLASSIFICATION TO THE PLI (PUBLIC LANDS AND INSTITUTIONS) 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 Midway Loop Trail Rezone, dated August 12, 2025.

(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) to PLI (Public Lands and Institutions) as referenced below:

**SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION**

**SEE ATTACHED EXHIBIT “B” FOR BOUNDARY SURVEY**

**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 upon filing this Ordinance with the Department of State, whichever is later.

ENACTED this 12<sup>th</sup> day of August 2025.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
JAY ZEMBOWER, CHAIRMAN

**EXHIBIT A****LEGAL DESCRIPTION**

The East ½ of the Southwest ¼, LESS the North 850.00 feet of the East 850.00 feet thereof, and the South 7/8 of the West ½ of the Southwest 1/4 , and the East ½ of the North 1/8 of the West ½ of the Southwest ¼ of Section 32, Township 19 South, Range 31 East, Less that part lying in ROSELAND PARK'S 1<sup>st</sup> ADDITION as recorded in Plat Book 7, Page 66, of the Public Records of Seminole County, Florida, and LESS right-of-way for Brisson Avenue and ALSO LESS a parcel of land being more particularly described as follows: Begin at the South ¼ corner of Section 32, Township 19 South, Range 31 East and run N 89 degrees 36'24" W along the South line of the Southwest ¼ of said Section 32, 2656.16 feet to the Southwest corner of said Section 32, thence run N 00 degrees 09'32" E along the West line of said Southwest 1/4, 1574.80 feet, thence run S 89 degrees 48'59" East 2651.74 feet to a point on the East line of said Southwest 1/4 , thence run South along said East line, 1584.53 feet to the Point of Beginning;

TOGETHER WITH, the West 5/8 of the South ½ of the Northwest ¼ of Section 32, Township 19 South, Range 31 East, LESS that part plotted in ROSELAND PARK as recorded in Plat Book 7, Page 51 and ROSELAND PARK'S 1<sup>st</sup> ADDITION as recorded in Plat Book 7, Page 66 of the Public Records of Seminole County, Florida, AND ALSO LESS right-of-way for Railroad on North;

AND TOGETHER WITH, the North 850 feet of the East 850 feet of the NE ¼ of the SW ¼ of Section 32, Township 19 South, Range 31 East, less road right-of-way on East.

ALL OF:

The South ½ of the Southwest ¼ of Section 32, Township 19 South, Range 31 East, Seminole County, Florida, lying South of the South line of the lands described in Official Records Book 3896, Page 1599 and North of the North line of the lands described in Official Records Book 6661, Page 515, both of the Public Records of Seminole County, Florida. Less and except any portion lying within the right of way of Brisson Avenue.

Being a portion of the lands described in Official Records Book 1814, Page 955 of the Public Records of Seminole County, Florida.

Containing 0.612 acres, more or less.

**AND**

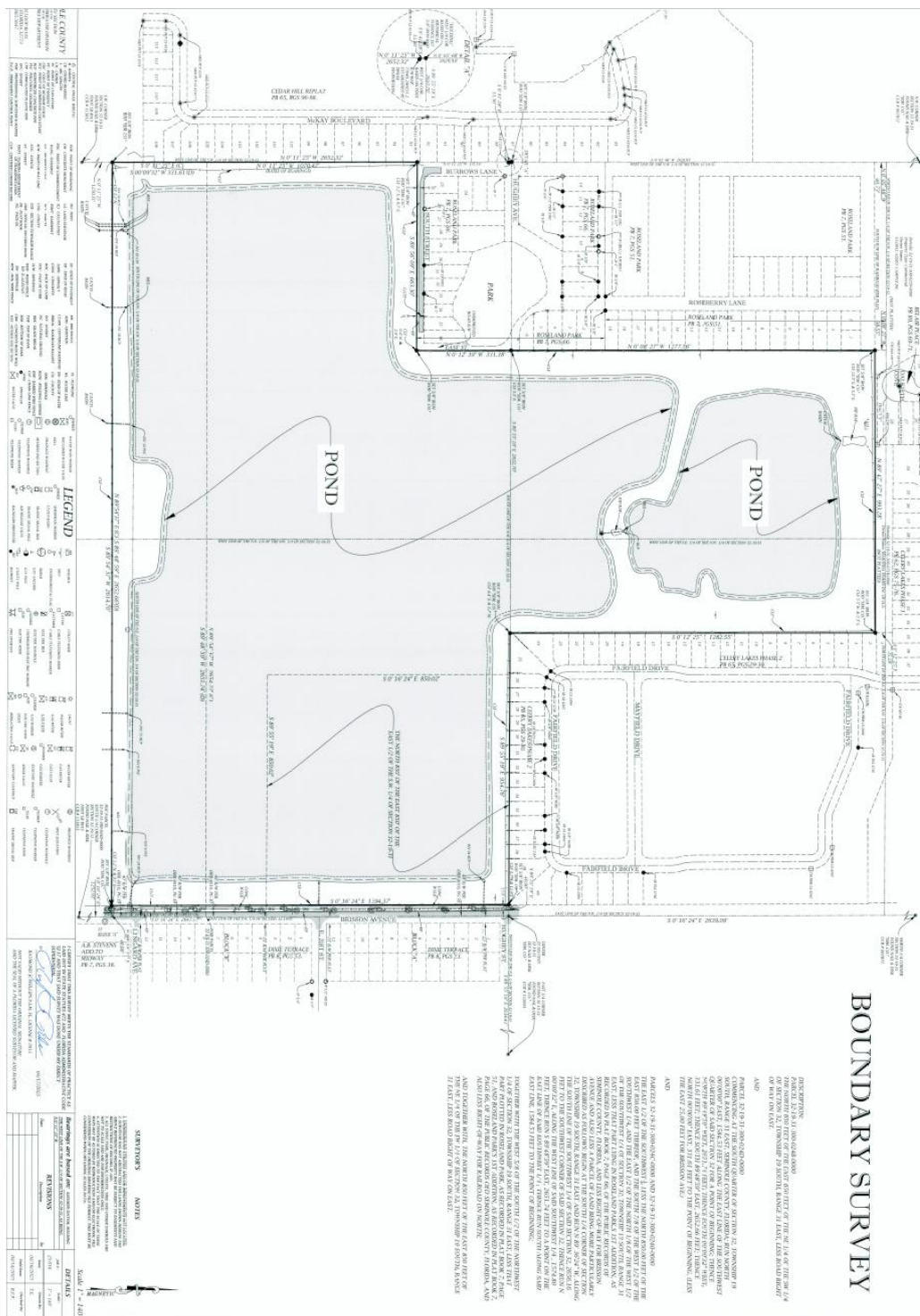
ALL OF:

"Commencing at the South Quarter corner of Section 32, Township 19 South, Range 31 East, Seminole County, Florida; run North 00°00'00" East, 1584.53 feet along the East line of the Southwest Quarter of said Section 32 for a Point of Beginning; thence North 89°48'59" West, 2651.74 feet; thence South 00°09'32" West, 331.61 feet; thence South 89°48'59" East, 2652.66 feet; thence North 00°00'00" East, 331.61 feet to the Point of Beginning. (Less the East 25.00 feet for Brisson Ave.)"



## EXHIBIT B

## BOUNDARY SURVEY





# BOUNDARY SURVEY

DESCRIPTION:  
PARCEL 32-19-31-300-024B-0000  
THE NORTH 850 FEET OF THE EAST 850 FEET OF THE NE 1/4 OF THE SW 1/4  
OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 31 EAST, LESS ROAD RIGHT  
OF WAY ON EAST.

AND

PARCEL 32-19-31-300-024D-0000  
COMMENCING AT THE SOUTH QUARTER OF SECTION 32, TOWNSHIP 19  
SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; RUN NORTH  
00°00'00" EAST, 1584.53 FEET ALONG THE EAST LINE OF THE SOUTHWEST  
QUARTER OF SAID SECTION 32 FOR A POINT OF BEGINNING; THENCE  
NORTH 89°48'59" WEST, 2651.74 FEET; THENCE SOUTH 00°09'32" WEST,  
331.61 FEET; THENCE SOUTH 89°48'59" EAST, 2652.66 FEET; THENCE  
NORTH 00°00'00" EAST, 331.61 FEET TO THE POINT OF BEGINNING. (LESS  
THE EAST 25.00 FEET FOR BRISSON AVE.)

AND

PARCELS 32-19-31-300-024C-0000 AND 32-19-31-300-0240-0000  
THE EAST 1/2 OF THE SOUTHWEST 1/4, LESS THE NORTH 850.00 FEET OF THE  
EAST 850.00 FEET THEREOF, AND THE SOUTH 7/8 OF THE WEST 1/2 OF THE  
SOUTHWEST 1/4, AND THE EAST 1/2 OF THE NORTH 1/8 OF THE WEST 1/2  
OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 31  
EAST, LESS THAT PART LYING IN ROSELAND PARK'S 1ST ADDITION, AS  
RECORDED IN PLAT BOOK 7, PAGE 66, OF THE PUBLIC RECORDS OF  
SEMINOLE COUNTY, FLORIDA, AND LESS RIGHT-OF-WAY FOR BRISSON  
AVENUE AND ALSO LESS A PARCEL OF LAND BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTH 1/4 CORNER OF SECTION  
32, TOWNSHIP 19 SOUTH, RANGE 31 EAST AND RUN N 89°36'24" W, ALONG  
THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32, 2656.16  
FEET TO THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE RUN N  
00°09'32" E, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 1574.80  
FEET; THENCE RUN S 89°48'59" EAST, 2651.74 FEET TO A POINT ON THE  
EAST LINE OF SAID SOUTHWEST 1/4, THENCE RUN SOUTH ALONG SAID  
EAST LINE, 1584.53 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THE WEST 5/8 OF THE SOUTH 1/2 OF THE NORTHWEST  
1/4 OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 31 EAST, LESS THAT  
PART PLOTTED IN ROSELAND PARK, AS RECORDED IN PLAT BOOK 7, PAGE  
51, AND ROSELAND PARK'S 1ST ADDITION, AS RECORDED IN PLAT BOOK 7,  
PAGE 66, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND  
ALSO LESS RIGHT-OF-WAY FOR RAILROAD ON NORTH;

AND TOGETHER WITH, THE NORTH 850 FEET OF THE EAST 850 FEET OF  
THE NE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE  
31 EAST, LESS ROAD RIGHT OF WAY ON EAST.

## SURVEYOR'S NOTES

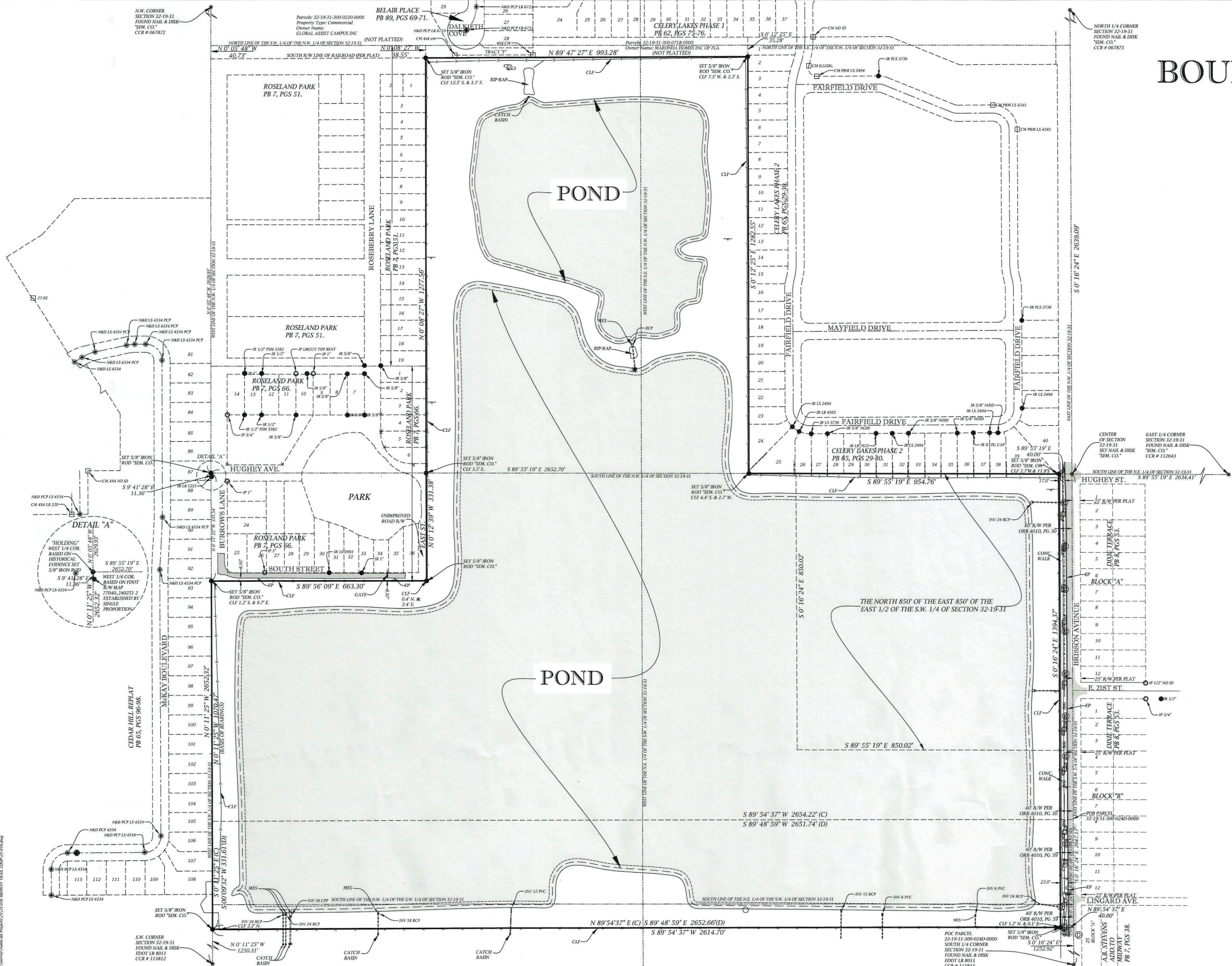
- UNDERGROUND UTILITIES AND/OR IMPROVEMENTS NOT LOCATED.
- SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON THE  
ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND  
RESTRICTIONS OF RECORD, IF ANY.
- ALL STRUCTURE, DRAINAGE, UTILITY, TREE AND OTHER SYMBOLS ARE  
NOT TO SCALE AND ARE FOR INFORMATION ONLY.
- ATTENTION IS DIRECTED TO THE FACT THAT THE SCALE OF THESE  
MAPS MAY BE ALTERED BY REPRODUCTION AND/OR ELECTRONIC FILE  
CONVERSION OF THE ORIGINAL DRAWING FILE FORMAT. THIS MUST BE  
CONSIDERED WHEN OBTAINING SCALE DATA.

Bearings are based on: ASSUMED DATUM, HOLDING  
THE WEST LINE OF THE S.W. 1/4 OF SECTION 32-19-31, AS BEING  
N 89°11'25" W

REVISIONS		DETAILS	
Date	Description	By	Scale
25-016			1" = 140'
04/16/2025			
04/14/2025			

I CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS  
LAID OUT IN STATE STATUTES 472 AND FLORIDA ADMINISTRATIVE CODE  
51-17 AND THAT SAID SURVEY WAS DONE UNDER MY DIRECT  
SUPERVISION.  
RAYMOND J. PHILLIPS P.S.M. FL. LICENSE # 7015  
NOT VALID WITHOUT THE ORIGINAL SIGNATURE  
AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Scale 1" = 140'



## LEGEND

- △ - CENTRAL ANGLE (BETW)
- - RADIUS
- CH - CHORD
- POC - POINT OF COMMENCEMENT
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PRC - POINT OF REVERSE CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- RCP - REINFORCED CONCRETE PIPE
- PVC - POLYVINYL CHLORIDE
- CP - CORRUGATED PLASTIC PIPE
- PV - INVERT
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PCP - PERMANENT CONTROL POINT
- FOR - POINT OF BEGINNING
- CH - CONCRETE CHIMNEY
- POC - POINT OF COMMENCEMENT
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PRC - POINT OF REVERSE CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- RCP - REINFORCED CONCRETE PIPE
- PVC - POLYVINYL CHLORIDE
- CP - CORRUGATED PLASTIC PIPE
- PV - INVERT
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PCP - PERMANENT CONTROL POINT
- DO - DEED
- LS - LAND SURVEYOR
- CI - CALCULATED
- ESMT - EASEMENT
- PCL - PARCEL
- STR - SECTION-TOWNSHIP-RANGE
 ST - STREET | FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION | PG - PAGE (S) | CCR - CERTIFIED CORNER RECORD | EP - EDGE OF PAVEMENT | IR - IRON ROD | ASPH - ASPHALT | CONC - CONCRETE | ROC - BACK OF CURB | POC - FACE OF CURB | D/W - DRIVEWAY | R/W - RAILROAD | SW - SIDEWALK | MES - METERED END SECTION | FL - FLOWLINE | WL - WATER LINE | CO - COUNTY | SEM - SEMINOLE | NG - NATURAL GROUND | BRK - GRADE BREAK | TOR - TOP OF BANK | BOB - BOTTOM OF BANK | CHW - CONCRETE BLOCK WALL | MES - METERED END SECTION | MAILBOX | SEWER MAIN MARKER | CATCH BASIN | TRAFFIC SIGNAL BOX | TRAFFIC SIGNAL POLE | AIR RELEASE VALVE | SPRINKLER | WATER VALVE | UTILITY RISER | CABLE TELEVISION RISER | CABLE TELEVISION MARKER | ELECTRIC BOX | ELECTRIC MANHOLE | UNDERGROUND ELECTRIC MARKER | ELECTRIC RISER | LIGHT | IRRIGATION VALVE | WATER METER | GAS METER | GAS VALVE | GAS MARKER | SANITARY MANHOLE | SEWER VALVE | SANITARY CLEANOUT | DRAINAGE MANHOLE | SPOT ELEVATION | TELEPHONE MANHOLE | TELEPHONE MARKER | TELEPHONE RISER | TELEPHONE SIGNAL BOX |

SEMINOLE COUNTY  
SURVEY SECTION  
ROADS-STORMWATER DIVISION  
OF THE  
PUBLIC WORKS DEPARTMENT  
149 BUSH LOOP BLVD.  
SANFORD, FLORIDA 32773  
407-665-5647





# MIDWAY TRAIL

## Project Overview

- One-mile, ten-foot wide asphalt trail originating at Roseland Park and Brisson Avenue
- Three amenity features including a shaded plaza, exercise station, and boardwalk pier
- Shade-creating canopy trees and resting areas with benches to be placed along the trail



Share your comments and feedback  
[seminolecountyfl.gov/midway](https://seminolecountyfl.gov/midway)



# MIDWAY TRAIL

## SIGN IN SHEET

Name	Email	Phone	Address
Beetie C. Wells		321 3634137	
Aracelis Martinez			
Danar Lopez		407 417 3555	2460 Radcliff St
Erroy Green Jr	Midway Coalition email	407 474 0863	
Diana Pillay	dianapillay714@gmail.com	407-227-9407	402 Fairfield Dr
Latonya Jones	Midway PHE		
Brenda Hampton	Brenda Hampton Esq	407-590-9844	
Timothy Van Housen			
Sylvia Blake	SBlake120116@outlook.com		
Mr & Mrs Harold Jordan		315-728 8399	
Felicia Green	Feliciagreen6325@gmail	(407) 474-2993	2480 Byrd Ave-Sanford
Ann Hampton			3130 Lincoln St.
Sharon Green	Coalition		2240 Church St
Vivian Mathis			
Emely Heggen	Resident	7407-314-5500	2181 Blissom Ave
Healy Muen	Resident		
Swann Thompson	Resident	407-322-3317	320 Casa Marina Pl.
Autumn Garick	Resident		





# MIDWAY TRAIL LOOP

## PUBLIC MEETING

**Thursday, August 22 at 6:00 p.m.**

**Midway Community Center  
2251 Jitway Ave, Sanford**

## Midway Trail Public Meeting

<b>Meeting Date/Time:</b>	Thursday, August 22, 2024 6:00 p.m.
<b>Location:</b>	Midway Community Center, 2251 Jitway Ave, Sanford FL, 32771

### Overview

The Midway Trail project involves the design and construction of a one-mile, ten-foot wide asphalt trail in the Midway area of Sanford to address an unmet need for local residents and provide open green space where other local parks are experiencing heavy use. The Midway Trail will originate at Roseland Park and connect to an adjacent 85-acre stormwater pond and surrounding property which is currently inaccessible to the public. There is also an opportunity to connect to Midway Park as well as provide a connection on Brisson Avenue from the Lake Monroe Loop Trail to State Road 46.

As part of the design process, the Seminole County Parks and Recreation Division hosted a public meeting on August 22, 2024 to share the most recent design plans and seek feedback from members of the Midway community.

### Meeting Highlights

Number of Attendees: 18

Number of Comment Forms Filled Out: 1

### Community Input/Questions

The following is a summary of key statements and questions raised by several community members during the meeting. All questions and concerns were answered by staff.

- How wide and how long will the sidewalk be?
- How frequently will they be doing upkeep of the trail area?
- Will there be an area for public parking?
- Will there be a dedicated dog park or area? I'm worried about when they don't pick up after them.
- When is the connection to the other parks happening?
- When is the completion for this scheduled?
- Will there be parking on the east side? I think there should be.
- What is the American Rescue Plan Act? Exactly how much money do we have allocated to this?
- How much of the 90 million of ARPA in funding was allocated here in Seminole County for this project?
- Will the existing sidewalk on Brisson Ave be expanded upon?
- Will there be restrooms? Did the first plan have restrooms?
- I wish we had the original Master Plans so the community could compare and contrast those original concepts with what is being proposed now.

- Is there an estimated cost to complete the trail to what the original concepts showed?
- We want input on what the County is going to offer us before you show it to us and we haven't had that. We need input on this from the beginning.
- Have the Consultant fees so far been coming out of the ARPA funds? So how much do we have left?
- We don't want the trail to just be asphalt with no edging, etc.

The majority of discussion was held around the following community input, summarized below:

- A lot of the original design has changed dramatically. When I look at the scale of what was proposed before versus what you are showing us now – the percentage of what is being changed I would think is at least 60% different.
- How much County dollars have been allocated towards this project? That's problematic that none have been allocated. We need to have a strong commitment from our County commissioner. It does not serve the community well to just tie into this an existing sidewalk. It needs to be elevated with more amenities to serve the greater Seminole County area needs. We want in writing that the County is committed to use County dollars and to make sure that there are further phases to this project. We are taxpayers. I met with City of Sanford Commissioner from District 2, Kerry Wiggins, who said he would be interested in working with the County on this. I understand we need to spend these ARPA funds or we lose it, but we don't have anything in writing guaranteeing us that you will come back for future phases to resemble what we originally wanted.



# COMMENT FORM

## Midway Trail Public Meeting

Name: Ann Hampton

Address: 3130 Lincoln St  
Sanford

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Comment: I am glad I was in  
attendance for the Midway Trail  
Project. Gain so much info.

*Please continue comment on back of form if needed.*

Would you like a project representative to get back to you?

☐

Yes

☒

No

*Please note that comments will become part of the public record.*



**Topic:** Midway Loop Trail Rezone PZ25-2000002

*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.*

**Describe Project/Proposal, including the Public Purpose. (Must be completed for all legislative actions by ordinance or resolution)**

- Summary of proposed ordinance or resolution.

- 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.)

**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.)**

- ☐ Yes.  
☐ 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.):**

- ☐ Required for compliance with Federal or State law or regulation;  
☐ Relates to the issuance or refinancing of debt;  
☐ Relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;  
☐ 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;  
☐ Is an emergency ordinance;  
☐ Relates to procurement; or  
☐ Is being enacted to implement the following:
- 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.

**If you answered NO to Question 1 and checked any boxes in Question 2 then STOP, this form is now complete.**

**If you answered YES to Question 1 and checked any boxes in Question 2 then complete Question 3.**

**If you answered YES to Question 1 and did not check boxes in Question 2 then complete Questions 3-5.**

**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.):**