

**AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO 5202 RED BUG LAKE ROAD 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 Winter Springs Dunkin Major PD Amendment Rezone, dated May 13, 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 PD (Planned Development) to PD (Planned Development) pursuant to the provisions contained in Development Order #24-20500011, 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 #24-20500011 in the Official Land Records of Seminole County or upon filing this Ordinance with the Department of State, whichever is later.

ENACTED this 13th day of May, 2025.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
Jay Zembower, CHAIRMAN

## EXHIBIT "A"

## DEVELOPMENT ORDER

FILE NO.: PZ2024-019

DEVELOPMENT ORDER #

24-20500011

**ADDENDUM #1  
SEMINOLE COUNTY DEVELOPMENT ORDER**

On May 13, 2025, Seminole County issued this Addendum #1 to the Zom Inc., Red Bug Lake Road PD, which represents a revision to Development Order #98-097, issued on December 16, 1997, and recorded in Seminole County Official Records Book 3467, Pages 0005-0013, relating to and touching and concerning the following described property:

See Attached Exhibit "A"

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

The purpose of this Addendum #1 to the Zom Inc., Red Bug Lake Road PD Development Order is to include the permitted use of a drive-through facility in conjunction with a restaurant, and to modify hours of operation in order to allow a drive through restaurant within Commercial Tract 2 of the North Parcel, specifically Lot 3 of the Wal-Mart Neighborhood Market at Red Bug Village, as recorded in Plat Book 63, Pages 24-27, of the Public Records of Seminole County, Florida as described within Exhibit A.

**FINDINGS OF FACT**

**Property Owner:** CH RETAIL FUND II/ORLANDO RED BUG VILLAGE LLC

**Project Name:** Winter Springs Dunkin Major PD Amendment Rezone

**Requested Development Approval:** Consider a Rezone from PD (Planned Development) to PD (Planned Development) for a restaurant with a drive-through facility on approximately 0.51 acres, located on the northeast corner of Red Bug Lake Road and Dodd Road.

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: Kaitlyn Apgar, Planner  
1101 East First Street  
Sanford, Florida 32771

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**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 Addendum #1 to the Zom Inc., Red Bug Lake Road PD Development Order and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owners of the property; all other sections and provisions included within Development Order #98-097, issued on December 16, 1997, and recorded in Seminole County Official Records Book 3467, Pages 0005-0013, remain unchanged and in full effect except to the extent that they may conflict with the revised language below (plain text is current approved language, strikethroughs are deletions and underlines are additions).

1. The developer's commitments and staff recommendations (see attached sheets "Development Commitments")
2. Raising the wall to 6 feet
3. To include buffers and provide active/passive requirements
4. To include the developer's additional commitments and signalization
5. The drug store (southeast corner of the intersection) to close at 11 p.m.
6. Lighting on the tennis courts to be low-level lighting to be turned off at 10 p.m.
7. The restaurants to be sit-down facilities with no drive-through, except for allowing for one (1) drive-through facility in conjunction with a restaurant solely on Lot 3 of the Wal-Mart Neighborhood Market at Red Bug Village, as recorded in Plat Book 63, Pages 24-27, of the Public Records of Seminole County, Florida.
8. No outdoor music to be associated with the restaurants
9. Additional buffering to be placed on the east side

**ADDITIONAL COMMENTS**

2. Hours of Operation for Commercial Business:
  - a) Drug Store: 24 hours
  - b) Liquor Store: 9 a.m. to 9 p.m.

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- c) Restaurants 9 a.m. to 11 p.m., except for the restaurant located on Lot 3 of the Wal-Mart Neighborhood Market at Red Bug Village, as recorded in Plat Book 63, Pages 24-27, of the Public Records of Seminole County, Florida, which is permitted to operate between the hours of 5:00 a.m. to 11:00 p.m.

(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) This Order becomes effective upon recording with the Seminole County Clerk of the Court.

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

**SEMINOLE COUNTY BOARD  
OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Jay Zembower, Chairman

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**EXHIBIT A**

**Legal Description**

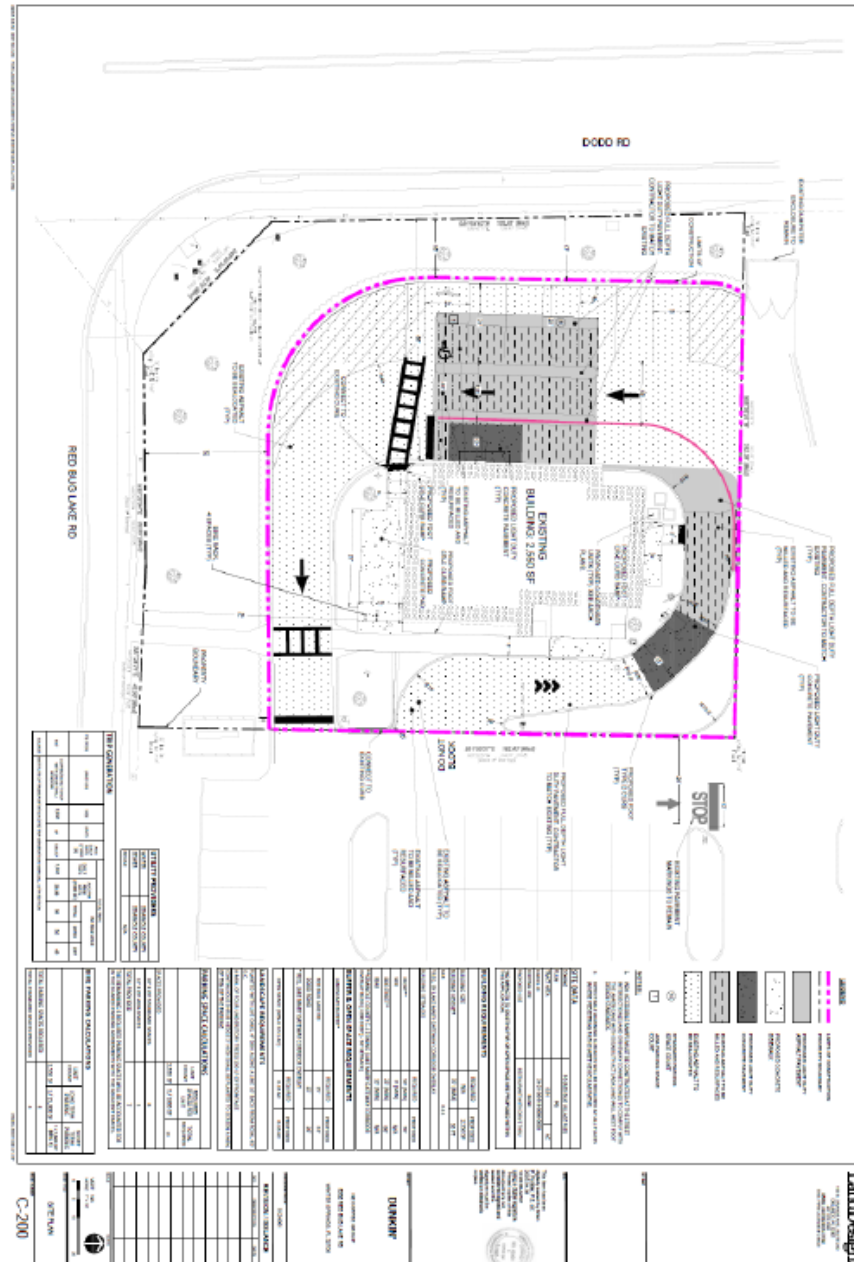
Lot 3, WAL-MART NEIGHBORHOOD MARKET AT RED BUG VILLAGE, ACCORDING TO THE Plat thereof recorded in Plat Book 63, Pages 24 through 27, of the Public Records of Seminole County.

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## EXHIBIT B

## Master Development Plan

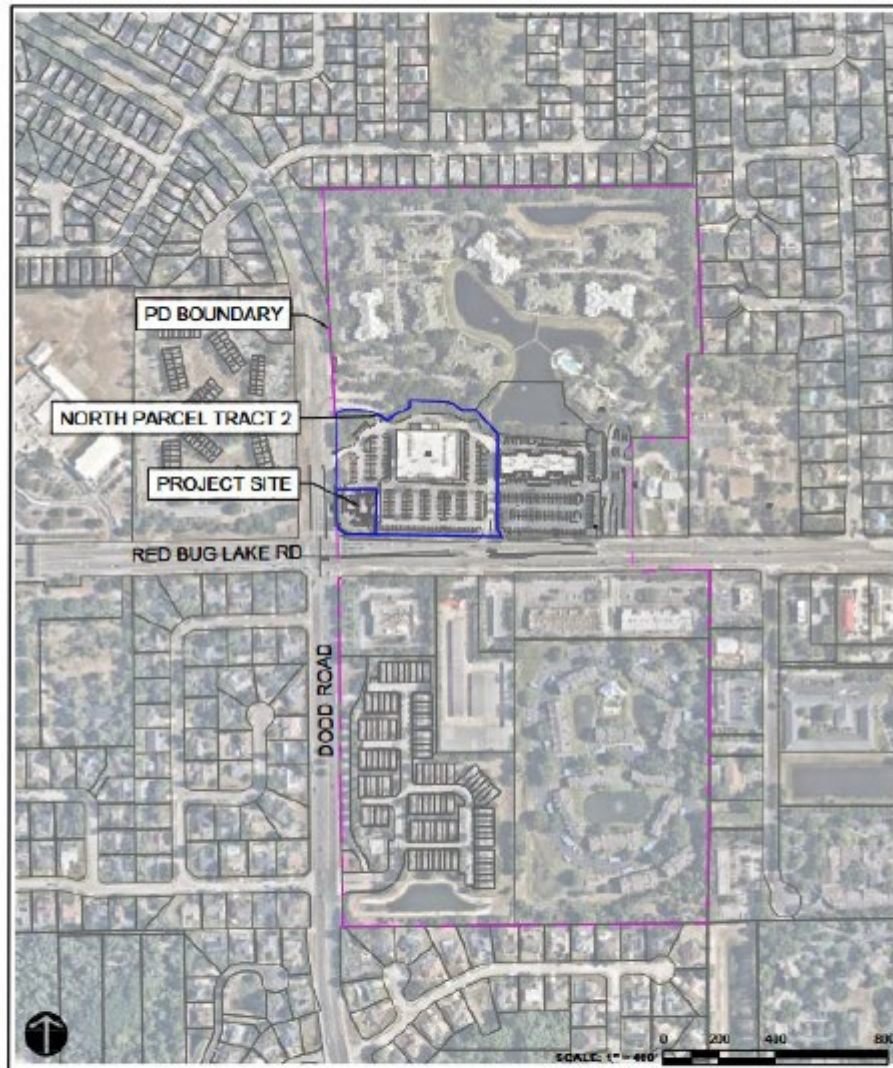


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EXHIBIT C

PD Map



RED BUG LAKE ROAD/DODD ROAD PROPERTY - SEMINOLE COUNTY - NORTH PARCEL TRACT 2  
 F224 20506 | 10.24.2024 | PD  
 10/24/2024 11:15 AM TMT\JACOB M. CASH, MANAGER\DEVELOPMENT\PROJECTS\2024\20506\PD.MXD

LandDesign

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## EXHIBIT D

**Multi-Family Residential Concept Layout (per August 12, 1997)**



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## EXHIBIT E

Landscape Buffer Treatment (per original D.O.)



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## EXHIBIT F

**Landscape Buffer Treatment (per original D.O.)**

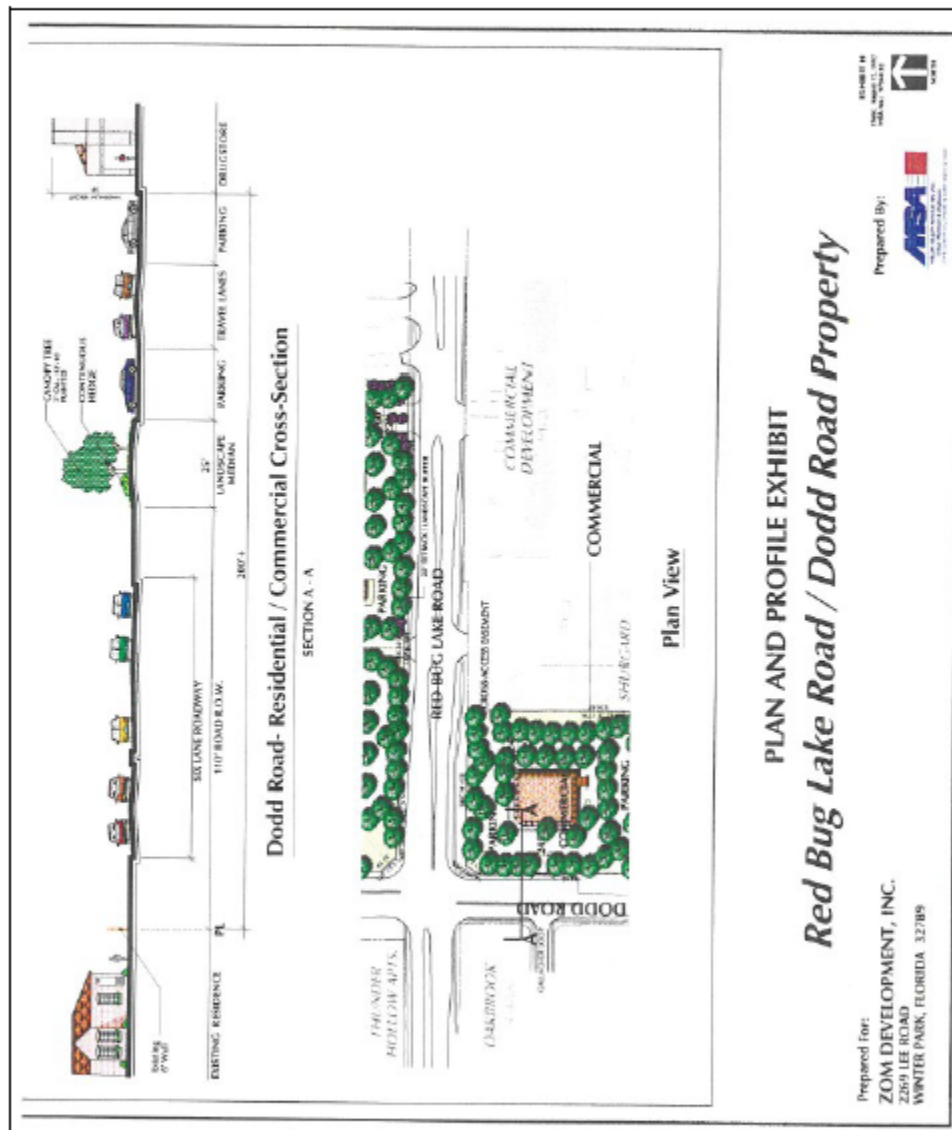


EXHIBIT "B"

**LEGAL DESCRIPTION**

Lot 3, WAL-MART NEIGHBORHOOD MARKET AT RED BUG VILLAGE, ACCORDING TO THE Plat thereof recorded in Plat Book 63, Pages 24 through 27, of the Public Records of Seminole County.